

February 19, 2015

To: PK Enterprises Inc.

Subject: Craft (Micro) Brewery at 10 Buffalo Ct. Divide, CO

The Divide Planning Committee (DPC), through a quorum of our members, have reviewed and discussed the owner's request for an opinion from the DPC prior to submitting an application to the county for Conditional Use Permit for a Craft (Micro) Brewery to be located at 10 Buffalo Ct. in Divide, CO. The Divide Planning Committee, met on February 19, 2015 with the applicant to discuss plans for this parcel we established the following opinion.

The said parcel is within the boundaries of the Town Center and is currently zoned C-1.

The DPC supports an application for a change in permitted use to Craft (Micro) Brewery as described in TC-LUR section 8.3.E.2 for this parcel believing this change will have no discernible impacts.

Applicable sections of the Divide Regional Plan state:

Section C1.03 Town Center

Includes business and residential areas, has a specific outer boundary, and additional future development is encouraged to locate within the Town Center.

The Divide Town Center is the proper location for the proposed micro brewery commercial operation.

Section C3.02

Encourage infill and redevelopment before any expansion of the Business Area.

The preliminary plans presented to the DPC include use of an existing structure within the business area– a good use of space.

Section C3.06

Promote the maintenance and repair of downtown buildings and county-owned facilities

The proposed updates to the existing structure will give the existing property new life and improve the appearance of the property.

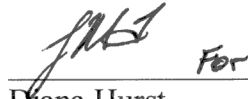
The DPC believes adequate infrastructure is in place to support the proposed use at the identified location and that the use falls into the category of light industry with no offensive noise or other types of pollution on neighbors or to the community.

The Divide Planning Committee supports this proposed use and recommends to the Teller County Planning Commission that this application for a Conditional Use Permit be approved.

Respectfully Yours,
The Divide Planning Committee

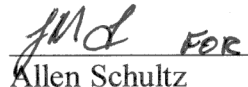


Mick Bates

 For

Diana Hurst

Bryan Johnson

 For

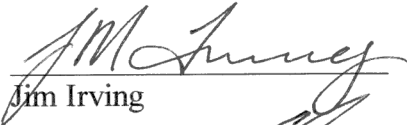
Allen Schultz

Zug Standing Bear

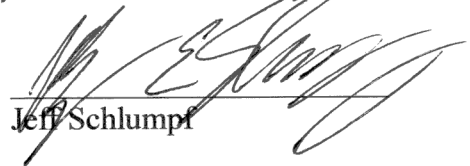
 For

Brandy Williams

Vanessa Haakenson



Jim Irving



Jeff Schlumpf

Candy Shoemaker



Joanne Thies