

LAND USE APPLICATION FORM

Teller County Community Development Services
Post Office Box 1886 • Woodland Park, CO 80866
(719) 687-3048 • FAX: (719) 687-5256

TYPE OF APPLICATION (CHECK ONE)

- Amended Final Plat
- Amendment to Official Zone Map (Rezone)
- Combined Sketch/Preliminary (/Subdivision)
- Combined Sketch/Preliminary (PUD)
- Final Plat
- Interior Lot Line Vacation
- Location & Extent
- Minor Infill Subdivision
- Preliminary Plan (Subdivision)
- PUD (Sketch or Preliminary)
- Sketch Plan (Subdivision)
- Zoning Variance

- Special District
- Special Exemption Plat
- Special Review Use Permit:

~~Conditional Use Permit~~
~~Center for Arts~~
~~Public Use~~
~~Public Use~~

~~Special District~~
~~Final Plat~~
~~Final Plat~~

- 1041
- Other: RESORT

PROJECT NAME: LODGE AT ELK VALLEY (PHASE 2)
 APPLICATION FEE AMOUNT (must be attached): \$1260

PROPERTY OWNER (please print)

IF MORE THAN ONE PROPERTY OWNER, ALL PROPERTY OWNERS MUST BE LISTED (attach list)

Name: TODD & SHERI STAUFFER
Mailing Address: 2945 TRAILS EDGE
Phone: Office: STEAMBOAT SPRINGS, CO 80487
Home: 717-799-2101 Email: STAUFFERTW63
Fax: 717-799-2101

- (1) TITLE COMMITMENT, TITLE GUARANTEE, TITLE COMPANY OWNERSHIP & ENCUMBRANCE REPORT, OR ATTORNEY'S TITLE OPINION; OR
- DEED(S) as required @GMAIL.COM

- ADJACENT PROPERTY OWNERS LIST names & addresses
- ADJACENT PROPERTY OWNERS MAILING LABELS
- MINERALS INTEREST FORM AND LIST as required
- SPECIFIC APPLICATION SUBMITTAL MATERIALS

APPLICANT- IF DIFFERENT FROM PROPERTY OWNER (please print)

Name: GARY SPRAGUE
Mailing Address: P.O. BOX 6020, WY CO 80866
Phone: Office: 687-0515 Home: GARY.SPRAGUE
Fax: --- Email: @ME.COM

WRITTEN, NOTARIZED, AUTHORIZATION AND CONSENT FROM ALL PROPERTY OWNERS FOR AUTHORIZED AGENT TO ACT ON THEIR BEHALF

AUTHORIZED AGENT - IF DIFFERENT FROM PROPERTY OWNER (please print)

Name: Bill Moller / Moller Law Group

Mailing Address: 18401 E. Hwy 24, Suite 122

Phone: Office: 687-2328 Home: W.P. Co 80863

Fax: 687-2378 Email: William @ MollerLawGroup.com

WRITTEN, NOTARIZED, AUTHORIZATION AND CONSENT FROM ALL PROPERTY OWNERS FOR AUTHORIZED AGENT TO ACT ON THEIR BEHALF

NOTE: ALL CORRESPONDENCE REGARDING THIS APPLICATION WILL BE ADDRESSED TO THE AUTHORIZED AGENT/REPRESENTATIVE UNLESS OTHERWISE REQUESTED.

SURVEYOR (please print)

Name: Brayford SURVEYS

Mailing Address: P.O. Box 5101 WP 80866

Phone: Office: 687-0920 Home: _____

~~Ex:~~ KEVIN LLOYD Email: _____

SEALC ENGINEER (please print)

Name: TELEA TECH

Mailing Address: P.O. Box 1978 WP 80866

Phone: Office: 687-0609 Home: _____

~~Ex:~~ SONNY STROBL Email: _____

PROPERTY INFORMATION

Legal Description of Property:

If Subdivision, name: 602 CR 511, DIVULDE
Lot _____ Block _____ Filing _____ Tract _____

If Metes and Bounds: Section 25 Township 12S Range 70W OR Attach a legal description and survey depicting the property boundary.

If Mining Claim(s), include name(s) and Mineral Survey Number(s):

Street Address: 602 CR 511, DIVULDE

Assessor's Tax Parcel Identification No(s) (PID): LOT 1, PARCEL D

NOTE: IF LESS THAN THE ENTIRE PROPERTY IS THE SUBJECT OF THIS APPLICATION, ALSO ATTACH A LEGAL DESCRIPTION OF THAT PORTION AFFECTED.
MAJESTIC MEADOWS

Total Acreage of Property: 40

Total Affected Acreage: 5

Zoning of property: A-1

Zoning and Land Use of surrounding properties: A-1

Current Land Use: CUP # 549 (06)

Access: CR 511

Source of Water (if in a District, provide name): WELL

Source of Waste Water Disposal (if in a District, provide name): SEPTIC

Name of Fire Protection District: DULDE

Name of Electric Provider: IREA

Name of Gas Provider: COLORADO NATURAL GAS

Date Parcel(s) Created (for Unplatted Boundary Adjustment Special Exemption Plat): _____

WRITTEN NARRATIVE/DESCRIPTION OF PROJECT

(attach additional information as necessary or use page 4)

E-MAILED TO:
 MORGAN L @ CO. TELEM. CO. US
 ON MAY 3, 2015

→ SEE (11) ELEVEN PAGE DOCUMENT
 ATTACHED

PROPOSED ZONING (for Zone Change only): _____

I HEREBY CERTIFY THAT THE FOREGOING REPRESENTATIONS AND ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

- 1. GARY SPRUCE (Printed Name) 5-3-15 (Date)
[Signature] (Signature)
- 2. W H Moller (Printed Name) 8-24-15 (Date)
W H Moller (Signature)
- 3. TODD STAUFFER (Printed Name) 5-7-15 (Date)
[Signature] (Signature)
- 4. SHERI STAUFFER (Printed Name) 5-11-15 (Date)
[Signature] (Signature)

NOTE: SIGNATURES OF ALL PROPERTY OWNERS, AND THE AUTHORIZED APPLICANT, REPRESENTATIVE AND/OR AGENT IS REQUIRED
(use space over as needed)

OTHER INFORMATION
(attach additional sheets as necessary)

FEE RECEIPT (official use only)

Received By: LINDA MORAN Date: _____

Amount Received: \$ 1260 Check #: 5383 Receipt #: _____

CASHED ON 7-1-15

August 17, 2015

Written Description for Special Review Use Permit (revision 5)
Project Name: Lodge at Elk Valley (phase 2)

Nature of the Proposed Use

We propose to operate a retreat center for Single Parents, Families, Businesses and Churches to be known as the Lodge at Elk Valley. Our mission is to provide a safe and energizing experience for our guests, to develop a greater appreciation for the Pikes Peak Region and to impact Teller County in a positive way through the combined experiences of our guests.

The Lodge (Lodge at Elk Valley) will host outdoor events with Single Parents, Families, Businesses and Churches. With 40 acres of beautiful outdoor space in Teller County, we believe hosting outdoor activities will serve our four groups of clients well.

The nature of the proposed use includes but is not limited to: catered and guest prepared meals, cooking food on the grill, outdoor music played live by instruments or through electronic devices with reasonable volume levels, event lighting which is downcast and shielded, dancing, campfires around our fire pit, yard games (horseshoes, volleyball, tire swing, softball, basketball), riding bicycles on the property, games inside the garage (ping pong, air hockey, foosball), parking in the driveway for 40 cars, sitting on the wrap-around deck visiting with other guests, walking, running, talking and singing outdoors.

The Lodge will host retreats and events including but not limited to: Creative Memories, Nepali families, Single Parent dinners, WP School District, Teller County Dept of Social Services, Teller County Sheriff Dept, Choices Pregnancy Center, Air Force Academy, Photography Groups, Compassion International, Focus on the Family, The Navigators, Marriage Encounters, Day Spring Christian Fellowship, WP Community Church, Southwest Counseling, WP Parks & Rec, Funerals, **Weddings**, Family Reunions, Aspen Mine Center, Men's Retreats, Women's Retreats, Regis University, Birthday Parties and Live Nativity Scenes.

Lodge Capacity, Days, Nights and Hours of Use

Overnight Guests

25 - overnight guests staying inside the Lodge,
70 nights per year maximum (less than 20% of the year)

Overnight guests will stay any night of the week.
They will check-in at 3:00pm and check-out at 12:00 noon.

Day Guests

70 - day guests on the property outside the Lodge,
30 days per year maximum (less than 10% of the year)

Day guests will be present on the property mostly on weekends (Friday, Saturday, Sunday) along with any holidays that fall on a Monday. They will be present anytime from 10:00am – 10:00pm.

How Use will be Operated

The Lodge at Elk Valley is managed by Gary & Lois Sprague, who run the Center for SPFM (Single-Parent Family Ministry), and have lived in Woodland Park for 19 years. Lois is a free-lance artist and her current project is painting the Woodland Park Historical Mural on the east wall of the Cultural Center this summer. Gary is a social worker, counselor and ordained pastor who serves as the Client Services Director at the Aspen Mine Center in Cripple Creek working alongside Ted Borden and Mary Bielz helping provide assistance to poor and needy families in Teller County.

The Lodge is owned by Todd & Sherri Stauffer, who currently live in Steamboat Springs, Colorado. In 1999, they built this 6-bedroom, 5300 square foot home. In March 2006, the Stauffer's began leasing their home and property to the Sprague's in order to transition this venue into a retreat center for Single Parents, Families, Businesses and Churches to be known as the Lodge at Elk Valley. The Stauffer's are in full support of the mission and operation of the Lodge and frequently attend functions at the Lodge. In fact, their son had his wedding at the Lodge during the summer of 2015.

How will the Impacts be Minimized and Mitigated?

Noise

We hired Ben Canon at Mountain Sound Studios to design a sound system that will be used for any live or taped music played outdoors. In the absence of a sound ordinance in Teller County, our sound system will have a noise level adequate for our guests attending outdoor events, yet have a minimal sound level (less than 55 decibels) at all property lines in order to mitigate the impact to our adjacent neighbors with homes on their property. The location of our speakers will be moved to the rear of the Lodge in order to use the building as a sound barrier.

We hired Mike Hagan at Mountain Fence Company to build a privacy fence between the main site of our outdoor events and our neighbors (who own llamas, horses, sheep, goats, chickens and dogs) that have a home very close to the property line to our south. We have proven that this fence is helping with the sound, but also with sight distractions on both sides of the fence.

We will add xeriscape landscaping in front of the privacy fence to help with sound absorption as well as for beauty.

Lighting

We hired Harold Ferguson at Lights Up Electric to design lighting that is downcast and shielded. The lights have been installed between the trees near the back of the main structure. We also have lighting under the pergola that are downcast and shielded. We have proven that our new lighting mitigates any lighting impacts with any of our neighbors.

The privacy fence that has been built also helps with any lighting impacts.

Septic

We hired Sonny Strobl at Teller Tech Engineering to review our plan to have 70 day guests outside the property, 30 days each year (in addition to our 25 overnight guests inside the property, 70 nights each year) in order to evaluate any additional septic system needs. His very detailed and excellent six page report is attached.

Parking

We will park 45 vehicles in the parking area by the driveway to accommodate the day guests for events. All parking areas will have road base laid down. Our fence in the parking area also mitigates any automobile lights shining onto the neighbor's property.

Traffic

We have hired Jeff Hodsdon at LSC Transportation Consultants to prepare an updated trip generation letter, which is attached. Jeff has determined according to TC LUR Section 4.5.A.1.b that a traffic study is not required

Smoke

We will allow our guests to use the fire pit in the back of the Lodge to have campfires. This designated fire pit meets the Teller County Open Burning Restrictions. It is less than 3 feet in diameter, more than 18 inches in depth and is more than 25 feet away from any structure or combustible material. A garden hose connected to a water source is readily available to extinguish the fire after each use. The impact of smoke is far enough away from any property line and therefore the impact is mitigated.

How it conforms to Standards of Section 8.2.D

1. Consistent with Master Plan

The Teller County Growth Management Plan (also known as the Master Plan) has chosen Directed Growth for the County, which is somewhere between unlimited growth and no growth.

The Lodge at Elk Valley and our proposal to host small outdoor events including but not limited to: weddings, funerals, birthday parties, picnics, graduation parties and family reunions is consistent with the County Master Plan for directed growth.

The impacts are mitigated from these outdoor events and pose no harm to any neighbors. The value to the County by bringing in close to \$5,000 per group in taxable revenue is consistent with a directed growth plan.

The owners and property managers of the Lodge are kind and compassionate people who believe in the values of being good neighbors, good hosts to guests and good stewards of the land they manage in Teller County.

2. Compatibility

The County has been divided into six planning regions for the purpose of developing planning and implementation strategy.

In the Divide Regional Plan (section C5-3) it states, "Existing designated recreational uses within the Divide Region should be **encouraged** to be successful and **encouraged** to improve their facilities and operations."

The Lodge at Elk Valley has been blessed with success over the past nine years and has the desire to see continued success. This natural growth has made it necessary to host small outdoor events including but not limited to: weddings, funerals, birthday parties, picnics, graduation parties and family reunions. In order to continue our success, we will need to improve our facilities and operations. All of these improvements will be compatible with the surrounding 40 acre plus land uses in our area.

3. Zone District and Use Standards - Chapter 2

The Lodge at Elk Valley is located in the A-1, Agricultural Zone District. Resorts/Retreat Centers are permitted with Special Use in the A-1 zone district.

Our present zone district permitted uses include: Accessory Dwellings of barns and out-buildings, Agricultural Uses, Animals - cows and horses, Camping, and a Family Dwelling.

Zone district uses contemplated in the future include: a Group Meeting Facility and Temporary Housing

The Lodge at Elk Valley complies with all of the zone district standards for its location: minimum lot size, maximum density, road frontage, maximum impervious coverage PC, setbacks and building height.

4. Design Minimizes Adverse Impact

The Lodge at Elk Valley and its proposed Special Review Use has made its highest priority to minimize all of the impacts of noise, lighting, parking, septic, traffic and smoke. We have spent countless hours and over \$20,000 to make sure that all adjoining and/or adjacent and surrounding properties will not be impacted with adverse affects. We believe that our proposed application for a special use can co-exist peacefully with cooperative neighbors.

5. Development Standards

The proposed Special Review Use complies with standards of Infrastructure, Site Development and Critical Areas.

Infrastructure – Chapter 4

All requirements of infrastructure have already been met. Our proposed Special Use Permit does not add any additional elements of compliance with infrastructure. All adequate infrastructure is available and in place for the proposed Special Use.

Fire Protection:

The Divide Fire Protection District will continue to provide services to our property at 602 CR 511 in Divide. We have hired Vernon Champlin with PEAK Consulting Services to complete a fire inspection and site visit at the request of the volunteer fire chief of Divide to avoid a conflict of interests, since he is one of our neighbors. We have made a small donation to the Divide Fire District for this service. Vernon's approved inspection is attached.

Public Parks:

Not applicable

Roads:

LSC transportation consultants have provided an updated trip generation letter. A traffic study will not be needed due to our estimated peak day total vehicle-trip generation being only 72 vehicle-trips per day.

Schools:

Not applicable

Sheriff and Emergency Services:

The Teller County Sheriff Department is less than 3 miles from our location. The proposed special use does not hamper, limit, impair or otherwise diminish the ability of the Teller County Sheriff Department, or any Emergency Services to provide adequate protection of life and property to the proposed use, and all residents of Teller County.

Sanitary Sewage Disposal:

We have asked Teller Tech Engineering to review our amended plan to have 70 day guests on the property, 30 days each year (in addition to our 25 overnight guests) in order to evaluate any additional septic system needs. Their six page report is attached.

Water Supply:

A water resources report has been provided. In addition, form GWS-57 (Commercial Drinking and Sanitary Well Worksheet has been submitted to the Colorado Division of Water Resources.

Food Preparation and Water Consumption:

Two types of food and water will be consumed by day guests and overnight guests. The first is through a licensed caterer who will prepare food off-site and bring food and beverages for the guests. The second is through guests purchasing food themselves from grocery stores and preparing it at the Lodge. Water consumption is detailed in the report from Teller Tech Engineering.

Child Care:

We will not be providing any child care for 5 or more children under our new Special Use Permit.

Reasonable Hours:

We propose that reasonable hours for activities for both week days and weekend hours be set at anytime between 10:00am - 10:00pm.

Resort Guidelines:

Our application should be submitted under Resort Guidelines, LUR, Section 8.3.Y

Site Development – Chapter 5**Grading, Drainage, Erosion and Sediment Control:**

The proposed special use will have no impacts with regards to additional drainage, erosion or need for sediment control.

Driveways and Access:

Major improvements were made to the driveway and access from CR 511 in 2006. No additional improvements to the driveway will be needed. Access to the property will be the same as it has been.

External Effects:

The only external effects applicable to our special use permit shall be noise and smoke.

Noise

We have hired Ben Canon with Mountain Sound Studios to design a sound system that will be used for any live or taped music played outdoors. This system will have a noise level adequate for our guests attending outdoor events, yet have a minimal sound level at all property lines in order to mitigate the impact to the three adjacent neighbors with homes on their property. The location of our speakers will be moved to the rear of the Lodge in order to use the building as a sound barrier. Ben's report is attached.

Any of our outdoor events will end at the reasonable hour of 10:00pm. In the absence of a Teller County sound ordinance, we will comply with the state of Colorado standard for decibel levels already discussed in our sound engineer's report. During our last two events, the birds were chirping louder than any music could be heard at the problem property line. Even the leaves blowing in the trees were louder than any music, which was barely audible.

Smoke

We will allow our guests to continue using the fire pit in the back of the Lodge to have campfires. This designated fire pit meets the Teller County Open Burning Restrictions. It is less than 3 feet in diameter, more than 18 inches in depth and is more than 25 feet away from any structure or combustible material. A garden hose connected to a water source is readily available to extinguish the fire after each use. The impact of smoke is far enough away from any property line and therefore the impact is mitigated.

Landscaping:

We have hired Tom & Mike Hagan at Mountain Fence Company to build a privacy fence between the main site of our outdoor events and our neighbors (who own llamas, horses, sheep, goats and dogs) that have a home very close to the property line to our south. We believe that this will not only help with the sound, but also with sight distractions on both sides of the fence.

We will be hiring a landscaping company to install xeriscape landscaping in front of the privacy fence to help with sound absorption as well as for natural beauty.

Lighting:

We have hired Harold Ferguson at Lights Up Electric to design lighting that is downcast and shielded. These lights have already been installed between the trees near the back of the main structure. We also have lighting under the pergola that is downcast and shielded. We have proven that this will mitigate any lighting impacts with any of our neighbors. Harold's report is attached.

Parking and Loading:

For our peak parking time on the day of an outdoor event, we shall have 12 designated parking spaces for the overnight guests and the owner's vehicles. In addition, on the day of an outdoor event, we shall have 33 designated parking spaces for our day guests and vendors. LSC Transportation Consultants have calculated these parking demand figures. All of our parking shall be off-street parking. Our loading and unloading shall be in front of our garage within 10 feet of steps going into the facility.

Open Space:

Out of the 40 acres at the development site, only 5 acres has been developed, allowing for 35 acres of open space.

Signs:

We have a sign at the driveway entrance that says, "Lodge at Elk Valley." This sign is hanging from our log archway and was installed according to County regulations by Mountain Fence Company back in 2006. We also intend to have "day of the event" small signs at the entrance with balloons and streamers.

Trees:

We are in compliance with this area of Site Development. We have done an excellent job removing standing dead and any trees posing a safety concern to our neighbors and guests.

Visual Impacts:

We have done an excellent job related to scenic resources and how our property looks from any road or adjoining property. We have increased the aesthetic appearance of the County's valued scenic environment through our improvements.

Visual Impacts (continued)

The privacy fence that has been built between our property and the neighbors to the south has served many purposes: privacy, sound absorption, and light blockage in both directions. It has also served as a visual barrier for both of us.

Environmental Description – Section 6.2

The topography at the development site is mainly flat and is shown on the site plan map. There are no water features. Soil is dirt, clay and decompressed granite. Primary vegetation is aspen groves and pine trees and wild grasses. There are no wildfire hazard areas greater than any other part of the County. There are no archaeology or historic sites on the property. The property used to be a sawmill owned by a long time County resident whom I believe was killed in a head-on auto accident between Divide and Woodland Park. There are no critical areas of environmental or cultural or historic concern.

Wildlife Habitat Impact Area Statement – Section 6.6

Wildlife on the property consists of deer, elk, fox, rabbits and ground hogs (gopher, ground squirrel, marmot, prairie dog or pasture pig). According to the Divide Region Wildlife Habitat Map located in the 2006 Divide Regional Plan, our potential for impact on Wildlife Habitat is **LOW**. No mitigation efforts are required.

Original document completed on April 30, 2015

Revised on May 30, 2015

Revised on June 29, 2015

Revised again on July 30, 2015

Gary Sprague

Lodge at Elk Valley

602 CR 511 (Physical Address)

Divide, CO 80814

PO Box 6020 (Mailing Address)

Woodland Park, CO 80866

Phone: 719-687-0515

E-Mail: gary.sprague@me.com



Center for SPFM
P.O. Box 6020
Woodland Park, CO 80866-6020

JOHN AKERBERG
1403 CR 511
DIVIDE, CO 80814



Center for SPFM
P.O. Box 6020
Woodland Park, CO 80866-6020

KURT & LISA REICH
1227 CR 511
DIVIDE, CO 80814



Center for SPFM
P.O. Box 6020
Woodland Park, CO 80866-6020

RON & JAN LETTMANN
2635 STAGSLEAP PL.
COW SPRINGS, CO
80904



Center for SPFM
P.O. Box 6020
Woodland Park, CO 80866-6020

CAROL & JOY BUCKLEY
1761 CR 5
DIVIDE, CO 80814

ADJACENT PROPERTY OWNERS

PHYSICIAN

MAILING ADDRESS

JOHN AKERBERG

SAME

- 1403 CR 511
DIVIDE, CO 80814

- 1349 CR 511

- 1352 CR 511

SUSA
KURT REICH

SAME

1227 CR 511
DIVIDE, CO 80814

RON & JAN LEHMANN

~~RETIRED COLORADO
COLLEGE PROFESSOR~~

2635
STAGSLEAF
PLACE
COLD SPRINGS,
CO 80904

1452 CR 511
DIVIDE, CO 80814

JOY
CHUCK BUCKLEY

SAME

1761 CR 5
DIVIDE, CO 80814

Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

[Teller Home](#)

[County Offices](#)

[Contributing Offices](#)

[New Search](#)

[Mapping Application](#)

[Foreclosures](#)

Account Information (provided by Assessor)

Account No *R0013041*

Parcel Id *3027.251000040*

2015 Values [Click for 2015 Notice of Value](#)

Actual \$1,040,507

Assessed \$131,680

Tax Dist 30

Acct Type *Agricultural*

School Dist *RE-2*

Acres *35.0100*

Map No *3027-25*

Owner Name *AKERBERG, ~~BETH~~ JOHN E TRUSTEES
AKERBERG, BETH REVOCABLE TRUST*

Mailing *1403 COUNTY ROAD 511*

Address *DIVIDE, CO 80814*

Physical *1403 CR 511*

Address

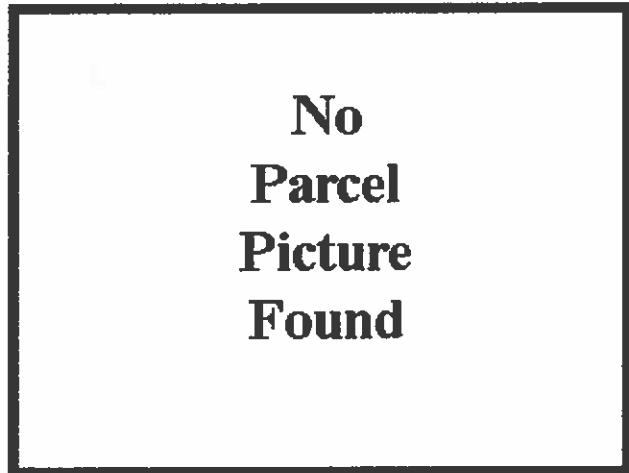
Area *MAJESTIC MEADOWS
(UNPLATTED)*

Legal Description *25-12-70 PT SW4NE4; PT SE4NE4, PT SE4 AKA PARCEL A MAJESTIC MEADOWS UNPLATTED AS DESC IN REC #468247*

[Show Map](#)

Zoning Information (provided by Community Development Services Division for Questions call 719-687-3048)

Zoning *A-1*



Land Information (provided by Assessor)

Land Type	Abst Code	Acres
<i>Residential</i>	<i>1177</i>	<i>1.0000</i>
<i>Agricultural</i>	<i>4147</i>	<i>34.0100</i>
	TOTAL	35.0100

Building Information (provided by Assessor)

Building ID *1*

Occupancy *Single Family Residential on Ag
Style Raised Ranch*

Abst code *1277*
% Occ *100%*

Year build *2008*

Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
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Account Information (provided by Assessor)

Account No **R0029588**

Parcel Id **3027.254000060**

2015 Values [Click for 2015 Notice of Value](#)

Actual **\$365,630**

Assessed **\$33,860**

Tax Dist **30**

Acct Type **Agricultural**

School Dist **RE-2**

Acres **35.0000**

Map No. **3027-25**

Owner Name **REICH, KURT A & LISA J**

Mailing **1227 RIDGE ROAD**

Address **DIVIDE, CO 80814**

Physical **1227 RIDGE RD**

Address

**Area MAJESTIC MEADOWS
(UNPLATTED)**



Legal Description **25-12-70 PT SE4 AKA PARCEL C MAJESTIC MEADOWS UNPLATTED AS DESC IN REC# 468247**

[Show Map](#)

Zoning Information (provided by Community Development Services Division for Questions call 719-687-3048)

Zoning A-1

Land Information (provided by Assessor)

Land Type	Abst Code	Acres
Agricultural	4147	35.0000
	TOTAL	35.0000

Building Information (provided by Assessor)

Building ID 1

Occupancy **Single Family Residential on Ag**

Style **1 1/2 Story**

SQFT **2,137**

Bed Rooms **5**

Rooms **10**

Abst code **4277**

% Occ **100%**

Baths **3.25**

Stories **1**

Year build **2000**

Adj Yr Blt **2000**

Remodeled

% Remodeled

Teller County Government

The Official Site For Teller County, Colorado

Property Records Database

Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
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Account Information (provided by Assessor)

Account No *R0053749*

Parcel Id *3027.254000080*

2015 Values [Click for 2015 Notice of Value](#)

Actual \$636

Assessed \$180

Tax Dist 30

Acct Type *Agricultural*

School Dist *RE-2*

Acres *35.6300*

Map No. *3027-25*

Owner Name *LEHMANN, RONALD A & JANET K*

Mailing *2635 STAGSLEAP PL*

Address *COLORADO SPRINGS, CO 80904*

Physical

Address

Area *MAJESTIC MEADOWS (UNPLATTED)*



Legal Description *25-12-70 PT SE4 AKA L2 OF PARCEL D MAJESTIC MEADOWS UNPLATTED*

[Show Map](#)

Zoning Information (provided by Community Development Services Division for Questions call 719-687-3048)

Zoning A-1

Land Information (provided by Assessor)

Land Type	Abst Code	Acres
<i>Agricultural</i>	<i>4147</i>	<i>35.6300</i>
	TOTAL	35.6300

Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
<i>02/06/2006</i>	<i>590183</i>	<i>Quit Claim</i>	<i>\$300,000</i>
<i>06/03/2013</i>	<i>663287</i>	<i>Correction Deed</i>	<i>\$0</i>
<i>06/03/2013</i>	<i>663893</i>	<i>Correction Deed</i>	<i>\$0</i>
<i>06/11/2013</i>	<i>663894</i>	<i>Warranty Deed</i>	<i>\$343,000</i>

Teller County Government

The Official Site For Teller County, Colorado

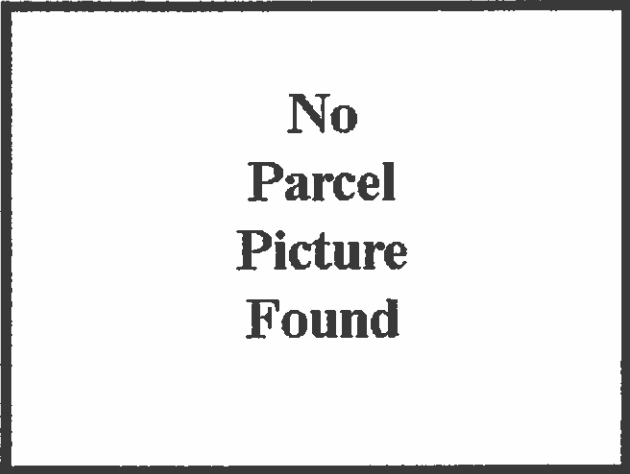
Property Records Database



Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
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Account Information (provided by Assessor)

Account No **R0040009**
 Parcel Id **3027.361000010**
 2015 Values [Click for 2015 Notice of Value](#)
 Actual \$624
 Assessed \$180
 Tax Dist 30
 Acct Type *Agricultural*
 School Dist *RE-2*
 Acres **35.0000**
 Map No. **3027-36**
 Owner Name **BUCKLEY, CHARLES P & JOY A**
 LIV TST
 Mailing **1761 CTY RD 5**
 Address **DIVIDE, CO 80814**
 Physical **GR.5**
 Address
 Area **COLORADO RANCH**



Legal Description **36-12-70 PT NE4 AS DESC AT REC 501820**

[Show Map](#)

Zoning Information (provided by Community Development Services Division for Questions call 719-687-3048)

Zoning A-1

Land Information (provided by Assessor)

Land Type	Abst Code	Acres
<i>Agricultural</i>	4147	35.0000
TOTAL		35.0000

Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
02/11/2000	<u>501820</u>	Warranty Deed	\$150,000
02/11/2000	<u>501824</u>	Quit Claim	\$0
06/13/2000	<u>506069</u>	Warranty Deed	\$0
02/11/2002	<u>529686</u>	Quit Claim	\$0
09/30/2004	<u>572320</u>	Warranty Deed	\$400,000
02/14/2008	<u>615261</u>	Quit Claim	\$0

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That LEWIS H. LARSEN ENTERPRISES, INC. A MONTANA CORPORATION of the County of _____ and State of MONTANA for the consideration of Four Hundred Seventy Five Thousand and 00/100 (\$475,000.00) dollars in hand paid hereby sell and convey to TODD W. STAUFFER AND SHERRI L. STAUFFER whose legal address is (including road or street address if applicable) 1086 E. ROGGEN WAY, SUPERIOR, COLORADO, 80027 *in Joint Tenancy* of the County of _____ and State of COLORADO the following Real Property situated in the County of Teller County, CO and State of Colorado, to wit:

LEGAL DESCRIPTION:

Those portions of the SE1/4 of the NE1/4 and the SE1/4 of Section 25, Township 12 South, Range 70 West of the 6th P.M., Teller County, Colorado also known as Parcel D, MAJESTIC MEADOWS, as recorded October 16, 1997 at Reception No. 468247.

PROPERTY ADDRESS: 602 E. RIDGE ROAD, DIVIDE,, COLORADO

with all its appurtenances and warrant(s) the title to same, subject to easements, restrictions, reservations, covenants, and rights of way of record. Taxes for the year 1998 and subsequent years.

Signed and delivered this 6th day of May, 1998

W Lee Papafey, Sec.
LEWIS H. LARSEN ENTERPRISES, INC. A
Sherril L. Stauffer, Pres.
MONTANA CORPORATION

STATE OF _____ }
County of _____ } ss

The foregoing instrument as acknowledged before me
this _____ day of _____ 19____
by _____

Witness my hand and official seal.
My commission expires

NOTARY PUBLIC

Colorado

PROPERTY ADDRESS: 602 E. RIDGE ROAD, DIVIDE,, COLORADO

with all its appurtenances and warrant(s) the title to same, subject to easements, restrictions, reservations, covenants, and rights of way of record. Taxes for the year 1998 and subsequent years.

Signed and delivered this 6th day of May, 1998

W Lee Papale, Sec.
LEWIS H. LARSEN ENTERPRISES, INC. A
Sharon D Parker, Pres.
MONTANA CORPORATION

STATE OF _____ }
County of _____ } ss

The foregoing instrument as acknowledged before me
this _____ day of _____ 19 ____
by _____

Witness my hand and official seal.
My commission expires

NOTARY PUBLIC

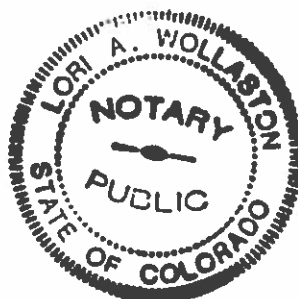
STATE OF Colorado }
County of Teller } ss

The foregoing instrument was acknowledged before me
this 6TH DAY OF MAY, 1998 by SHARON D. PARKER as PRESIDENT and W. LEE
PAPALE as SECRETARY of LEWIS H. LARSEN ENTERPRISES, INC. A a corporation.

Witness my hand and official seal.
My commission expires 11/01/01

Lori A. Wollaston

NOTARY PUBLIC



* IF JOINT TENANCY IS NOT DESIRED,
STRIKE PHRASE BETWEEN ASTERISKS.

11 May 2015

To: Teller County Community Development Services

Re: Land Use Application, Special Review Use Permit

As the owners of the property located at 602 CR 511, Divide, CO, we would like to reaffirm our support of the Center for Single Parent Family Ministry (SPFM) and their use of this property.

SPFM has served the single parents of Teller County and surrounding communities for many years. When they came to the property in 2006, they made many improvements and renovations in order to bring it into compliance for the conditional use permit to be issued to them.

As families have visited the lodge and been cared for by the SPFM team, their reputation for supporting single parents, their children, extended families, and others in the community has grown. They have shared this wonderful facility with other groups who share their vision. This brings people into Teller County, thus helping to support a strong local economy.

In order for any business or non-profit to survive, they must adjust their services for growth and change. This opportunity has presented itself by offering the site as a venues for weddings. This has provided crucial income for SPFM to continue offering its services to the families of Teller County as well as bringing increased revenue to businesses in Divide, Woodland Park, and the rest of the county.

Gary Sprague, as director of SPFM, has gone to great lengths to insure this use of the lodge would not have a negative effect on any of the neighboring properties.

- He removed horses from the property when the Buckley's complained that their own horses had been spooked and cut by running into the fence, even though Colorado is a "fence out" state.
- He stopped the skeet shooting activity provided to single parents (even though this was conducted in the opposite direction and not near the Buckley's property) when they complained that it spooked their llamas.
- An agreement was reached for the lodge guests to end outdoor music and excess lighting by a reasonable hour. One month later, the Buckley's went back on the agreement and asked that the weddings be ceased altogether.

While the other neighbors who reside in the area have not indicated any problem with the use of the property for weddings and other functions, the Buckley's have indicated increasing intolerance.

With this new amended use permit, the Sprague's are already in the process of mitigating the remaining grievances put forth by the Buckley's, including:

- Covered, downcast lighting
- Engineered sound system to focus sound on immediate area
- Changes to parking and portable restroom facilities

Considering the Sprague's attempts to do whatever possible to address the concerns of this one neighbor, it is my hope that approval of this amended use permit will ensure SPFM's continued ability to serve Teller County families and others wishing to enjoy this beautiful location.

Thank you,



Todd & Sherri Stauffer

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

All applicants are advised that Colorado Revised Statutes Title 24, Article 65.5 requires that applicants for development of property give written notice to owners of mineral estates for the property. One portion of the statute provides:

CRS 24-65.5-103 (1) Not less than thirty (30) days before the date scheduled for the initial public hearing by a local government on an application for development, the applicant shall send notice, by certified mail, return receipt requested, or by a nationally recognized overnight courier, to:

- (a) (I) A mineral estate owner who either:
 - (A) Is identified as a mineral estate owner in the county tax assessor's records, if those records are searchable by parcel number or by section, township, and range numbers or other legally sufficient description; or
 - (B) Has filed in the office of the county clerk and recorder in which the real property is located a request for notification in the form specified in subsection (3) of Section 24-65.5-103.
- (II) Such notice shall contain the time and place of the initial public hearing, the nature of the hearing, the location and legal description by section, township, and range of the property that is the subject of the hearing, and the name of the applicant.
- (b) The local government considering the application for development. Such notice shall contain the name and address of the mineral estate owners to whom notices were sent in accordance with paragraph (a) of subsection 24-65.5-103(1).

The applicant shall identify the mineral estate owners entitled to notice pursuant to Section 24-65.5-103 by examining the records of the Teller County Assessor and the Teller County Clerk and Recorder in Cripple Creek, Colorado, including the appropriate request for notification pursuant to subsection (3) of Section 24-65.5-103. Notice shall be sent to the last-known address of the mineral estate owners as shown by such records. If the records do not identify any mineral estate owners, including their addresses of record, the applicant shall be deemed to have acted in good faith and shall not be subject to further obligations under Article 65.5.

You are required to complete the following certification and submit it to the Planning Department no later than fourteen (14) days prior to the initial hearing at which the application will be considered.

I, Sherril Stauffer, certify that I have contacted the County Offices of the Assessor and Clerk and Recorder and have completed the following action in accordance with the provisions of CRS 24-65.5-103:

(Please check one)

There are no mineral estate owners identified in the records of the Teller County Assessor, nor any requests for notification filed in the office of the Teller County Clerk and Recorder, and therefore, no further action or notice is necessary under Article 65.5.

Mineral estate owners have been identified. Notices in accordance with Colorado Revised Statutes Section 24-65.5-103 have been sent by certified mail, return receipt requested, or by a nationally recognized overnight courier, sent on _____.

**Attached hereto is a list of the names and addresses of all mineral estate owners notified.



Signature of Applicant

8-18-15

Date

DIVIDE REGION WILDLIFE HABITAT



LEGEND: POTENTIAL FOR IMPACT ON WILDLIFE HABITAT

- | | |
|--|---|
|  HIGH |  MODERATE TO LOW |
|  MODERATE |  LOW |

Teller County Planning Department
Drawn By Joe Rye 12/20/98
Source: C.O.D.W. 1988 Map



The map provides general information concerning land use. For information regarding a specific property or preserves, consult the Teller County Planning Department. This map does NOT meet national Mapping Accuracy Standards.

May 25, 2015

To: Gary Sprague
Lodge at Elk Valley

From: Ben Canon
Mountain Sound Studios

Thank You for giving me the opportunity to serve your needs of providing your facility with a quality low volume sound system that provides enough projection to cover your guests while falling well below the state of Colorado Noise Statute for commercial use (55 decibels) at the property lines. Sound mitigation for your facility can be accomplished by instituting the following.

The proposed sound system will include six low watt / low volume speakers that are outdoor us, and can be mounted on trees or independent stands.

- Two placed at the Pergola for speaking and programed music during wedding ceremonies only and will mounted at the top of the bracing facing the Elk Valley Lodge structure. These 2 speakers will have their own dedicated channel use of these to speakers is limited only to ceremonies.

- Three will be placed within the reception area of the yard on the north side of the facility. They will be projecting inward, at approximately 6 ft. off the ground facing each other in a small area no larger than 20 ft. apart. Close proximity to the guests themselves will limit the volume significantly.

- One will be placed indoors.

BEN CANON SOUND

Traditional sound systems are limited only by the power of equipment and discretion of the person controlling the system. The model for the proposed speakers are BOSCH EVID 4.2T Two-way twin 4 70 Volt distributed speakers.

These are the standard for conference rooms, restaurants, bars, coffee shops, and small room venues. These have a severely limited output to protect the guests of these facilities in confined spaces.

Testing outdoors at your facility on 5/21/15 with speakers in near proposed location at full volume. A DB meter resulted in the following measurements:

"A" weighted tests 15 ft. away from speakers playing a traditional wedding track resulted in measurement of 75 Db.

Same test at the south property line resulted in measurements of 35 Db. while the same test on the opposite side at the north property line, which is downhill from the reception area resulted in 45 Db.

Results will vary slightly depending on the weather and humidity in the air and they type of frequencies generated from the music being played. The variation will not be greater than or less than a 5 Db. from the measurements. This test satisfied the Colorado Noise Statute for commercial use (55 decibels) at the property lines.

Colorado Noise Statute

25-12-103 - Maximum permissible noise levels.

(1) Every activity to which this article is applicable shall be conducted in a manner so that any noise produced is not objectionable due to intermittence, beat frequency, or shrillness. Sound levels of noise radiating from a property line at a distance of twenty-five feet or more therefrom in excess of the db(A) established for the following time periods and zones shall constitute prima facie evidence that such noise is a public nuisance:

Zone	7:00 a.m. to next 7:00 p.m.	7:00 p.m. to next 7:00 a.m.
Residential	55 db(A)	50 db(A)
Commercial	60 db(A)	55 db(A)
Light industrial	70 db(A)	65 db(A)
Industrial	80 db(A)	75 db(A)

(2) In the hours between 7:00 a.m. and the next 7:00 p.m., the noise levels permitted in subsection (1) of this section may be increased by ten db(A) for a period of not to exceed fifteen minutes in any one-hour period.

(3) Periodic, impulsive, or shrill noises shall be considered a public nuisance when such noises are at a sound level of five db(A) less than those listed in subsection (1) of this section.

(4) This article is not intended to apply to the operation of aircraft or to other activities which are subject to federal law with respect to noise control.

(5) Construction projects shall be subject to the maximum permissible noise levels specified for industrial zones for the period within which construction is to be completed pursuant to any applicable construction permit issued by proper authority or, if no time limitation is imposed, for a reasonable period of time for completion of project.

(6) All railroad rights-of-way shall be considered as industrial zones for the purposes of this article, and the operation of trains shall be subject to the maximum permissible noise levels specified for such zone.

(7) This article is not applicable to the use of property for purposes of conducting speed or endurance events involving motor or other vehicles, but such exception is effective only during the specific period of time within which such use of the property is authorized by the political subdivision or governmental

agency having lawful jurisdiction to authorize such use.

(8) For the purposes of this article, measurements with sound level meters shall be made when the wind velocity at the time and place of such measurement is not more than five miles per hour.

(9) In all sound level measurements, consideration shall be given to the effect of the ambient noise level created by the encompassing noise of the environment from all sources at the time and place of such sound level measurement.

(10) This article is not applicable to the use of property for the purpose of manufacturing, maintaining, or grooming machine-made snow. This subsection (10) shall not be construed to preempt or limit the authority of any political subdivision having jurisdiction to regulate noise abatement.

(11) This article is not applicable to the use of property by this state, any political subdivision of this state, or any other entity not organized for profit, including, but not limited to, nonprofit corporations, or any of their lessees, licensees, or permittees, for the purpose of promoting, producing, or holding cultural, entertainment, athletic, or patriotic events, including, but not limited to, concerts, music festivals, and fireworks displays. This subsection (11) shall not be construed to preempt or limit the authority of any political subdivision having jurisdiction to regulate noise abatement. **Source: L. 71: p. 648, § 1. C.R.S. 1963: § 66-35-3. L. 82: (10) added, p. 424, § 1, effective March 11. L. 87: (11) added, p. 1154, § 1, effective May 20.**

Am. Jur.2d. See 61A Am. Jur.2d, Pollution Control, § 267.

Residential development of property is not precluded when noise emanating onto property exceeds limits set forth in this section. *Einarsen v. City of Wheat Ridge*, 43 Colo. App. 232, 604 P.2d 691 (1979).

Trier of fact to determine mode to use in measuring noise. *Davis v. Izaak Walton League of America*, 717 P.2d 984 (Colo. App. 1985).

Applied in *City of Lakewood v. DeRoos*, 631 P.2d 1140 (Colo. App. 1981).

Lights

5/8/15

1172 Dream Lake Ct.
Colorado Springs, CO 80921
(719) 687-0440
sparkyhaf@yahoo.com

Gary Sprague
The Lodge at Elk Valley
602 County Road 511
Divide Colorado, 80814

Mr. Sprague:

Thank you for the opportunity to provide this proposal to install festoon lighting at the above address. Based on our walk-through on 5/5/2015 and your verbal instructions, I have described the project below for your consideration.

Install 290 linear feet of weather-resistant festoon lighting with individual lamp shades to cast illumination downward. Shades will completely cover the lamps and prevent light from being radiated to the side. Please see the included picture of the proposed shades. Clear lamps will be 11 watts each and light strings are to be connected to existing power outlets. Installation over the gathering area on the north side of structure will require support (guide) cables and individual S-hooks. This will properly support the lighting and simplify putting them up and taking them down for your various events. Price (to include 60 extra lamps): \$2100.00

Feel free to contact me anytime if you have additional questions or concerns regarding this project. I look forward to working with you. You may authorize this work verbally, price good for 30 days.

Best regards,



Harold Ferguson

President

Lights Up! Electric Inc.



LSC TRANSPORTATION CONSULTANTS, INC.

545 East Pikes Peak Avenue, Suite 210

Colorado Springs, CO 80903

(719) 633-2868

FAX (719) 633-5430

E-mail: lsc@lsctrans.com

Website: <http://www.lsctrans.com>

May 19, 2015

Mr. Gary Sprague
The Lodge at Elk Valley
P.O. Box 6020
Woodland Park, CO 80866

RE: The Lodge at Elk Valley (Center for SPFM)
Teller County, Colorado
Trip Generation Letter
2015 Update with Parking Needs Estimate
LSC #154330

Dear Mr. Sprague:

In response to your request, LSC Transportation Consultants, Inc. has prepared this updated trip generation letter for The Lodge at Elk Valley (Center for SPFM) for submittal to Teller County as part of an application for a Special Use Permit (SUP). A previous letter by LSC was dated April 13, 2006. This report presents an updated estimate of vehicle-trip generation for The Lodge at Elk Valley. The site is located at 602 County Road 511 in Divide, Colorado. This letter also includes a recommended number of parking spaces to satisfy the peak parking demand.

The Lodge at Elk Valley has been operating as a retreat center since 2008. The current SUP application requests approval to allow 50 to 75 day guests in addition to the currently permitted 20 to 25 overnight guests at the Lodge. These day guests would typically arrive and depart on Saturdays for weekend events such as weddings and family reunions, joining 20 to 25 overnight guests.

LAND USE OPERATIONAL INFORMATION AND TRIP GENERATION ESTIMATE

The updated trip generation estimate for The Lodge at Elk Valley has been prepared by LSC based on information provided to LSC by the applicant and estimates by LSC. Table 1 shows the data provided. The retreat center would continue to host a total of 45 events per year, 15 mid-week events (Monday through Thursday), and 30 weekend events (Friday through Sunday). Twenty of the 30 weekend events would occur during the summer season.

As shown in the table, with 50 to 75 day guests arriving and departing on the same day, Saturdays would be the peak trip generation day for the Lodge. These 50 to 75 people arriving would join 20 to 25 overnight guests who will have arrived the day before. The 50 to 75 day guests would depart on Saturday and the 20 to 25 overnight guests would depart the next day. LSC estimates a vehicle occupancy rate of about 2.5 persons per guest vehicle for weekend events such as weddings and family reunions. The estimate also includes additional trips by event support vendors such as caterers, disc

jockeys/musicians, floral/cake providers, bartenders, and photographers. A few additional daily incidental local trips are also included.

Based on the operations information above, the estimated guest vehicle occupancy rate, and trip generation calculations shown in Table 1, The Lodge at Elk Valley is estimated to generate about 72 vehicle-trips on the peak trip-generation day, which would be Saturday during the weekend events with maximum attendance, with about 36 vehicles entering and 36 vehicles exiting the site in a 24-hour period.

Parking Demand

Table 2 shows the peak parking demand by time period during a weekend event. The overall peak parking demand would likely occur on Saturday afternoon when all attendees have arrived and prior to any attendees departing. The estimated number of vehicles parked has been taken from the projected number of vehicles used for travel to the site in Table 1. The peak parking demand is estimated to be about 45 vehicles. LSC recommends a parking supply of 45 vehicle spaces.

Conclusion

Based on Lodge operations information, the estimated peak day total vehicle-trip generation is about 72 vehicle-trips per day. This estimate is presented in Table 1 and this total includes the anticipated increase in vehicle-trip generation on Saturdays during weekend events. These Saturdays are the expected highest-volume days for the Lodge. Please refer to the table for additional detail.

According to the Teller County LUR, Section 4.5.A.1.b, *"If the proposed site development would increase the number of trips generated by more than 99 average vehicle trips per day on any given day...the Applicant shall submit a traffic study prepared by a Registered Professional Engineer..."* As shown in Table 1, the estimated total trips generated as a result of the Lodge operations plan associated with the Special Use Permit would not result in a trip increase exceeding 99 per day on any given day. Therefore a traffic study is not required.

This report also estimates the peak on-site parking demand. Based on the estimate, LSC recommends a parking supply of 45 vehicle spaces.

We trust that this updated trip generation letter will assist you with your SUP approval from Teller County. Please contact me if you have any questions.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By 
Jeffrey C. Hodsdon, P.E., PTOE
Principal



JCH:bjwb

Enclosures: Tables 1 and 2

Table 1
Trip Generation Estimate ⁽¹⁾
The Lodge at Elk Valley

Purpose of Facility: Retreat and Events Center
Number of Events Per Year: 20 summer weekend events per year; 10 additional non-summer weekend events per year; 15 mid-week events per year; total 45 events per year
Owners: 2
Total Number of Volunteers: 0
Total Number of Guests: 20 to 24 overnight guests plus an additional 50 to 75 day guests on Saturday
Event Support: Potentially catering, bartending, DJ, cake/floral, photography

Schedule of Guests		Arriving	Departing
Owners	Reside on Site	n/a	n/a
Overnight Guests (Mid-Week Events)	Arrive: Monday Leave: Thursday	Noon to 3:00 p.m.	Noon to 3:00 p.m.
Overnight Guests (Weekend Events)	Arrive: Friday Leave: Sunday	Noon to 3:00 p.m.	Noon to 3:00 p.m.
Single-Day Guests (Weekend Events)	Arrive: Saturday Leave: Saturday	Morning or Early afternoon	Generally after 3:00 p.m.

Estimates of Persons Attending and Resulting Vehicle-Trips by Day of the Week When Events are Held

Type of Room	Number of Rooms	Number of People	Vehicle Occupancy ²	Number of Vehicles	Number of Trips by Overnight Guests, Event Support on Arrival/Departure Days (M,Th,F,Sun)	Number of Trips by Day Guests and Event Support on Event Saturdays (Peak Days)	Number of Trips on Non-Event Weekdays (T & W)
4-Guest Bedrooms	3	13	2.5	5.2	10.4	0	0
6-Guest Bedrooms	2	12	2.5	4.8	9.6	0	0
Saturday Day Guests	0	70	2.5	28	0	56	0
Catering, DJ, Bartending, Cake/Floral, Photography	0	8	1, possibly 2 for catering	5	10	10	0
Incidental					4	6	0
Owner	1	2	1-2	2	2	0	2
Total	6	105	7.5	45	36	72	2

Notes:
(1) Source: Based on information provided by the applicant and estimates by LSC.
(2) Estimate by LSC

Source: LSC Transportation Consultants, Inc.

**Table 2
Parking Demand Estimate
(Parked Vehicles)**

	Friday AM	Peak* Friday PM	Peak* Saturday PM	Peak Sunday AM	Sunday PM
Owner Vehicles	2	2	2	2	2
Overnight Guest Vehicles	5	10	10	10	4
Event Vendors/Services	1	3	5	2	2
Saturday Day guests	0	0	28	0	0
Total Vehicles Parked	8	15	45	14	8

*Represents estimated peak parking accumulation during these time periods; Saturday PM represents peak Saturday parking accumulation and peak parking accumulation for the Lodge.



July 22, 2015

Lodge at Elk Valley
Attn: Gary Sprague, Property Manager
602 CR 511
Divide 80813
Gary.sprague@me.com

Dear Mr. Sprague,

On July 22, 2015 at the request of Fire Chief Chuck Buckley with the Divide Fire Protection District, I met you on site of the Lodge at Elk Valley to perform a fire code compliance inspection. This inspection was performed under the parameters of the locally adopted 2003 International Fire Code and at your request to modify the current conditional use permit issued to this property.

No fire code violations were discovered during the inspection.

During the inspection we discussed numerous modifications and methods for improving the overall fire protection and life-safety of this property including:

- Wildfire Protection/Vegetation Management/Hardening of the Structure's Exterior
- Fire Department Access/Water Supply
- Occupant Egress
- Fire Extinguishers
- Candles/Un-Attended Cooking/Smoking
- Extension Cords/Power Strips

On behalf of the Divide Fire Protection District, thank you.

V. Champlin
Vernon Champlin, Fire Protection Consultant

Application Receipt No. _____

Applicant's Name: GARY SPRAGUE

COMMERCIAL DRINKING AND SANITARY WELL WORKSHEET

Review instructions on reverse side prior to completing form. The form must be completed in black or blue ink or typed.

1. Name and Type of Business: LODGE AT ELK VALLEY

2. Is this application for a new well? RETREAT CENTER FOR SINGLE PARENTS, FAMILIES, CHURCHES AND BUSINESSES
 Yes
 No
 If no, is this application for a change of use for an existing well?
 Yes Permit Number of well (if applicable) 271755
 No
 For wells used for drinking and sanitary purposes prior to May 8, 1972, a field inspection of the well to verify historical uses may be required. See form GWS-12 Registration of Existing Well and form GWS-12A Statement of Historical Use for further information.

3. Is the parcel the well is located on (or will be located on) within the boundaries of a water service area (water district, municipality, water company, etc.) or is water available from another source (such as a well)?
 Yes If yes, indicate what this other source is _____
 No (name of water district/supplier, or well permit number)

4. Proposed type of disposal system to be used:
 Septic tank / absorption leach field
 Central System (district name:)
 Vault (location sewage hauled to:)
 Other (attach copy of engineering design)

5. Water Demand Calculations (for average factors for water demand see below)

Employees

Number of Employees	X	Number of Gallons per Employee per Day	X	Number of Days Employee Works per Year	=	Gallons per Year
<u>0</u>	X		X		=	

Customers

Number of Customers per Day	X	Number of Gallons per Customer	X	Number of Days Business is Open per Year	=	Gallons per Year
<u>25 OVERNIGHT GUESTS</u>	X	<u>50</u>	X	<u>70</u>	=	<u>87,500</u>

Other Uses (Note: No uses outside of the building would be permitted for this type of well.)

Type of Use	X	Gallons per Use per Day	X	Days per Year	=	Gallons per Year
<u>10 DAY GUESTS</u>	X	<u>10</u>	X	<u>30</u>	=	<u>21,000</u>

Total amount of water required:

=	Gallons per Year (A + B + C)
	<u>108,500</u>

For wells used for commercial drinking and sanitary purposes on or after May 8, 1972, the total water demand cannot exceed 108,600 gallons (1/3 of an acre-foot) per year.

For wells used for commercial drinking and sanitary purposes prior to May 8, 1972, the total water demand cannot exceed 325,900 gallons (1 acre-foot) per year.

General Guidelines for Water Demand in Gallons per Day

- Day Workers at Offices – 15 gallons/person/day
- Food Service Establishments (with toilet and kitchen wastes) – 10 gallons/patron/day
- Churches (does not include food service) – 5 gallons/seat/day
- Overnight Lodging – 50 gallons/customer/day
- On-Site Proprietor of Overnight Lodging (i.e. on-site owner of a Bed & Breakfast) – 80 gallons/person/day

Additional water demand figures may be obtained from a private water consultant or from a technical reference on this subject.

GWS-25

COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1373 Sherman St., Denver, Colorado 80203
(303) 866-3581

EXST

WELL PERMIT NUMBER	271755		
DIV 1	WD 8	DES BASIN	MD

APPLICANT

GARY SPRAGUE
PO BOX 6020
WOODLAND PARK, CO 80866

(719) 499-2751

Lot 1 Block Filing Subdiv MAJESTIC MEADOWS

APPROVED WELL LOCATION

TELLER COUNTY
SW 1/4 SE 1/4 Section 25
Township 12 S Range 70 W Sixth P.M.

DISTANCES FROM SECTION LINES

320 Ft from South Section Line
1640 Ft from East Section Line

UTM COORDINATES (Meters, Zone 13, NAD83)

Easting: Northing:

CHANGE OF USE OF EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or deprive another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(i) and the order of the State Engineer for appropriation of ground water tributary to South Platte River system.
- 4) Approved for the change of use of an existing well registered under permit no. 187327. The issuance of this permit hereby cancels permit no 187327.
- 5) The use of ground water from this well is limited to drinking and sanitary facilities as described in CRS 37-92-602(1)(c), for a commercial business. Water from this well shall not be used for lawn or landscape irrigation or for any other purpose outside the business building structure.
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The annual amount of ground water to be diverted by this well shall not exceed 1/3 acre-foot (108,600 gallons).
- 8) Approved as the only well on a tract of land of 40 acre(s) described as that portion of the S 1/2 of the SE 1/4, Sec 25, Twp 12 S, Rng 70 W Sixth P.M., Teller County, reference attached exhibit "A".
- 9) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 10) A totalizing flow meter must be installed on this well and a Certificate of good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) This well shall be located not more than 200 feet from the location specified on this permit.

NOTE: This well was decreed by the Division 1 Water Court at Wat No. 1 in case no. W-4560 for domestic stock watering and lawn irrigation and 0.10 cfs (45 GPM). On November 30, 2006 the applicant applied to the Water Court for a change of water right to change the use of the well from domestic to commercial exempt for drinking and sanitary facilities in a commercial business. The other well located on the 40 acre property, permit no. 180756 was plugged and abandoned. A Well Abandonment Report was provided to this office on November 27, 2006. In addition, an Affidavit of Abandon Uses (water right) associated with permit no. 180756 (decreed by the Division 1 Water Court as Muddy Well No. 1 in case no. W-7160) has been submitted to the Division 1 Office on November 30, 2006.

NOTICE: This permit has been approved for a change of the maximum pumping rate and the annual amount to be withdrawn from this well applied for to be consistent with the maximum pumping rate and the annual amount allowed under the State Engineer's Policy Memorandum concerning the evaluation of well permits applications for exempt commercial uses. You are hereby notified that you have the right to appeal the issuance of this permit by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-11-104 through 116, C.R.S.)

12.01.2006

APPROVED
IDC

State Engineer

DATE ISSUED

12-01-2006

By

EXPIRATION DATE

N/A

Receipt No. 3609733

Preliminary OWTS Design**Center for SPFM
Lodge at Elk Valley
602 CR 511, Lot 1, Parcel D, Majestic Meadows
Divide, Teller County, CO**

Gary Sprague
P.O. Box 6020
Woodland Park, CO 80866Re: Center for SPFM
Lodge at Elk Valley
602 CR 511, Lot 1, Parcel D, Majestic Meadows
Divide, Teller County, COSubject: Onsite Wastewater Treatment System Preliminary Design
Our job #15039

At your request we have completed the OWTS design for the lodge. The design is based on the Perc test conducted by Sun Peak Engineering, report #806-16, dated June 16, 1988, and on the proposed use of the facility as follows:

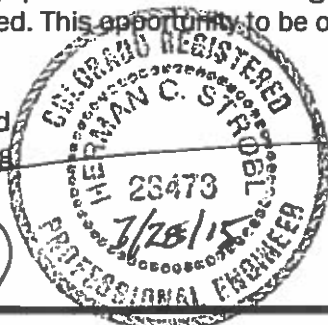
- 70 daytime guests, 30 events per year, 5hrs per event, all meals catered, all disposable dinnerware or off site cleaning of dishes. Rate of wastewater flow for the guests will be similar to a day camp @15 gal/day. However the duration of the use is less than a day camp. The duration of a day camp is typically 8 hrs while the subject events will be 5hrs. The design flow for this use will be adjusted as follows $15 \times 5/8 = 9.4$ gal. Therefore the design flow for this use will be 10 gal per person per event.
- 25 overnight guests, 120 nights per year, meals will be a mix of catered and some prepared on-site. Laundry use will be limited. The design flow for this use will be Resort night and day which is 50 gal per day per person.

Generally the system will consist of a septic tanks as primary treatment with effluent discharged to the silty sandy clay loam (Table 10-1 Soil Type 3) for final treatment. Distribution boxes will be used to control distribution to a series of trenches. Attached is the subject design.

Because of the numerous factors (usage, soil characteristics, etc.,) which may affect the proper operation of a wastewater treatment system, this design shall not be construed to be a warranty that the system will function properly for any particular purpose, or period of time or for any particular user.

Teller Tech Engineering, Herman C. Strobl disclaims any warranty, either expressed or implied, as to the findings, recommendations or professional advice. We are also not ascertaining the impact that the system will have on the environment.

If you have any questions after reviewing the attached, please do not hesitate to contact the undersigned. This opportunity to be of professional service is sincerely appreciated.

Respectfully Submitted
Teller Tech Engineering
Herman C. Strobl P.E.

Preliminary OWTS Design

Center for SPFM
Lodge at Elk Valley
602 CR 511, Lot 1, Parcel D, Majestic Meadows
Divide, Teller County, CO

SYSTEM DESIGN

Design is based on:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT Water Quality Control
Commission ON-SITE WASTEWATER TREATMENT SYSTEM REGULATION REGULATION #43, 5
CCR 1002-43 , ADOPTED: May 13, 2013 EFFECTIVE: June 30, 2013

AND

Teller County Environmental Health

ON-SITE WASTEWATER TREATMENT SYSTEM REGULATION, Adopted 07/27/2014

1. Design Flow=Q

Ave. Hydraulic Loading:

Event use= 70 guests @ 10 gal/person/event=	700 gal/day
Overnight guests= 25 persons @ 50 gal/person/event=	1,250 gal/day
Total Q=	1,950 gal/day

2. Septic Tank(s)

- For Commercial use, 48 hr detention time is required:

Total tank capacity required= $(1,950/24) \times 48 = 3,950$ gal

Existing tanks=3000 gal

Additional tank capacity required= $3,950-3,000=950$ gal

Add 1000 gal single compartment with an effluent filter at the outlet end

3. Soil treatment area required:

Per Table 10-1 & 10-2 for gravity trenches

Soil Treatment Area based on application rate of .35 GPSFPD for Soil Type 3

 $A=1,950/.35= 5,571$ sfTable 10-3 Adjustment factor for chambers= $5,571 \times .7 = 3,900$ sf4. Existing area = $(49 \text{ chambers} + 42 \text{ chambers}) \times 18 = 1,638$ sf5. Additional chamber trench area required= $3,900 - 1,638 = 2,262$ sf6. Minimum Number of Infiltrator quick 4 chambers required= $2,262/12 = 189$

7. Distribution Network:

Divide flow so that proportional amounts are distributed to the new and existing areas: new= $(2262/3900) \times 100 = 58\%$, existing= $1632/3900 \times 100 = 42\%$

Divide flow so that the existing STA receives ~40% and the the new STA receives ~60%

Utilize a distribution box to divide flow with two outlets discharging flow to the existing STA and 3 outlets discharging flow to the new STA

New STA will consist of 8 rows of 24 Quick 4 chambers =192 chambers

Each row will be $24 \times 4 = 96'$ long