



October 24, 2017

To: Steve & Cora Tomsky
51 County Rd. 5
Divide, CO 80814
(719) 687-5713

Subject: New Structure at 50 County Rd. 5 in 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 construct a new permitted structure at the property located at County Road 5 in Divide Colorado. Because the proposed new building is already on approved permitted use of the property no decision was needed by the Divide Planning Committee (DPC).

The Divide Planning Committee, met on October 24, 2017 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 Crematorium 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.

This Divide Town Center is the proper location for the existing cemetery operation.

Section C3.02

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

The preliminary plans presented to the DPC include use currently unused land in this area within the business area— a good use of space.

Section C3.06

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

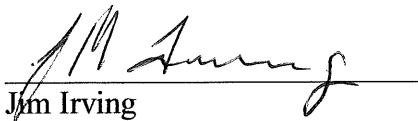
The proposed new construction will make the existing location purpose and efficiency not achievable at this time.

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 government this use be approved.

Respectfully Yours,
The Divide Planning Committee

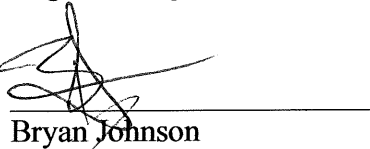
Mick Bates



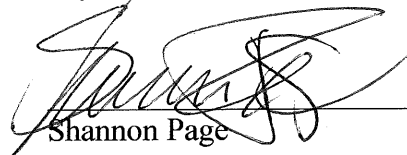
Jim Irving

Lisa Lee

Zug Standing Bear



Bryan Johnson

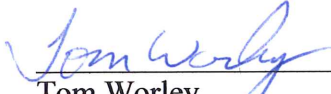


Shannon Page

Jeff Schlumpf

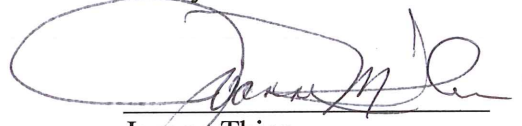


Larry Szabelski



Tom Worley

Candy Shoemaker



Joanne Thies