



February 14, 2018

To: PK Enterprises, Inc.
PO Box 729
Divide, CO 80814
(719) 687-6011

Subject: Paradox Beer Company Land Application 2018

The Divide Planning Committee (DPC), through a quorum of our members, have reviewed and discussed the owner's (PK Enterprises) request for an opinion from the DPC prior to submitting an application for amendments to the Beer operation at 10 Buffalo Court in Divide, Colorado. This current operation was approved during 2015 by this committee. This application requests to expand the current building and increase the patio operation requiring the approval of Teller County in unincorporated Divide, Colorado. The additional space is about 2,400 sq ft to a existing 7,411 sq ft structure plus events will take place on the expanded patio space.

The Divide Planning Committee, met in February 2018 with the applicant to understand these changes for this parcel and discuss this application. This committees understanding is that changes are requested to the building to make it more efficient to its current use by the operator, Paradox Beer Company plus specific events will be conducted on the patio space of this building. The existing structure and use capacity is approved for this location. The request is to add to the building to improve efficiency of operations and accommodate specific special events, but not beyond legal limits.

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

Applicable sections of the Divide Regional Plan state:

Section C2.05 Town Center - General

Growth should be based upon infrastructure, community values, and physical opportunities and constraint.

This previously approved Paradox Beer Company uses an existing building located within the Town Center of Divide, Colorado.

When established this Paradox Beer Company did not expect the rate of growth to happen so quickly. While well within the legal capacity, this operation needs to expand for efficiency of the operation. This will make the operation more efficient, thus aiding the Divide community to prosper.

Section C3.05 Town Center – Business Area

Promote strong downtown commercial areas, to help create a broader tax base.

When this plan for the Divide area in Teller County this is just what was envisioned for this use – a location friendly commercial use that shares the resource and the tax burden to improve all involved.

Section C3.06 Town Center – Business Area

Promote the maintenance and repair of downtown buildings and County Owned facilities.

Expanding an in-use facility instead of moving or building a new facility is the right choice. This expansion helps solidify the user to this location, helping the local economy.

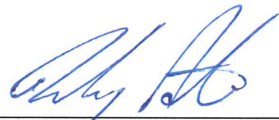
It is imagined that many residents of Divide or people passing through this area even know that this establishment exists – thus have no noticeable impact of the area. Expanding the building and patio area to accommodate efficiency and accommodate use for limited events should have no impact to the area.

The DPC believes the requested changes to the current operation at this location impose no offensive noise, traffic or other types of pollution on neighbors or to the community. This operator has existed at this location for some time and this commission is not aware of any complaints or concerns by neighboring entities. The requested change expands the current building, patio and usage at the same approved location, not impacting anyone.

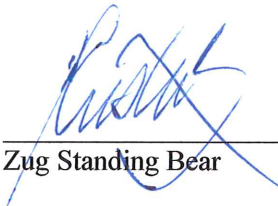
The Divide Planning Committee supports this proposed application and recommends to the Teller County government this application be approved.

Respectfully Yours,

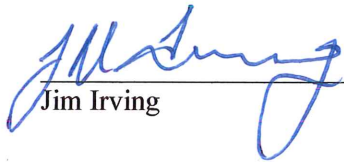
The Divide Planning Committee (DPC) members:



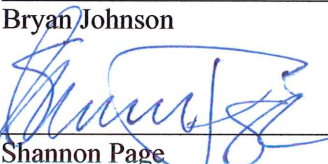
Mick Bates



Zug Standing Bear



Jim Irving



Bryan Johnson

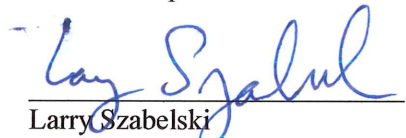
Lisa Lee



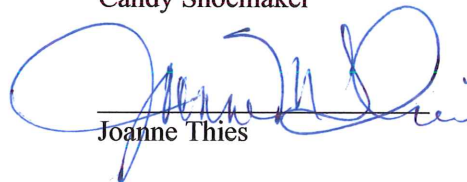
Shannon Page

Jeff Schlumpf

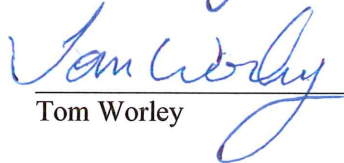
Candy Shoemaker



Larry Szabelski



Joanne Thies



Tom Worley