

February 2, 2018

**Sent Via Email**

Divide Planning Committee  
Attn: Jim Irving, Chair

RE: Teller County Special Review Use Land Use Application for Paradox Beer Company

Mr. Irving,

This letter is to inform the Divide Planning Committee that I plan on submitting a Special Review Use Permit Application for a building expansion and additional patio occupancy for Paradox Beer Company which is a Craft (Micro) Brewery as defined in Section 8.3.E.2 of the Teller County Land Use Regulations.

The Craft (Micro) Brewery is within the Divide Town Center as depicted Appendix B: Divide Town Growth and Conservation Map of the Teller County Land Use Regulations. More specifically the Craft (Micro) Brewery is located at 10 Buffalo Court, Divide, CO 80814 also known as Lot 8 Old Buffalo Subdivision. There is an existing 7,200 +/- sq. ft. building on the 2.77-acre lot which serves as the brewery and tasting room with plenty of native grassed undeveloped open space. The proposed building expansion and additional patio occupancy is further detailed in the attached 2018 Proposed Expansion Project Narrative.

I would like to offer the Divide Planning Committee the following per the Divide Regional Plan: Section C2.01 There is only one Town Center in the Divide Region.

*The proposed expansion and additional patio occupancy for the Craft (Micro) Brewery is located within the Town Center; please see the attached Divide Town Growth and Conservation Map with the proposed location.*

Section C2.02 All new commercial, denser residential and light industry should be in the Town Center.

*The proposed expansion and additional patio occupancy for the Craft (Micro) Brewery is located within the Town Center, please see the attached Divide Town Growth and Conservation Map with the proposed location, which is the only appropriate area within the Divide Planning Region for such a use.*

Section C2.03 Provide land uses for living, shopping, working, and recreating.

*A recommendation for approval of a Special Review Use Land Use Application from the Divide Planning Committee for the proposed expansion and additional occupancy helps ensure that the Town Center as depicted in the Divide Town Growth and Conservation Map is a place for people to shop, work, recreate.*

Section C2.05 Growth should be based upon infrastructure, community values, and physical opportunities, and constraints.

*The proposed expansion and additional patio occupancy for the Craft (Micro) Brewery is for an existing developed lot within the Town Center as depicted in the Divide Town Center*

*Growth and Conservation Map, a map were the community chose where the majority of commercial, denser residential and light industry should be located.*

Section C2.06 Town Center should not develop in a leapfrog pattern.

*The proposed expansion and additional patio occupancy for the Craft (Micro) Brewery is for an existing building on a lot within the Town Center as depicted in the Divide Town Center Growth and Conservation Map therefore no leap frog development is occurring, rather infill of an existing lot would be occurring.*

Section C3.01 Encourage distinct, cohesive, attractive, efficient downtown and business parks.

*The proposed expansion and additional patio occupancy for the Craft (Micro) Brewery is for an existing building on a lot within the Town Center as depicted in the Divide Town Center Growth and Conservation Map and a recommendation for approval would encourage a distinct and cohesive downtown.*

Section C3.02 Encourage infill and redevelopment before any expansion of the Business Area.

*The proposed expansion and additional patio occupancy for the Craft (Micro) Brewery is for an existing building on a lot within the Town Center as depicted in the Divide Town Center Growth and Conservation Map and a recommendation for approval would encourage infill and redevelopment and not an expansion of the Business Area.*

Section C3.03 Encourage businesses that don't need retail visibility to locate further from the highways.

*The proposed expansion and additional patio occupancy for the Craft (Micro) Brewery location will not highly visible from the highways or county roads. Please see the attached Divide Town Center Growth and Conservation Map with the proposed location.*

Section C3.04 Prevent strip commercial zoning along highways 24 and 67-Town Center area should expand in a nodal form rather than along highway strips.

*The proposed expansion and additional patio occupancy for the Craft (Micro) Brewery is for an existing building on a lot within the Town Center and does not encourage strip zoning along US Highway 24 or State Highway 67 as clearly seen on the attached Divide Town Center Growth and Conservation Map with the proposed location.*

Section C3.05 Promote strong downtown commercial areas to help create a broader tax base.

*A recommendation for approval of the proposed expansion and additional patio occupancy for the Craft (Micro) Brewery within the Town Center would show Teller Counties elected officials and staff that the Divide Planning Committee encourages business opportunities within the Town Center as they help increase the tax base significantly.*

Section C3.06 Promote the maintenance and repair of downtown buildings and county-owned facilities.

*A recommendation for approval for the proposed expansion and additional patio occupancy for the Craft (Micro) Brewery within the Town Center would show Teller Counties elected officials and staff that the Divide Planning Committee encourages business opportunities within the Town Center as they help increase the tax base significantly which is the best way to promote maintenance and repairs of downtown buildings and county-owned facilities.*

Section C3.07 Discourage downtown business encroachment on residential or adjacent land uses.

Encroachment includes "external effects" such as noise, glare, dust, and trash, as well as impact on views.

*The proposed location of the proposed expansion and additional patio occupancy for the Craft (Micro) Brewery doesn't encroach on residential or adjacent land uses as clearly seen on the attached Divide Town Center Growth and Conservation Map with proposed Location.*

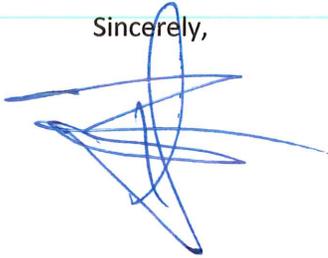
I have attached the following to assist the Divide Planning Committee with considering my proposal for the proposed expansion and additional patio occupancy for the Craft (Micro) Brewery.

1. Project Narrative
2. Divide Town Growth and Conservation Map with proposed location
3. Divide Planning Committee Letter recommending the original CUP approval

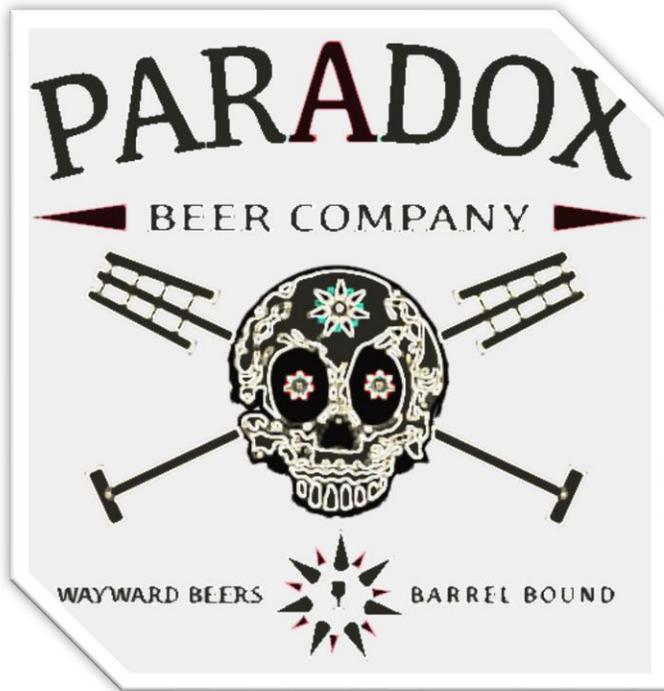
If you could please schedule a Divide Planning Committee meeting so that I may have an opportunity to answer any questions the committee members may have. It is my hope that the Divide Planning Committee would see the value in my proposal and write a favorable recommendation for me to include in my Special Review Use Land Use Application.

Thank you for your time and consideration regarding my proposal for a building expansion and additional patio occupancy for Paradox Beer Company.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and lines, positioned below the word "Sincerely,".

Bryan Johnson, EVP



# 2018 PROPOSED EXPANSION

Project Narrative

## ABSTRACT

Paradox Beer Company, winner of the 2017 All Colorado Beer Festival Best in Show Gold Medal, has been experiencing accelerated growth over the past two years as the brewery continues to gain recognition from beer connoisseurs around the country. With the brewery's increasing popularity, it is time to consider expansion of their existing facility to help facilitate continued, organic growth of the business. This 2018 Proposed Expansion Project Narrative will elaborate on some of the details of the proposed project.

**Bryan Johnson, EVP**

PK Enterprises, Inc.

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## 1. Introduction & Outline of Approvals

PK Enterprises, Inc. manages the property located at 10 Buffalo Court, Divide, CO 80814 and has, since 2015, been leasing that property to Paradox Beer Company to operate a Brew Pub and Craft (Micro) Brewery as defined in §8.3.E.2 of the Teller County Land Use Regulations. Since 2015, Paradox Beer Company has experienced accelerated growth, the likes of which are very difficult to plan for and they are now in need of more space to continue to grow their business.

I have provided an outline with a brief description of the Teller County Planning Commission, Teller County Community Development Services Division-Planning Department and Teller County Board of County Commissioners approvals below for your convenience.

- ◆ June 9, 2015: Conditional Use Permit CUP-Z15-0009 was approved with conditions by the Teller County Planning Commission:
  - Approved to operate a Brew Pub and Craft (Micro) Brewery as defined on §8.3.E.2 of the Teller County Land Use Regulations.
    - Included in the above approval:
      - Improved public entrance
      - Wastewater mitigation system
      - 10 BBL. Brew house with assorted tanks
      - Signage
      - Heat exchange system
      - Outdoor beer garden seating area with wind breaks and fire pit
      - Grain Silo
      - Food concession area
      - Indoor tasting room
    - Key Conditions of Approval
      - Maintain all federal, state and local licenses to manufacture and sell malted beverages and maintain all federal, state and local licenses to sell food to customers.
      - Obtain all necessary building permits for proposed improvements and waste water side stream system.
      - Limit production to 15,000 BBL. per year
      - Waste Water
        - Provide Teller County Planning Staff with a copy of an executed contract with a Waste Water Transportation Company.
        - Side stream waste water system and tanks to be inspected by the Director of Teller County Public Works.
        - Only domestic strength waste water and flows can be sent to Teller County Waste Water Utility via existing tap.
        - A Teller County Waste Water application will need to be submitted if improvements exceed existing, and paid for fixture unit equivalents.
        - No brewery waster shall be sent to Teller County Waste Water Utility.

- ◆ September 23, 2015: A Minor Deviation request was approved by Teller County Community Development Services Division-Planning Department:
  - Approved to install an underground, concrete 2,000-gallon brewery waste water holding tank.
- ◆ June 8, 2016: A minor Deviation request was approved by Teller County Community Development Services Division-Planning Department:
  - Approved to move the grain silo from the southeast to the northwest side of the building and to add three Conex containers for additional storage.
- ◆ August 31, 2017: A Special Event Permit was approved by the Teller County Board of County Commissioners:
  - Approved for Oktoberfest/5<sup>th</sup> anniversary celebration, all proceeds benefited the International Surgical Missions at Peakview Medical Center.
- ◆ September 14, 2017: A Special Event Permit was approved by the Teller County Board of County Commissioners:
  - Approved for Inaugural Chili Cookoff, all proceeds benefited the International Surgical Missions at Peakview Medical Center.
- ◆ October 12, 2017: A Special Event Permit was approved by the Teller County Board of County Commissioners:
  - Approved for Dia de los Muertos celebration, all proceeds benefited the International Surgical Missions at Peakview Medical Center.

## 2. Property Description

An existing 7,411 sq. ft. building on a 2.77-acre parcel, zoned C-1, in the Southwest Quarter of Section 6, Township 13 South, Range 69 West of the 6<sup>th</sup> Principal Meridian with a legal discretion of Lot 8 Old Buffalo Subdivision also known as 10 Buffalo Court Divide, CO 80814 located in the State of Colorado, county of Teller.

## 3. Proposed Project Narrative

This proposed expansion project can be broken down into two major parts, Part 1: Building Enlargement and Building Aesthetic Enhancements and Part 2: Additional Patio Occupancy, each part will be elaborated on below.

### PART 1: Building Enlargement and Building Enhancements

In 2015, Paradox Beer Company was only distributing in its native State of CO but as of late 2017 it is distributing to 17 states from east coast to west coast. This increase in market size is clearly a testament to the quality of the product the brewery is producing and that farmhouse style beers becoming more popular and gaining market share within the craft beer marketplace. With this exceptional growth in popularity Paradox Beer Company has had to utilize every square inch of available space to meet production needs which has caused some unique operational issues. To help elevate the operational issues the brewery is experiencing, PK Enterprises, Inc. would like to add an additional 40'x60' (2,400 sq. ft.) extension the existing buildings north side, See Exhibit A: Preliminary Site Plan.

The proposed 2,400 sq. ft. building expansion would be used to house the brewery's existing foudres<sup>1</sup> and oak barrels. Additionally, a mezzanine will be added which will house three administrative offices and a three-quarter bathroom. This expansion would allow the existing foudres, oak barrels and bottling line to be moved away from the loading dock making the loading of delivery truck substantially easier as those items will not have to be moved and then moved back for each pickup.

It is important to note that Paradox has been approved, with CUP-Z15-0009, to produce no more than 15,000 barrels of beer per year and that currently producing ~5,000 barrels of beer per year. The proposed building expansion and building enhancements will not change the maximum production limit of 15,000 barrels of beer per year that was approved with CUP-Z15-0009, but might enable Paradox to begin producing ~7,000 barrels of beer per year which is well below the approved maximum limit.

PK Enterprises, Inc. is also proposing to add some functional and aesthetic elements to the existing building, see Exhibit B: Preliminary Elevation Profiles. The proposed enhancements to the existing building are as follows:

1. Wainscot the bottom few feet of the west and south sides of the building
2. Addition of a partially enclosed breezeway at the west entrance
3. Faux barn door and windows on the west side of the building
4. A patio cover over the existing patio on the south side of the building

Pertinent information regarding the proposed building enlargement and enhancement:

1. **Fire Protection:** The property will be served by the Divide Volunteer Fire Department as it has been since the original construction in 1998. There will be no change in occupancy type, F-2, and no change to the occupant load that was approved with CUP-Z15-0009. Additionally, there are three existing fire hydrants within a 280-foot radius of the existing building which should provide more than ample fire suppression if ever needed.
2. **Roads:** Existing access to the property is on N. Hyrbook Rd. and Buffalo Crt., both of which are private roads, owned and maintained by PK Enterprises, Inc. and have not been dedicated to the public. There will not be any increase to the traffic generation levels approved in CUP-Z15-0009 as there will not be any additional employees, customers or increases to occupancy with the proposed building expansion and enhancements.
3. **Emergency Services:** This property is within the Teller County Sheriff Department's, Ute Pass Regional Ambulance's, and Divide Fire Protection's service areas and has been serviced by all the above service providers since the buildings original construction in 1998.
4. **Sanitary Sewage Disposal:** The properties waste water service is handled in two distinct ways, by a hold and haul method for brewery waste, which was approved in CUP-Z15-0009 and the September 23, 2015 Minor Deviation, and by Teller County Wastewater Utility for all domestic waste. The proposed building expansion will require additional fixture unit equivalents from the Teller County Wastewater Utility

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<sup>1</sup> A large cask for maturing, storing, and transporting wine and beer

for the new three-quarter bathroom and approval for another 2,000 gallon underground holding tank to accept brewery waste from the new 2,400 square foot addition. An application and application fee for both the additional fixture units and 2,000 gallon holding tank has been submitted to the Teller County Wastewater Utility, see Exhibit C: Teller County Wastewater Utility Application.

5. **Water Supply:** Potable water service is provided by Divide Water Providers, Inc. Preliminary conversations with Divide Water Providers, Inc.'s management regarding the proposed building expansion and enhancements has been positive and PK Enterprises, Inc. fully anticipates receiving a letter of approval from the same in the near future which will be included in a final Land Use Application submittal.
6. **Other Utility Service Providers:** The building is currently serviced by IREA for electricity and Black Hills energy for gas, PK enterprises, Inc. see no adverse effect to either of those services by the proposed building expansion and enhancements.
7. **Grading, Drainage, Erosion and Sediment Control:** PK Enterprises, Inc. intends to have a State of Colorado Licensed Professional Engineer prepare a grading, drainage, and if applicable an erosion and sediment control, plan for the proposed building expansion which will be submitted with the Teller County Land Use Application. PK Enterprises, Inc. does not anticipate having an erosion and sediment control plan prepared for the proposed building enhancements as those enhancements will in areas of that have already been subject to historical drainage and erosion patterns being impervious. PK Enterprises, Inc. does not foresee any potential negative impacts from the proposed building expansion and enhancements as the overall impervious area will be well under the maximum threshold for the C-1 zone as expressed the Teller County Land Use Regulations.
8. **Drive Way Access:** The property has driveway/access permit R97-5062 which was issued on September 17, 1997.
9. **External Effects:** There will be no negative external effects with the proposed building expansion and enhancements as activities that maybe conducted within the proposed building expansion will be internal in nature.
10. **Landscaping:** Currently, PK Enterprises, Inc. has no intention of doing additional landscaping as we feel the existing landscaping is sufficient for the parcels current use and the original concept for development in the subdivision as stated in the attached Exhibit E: Teller County Planning Department Application Cover Letter with Map.
11. **Lighting:** Additional exterior lighting that maybe added to the proposed building expansion and will be down cast and shaded as to be in conformance with the Teller County Land Use Regulations. Additional information on new exterior lighting will be included in a Teller County Land Use Application.
12. **Parking:** There will not be any change to the parking and loading calculations that were approved with CUP-Z15-0009 as there will be no increase in occupant load with the proposed building expansion and building enhancements.

13. **Signs:** The existing sign on the south side of the building will be relocated to the south side of the proposed building addition and all necessary Teller County Permits will be obtained to do so.
14. **Visual Impacts:** There will be no negative visual impacts as the proposed building expansion and enhancements are have been designed to improve the look of the building and lot while not impacting adjacent and adjoining property owners and the public. Additionally, the proposed expansion and enhancements are in a low visibility area per the original concept for development in the subdivision as stated in the attached Exhibit E: Teller County Planning Department Application Cover Letter with Map.
15. **Growth Management Plan (Master Plan):** The proposed Special Review Use is located within the Town Center Commercial (Community Center) boundary as depicted in Appendix B: Maps, Divide Town Growth and Conservation Map of the Teller County Land Use Regulations, and therefore would not require a map amendment making it consistent with the legislatively adopted Teller County Maps.

Furthermore, the Growth Management Plan-Teller County, Colorado encouraged the development of Regional (sub-area) Action & Comprehensive Development Plans for areas of unincorporated Teller County, in this case the Divide Regional Plan, which is maintained and interrupted by Divide Planning Committee. PK Enterprises, Inc. plans to call for a meeting of the Divide Planning Committee to review and hopefully execute a letter stating proposed building expansion and enhancements are in conformance with the goals, policies and objectives of that sub-area plan and therefore would consistent with the Master Plan (Growth Management Plan-Teller County, CO).

A letter from the Divide Planning Committee regarding the proposed building expansion and enhancements will be attached to the Teller County Land Use Application.

## PART 2: Additional Patio Occupancy

Included in the approvals of CUP-Z15-0009 was an Outdoor beer garden and seating area with wind breaks and fire pit which have been completed and utilized to great effect. When requested it was assumed by PK Enterprises, Inc. and Paradox Beer Company that growth would occur slower and any additional needs for growth would be addressed sometime after year 10 with a new public process, fortunately growth has occurred faster than anyone could have ever anticipated.

This growth in popularity has led to Paradox Beer Company applying and being approved for three special event permits, noted in the Introduction and Timeline of Approvals above, which allowed them to temporally increase occupancy and any associated impacts that may be recognized with such an increase. Paradox would like to continue to occasionally increase their occupancy in the spring, summer and fall to host brewery related events, all of which would generate proceeds to support the International Surgical Missions at Peakview Medical Center. Below is a list of the types of activities that would be conducted both inside and outside the brewery, it is important to note that this increase in occupancy is not intended to be for building but

for the patio as the building's occupancy is limited due to the approved size of the tasting room which will remain unchanged.

1. Types of activities that are being requested
  - a. Chili cookoffs
  - b. Beer tastings
  - c. Anniversary party
  - d. Ocktoberfest celebration
  - e. Brewer's guild meetings
  - f. Food vendors for a specific event
  - g. Temporary shade tents for a specific event
  - h. Music Bands for a specific event to only play between the hours of 11:00 am and 10:00 pm

It is also important to note that there are certain activities that Paradox Beer Company will not be involved in or host that would also increase occupancy, a list of these activities is below. Please note that the below activities are typically not associated with the craft brewery or microbrewery business model which is why they will not be conducted on the property or requested in a Land Use Application.

1. Types of activities that will not be conducted on the property
  - a. Weddings and wedding receptions
  - b. Bar Mitzvah
  - c. Quinceaneras
  - d. Other such activities that are not typically associated with craft brewery's and tasting rooms.

All the requested activities listed are typical activities for breweries with tasting rooms to host, especially for breweries that are fortunate enough to have ample outdoor space to handle the additional occupant load which such activities can generate. Pagosa Brewing and Grill is an excellent example, having a large, outdoor, German style beer garden which is used to host a variety of activities like the ones purposed in this narrative. If you would like more information on the Pagosa Brewing Company and Grill you can visit their website at [www.pagosabrewing.com](http://www.pagosabrewing.com) or you can find them on social media.

The additional occupancy will be limited to 50 people which is the same increase in occupancy requested for the three special events permits listed in the Introduction and Timeline of Approvals above. It is also important to note that the property's originally occupancy load per the originally approved site plan was 323 persons, if approved Paradox Beer Company's occupant load will be 121 persons including staff, see the Original Site Plan attached as Exhibit D, which is a significant reduction in occupancy.

Pertinent information regarding the proposed additional patio occupancy:

1. **Fire Protection:** The property will be served by the Divide Volunteer Fire Department as it has been sine the original construction in 1998. There will be no change in occupancy type, F-2, the occupant load is substantially lower than the originally approved gymnasium and garage as stated above. Additionally, there are three existing fire hydrants within a 280-foot radius of the exiting building which should provide more than ample fire suppression if ever needed.

2. **Roads:** Existing access to the property is on N. Hybrook Rd. and Buffalo Cr., both of which are private roads, owned and maintained by PK Enterprises, Inc. and have not been dedicated to the public. There maybe an increase to traffic generation as compared to the CUP-Z15-0009 approval, however PK Enterprises, Inc. believes that traffic generation will be significantly lower than that of the originally approved gymnasium and shop. PK Enterprises, Inc. intends to include a technical memorandum from a State of Colorado Licensed Professional Engineer regarding traffic impacts to County Rd. 5 in the Land Use Application submittal.
3. **Emergency Services:** This property is within the Teller County Sheriff's Department's, Ute Pass Regional Ambulance's, and Divide Fire Protection's service areas and has been serviced by all the above service providers since the buildings original construction in 1998.
4. **Sanitary Sewage Disposal:** This property waste water service is handled in two distinct ways, by a hold and haul method for brewery waste which was approved in CUP-Z15-0009 and the September 23, 2015 Minor Deviation and by Teller County Wastewater Utility for all domestic waste. The proposed building expansion will require additional fixture unit equivalents from the Teller County Wastewater Utility for the new three-quarter bathroom and approval for another 2,000 gallon underground holding tank to accept brewery waste from the new 2,400 square foot addition. An application and application fee for both the additional fixture units and 2,000 gallon holding tank has been submitted to the Teller County Wastewater Utility, see Exhibit C: Teller County Wastewater Utility Application.

The additional occupant load of 50 persons will require 3.4 Water Closet Fixtures and 3.4 Lavatory Fixtures based on my calculations as shown on Exhibit A. If the Building Enlargement and Enhance are approved there will be 4 Water Closet Fixtures and 4 Lavatory Fixtures provided which will more than meet the regulatory requirements.

5. **Water Supply:** Potable water service is provided by Divide Water Providers, Inc. Preliminary conversations with Divide Water Providers, Inc.'s management regarding the proposed building expansion and enhancements has been positive and PK Enterprises, Inc. fully anticipates receiving a letter of approval from the same in the near future which will be included in a final Land Use Application submittal.
6. **Other Utility Service Providers:** The building is currently serviced by IREA for electricity and Black Hills energy for gas, PK enterprises, Inc. see no adverse effect to either of those services by the proposed building expansion and enhancements.
7. **Grading, Drainage, Erosion and Sediment Control:** PK Enterprises, Inc. intends to have a State of Colorado Licensed Professional Engineer prepare a grading, drainage, and if applicable an erosion and sediment control, plan for the proposed building expansion which will be submitted with a Teller County Land Use Application. PK Enterprises, Inc. does not anticipate having an erosion and sediment control plan prepared for the proposed building enlargement and enhancements or the additional patio occupancy. PK Enterprises, Inc. does not foresee any potential negative impacts from the proposed additional patio occupancy as the overall impervious area will be well under the maximum threshold for the C-1 zone as

expressed in the Teller County Land Use Regulations even if the overflow parking becomes impervious due to being constructed out of gravel.

8. **Drive Way Access:** The property has driveway/access permit R97-5062 which was issued on September 17, 1997.
9. **External Effects:** There will be no negative external effects with the proposed additional occupancy as the activities being proposed will not cause any visual blight, additional noise will be kept at a volume low enough as to not disturb adjoining and adjacent property as proved with no complaints being made being made for the bands that played the three special events noted in the Introduction and Timeline of Approvals above.
10. **Landscaping:** Currently, PK Enterprises, Inc. has no intention of doing additional landscaping as we feel the existing landscaping is sufficient for the parcels current and proposed uses as well as meets the original concept for development in the subdivision as stated in the attached Exhibit E: Teller County Planning Department Application Cover Letter with Map.
11. **Lighting:** Additional exterior lighting that maybe added will be down cast and shaded as to be in conformance with the Teller County Land Use Regulations. Additional information on new exterior lighting will be included in a Teller County Land Use Application.
12. **Parking:** PK Enterprises, Inc. anticipates adding an additional 23 parking spaces as shown in Exhibit A. Preferably these parking spaces be on the existing native grass area as they would only be used for overflow parking when the activities described earlier are being conducted, however PK Enterprises, Inc. would be willing to make the proposed overflow parking area gravel if necessary.
13. **Signs:** There is no additional signage planned for the Additional Patio Occupancy.
14. **Visual Impacts:** PK Enterprises, Inc. does not foresee any negative visual impacts for the same reasons as noted in Part 2: Item 9 & 10 above.
15. **Growth Management Plan (Master Plan):** The proposed Special Review Use is located within the Town Center Commercial (Community Center) boundary as depicted in Appendix B: Maps, Divide Town Growth and Conservation Map of the Teller County Land Use Regulations, and therefore would not require a map amendment making it consistent with the legislatively adopted Teller County Maps.

Furthermore, the Growth Management Plan-Teller County, Colorado encouraged the development of Regional (sub-area) Action & Comprehensive Development Plans for areas of unincorporated Teller County, in this case the Divide Regional Plan, which is maintained and interrupted by Divide Planning Committee. PK Enterprises, Inc. plans to call for a meeting of the Divide Planning Committee to review and hopefully execute a letter stating proposed Additional Patio Occupancy are in conformance with the goals, policies and objectives of that sub-area plan and therefore would consistent with the Master Plan (Growth Management Plan-Teller County, CO).

A letter from the Divide Planning Committee regarding the proposed building expansion and enhancements will be attached to the Teller County Land Use Application.

# Exhibits

# Exhibit A

## Preliminary Site Plan

DATE  
2-27-15

REVISIONS  
7-27-15  
5-19-16  
1-9-18

**PARADOX BREWING**  
BREWERY AND TASTING ROOM  
LOT 8 OLD BUFFALO SUB  
10 BUFFALO COURT  
DIVIDE, COLORADO

**CRS Architects, LLC**  
1231 Rampart Range Road  
Woodland Park, CO 80863  
719-687-1787 719-687-1443 FAX

SHEET  
SP1

<b>GENERAL INFORMATION</b>	
PROPERTY OWNER:	PETE KUYPER P.O. BOX 729 DIVIDE, CO 80814
PROJECT NAME:	PARADOX BREWING
EXISTING USE:	BEER BREWING AND TASTING
PROPOSED USE:	BEER BREWING AND TASTING
ZONING:	C-1
TOTAL SITE SIZE:	2.77 ACRES (120,617 SQ.FT.)
TOTAL BUILDING SIZE:	7,200 SQ.FT.
SOIL TYPE:	ALTAMAN GRAVELLY LOAM, 8 - 4Q X SLOPES
BUILDING SETBACKS IN GROWTH AREA:	FRONT: 10' 10" SIDE: 10' 10" REAR: 20'
<b>PARKING FORMULA:</b>	
BREWING SPACE @ 1:3 (22)EMPLOYEES = 7 SPACES	
WAREHOUSE SPACE @ 1:3 (7)EMPLOYEES = 3 SPACES	
OFFICE SPACE @ 1:3 (7)EMPLOYEES = 3 SPACES	
TASTING RM SPACE @ 1:4 (24)SEATS = 6 SPACES	
OUTDOOR PORCH @ 1:4 (24)SEATS = 7 SPACES	
* 1/1 (2) EMPLOYEE = 2 SPACES	
<b>TOTAL REQUIRED: 28 SPACES</b>	
<b>TOTAL PROVIDED: 28 SPACES</b>	
<b>OPEN SPACE:</b>	
BUILDING FOOTPRINT 9,200 SF	
TOTAL SITE SIZE: 2,77 ACRES (120,661 SQ.FT.)	
TOTAL OPEN SPACE 111,461 SF = 92.5%	

**BUILDING CODE**

SCOPE OF PROJECT: 2678 SF ADDITION EXISTING AND SPECIAL EVENTS AREA

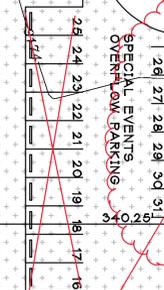
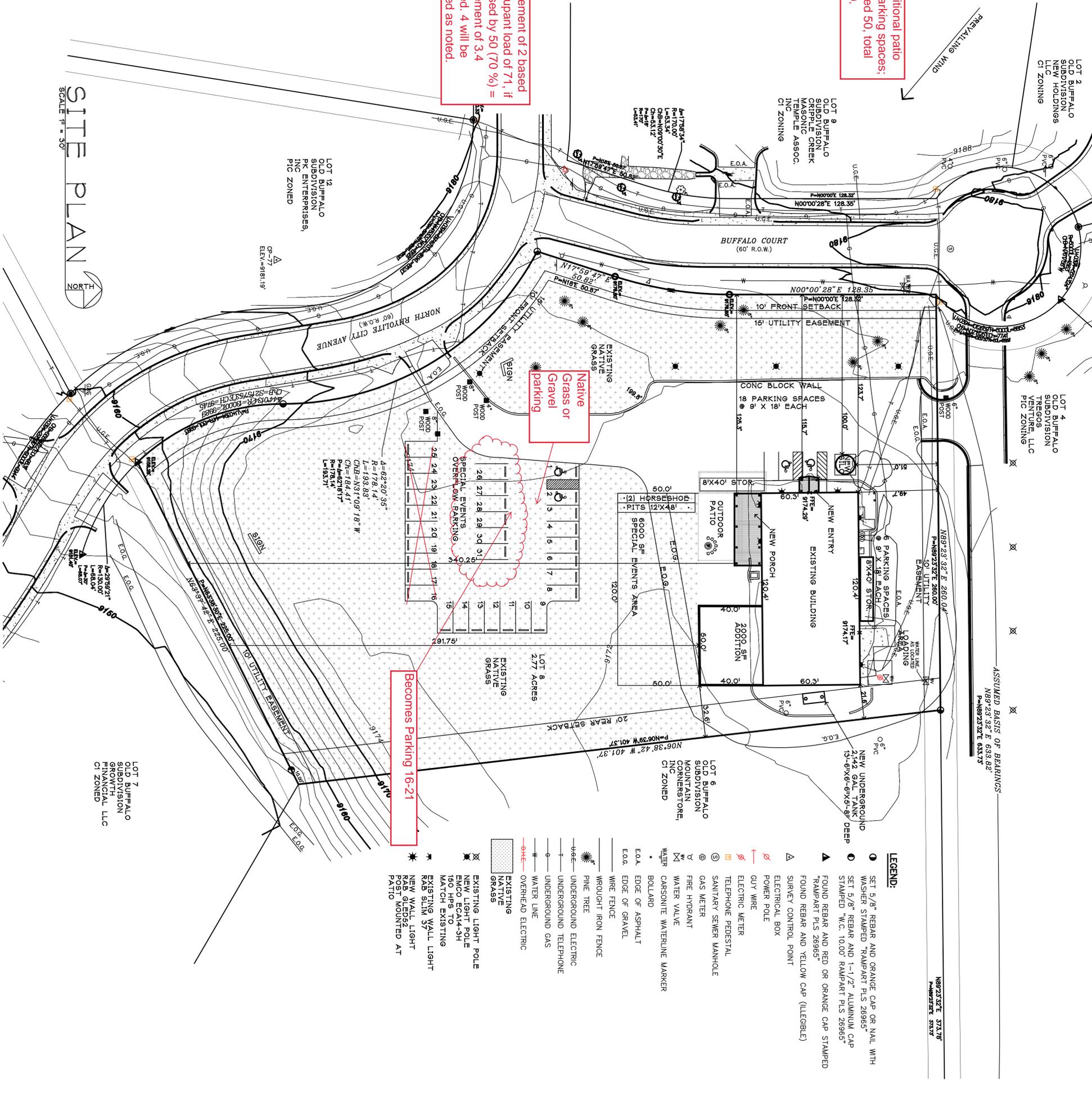
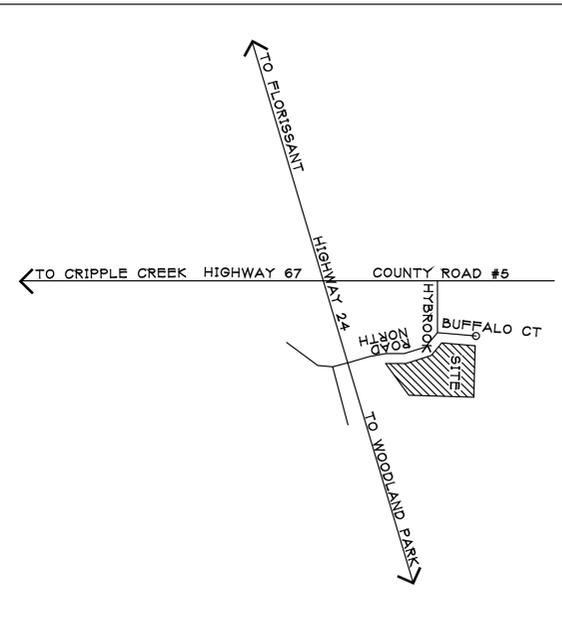
F-2 OCCUPANCY  
FACTORY INDUSTRIAL  
7411 SQ. FT. GROSS

PROPOSED:  
F-2 OCCUPANCY  
FACTORY INDUSTRIAL  
LOW HAZARD  
BEVERAGES 16K ALCOHOL OR LESS  
9889 SQ. FT. TOTAL BUILDING  
ACCESSORY USE <10% = 988 SQ. FT.  
740 SQ. FT. TASTING AREA

<b>GENERAL INFORMATION</b>	
SP1	NTS
<b>BUILDING CODE</b>	
SCOPE OF PROJECT: 2678 SF ADDITION EXISTING AND SPECIAL EVENTS AREA	
F-2 OCCUPANCY FACTORY INDUSTRIAL 7411 SQ. FT. GROSS	
PROPOSED: F-2 OCCUPANCY FACTORY INDUSTRIAL LOW HAZARD BEVERAGES 16K ALCOHOL OR LESS 9889 SQ. FT. TOTAL BUILDING ACCESSORY USE <10% = 988 SQ. FT. 740 SQ. FT. TASTING AREA	
OCCUPANT LOAD:	
3285 SQ. FT. WAREHOUSE @ 1/600 = 66 OCCUPANTS	
2285 SQ. FT. SPECIAL EVENTS RM @ 1/100 = 2285 OCCUPANTS	
4459 SQ. FT. BREWING AREA @ 1/200 = 2229 OCCUPANTS	
578 SQ. FT. OFFICE AREA @ 1/100 = 5.78 OCCUPANTS	
531 SQ. FT. UNCONCENTRATED TABLES @ 1/15 = 35.4 OCCUPANTS	
209 SQ. FT. BARKITCHEN @ 1/200 = 1.0 OCCUPANTS	
<b>TOTAL BUILDING OCCUPANTS = 71 OCCUPANTS</b>	
<b>REQUIRED WATER CLOSET FIXTURES</b>	
6.6 WAREHOUSE OCCUPANTS @ 1/100 = 0.066	
22.2 BREWING AREA OCCUPANTS @ 1/100 = 0.222	
5.7 OFFICE AREA OCCUPANTS @ 1/100 = 0.057	
35.4 TAP ROOM OCCUPANTS @ 1/40 = 0.88	
1.0 BARKITCHEN OCCUPANTS @ 1/40 = 0.02	
<b>TOTAL WC READ = 2 - TOTAL WC PROVIDED = 4</b>	
<b>REQUIRED LAVATORY FIXTURES</b>	
6.6 WAREHOUSE OCCUPANTS @ 1/100 = 0.066	
22.2 BREWING AREA OCCUPANTS @ 1/100 = 0.222	
5.7 OFFICE AREA OCCUPANTS @ 1/100 = 0.057	
35.4 TAP ROOM OCCUPANTS @ 1/75 = 0.47	
1.0 BARKITCHEN OCCUPANTS @ 1/75 = 0.01	
<b>TOTAL LAV READ = 2 - TOTAL LAV PROVIDED = 4</b>	

Add 50 additional patio seats=23 parking spaces; Total required 50, total provided 50.

Requirement of 2 based on occupant load of 71, if increased by 50 (70%) = requirement of 3.4 required. 4 will be provided as noted.



Becomes Parking 16-21

Native Grass or Gravel parking

- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP OR NAIL WITH WASHER STAMPED "RAMPART PLS 26965"
  - SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "W.C. 10.00 RAMPART PLS 26965"
  - ▲ FOUND REBAR AND RED OR ORANGE CAP STAMPED "RAMPART PLS 26965"
  - ▲ FOUND REBAR AND YELLOW CAP (ILLEGIBLE)
  - FOUND REBAR AND YELLOW CAP (ILLEGIBLE)
  - SURVEY CONTROL POINT
  - ELECTRICAL BOX
  - POWER POLE
  - GUY WIRE
  - ELECTRIC METER
  - TELEPHONE PEDESTAL
  - SANITARY SINKER MANHOLE
  - GAS METER
  - FIRE HYDRANT
  - WATER VALVE
  - CARSONITE WATERLINE MARKER
  - BOLLARD
  - EDGE OF ASPHALT
  - EDGE OF GRAVEL
  - WIRE FENCE
  - WROUGHT IRON FENCE
  - PINE TREE
  - UNDERGROUND ELECTRIC
  - UNDERGROUND TELEPHONE
  - UNDERGROUND GAS
  - WATER LINE
  - OVERHEAD ELECTRIC
  - EXISTING NATIVE GRASS
  - EXISTING LIGHT POLE
  - NEW LIGHT POLE
  - EMCO ECA14-3H 150 HPS TO MATCH EXISTING
  - RAB SLIM 37 NEW WALL LIGHT RAB QLED2 POST MOUNTED AT PATIO

**SITE PLAN**  
SCALE 1" = 30'

3 VICINITY MAP  
SP1 NTS

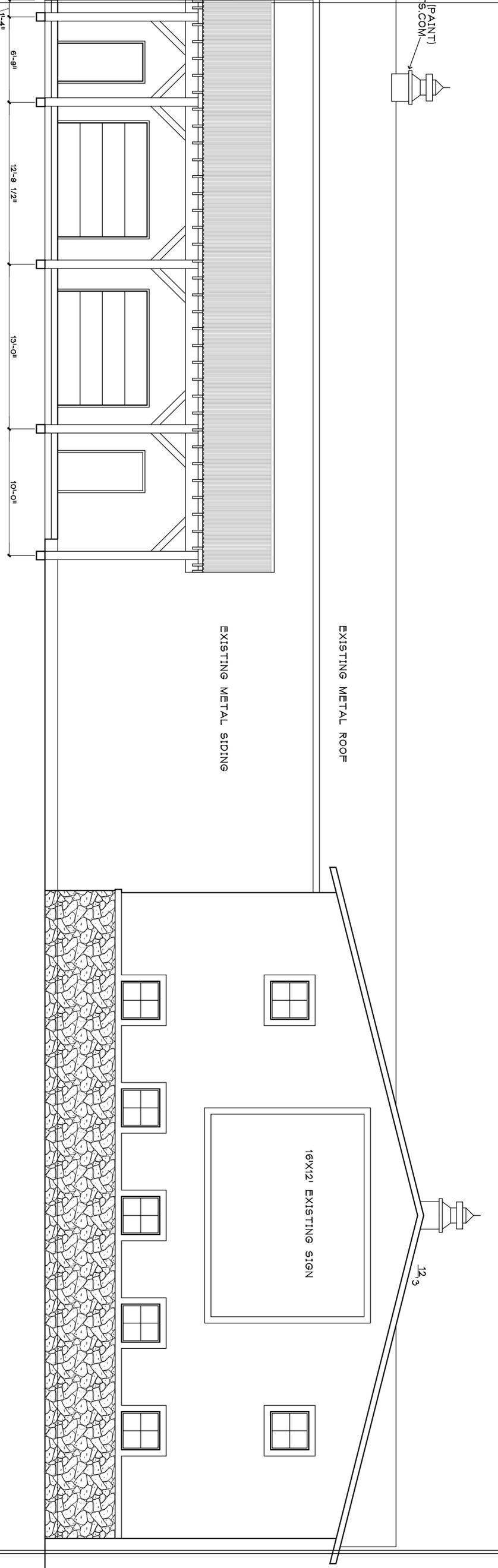
4 SITE PLAN  
SCALE 1" = 30'

# Exhibit B

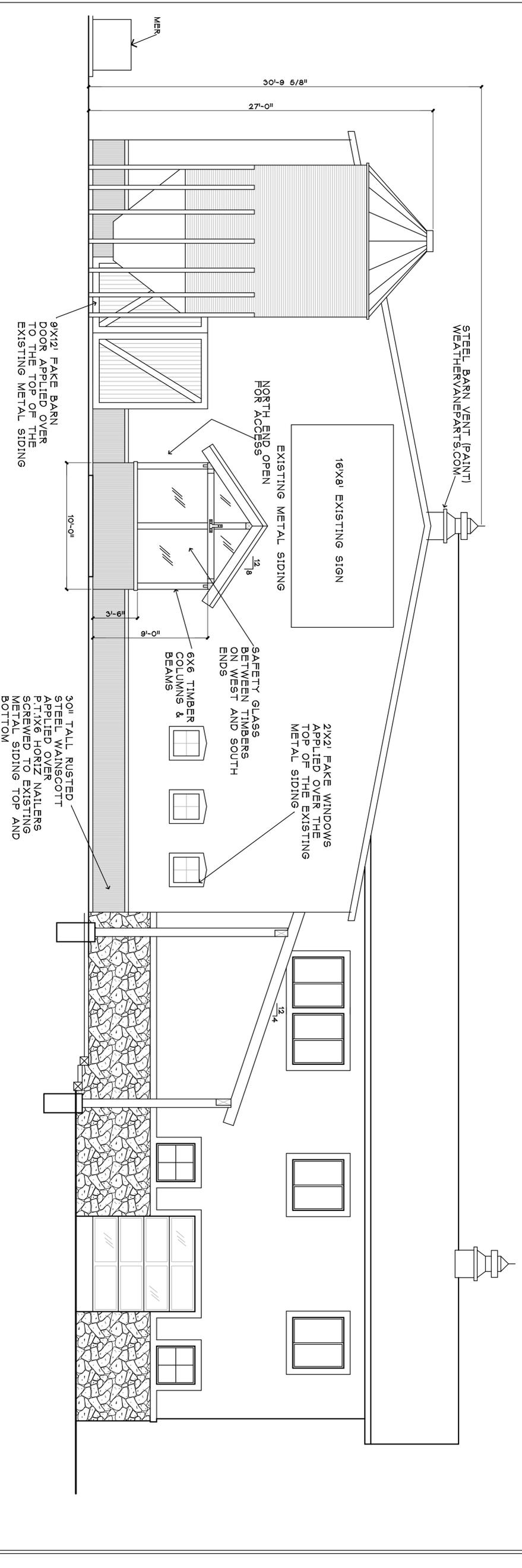
## Preliminary Elevation Profiles

STEEL BARN VENT (PAINT)  
WEATHERVANEPARTS.COM

EXISTING STORAGE  
TANKER IN  
GROUND



1 SOUTH ELEVATION  
SCALE 3/16" = 1'-0"



2 WEST ELEVATION  
SCALE 3/16" = 1'-0"

SEAL

PRELIMINARY

DATE  
11-10-17

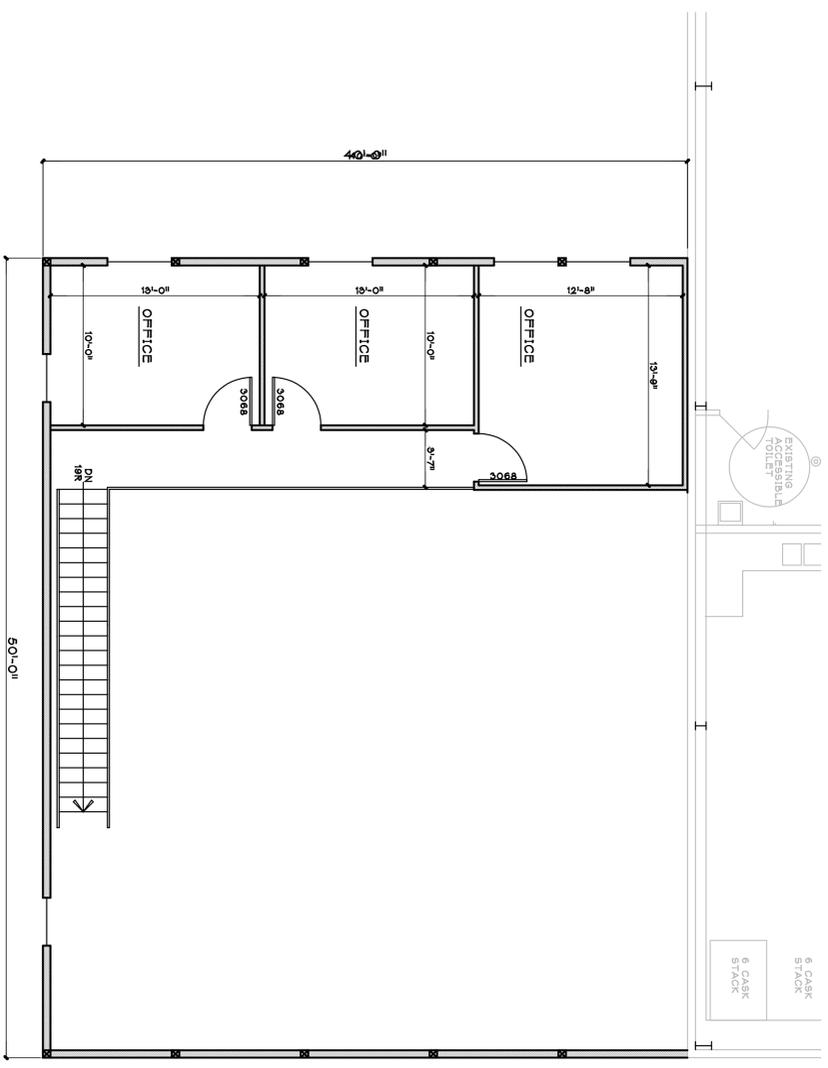
REVISIONS

PARADOX BREWING  
ADDITION  
LOT 8 OLD BUFFALO SUB  
10 BUFFALO COURT  
DIVIDE, COLORADO

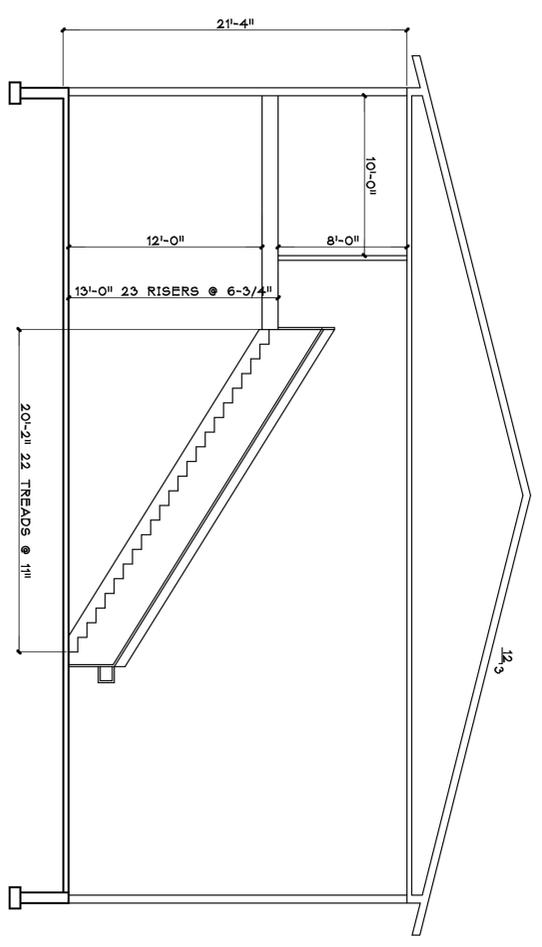
CRS Architects, LLC  
1231 Rampart Range Road  
Woodland Park, CO 80863  
719-687-1787 719-687-1443 FAX

SHEET

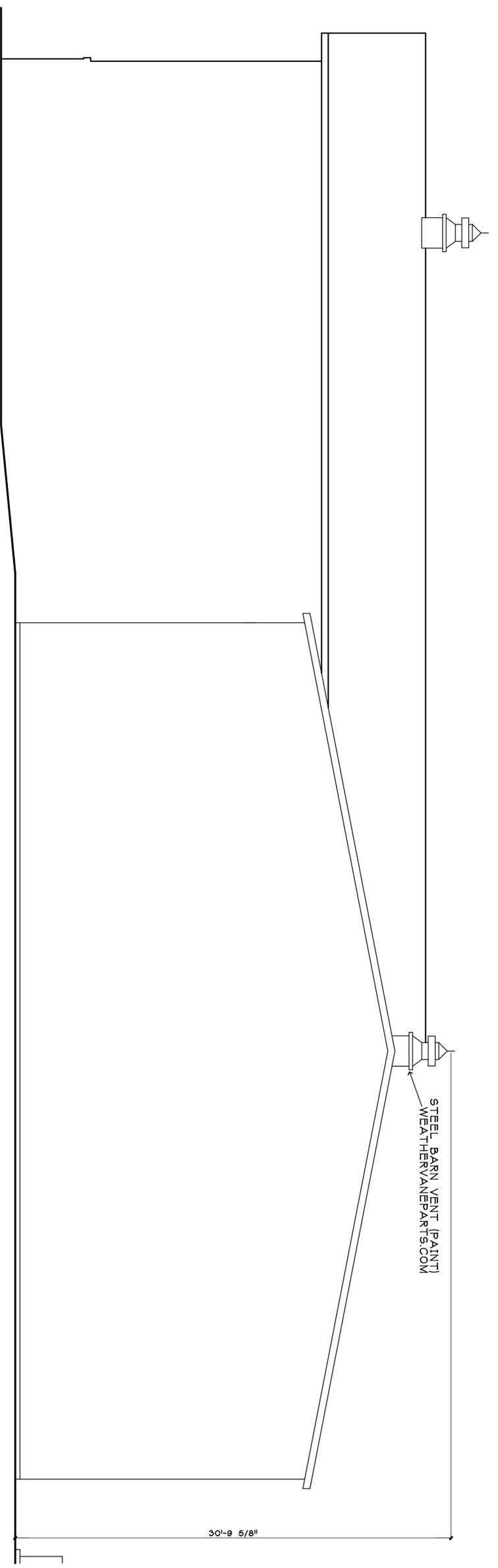
A2



1 UPPER LEVEL PLAN  
SCALE 3/16" = 1'-0"



2 BUILDING SECTION  
SCALE 3/16" = 1'-0"



3 EAST ELEVATION  
SCALE 3/16" = 1'-0"

SEAL

PRELIMINARY

DATE  
11-10-17

REVISIONS

PARADOX BREWING  
ADDITION  
LOT 8 OLD BUFFALO SUB  
10 BUFFALO COURT  
DIVIDE, COLORADO

CRS Architects, LLC  
1231 Rampart Range Road  
Woodland Park, CO 80863  
719-687-1787 719-687-1443 FAX

SHEET

A3

# Exhibit C

## Teller County Wastewater Utility Application



**TELLER COUNTY BUILDING DEPARTMENT**

800 Research Drive  
Woodland Park, CO 80863  
Website: <http://co.teller.co.us>

12/11/2017 2:19:23 PM  
(CSDS)  
Receipt #: 923516

Invoice

Contractor: PK ENTERPRISES, INC. (363)

Transaction Summary

Account	Description	Reference	Amount
70-0070-1695-000	TCWU Application Fee	TCWU	\$50.00
70-0070-0825-000	Contributed Capital	TCWU	\$5,900.00

Total Due: \$5,950.00

Payment Summary

Account	Description	Reference	Amount
5020000	COLLECTION, CHECK	24119	\$5,950.00

Total Tendered: \$5,950.00

Comment: 10 BUFFALO COURT

# PK ENTERPRISES, INC.

P.O. Box 729 • 11115 W. Hwy. 24 • Divide, CO 80814 • 719-687-6011 • Fax 719-687-6788

---

December 11, 2017

Teller County Wastewater Utility  
P.O. Box 805  
Divide, CO 80814

Re: Application for Additional Fixture Unit Equivalentents (FUEs) and additional 2000 gallon holding vault for 10 Buffalo Court, Divide

To Whom It May Concern:

This letter accompanies a completed Teller County Wastewater Utility Service Application form and cut sheets for the proposed 2000 gallon holding vault and alarm.

### **Introduction:**

Paradox Beer Company (Paradox) is operated at 10 Buffalo Court in Divide, CO. The building is owned by Pete Kuyper. Past planning approvals for the property included a CUP to operate the micro-brewery. Approval included side-streaming all brew process related wastes to a holding vault to be hauled for disposal outside of the TCWU service area. This arrangement was due to the high organic loading the brewery production waste would have placed on the TCWU treatment plant. Only domestic wastewater effluent from Paradox is currently treated by TCWU.

This FUE application is being submitted as there are no outstanding taps/FUEs available to PK Enterprises, or Pete Kuyper, and a proposed addition to Paradox is planned. The proposed project consists of a 2000 sq. ft. addition to the building. This addition will allow the existing ground floor area to be used for large wood aging barrels in the production process, with offices being moved to the new upstairs office space with a restroom. Additional brew process waste produced by the expanded production area will be side-streamed to the proposed 2000 gallon holding vault, installed adjacent to the existing vault, and hauled outside of the TCWU service area for disposal.

It should also be noted that the owner is applying to Teller County Planning for an amendment to allow hosting of a limited number of restricted special events at Paradox. While this will result in an additional 50 occupants, portable restrooms will handle any additional wastewater loading associated with the amendment. The special events will have no additional impact on TCWU. The proposed expansion referenced in this Application is contingent on Teller County Planning Commission approval of the amendment.

### **Wastewater Characteristics:**

#### **Current:**

All current brew process waste is side-streamed to a holding vault and hauled off-site for disposal, due to TCWU's BOD loading limitations. In addition, there is no significant kitchen-related waste sent to the sanitary sewer (treated by TCWU). The waste currently sent to TCWU is mainly from hand sinks and restrooms; regular domestic waste.

***Proposed:***

***FUEs:*** The proposed addition consists of upstairs office space and a restroom, producing domestic wastewater. TCWU Regulations assign domestic waste with BOD & TSS concentrations of 200 mg/L, each.

***Vault:*** Due to the high BOD concentrations of waste generated from the expanded downstairs production area, all additional brew process waste will be side-streamed to the proposed holding vault and hauled off-site for disposal outside of the TCWU service area.

**Flow Analysis:**

***Current:*** Paradox metered water usage, over a twelve (12) month period, averages 8000 gallons per month. Holding vault haul records indicate that approximately 2000 gallons, or 25% of water used, never goes to the TCWU system. Currently, approximately 6000 gallons per month is estimated to be treated at the TCWU plant, and that waste is not of a high BOD/TSS loading characteristic, due to Paradox's holding and hauling of all brew wastes.

***Proposed:***

***FUEs:*** The proposed Paradox addition includes seven (7) additional FUEs composed of the following:

- Toilet (tank style) 4 FUEs
- Lavatory (single) 1 FUE
- Shower stall 2 FUEs
- **Total additional FUEs 7**

Flow from these fixtures will go to TCWU and will consist of domestic wastewater. The fixtures will be located in an upstairs office-use area with an estimated flow to TCWU of 13 gpd per employee, per the USEPA Onsite Wastewater Treatment Systems Manual. Paradox anticipates 5-6 employees will utilize this office space.

***Vault:*** Due to the high BOD concentrations of waste generated from the expanded downstairs production area, all additional brew process waste will be side-streamed to the proposed holding vault and hauled off-site for disposal. The proposed vault results in no flow increase to TCWU.

**Expected Impact on TCWU:**

The following are loading calculations based on the addition of one office bathroom in the proposed Paradox addition. It should be noted that the 6-employee figure used in the calculations represents the current workforce at Paradox. The proposed addition is not directly related to any increase in work force. The actual impact on TCWU may be 'zero'.

Additional daily hydraulic loading = 13 gpd x 6 employees using office = 78 gpd = 0.000078 MGD  
200 mg/L = BOD concentration assigned to domestic waste (TCWU Regulations)  
200 mg/L = TSS concentration assigned to domestic waste (TCWU Regulations)

Additional daily BOD loading, lbs/day = 0.000078 MGD x 200 mg/L x 8.34 lbs/gal = 0.13 lbs/day  
Additional daily TSS loading, lbs/day = 0.000078 MGD x 200 mg/L x 8.34 lbs/gal = 0.13 lbs/day

There will be no impact resulting from any brew process waste and there will be no additional loading from any special events (due to portable toilets).

**Summary:**

The attached application requests approval of an additional 15 FUE increment to cover the office/restroom expansion at Paradox, totaling 7 FUEs. Loading impacts on TCWU, as demonstrated above, are minimal to non-existent, since work force is not increasing as a result of the addition, and no brew process waste or additional loading from special events will occur.

Thank you for your review of this application for additional FUEs within the TCWU service area.

Please contact me if you have additional questions.

Sincerely,



Bryan Johnson  
Executive Vice President  
PK Enterprises, Inc.  
719-687-6011

**Attachments/Enclosures:**

- Completed application form
- 2000T-1CP cut sheet
- Versa'larm cut sheet





Teller County Wastewater Utility  
 PO Box 805  
 Divide, CO 80814  
 Tel: 719-687-8812  
 Fax: 719-686-5454

## TELLER COUNTY WASTEWATER UTILITY SERVICE APPLICATION

*This area must be filled in and service must be approved by the Wastewater Utility Manager  
 PRIOR to permit application with the Building Department, 687-3048: (determination from the Wastewater  
 Utility Manager may take up to 10 working days)*

Service Permit Charge: \$5950

(Check if this tap has been previously purchased)

System Development Charge: \_\_\_\_\_

Recovery Contract Charge: \_\_\_\_\_

Disconnection Charge: \_\_\_\_\_

T.C.W.U. APPROVAL FOR SERVICE SIGNATURE & DATE

**PROPERTY OWNER INFORMATION:**

NAME: Pete Kuyper

MAILING ADDRESS: PO Box 729

OWNER'S PHONE NUMBER: 719-687-6011

**RESPONSIBLE CONTRACTORS:**

MASTER PLUMBER: \_\_\_\_\_

T.C. LICENSE #: \_\_\_\_\_

EXCAVATOR: \_\_\_\_\_

T.C. LICENSE #: \_\_\_\_\_

**PROPERTY INFORMATION:**

LEGAL DESCRIPTION: L8 Old Buffalo Subdivision

PARCEL I.D. # (ASSESSORS OFFICE 689-2941): Acct # R0000231

STREET ADDRESS: 10 Buffalo Court

TYPE OF STRUCTURE: SFR \_\_\_ MH \_\_\_ DUP \_\_\_ CONDO \_\_\_

MF \_\_\_ COMM  OTHER: \_\_\_\_\_

EXISTING \_\_\_ NEW \_\_\_ REMODEL \_\_\_ ADDITION  OTHER: \_\_\_\_\_

# OF BLDS. \_\_\_ # OF SERVICE CONNECTION \_\_\_ # OF UNITS \_\_\_

# OF FIXTURE EQUIVALENTS 7 SEWER MAIN EXTENSION (CIRCLE ONE): YES  NO   
Needed; Applying for a 15 FUE commercial increment

INDICATE THE NUMBER OF MANHOLES: NA

PERMIT APPLICATION & INSPECTION FEES:

APPLICATION FEE - \$50.00 ;  INSPECTIONS - \$50.00 EACH \_\_\_\_\_

SEWER MAIN - \$50 APPLICATION & \$42 FOR EACH MANHOLE \_\_\_\_\_

(CSDS INSPECTS CONNECTION TO MAIN)

RESIDENTIAL CONNECTION: \$50 APPLICATION FEE (THIS INCLUDES ONLY 1 INSPECTION)

TOTAL RECEIVED: \_\_\_\_\_

INITIAL METER READING: \_\_\_\_\_

DATE: \_\_\_\_\_

INSPECTOR: \_\_\_\_\_

FORWARD INFORMATION TO PUBLIC WORKS

GENERAL INFORMATION:

The rules & regulations for sewer mains and services are contained in the Teller County Wastewater Manual. The manual is available at Teller County Public Works, 308-A Weaverville Rd., Divide, CO 80814, for reference.

INSPECTIONS:

Inspections will only be done AFTER; All fees have been assigned and paid, approval is obtained from the Wastewater Utility Manager, and the permit is approved & issued by the Public Works Department. Tap connection inspection must be scheduled with CSDS a minimum 24 hours in advance. All other inspections need to be scheduled with a minimum of 24 hour notice with the Public Works Department.

CONFINED SPACE ENTRY

A confined space entry permit will be required for entry into any Utility owned structure meeting confined space entry requirements. Permit fee is \$50.00. Permit must be issued by TCWU at least 24 hours prior to any confined space entry.

For sewer mains, the following items will be inspected:  
(please note: a video tape may be required by the inspector)

Manholes & the distances between manholes, Size & materials of Connections, Slope, Lining, Bedding, Fill

BY SIGNING BELOW, I (WE) CERTIFY THAT THE INFORMATION PROVIDED IS CORRECT, TRUE, AND ACCURATE TO THE BEST OF MY (OUR) KNOWLEDGE.

\_\_\_\_\_  
PLUMBER'S SIGNATURE & DATE

\_\_\_\_\_  
PROPERTY OWNER(S) SIGNATURE & DATE

**Item #  
2000T-1CP**

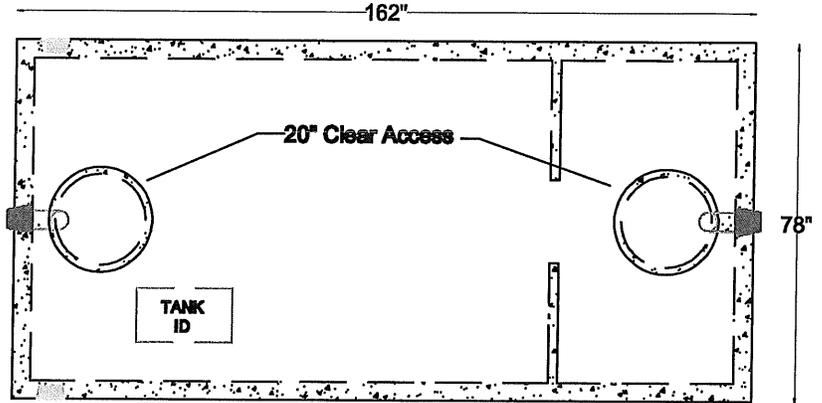
**2000 Gallon Top Seam  
One Compartment**

**DESIGN NOTES**

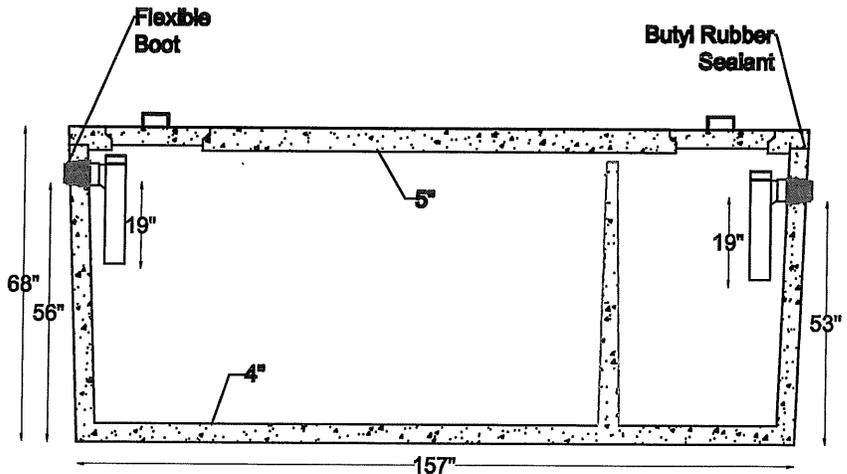
- Design per performance test per ASTM C1227
- Top surface area 87.75 ft<sup>2</sup>
- f'c @ 28 days; concrete = 6,000 PSI Min.

**Installation:**

- Tank to be set on 5" min. sand bed or pea gravel
- Tank to be backfilled uniformly on all sides in lifts less than 24" and mechanically compacted
- Excavated material may be used for backfill, provided large stones are removed
- Excavation should be dewatered and tank filled with water prior to being put in service for installation with water table less than 2' below grade
- Meets C1644-06 for resilient connectors
- Inlet and Outlet identified above pipe
- Delivered complete with internal piping
- PVC or concrete risers available
- Secondary safety screen available with PVC riser
- Option of pump or siphon installed



**Top View**



**Section View**

ALLOWABLE BURY (Based on Water Table)	
WATER TABLE	ALLOWABLE EARTH FILL
0' - 0"	3' - 0"
1' - 0"	3' - 0"
2' - 0"	4' - 0"
3' - 0"	4' - 0"
DRY	4' - 0"

Digging Specs	Invert		Dimensions			Net Capacity	Net Weight		
							Lid	Tank	Total
15' Long x 8' Wide 56" below inlet invert	Inlet 56"	Outlet 53"	Length 162"	Width 78"	Height 68"	2,142 gallons	5,420 lbs	15,140 lbs	20,560 lbs



**Water &  
Wastewater**

- Systems
- Products
- Service

**(719) 395-6764**

**Fax: (719) 395-3727**

**Website: www.valleyprecast.com**

**Email: frontdesk@valleyprecast.com**

**28005 Co. Rd. 317**

**P.O. Box 925**

**Buena Vista, CO 81211**

Indoor/Outdoor Tank Alarm

# VERSA'LARM™ I/O

## Leading Edge Design



### Dual Rated for either Indoor or Outdoor Use

- ▶ Type 1—Indoor use.
- ▶ Type 4X—Waterproof against pressurized wash-downs for outdoor use.

### High Integrity Design

- ▶ Auto-reset feature automatically resets buzzer when alarm condition clears.

### Environmentally Safe

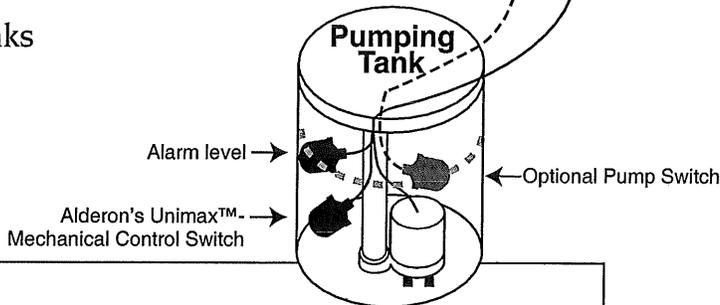
- ▶ Patented mechanical float switch eliminates hazardous mercury.

## Applications

- ▶ Lift pump chambers
- ▶ Holding tanks
- ▶ Sump pump basins
- ▶ Water tanks
- ▶ Septic tanks

**NEW**

Optional Terminal Block for Pump Switch Connection



The Versalarm™ I/O is powered by 120 VAC. When the float switch closes the buzzer and light will be activated. Pressing the silence button silences the buzzer. When the alarm condition is cleared, the system automatically resets itself.

## Features

**Automatic Buzzer Reset**  
Eliminates errors

**Red Polycarbonate Beacon**  
High visibility

**Alarm Buzzer**  
Loud 100 db warble

**Terminal Block**  
Fast connections

**Fuse – 1 Amp**  
Protects internal wiring

**Entire System Dual Rated**  
**Type 1 and 4X**  
Indoor or outdoor use

**Test/Silence Switches**  
Easy service

**Internal Wiring Diagram**  
Quick installation

**3-Year Warranty**  
Guaranteed performance

**UL Listed**  
Listed by UL for safety and performance



Leading Edge Control Products

Alarm Systems

Control Panels

Float Switches

Leak Detection Systems

# Indoor/Outdoor Tank Alarm

## VERSA'LARM™ I/O

### Specifications



**Versa'larm™ I/O**

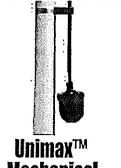
**Primary Power:** 120 VAC, 50/60 Hz  
**Watts:** 15 watts  
**Fuse:** 1 amp fast-acting type AGC  
**Buzzer:** 100 db warble  
**Switch:** 120 VAC, 1 amp minimum  
 (Signaling device) Single pole, single throw  
**Enclosure:** PVC UL type 4X  
**System Rating:** UL type 1 and 4X

**Unimax™ Float**

**Electrical:** 4 amps, 120/230VAC  
**Operating Temperature:** 0-140 F  
**Cable:** SJOW-flexible, 16 gauge, water resistant, rubber (CPE)  
**Float Housing:** High impact PVC  
**Switch Arrangement:** Single pole, single throw  
**Switching Differential:** 10 degrees total

### Order Numbers

**Indoor / Outdoor Versa'larm™ I/O**  
 Alarm is dual rated, Type 1 indoor and Type 4X outdoor and includes Auto Reset

Part Number	Description	 Versa'larm™ I/O	 Unimax™ Mechanical Float Switch	 Optional Terminal Block
7031	Alarm panel only (no sensor)	X		
7004	Tank Alarm - High Level, 15' Cable	X	X	
7032	Tank Alarm - High Level, 20' Cable	X	X	
7033	Tank Alarm - Low Level, 15' Cable	X	X	
B	Optional Terminal Block for Pump Switch connection. <b>Place B after part #</b>			X

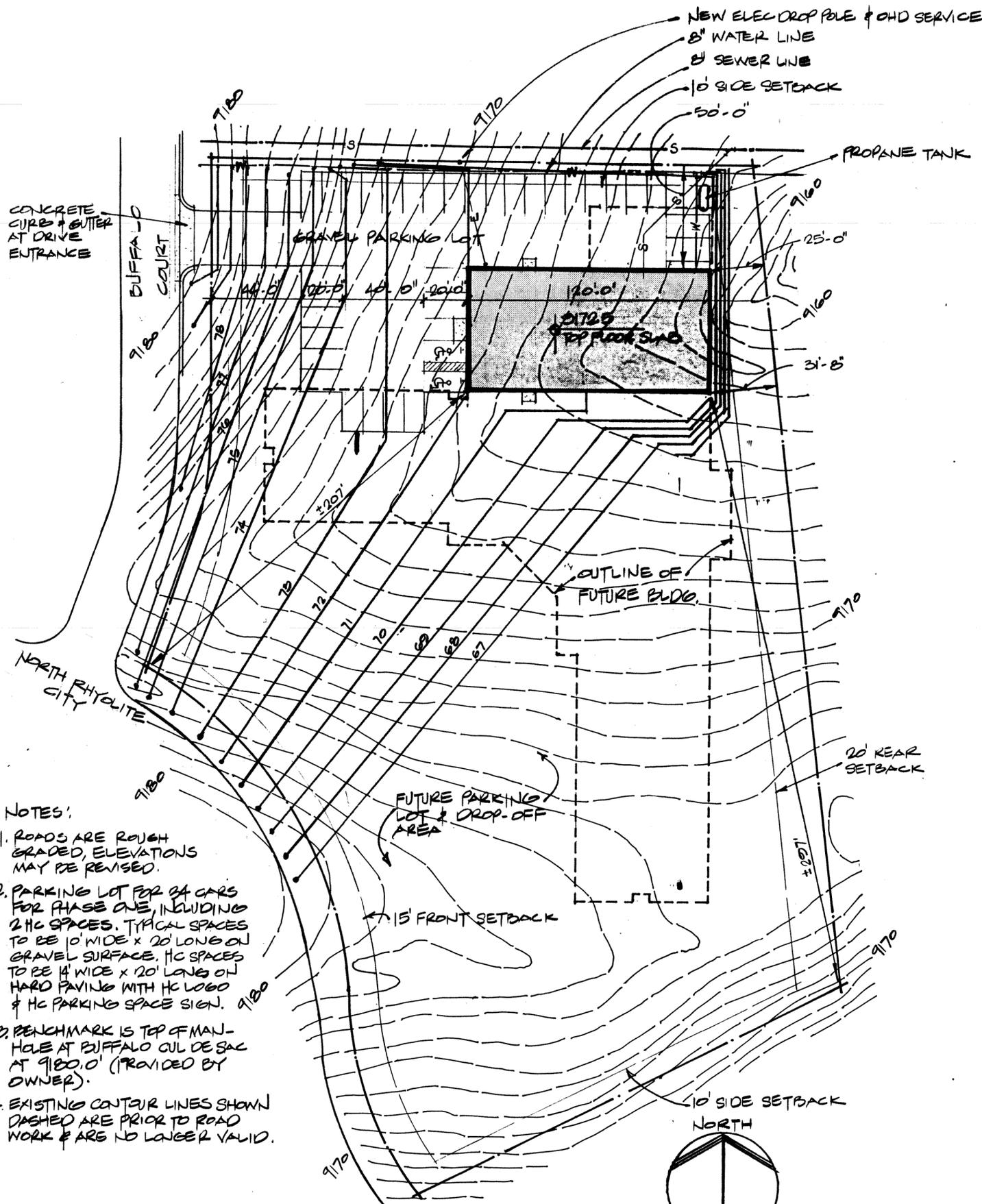


Leading Edge Control Products

L1008-Rev.B

# Exhibit D

## Original Site Plan



- NOTES:
1. ROADS ARE ROUGH GRADED, ELEVATIONS MAY BE REVISED.
  2. PARKING LOT FOR 24 CARS FOR PHASE ONE, INCLUDING 2 HC SPACES. TYPICAL SPACES TO BE 10' WIDE X 20' LONG ON GRAVEL SURFACE. HC SPACES TO BE 14' WIDE X 20' LONG ON HARD PAVING WITH HC LOGO & HC PARKING SPACE SIGN.
  3. BENCHMARK IS TOP OF MAN-HOLE AT BUFFALO CUL DE SAC AT 9180.0' (PROVIDED BY OWNER).
  4. EXISTING CONTOUR LINES SHOWN DASHED ARE PRIOR TO ROAD WORK & ARE NO LONGER VALID.

ZONING: C-1 TELLER COUNTY  
 LEGAL: LOT 8, OLD BUFFALO SUBD. TELLER CO.  
 STREET: 10 BUFFALO COURT, DIVIDE, CO. 80814

**SITE PLAN**

1" = 40'

**General Notes:**

1. The proposed building is a pre-engineered steel structure as provided by Mid-West Steel Building Company. See additional design drawings supplied by Mid-West for more information on structure and erection. General Contractor to coordinate as required. Building is to be erected per information and design as provided by Mid-West.
2. The use of this building may vary as this project is further developed. The immediate use will be as a recreation center with motor vehicle storage on the east end. The recreation center will see very limited use at this time. See site plan for areas of future development, which may be either a school facility, or commercial retail use. As this project is further developed, the necessary code compliance items will be updated as required.
3. See Mid-West drawings for structural design and engineering information. The foundation design is to be done by Consulting Structural Engineers, Inc. All work shall comply with these General Notes, Drawings and all applicable building codes and zoning regulations in effect for Teller County and the town of Divide. The General Contractor shall be appropriately licensed in Teller County, and shall be responsible for coordination of all work.
4. The Contractor shall promptly report to the Architect all discrepancies in the drawings for proper adjustments.
5. All dimensions indicate centerline of beams or face of framing members unless noted otherwise. Noted dimensions take precedence over scale dimensions.
6. Utilities are to be connected to the Divide sewer and water district. Field verify all utility locations prior to start of construction.
7. Floor Areas:
 

Recreation Center:	4,800 SF
Vehicle Storage:	2,400 SF
Total Area:	7,200 SF
8. Building Code Info: "14 UBC  
 Building Occupancy Groups: A-2.1/S-3 (GYM/GARAGE)  
 Required Separation Wall: 3 Hour Rated Construction  
 Construction Type: Type V-NR with sprinkler system installed  
 Maximum Building Area/Height: 10,500 SF/Two Stories  
 Actual Building Area/Height: 7,200 SF/One Story 23'-0"
9. ENTIRE BUILDING IS TO BE FIRE SPRINKLERED, DESIGN & LAYOUT PER FIRE SPRINKLER COMPANY. ALL FIRE SPRINKLER HEADS ARE TO BE PROTECTED WITH A WIRE GUARD CAGE.
10. ALL ELECTRICAL WIRING TO BE IN CONDUIT, ELECTRIC DESIGN & SPECIFICATIONS BY OTHERS
11. MAXIMUM OCCUPANT LOADS TO BE POSTED IN EACH AREA:
 

GYMNASIUM:	312 PERSONS
GARAGE:	11 PERSONS

David J. Dernbach Architect  
 PO BOX 529  
 940 SUN VALLEY DRIVE  
 WOODLAND PARK COLORADO 80866  
 (719) 687-9661

**RECREATION CENTER**  
 10 BUFFALO COURT, DIVIDE, CO 80814  
 LOT 8, OLD BUFFALO SUBD., TELLER COUNTY

GENERAL NOTES  
 SITE PLAN

REVISIONS	DATE	BY

DATE: 9.3.97  
 PROJECT NO. 07130  
 DRAWN BY: QJD  
 SHEET NO.

# Exhibit E

## Teller County Planning Department Application Cover Letter With Map

# PK ENTERPRISES, INC.

P.O. Box 378 • 11115 W. Hwy. 24 • Divide, CO 80814 • 719-687-6011 • Fax 719-687-6788

November 12, 1999

Teller County Planning Department  
Teller County Planning Commission  
PO Box 1886  
Woodland Park CO 80866

Dear Ladies and Gentlemen:

Please find enclosed our application to rezone Lots 3 and 4 Old Buffalo Subdivision, Divide, Teller County, from C-1 to PIC. (Old Buffalo PIC #2).

### Concept Statement:

Our intent is to develop an area for light industrial businesses that is accessible to Highway affordable, has coordinated and controlled architecture and covenants but is not highly visible from our main highways and roads.

There are currently uses in Divide C-1 that are illegal or non-conforming. This development will provide an area appropriate for businesses that don't need retail visibility and typically use simple metal structures. Most of these businesses have minor negative impacts and this is an area that allows us to mitigate any impacts that do arise by using berming and simple landscaping techniques.

On the enclosed map of Old Buffalo Subdivision we have shown three areas that we envision. Each area will have its own architectural and landscaping elements. Area 1, which includes Lots 3 and 4 and is the least visible will consist of simple metal structures. As the areas get more visible (area 2), the required architectural elements and theme will become more stringent. Area 3, the most visible area will have the strictest requirements.

### Drainage:

Enclosed is a drainage report from URS. We used the maximum allowable lot coverage of 75% to calculate developed flows. We will either build a detention pond to handle developed flows on our site or work with the neighbor to build him a stock watering pond that will handle the flows.

Traffic:

Old Buffalo PIC #2 fronts on Buffalo Court, a cul-de-sac which has curb and gutter with a 4" asphalt mat with 28' curb face to curb face. Sidewalks will be installed in the Summer of 2000. The road is designed with an EDLA of 50 which is greater than the design standards for Colorado Springs collector streets (EDLA 35).

The PIC uses (mechanical welding shop lot 3 and a storage project lot 4), will generate significantly less traffic than allowable uses in the C-1 zone.

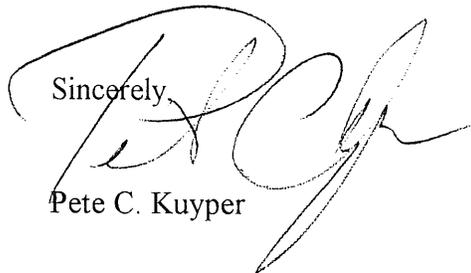
Based on past experience, 135 storage units will generate less than 13 average daily trips. A phase II expansion consisting of up to an additional 200 units would be less than an additional 20 trips per day. The mechanical / welding shop generates minimum traffic from material deliveries and arrival and departure of customers. I estimate there are less than 20 trips per day. Even considering possible alternative uses for this building the traffic levels are easily handled by the improvements on Buffalo Court.

Conformance with Master Plan:

This request is in conformance with the Divide Regional plan. The land is within the "Town Center Business" area (map 2) and fits within the policy statement of C.2 Town Center - General and C.3 Town Center - Business area (enclosed).

I look forward to answering any questions regarding this project. Thank you for your efforts in this matter.

Sincerely,

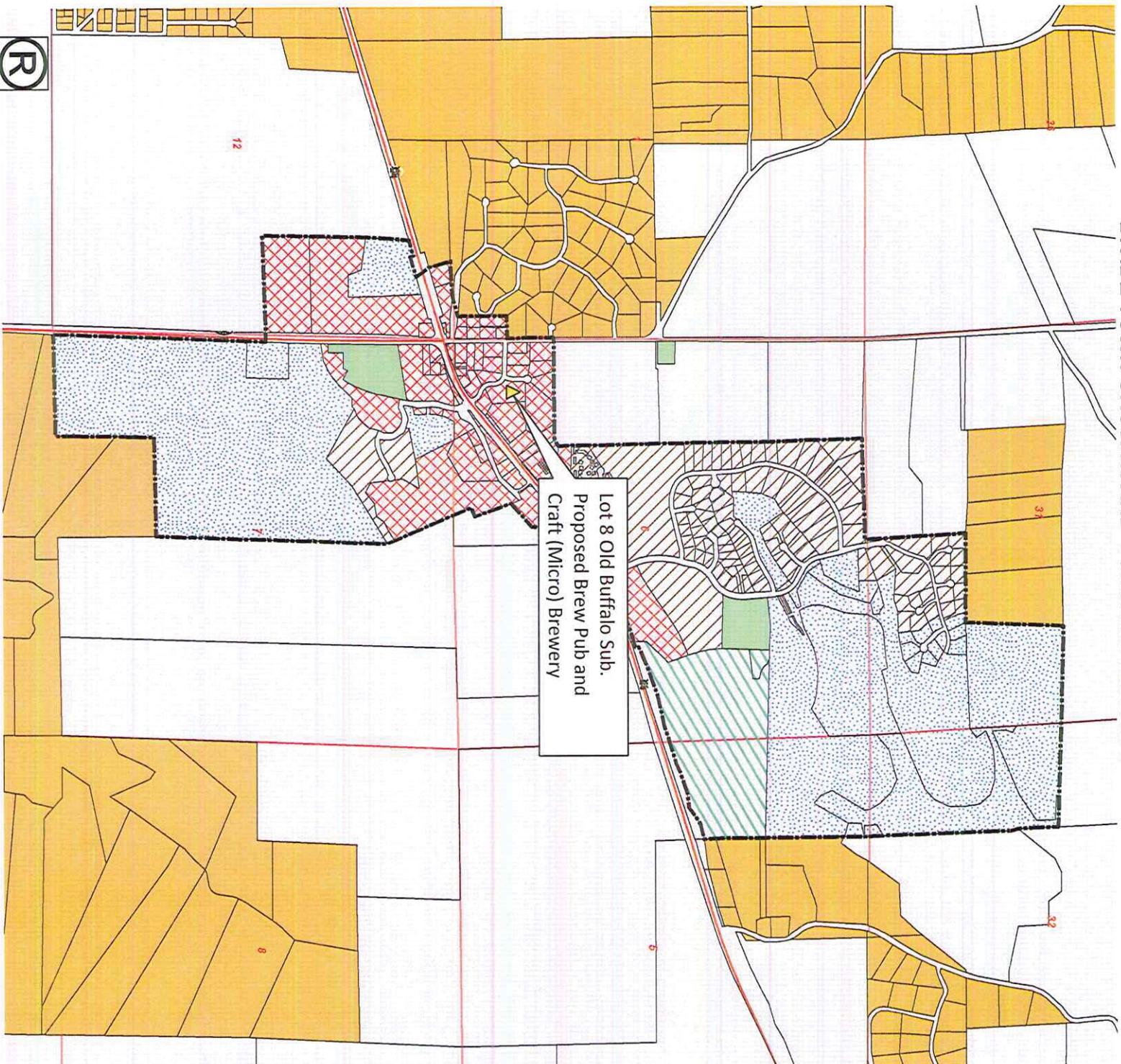


Pete C. Kuyper

PCK/dkf  
rezone



# APPENDIX B: DIVIDE TOWN GROWTH AND CONSERVATION MAP



OFFICIAL MAP - TELLER COUNTY PLANNING DEPARTMENT

Table of Map Amendments

	TOWN (Potential Development) OR RURAL RESORT (Rural Lifestyle Protection Area)		<b>GROWTH AREAS</b>
	PARK, SCHOOL, OR CELEBRARY		DIVIDE TOWN CENTER (Urban Service Area) BOUNDARY
	LIMITED GROWTH AREAS		TOWN CENTER COMMERCIAL (Community Center)
	RURAL LANDS (Fringe Protection Areas, Resource & Environmental/Sensitive Areas)		TOWN RESIDENTIAL - EXISTING (Older Neighborhoods, etc)
	RURAL RESIDENTIAL (Rural Lifestyle Protection Area)		TOWN RESIDENTIAL - NEW (Potential Development)

NOTE: Terms in parentheses refer to the Functional Planning Areas defined in the Teller County Growth Management Plan.

Original date of map: 10/05/98	
Incorporation into TOLLUR: 10/22/98	
Amended by Res. 9-9-99 (57)	For information regarding a specific property or properties, refer to the Teller County Planning Department. This map does NOT meet National Mapping Accuracy Standards
Amended by Res. 6-12-03 (23)	
Amended by Res. 6-23-03 (31)	
Amended by Res. 8-25-03 (41)	
Amended by Res. 9-7-06 (40)	
Amended by Res. 3-21-07 (17)	
Amended by Res. 3-16-10 (13)	

0 2,150 4,300 Feet

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.

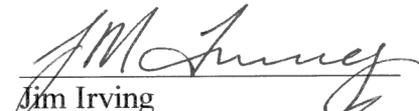
The Divide Planning Committee supports this proposed use and recommends to the Teller County Planning Commission that this application for a Conditional Use Permit be approved.

Respectfully Yours,  
The Divide Planning Committee

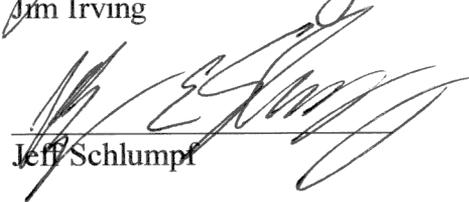
  
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Mick Bates

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Vanessa Haakenson

  
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Diana Hurst

  
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Jim Irving

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Bryan Johnson

  
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Jeff Schlumpf

  
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Allen Schultz

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Candy Shoemaker

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Zug Standing Bear

  
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Joanne Thies

  
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Brandy Williams