

Please include an analysis of the master plan

This item can be added to the Letter of intent, that way its all together

and Development Code (LDC) allows for the Special Uses of B&B and Business/Community Event Center.

These special uses are to provide local residents with a place to gather. In addition, regular math and performing arts classes to be held during week days while community events would occur on weekend days.

The B&B provides a place for guests needing to stay for multi-day events or classes. Per the Special Uses, the maximum number of rooms is limited to 12.

Available water resources has been confirmed by obtaining a Determinate of Water Rights from the State of Colorado allowing for 19.2 acre feet of water.

How is this controlled?

Septic size to not exceed 2,000 gallons per day.

Weekend days event size is limited to 50 people to mitigate any traffic congestion.

Week day class sizes are limited to 5 students.

As the building is shared for the uses, that is, week days for classes and weekend days for events, the traffic impact is minimal and would not require any road improvements. For example, left or right turn lanes, accessing Elbert Road would not be needed.

TIS has not shown this to justify

Vehicle traffic is by way of Elbert Road, a major arterial roadway, so as not impact minor roads or neighborhood roadways.

All activities are indoors and subsequently would not add to the noise in the area.

Septic/waster water treatment is limited to 2,000 gal/day so as to not impact area's water quality.

No gas appliances are planned for the facility. This includes using geothermal as primary heat source. This is to ensure the area's air quality is not impacted. No other activities would impact air quality.

For safety and security reasons, sufficient lighting will be needed for the building's entrances and parking area. No overnight vehicle parking will be permitted.