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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Planning Commission
Brian Risley, Chair

FROM: Ryan Howser, Planner I
Steve Kuehster, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: VA-20-003
Project Name: 11955 Falcon Hwy Event Center
Parcel No.: 43180-00-028

OWNER:	REPRESENTATIVE:
David & Cynthia Smallidge 11955 Falcon Highway Peyton, CO 80831	David & Cynthia Smallidge 11955 Falcon Highway Peyton, CO 80831

Commissioner District: 2

Planning Commission Hearing Date:	12/3/2020
Board of County Commissioners Hearing Date	12/22/2020

EXECUTIVE SUMMARY

A request by David & Cynthia Smallidge for approval of a variance of use to allow a business event center. The 41.92-acre property is zoned RR-5 (Residential Rural) and is located at the southeast corner of the Meridian Road and Falcon Highway intersection and is within Section 18, Township 13 South, Range 64 West of the 6th P.M. The property is included within the Falcon/Peyton Small Area Master Plan (2008).

The property is currently used for single-family residential purposes. The applicant is requesting approval to use approximately 9,000 square feet of the 41.92-acre parcel for a business event center. The site plan and letter of intent submitted in association with



the variance of use depicts and describes the activities and intensity of the use. Initiation of the use would require construction of a 2,400 square foot, single-story structure to host the use and result in site disturbance associated with parking and landscaping. The applicant proposes to use the property for private events consisting of up to 75 people, operating up to three (3) days per week during summer weekends not to extend past 10:00 PM.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by David & Cynthia Smallidge for the approval of a variance of use to allow a business event center in the RR-5 (Residential Rural) zoning district.

Waiver(s)/Deviation(s): There are no waivers or deviations associated with this request.

Authorization to Sign: There are no documents associated with this application that require signing.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

Pursuant to Section 5.3.4 of the Land Development Code, the Planning Commission and Board of County Commissioners may consider the following criteria in approving a variance of use:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;

- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.

D. LOCATION

North:	PUD (Planned Unit Development)	Residential/ RR-5 (Residential Rural)	Falcon Elementary School of Technology
South:	RR-5 (Residential Rural)	Residential	
East:	RR-5 (Residential Rural)	Residential	
West:	RR-5 (Residential Rural)	Residential	

E. BACKGROUND

The 41.92-acre property was zoned A-4 (Agricultural) on September 21, 1965, when zoning was first initiated for this area of unincorporated El Paso County (BoCC Resolution No. 434870). Due to changes in the nomenclature of the Code, the A-4 zoning district was renamed as the RR-5 (Residential Rural) zoning district. The 41.92-acre property is considered a legal division of land; the property is unplatted and was created by warranty deed on December 6, 1994. Parcels over 35 acres in size are not included within the El Paso County subdivision definition and are, therefore, not subject to the County subdivision standards. The existing single-family detached residence was constructed in 1995 and is expected to remain on the property.

On November 12, 2019, a new well permit was obtained for this property to support both the existing single-family residence and the proposed business event center (Permit No. 315720). Wastewater service will be provided by a new onsite wastewater treatment system (OWTS) adequately sized to support the events. The El Paso County Public Health Department will need to review and permit the new OWTS. The OWTS will need to be installed prior to the certificate of occupancy.

Significant portions of the property are located within floodplains designated A and AE; however, all proposed development will be located outside the floodplain.

The applicant is requesting approval to use approximately 9,000 square feet of the 41.92-acre parcel for a business event center for private events consisting of up to 75 people and may operate up to three (3) days per week, limited to weekends primarily during the summer months. The use would include construction of a 2,400 square foot building to host the events.

If the variance of use request is approved, the applicant will be required to submit and receive approval of a site development plan prior to initiating any land disturbing activities on the property. The site development plan will need to be substantially consistent with the concept plan provided with the variance of use application and provide a more detailed depiction of the proposed use, including landscaping, parking, and lighting.

F. ANALYSIS

1. Land Development Code Analysis

The El Paso County Land Development Code (2019) does not allow business event centers in the RR-5 (Residential Rural) zoning district. The requested use is not consistent with the RR-5 zoning district without approval of a variance of use.

The Land Development Code (2019) defines “Business Event Center” as:

“A for-profit business whose purpose is to provide a place for people to assemble for events in the nature of, but not limited to, recreational, social, cultural, political, or educational purposes.”

A business event center is allowed by special use in the A-35 (Agricultural), A-5 (Agricultural), F-5 (Forestry and Recreation), C-1 (Commercial), and C-2 (Commercial) zoning districts, and as a permitted use in the CC (Commercial Community), CR (Commercial Regional), CS (Commercial Service), and M (Industrial) zoning districts. The property is not expected to be utilized for agricultural purposes and there are no forests located in the proximity of the property; therefore, rezoning to an agricultural or forestry designation is not considered appropriate at this time. Additionally, these zoning districts do not allow for a business event center as a use by right, but instead require special use approval. Due to the lack of availability of central services necessary for most commercial and industrial uses, rezoning to a higher intensity commercial or industrial zoning district is not considered appropriate at this time.

The property is surrounded primarily by rural residential uses with an elementary school immediately to the north and is located approximately one (1) mile east of the Falcon town center. Due to the proximity to rural residential and commercial uses, this property may be deemed suitable for a mix of rural residential and low intensity commercial uses which are consistent in character with the other uses and structures in the area. In addition, staff recommends that the proposed use will help emphasize the natural environment in the area and act as a buffer between the higher intensity commercial uses along US Highway 24 and the rural residential uses to the south and east.

Potential impacts related to the proposed use could include visual, noise, traffic, and drainage. The applicant is proposing to construct a 2,400 square foot building to host the business event center use. The new structure will be designed to resemble a barn in order to help maintain aesthetic compatibility with the surrounding rural residential properties. The applicant will be required to provide landscaping to screen the use from adjacent properties. Preliminary landscaping has been provided with this proposal; however, screening conditions will be considered with review of the associated site development plan, which is required to initiate the use.

The use is proposed to occur both indoors and outdoors; however, any aspects of the use that may generate noise, such as music, dancing, and announcing, will strictly occur within the proposed building. Additionally, the site plan submitted shows a proposed building setback of approximately 131 feet from the east property line and approximately 161 feet from the north property line, with south and west building setbacks of nearly 1,000 feet. The nearest residential structure is located approximately 350 feet from the proposed new structure. The applicant's letter of intent states that the events are proposed to be limited to weekends and will not extend past 10:00 PM. Noise related impacts are anticipated to be mitigated due to the additional setback as well as programming of the events.

The applicant proposes to use the property for private events consisting of up to 75 people and may operate up to three (3) days per week during summer weekends. Since operations will not be year-round, and are not proposed to occur every day, traffic impacts for this use will be limited.

Construction of the proposed business event center and associated driveway are anticipated to have a minimal impact on existing drainage facilities. Any potential

impacts to drainage facilities will be considered with review of the associated site development plan.

Should the variance of use be approved, approval of a site development plan will be required in order to initiate the use. County review and administrative approval of a site development plan will help ensure that adequate buffers, setbacks, and screening are implemented to further mitigate any potential impacts to the surrounding area. The site development plan review will also include compliance with all applicable aspects of the Land Development Code and the Engineering Criteria Manual, including but not limited to grading and erosion control, and parking and lighting standards.

2. Zoning Compliance

The RR-5 (Residential Rural) zoning district density and dimensional standards are as follows:

- Minimum lot size: 5 acres
- Minimum width (at front setback line): 200 feet
- Minimum front, side, and rear yard setback: 25 feet
- Maximum lot coverage: 25 percent
- Maximum height: 30 feet

The existing residential structure meets the 25-foot setback from all property lines and is under 30 feet in height. The applicant has provided a site plan indicating the location of the proposed business event center and the associated 2,400 square foot accessory structure. The proposed site plan complies with the RR-5 zoning district density and dimensional standards. The proposed accessory structure is proposed to be 25 feet in height. The applicant is not proposing any setback encroachments or dimensional variances.

Should the variance of use request be approved, approval of a site development plan will be required prior to initiating the use. The site development plan review will include confirmation that all site improvements (existing and proposed) will comply with the dimensional standards included in Chapter 5 as well as the Development Standards of Chapter 6 of the Code. If approved, contingent on subsequent approval of the site development plan and issuance of building permit for the accessory structure, the building footprint total (for the purposes of calculating overall lot coverage) for all of the structures on the property would be approximately 0.2% of the total lot area.

3. Policy Plan Analysis

Consistency with the El Paso County Policy Plan (1998) is not a required review criterion for a variance of use request. For background, the El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

Policy 2.1.11 – Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities.

Policy 2.3.1 – Preserve significant natural landscapes and features.

Policy 2.3.5 – Encourage the use of innovative siting and design techniques to identify, enhance, and, where appropriate, incorporate and protect significant natural features and waterways.

Policy 5.1.1 – Encourage economic development that enhances a sense of community, provides vigor to the economy and considers the environment while contributing to the overall health of the County.

Policy 6.1.1 – Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.

Policy 6.1.16 – Allow for new and innovative concepts in land use design and planning if it can be demonstrated that off-site impacts will not be increased and the health, safety and welfare of property owners and residents will be protected.

Policy 11.4.1 – Strongly discourage land use development from locating in designated floodplains.

The subject property is zoned RR-5 (Residential Rural) and is surrounded by properties zoned RR-5 to the south, east, and west and a residential subdivision zoned PUD to the north. Parcels adjacent to the subject property range in size. To the north are two residential lots of approximately 12,000 square feet in size, a 14.48-acre open space tract, and a 39.37-acre school site. To the east is a 49-acre residential property. To the south is an 18.96-acre residential property. To the west is a 7.55-acre residential property and a 4.34-acre residential property.

The proposed use complements the rural character of the area and preserves the unique geographic features located on the site. The proposal will avoid development within the floodplain in order to preserve the sensitive natural features located on the property. The business event center use is proposed to utilize approximately 0.4% percent of the overall site, leaving approximately 32 acres preserved and undeveloped.

This area of the County is urbanizing. This property is located in close proximity to the City of Colorado Springs incorporated boundary and is within one mile of the Falcon town center and US Highway 24. Properties to the north are developing or have recently redeveloped in a suburban residential manner, while properties to the south and east of the subject property retain their rural residential character. As a result, the proposed use provides a balance, which mutually supports the burgeoning commercial and suburban interests as well as the existing rural uses.

The applicant is proposing to reside in the existing residence while operating the business event center. Allowing the business event center to proceed with the single-family residence on the same property would be an innovative strategy to support the transitional nature of the area without exposing the area to the inevitable compatibility issues and negative impacts that could have otherwise occurred had a rezoning been sought by the applicant instead of the proposed variance of use. The variance of use application is not proposed to have significant off-site impacts. Floodplain and drainageways are proposed to be avoided and traffic generated by the use is not proposed to significantly impact transportation facilities. As described in the Land Development Code section of this report above, the applicant has proposed methods and techniques for mitigating off-site impacts. County review and administrative approval of a site development plan will be required to help ensure that adequate buffers, setbacks, and screening are implemented to further mitigate any potential impacts to the surrounding area.

4. Small Area Plan Analysis

The property is within the Falcon/Peyton Small Area Master Plan (2008). Consistency with the Plan is not a required review criterion for a variance of use request. For background, relevant policies are as follows:

Policy 3.1.1 – *Provide a balance of land uses that respects existing and historical patterns while providing opportunities for future residents and businesses.*

Policy 3.1.3 – *Preserve the core rural character of the area.*

Policy 3.8.1 – Preserve important natural features that are critical to the function of natural systems such as watersheds and wildlife corridors.

The property is located within one mile of the Falcon town center, which is designated as a “Potential Node and Corridor of Activity” within the Plan. While not located within the node, the proximity to the node encourages the use of the property as a transition between the higher intensity activity corridor and nearby rural residential uses. This approach respects the current rural nature of the area while also providing opportunities for future growth and development in the area.

The proposed use complements the rural nature of the site. The applicant is proposing to construct the building to resemble a barn in order to maintain an aesthetic compatible with the surrounding rural residential properties. Development will preserve and emphasize the unique geographic features on the site by avoiding development within the floodplain; this will preserve the sensitive natural waterway located on the property and mitigate impacts to natural features.

5. Water Master Plan Analysis

Consistency with the El Paso County Water Master Plan (2018) is not a required review criterion for a variance of use request. For background, the Water Master Plan has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

Goal 1.2 – Integrate water and land use planning.

Goal 4.3 – Collaborate with the State and other stakeholders to extend the economic life of the Denver Basin aquifers.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

The property is located within Planning Region 4c of the Plan and is not located within an estimated area of development. Region 4c includes a portion of the Upper Black Squirrel Creek Basin. The Region is identified as potentially having issues regarding long term sustainable draw from the Denver Basin aquifer. The Plan identifies the current demands for Region 4c to be 2,970 AFY (Figure 5.1) with the projected need in 2040 at 3,967 AFY (Figure 5.2) and at build-out in 2060 at 4,826 AFY (Figure 5.3). Region 4c currently has 2,970 AFY in supplies, which means by 2060 there is anticipated to be a deficiency of 1,799 AFY (Table 5-2).

The applicant has obtained a new well permit in order to ensure that an adequate supply of water is available for the proposed use and that the proposed use will be limited on the amount of water that can be withdrawn from the aquifer.

The well permit limits production from the Denver Aquifer to 1 acre-foot per year and includes provisions requiring well monitoring and installation of a totalizing flow meter to limit withdrawal from the nonrenewable source. The use of groundwater is managed by the Upper Black Squirrel Creek Ground Water Management District, which may establish additional restrictions on the use of the groundwater. The District was sent a referral and did not have any comments but supported the requirements of the applicant's well permit.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcel as having a low to moderate wildlife impact potential.

The Master Plan for Mineral Extraction (1996) identifies coal in the area of the subject parcel. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks section below for information regarding The El Paso County Parks Master Plan (2013).

Please see the Transportation Section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

The property contains areas located within the floodplain. The applicant is proposing to leave the floodplain area undisturbed. Please see the Floodplain section below for additional detail.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcel as having a low to moderate wildlife impact potential. El Paso County Conservation District and the El Paso County Community Services Department, Environmental Division, were each sent referrals and have no outstanding comments.

3. Floodplain

As indicated on FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0561G, the property has a flood zone, but the proposed business event center and existing development are proposed to be located entirely outside of the flood hazard zone.

4. Drainage and Erosion

Construction of the proposed business event center and associated driveway will cause less than one acre of disturbance and, therefore, will not require the submittal of a drainage report and are anticipated to have a minimal effect on existing drainage facilities.

5. Transportation

The proposed business event center will generate less traffic than the 100 daily trips required for submittal of a traffic study. The applicant has indicated that the use will not generate more than 70 daily trips. Prior to issuance of a certificate of occupancy, the applicant will be required to make improvements to the driveway entrance to Falcon Highway in order to meet current driveway standards. The 2016 Major Transportation Corridor Plan (MTCP) identifies that Falcon Highway is anticipated to be a 2 lane Minor Arterial in the 2040 projections requiring an additional 20' of ROW; and an additional 40 foot of preservation is shown for the 2060 plan to accommodate a 4 lane arterial. ROW dedication would only be required with a subdivision request. A condition of approval will be placed on the variance of use to have all structures set back 60' from the property line adjacent to Falcon Highway.

The site is subject to the El Paso County Road Impact Fee program (Resolution 19-471), as amended.

H. SERVICES

1. Water

Water is provided by an existing permitted well (Permit No. 315720). The well is approved for a commercial business in addition to the existing single-family residence.

2. Sanitation

Wastewater service will be provided by a new onsite wastewater treatment system (OWTS). Permitting of the new OWTS shall be coordinated with El Paso County Public Health and will need to be installed prior to the County authorizing issuance of the certificate of occupancy.

3. Emergency Services

The property is within the Falcon Fire Protection District. The District was sent a referral and has no outstanding comments.

4. Utilities

Electrical service is provided by Mountain View Electric Association (MVEA) and natural gas services is provided by Colorado Springs Utilities (CSU). MVEA and CSU were both sent referrals and have no outstanding comments.

5. Metropolitan Districts

The property is not located within a metropolitan district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a variance of use application. The El Paso County Parks Master Plan (2013) does not identify any park lands or trails on the property.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a variance of use application.

I. APPLICABLE RESOLUTIONS

Approval Page 51

Disapproval Page 52

J. STATUS OF MAJOR ISSUES

There are no major issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.4 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. Approval is limited to the use of a business event center, as discussed and depicted in the applicant's letter of intent and site plan drawings. Any subsequent addition or modification to the operation or facility beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to review and approval of a new variance of use request.
2. Prior to building permit authorization or initiation of the use, the applicant shall apply for and receive approval of a commercial site development plan.
3. Prior to building permit authorization or initiation of the use, the applicant shall apply for and receive approval of a commercial driveway access permit.
4. Events held at the business event center shall be limited in occupancy to no more than 75 people at any given time. If the total number of daily trips to and from the property exceeds 70, the use shall be subject to review and approval of a new variance of use request.
5. Events shall be limited to weekends and all events shall cease prior to 10:00 PM. Outdoor activities shall be limited to seating. All functions of the business event center use that generate excessive noise or odors must occur indoors.
6. Prior to building permit authorization, the applicant shall provide the Planning and Community Development Department a copy of an approved septic permit for the business event center use and the existing residential use.
7. All structures on the property shall be set back a minimum of sixty (60) feet from the north property line adjacent to Falcon Highway.

NOTATIONS

1. The variance of use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon

reevaluation and public hearing as specified in the El Paso County Land Development Code.

2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or variance of use conditions are being violated, preceded by notice and public hearing.
3. If the variance of use is discontinued or abandoned for two (2) years or longer, the use shall be deemed abandoned and of no further force and effect.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified ten (10) adjoining property owners on November 16, 2020, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Site Plan
Landscape Plan
Well Permit

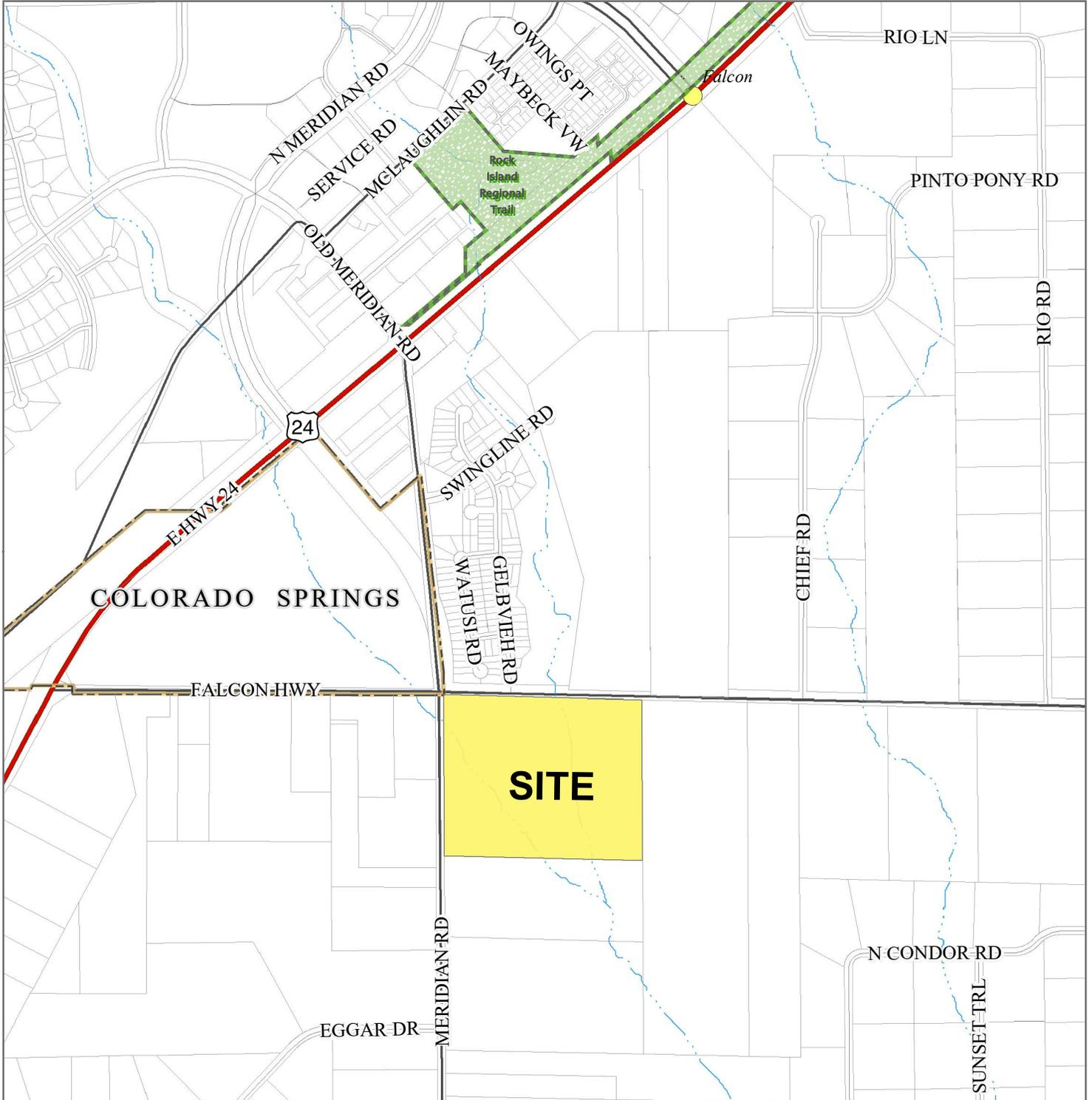
El Paso County Parcel Information

File Name: VA-20-003

PARCEL	NAME
4318000028	SMALLIDGE DAVID S

Zone Map No. --

Date: November 12, 2020



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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October 26, 2020

Ryan Howser
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Letter of Intent - Variance of Use Application for a Proposed Community Building at
6275 N. Meridian Road, Peyton, CO 80831
Parcel No. 4318000028
David and Cindy Smallidge

Dear Mr. Howser,

Mr. and Mrs. Smallidge own the property at the referenced address. They have hired DKHorn Engineering & Design, Inc. as a consultant for their proposed project, which will be discussed later in this letter. Refer to contact information below.

Site Information:

This site consists of 41.92-acres and is zoned RR-5 (Residential Rural). It is located at the southeast corner of Meridian Road and Falcon Hwy, approximately 1 mile east of Hwy 24. The properties surrounding the site are also in residential rural districts. Falcon Elementary School lies directly across Falcon Hwy to the north of the site. A single-family residence lies east of the site more than 200 feet from the property line. The homes south and west of the site lie on 30-acre parcels. Refer to the Vicinity Map and Aerial Proximity Map attached in Exhibits A and B, respectively. The structures existing on the site include a 2600-sf single-family home, agricultural barn and storage structure, and horse arena as well as gravel/asphalt driveway providing access from Falcon Hwy. These structures lie within the northeast corner of the parcel.

Request:

The request is for Variance of Use to allow a Community Building on site. The Smallidge's would like to construct a 60' x 40' Gambrel Style building north of the home and arena. This Community Building will be metal building construction with height at the peak of approximately 25'-6". The entire 2400-sf building will be used for the purpose of private events 1-3 days per week. The building will encompass two handicap-accessible restrooms, a small bar area and a small stage. The remaining interior space (approximately 1778 square feet) will be open for seating and can be used as a dance floor.

There will be no food preparation performed on site. Food and beverages will be provided by catering services. Caterers and other vendors will park on the paved driveway just north of the house.



Access:

Access will be provided by a driveway from Falcon Hwy in the same location as the existing access. The first 50' (minimum) will be paved as required by El Paso County. This access will be used by guests, vendors, and caterers as well as the Smallidges, who reside on the site.

Justification for Request:

Per El Paso County Use and Dimensional Standards Section 5.3.4(C) the following criteria may be considered for approving a Variance of Use:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County. The property will be screened by current opaque rustic fencing as well as proposed split rail fencing. In addition, landscape mounds containing bushes, plants and boulders will be located around the corners of the building and parking area. Several trees and shrubs will screen the north and east property lines. The house to the east is also screened by a full size semi-trailer which has been there for over 10 years;
- The proposed use will be able to meet air, water, odor and noise standards established by County, State or Federal regulations during construction and upon completion of the project;
- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and Federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed Variance of Use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or El Paso County, Colorado Land Development Code Use and Dimensional Standards – Chapter 5-Page 146 Effective 01/09/2018
- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed Variance of Use as designed and proposed.

These criteria are addressed as follows:

- The request is to construct a Community Building for a business that will hold small community events. The proposed location is 1 mile east of Hwy 24 where several businesses are currently operating: A Recreational Vehicle dealership (which can be seen from this proposed location), a Campground across from that business, an Automotive Repair facility as well as a Gas Station/Convenience Store. This location is much quieter with a beautiful view of Pikes Peak looking over the pasture and the Wetlands to the west. There is much less traffic along Falcon Hwy so it is safer for vehicles to enter and exit this property than it would be along Hwy 24. Location is a prime reason that people choose a venue. There is simply no commercial real estate located along Hwy 24 intersections that can provide this view of the environment along



with the peaceful atmosphere that surrounds this property. This project will comply with all the standards and intent of the Code with a Variance of Use. Rezoning is not a viable option because of the limited availability of utilities. Since the County cannot support Rezoning to a commercial designation on well and septic, this location has received a new well permit allowing use of the existing well for the proposed building. Additionally, a new, separate, commercial septic system will also be installed to meet the needs of this project. There is a demand for this type of venue and it will generate tax revenue for the County.

- The proposed use is compatible with the surrounding area and harmonious with the character of neighboring rural structures. The venue will be constructed to aesthetically resemble a barn, which will fit in well with the surrounding rural residential parcels. In addition to aesthetics, the proposed venue will not adversely affect the health, safety, or welfare of surrounding property owners.
- There will not be any activities within or around the venue that would result in air or water contamination, odor, or noise. The venue will be used both inside as well as outside primarily during summer weekends and will not extend later than 10:00 pm. Music, dancing, announcing, etc. will be strictly indoors. Outdoor activities will be limited to seating. The anticipated maximum number of guests at any event held on site is between 50 and 75 people. There will be no more than 70 trips (35 vehicles into and out of the site) per event. Refer to the Aerial Proximity Map in Exhibit B. The proposed venue is not located closer than 300' to any of the surrounding residences or facilities. In addition, the venue will be used on weekends and no later than 10:00 pm. Therefore, noise should not be an issue.

Refer to the FEMA Firmette map in Exhibit C. Although there are areas of the site that lie within a flood zone (Zone A), the area in which the proposed venue and parking lot will be located is outside the flood zone in the Upland area on the northeast corner of the parcel.

- The proposed use will comply with all applicable requirements within this Code as well as State and Federal regulations that apply.
- The proposed use will not adversely affect wildlife or wetlands. An existing drainage ditch conveys stormwater across the site from a culvert beneath Falcon Hwy to a small dam on the property adjacent to the south. A small pond exists near the northwest corner of this site, which also discharges to the offsite dam via another small ditch. Both waterways lie within Flood Zone A. Refer to Exhibit C. Neither of these waterways will be affected by the proposed venue. The venue as will lie in the northeast area of the site and the existing driveway will be utilized as described above. No land or vegetation south or west of the driveway will be disturbed. The area north and east of the driveway that will be disturbed currently has no trees or wetlands – just grasses and native ground cover. Therefore, all construction and use of the proposed venue will take place out of wetland areas and will not adversely affect wildlife.



The Owner's will ensure that all trash and debris resulting from any event are collected and disposed of properly. Similarly, during construction the Contractor will practice standard construction erosion & sediment control measures as well as on-site waste management during construction.

- There are no known off-site impacts. As discussed above, due to the rural nature of the area surrounding neighbors will not be impacted.
- The site plan includes adequate parking and traffic circulation as well as appropriate landscaping. A parking lot will be provided to include one handicap accessible space and 23 regular parking spaces. Per the El Paso County Land Use Code Table 6-2, the required number of parking spaces for an "Auditorium or similar place of Public Assembly" is one per 100-square feet of floor area. The open/seating space consists of approximately 1778 square feet, which results in 18 minimum required parking spaces. Therefore, the proposed parking lot will be more than adequate to accommodate the facility's needs. The Owners have hired CS Apex Landscape Design to prepare a landscape plan to comply with El Paso County requirements.
- An onsite wastewater treatment system (OTWS) has been designed (by others) to accommodate the wastewater demand resulting from the venue. Water will be adequately provided from existing on-site source. The area around the new structure will be graded to properly drain stormwater away from the building. As mentioned above, stormwater management practices will be utilized to prevent erosion or sediment issues. First responders will have clear access to the proposed venue as well as other existing structures on site.

Thank You for your time and consideration. Please feel free to contact me with any questions.

A handwritten signature in blue ink that reads "Darlene K. Horn". The signature is fluid and cursive, with a long, sweeping underline.

Darlene K. Horn, P.E.
President

Owner/Applicant

David and Cindy Smallidge
11955 Falcon Hwy
Peyton, Colorado 80831-8161
719-351-3570
Movnon7@hotmail.com



Consultant

Darlene K. Horn, P.E.

DKHorn Engineering & Design, Inc.

1910 Aspen Circle

Pueblo, Colorado 81006

719-696-8274

darlene@dkheng.com

ADJOINING OWNERSHIP WITHIN 500'					
NUMBER	PARCEL #	LAND USE	ZONE	OWNER	MAILING ADDRESS
1	5312400017	A.G. GRAZING LAND	R/CR SS	MOODY, BRIAN	8605 EXPLORER DR.
2	4307304055	SINGLE FAMILY RESIDENCE	PUD	EPHRON, JOEY	6540 WATUSI RD.
3	43070304056	SINGLE FAMILY RESIDENCE	PUD	MILE HIGH CAPITAL GROUP LTD	PO BOX 15486 CO SPRINGS, CO 80935
4	43070304057	SINGLE FAMILY RESIDENCE	PUD	BAUER, CARLA	2530 WATUSI RD.
5	4307304058	SINGLE FAMILY RESIDENCE	PUD	CASTRO, DAVID	6528 WATUSI RD.
6	4307304059	SINGLE FAMILY RESIDENCE	PUD	McPEEK, CASEY	6518 WATUSI RD.
7	4307304060	SINGLE FAMILY RESIDENCE	PUD	MANNING, RAYMOND	6516 WATUSI RD.
8	4307304061	SINGLE FAMILY RESIDENCE	PUD	LAVINE, MICHAEL	6506 WATUSI RD.
9	4307304062	SINGLE FAMILY RESIDENCE	PUD	WILSTEAD, IAN	6504 WATUSI RD
10	4307306012	SINGLE FAMILY RESIDENCE	PUD	INHABIT THAT LLC	5860 BIG CANON DR ENGLEWOOD, CO. 80111
11	4307306013	SINGLE FAMILY RESIDENCE	PUD	DAVIS, TYLER	6522 GELBVIEW RD.
12	4307304070	SINGLE FAMILY RESIDENCE	PUD	HOFFMAN, JEREMY	11815 SHORTHORN RD.
13	4307304069	SINGLE FAMILY RESIDENCE	PUD	N/A	N/A
14	4307304068	SINGLE FAMILY RESIDENCE	PUD	CABONILAS, ALAN	11845 SHORTHORN RD.
15	4307304067	SINGLE FAMILY RESIDENCE	PUD	LEFEBVRE, PATRICIA	11855 SHORTHORN RD.
16	4307304066	SINGLE FAMILY RESIDENCE	PUD	HANCOCK, RANDAL	6512 GELBVIEW RD.
17	4307304065	SINGLE FAMILY RESIDENCE	PUD	FRITZA, COLE	6510 GELBVIEW RD.
18	4307304064	SINGLE FAMILY RESIDENCE	PUD	INHABIT THAT LLC	5860 BIG CANON DR.
19	4307304063	SINGLE FAMILY RESIDENCE	PUD	INHABIT THAT LLC	5860 BIG CANON DR.
20	430730512	COUNTY	PUD	EL PASO COUNTY	200 S CASCADE AVE STE 150
21	N/A	POLITICAL SUBDIVISION	RR-5	FALCON SCHOOL D49	10850 E WOODMEN RD.
22	N/A	RELIGIOUS WORSHIP	RR-5	DIOCESE OF COLORADO SPRINGS	228 N CASCADE AVE
23	5313000002	SINGLE FAMILY RESIDENCE	RR-5	RICHARDSON DORYLEE	11735 FALCON HWY
24	5313000046	SINGLE FAMILY RESIDENCE	RR-5	LAZOR, STEVENS	13975 E US HWY 24
25	5313000119	SINGLE FAMILY RESIDENCE	RR-5	REVOK LIVING	4544 CLARK FORK PL
26	5313000099	SINGLE FAMILY RESIDENCE	RR-5	FINLEY, WENDY	3 CERRO CIR, LAMY NM, 87540
27	5313001012	SINGLE FAMILY RESIDENCE	RR-5	HATHAWAY, THOMAS	6150 N MERIDIAN RD.
28	4318004001	SINGLE FAMILY RESIDENCE	RR-5	SEIBEL, JEREMIAH	6155 N MERIDIAN RD
29	N/A	RES LAND NOT INTEGRAL TO AG OP	RR-5	SHIRLEY, JOHNSON	11545 FALCON HWY



1910 ASPEN CIRCLE
 PUEBLO, CO 81006
 TEL 719.696.8274
 DARLENE@DKHENG.COM

CONCEPTUAL
 NOT FOR
 CONSTRUCTION

STAMP:

**COMMUNITY BUILDING
 (NON-PROFIT EVENT VENUE)**

6275 N MERIDIAN RD, PEYTON, CO 80831

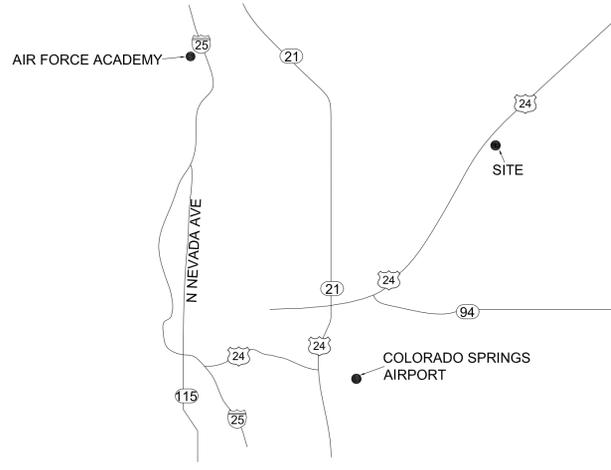
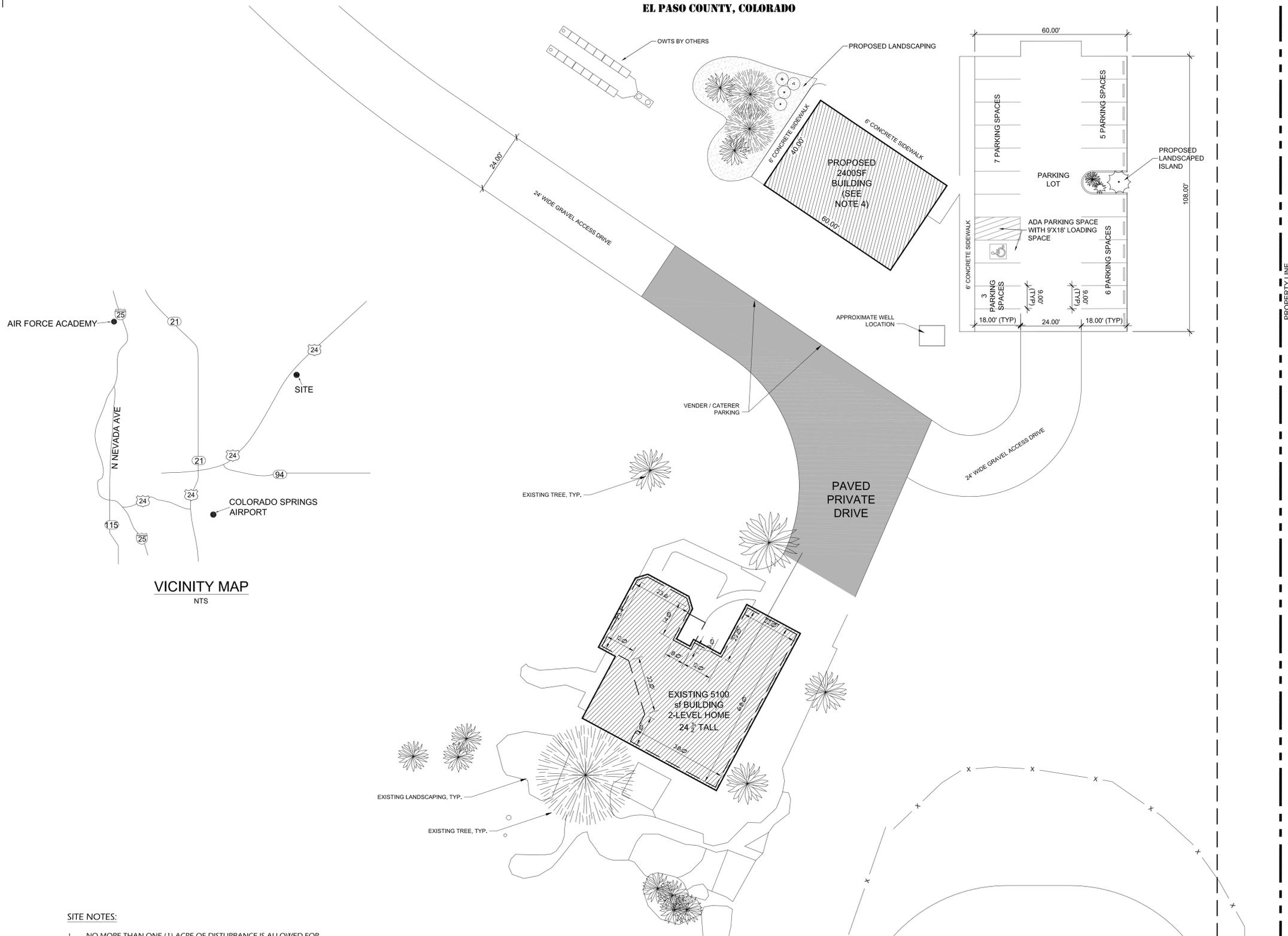
Owners: David and Cindy Smallidge

PROJECT NUMBER: 2024-DW00-A
 REVIEWED BY: _____
 DATE: _____

ISSUE RECORD:

ADJOINING
 SITE
 INFORMATION
 C2

**WEDDING VENUE
FOR DAVID AND CINDY SMALLIDGE
6275 N. MERIDIAN ROAD
CITY OF PEYTON
EL PASO COUNTY, COLORADO**



VICINITY MAP
NTS

- SITE NOTES:**
1. NO MORE THAN ONE (1) ACRE OF DISTURBANCE IS ALLOWED FOR THE CONSTRUCTION OF THE BUILDING, PARKING LOT, ACCESS ROAD AND LANDSCAPE AREAS.
 2. NO MORE THAN 50 VEHICLES (INCLUDING SHUTTLING) ARE ALLOWED ON SITE AT ONE TIME.
 3. THE ACCESS ROAD WILL NEED TO BE PAVED FOR A MINIMUM DISTANCE OF 50 FEET FROM FALCON HIGHWAY.
 4. THE PROPOSED 2400 SQUARE FOOT, 25' 5 3/8" TALL STRUCTURE IS A COMMERCIAL STRUCTURE PROPOSED TO BE USED AS A PRIVATE EVENT CENTER. AND THEREFORE, SUBJECT TO THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM.
 5. EXISTING AG BARN 12' X 90' X 8 1/2' TALL.
 6. THERE ARE NO KNOWN EASEMENTS ON SITE.

PLAN ENLARGEMENT
SCALE: 1"=20'
0 20 40
SCALE: 1"=20'

**CONCEPTUAL
NOT FOR
CONSTRUCTION**



1910 ASPEN CIRCLE
PUEBLO, CO 81006
TEL 719.696.8274
DARLENE@DKHENG.COM

STAMP:

**COMMUNITY BUILDING
(NON-PROFIT EVENT VENUE)**

6275 N MERIDIAN RD, PEYTON, CO 80831
Owners: David and Cindy Smallidge

PROJECT NUMBER:
DRAWN BY:
REVIEWED BY:
DATE:

ISSUE RECORD:

PLOT PLAN
C3

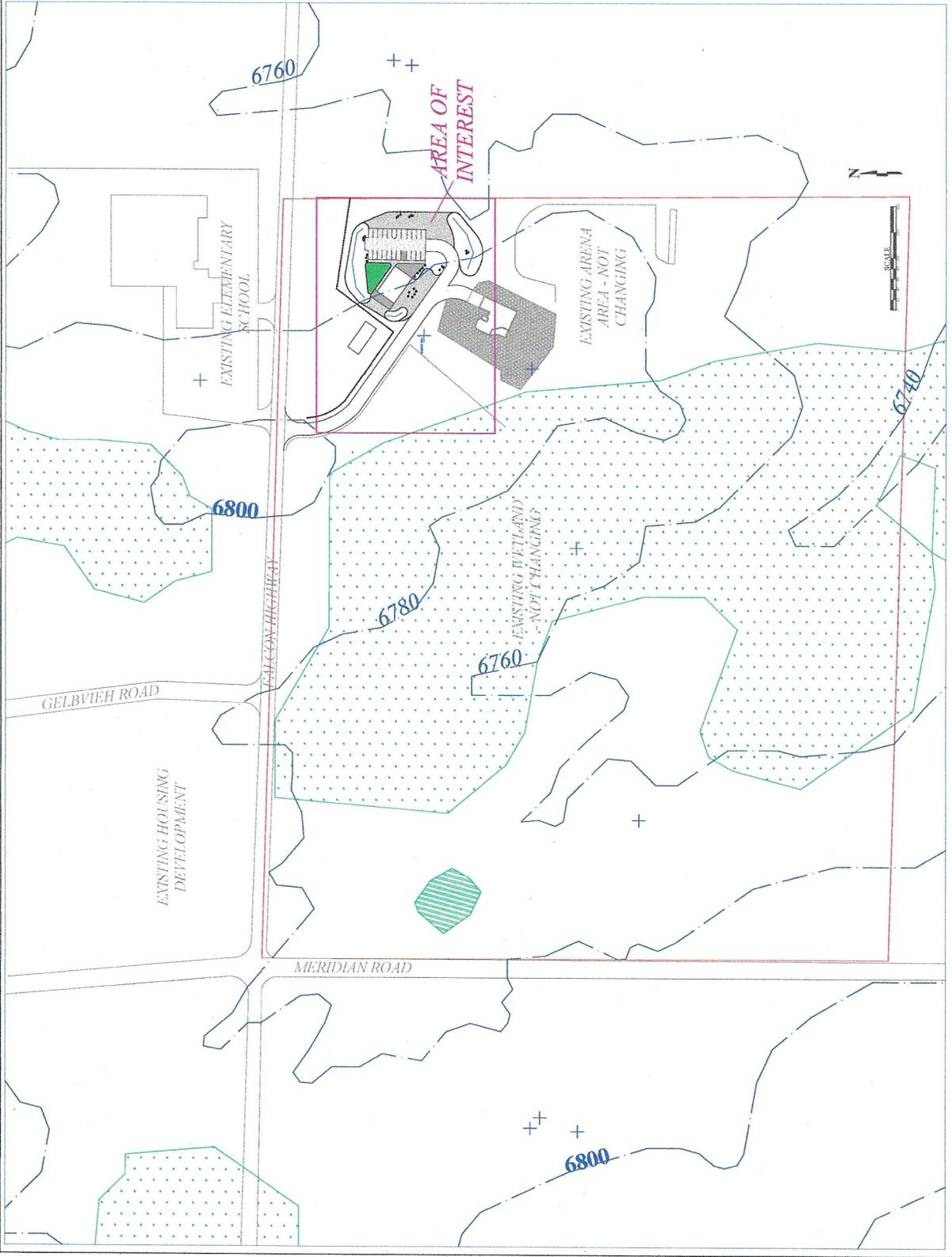
- General Notes**
- ALL PROPOSED PLANT QUANTITY APPROXIMATE AND SHOULD BE CONFIRMED BY INSTALLER. ALL PLANTINGS SHOULD BE IN 1" DIA. CONTAINERS. ALL PLANTINGS SHOULD HAVE 3 CY OF COMPOST OR SOIL IMPROVEMENT PER 1,000 SF.
 - ALL PLANTINGS TO BE CONCRETE GRADE.
 - LANDSCAPE FABRIC UNDER ROCK WILL BE APPLIED A MINIMUM OF 3" THICK.
 - RECOMMEND USING DEWIT FIBRIC UNDER ALL ROCK MULCH.
 - ALL WOOD MULCH AREAS WILL BE APPLIED A MINIMUM OF 2" FABRIC APPLIED UNDERNEATH.
 - BETWEEN DIFFERENT TYPES OF ROCK, ROCK AND TURF GRASS, ROLLED STEEL EDGING WILL BE USED TO KEEP MATERIALS SEPARATE.
 - ALL PLANTINGS WILL BE ON AN IN-GROUND IRRIGATION SYSTEM AND ALL PLANTS WILL BE ADEQUATELY WATERED.

No.	Revisions/Notes	Date

Firm Name and Address:
CS APEX LANDSCAPE DESIGN
 6903 QUAIL RD
 FORT COLLINS, CO 80526
 (970) 344-9922
 www.csapexlandscape.com

Project Name and Address:
DAVE & CINDY SMALLIDGE
 11955 FALCON HWY
 COLORADO SPRINGS, CO

Overall Site	L101
Date	9/15/2020
Scale	1/8" = 1'-0"
Author	



General Notes

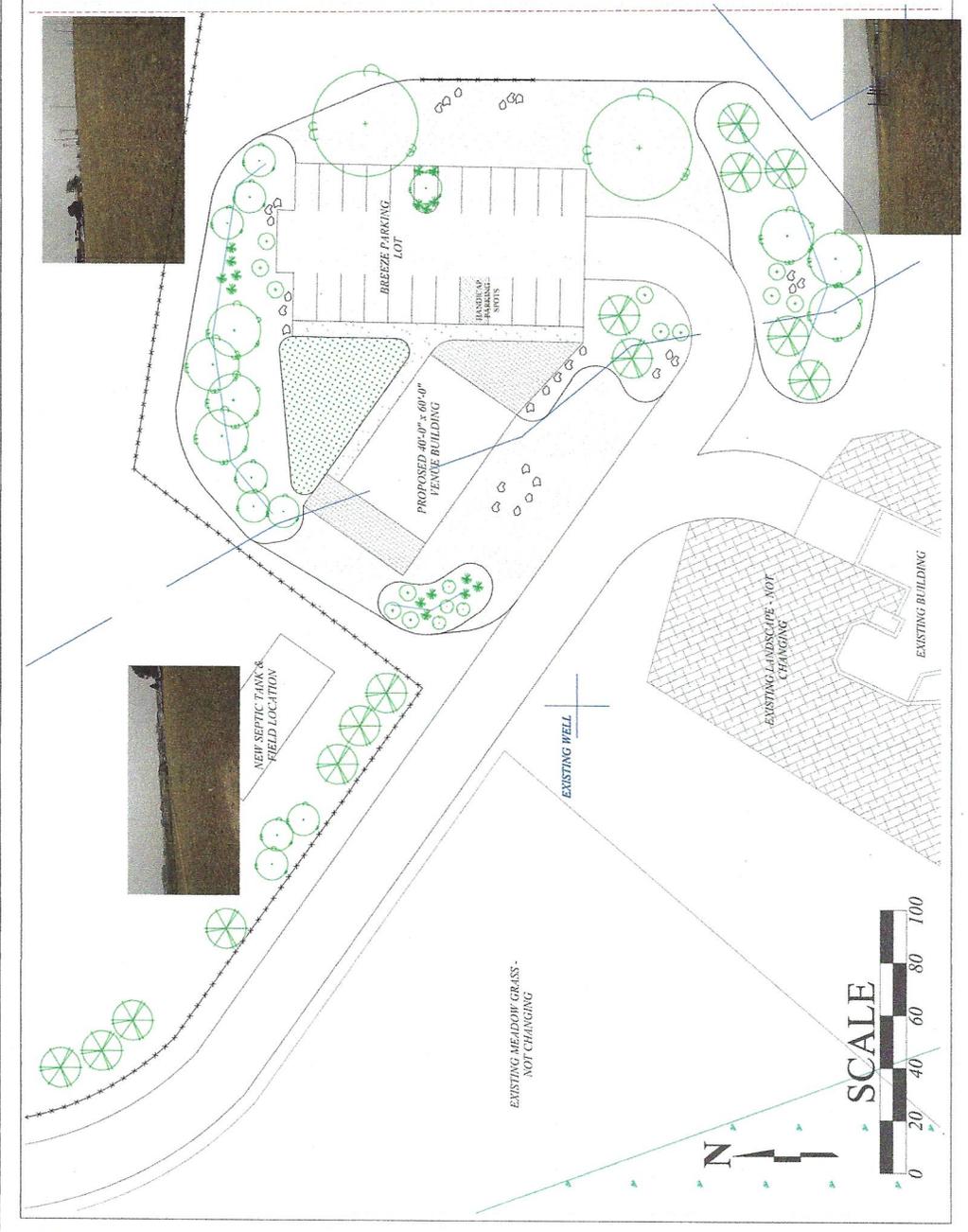
- ALL TREE QUANTITIES AND QUANTITIES ARE APPROXIMATE AND SHOULD BE RECHECKED BEFORE INSTALLATION OCCURS.
- ALL TREES TO BE PLANTED SHOULD HAVE 3 CUBIC FEET OF COMPOST OR SOIL IN THE ROOT ZONE.
- ALL ROCKS WILL HAVE A MINIMUM OF 1/2" UNDESIRED MATERIAL.
- RECOMMEND USING GRANITE UNDER ALL ROCK MULCH.
- BE APPLIED A MINIMUM OF 4" THICK.
- DIFFERENT TYPES OF ROCKS, ROCK AND TURF ETC. A SEPARATE.
- IN-GROUND IRRIGATION SYSTEMS WILL BE ADEQUATELY WATERED.

No.	Revision/Phase	Date

CS APEX LANDSCAPE DESIGN
 6900 ORVILLE RD
 FORT COLLINS, CO 80526
 (970) 224-0022
 www.csapexlandscape.com

DAVE & CINDY SMALLIDGE
 COLORADO SPRINGS, CO

Project: LANDSCAPE PLAN
 Date: 9/15/2020
 Scale: 1/4" = 1'-0"
 L102



EXISTING MEADOW (NO PREDICTED DISTURBANCE.) RESEED WITH NATIVE MEADOW SEED AS NEEDED POST-CONSTRUCTION

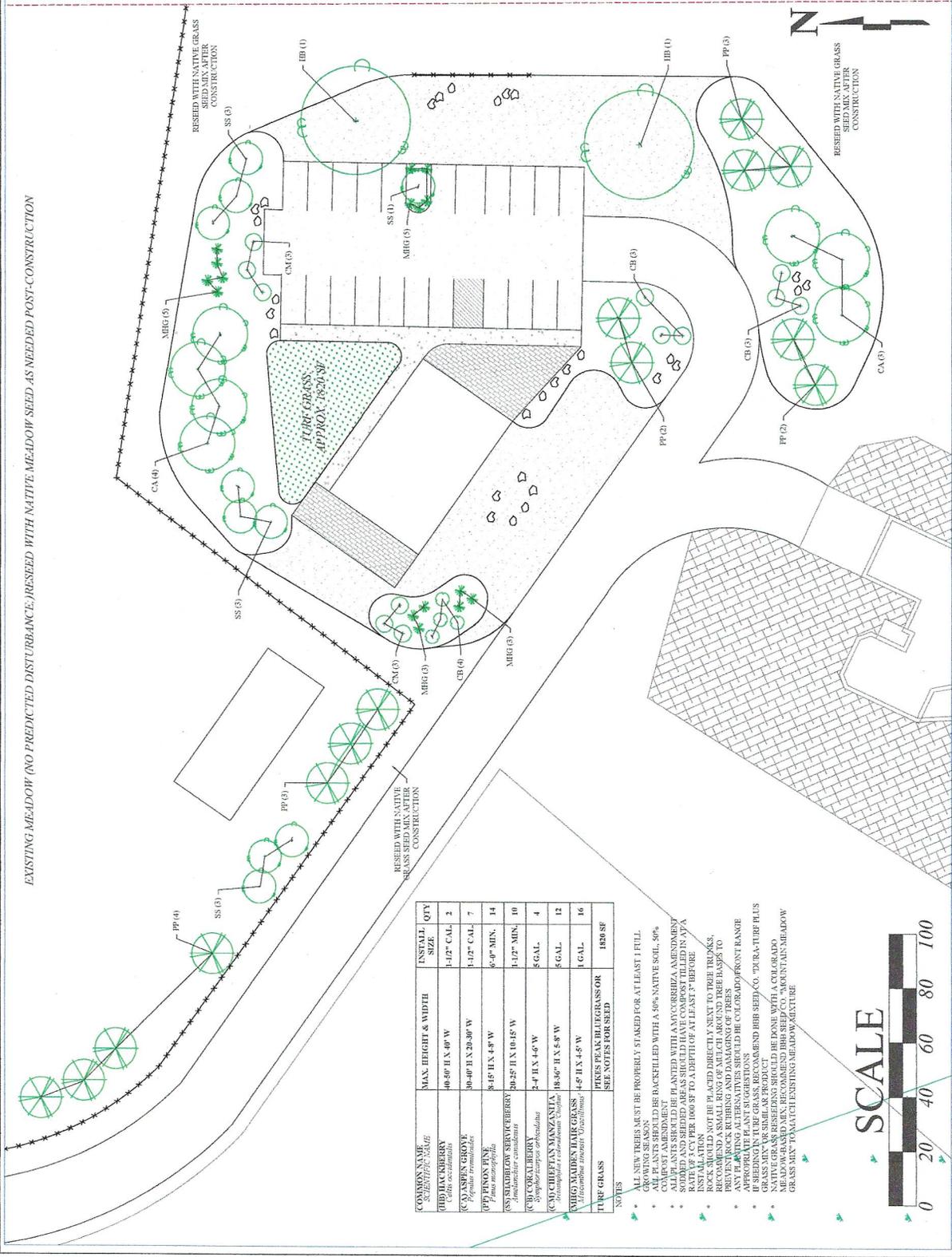
General Notes

- ALL PROPOSED QUANTITIES ARE TO BE VERIFIED BY THE INSTALLER BEFORE INSTALLATION OCCURS.
- ALL PLANTS SHOULD BE PLANTED WITH A 50% NATIVE SOIL, 50% COMPOST AND SEEDBED AREAS SHOULD HAVE COMPOST FILLED IN AT A DEPTH OF AT LEAST 5" BEFORE PLANTING.
- ALL PLANTS SHOULD BE PLANTED WITH A SMALL RING OF MULCH NEXT TO TREE TRUNKS.
- RECOMMEND A SMALL RING OF MULCH AROUND TREE TRUNKS TO PROTECT THEM FROM MICE AND TREE BIRDS TO ANY PLANTING ALTERNATIVES SHOULD BE COLORADO FRONT RANGE APPROPRIATE PLANT SUGGESTIONS.
- IF SEEDING IN TURE GRASS, RECOMMEND BBB SEED CO. DURABLE PLUS NATIVE GRASS RESEEDING SHOULD BE DONE WITH A COLORADO MEADOW-BASED MIX. RECOMMEND BBB SEED CO. MOUNTAIN MEADOW GRASS MIX TO MATCH EXISTING MEADOW MIXTURE.
- ALL NEW TREES MUST BE PROPERLY STAKED FOR AT LEAST 1 FULL GROWING SEASON.
- ALL PLANTS SHOULD BE BACKCELLED WITH A 50% NATIVE SOIL, 50% COMPOST AND SEEDBED AREAS SHOULD HAVE COMPOST FILLED IN AT A DEPTH OF AT LEAST 5" BEFORE PLANTING.
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- IF SEEDING IN TURE GRASS, RECOMMEND BBB SEED CO. DURABLE PLUS NATIVE GRASS RESEEDING SHOULD BE DONE WITH A COLORADO MEADOW-BASED MIX. RECOMMEND BBB SEED CO. MOUNTAIN MEADOW GRASS MIX TO MATCH EXISTING MEADOW MIXTURE.

CS APEX LANDSCAPE DESIGN
 1895 FALCON HWY
 FORT COLLINS, CO 80517
 (719) 344-0922
 www.apexlandscape.com

DAVE & CINDY SMALLIDGE
 1895 FALCON HWY
 COLORADO SPRINGS, CO

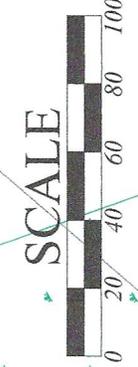
PLANTING PLAN
 Date: 9/15/2020
 Title: L104
 Scale: 1" = 1'-0"



COMMON NAME SCIENTIFIC NAME	MAX. HEIGHT & WIDTH	INSTALL SIZE	QTY
IBB BLACKBERRY <i>Rubus occidentalis</i>	40-50" H X 40" W	1-12" CAL.	2
SS SPANISH GROYE <i>Yucca occidentalis</i>	30-40" H X 20-30" W	1-12" CAL.	7
PP PRUNUS PINK <i>Prunus mexicana</i>	8-15" H X 4-8" W	6-4" MIN.	14
SS SHADBLOW SERVICEBERRY <i>Amelanchier canadensis</i>	30-25" H X 10-15" W	1-12" MIN.	10
CB CORAL BERRY <i>Spigelia maritima</i>	2-4" H X 1-6" W	5 GAL.	4
CM CLOUTIER MOUNTAIN VINE <i>Vaccinium corymbosum</i>	18-36" H X 5-8" W	5 GAL.	12
MIBG MAUI WAX GRASS <i>Microstachys frutescens</i>	4-8" H X 4-5" W	1 GAL.	16
TURE GRASS	SEE PEAK BLUE GRASS OR SEE NOTES FOR SEED		150 SF

NOTES

- ALL NEW TREES MUST BE PROPERLY STAKED FOR AT LEAST 1 FULL GROWING SEASON.
- ALL PLANTS SHOULD BE BACKCELLED WITH A 50% NATIVE SOIL, 50% COMPOST AND SEEDBED AREAS SHOULD HAVE COMPOST FILLED IN AT A DEPTH OF AT LEAST 5" BEFORE PLANTING.
- ALL PLANTS SHOULD BE PLANTED WITH A SMALL RING OF MULCH NEXT TO TREE TRUNKS.
- RECOMMEND A SMALL RING OF MULCH AROUND TREE TRUNKS TO PROTECT THEM FROM MICE AND TREE BIRDS TO ANY PLANTING ALTERNATIVES SHOULD BE COLORADO FRONT RANGE APPROPRIATE PLANT SUGGESTIONS.
- IF SEEDING IN TURE GRASS, RECOMMEND BBB SEED CO. DURABLE PLUS NATIVE GRASS RESEEDING SHOULD BE DONE WITH A COLORADO MEADOW-BASED MIX. RECOMMEND BBB SEED CO. MOUNTAIN MEADOW GRASS MIX TO MATCH EXISTING MEADOW MIXTURE.





ORIGINAL PERMIT APPLICANT(S)

CYNTHIA SMALLIDGE
 DAVID SMALLIDGE

APPROVED WELL LOCATION

Water Division: 2 Water District: 10
 Designated Basin: UPPER BLACK SQUIRREL CREEK
 Management District: UPPER BLACK SQUIRREL
 County: EL PASO
 Parcel Name: N/A
 Physical Address: N/A
 NW 1/4 NW 1/4 Section 18 Township 13.0 S Range 64.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 534356.5 Northing: 4308499.4

PERMIT TO USE AN 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 preclude 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 37-90-105 for a change/increase of use of a well constructed under permit no. 186541, in a on a tract of land of 42 acres in a portion of the NW1/4 of Section 18, Township 13 South, Range 64 West of the Sixth P.M., El Paso County, more particularly described on attached Exhibit A, for one well to be used in one commercial business described as an events center, and domestic purposes inside 1 single family dwelling, the watering of the owner's own large non-commercial domestic animals and 11,000 square feet of lawn and garden irrigation. The business must meet the qualifications as described in CRS 37-90-105(1)(c)(II). Use of this well in a commercial business having another small capacity commercial well is prohibited unless a new permit to use this well is granted.
- 4) Issuance of this permit cancels permit no. 186541.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) The annual withdrawal of ground water from this well shall not exceed 1 acre-foot.
- 7) Production is limited to the Denver aquifer.
- 8) This well shall have been constructed within 300 feet of the location specified on this permit.
- 9) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Upper Black Squirrel Creek Ground Water Management District and the Division of Water Resources upon request.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTE: This well is located within the Upper Black Squirrel Creek Ground Water Management District where local District Rules apply which may further limit the withdrawal and use of designated ground water as authorized under this permit.

Issued By SHANNON PORTER

Date Issued: 11/12/2019

Expiration Date: N/A

DB 12

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST, RM 821, DENVER, CO 80203
Main: (303) 866-3581 dwrpermitsonline@state.co.us

Office Use Only
RECEIVED Form GWS-45 (07/2013)
SEP 25 2019
WATER RESOURCES
STATE ENGINEER
COLO

GENERAL PURPOSE
Water Well Permit Application
Review instructions on reverse side prior to completing form.
The form must be computer generated, typed or in black or blue ink.

1. Applicant Information

Name of applicant
David and Cynthia Smallidge
Mailing address
11955 Falcon Hwy
City **Payton** State **CO** Zip code **80831**
Telephone # (area code & number) **719-660-3522** E-mail (online filing required) **david.smallidge@gmail.com**

6. Use Of Well (check applicable boxes)

Attach a detailed description of uses applied for.
 Industrial Dewatering System
 Municipal Geothermal (production or reinjection)
 Irrigation Other (describe): **2400sqft Event Center**
 Commercial **+ Domestic**

2. Type Of Application (check applicable boxes)

Construct new well Use existing well
 Replace existing well Change or increase use
 Change source (aquifer) Reapplication (expired permit)
 COGCC Well Other: _____

7. Well Data (proposed)

Maximum pumping rate **10** gpm Annual amount to be withdrawn **1** acre-feet
Total depth **287** feet Aquifer **Denver**

3. Refer To (if applicable)

Well permit # **186541** Water Court case # _____
Designated Basin Determination # _____ Well name or # _____

8. Land On Which Ground Water Will Be Used

Legal Description of Land (may be provided as an attachment):
Current Legal Description Attached

4. Location Of Proposed Well

County **El Paso** **NW** 1/4 of the **NW** 1/4
Section **18** Township **13.0** N or S **0** Range **64.0** E or W **0** Principal Meridian
Distance of well from section lines (section lines are typically not property lines)
Ft. from **0** N **0** S Ft. from **0** E **0** W

(If used for crop irrigation, attach a scaled map that shows irrigated area.)
A. # Acres B. Owner
C. List any other wells or water rights used on this land:

For replacement wells only - distance and direction from old well to new well
feet direction

9. Proposed Well Driller License #(optional):

Well location address (include City, State, Zip) Check if well address is same as in Item 1.

10. Sign or Entered Name Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Optional: GPS well location information in UTM format You must check GPS unit for required settings as follows:

Format must be UTM
 Zone 12 or Zone 13
Units must be Meters Easting _____
Datum must be NAD83 Northing _____
Unit must be set to true north
Was GPS unit checked for above? YES Remember to set Datum to NAD83

Sign or enter name(s) of person(s) submitting application Date (mm/dd/yyyy)
David Smallidge **10-9-2019**

If signing print name and title
David and Cynthia Smallidge

5. Parcel On Which Well Will Be Located (PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

Office Use Only
USGS map name DWR map no. Surface elev.

A. Legal Description (may be provided as an attachment):
Current Deed Attached

Receipt area only

B. # of acres in parcel **42** C. Owner **David and Cynthia Smallidge**

AQUAMAP Transaction # **3693990**
WE Date **9/25/2019** 3:08 12 PM
WR Transaction Total: **\$100.00**
CWCB CHECK #1001 **\$100.00**

D. Will this be the only well on this parcel? YES NO (if no list other wells)

TOPO
MYLAR
SB5
DIV **2** WD **10** BA **04** MD **12**

E. State Parcel ID# (optional):

COMMERCIAL SMALL CAPACITY WELL WATER USE BREAKDOWN WORKSHEET
 (For Wells Located Within Designated Groundwater Basins)

Name and Type of Business Still Waters Ranch LLC - Events Center
 (water used for 2 Bathrooms and a small kitchen)

1. Is this application for a new well?

Yes
 No

If no, is this application for a change of use for an existing permitted well?

Yes
 No

Permit Number of well (if applicable) 186541

For wells used prior to May 8, 1972 see form GWS-12 Registration of Existing Well for further information.

2. Type of disposal system:

<input checked="" type="checkbox"/>	Septic tank/absorption leach field
<input type="checkbox"/>	Central System (district name:)
<input type="checkbox"/>	Vault (location sewage hauled to:)
<input type="checkbox"/>	Other (attach copy of engineering design)

3. 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
2	X	5	X	144	=	1440

A

Customers

Number of Customers per Day	X	Number of Gallons per Customer	X	Number of Days Business is Open per Year	=	Gallons per Year
75	X	3	X	144	=	32400

B

Outside

Square Feet of Irrigated Landscape	X	Number of Gallons per square foot per day	X	Number of Days landscape is irrigated	=	Gallons per Year
0	X	0	X	0	=	0

C

Other Uses - Provide breakdowns for all other substantial water usage (i.e. veterinary clinic, green houses, etc.)

Type of Use	X	Gallons per Use per Day	X	Days per Year	=	Gallons per Year
0	X	0	X	0	=	0

D

Total amount of water required: 33,840 gallons per year
 (A+B+C+D)

0.10 acre-ft per year
 (1 acre-ft = 325,851 gallons)

For all small capacity commercial wells:

1. The pumping rate shall not exceed 50 gallons per minute and may be further limited by Water Management District Rules.

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
- Landscape Irrigation – 45 gallons/1,000 square feet/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.