

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440

Phone: (719) 836-4258 • E-mail address: jgannon@parkco.us

Referral Response

Comment Deadline Date: November 24, 2021

Submitted Date: November 12, 2021

Case #: 21CUP-06

Case Name: Vannice Guest House

Request: The applicant is requesting a conditional use permit to allow a Guest House on a 3.60-acre Residentially zoned lot.

Legal Description: Deer Creek Valley Ranchos Unit 3 Lot 16, addressed as 1659 Vigilante Ave., Bailey.

Date of Planning Commission Hearing: Wednesday, December 15, 2021.

Date of BOCC Hearing: To be determined.

We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

We have reviewed this referral and find no conflicts with our interests.

A formal recommendation is under consideration and will be submitted to you prior to _____.

Please refer to the enclosed letter.

We offer the following comments regarding this referral:

Signed: John Reiber

Date: November 22, 2021

Title: Chairman

Park County Planning Department

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Please refer to the enclosed letter.

_____ We offer the following comments regarding this referral:

Signed: 

Date: 11/23/2021

Title: Water Resources Engineer



November 23, 2021

Jennifer Gannon
Park County Planning Department
Transmission via email: JGannon@parkco.us

Re: Vannice Guest House, Case No. 21CUP-06
Lot 16, Unit 3, Deer Creek Valley Ranchos (1659 Vigilante Ave, Bailey)
SW¼ SE¼ Section 29 & NW¼ NE¼ Section 32, T6S, R72W, 6th P.M.
Water Division 1, Water District 80

Dear Ms. Gannon:

We have reviewed the above referenced referral for a Conditional Use Permit to allow a guest house on a parcel of 3.6 acres. The submitted material does not qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the ability of the water supply plan to satisfy any County regulations. In addition, the comments provided herein cannot be used to guarantee the issuance of a well permit or physical availability of water.

The application seeks to construct a guest house on the subject property behind the existing single-family residence. The guest house is proposed to contain a full kitchen, 1½ bath, living area, greenhouse/sunroom, carport, and covered porch. The Division of Water Resources would consider the proposed guest house to constitute a second single-family dwelling due to the inclusion of a full kitchen.

The property is currently served by an existing well with permit no. 83209. Permit no. 83209 limits the use of the well to ordinary household purposes inside one single-family dwelling and the watering of the user’s non-commercial domestic animals. The property owner has submitted an application to the Headwater Authority of the South Platte (HASP) for inclusion of the existing well in the Upper South Platte Water Conservancy District and Center of Colorado Water Conservancy District augmentation plan decreed in Division 1 Water Court case no. 2012CW0050. The application seeks to cover the use of the well for ordinary household purposes inside two single-family dwellings, described as a main residence and a guest house, and irrigation of 65 square feet in a greenhouse/sunroom. An application to change the use of the existing well to allow for use inside two single-family dwellings is currently pending with this office under receipt no. 10012225.

This office has no concerns with the proposed guest house with the source of water supply being a well augmented pursuant to HASP’s decreed plan for augmentation. It is recommended that final approval of the Conditional Use Permit not be granted until the well owner has obtained a new



non-exempt permit allowing for the use of the well in two single-family dwellings, which will occur after the well has been accepted into the augmentation plan. Should you or the applicant or property owner have any questions regarding this matter, please contact me at this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sarah Brucker".

Sarah Brucker, P.E.
Water Resources Engineer

Cc: Applicant
Referral file no. 28951
Well permit file no. 83209