

141 Ninth Street, Second Floor
P.O. Box 774049
Steamboat Springs, CO 80477

Dave Torgler, Town Administrator/Clerk

Town of Oak Creek
P.O. Box 128
129 Nancy Crawford Blvd.
Oak Creek, CO 80467

RE: "Land Use Change of Minor Impact"
231 E. Main Street
Lots 1-5, Block 1, Original Town of Oak Creek
Oak Creek, CO

Project Narrative Description:
"The Beer Ranch" Tap House

This proposed new construction, single story building is intended to contain a self-serve beer and wine dispensary. No liquor sales are being proposed. Business hours are planned to end by 9:00-10:00 PM.

Patrons of this facility will purchase from a receptionist, pre-paid cards that will activate individual beer or wine taps (20-25) on a wall and accessible from the "Tap Room" gathering area. Gathering areas will be open areas inside of the building, and at exterior roof covered patios, outfitted with loosely arranged tables and chairs.

Exterior gathering areas will be accessible from (3) glass overhead doors, intended to encourage patron circulation outside of the Tap Room. Exterior gathering areas will also be provided with turf areas for yard game activities.

Food will be provided by a mobile, site contained "food truck" and/or local existing food establishments.

Other components of this facility will be:

- Men and Women Restroom core
- Chilled room for on-site beer storage and tap systems
- A small room for this business office activities
- Dishwashing area
- Delivery area at rear of building, inclusive of business trash receptacle
- On-site parking inclusive of (1) handicapped accessible space

Sales Search Results

[Back to normal view](#)

Query: (AccountNumID = R6837476) AND (ParcelNumberID = 144901001) AND (Sales where sale date between 07/01/2018 and 10/30/2021)

One sale found.1

Description	Summary			
Account Sale History - Doc Fee Transfers Only 829330	SPATIOTEMPORAL INVESTMENT GROUP, LLC to DROUET, ANDREW & LAUREN (JT)	SPECIAL WARRANTY DEED 09/07/2021	\$120,000.00 144901001	LOTS 1 THRU 5 BLK 1 ORIGINAL TOWN OF OC

One sale found.1