David Torgler, Administrator/Clerk

January 26, 2023

Paula and Lawrence Jaconetta
P.O. Box 465
Oak Creek, Colorado 80467

Re: 222 E. Main Street, Application for a Land Use Change of Minor Impact

Dear Mr. and Mrs. Jaconetta:

Please be advised that at the January 12, 2023 Town Board meeting the Board approved your application for a Land Use Change of Minor Impact, e.g. to subdivide the one (1) parcel of land where Lupita's and the Cabin are located into two (2) parcels, subject to the following conditions:

1. A plat of the land division showing existing improvements including structures and parking area, prepared by a licensed surveyor or engineer, shall be prepared and submitted to the Town for approval in substantially the division as submitted by the petitioner and that neither new lot can be less than 2400 square feet. The approved plat shall be recorded at the Routt County Clerk and Recorders Office.
2. The cabin property retains the existing parking area located at the rear of the cabin; adjacent to the alley, for a minimum of two vehicles (10'x20' per Town code) is required.
3. When exterior lighting changes for either property that the owners provide a lighting plan for exterior and interior lighting that shows compliance as required by the land use codes, Section 17.10.10 A and B.
4. The approval expires three (3) years from the date of final Town approval unless application for renewal is obtained pursuant to the Oak Creek Land Use Code.

Please contact me to discuss addressing for these two parcels and with any questions. Addressing currently refers to both structures with the address of 222 E. Main Street, distinguished by "A" and "B" which will change with the creation of two parcels of land.

Sincerely,

David Torgler
Town Administrator/Clerk