



Petitioner's/Representative's Name: Roller Coaster Ventures, LLC, through its members, Chris & Sheila Cummins

Signature of Petitioner/Representative: _____

Petitioner's/Representative's E-Mail Address: cdc@cowaterlaw.com AND cstarcummins@msn.com

Petitioner's/Representative's Mailing Address: 13511 Northgate Estates Dr. #250, Colo. Spgs., CO 80921

Telephone: 303-903-7465

Fax: 719-471-1234

Petition Request: Land Use Change Minor Impact - Mixed Use of Commercially Zoned Property

Physical Address: 211 East Main Street, Unit No. 1, Oak Creek, CO 80467

Legal Description: Lots 9 through 12, Block 1, original Town of Oak Creek (Unit No. 1 is westerly ground floor)

Assessor's Parcel Identification No.: R3833086

Provide the following additional information:

- ☐ Written narrative (summary information explaining use, location, terrain, number and size of parcels, road conditions and dimensions, and any special features to the site.)
- ☐ Legal Description
- ☐ Physical Address
- ☐ Vicinity Map
- ☐ Site Map: Illustrating all structures and property lines to scale, both existing and proposed; abutting land owners and land uses, streets, highways, utilities that service the area and major physical features
- ☐ Building Plans including elevations
- ☐ Filing Fee \$ \$250 (Base fee is designed to cover the minimum staff hours has to process the application. Additional hours on the project will be assessed at \$ _____ per hour.)
- ☐ The application fee must be paid in full to begin the application.
- ☐ Proof of ownership, lease/deed and/or statement of authority or other documentation regarding the use of the property.
- ☐ Other _____

The Applicant, by his/her signature below, agrees that he/she understands that he/she will personally appear in front of the Oak Creek Planning Commission on the 27th day of March, 2024 to present this application and receive a recommendation from the Oak Creek Planning Commission and will also be required to appear before the Oak Creek Town Board on the 27th day of March, 2024 at their regularly scheduled meeting for a final determination, i.e., approval or denial, of this application.

Signature of Applicant/Applicant's Representative:



Date:

3/10/24

Signature of Town Administrator/Clerk:

Application Received: _____ Date: _____

Application Deemed Complete: _____ Date: _____

Application for Land Use Change – Minor Impact, Oak Creek, CO

Roller Coaster Ventures, LLC

Project Narrative – 211 E. Main St., Unit No. 1

Applicant seeks Town approval for the use of Unit No. 1, 211 E. Main Street Oak Creek, Colorado for mixed office/residential uses, so as to allow for renovation and remodeling thereof consistent with permitting from Routt County Building Department. The building is owned by Roller Coaster Ventures, LLC, a Colorado limited liability company, ("RCV, LLC" or "Applicant") whose members are Chris & Sheila Cummins.

211 E. Main Street in Oak Creek is a commercially zoned building with a total of five (5) units, of which three (3) are currently in use, with Unit No. 1 (subject of this application) and Unit No. 2 currently unfinished (it has been years since these two units were in use). Unit No. 3 currently houses the Oak Creek Wash House public laundromat ("OCWH"), while Unit Nos. 4 and 5 are upstairs residential apartments, leased to long-term tenants. The building is located on the north side of Highway 131/Main Street in the original Town of Oak Creek, just south of the Town "noon whistle", across the street from single family residences, apartments, and local restaurants, with single family residences located both to the east and the west. The property is quite sloped, though the instant request for Minor Change does not include any exterior construction or changes in topography. The property is comprised of four lots, Lots 9-12 of the original Town of Oak Creek.

Unit No. 1 has been, to Applicant's knowledge, utilized for various office, retail and commercial purposes over the years, including once having been the home of KFMU radio. Applicant is not aware of the most recent use of Unit No. 1, but understands it to have been vacant and out of use for a significant number of years.

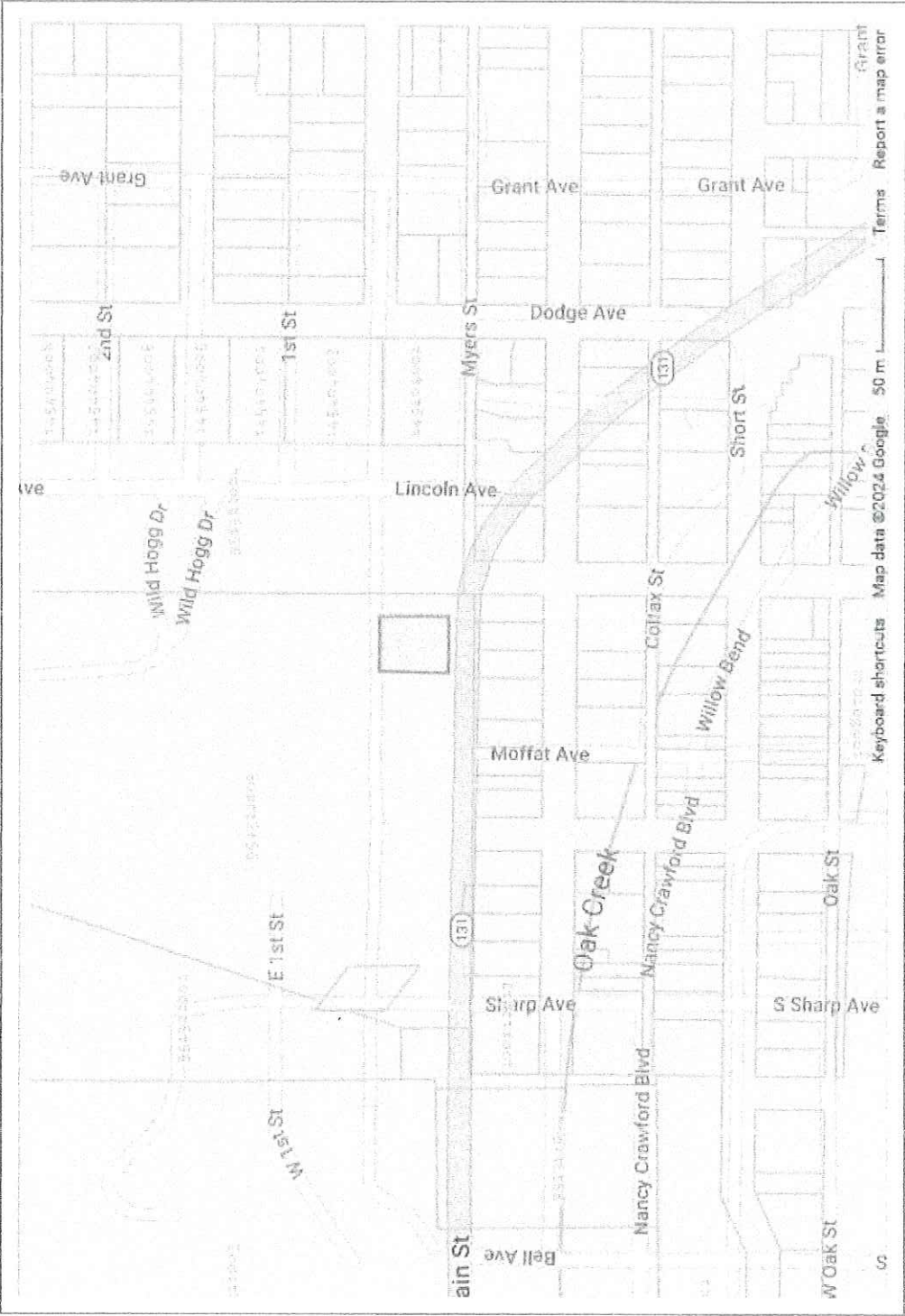
Applicant seeks to finish Unit No. 1 for primarily office use (Chris Cummins is a water rights attorney seeking to grow his practice), but to include part-time residential use as a "work/live" unit for Applicant to utilize both as law office and part time residence during such office uses, as well as a place to stay when operating the OCWH at least monthly or otherwise spending time in Oak Creek. Off-Street parking for Applicant's use is already available to the east of the OCWH, and in the alley behind the building. Applicant has no present intention of leasing Unit No. 1 to 3rd parties, neither short nor long term, and for neither office, business/retail, nor residential uses. Applicant, rather, intends to utilize the premises only for Applicant's own office and limited residential use.

The finishing of Unit No. 1 for the purposes described herein will be in the manner of a "studio" space, with a largely open living space to include a small kitchen, murphy bed, and bathroom with shower, as depicted on the plans attached to the Application. All existing single-pane windows are to be replaced with better-insulated double pane, insulation and fireproofing brought to code throughout, and new electrical and plumbing likewise installed to code.

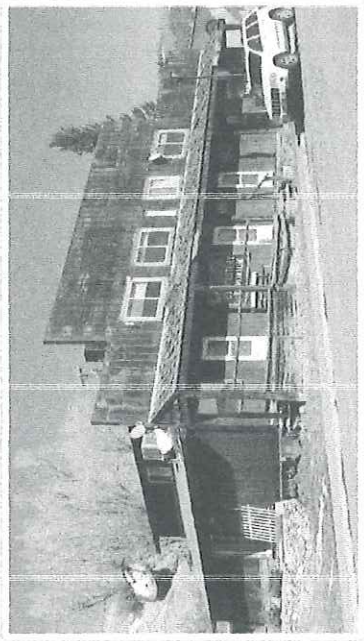
The building, including Unit No. 1, is served by the Town of Oak Creek's utilities, including water, wastewater and electrical. Unit No. 1 will utilize electric heat, no propane is required. All units are and will remain separately metered.

Routt County, CO - Community: Property Search
Account Number: R3833086

Vicinity Map and Elevation - RCV, LLC
Minor Impact Application



Account Number: R3833086



General Information

Account Number	R3833086
Owner	ROLLER COASTER VENTURES, LLC
Property Address	211 E MAIN ST
Property Type	LIVE/WORK UNIT
Classification	Mixed-Use

Actual Values

Land Value	\$55,260
Improved Value	\$265,740
Total Value	\$321,000

Comper

View Real Property

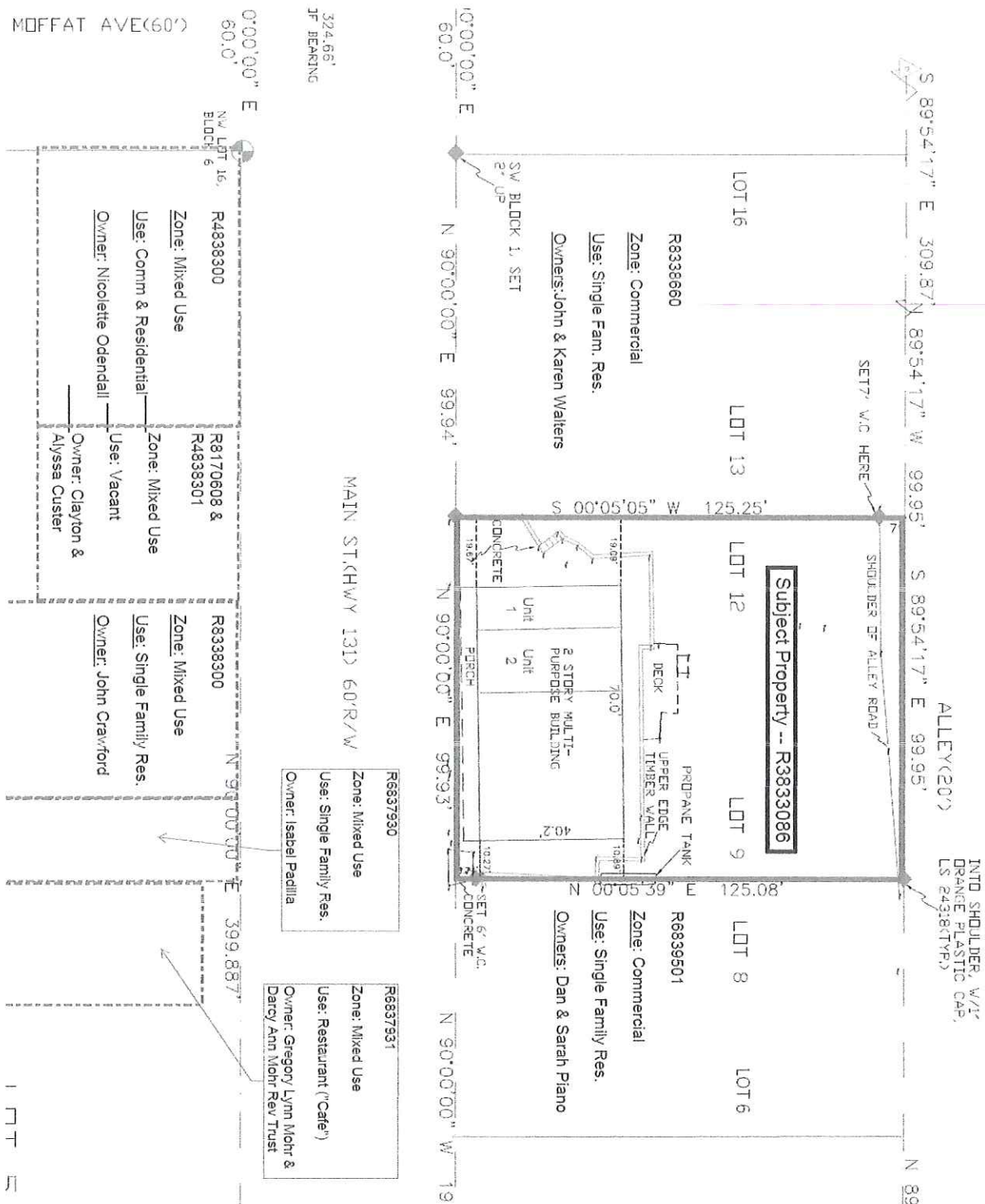
Sales History

Doc #	Date	Sale Price	Vacant or Improved	Arms-Length
826831	06-29-2021	\$350,000	Improved	Valid
775609	12-21-2016	\$100,000	Improved	Invalid
	11-01-1995	\$115,000	Improved	Invalid

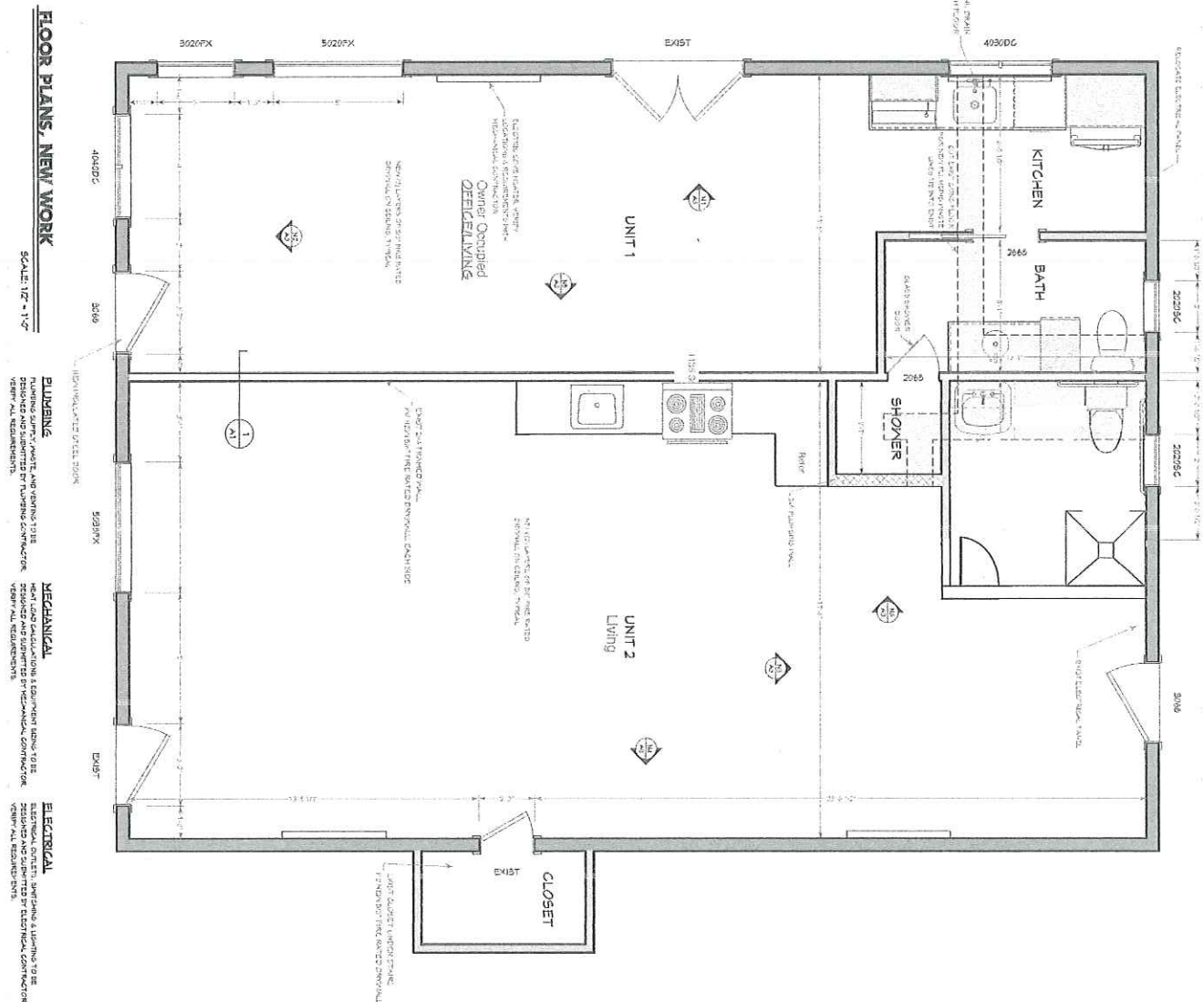
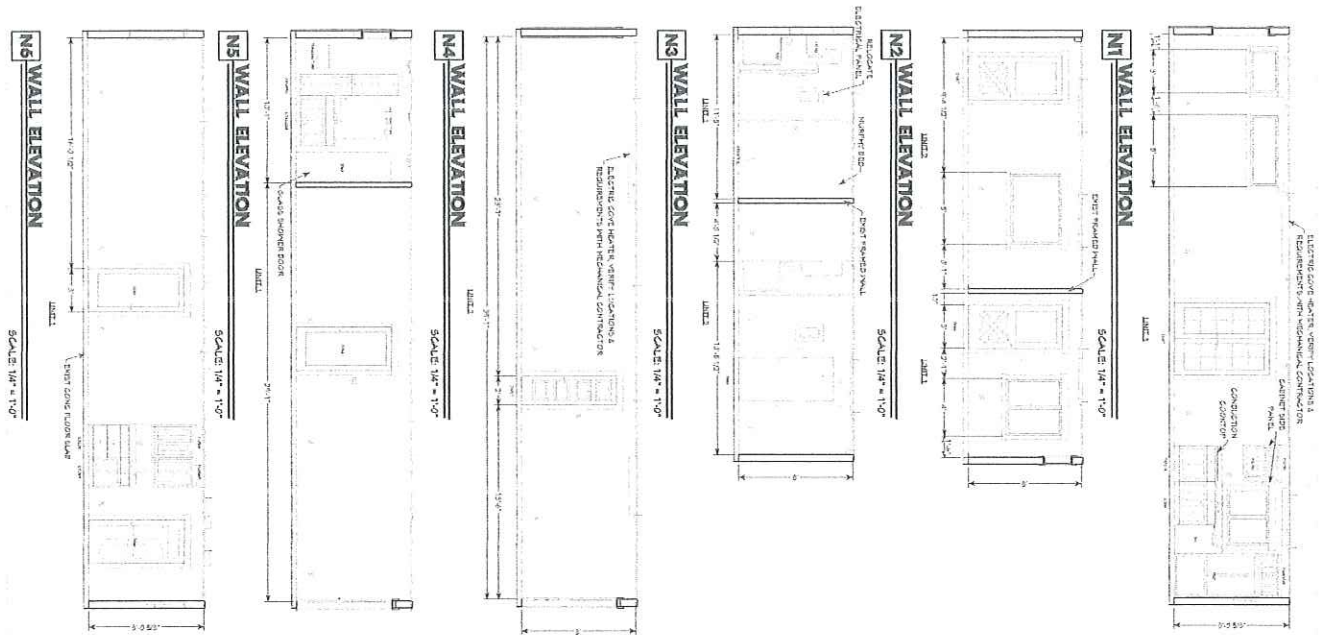
Elevations (Unit No. 1 to far left/west, Unit 2 immediately to the right/east of Unit 1):



(based on 2/24 Preliminary Survey by BTK)







A3

SHEET 3 OF 4

PLAN SET

PROJECT NUMBER: 200-011

SITE: 211 E MAIN STREET

DATE: MARCH 11, 2020

DESIGNED BY: FRANK

SCALE DATE:

OAK CREEK WASHHOUSE

INTERIOR TENANT FINISH

211 E MAIN STREET

OAK CREEK, COLORADO 80461

TEXTOR MOUNTAIN CONSTRUCTION

970.646.7607

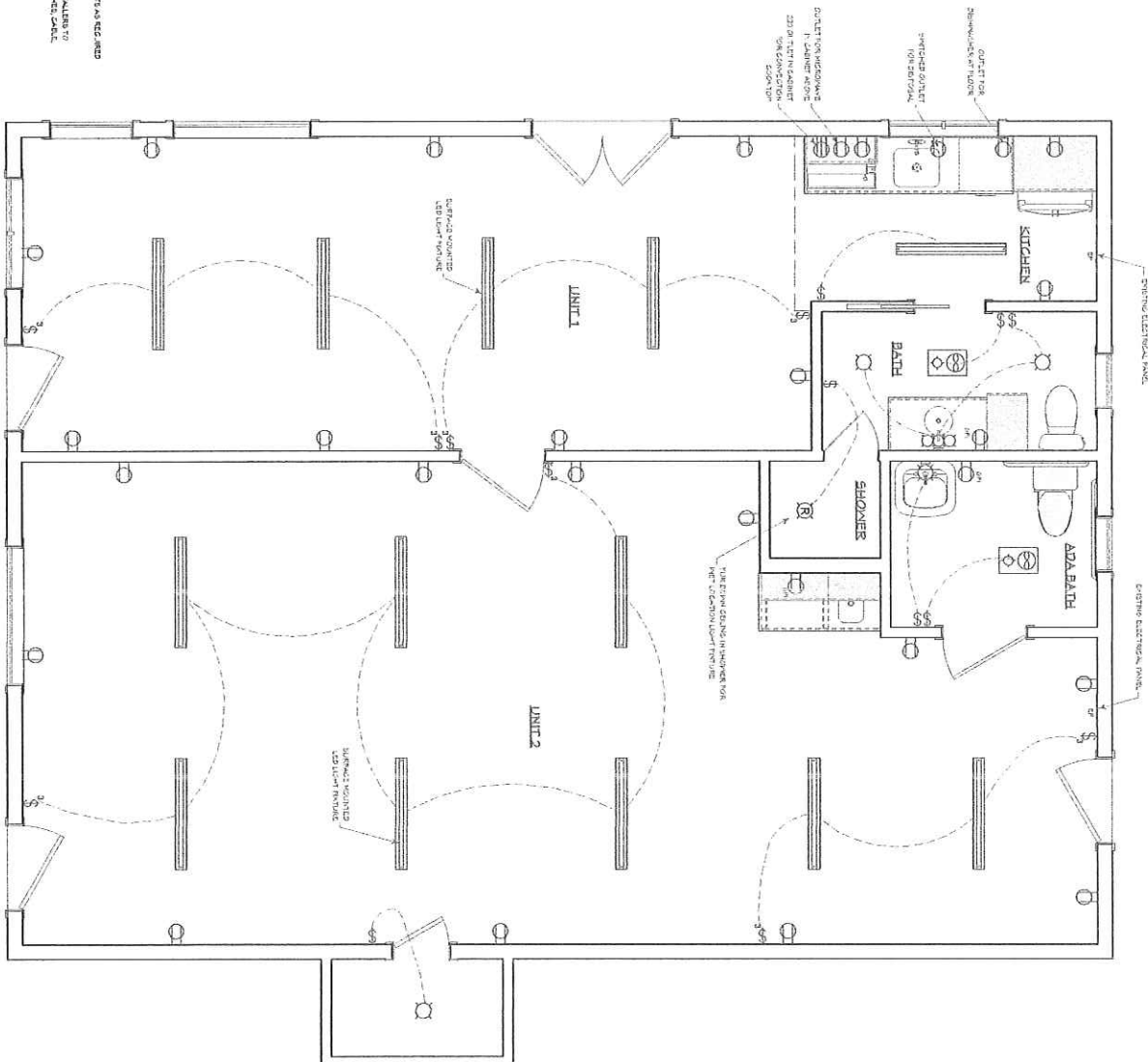
ASCEND

DESIGN & CONSTRUCTION

PO BOX 171151 STEAMBOAT SPRINGS, CO 80417

970.874.6881 E-MAIL: FRANK@ASCENDDAC.COM

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State Documentary Fee
Date: June 29, 2021
\$35.00

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **BOYLESKY LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is 19667 HILL DRIVE, Morrison, CO 80465, City or Town of Morrison, County of Jefferson and State of Colorado, for the consideration of (\$350,000.00) ***Three Hundred Fifty Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to **ROLLER COASTER VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is 14725 ROLLER COASTER ROAD, COLORADO SPRINGS, CO 80921, City or Town of COLORADO SPRINGS, County of El Paso and State of Colorado, the following real property in the County of Routt and State of Colorado, to wit:

LOTS 9,10,11 AND 12 BLOCK 1, TOWN OF OAK CREEK, COUNTY OF ROUTT, STATE OF COLORADO.

also known by street and number as: **211 EAST MAIN STREET, #1-5, OAK CREEK, CO 80467**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of June 29, 2021.

BOYLESKY LLC, A COLORADO LIMITED LIABILITY COMPANY

By: 

Benjamin Boyle, Member/Manager

State of Colorado

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)ss.


County of Routt

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The foregoing instrument was acknowledged before me on this day of June 29th, 2021 by **BENJAMIN BOYLE, MEMBER/MANAGER OF BOYLESKY LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 12/7/2022


Notary Public

DAYSHIA KOROLIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184046776
My Commission Expires December 7, 2022

When recorded return to: **ROLLER COASTER VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY**
14725 ROLLER COASTER ROAD, COLORADO SPRINGS, CO 80921

