



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. 2, 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 \_\_\_\_\_

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Town of Oak Creek

General Application – Land Use Change of Minor Impact

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. 2**

Applicant seeks Town approval for the use of Unit No. 2, 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 and Unit No. 2 (subject of this application) 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. 2 has been, to Applicant's knowledge, utilized for various office, retail and commercial purposes over the years, including most recently as an upholstery shop. Applicant understands, however, Unit 2 to have been vacant and out of use for a significant number of years.

Applicant seeks to finish Unit No. 2 for mixed uses, including future office and retail uses, but also including near-term usage as a substation for the Oak Creek Fire Protection District, with whom Applicant has a letter of intent to lease Unit 2. Such mixed use will provide the Fire District with a local office/station for better service and response times to the Oak Creek community, as well as space for off-shift firefighters and first responders to rest and recover. The Fire District has advised that no additional parking is required for their uses, such parking being available at the nearby engine-house, and future office/retail use of Unit 2 will primarily be during regular business hours when publicly available parking on Main Street will suffice.

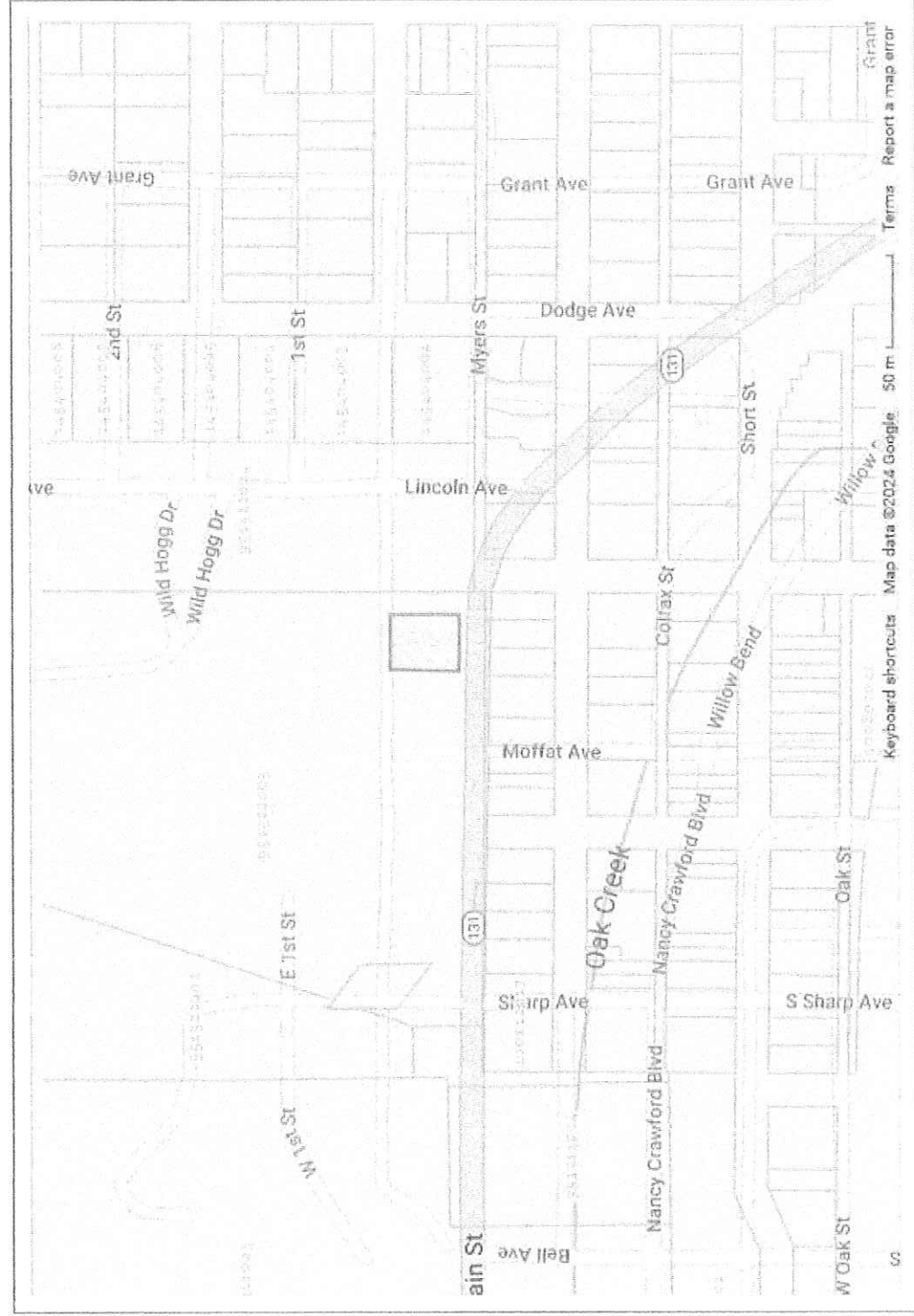
The finishing of Unit No. 2, as depicted on the plans, will be similar to small office space, with a largely open common area to include a small kitchen, bathroom with shower, and two small resting areas/offices for first responders to rest and recover between shifts. All existing single-pane windows 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. 2, is served by the Town of Oak Creek's utilities, including water, wastewater and electrical. Unit No. 2 will utilize electric heat, no propane is required. All units are and will remain separately metered.

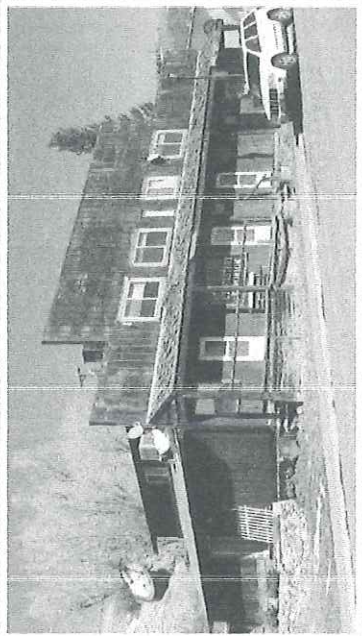


**Vicinity Map and Elevation - RCV, LLC**  
Minor Impact Application

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



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)

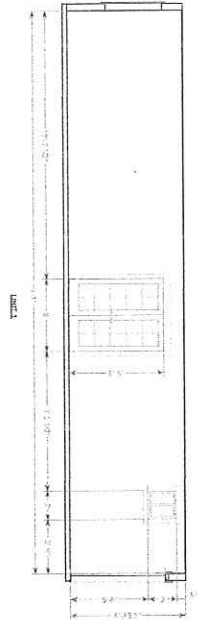






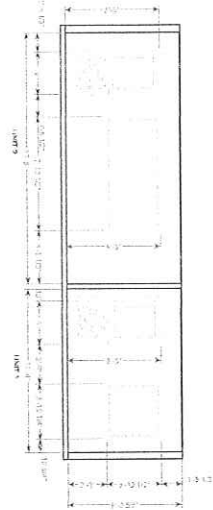
**E1 WALL ELEVATION**

SCALE: 1/4" = 1'-0"



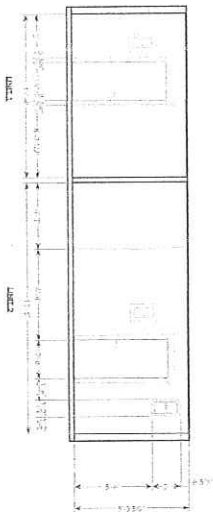
**E2 WALL ELEVATION**

SCALE: 1/4" = 1'-0"



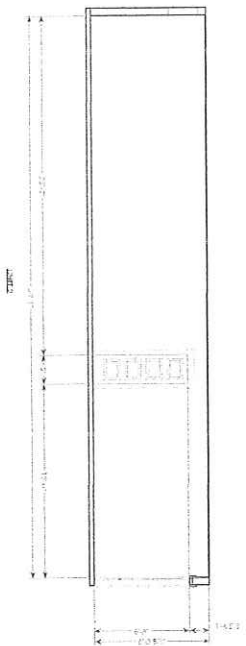
**E3 WALL ELEVATION**

SCALE: 1/4" = 1'-0"



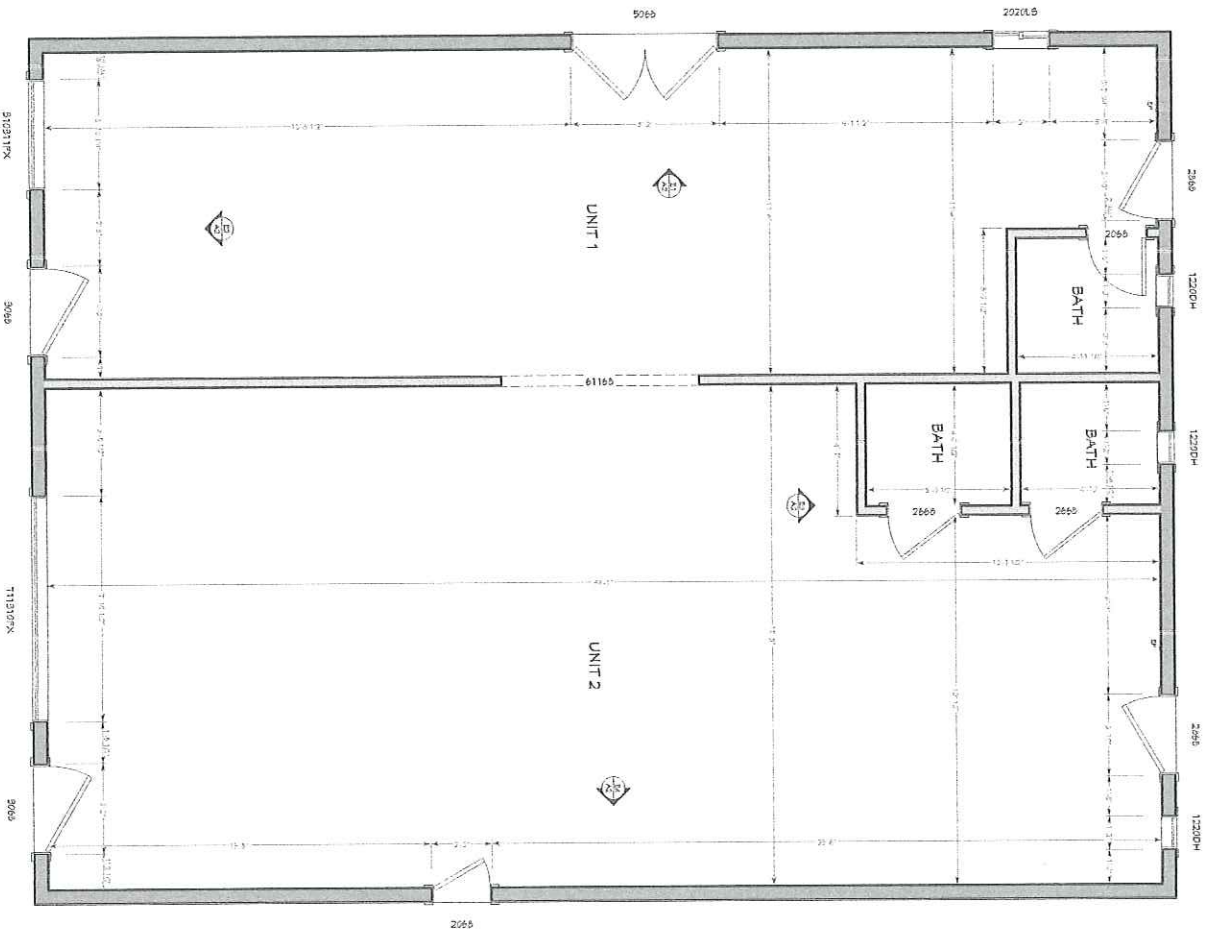
**E4 WALL ELEVATION**

SCALE: 1/4" = 1'-0"



**FLOOR PLANS, EXISTING**

SCALE: 1/2" = 1'-0"



**A2**  
SHEET 2 OF 4

PLAN SET

PROJECT NUMBER: 201011  
DATE: MARCH 7, 2022  
DRAWN BY: FRANK  
RELEASE DATE:

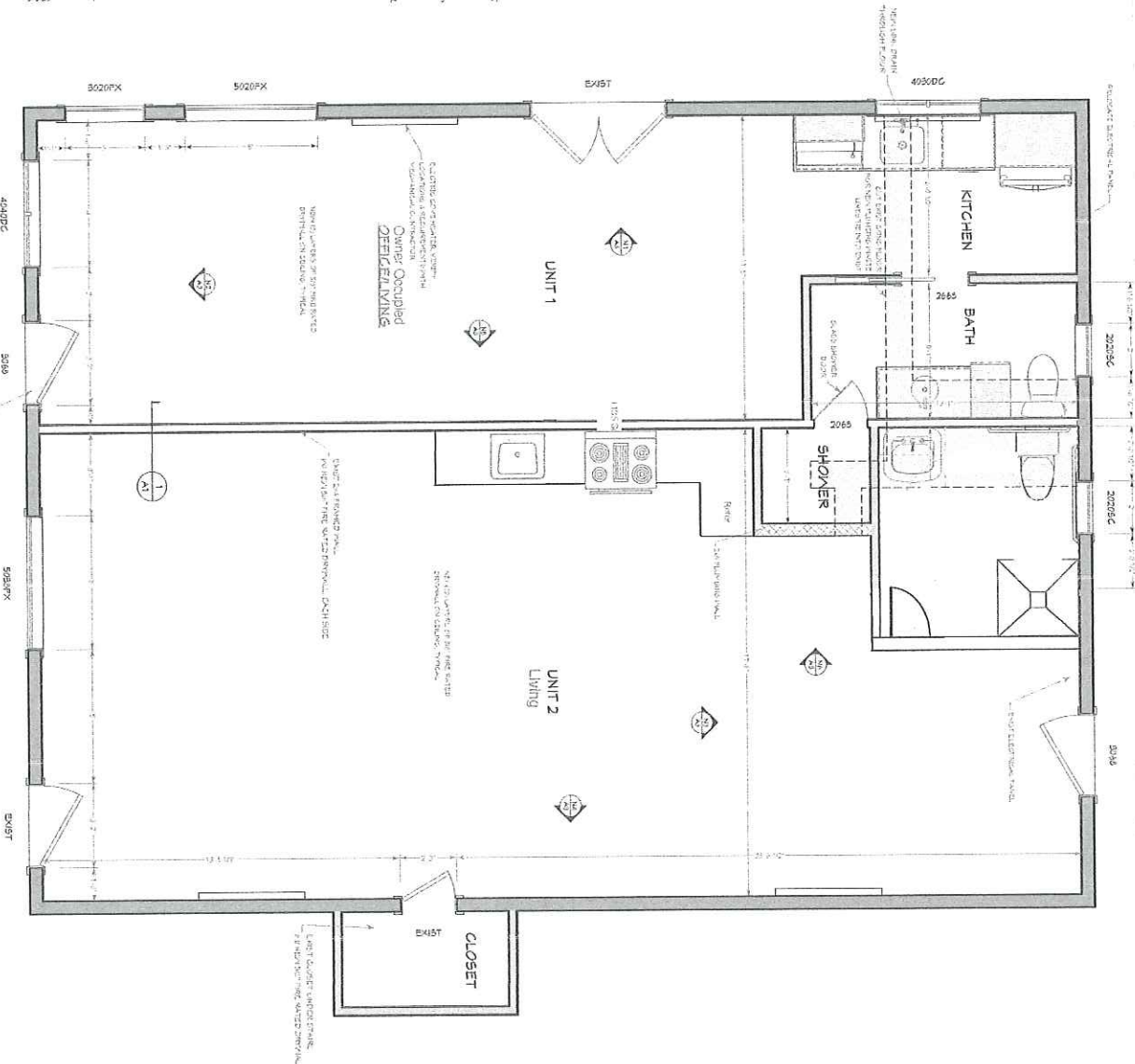
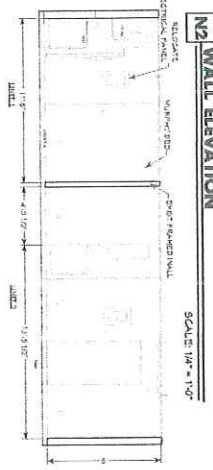
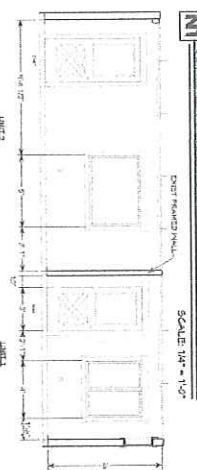
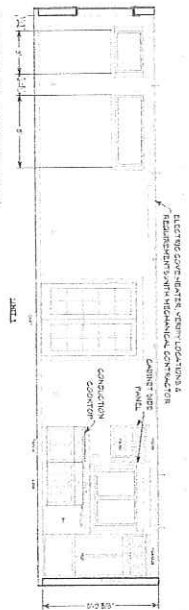
**OAK CREEK WASHHOUSE**  
INTERIOR TENANT FINISH

211 E MAIN STREET  
TEXTER MOUNTAIN CONSTRUCTION

OAK CREEK, COLORADO 80417  
970.646.7607

**ASCEND**  
DESIGN & CONSTRUCTION

PO BOX 111151 STEAMBOAT SPRINGS, CO 80477  
970.574.6551 E-MAIL: FRANK@ASCENDDAC.COM



**FLOOR PLANS, NEW WORK**

SCALE 1/2" = 1'-0"

**PLUMBING**

PLUMBING LOCATIONS  
AND LOCATIONS TO BE  
REMOVED AND SUBMITTED BY MECHANICAL CONTRACTOR  
VERIFY ALL REQUIREMENTS

**MECHANICAL**

MECHANICAL LOCATIONS  
AND LOCATIONS TO BE  
REMOVED AND SUBMITTED BY MECHANICAL CONTRACTOR  
VERIFY ALL REQUIREMENTS

**ELECTRICAL**

ELECTRICAL LOCATIONS  
AND LOCATIONS TO BE  
REMOVED AND SUBMITTED BY ELECTRICAL CONTRACTOR  
VERIFY ALL REQUIREMENTS

**A3**  
SHEET 3 OF 4  
PROJECT NUMBER: 201-111  
DATE: MARCH 11, 2022  
DRAWN BY: FRANK  
CHECKED BY: FRANK  
PLAN SET

**OAK CREEK WASHHOUSE**  
INTERIOR TENANT FINISH  
211 E MAIN STREET  
TEXTOR MOUNTAIN CONSTRUCTION  
OAK CREEK, COLORADO 80417  
470.646.7601

**ASCEND**  
DESIGN & CONSTRUCTION  
PO BOX 171151 STEAMBOAT SPRINGS, CO 80417  
470.874.6551 E-MAIL: FRANK@ASCENDDAC.COM







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*  
Benjamin Boyle, Member/Manager

State of Colorado )  
County of Routt ) ss.  
)

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

*[Signature]*  
Notary Public

**DAYSHIA KOROULIS**  
**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**

