
Home Ranch

Minor Amendment to the Planned Unit Development

Planning Director's Findings & Decision

ACTIVITY #: PL20210022

DECISION DATE: January 17, 2022

PETITIONER: Home Ranch

PETITION: Amendment to the PUD recorded at the Routt County Clerks Office Reception #819398

LEGAL: Land in portion of Section 27-9-85 – 48 acres

LOCATION: 27315 Home Ranch Road

ZONE DISTRICT: Planned Unit Development (PUD)

STAFF CONTACT: Chris Brookshire cbrookshire@co.routt.co.us

ATTACHMENTS:

- Narrative
- Revised PUD plan

History:

A PUD on a 40-acre parcel was approved in 1978. The use was for a Guest Ranch with associated amenities. The PUD has been amended over the years to add structures and uses. An amendment to the PUD was approved recently in August, 2020 allowing an additional 8 acres to be included in the PUD area with revisions/updates and new structures and uses. The requested changes to the Guest Ranch were accepted and the facility was approved as a Multi-function event center. The PUD is recorded in the Routt County Clerks Office at Reception #819398.

Site Description:

The area of the PUD is located approximately 0.5 miles east of CR 129 accessed by a private graveled road. The 48 acres is located within a 386-acre parcel zoned AF also owned by Home Ranch. The 48 acres is higher in elevation than the county road and looks out to the Elk River valley and surrounding mountains.

There are existing buildings within the 48 acres shown on the existing PUD plan.

Project Description:

Operations are to remain as recorded under the current PUD, but the owner of Home Ranch has proposed changes to the phasing plan and location of structures.

The attached narrative describes the proposed changes and the site plan shows the 'bubbled' location of changes.

The owner wants to complete the proposed changes to create better functional areas for guest operations and for agricultural production such as the green house locations.

Due to conditions resulting from COVID 19, construction of previously proposed structures has had to be reconsidered due to material and workforce shortages and delays. The applicant is proposing that the construction of the owners' residence, horsestable/trainer's residence and the shop be delayed. The owners' residence is proposed to be located in the lodge and the Lodge will have additional changes such as the addition of a garage, ground floor and 2nd floor offices and mezzanine and lookout/hawks nest. All elevations and floor plans are filed in the Routt County Planning Department. If this plan is approved the Final PUD Plan will be recorded in the Routt County Clerk and Records Office.

When the project is completed the owners residence in the lodge will remain as a private residence. The final PUD will have four dwelling units: 1) Lodge (new), 2) trainer's unit above stable, 3) Columbine Cabin, and 4) owners residence.

Proposed changes are as follows:

Residence in the Lodge with additional remodel/additions as described above.

Activity building to be moved and converted to the ranch headquarters building

New open-air pavillion

Relocate/remodel of outdoor kitchen

Relocate gazebo

New bathroom building

New seasonal 'hoop-house' (greenhouse)

New 4-season greenhouse

Historic huts to be moved to new location

Horse stalls added to hay barn

New activities building with breezeway connection to lodge

Staff Comments:

When all phases of operations are completed there will be an increase of one residence for a total of four on a 48 acre parcel. See PUD Regulations and Standards 7.3.I below.

Proposed operations from the previous Amended PUD will not change.

Compliance with the Routt County Master Plan, Sub Area Plans and Zoning Resolution

The Routt County Master Plan, Sub Area plans and Zoning Resolution contain dozens of policies and regulations regarding land use. Section 5 of the regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties, and shall apply in all Zone Districts and to all land uses unless otherwise noted. Section 6 Regulations

apply to all Minor, Administrative, Conditional or Special uses allowed by permit only, PUD plans, Site plans, and Subdivisions.

The following checklist was developed by Planning Staff to highlight the policies and regulations most directly applicable to this petition. The checklist is divided into seven (7) major categories:

1. Health, Safety and Nuisances
2. Regulations and Standards
3. PUD Regulations and Standards
4. Community Character and Visual Issues
5. Roads, Transportation and Site Design
6. Natural Environment
7. Mitigation

Interested parties are encouraged to review the Master Plan, Sub Area plans and Zoning Resolution to determine if there are other policies and regulations that may be applicable to the review of this petition.

Staff Comments are included at the end of each section, highlighting items where the public, referral agencies, or planning staff have expressed questions and/or comments regarding the proposal. **Staff comments regarding compliance with regulations and policies are noted in bold below.**

Public Health, Safety and Nuisances

Applicable Regulations – Routt County Zoning Resolution

- 5.1.1 Every use shall be operated so that it does not pose a danger to public health, safety or welfare.
- 5.1.2 Every use shall be operated in conformance with all applicable federal, state and local regulations and standards. Failure to comply with any and all applicable federal, state and local regulations and standards may be cause for review and/or revocation of any Land Use Approval granted pursuant to these regulations.
- 6.1.7.C Natural Hazards
- 6.1.7.H Wildland Fire
- 6.1.7.I Noise
- 6.1.7.L Odors
- 6.1.7.M Vibration

Staff comments: Any construction will require appropriate permits. Services such as food, transportation and tours have been reviewed under the previous amended PUD and there is no change to these operations. Water and sanitation has been reviewed with the previous application. The addition of the bath-room for guests may require an amendment to the OWTS system. Two systems are being proposed and will require permits.

*****Is the application in compliance with the Policies and Regulation outlined above? Yes or No***

Regulations and Standards

Applicable Regulations – Routt County Zoning Resolution

- 5.2 Dimensional Standards:
- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans.
- 6.1.5 The proposal shall meet or exceed accepted industry standards and Best Management Practices (BMP's).

Applicable Policies – Master Plan

- 5.3.A The County encourages the use of 'green' building techniques that lead to the conservation of energy and overall reduction of pollution in our environment.
- 5.3.B While respecting private property rights, the County will not approve development applications or special use permits that would lead to the degradation of the environment without proper mitigation that would bring the proposal into compliance with the Master Plan, appropriate Sub-area Plans, Zoning Resolution, and Subdivision Regulations.
- 5.3.D Require Best Management Practices and grading plans and strongly discourage overlot grading.

Staff comments: There will be a change from three to four single-family residences. All other cabins and a second floor suite in the lodge are for short-term occupancy. The water system and OWTS system is being upgraded and reviewed under the previous PUD Amendment.

***Is the application in compliance with the Policies and Regulation outlined above? Yes or No*

PUD Regulations and Standards

Applicable Regulations – Routt County Zoning Resolution

- 7.3.A The PUD shall be consistent with the intent and policies of the Master Plan and any applicable sub-area plans.
- 7.3.B The PUD shall comply with all applicable standards and mitigation techniques listed in Sections 5, 6, 8 and 9 of these Regulations
- 7.3.C The design and construction of the PUD shall include adequate, safe and convenient arrangements for pedestrian and vehicular circulation, off-street parking and loading space.
- 7.3.D While there are no fixed setbacks and lot widths required for a PUD, the Planning Commission may require such setbacks, lot widths, and space between buildings as necessary to provide adequate access and fire protection, to ensure proper ventilation, light, air and snow melt between buildings, proper locations from utility lines, and to ensure that the PUD is compatible with other development in the area.
- 7.3.E Open space for the PUD shall be planned to produce maximum usefulness to the residents of the development for the purposes of recreation, scenery, and to produce a feeling of openness. All areas designated as open space pursuant to the requirements of this section shall be provided with access from a public road, street, or right-of-way.

- 7.3.F Open space: A minimum of 25% of the total PUD area shall be devoted to open air recreation or other usable open space, public or quasi-public. Public sites as required as part of a Subdivision may be included in the required 25%. Unusable open space shall not be included in the required 25%. It shall be the option of the Board of County Commissioners to require any of the "useable open space" of a Planned Unit Development to be dedicated to a public agency or homeowners association.
- 7.3.G The developer shall provide within the PUD central water and sewer facilities as may be required by the Planning Commission, the Colorado Department of Public Health and Environment, and the local health authorities.
- 7.3.H Clustered housing shall be encouraged to promote maximum open space and economy of development and variety in type, design, and layout of buildings.
- 7.3.I Residential density shall be limited as required by the Planning Commission and the County Commissioners upon consideration of the Master Plan and individual characteristics of the subject land.
- 7.3.J The density of uses other than residential shall be limited as required by the Planning Commission and the County Commissioners upon consideration of the Master Plan and individual characteristics of the subject land and the adjoining properties.
- 7.3.K Mixed Uses: The PUD shall be designed, in so far as practicable when considering the overall size of the PUD, to provide commercial, recreational and educational amenities conveniently located to its residents in order to alleviate the impacts of increased traffic congestion.
- 7.3.L Architecture: Each structure in the PUD shall be designed in such a manner as to be compatible with other units in the area, yet to avoid uniformity and lack of variety of structural designs among the PUD.
- 7.3.M Maintenance of Open Space: No PUD shall be approved unless the County is satisfied that the landowner has provided for or established an adequate organization for the ownership and maintenance of open space and private roads, drives and parking.
- 7.3.1 Before an approved PUD plan or an amendment thereto is recorded, the land on which it is located shall be zoned PUD or OR. If a Zone Change is required, all the applicable Standards, including, but not limited to Section 8.2 of these Regulations shall apply.
- 7.4.2 Minor Amendments**
Minor Amendments to a Final PUD Plan, not qualifying as Technical Corrections and substantially similar to the approved Conceptual PUD Plan may be approved in the same manner permitted for review of Administrative Permits as outlined in Section 3 of these Regulations, provided all the following standards are satisfied:
- 7.4.2.A The amendment affects no more than three (3) lots or interests in land within the PUD.
- 7.4.2.B All owners of the affected lots or interests in land consent in writing to the amendment.
- 7.4.2.C The amendment does not require or involve modification of existing public utilities or streets within or adjacent to the PUD.
- 7.4.2.D The amendment would not result in the creation of additional lots or interests in land.
- 7.4.2.E The amendment meets all the applicable standards of this section and Sections 4, 5, 6, 7 and 8 of these Regulations.
- 7.4.2.F The Planning Director or other approval authority may make a Minor amendment approval contingent on the recording of an amended Final PUD Plan.

- 7.6 Conformance with Subdivision Regulations: Any area proposed as PUD will be reviewed under the Routt County Subdivision Regulations, if a separation of ownership interests in the PUD is intended. The subdivision review procedures may be carried out concurrently with a review of the PUD as outlined in this section. As a general guideline, the Conceptual PUD Plan required by this section is generally equivalent to the Sketch Plan required by the Subdivision Regulations.

Staff comments: A PUD is intended to allow flexibility in development of a property while maintaining the goals and policies of the Master Plan the Routt County Zoning Regulations.

There will be increased residential density from three to four dwelling units. It should be determined if four dwelling units is appropriate. All other existing short-term cabins will remain along with one that has not been constructed.

Other than the increase of a dwelling unit all other buildings exist or were approved under the previous PUD amendment with the exception of a new green house and hoop house. There will be upgrades to outdoor facilities for guests such as the kitchen and pavilion and the bathrooms will be made permanent instead of portalets. An increase or change to guest operations is not proposed.

Is the application in compliance with the Policies and Regulation outlined above? **Yes or No

Community Character and Visual Concerns

Applicable Regulations – Routt County Zoning Resolution

- 5.1.4 Outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards is prohibited unless such storage is within enclosed containers or unless a determination is made that such use will not have a detrimental impact on the environment
- 5.9 Sign Standards
- 5.10 Standards for Structures within mapped Skyline Areas
- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1.7.G Visual Amenities and Scenic Qualities.
- 6.1.7.K Land Use Compatibility.
- 6.1.7.O Historical Significance.

Applicable Policies – Routt County Master Plan

- 3.3.A New residential, commercial and industrial developments and uses should occur within the vicinity of designated growth centers and in compliance with the adopted comprehensive plans of those areas.
- 3.3.B Routt County supports infill development and redevelopment within the boundaries of growth centers.
- 3.3.C New residential subdivisions should be encouraged to occur only when the demand exists for the type of improvement, residential dwelling units proposed.

- 3.3.D Residential densities should generally decrease as the distance from Growth Centers increase.
- 4.3.A All new urban-type developments and appropriate uses are encouraged to occur within designated Growth Centers.
- 5.3.E Routt County requires that all new developments do not contribute to light pollution.
- 5.3.F Routt County will continue to consider the impacts of development and uses on view corridors, water, wetlands, and air.

Upper Elk River Valley Community Plan

- 2.4.4 1. Rural-type tourist operations such as guest ranches and similar operations are an appropriate and important part of the area's heritage and economy and should be supported. In evaluating proposals consider the following:
 - a. New visitor accommodations should preserve significant amounts of open space and the size of the operations should be proportional to the open space preserved with traffic generation less than the associated LPS development;
 - b. Provide year round access; and
 - c. create minimal impacts.
- 2. Encourage appropriately scaled commercial development that is of similar size, height and character of existing structures. Ensure new structures are compatible with the rural mountain community with sensitive placement and design
- 4. Expansion of existing businesses is supported as owners determine a need, so long as such expansion is visually compatible with the rural mountain community. Size, shape and form, massing and height, materials and scale should be compatible to what is built today.
- 2.5.4.10 Protect the visual quality and rural character of the valley at night by encouraging the use of minimal exterior lighting; that lighting be downcast; and that there be no general floodlighting of buildings.
- 2.5.4.11 Avoid the placement of structures on skylined ridges as viewed from the RCR 129 and public gathering places.
- 2.5.4.12 Encourage alternatives to 35-acre subdivision such as existing voluntary, incentive based programs such as PDR and LPS.

Staff comments: There should be no outdoor storage associated with the PUD. Lighting has been proposed to be downcast and opaquely shielded. Lighting is necessary for safety of guests. Clark is not considered a growth area for development. The Home Ranch has been in operation since the 1970's with no complaints registered. Guest Ranch operations are better located away from populated areas and are appropriate under the Elk River Valley Community Plan. Residential density will increase if this application is approved.

***Is the application in compliance with the Policies and Regulation outlined above? Yes or No*

Roads, Transportation and Site Design

Applicable Regulations – Routt County Zoning Resolution

- 5.4 Parking Standards

- 5.5 Addressing Standards
- 5.6 Access to Buildable Lot Standards
- 5.7 Right of Way Access Standards: A Right of Way Access Permit is required prior to construction of any new access point onto a County Road or other Local Public Road or Right of Way.
- 5.8 Road Construction Standards
- 6.1.4 Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations.
- 6.1.7.A Public Roads, Services and Infrastructure
- 6.1.7.B Road Capacity, traffic, and traffic safety
- 6.1.7.N Snow Storage

Staff comments: There are no changes that will affect these standards.

*****Is the application in compliance with the Policies and Regulation outlined above? Yes or No***

Natural Environment

Applicable Regulations – Routt County Zoning Resolution

- 5.11 Waterbody Setback Standards
- 6.1.7.D Wildlife and Wildlife Habitat.
- 6.1.7.E Water Quality and Quantity.
- 6.1.7.F Air Quality.
- 6.1.7.J Wetlands.
- 6.1.7.P Reclamation and Restoration.
- 6.1.7.Q Noxious Weeds.

Applicable Policies – Routt County Master Plan

- 5.3.B While respecting private property rights, the County will not approve development applications or special use permits that would lead to the degradation of the environment without proper mitigation that would bring the proposal into compliance with the Master Plan, appropriate sub-area plans, Zoning Resolution, and Subdivision regulations.

Staff comments: There is an irrigation pond and irrigation ditches that have be designed as part of the landscaping. The area will be used for the enjoyment of guests and the property will be maintained and landscaped after construction.

*****Is the application in compliance with the Policies and Regulation outlined above? Yes or No***

PLANNING DIRECTOR OPTIONS:

Approve the Minor Amendment request without conditions if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning Regulations and complies with the guidelines of the

Routt County Master Plan. The applicable provisions of Sections 5 and 6 have been reviewed and appropriate findings and conditions are included in the approval outlined herein.

Deny the Minor Amendment request if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning Regulations and/or the Routt County Master Plan. Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.

Table the Minor Amendment request if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.

Approve the Minor Amendment request with conditions and/or performance standards if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning Regulations and Routt County Master Plan.

FINDINGS OF FACT that may be appropriate if the Minor Amendment is approved:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 5, 6 and 7 of the Routt County Zoning Regulations.
2. The proposed amendment affects one lot within the PUD.
3. The proposed amendment does not require or involve modification of existing public utilities or streets within or adjacent to the PUD.
4. The proposed amendment does not create additional lots or interests in the land.

CONDITIONS that may be appropriate may include the following:

General Conditions:

1. This approval shall become effective upon the recording of the Amended Final PUD plan.
2. The approved project plan shall be placed on the recorded plan.
3. Planned Unit Development shall be operated as presented in the approved project plan.
4. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
5. Prior to operation, permittee shall submit to Routt County proof of a Sales Tax Account /License.
6. Outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards is prohibited unless such storage is within enclosed containers or unless a determination is made that such use will not have a detrimental impact on the environment.
7. Protect the visual quality and rural character of the valley at night by encouraging the use of minimal exterior lighting; that lighting be downcast; and that there be no general floodlighting of buildings. The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of the Routt County Zoning Regulations
8. All signage shall be in conformance with the Routt County Zoning Regulations.

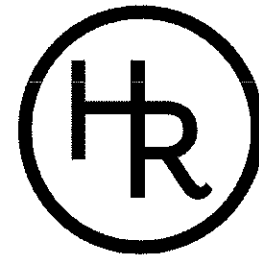
9. Every use shall be operated in conformance with all applicable federal, state and local regulations and standards. Failure to comply with any and all applicable federal, state and local regulations and standards may be cause for review and/or revocation of any Land Use Approval granted pursuant to these regulations.
10. Every use shall be operated so that it does not pose a danger to public health, safety or welfare.
11. This Minor Amendment is specific to the site plan presented in the application. All other conditions of the Home Ranch – Amended Planned Unit Development recorded at the Routt County Clerk and Records Office at File #14474 and Reception #819398 continue to apply.
12. Prior to the issuance of the permit, the permittee shall provide evidence of liability insurance in compliance with the County's Insurance and Surety Requirements policy then in effect. The certificate of insurance shall include all permit numbers associated with the activity and Routt County shall be named as an additional insured. Permittee shall notify the Routt County Planning Department of any claims made against the policy.

I hereby approve/disapprove this Planned Unit Development Minor Amendment.

OK


Kristy Winser, Planning Director

Date 1/18/22



November 29, 2021

OVERVIEW

Since living on the property and adjusting to the typical use of the facilities, the McFarlanes have realized some of the approved items on the P.U.D. are out of place operationally. To remedy this, they are planning to move some of the existing structures to new locations. Additionally, in reaction to Covid-related disruptions to material availability, workforce shortages, and general delays, they are planning to make changes to the phasing schedule. A notable change will be to put the 'Residence' on hold and use the Lodge as the property owner's primary dwelling unit. When the 'Residence' is built the Lodge will remain a private domicile with one guest suite available for nightly rentals.

The McFarlane's goals remain, as they always have been, "to maintain, yet improve, the experience that has been associated with the ranch for 40+ years" as outlined in the approved FUD narrative. The amount and type of community and private events are not being altered. The overall use of the area and hours of operation are not being changed. They are not proposing any changes to the specific conditions outlined in the approved FUD plan. The proposed alterations and corrections to the FUD are meant to expedite re-opening guest ranch operations and refine the layout of the property. We contend these improvements will better suit the owner's operational goals and will aid in improving the overall aesthetic of the property, as approved in the approved FUD plan.

The changes proposed in this amendment alter the overall capacity of the ranch by adding one bedroom to the Lodge. As currently approved, the Lodge contains one guest room for rental, and no other bedrooms. This proposed amendment keeps the guest bedroom and adds one bedroom on the main floor, which will be used as a private dwelling for the property owners. No other changes to the bedroom capacity of the ranch are proposed.

The specific changes to the PUD master plan are as follows:

1. **-Use the Lodge as the Primary Residence-**
The McFarlanes plan to remodel the lodge and use it as their primary residence. However, they would like to retain the same amenities as currently approved. They are keeping the guest suite (the 'Home Ranch Suite') on the upper floor for guest rental. They are planning to connect the lodge to the 'Fitness/Activities' building with a breezeway and use this building for the spa and meeting spaces that will be replaced by their sleeping quarters. They will also be adding a garage to the lodge to accommodate their personal vehicles. See sheet S-1.0(Foundation Plan) for delineation of new and existing foundation.
Once the 'Residence' is constructed, the Lodge will remain a private domicile with one guest suite.
2. **-Ranch H.Q. Building (Relocated Activities Building)-**
Due to construction delays at the 'Shop', which houses office space, the owners propose to repurpose the existing activity building (currently near the pool) and move it to a new foundation near the existing maintenance buildings and use this for property offices as well as headquarters for off-PUD cattle operations.
3. **-Phasing Schedule Changes-**
As mentioned, the phasing schedule is being altered by postponing construction of several buildings. The goal is to get the lodge and event facilities open for business as fast as possible. The McFarlanes have pushed these buildings into the last phase of construction:
 - a. The Residence
 - b. The Horse Stable/Trainer's Residence
 - c. The Shop
4. **-New Open-Air Pavilion-**
After looking at competitive wedding properties, the ranch owners believe it is necessary to build an open-air pavilion to provide a more formal wedding and event setting. See conceptual plans and elevations. The location of the pavilion is near the historic barn and newly located outdoor kitchen, as shown on the site plan, sheet C-1.1.
5. **-Relocating and Improving Existing Kitchen-**
The property's existing outdoor kitchen, currently in the greenhouse area, is not built to adequate standards nor located in a convenient location. The owners plan to relocate it closer to the existing historic barn area, which will improve the views for gathering guests and separate it from the more utilitarian farm operations.
6. **-Relocate Grain Silo Bar ('Gazebo')-**
As a result of the outdoor kitchen move, they plan to relocate the approved grain silo bar, also called the gazebo, to a new location closer to the barn/pavilion area.
7. **-Standalone Bathroom Building ('Outhouse')-**
The ranch owners plan to add a standalone bathroom building, referred to as the 'outhouse'. This will service the historic barn, outdoor arena, fire-pit, and the relocated outdoor kitchen. Large events will still require utilization of portable bathroom units, as outlined in the specific conditions of the approved PUD plan. To match the aesthetic of the ranch and ensure

this building blends with the historic barn, the original homestead building has been disassembled from elsewhere on the property and will be reassembled for this use. NWCC has been apprised of this proposal and has confirmed the capacity of the ONTS will accommodate this, and all the other proposed changes.

8. -Increased Planting Areas & seasonal 'Hoop-House'-

In the area vacated by the current outdoor kitchen, the owners propose to add more planting areas for the farm, including a summer growing season 'hoop-house'.

9. -Additional 4Season Greenhouse-

The ranch owners plan on adding a second 4-season green house next to the approved 4-season greenhouse. This additional greenhouse will be purely agricultural growing space, with no additional support areas.

10. -Relocating Historic 'Huts'-

To enhance the property visually, the McFarlanes propose moving the two small historic huts that today house the cross-country ski and fishing operations to new locations that can accommodate better parking and access to trails.

11. -Horse Stalls added to 'Hay Barn'-

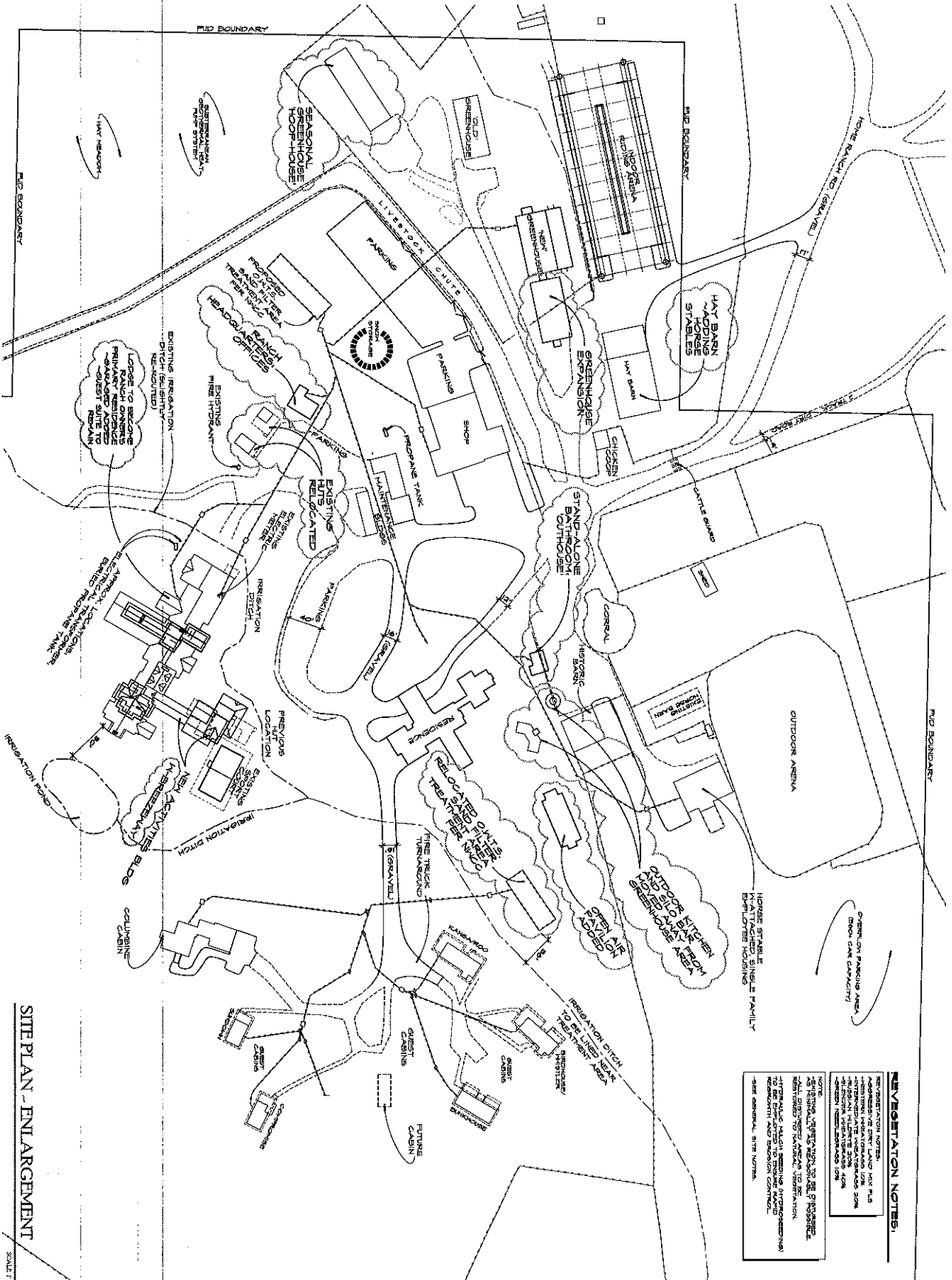
The owners would include horse stalls in the existing hay barn by using some of the existing bays for stalls without adding any area to the building. This building was originally designed as stables by the Stranahan's.

Please see site plan, building plans, elevations, and conceptual pictures that are included with this submittal.

Thank you for your consideration in this matter.



[illegible]



SITE PLAN - ENLARGEMENT

SCALE: 1"=50'

C-1.1

HOME RANCH
 27315
 ROUTE 67
 COLORADO

702 PATTEN
 ROBBINS
 1101 188 PL. 30-105
 AMENDED PLANNED
 UNIT DEVELOPMENT
 COLORADO
 8077

