



## **STAFF ANALYSIS REPORT**

**August 26,2016**

Project Name: Larkspur Truck Stop  
Owner: Of the Chain 2: Tim Dumler  
Address of Property: 255 Upper Lake Gulch Road, Larkspur CO 80118

### **Proposal Overview**

The applicant Tim Dumler has submitted a site plan for the above mentioned property to develop a Truck Stop including a Travel Center with food kiosk and merchandize. He is also proposing 3 more pad sites with additional food services.

The Property is Zoned Commercial and according to Ordinance 3.43 Article II Section 8 this use is permitted by right.

At the Town Council meeting held December 3, 2015 you the Council supported the idea of a proposal of a truck stop at this location. (see attached letter)

The site plan presented by Tim Dumler includes all the required studies and reports.

### **Referral Response Review**

Referral agencies have twenty four days from the date of mailing to review the material and respond to the Town. Failure of a referral agency to submit comments in writing within the specified referral period shall be deemed to constitute approval by that agency. All referral agencies were mailed certified notices on July 26, 2016.

The attached list provides the comments by the referral agencies.

### **Recommendation**

After reviewing the proposal, related information, and public comments on the proposal, the Planning Commission shall make one of the following recommendations to the Town for its review and action:

1. Approve the proposal without conditions.
2. Conditional Approval of the proposal stating the conditions.
3. Denial of the proposal citing reasons for denial.
4. Continue the request until a certain date and time in order to obtain more information to help clarify or support the proposal request.