



December 15, 2015

Tim Dumler
Larkspur, Colorado 80118

Dear Mr. Dumler,

The intent of this letter is to describe the regulatory processes that will be required by the Town of Larkspur and the local floodplain administrator during the proposed construction of a commercial truck stop with a travel center at 255 Upper Lake Gulch Road, Larkspur, CO.

The proposed site is 5.687 acres, is zoned Commercial, and lies at the Northeast corner of Upper Lake Gulch Road and Spruce Mountain Road in the Town of Larkspur, Colorado. It is proposed that the Town of Larkspur will lease a portion of the 13.424 acres adjacent to the development site to Tim Dumler for construction of a parking lot, retaining wall, and detention pond.

A portion of the site lies within the Special Flood Hazard Area (Zone AE) of East Plum Creek. East Plum Creek has base flood elevations defined, as well as a regulatory floodway. Because of this, development within the floodplain fringe will, by definition, not cause a rise in the 100-year flood water surface elevation of more than 1.0 foot. The floodplain fringe is defined as the area between the Special Flood Hazard Area boundary and the floodway boundary.

The Town of Larkspur will allow development within the floodplain fringe as long as no disturbance occurs within the regulatory floodway. The Town of Larkspur and the floodplain administrator will not require a Conditional Letter of Map Revision (CLOMR) or any other process prior to construction, and will not require a Letter of Map Revision (LOMR) post-construction to move the regulatory floodplain. No floodplain related permitting will be required from the Town of Larkspur before, during, or after construction. No buildings will be allowed within the Special Flood Hazard Area unless the floodplain limit is modified through a process such as a Letter of Map Revision Based on Fill (LOMR-F).

Matt Krimmer
Town Manager and Floodplain Administrator
Town of Larkspur
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