



Sherilyn West
Town of Larkspur
SDP Application
May 25, 2016

RE: Project Narrative - 255 Upper Lake Gulch Rd, Larkspur CO

Project Concept:

The applicant is applying for development of the property located at 255 Upper Lake Gulch Road in Larkspur to develop a commercial truck stop with a travel center, truck parking area, and diesel and standard gas pumps (see Plan). The property is part of Lot 4 Douglas Valley Estates 5.687 AM/L (aka Parcel A Spruce Mountain Development). The property is 5.687 acres, and zoned Commercial. The project also includes transfer of an additional 6 +/- acres for development from the Town.

In 2009, the former Owner of this property submitted a similar proposal with the Town, to develop a truck stop and travel center on this parcel. At the time, the Town was in support of the project. The property to the south along Spruce Mountain Road is also a bank owned Commercial Lot. When developed, this lot would complement the proposed truck stop and travel center use for the proposed project.

The proposed project supports the Town Comprehensive Plan and the County Master Plan in that it will be compatible with the rustic setting of the Town. It will be representative of Western communities in Colorado, and will be designed to match the natural environment that is unique to the area. In addition, the project will provide a needed service to the area that is currently not being met by another Commercial site near the project site.

Project Requirements:

The project site is within the Town of Larkspur's water and sanitary service area. It is part of the Black Hills Energy service area for gas, the Intermountain Rural Electric Association service area for electricity, and within the Larkspur Fire Protection District.

Sanitary utilities for the site will be brought from the ROW of Spruce Mountain Road via a sanitary manhole currently serving the property to the south (8520 Spruce Mountain Road). A lift station will be provided on site along Upper Lake Gulch Road for sanitary service, and will connect to the existing sanitary manhole in the ROW of Spruce Mountain Road. R&R Engineers is currently working with Semocor to determine sanitary flow rates for the proposed site.

Water will be brought from a connection in the ROW of Spruce Mountain Road to the proposed project site. The point of connection is approximated to be in the ROW opposite of 8440 Spruce Mountain Road. We anticipate 1 ½ inch taps for each structure (approx. 4 total). Should the property at 8440 Spruce Mountain Road be developed before or concurrent with the proposed site, cost for routing utilities from the existing location will be shared.

The Larkspur Fire Protection District will require the site to meet the requirements for the ICC Fire Code (2012 Edition). The proposed project will ensure that the utilities available to the south can meet the fire flow that will be anticipated for the proposed project and uses.



Project Impacts:

An Environmental Assessment was completed for the site, which identified the areas of environmental protection, and wetland delineation. All proposed site improvements will take place outside of the areas identified in the Environmental Assessment.

The proposed Commercial Truck stop will not have significant impacts on Town parks and recreational facilities. Nor will it significantly impact residents of Larkspur. The proposed site is situated on the north end of the Town, with direct access on and off of the Interstate.

Project Summary:

The proposed Commercial Truck Stop will create new jobs for the Town. It will bring additional revenue to the Town, and add services that do not currently exist within the Town limits. The addition of jobs, revenue, and additional of commercial services, make this project a great benefit to the town. All, without having a negative impact to residents.