



AGENDA
WOODLAND PARK PLANNING COMMISSION
Thursday, February 22, 2024, 6:30 P.M.
Council Chambers – 220 W. South Avenue

*Zoom link from the calendar at the bottom of the front page of the City website
(www.city-woodlandpark.org).*

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVE MINUTES:** January 11, 2024
- 4. PUBLIC HEARINGS**
 - A. PUD2024-01 (ZDP # 202401013):** A request by William L. Page for a two-year extension of the time limit to begin construction of the Best Western Hotel in Gold Hill Square South Building #6, Lots 2 & 3 Page's Subdivision (703, 717, 719 Gold Hill Place) in the Planned Unit Development (PUD) zone district pursuant to Municipal Code §18.30.050. **(QJ)**

The City Council Public Hearing is scheduled for Thursday, March 21, 2024, 6:30 P.M.
- 5. REPORTS**
- 6. ADJOURN**

For more information, please contact the Planning Department 719.687.5202

WOODLAND PARK PLANNING COMMISSION

MEETING MINUTES for January 11, 2024

Council Chambers, 220 W. South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to kschminke@city-woodlandpark.org.

1. CALL TO ORDER & ROLL:

Chair Ken Hartsfield called the meeting to order at 6:30 pm.

Present	Chair Ken Hartsfield
Present	Vice-Chair Lee Brown
Present	Commissioner Don Dezellem
Present	Commissioner George Jones
Present	Commissioner Kenneth Kennedy (via Zoom)
Present	Commissioner Larry Larsen
Present	Commissioner Don Hoying
Present	Commissioner Koal Middleton
Staff Present:	Planning Director Karen Schminke
	Senior Planner Andrew Baker, Baseline Engineering

2. PLEDGE OF ALLEGIANCE

3. ELECTION OF OFFICERS – CHAIR, VICE-CHAIR:

Ken Hartsfield was elected Chair and Lee Brown was elected Vice-Chair of the Commission.

4. APPROVE MINUTES:

The December 14, 2023 Planning Commission minutes were approved unanimously with one spelling correction.

5. PUBLIC HEARINGS

A. SUB2023-05: Woodland Station Filing No. 2 Preliminary Plat:

A request by TAVA House Properties LLC (Applicant and Property Owner) for a Preliminary Plat to plat 6.63 acres into one lot and two tracts. The subject property is located west of Woodland Hardware in Section 24, T12S, R69W of the 6th P.M., (201 Saddle Club Avenue) in the Central Business District (CBD) zone. (QJ)

Chair Hartsfield introduced Item 5A and explained the hearing process.

Senior Planner Baker began the presentation of the application by summarizing the preliminary plat review process per MC 17.20.020. He then presented the staff report. The 6.63 acre L-shaped parcel is located in the downtown, and zoned Central Business District (CBD)/Woodland Station Overlay. He reviewed the CBD and Woodland Station Overlay intents. The parcel is surrounded by a City park, private businesses, single family homes, a mobile home park, and vacant lots. The history was reviewed, including the DDA involvement since 2002, and the establishment of the Woodland Station Overlay in 2007. The Comprehensive Plan designates the property as "Downtown Mixed Use." Surrounding properties to the north, south and west are also zoned CBD, and the properties to the east are zoned CBD and Urban Residential (UR). The proposed uses are compliant with the zone district and overlay.

Senior Planner Baker then reviewed the proposed Preliminary Plat, noting the sizes of Lot 1, Tracts A and B, Bergstrom Alley, Saddle Club Avenue, ROWs, and Utility and Public

Improvement Easements on Lot 1 and Tract A. An existing Fountain Creek drainage channel runs through Tract B and into a FEMA-designated floodplain in the southeast corner. Water and sanitary lines run adjacent to the site under S. Center Street and Saddle Club Road. The TAVA House development is proposed on Lot 1. Access to Bergstrom Park would be relocated from S. Center Street to Bergstrom Alley. A ROW with on-street parking is proposed on the western side of the property. Tract A is proposed for utility easements and future developments.

The Woodland Station Filing No. 2 Preliminary Plat was referred to the required internal and external departments and agencies. Review comments from the December 8, 2023 second submittal are forthcoming.

Staff has found that the proposed Preliminary Plat conditionally applies with the Municipal Code sections: 17.20.010, 17.20.060, 17.20.070, and 17.20.080. Further review by City staff and CDOT is necessary to address remaining comments.

Staff concluded the presentation with the recommendation **that the Planning Commission recommend to City Council:** Approval of the Woodland Station Filing No. 2 Preliminary Plat to plat 6.63 acres into one lot and two tracts subject to the following conditions:

1. Prior to any construction on the subject property, the applicant must enter into a Subdivision Development Agreement for the public improvements being installed as a part of this subdivision.
2. Development of Lot 1 of this subdivision is subject to approval of all applicable Zoning Development Permits through the City of Woodland Park Planning Department and a building permit through Pikes Peak Regional Building Department.
3. The applicant must resolve dedication of the right-of-way shown on the western edge of the property, either via separate instrument prior to final plat recordation, or by including the subject properties and associated property owners in the forthcoming final plat application.
4. The applicant must address the loss of public park land in Bergstrom Park, as well as future public and open space in the final plat submittal to the City.
5. The potential relocation of the historical "COG Car," currently located on Lot 1 of the proposed plat must be addressed in the final plat submittal. Appropriate easements should be put in place if it is to remain anywhere on the subject property.
6. The applicant must address all comments and redlines from City staff and external review agencies from the Preliminary Plat and Site Plan Review before the submittal of Final Plat and Zoning Development Permits.
7. As part of the Final Plat application, all CDOT comments, including an escrow account for required public improvements, must be addressed.
8. The Preliminary Plat, as well as future Final Plats for this development, must be revised to meet the standards found in MC.17.40.170 for location and size of easements.

Planning Commissioner Members then clarified the following points with staff: CDOT recommendations include a right-turn lane at US Highway 24 and the crosswalk light at Center Street. The Bergstrom Park driveway will be moved from S. Center Street to Bergstrom Alley to prevent stacking back out onto Hwy 24 in the new right turn lane. No acceleration lane onto Hwy 24 is proposed. The proposed ROW on the west side of the subject property affects two other property owners, the City and Beer Garden Lane

Development, the red line comments for this preliminary plat include sorting out dedication of ROW or conveyance of a portion of their property. Loss of public land at Bergstrom Park is addressed or rectified with the applicant's plan of the public plaza being located in Tract A, in Phase 3 of the plan, and is addressed in the conditions. The 80 parking spaces count the existing spaces on S. Center Street, but do not include the Bergstrom Park spaces. The Bergstrom Park parking lot will lose two spaces due to the relocation of the parking lot entrance to Bergstrom Alley. Condition #5 clarifies that the City wants to have a plan for the existing Cog Car; an easement is required if it stays at its current location, and this must be addressed in the final plat. Bergstrom Alley will be the same width (49') of ROW as the other two parts of Bergstrom Alley. The current access for the Beer Garden property is off of Hwy 24, but the City-owned property was acquired to access Saddle Club Drive.

Chair Hartsfield invited the applicant to present the application.

Mark Weaver, 312 April Sun Court, Woodland Park, introduced himself. Tava House LLC is the property owner and applicant. He and Derek Waggoner are the individual property owners and developers. He then introduced the development team and gave a brief history of Tava House's interest and involvement. Tava House LLC initially proposed purchasing Woodland Station "future Lot 2" on August 6, 2019, but then decided to pass. In 2022, they reconsidered, ultimately purchasing it in April 2023. He reviewed the proposed construction timeline beginning in April - June 2024 and opening in May - June 2025. Tava House LLC has spent \$1.1 million to date; Phase 1 project costs will be approximately \$6 million. Tava House will consist of a casual dining restaurant, a fine dining restaurant, a party room, and a culinary school. He then presented architectural renderings for the proposed building. He added that the applicant, property owners, and the City have agreed to a properly executed and recorded Development Agreement and Plan of Development on May 1, 2023, which include future phasing of Tracts A and B. He concluded his presentation, noting development challenges exist which is why this land has been vacant for many years.

Planning Commissioners requested several clarifications of the applicant: The applicant confirmed that while Bergstrom Park will be at their north front entrance, the views will be of the peak, most of the windows are on the south side of the building. The staff report includes red-lined comments from latest submittal, including relocating the Cog Car. The applicant does not own the Cog Car and it is not included in the development plans, and will not remain in Woodland Station. The applicant has reviewed the City Staff comments, and clarified the right turn deceleration lane will be constructed, but since it won't be constructed until a later phase, CDOT requested an escrow for that work. The Beer Garden Lane property will provide additional width in order to have the full ROW width along the west side. Bergstrom Park will lose two parking spaces because of the access relocation. The HAWK pedestrian light will not change.

Planning Commission clarified with City Staff the escrow requirement from CDOT. Also, the City will still maintain Bergstrom Park/rest stop, and some of the impacts of project on site. Bergstrom Park will continue to have access from S. Center Street, but when the right turn lane is constructed, the access will change to Bergstrom Alley.

David Mijares, Catamount Engineering and civil engineer of this project, explained the traffic study phasing. CDOT requires the escrow funding mechanism be funded for the development of further phases. This is specific to the right turn lane from Highway 24. The

Bergstrom Park driveway needs to be relocated to prevent stacking on Highway 24. When this driveway is moved, two parking spaces will be lost in the Park's parking lot. The north side of the TAVA building will have parking on Lot 1 and Tract A, with a 24' wide lane. Parking will be private, but also planned for future development. The applicant agrees with the conditions. The applicant is in talks with the Beer Garden LLC about the best method of conveyance of their land for the needed ROW.

Chair Hartsfield opened and closed the public comments portion of the meeting with no comment. The applicant had no further comments.

Planning Director Schminke confirmed that a final plat would be heard by Planning Commission, with a final approval by City Council. The Site Plan Review is done administratively for this zone and this proposed use. Planning Commission is reviewing the Preliminary Plat, not the site plan, and some things like easements overlap. Bergstrom alley will continue to be public ROW. At this time, Planning Director Schminke is not aware of any plans to change Bergstrom Park or the rest stop. Bergstrom Park is a City asset, this development is privately owned. Commissioner Larson noted the water allocation seems sufficient, and this project will serve as the anchor and stimulus to develop this parcel.

MOTION: Commissioner Larsen moved, and Commissioner Jones seconded, that the Planning Commission recommend to City Council, in accordance with the staff recommendations, the following: Approval of the Woodland Station Filing No. 2 Preliminary Plat to plat 6.63 acres into one lot and two tracts subject to the following conditions:

1. Prior to any construction on the subject property, the applicant must enter into a Subdivision Development Agreement for the public improvements being installed as a part of this subdivision.
2. Development of Lot 1 of this subdivision is subject to approval of all applicable Zoning Development Permits through the City of Woodland Park Planning Department and a building permit through Pikes Peak Regional Building Department.
3. The applicant must resolve dedication of the right-of-way shown on the western edge of the property, either via separate instrument prior to final plat recordation, or by including the subject properties and associated property owners in the forthcoming final plat application.
4. The applicant must address the loss of public park land in Bergstrom Park, as well as future public and open space in the final plat submittal to the City.
5. The potential relocation of the historical "COG Car," currently located on Lot 1 of the proposed plat must be addressed in the final plat submittal. Appropriate easements should be put in place if it is to remain anywhere on the subject property.
6. The applicant must address all comments and redlines from City staff and external review agencies from the Preliminary Plat and Site Plan Review before the submittal of Final Plat and Zoning Development Permits.
7. As part of the Final Plat application, all CDOT comments, including an escrow account for required public improvements, must be addressed.
8. The Preliminary Plat, as well as future Final Plats for this development, must be revised to meet the standards found in MC.17.40.170 for location and size of easements.

With no additional discussion, the Chair called for the vote:

YES: Brown, Dezellem, Jones, Kennedy, Larsen, Hoying, Middleton, Hartsfield.

NO: None.

Motion carries 8 – 0.

This item is being scheduled for public hearing with City Council on February 1, 2024 at 6:30 p.m.

6. **REPORTS:** Director Schminke reported that the next Planning Commission meeting on January 25, 2024 is a work session focusing on a new draft of Chapter 2 of the proposed land use code update. She also asked Commission members to welcome Grant Ahtye, the new part-time Permit Technician, to the Planning Department next time they stop by the Planning Department offices.
7. **ADJOURN:** The meeting was adjourned at 7:37 p.m.

Approved this _____ day of _____, 2024 by

Ken Hartsfield, Chair



Planning Commission Staff Report Public Hearing February 22, 2024

<u>Agenda Item</u>	<u>Department</u>	<u>Presenter</u>
4A	Planning	C.J. Gates Senior Planner

AGENDA ITEM 4A

PUD2024-01 Best Western at Gold Hill Square South PUD Extension: A request by William L. Page for a two-year extension of the time limit to begin construction of the Best Western Hotel in Gold Hill Square South Building #6, Lots 2 & 3 Page's Subdivision (703, 717, 719 Gold Hill Place) in the Planned Unit Development (PUD) zone district. (QJ)

BACKGROUND

On January 6, 2016, the Planning Commission approved with conditions an amendment to the 1996 Gold Hill Square South PUD that allowed lodging use (a 70-room Best Western Hotel) and redesign of Building #6 on 1.37 acres. On February 4, 2016, City Council approved the dimensional standards for a 31% maximum building site cover, 98% maximum impervious cover, 46 foot maximum height, 50 foot minimum lot frontage, and zero foot front/rear/side minimum building setbacks.

Figure 1: Aerial Photo



Pursuant to Municipal Code §18.30.050 Time limit to begin construction—Extension:

- A. *A time period of two years, beginning with the approval of the required detailed PUD plan, shall be required. Failure to begin construction within this two-year period shall void the plan as approved, unless a request for extension of time is granted by the city planning commission.*
- B. *Application for extension of time shall be made to the planning commission and shall be accompanied by such evidence as is necessary to show substantial need, and shall be made before the two-year expiration date. The planning commission will hold at least one public*

hearing on the request and if, from the evidence submitted, the commission finds that an extension is warranted, a recommendation will then be made to the city council. If the council concurs with the recommendation of the commission, it may then by resolution grant the extension.

First Extension

On January 25, 2018, the Planning Commission recommended granting a two-year extension and on February 1, 2018 via Resolution No. 824, City Council approved the request and granted a two-year extension to February 4, 2020.

Second Extension

On December 12, 2019, William L. Page submitted a second request for a two-year extension of PUD 15-001 to construct the Best Western at Gold Hill Square South. As stated by Mr. Page, he had run into “an impasse with Sherwin Williams on relocating their present store to a new location ... south of City Market. This put an immediate hold on our Best Western Hotel process.” This extension expires on February 4, 2022.

Third Extension

On November 22, 2021, Mr. Page submitted a third request for a two-year extension of PUD 15-001 to construct the Best Western at Gold Hill Square south. At that time Merit Academy had signed a short-term lease with Gold Hill Square South LLC for elementary school K-8 on the lower level (formerly Woodland Hardware) commencing July 1, 2021 and ending June 30, 2023. The lease provided Merit Academy two one-year extension options ending June 30, 2024, and June 30, 2025. Merit Academy has since moved out of the Gold Hill Square location in 2022. The Sherwin Williams lease expires the summer of 2025.

On February 3rd, 2022 the City Council then approved another extension of the PUD per Resolution 887 Series 2022. The 2022 Resolution stated that construction must commence by February 4, 2024 and all conditions and terms of the original approval of PUD 15.001 remain in place and are unchanged.

Current Request

The City of Woodland Park Staff received a completed application on January 19, 2024 requesting the PUD approval be extended for another two years. If the current extension request is approved by City Council, the approvals would be valid and construction would have to commence by February 4, 2026. According to the Applicant’s narrative attached hereto, the applicant is “optimistic about Woodland Park future business stability, economic growth and interest rate project financing.”

At this time, the proposed development continues to be consistent with the 2021 Comprehensive Plan, existing zoning regulations and other standards; compatible with the surrounding uses and development pattern; logically developed with the necessary infrastructure improvements and services; in the interest of public, health, safety and welfare of the citizens and visitors to Woodland Park; and, does not create adverse impacts to the natural environment.

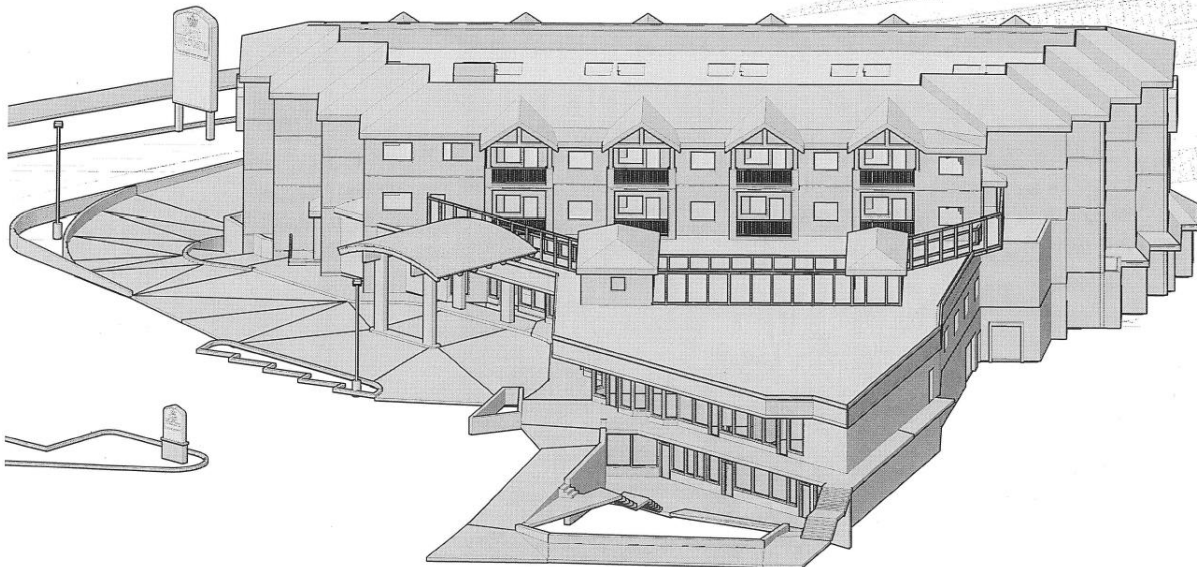
Figures 2a-2c are renderings that the applicant has provided within the application packet. The full application packet is attached hereto.

*Figure 2a: South West
Elevation*



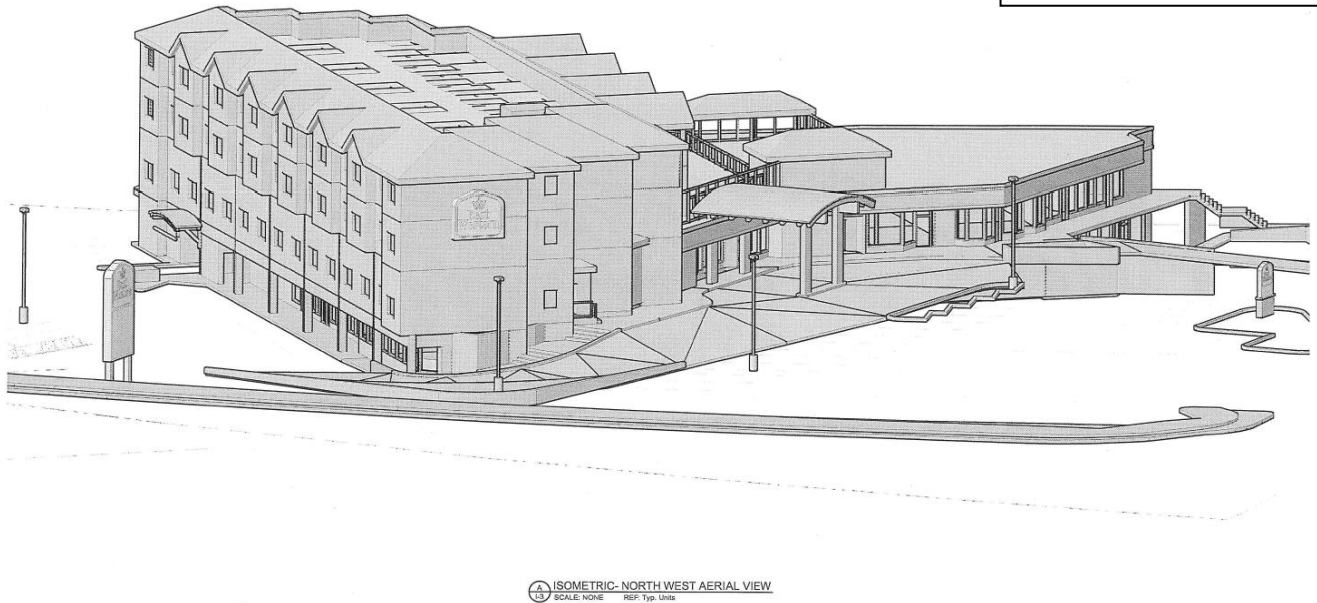
1 ISOMETRIC- SOUTH WEST ELEVATION
2 SCALE: NONE REF: Typ Units

*Figure 2b: South
Elevation*



1 ISOMETRIC- SOUTH AERIAL VIEW
2 SCALE: NONE REF: Typ Units

Figure 2c: North West
Elevation



REFERRALS AND NOTIFICATIONS

Adjacent property owners within 150 feet were mailed a letter notifying them of the submittal of this application as well as all meeting dates including the scheduled Planning Commission public hearing. Staff has received no written comments regarding this extension proposal.

The application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the City Engineer, and the City Manager as well as external referral agencies including CORE, Black Hills Energy, CDOT, North East Teller County Fire Protection District (NETCFPD), and the City of Woodland Park Police Department. A comment from CDOT was received on January 31, 2024. CDOT communicated that no records of the accesses being permitted in accordance with the State Highway Access Code were found. CDOT's full comment letter is attached hereto.

STAFF FINDINGS

As there are no regulations to assess, staff does not have a position or recommendation on this extension request.

If the Planning Commission finds that an extension is warranted and recommends that City Council grant the two-year extension to February 4, 2026, then the approving resolution should clearly state that the development is still subject to all of the conditions and dimensional standards specified with the original approval of PUD15-001 in January 2016.

ATTACHMENTS

1. Application
2. Page Extension Approval and City Council Resolution No 824, 2018
3. Page Extension Approval and City Council Resolution No 853, 2020
4. Page Extension Approval and City Council Resolution No 887, 2022
5. CDOT's Written Comment



2024 GENERAL APPLICATION

(Revised 1/1/2024)

Received: 1/19/2024

Project # 202401013

Case # PUD2024-01

Fee(s): See City of Woodland Park

Fees Sheet (Plus publication/recording fees, as applicable)

Type of Application (Check one or more as applicable)

- | | | |
|--|---|---|
| ☐ Site Plan Review Permitted Use | ☐ Special Use Permit | ☐ Preliminary Plat |
| ☐ Site Plan Review Conditional Use | ☐ Planned Unit Development (PUD) | ☐ Exemption Plat |
| ☐ Conditional Use Permit | ☐ PUD Amendment | ☐ Final Plat |
| ☐ Zoning Change | ☐ Appeal | ☐ Townhouse Plat |
| ☒ Extension of Development | ☐ Variance | ☐ Condominium Plat |

1. Applicant Information

- a. Applicant Name GOLD HILL SQUARE SOUTH LLC
- b. Project Coordinator ☒ Property Owner ☒
- c. Mailing Address P.O. DRAWER 9012 WOODLAND PARK COLORADO 80866
- d. E-mail Address _____
- e. Phone Numbers Home _____ Work 719 687 3086 Mobile _____

2. Property Owner Information (if different from above)

- a. Name WILLIAM L PAGE MANAGER/MEMBER Project Contact? Yes ☒ No ☐
- b. Mailing Address P.O. DRAWER 9012
- c. E-mail Address PPC@QWESTOFFICE.NET
- d. Phone Numbers Home _____ Work 687 3086 Mobile _____

3. Site Information

- a. Site Address 619 GOLD HILL PLACE WOODLAND PARK
- b. Lot 243 Block _____ Subdivision PAGE 5 SUBDIVISION
- c. Property Zoning PUD Lot Size 59,677 Acres ☐ Square Feet ☒

4. Is the property subject to covenants? Yes ☐ No ☒ If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

- a. Project Name BEST WESTERN HOTEL 70 ROOMS - 4 STORY
- b. Brief Description of Project/Request TWO YEAR EXTENSION OF TIME TO BEGIN CONSTRUCTION ON 70 ROOM HOTEL

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact WILLIAM L PAGE
- ii. Firm Name WILLIAM L PAGE & ASSOCIATES ARCHITECTS/PLANNERS/CONSULTANTS
- iii. Physical Address 627 WEST MIDLAND AVE SUITE 207 WOODLAND PARK CO
- iv. Mailing Address P.O. DRAWER 9012 WOODLAND PARK
- v. E-mail Address WLP@QWESTOFFICE.NET ATTN DD
- vi. Phone Numbers: Business _____ Mobile _____

b. Engineer

- i. Project Contact JOE GOODE
- ii. Firm Name ENTECH ENGINEERING INC
- iii. Physical Address 505 ELKTON DRIVE
- iv. Mailing Address CORRAN SPRINGS COLORADO 80907
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

c. Planner

- i. Project Contact WILLIAM L PAGE
- ii. Firm Name WILLIAM L PAGE & ASSOCIATES ARCHITECTS/PLANNERS/CONSULTANTS
- iii. Physical Address 627 WEST MIDLAND AVE SUITE 207 WOODLAND PARK
- iv. Mailing Address P.O. DRAWER 9012 WOODLAND PARK COLORADO 80866
- v. E-mail Address WLP@QWESTOFFICE.NET
- vi. Phone Numbers: Business 719 687 3096 Mobile ---

d. Surveyor

- i. Project Contact MEL MARSH
- ii. Firm Name MARSH SURVEYING
- iii. Physical Address 222 SHAD CREEK FLORISSANT COLORADO 80826
- iv. Mailing Address P.O. Box 572
- v. E-mail Address _____
- vi. Phone Numbers: Business 719 748 3854 Mobile _____

e. Other (specify role) _____

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

➡ William San January 8th 19 2024
Owner Date

➡ _____
Owner Date

9. Certification:

The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

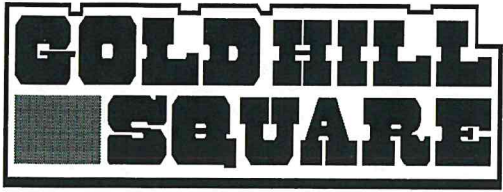
I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

➡ William San January 8th 19 2024
Applicant Date

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____
4. Planning Commission Public Hearing _____, 20____
Board of Adjustment Public Hearing (when applicable) _____, 20____
5. City Council First Reading of Ordinance (if applicable) _____, 20____
City Council Public Hearing _____, 20____
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____
7. Additional Information



GOLD HILL SQUARE SOUTH, LLC.
Post Office Drawer 9012
627 W. Midland Avenue, Suite #207
Woodland Park, CO 80866-9012
Telephone (719)687-3086
Fax (719)687.3084

January 8, 2024

Karen Schminke AICP
Directory of City Planning
City of Woodland Park
Woodland Park, CO 80863

Via Hand Delivery

Re: PUD 15-001 ZDP #191 20314
•70-Room Hotel
•PUD Amendment Approval for Gold Hill Square South, Building 6, Approved January 6, 2016
•Dimensional Standards Approval for Building 6, Gold Hill Square South PUD Approved February 4, 2016
•PUD Re-approved Two-year Extension 2018
•PUD Re-approved Two-year Extension February 6, 2020
*PUD Re-approved Two-year Extension February 3, 2022

Dear Karen,

At this time I am being optimistic about Woodland Park future business stability, economic growth and interest rate project financing, and I am submitting a two-year extension of time limit to begin construction of the Best Western Hotel in Gold Hill Square South Building 6.

Henceforth, at this time I am requesting a two-year time extension for the above-recited approvals so I can keep the project participants on board and momentum as approved for future project implementation and construction.

I have enclosed my PUD extension application and \$137 extension fee.

I have also enclosed an 11"x17" 70-room hotel William L. Page, Architect, drawings IS01, IS02, IS03, AS, A1, A2, A3, Entech Engineering drawings S1, S2, S3, S4, S-D-1, S-D-2 and S-D-3, and William L. Page, Architect, 24"x36" drawings of A1, R1, R2 and R3.

Sincerely,
GOLD HILL SQUARE SOUTH, LLC.

A handwritten signature in blue ink, appearing to read "William L. Page".

William L. Page, Manager/Member

enclosures



A ISOMETRIC- SOUTH WEST ELEVATION
I-1 SCALE: NONE REF: Typ. Units

JOB NO.
DRAWN: MLS
CHECKED:
ISSUED: 11/11/16
REVISIONS:

RESTRICTIVE NOTICE

The information, plans, specifications and designs contained in this drawing are confidential. The recipient acknowledges that the drawing and its contents are the property of William L. Page and shall not be disclosed to others, in part, for any purpose without the prior written consent of William L. Page Architects.

Best Western International

6201 North 24th Parkway
Phoenix, Arizona 85016-2023, USA

(602) 957-4288 (602) 957-4713 (FAX)



GOLD HILL SQUARE SOUTH, LLC

WILLIAM L. PAGE OWNER/MANAGER

627 WEST MIDLAND AVE., SUITE 207

WOODLAND PARK, COLORADO 80866

PHONE: 719.687-3085 FAX: 719.687-3084

BEST WESTERN HOTEL

GOLD HILL SQUARE SOUTH

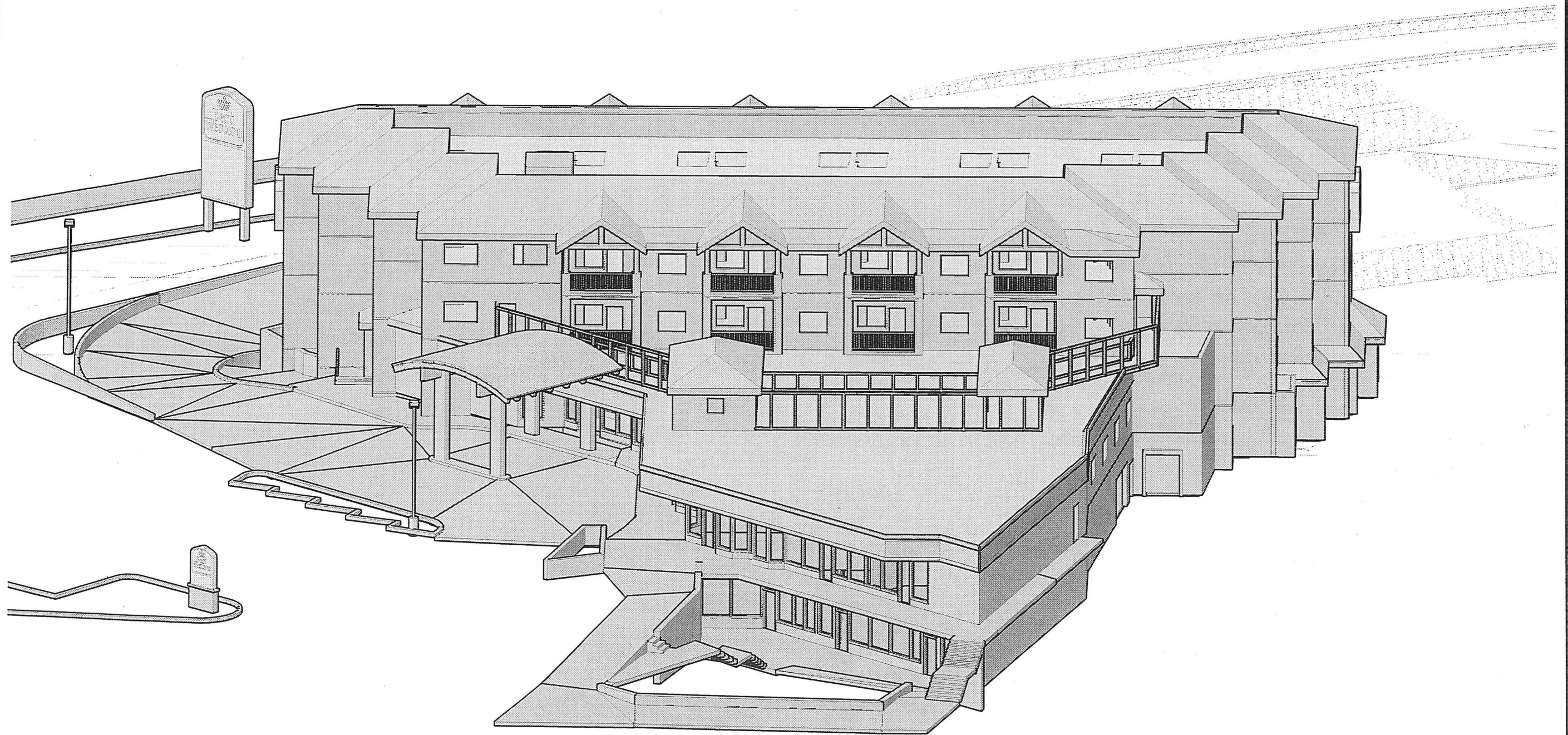
BUILDING 6

619 GOLD HILL PLACE

WOODLAND PARK, COLORADO 80866

ISOMETRIC
VIEW

SHEET
ISO-1



A ISOMETRIC- SOUTH AERIAL VIEW
 1-2 SCALE: NONE REF: Typ. Units

JOB NO:
 DRAWN: MLS
 CHECKED:
 ISSUED: 5/5/17
 REVISIONS:

RESTRICTIVE NOTICE

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Best Western International
 6201 North 24th Parkway
 Phoenix, Arizona 85016-2023, USA
 (602) 957-5280 (602) 957-5713 (FAX)

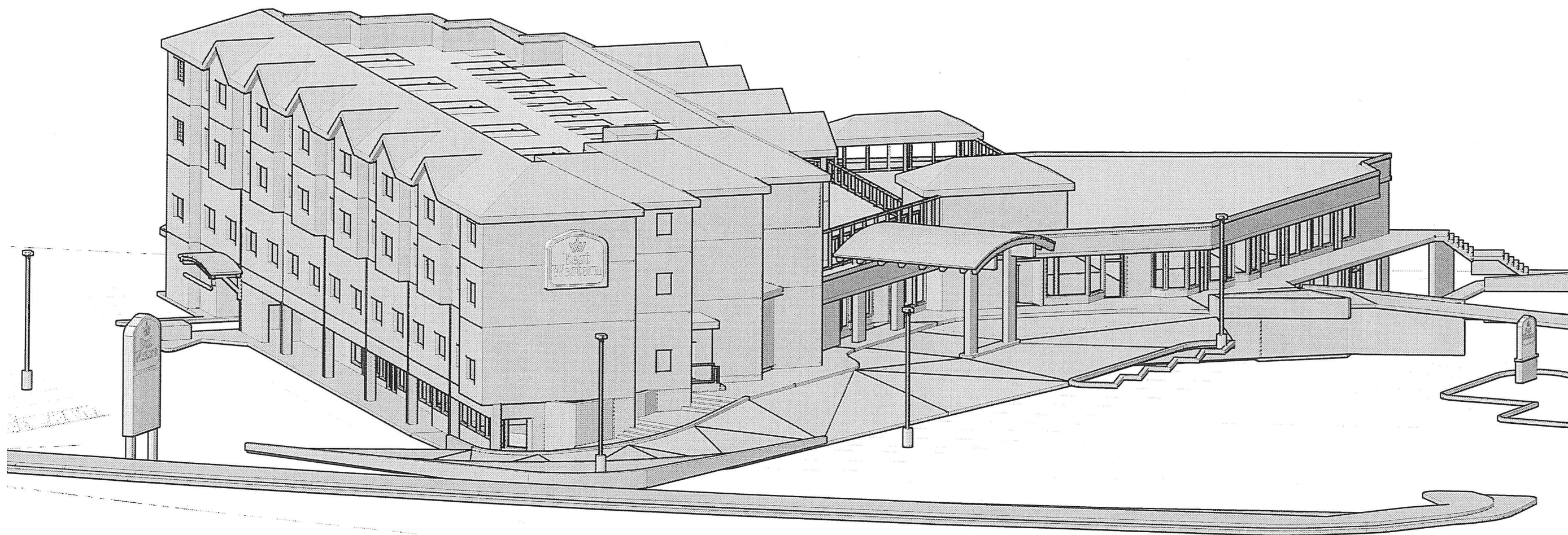


GOLD HILL SQUARE SOUTH, LLC
 WILLIAM L. PAGE OWNER/MANAGER
 627 WEST MIDLAND AVE., SUITE 207
 WOODLAND PARK, COLORADO 80805
 PHONE: 719. 687-3086 FAX: 719. 687-3084

BEST WESTERN HOTEL
 GOLD HILL SQUARE SOUTH
 BUILDING 6
 619 GOLD HILL PLACE
 WOODLAND PARK, COLORADO 80805

ISOMETRIC
 VIEW

SHEET
ISO-2



A ISOMETRIC- NORTH WEST AERIAL VIEW
I-3 SCALE: NONE REF: Typ. Units

JOB NO:
DRAWN: MLS
CHECKED:
ISSUED: 5/5/17
REVISIONS:

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BEST WESTERN HOTEL
GOLD HILL SQUARE SOUTH
BUILDING 6
619 GOLD HILL PLACE
WOODLAND PARK, COLORADO 80866

ISOMETRIC
VIEW

SHEET
ISO-3

70 GUEST ROOMS - 4 STORY
CENTRAL CORE

PUBLIC AREAS (GSF)

LOBBY / VESTIBULE	1,615
BREAKFAST	714
BUSINESS CENTER	80
MEDIA CENTER	275
MEETING ROOM	464
PUBLIC REST ROOMS	492
LODGE/ BAR	420
FLEX ROOM	391
FITNESS CENTER	603
INDOOR POOL AND SPA	1,480
TOTAL PUBLIC AREAS	6,114 GSF 15% of Total

BACK OF HOUSE AREAS (GSF)

EMPLOYEE BREAK ROOM	161
LAUNDRY / LINEN	574
HOUSE KEEPING 2nd & 3rd Floors	698
ELEC. / MECH. / MAINT. ROOMS	565
ELEVATOR EQUIPMENT ROOM	62
STORAGE	96
POOL EQUIPMENT	159
PREP. KITCHEN	141
TOTAL BACK OF HOUSE AREAS	2,456 GSF 6% of Total

PARKING LEVEL AREA

FIRE/SPRINKLER ROOM/MECHANICAL ROOM	125
MAINTENANCE ROOM	334
INTERIOR HEATED PARKING AREA	11,040

70 KEYS

GUEST FLOORS	TOTAL GSF
LOBBY LEVEL	7,752
2ND FLOOR GUEST RMS.	9,270
3RD FLOOR GUEST RMS.	9,270
TOTAL GUEST FLOORS	26,292 GSF 62% of Total

GUEST ROOM SUPPORT (GSF)

GUEST CORRIDORS	4,362
STAIRS / ELEVATORS	1,600
VENDING	365
GUEST LAUNDRY	178
TOTAL GUEST ROOM SUPPORT	6,505 GSF 16% of Total

ADMINISTRATIVE (GSF)

REGISTRATION / OFFICES	457
TOTAL ADMINISTRATIVE	457 GSF 1% of Total

SUMMARY

FACILITIES

70 KEYS
325± GSF / KEY
464 NSF MEETING ROOM

REVENUE GENERATING NSF / TOTAL GSF = 65% (24,488 / 37,864)

ROOM SIZES NET CLEAR DIMENSIONS NSF

DOUBLE QUEEN (QQ12)	11'-9" x 28'-1"	320
DOUBLE QUEEN (QQ12)	11'-8" x 30'-2"	343
DOUBLE QUEEN SUITE (QQ12) w/DECK	11'-8" x 31'-10"	364
DOUBLE QUEEN SUITE (QQ12) (ACC)	11'-8" x 35'-10"	405
KING (K12) KITCHENETTE	11'-8" x 35'-0"	406
KING 14' (ACC)	14'-0" x 23'-7"	324
SMALL KING (K12)	11'-9" x 30'-0"	292
KING (K12) "Mini" SUITE	11'-8" x 35'-10"	405
KING (K12) SUITE w/DECK	11'-8" x 31'-10"	358

BUILDING DATA

PARKING LEVEL	14,930	TOP OF PARAPET	52'-0"
LOBBY LEVEL AREA	15,948	OVERALL BUILDING WIDTH	186'-0"
SECOND FLOOR AREA	11,584	OVERALL BUILDING DEPTH	126'-0"
THIRD FLOOR AREA	11,584	NUMBER OF STORIES	4
TOTAL BUILDING AREA (INCLUDING PARKING LEVEL)	54,046 GSF		
SITE AREA	59,677 SF		
	1.37 ACRES		

PARKING AREA

CITY PUD ZONING REQUIREMENTS:
70 KEYS x 1 PARKING SPACES PER KEY = 70 SPACES
EMPLOYEE PARKING = 7 SPACES
4 ACCESSIBLE SPACES REQUIRED (1 VAN ACCESSIBLE SPACE)
EXTRA PARKING = 3 SPACES
80 TOTAL PARKING SPACES REQUIRED INCLUDING ACCESSIBLE.
80 PARKING SPACES PROVIDED:
(28 INTERIOR HEATED SPACES + 52 EXTERIOR SPACES)

TRASH ENCLOSURE = 100 SF
LANDSCAPING = OFF SITE HIGHWAY ROW

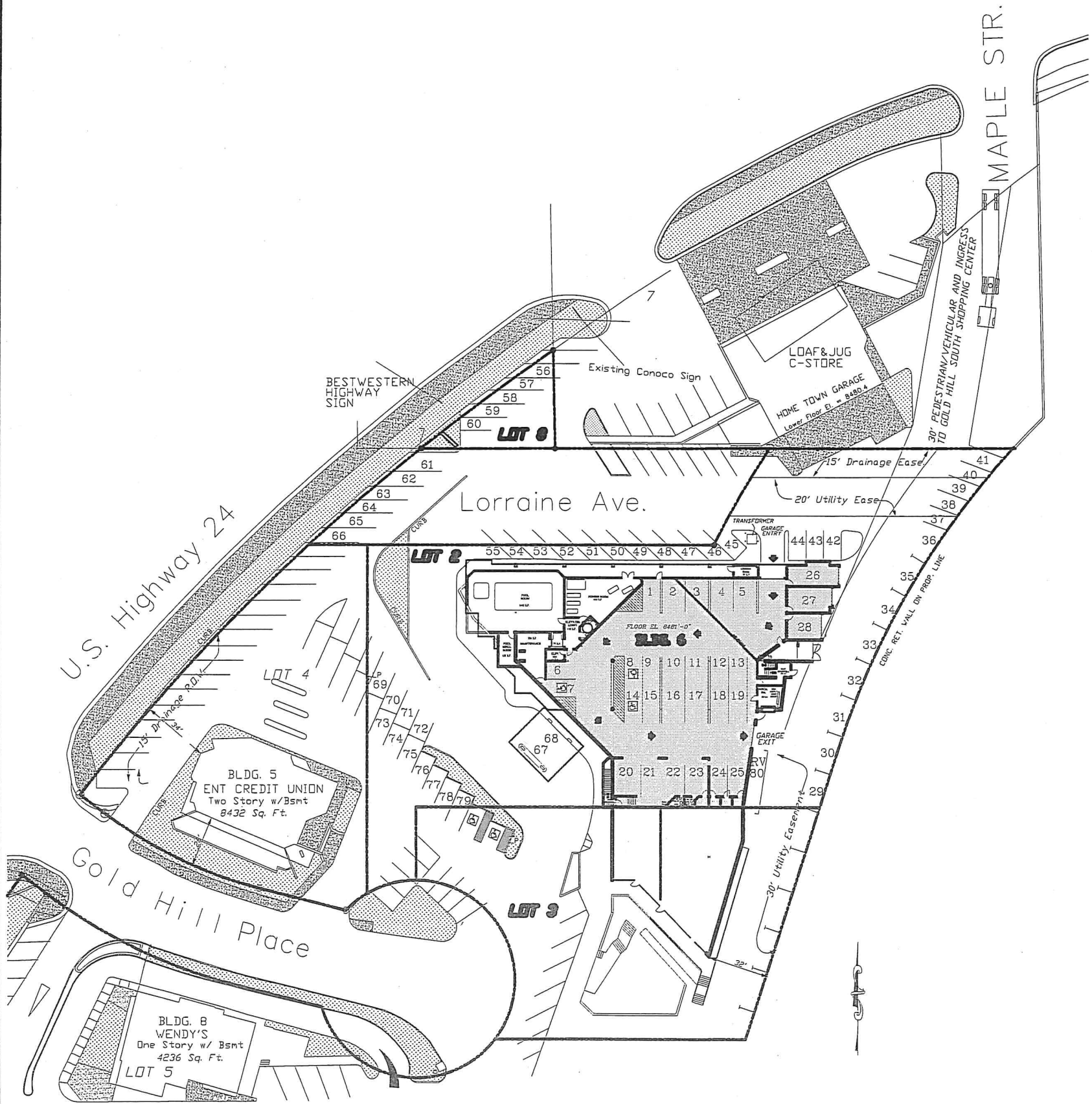
ACCESSIBILITY REQUIREMENTS:

GUEST ROOMS WITH MOBILITY FEATURES:
1 GUEST ROOMS REQUIRED WITHOUT ROLL-IN SHOWERS
3 GUEST ROOM REQUIRED WITH ROLL-IN SHOWER
(SEE PLANS FOR LOCATIONS)

COMMUNICATION FEATURES:
9 GUEST ROOMS ARE REQUIRED TO HAVE COMMUNICATION FEATURES WITH ONE
OF THE ROOMS HAVING BOTH COMMUNICATION AND MOBILITY FEATURES
(SEE PLANS FOR LOCATIONS)



UNITS:		LOBBY	2ND FLR	3RD FLR	TOTAL	SPACE %
QQ12	SEE SHT.-R4 A,B,C	13	14	14	41	55
QQ12 SUITE w/Deck	SEE SHT.-R4 D		2	3	5	7
QQ12 SUITE (ACC)	SEE SHT.-R4 E	3			3	5
QQ12 SUITE	SEE SHT.-R4 F		1	2	3	7
K14 (ACC)	SEE SHT.-R4 M	1			1	1
K14 "Typical of ACC"	SEE SHT.-R4 M		1	1	2	3
K12 KITCHENETTE	SEE SHT.-R4 L	2	2	2	6	9
K12 SUITE w/DECK	SEE SHT.-R4 K		2	1	3	4
K12 SUITE "Mini"	SEE SHT.-R4 H,J	1	2	1	4	7
SMALL K12	SEE SHT.-R4 G		1	1	2	2
TOTAL:		20	25	25	70	100%



A
AS
PARKING LEVEL SPACES
SCALE: 1"=30'-0" REF: None

JOB NO:
DRAWN: MLS
CHECKED:
ISSUED: 2/17/17
REVISIONS:

RESTRICTIVE NOTICE

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Best Western International
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FAX: 719.687.3084

BEST WESTERN HOTEL
GOLD HILL SQUARE SOUTH
BUILDING 6
619 GOLD HILL PLACE
WOODLAND PARK, COLORADO 80866

PROJECT
SUMMARY

SHEET

AS

JOB NO.
DRAWN: MLS
CHECKED:
ISSUED: 6/16/17
REVISIONS:

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FAX: 719.687.3084

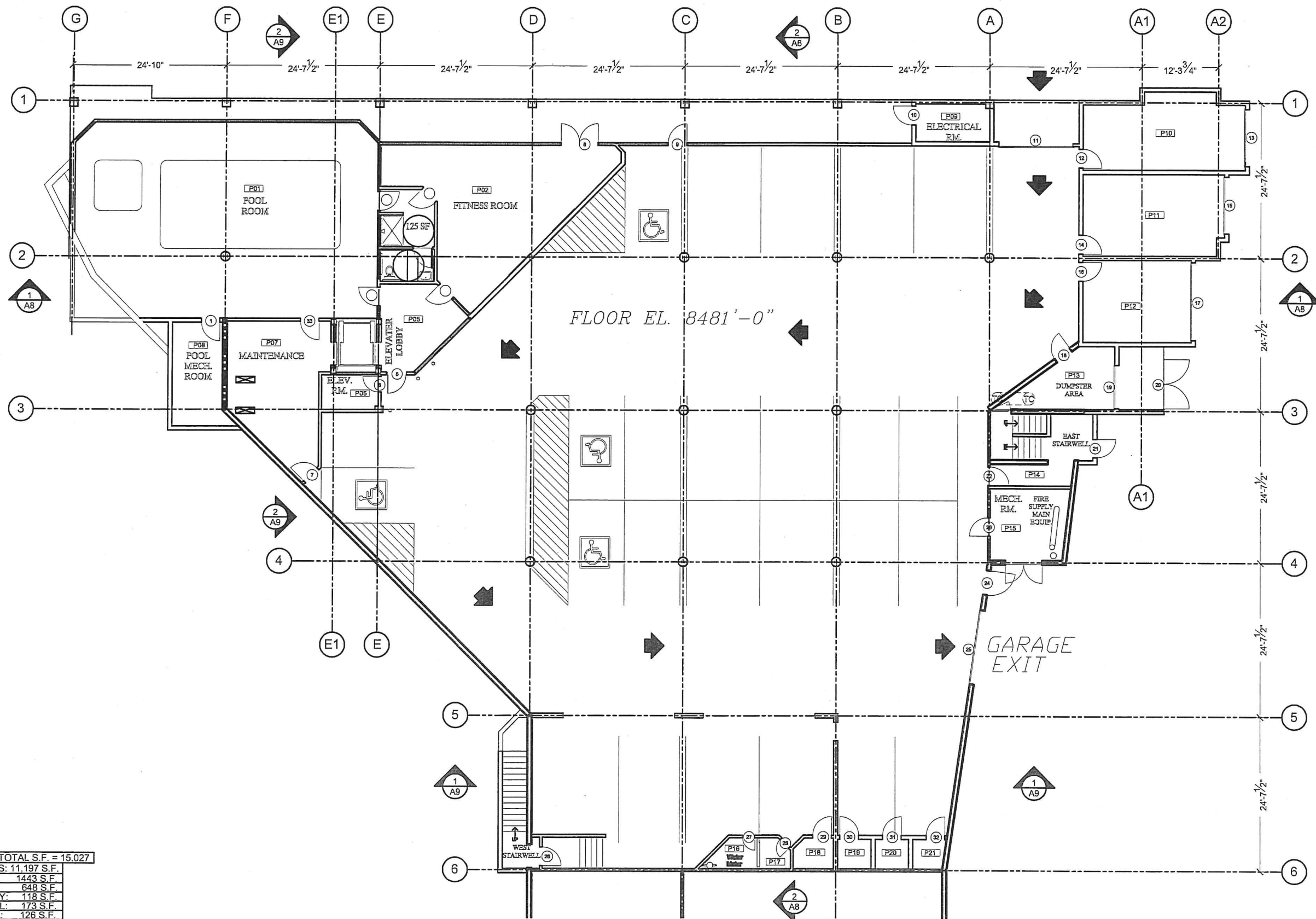
BEST WESTERN HOTEL
GOLD HILL SQUARE SOUTH
BUILDING 6
619 GOLD HILL PLACE
WOODLAND PARK, COLORADO 80866

PARKING LEVEL FLOOR PLAN

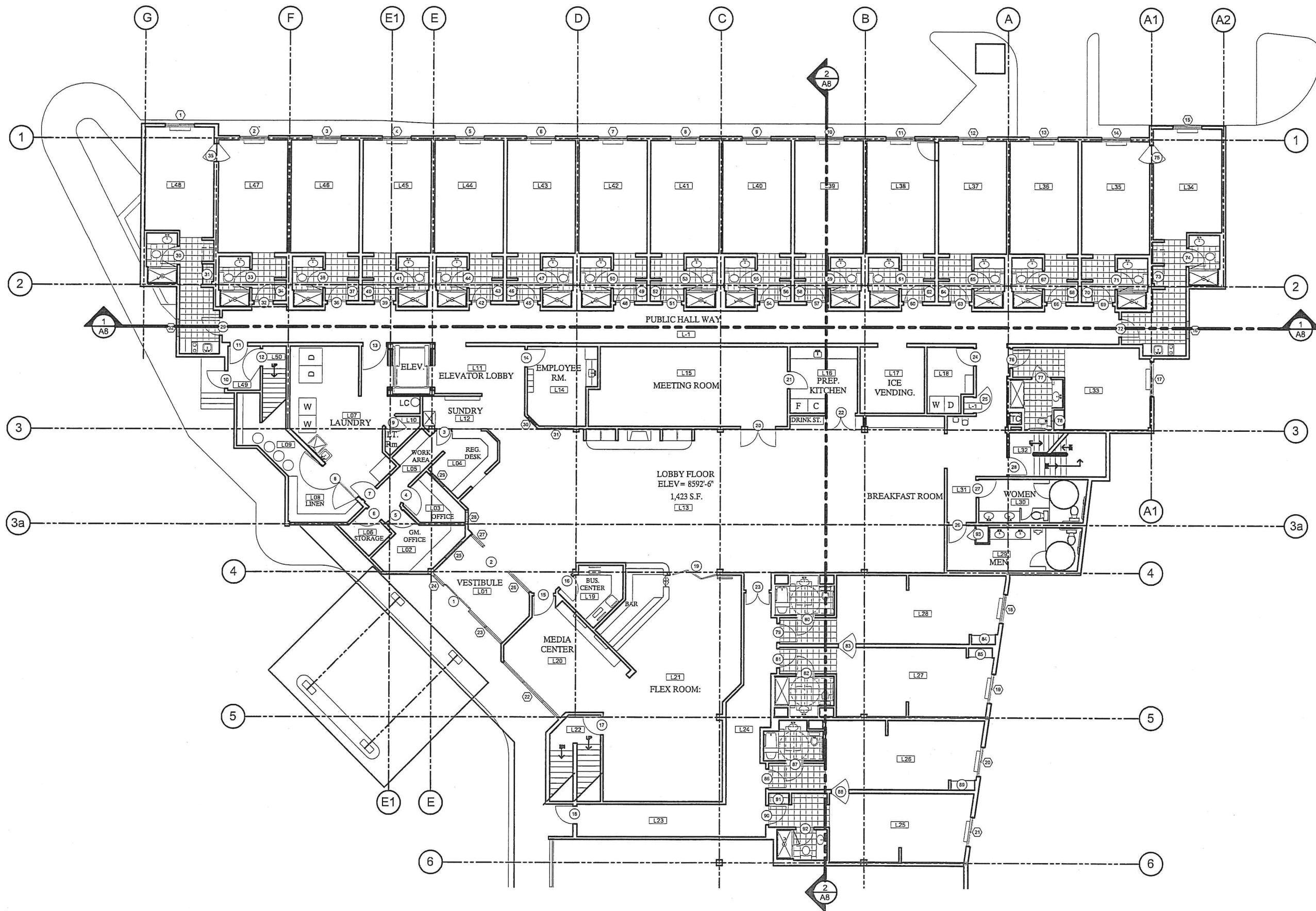
SHEET

A1

PARKING LEVEL TOTAL S.F. = 15,027	
PARKING SPACES:	11,197 S.F.
POOL ROOM:	1443 S.F.
FITNESS ROOM:	648 S.F.
ELEVATOR LOBBY:	118 S.F.
WEST STAIRWELL:	173 S.F.
EAST STAIRWELL:	126 S.F.
PUBLIC REST RMS:	140 S.F.
MAINTENANCE RM:	343 S.F.
MECHANICAL RM:	125 S.F.
POOL MECH. RM:	159 S.F.
ELEVATOR RM:	58 S.F.
DUMPSTER AREA:	113 S.F.



A1 PARKING LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0" REF: NONE



LOBBY FLOOR: 15,303 S.F.
 13 O.O. Rooms
 1 K12 Kitchenette
 1 K14 Room/ H.C.
 15 Hotel Rooms Total

A LOBBY LEVEL FLOOR PLAN
 A2 SCALE: 1/8"=1'-0" REF: NONE

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Best Western

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BEST WESTERN HOTEL
 GOLD HILL SQUARE SOUTH
 BUILDING 6
 619 GOLD HILL PLACE
 WOODLAND PARK, COLORADO 80866

2nd LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0" REF: NONE

JOB NO:
DRAWN: MLS
CHECKED:
ISSUED: 2/10/17
REVISIONS:

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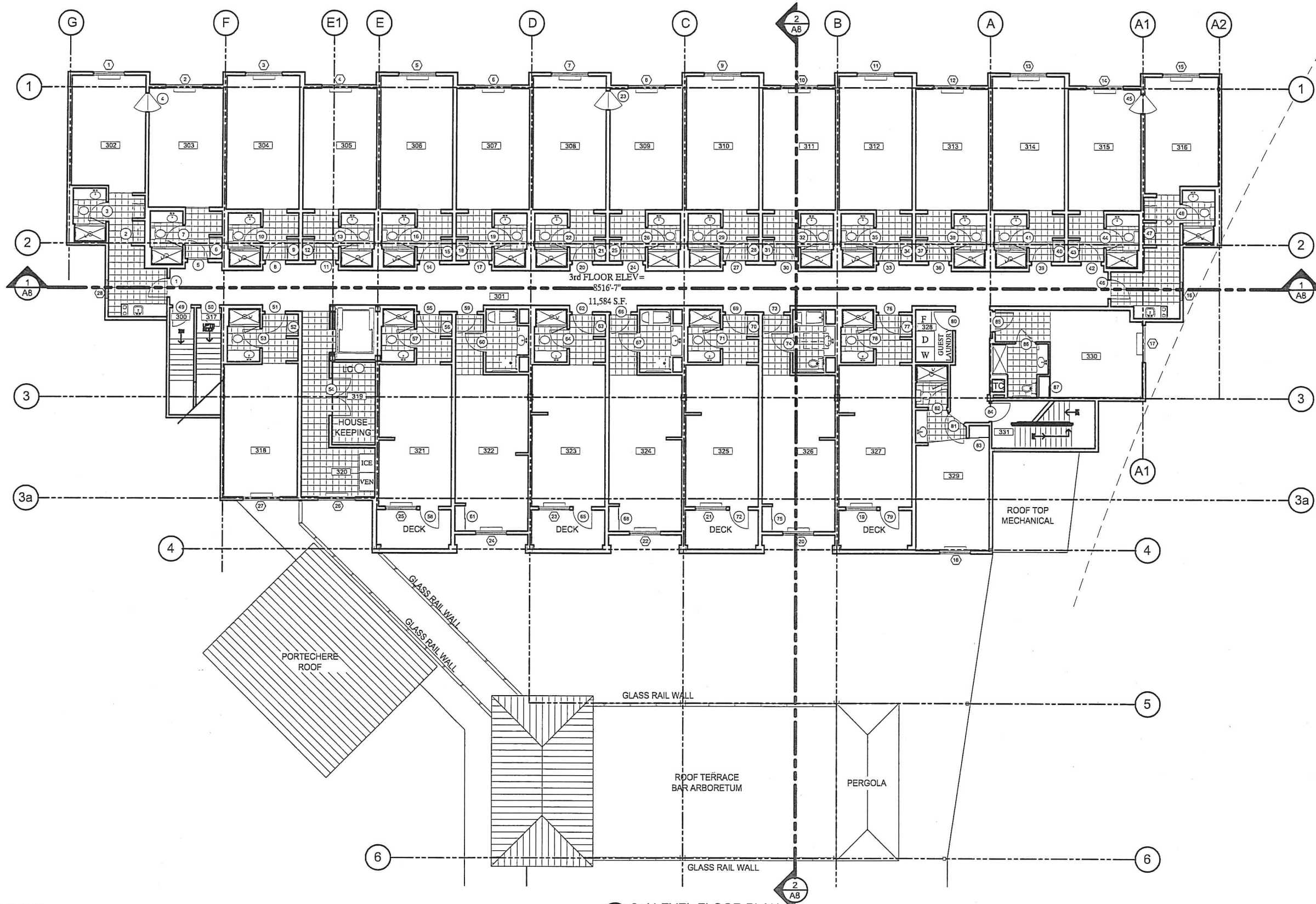
GOLD HILL SQUARE SOUTH, LLC
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FAX: 719.687.3084

BEST WESTERN HOTEL
GOLD HILL SQUARE SOUTH
BUILDING 6
619 GOLD HILL PLACE
WOODLAND PARK, COLORADO 80066

3rd LEVEL
FLOOR PLAN

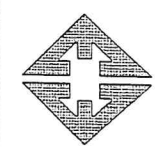
SHEET

A4



A 3rd LEVEL FLOOR PLAN
A4 SCALE: 1/8"=1'-0" REF: NONE

3rd FLOOR: 11,584 = S.F.
14 Q012 Rooms
1 Q012 Suite
1 Q012 Suite/H.C.
1 K12 Kitchenette
1 K12 Suite w/Deck
1 K14 H.C.
1 K12 H.C.
1 B.B. PENTHOUSE
1 DOUBLE QUEEN SUITE
22 Hotel Rooms Total

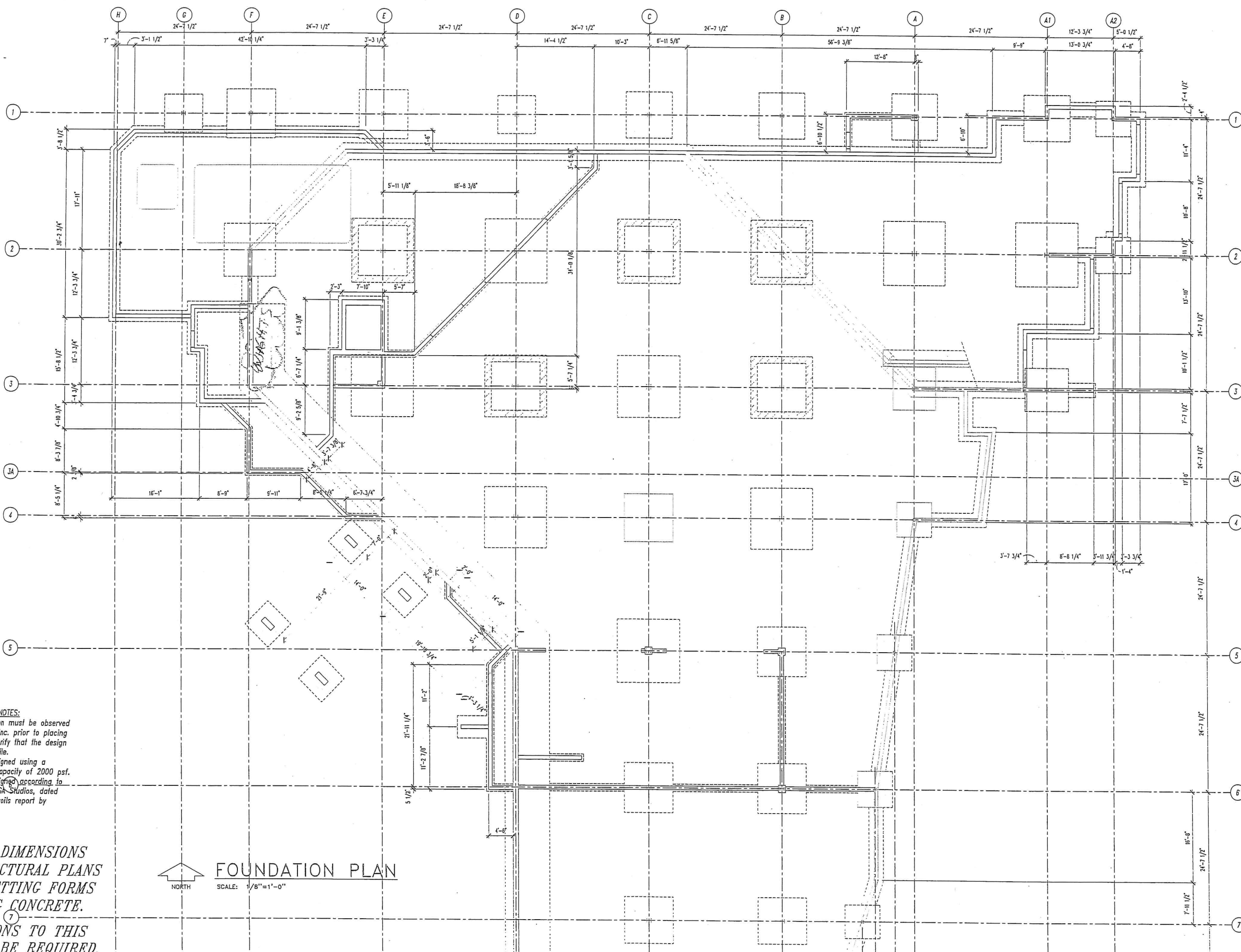


BEST WESTERN HOTEL
GOLD HILL SQUARE SOUTH
619 GOLD HILL PLACE
WOODLAND PARK, CO 80866

REVIEW SET
NOT FOR
CONSTRUCTION

STATE OF COLORADO
P.E. NO. - 28963

DRAWN BY: BK
DESIGNED BY: BK
CHECKED BY: BK
DATE: 7/21/17
SCALE: AS SHOWN
JOB NO.: 170373
SHEET: C1



- SOILS NOTES:**
- The foundation excavation must be observed by Entech Engineering, Inc. prior to placing forms or concrete to verify that the design is appropriate for the site.
 - The foundation was designed using a minimum soil bearing capacity of 2000 psf.
 - The foundation was designed according to the building plans by LGA Studios, dated May 1, 2017, and the soils report by Entech Engineering, Inc.

VERIFY ALL DIMENSIONS
WITH ARCHITECTURAL PLANS
PRIOR TO SETTING FORMS
OR PLACING CONCRETE.
MODIFICATIONS TO THIS
DESIGN MAY BE REQUIRED.

NORTH
SCALE: 1/8"=1'-0"

FOUNDATION PLAN

JOB NO:
DRAWN: MLS
CHECKED:
ISSUED: 11/11/16
REVISIONS:

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WILLIAM L. PAGE OWNER/MANAGER

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BEST WESTERN HOTEL
GOLD HILL SQUARE SOUTH
BUILDING 6

619 GOLD HILL PLACE

WOODLAND PARK, COLORADO 80866

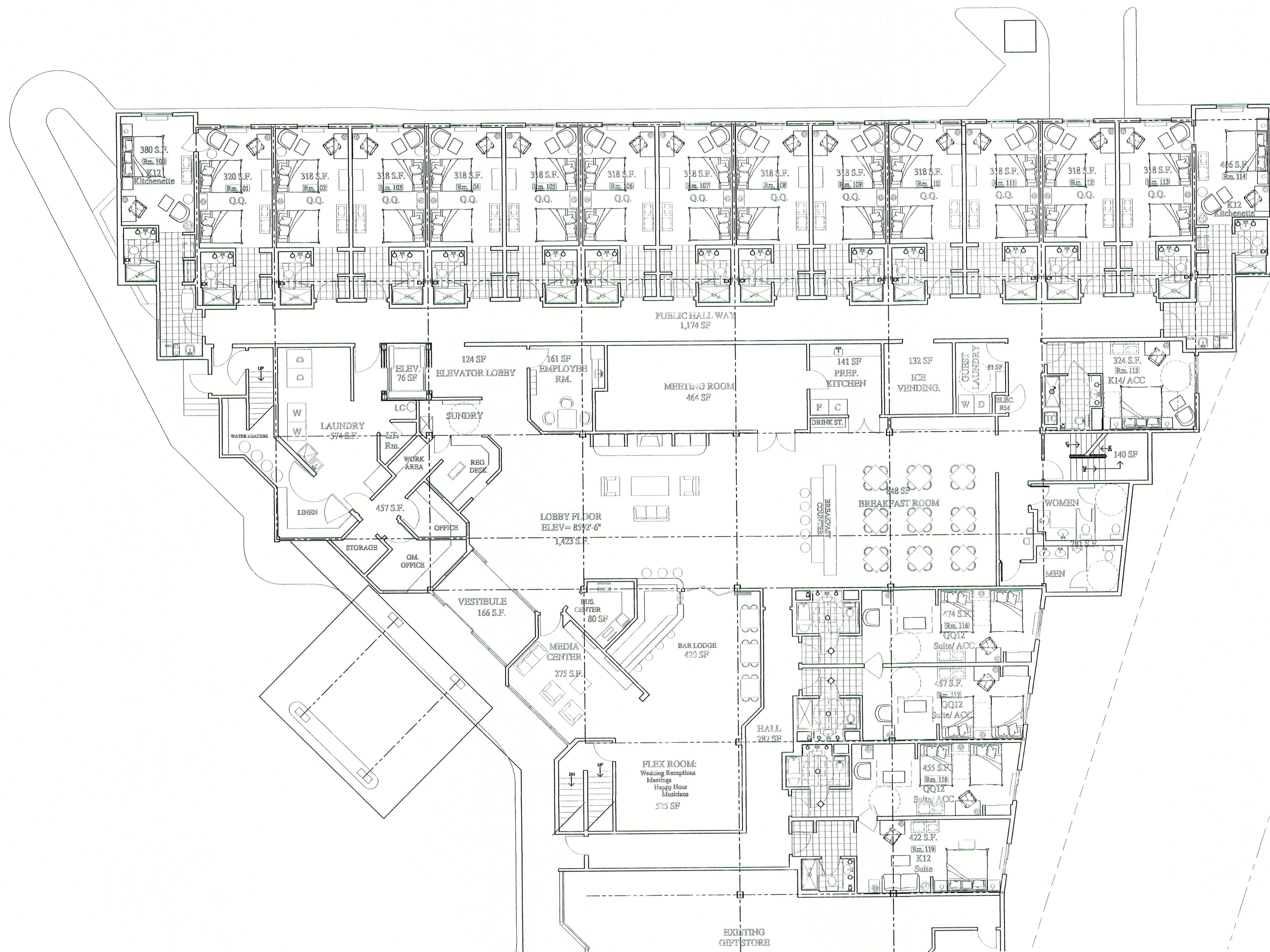
LOBBY LEVEL
SQ. FOOTAGES

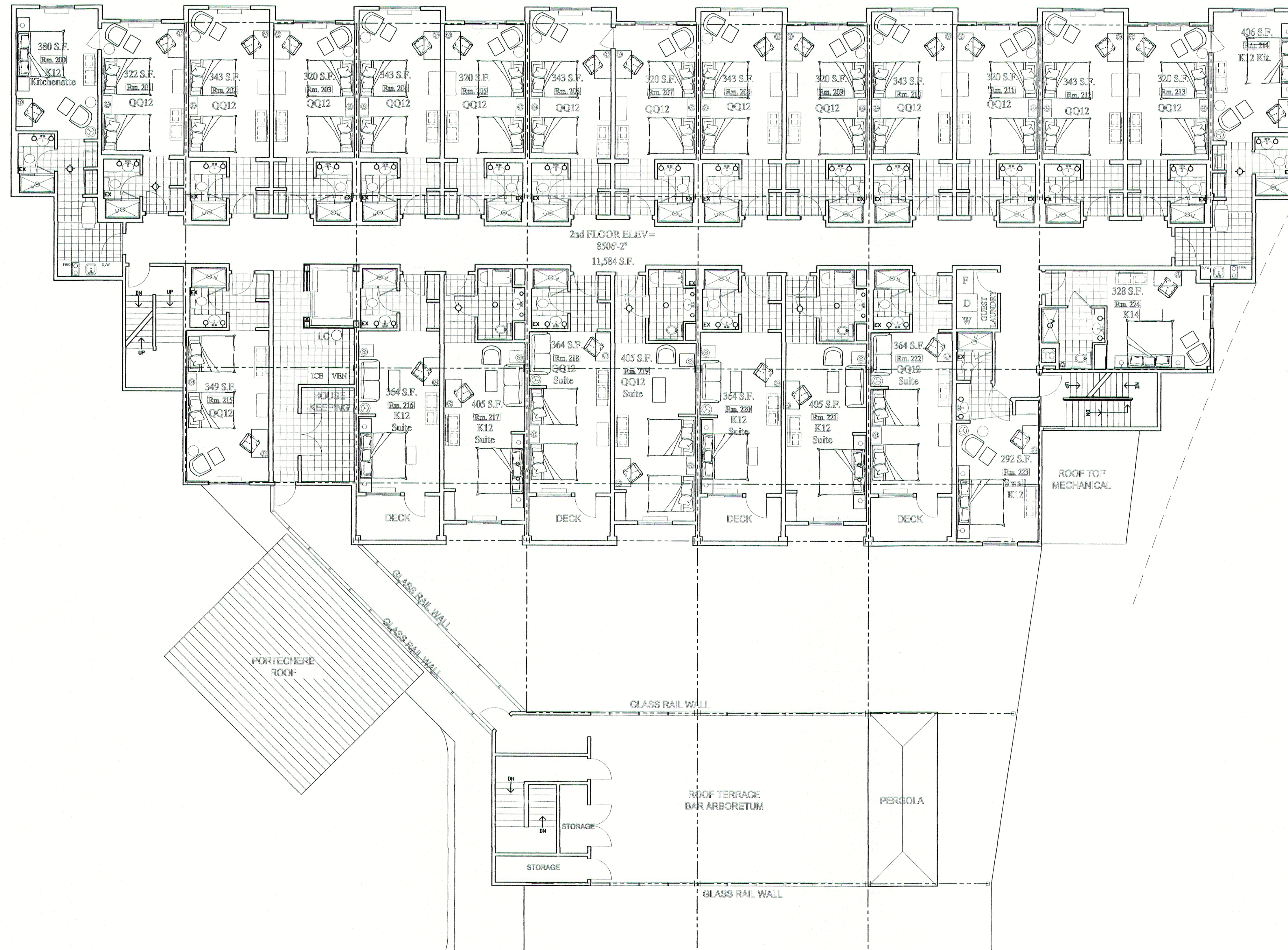
SHEET

R1

LOBBY FLOOR: 15,965 = S.F.
13 QQ12 Rooms
2 K12 Kitchenette
1 K14 (ACC)
1 K12 Suite
3 QQ12 Suite (ACC)
20 Hotel Rooms Total

A LOBBY LEVEL SQ. FOOTAGES
R1 SCALE: 1/8"=1'-0" REF: Typ. Units





2nd. FLOOR: 11,584 = S.F.
14 QQ12 Rooms
2 QQ12 Suite w/Deck
1 QQ12 Suite
2 K12 Kitchenette
1 K14
2 K12 Suite w/Deck
2 K12 Suite
1 Small K12
25 Hotel Rooms Total

A 2nd. FLOOR SQ. FOOTAGES
R2 SCALE: 1/8"=1'-0" REF: Typ. Units

JOB NO:
DRAWN: MLS
CHECKED:
ISSUED: 11/11/16
REVISIONS:

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BEST WESTERN HOTEL
GOLD HILL SQUARE SOUTH
BUILDING 6

619 GOLD HILL PLACE
WOODLAND PARK, COLORADO 80866

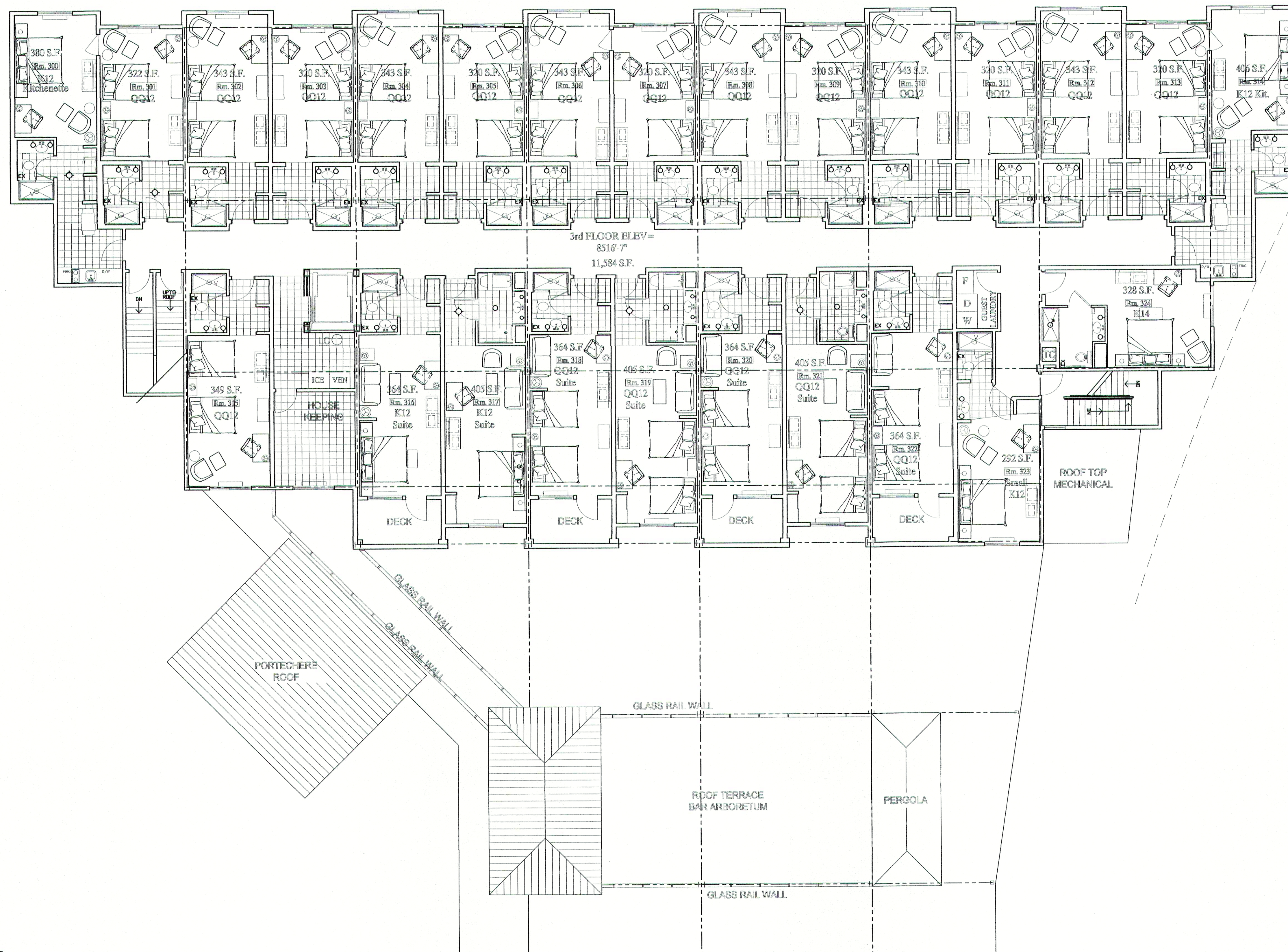
2nd. FLOOR
SQ. FOOTAGES

SHEET
R2

JOB NO:
DRAWN: MLS
CHECKED:
ISSUED: 11/11/16
REVISIONS:

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3rd. FLOOR: 11,584 = S.F.
14 QQ12 Rooms
3 QQ12 Suite w/ Deck
2 QQ12 Suite
2 K12 Kitchenette
1 K12 Suite w/Deck
1 K14
1 K12 Suite
1 Small K12
25 Hotel Rooms Total

A 3rd. FLOOR SQ. FOOTAGES
R3 SCALE: 1/8"=1'-0" REF: Typ. Units

Best Western International

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BEST WESTERN HOTEL
GOLD HILL SQUARE SOUTH
BUILDING 6

619 GOLD HILL PLACE
WOODLAND PARK, COLORADO 80866

3rd. FLOOR
SQ. FOOTAGES

SHEET

R3

CITY OF WOODLAND PARK, COLORADO
RESOLUTION NO. 824, SERIES 2018

A RESOLUTION EXTENDING THE PLANNED UNIT DEVELOPMENT (PUD) APPROVAL FOR THE BEST WESTERN 70-ROOM HOTEL AT GOLD HILL SQUARE SOUTH (PUD 15-001) FROM FEBRUARY 4, 2018 TO FEBRUARY 4, 2020.

WHEREAS, the PUD is located at 703, 717 and 719 Gold Hill Place; is legally described Lot 2 and Lot 3, Page's Subdivision and Lot 8, Block 27, Highland Addition; which property is owned by William L. Page, Manager/Member of Gold Hill Square South, LLC; and

WHEREAS, this original PUD was approved by the City Council in 1997 via Ordinance No. 726; and

WHEREAS, PUD 15-001 amended the original PUD to allow for development of Building 6 into a 70-room Best Western hotel and was approved by the Planning Commission on January 14, 2016 and City Council on February 4, 2016; and

WHEREAS, pursuant to Municipal Code §18.30.050, failure to begin construction within a twoyear period shall void the PUD as approved unless a request for extension of time is granted by recommendation of the Planning Commission and by resolution of City Council; and

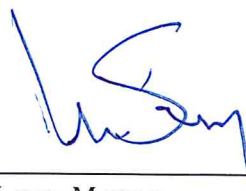
WHEREAS, this PUD request for extension was subject to a Planning Commission public hearing on January 25, 2018 and a City Council public hearing on February 1, 2018 and public notice of all public hearings was posted on the property, published in the Pikes Peak Courier, and mailed to all adjacent property owners pursuant to all applicable Municipal Code requirements.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Woodland Park:

Section 1. PUD 15-001 for the 70-room Best Western Hotel located at 703, 717 and 719 Gold Hill Place with a legal description of Lot 2 and Lot 3, Page's Subdivision and Lot 8, Block 27, Highland Addition on property owned by William L. Page, Manager/Member of Gold Hill Square South, LLC is hereby extended for two-years. Construction must commence by February 4, 2020, and development remains subject to all conditions in the approval of PUD 15-001.

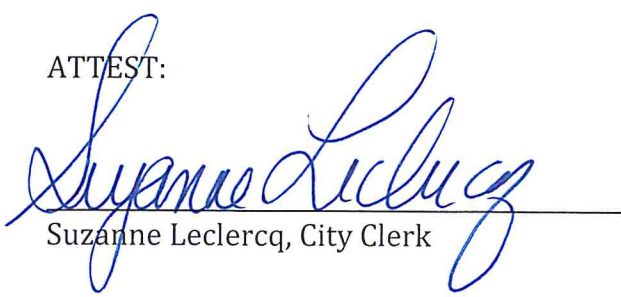
Section 2. This PUD extension is warranted based on sufficient evidence showing substantial need provided by the applicant, staff (in the Staff Report dated January 25, 2018), and testimony at the public hearings.

ADOPTED THIS 15 DAY OF February, 2018.



Neil Levy, Mayor

ATTEST:



Suzanne Leclercq, City Clerk

CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 853, SERIES 2020

**A RESOLUTION EXTENDING THE PLANNED UNIT DEVELOPMENT (PUD)
APPROVAL FOR THE BEST WESTERN 70-ROOM HOTEL AT GOLD HILL SQUARE
SOUTH (PUD 15-001) FROM FEBRUARY 4, 2020 TO FEBRUARY 4, 2022**

WHEREAS, the PUD is located at 703, 717 and 719 Gold Hill Place and is legally described as Lot 2 and Lot 3, Page's Subdivision and Lot 8, Block 27, Highland Addition (Property) and the Property is owned by William L. Page, Manager/Member of Gold Hill Square South, LLC; and

WHEREAS, the original PUD was approved by the City Council in 1997 via Ordinance No. 726, Series 1997; and

WHEREAS, PUD 15-001 amending the original PUD to allow for development of Building #6 into a 70-room Best Western hotel was approved by City Council on February 4, 2016; and

WHEREAS, pursuant to Municipal Code §18.30.050, failure to begin construction within a two-year period shall void the PUD unless a request for extension of time is granted by recommendation of the Planning Commission and by resolution of City Council; and

WHEREAS, this PUD request for extension was subject to a Planning Commission public hearing on January 23, 2020 and a City Council public hearing on February 20, 2020 and public notice of all public hearings was posted on the property, published in the Pikes Peak Courier, and mailed to all adjacent property owners pursuant to all applicable Municipal Code requirements.

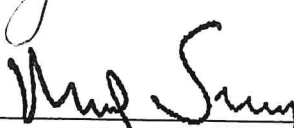
NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Woodland Park:

Section 1. PUD 15-001 for the 70-room Best Western Hotel located at 703, 717 and 719 Gold Hill Place with a legal description of Lot 2 and Lot 3, Page's Subdivision and Lot 8, Block 27, Highland Addition on property owned by William L. Page, Manager/Member of Gold Hill Square South, LLC is hereby extended for two-years. Construction must commence by February 4, 2022.

Section 2. This request only approves an extension. All conditions and terms of the original approval of PUD 15-001 remain in place and are unchanged.

Section 3. This PUD extension is warranted based on sufficient evidence showing substantial need provided by the applicant in the application and in public hearings.

ADOPTED THIS 20th DAY OF February, 2020.



Mayor Neil Levy

ATTEST:



City Clerk Suzanne Leclercq

CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 887, SERIES 2022

A RESOLUTION EXTENDING THE PLANNED UNIT DEVELOPMENT (PUD)
APPROVAL FOR THE BEST WESTERN 70-ROOM HOTEL AT GOLD HILL SQUARE
SOUTH (PUD 15-001) FROM FEBRUARY 4, 2022 TO FEBRUARY 4, 2024

WHEREAS, the PUD is located at 703, 717 and 719 Gold Hill Place and is legally described as Lot 2 and Lot 3, Page's Subdivision and Lot 8, Block 27, Highland Addition (Property) and the Property is owned by William L. Page, Manager/Member of Gold Hill Square South, LLC; and

WHEREAS, the original PUD was approved by the City Council in 1997 via Ordinance No. 726, Series 1997; and

WHEREAS, PUD 15-001 amending the original PUD to allow for development of Building #6 into a 70-room Best Western hotel was approved by City Council on February 4, 2016; and

WHEREAS, pursuant to Municipal Code §18.30.050, failure to begin construction within a two-year period shall void the PUD unless a request for extension of time is granted by recommendation of the Planning Commission and by resolution of City Council; and

WHEREAS, this PUD request for extension was subject to a Planning Commission public hearing on January 13, 2022, and a City Council public hearing on February 3, 2022, and public notice of all public hearings was posted on the property, published in the Pikes Peak Courier, and mailed to all adjacent property owners pursuant to all applicable Municipal Code requirements.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Woodland Park:

Section 1. PUD 15-001 for the 70-room Best Western Hotel located at 703, 717 and 719 Gold Hill Place with a legal description of Lot 2 and Lot 3, Page's Subdivision and Lot 8, Block 27, Highland Addition on property owned by William L. Page, Manager/Member of Gold Hill Square South, LLC is hereby extended for two-years. Construction must commence by February 4, 2024.

Section 2. This request only approves an extension. All conditions and terms of the original approval of PUD 15-001 remain in place and are unchanged.

Section 3. This PUD extension is warranted based on sufficient evidence showing substantial need provided by the applicant in the application and in public hearings.

ADOPTED THIS 3rd DAY OF February, 2022.


Mayor Pro Tem Kellie Case

ATTEST:


City Clerk Suzanne Leclercq



COLORADO
Department of Transportation

5615 Wills Blvd, Suite A, Pueblo, CO 81008

January 31, 2024

US 024A/MP 284/8 (NR-A)
City of Woodland Park

C.J. Gates
Senior Planner
City of Woodland Park
220 W. South Avenue
Woodland Park, CO 80863
cjgates@city-woodlandpark.org

RE: Best Western, Gold Hill Square South PUD2024-01 Extension

C.J. Gates:

We are in receipt of a referral request for comments regarding Best Western Hotel at Gold Hill South in Woodland Park. The submittal is a request for two-year extension of Development Approval of a proposed Best Western Hotel (70 rooms), Lots 2 & 3, Page's Subdivision (Gold Hill Square South PUD approved February 4, 2016). The hotel is to be constructed on the site of an existing retail property, Building 6, Gold Hill Square South PUD. Access to US Highway 24 is via several driveways. After review of all submitted documentation, we have the following comments:

- CDOT has no record of any of the accesses being permitted in accordance with the State Highway Access Code.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Gabe Martinez at (719) 251-7830 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Martinez.

Please let me know if you have any further concerns or questions (719-469-3348 or adam.lancaster@state.co.us).

Sincerely,

Adam Lancaster

Xc: File