MEMORANDUM

TO: San Miguel County Planning Commission
FROM: County Planning Department Staff
RE: Special Use Permit: Spiritual Center
DATE: September 14, 2016 [text.word/centro.espirita.center.sup]

Bryan Rea, on behalf of Centro Espirita Beneficento Uniad Do Vegetal (CEBUDV), P.O. Box 488, Norwood, CO 81423, owner of a 40 acre parcel zoned Forestry, Agriculture and Open (F), seeks a Special Use Permit for a Spiritual Center. The property is located approximately 11 miles south of the Town of Norwood and 1.5 miles south of Lone Cone Reservoir on County Road 44ZS. In a 1999 letter to the Colorado Department of Property Taxation, requesting tax exempt status, the applicant states that CEBUDV prohibits its members from using the structures and land for any purpose other than for the practice of it religious "sessions" and for the social gathering and necessities of its members. The facility will never be used by other organizations or persons who are not official members of the CEBUDV. The applicant states they have received legal recognition as a religion from the IRS and are registered as a religion with the Secretary of State of Colorado. The property is classified as tax exempt by the County Assessor and the main building is identified as residential in type and the occupancy is listed as Church.

The property is located outside the Wright's Mesa Master Plan Area and the Wright's Mesa Zone District. The surrounding parcels are 35 acres or larger with residential and agriculture uses. The Meadows at Lone Cone subdivision south of CEBUDV are 35 acre parcels that have an approximate 10 acre building envelop adjacent to the southern boundary of the subject parcel (see map in packet).

The applicant states that the Center meets several times a month on average with one annual three day "campout" event in July. Depending on the type of meeting there are between 10 and 40 people attending and the meetings generally run between 6 pm and midnight. The approximate meeting schedule:

1. Twice a month meetings – 30 persons
2. Seven Annual meetings – 30 persons
3. Six to ten other meetings – 10-40 persons
4. Annual Campout Event – 75 persons.

Facilities

The site has an existing Single-family Residence that is currently used as a meeting room for the facility. A Building Permit was issued for the 990 sq. ft. residence in 1998. The property and the residential structure have been used for the Spiritual Center since at least 1998 when the residence was constructed. Building Plans submitted to the Building Department in 1998 show a kitchen, bathroom, an entry with cubbies and coat hooks and one large open room. There is also a 400 sq. ft. second floor currently used for storage. The building plan does not show a bedroom.

There is also a yurt on the property which is used as a multi-purpose room, along with several outbuildings used for storage. The two story structure uses natural colors that blend in to the surrounding and contains no highly reflective materials. There is one exterior light on the residence and solar pathway lights for walking illumination. There is an identification sign at the entrance to the property.

During the monthly or annual summer meetings members may camp on the property overnight. The building facilities, bathrooms and kitchen, are available to the members during meetings. Campers who stay overnight after the meetings may also use the facilities.

Well
The current well permit is approved for domestic use and up to one acre of irrigation, and may require conversion to a commercial well permit. There is a copy of the well permit included in the CPC packet.

Septic
The existing onsite waste water treatment system is designed for one residential bedroom. The applicant states there are two porta-potties on site for additional bathroom support. The annual campout event attracts approximately 75 people. The Center brings in 5-7 porta-potties for additional bathroom support for this event and 150 gallons of water.

Wildlife Habitat Area – Gunnison Sage-grouse
The northern portion of the property lies within mapped Gunnison Sage-grouse habitat. It is the policy of the County to protect, enhance and preserve Gunnison Sage-grouse populations and their habitats. The County will consider and, to the extent possible, implement the rangewide and local conservation strategies set forth in the Gunnison Sage-grouse Rangewide Conservation Plan when considering land use activities and development that is located within Gunnison Sage-grouse habitat as mapped by the Colorado Parks and Wildlife. The applicant states the property will be left in its natural state and that no landscaping will be done. The existing perimeter fence will be kept and no additional fencing is being constructed. All structures are located on the western edge of the parcel away from the Gunnison Sage-grouse habitat. A mapped habitat area is included in the CPC packet.

Review Process
Churches and community meeting halls are uses allowed subject to One-step County Planning Commission review pursuant to Pursuant to Land Use Code Section 5-307 D. II. and Sections 5-407 Wildlife Habitat Areas, Section 5-10 Special Uses and 5-21 Scenic Quality.

Referral Agents
This application was referred to Steven Zwick, County Attorney, Mike Horner, County Road Superintendent, Janet Kask, Director County Open Space & Parks, Chris Smith, County Environmental Health Specialist, Mark Caddy, Colorado Parks & Wildlife, Scott King, Colorado Division of Water Resources, Patti Grafmyer, Norwood Water Commission, and Ted Mueller, Norwood Fire Protection District, for review and comment.

Neighbor Notification
All property owners within 500 feet were notified of the proposed Special Use Permit application and time and place of the meeting. No comments or objections have been received at this time.

County Road Superintendent Comments

In an August 16, 2016 email, County Road Superintendent Mike Horner states the existing driveway to the property has been inspected and is in compliance with Road & Bridge specifications. Any connections to utilities will require a Special Construction Permit from the Road Department prior to any disturbance within the county road right-of-way.

County Director, Parks & Open Space

In an August 18, 2016 email County Parks & Open Space Director Janet Kask states that the parcel contains mapped Gunnison Sage-grouse habitat and all activity should be limited within the mapped habitat. The sage brush should be maintained and not destroyed or cut. Construction activity should be limited to outside the habitat area.

Norwood Fire Protection District Comments

In an August 31, 2016 email, Norwood Fire Chief Ted Mueller states the district has no issues with the permit, but does want to remind the occupants of the county regulations regarding any open burning such as campfires, bonfires, slash piles, etc. require notification to the San Miguel County Sheriff's Office Dispatch (970-728-1911x1) who will advise if it is safe to burn.

County Environmental Health Specialist Comments

In an August 16, 2016 email County Environmental Health Specialist Chris Smith states the existing Onsite Waste Water Treatment System (OWTS) is insufficient for the proposed occasional increased water use according to his understanding of the state OWTS regulations. He recommends that a Professional Engineer conduct an evaluation of the OWTS design flow based on the occasional high water use, including the possible use of vault privies.

Mr. Smith further states that minimum sanitation for public heath requires properly furnished handwashing facilities be provided with the restroom facilities, including privies. The minimum requirements for hand washing facilities include free flowing hot and cold water, waste water disposal, dispensed soap and paper towels, and a waste receptacle for paper towels. For temporary type hand washing units, the hot water requirement is typically non-compliant. If temporary handwashing facilities are proposed, the applicant shall describe how all requirements for a temporary handwashing facility will be managed and maintained in compliance.

County Planning Staff Comments and Recommendations

In 2013 the applicant applied for a yurt to be placed on the property. At that time staff reviewed the uses on the property and informed the applicant that while we had no objection to placing a yurt on the parcel if it met setback requirements the applicant needed to submit an application for

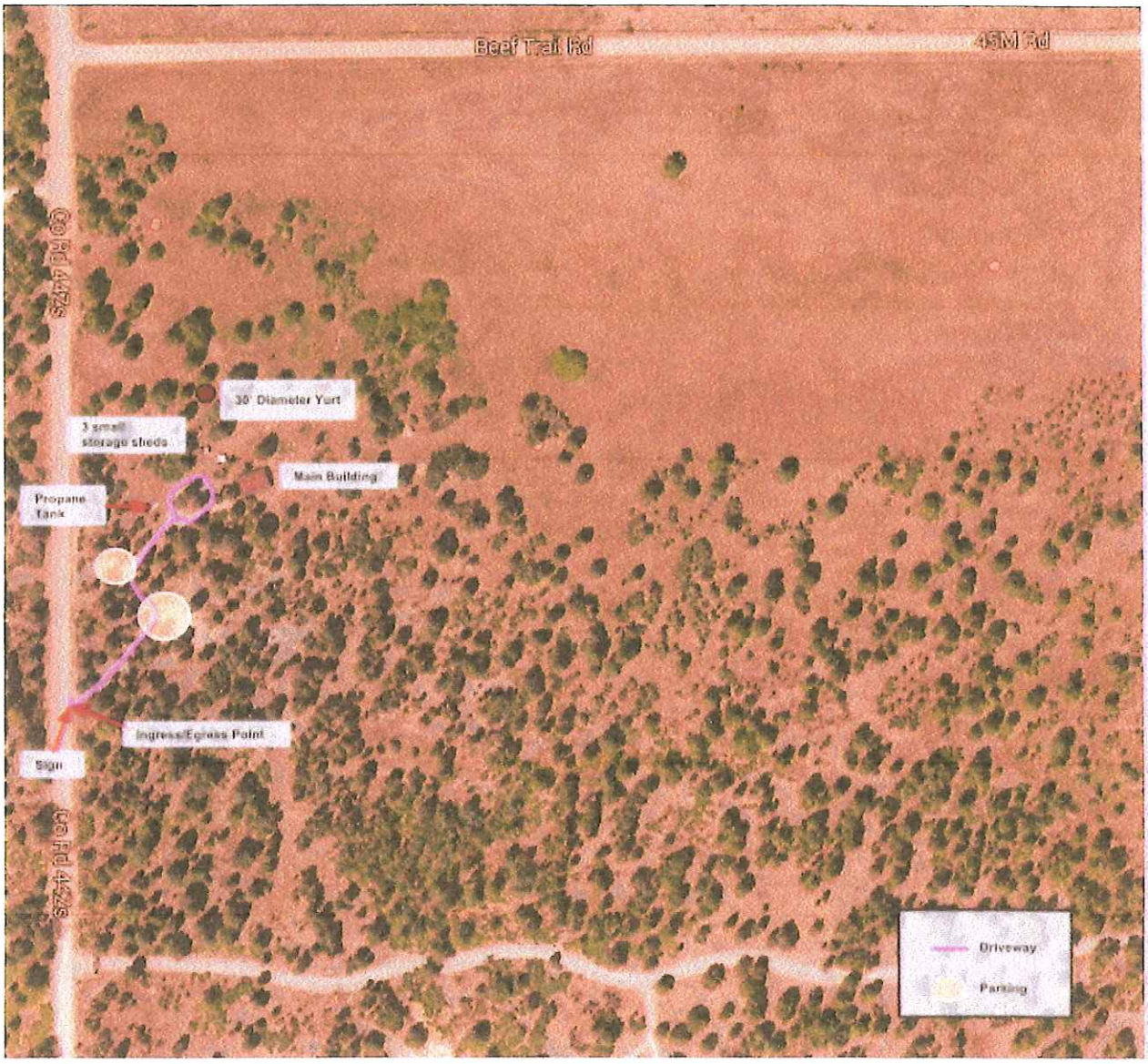
a Special Use Permit for use of the property as a religious organization spiritual center meeting facility. Staff informed the applicant that the Building Permit and Septic Permit issued by the County was for a Single-family Residence and staff can find no documentation that the structure was permitted as a meeting facility for a religious organization.

The existing OWTS was designed for a one bedroom residence. The system may need to be enlarged to accommodate the larger number of members at the monthly meetings and the annual campout or if there is an increase in the number of members the applicant may need to provide additional porti-potties. There is no evidence that the OWTS has experienced any problems with the use that has been in place since 1998.

Included with the CPC packet is a list of questions staff sent to the applicant that includes the applicant's response. In a September 8, 2016 email the applicant also addressed potential growth of the facility, stating the membership has probably doubled since 1998 from 15 member to 30-35 member and he anticipates continued growth about 10% per year. The members have discussed the need to expand and have considered a larger meeting hall with the appropriate infrastructure.

Any approval should be contingent upon:

1. The Special Use Permit is issued specifically to Centro Espirita Beneficento Uniad Do Vegetal (CEBUDV).
2. The approval is specific to the site plan as submitted. Any increase in the current attendance numbers or size of facility may require additional review of the facility by the Planning Department and possibly the County Planning Commission.
3. The applicant should provide 1 or 2 hand washing stations for use by the members during the campout weekend or another hand washing facility acceptable to the Environmental Health Department. These stations can be obtained from the porta-pottie company.
4. People and dogs should be kept out of the mapped Gunnison Sage-grouse habitat area during hatching and breeding seasons and any disturbance to or within the habitat area should be minimized.
5. Providing some type of fire suppression system shall be provided for open campfires.
6. Providing documentation that the current well permit is a legal and physically adequate water supply for the use and if not the applicant will take steps to obtain the appropriate well permit as required by the Colorado Division of Water Resources. If issues develop with the OWTS due to water use the County will review and reconsider the Special Use Permit application approval.
7. The Special Use Permit shall be reviewed in one year to determine whether the applicant has complied with all conditions of approval.
8. All written representations presented in the application and all supplements shall be considered conditions of approval unless amended by this review process.

- 

- Structure/Sign Measurements
  - Yurt : 30 foot diameter, ?? Elevation
  - Main Building
  - Outbuildings
  - Sign
- Landscaping
  - Leaving all grounds with natural vegetation. No landscaping done.
- Topography
  - Land is essentially flat. Leaving natural topography untouched.
- Building Use
  - Sheds
    - Storage
  - Yurt

        - Multi-purpose Room
    - Main Building
        - Meetings
        - 1st and 3rd Saturday of the month
            - 8 pm - Midnight
            - . ~30 people
        - Business meetings every 3rd Saturday of the month
            - ~10 people
            - 4:30 pm - 5:30 pm
        - Annual Meetings
            - 6 pm - Midnight,
            - 01/06, 02/10, 03/27, 07/22, 11/01, 12/24, 12/31.
            - ~30 people
        - 6-10 other meeting dates
            - 6 pm - Midnight
            - days determined at the criterion of the leadership.
            - 10-40 people
        - Annual National Campout on 4th of July Weekend.
            - ~75 people for 3 days
            - Additional Sanitation Facilities
                - 5-7 Porta Potties
                - 150 gallons of Drinking Water
- Lighting Plan
    - Only 1 small outside light at front door of the [redacted] MAIN BUILDING.
- Water/sewer plan – must meet state standards and may include verification of a commercial well permit;
    - Sewer
        - Septic/Leach field system
        - 2 Porta-Potties on site for additional bathroom support
    - Water
        - Pre-existing water well
- Weed Control
    - Walkthroughs at various times throughout the summer to confirm no weeds. No outside sources of fill dirt.
- Fencing Plan
    - Keeping original fencing around perimeter of property. No additional fencing is being constructed.
- Designations of scenic views of natural and historic features both from and toward the site and descriptions of how these vistas will be preserved;
    - No obstruction of natural views. Main building, yurt and storage sheds are all lower than tree heights.
- Designs that orient improvements in ways that allow them to blend in with and utilize the natural topography;

- All structures use natural colors found naturally in the vegetation and landscape(Primarily Brown). As mentioned above, the main building, yurt and storage sheds are all lower than tree heights.

- Utilization of colors and textures found naturally in the landscape and prohibition of reflective materials, such as highly reflective glass or metals.
  - The only glass is in small windows on the main building. No highly reflective materials are used.
- Utilization of native or similar horticultural materials for revegetation and reforestation and guarantees that any needed revegetation or reforestation will be completed during the first planting season after construction;
  - Minimum revegetation of grass was completed after construction of main building. Otherwise, entire property is in its natural state.
- Plans to remove and save topsoil, prior to any grading or excavation and replacement, for reuse during revegetation
  - No topsoil was removed for yurt construction. All topsoil removed for the main building construction has been re-used on the property.
- Design and construction plans for roads and associated structures that bear a logical relationship to existing topography to minimize the need for cuts and fills;
  - No cuts or fills were required for road/parking construction. Roads and parking are marked on the map above.
- Location and installation of utilities in ways that will cause the least damage to the natural environment
  - The main building and yurt are close to the western edge of property(near power source). Electric and gas lines are underground.
- Provisions requiring shielding of exterior lighting to prevent direct visibility of light bulbs from off-site, directing of all exterior lighting toward either the ground or the surface of a building and prohibiting high intensity sodium vapor and similar lighting.
  - There is only 1 outside light. It is a small jelly jar light(incandescent) above the front door of the main building
  - Small down-lit solar lights for walking illumination.

San Miguel County
Colorado

Karen Henderson <karenh@sanmiguelcountyco.gov>

Re: more ?

1 message

Bryan Rea <bryanjrea@icloud.com> Thu, Sep 8, 2016 at 11:42 AM
To: Karen Henderson <karenh@sanmiguelcountyco.gov>

Hi Karen,

Yes , the membership has grown . Probably doubled since then and I anticipate continued growth . Seems like a 10% growth per year. We have had discussions about the need to expand and consider a larger meeting hall along with the appropriate infrastructure .
Regards, Bryan

Bryan,

Has the number of members changed since 1998; can you estimate the change; do you anticipate an increase in membership in the future, if so what do you anticipate?
Thanks

Karen
--
Karen Henderson
Associate Planner
San Miguel County
970-728-3083
PO Box 548
Telluride, CO 81435
karenh@sanmiguelcountyco.gov

.....

Please note my new e-mail address:

bryanjrea@icloud.com

San Miguel County
Colorado

Karen Henderson <karenh@sanmiguelcountyco.gov>

Re: more ?

1 message

Bryan Rea <bryanjrea@icloud.com> Thu, Sep 8, 2016 at 11:51 AM
To: Karen Henderson <karenh@sanmiguelcountyco.gov>

Hi Karen,

To clarify a little more. When we built the structure in 1998 , I think we had about 15 members . Generally, these days we have around 30-35 people attending our meetings on a regular basis. Our membership fluctuates because we have friends and family who live far away and attend occasionally throughout the year.
Regards, Bryan

Bryan,

Has the number of members changed since 1998; can you estimate the change; do you anticipate an increase in membership in the future, if so what do you anticipate?
Thanks

Karen
--
Karen Henderson
Associate Planner
San Miguel County
970-728-3083
PO Box 548
Telluride, CO 81435
karenh@sanmiguelcountyco.gov

.....

Please note my new e-mail address:

bryanjrea@icloud.com

San Miguel County
Colorado

Karen Henderson <karenh@sanmiguelcountyco.gov>

Re: application

1 message

Bryan Rea <bryanjrea@icloud.com> Wed, Sep 7, 2016 at 12:51 PM
To: Karen Henderson <karenh@sanmiguelcountyco.gov>

Hi Karen,

It was there from the beginning. That's the way it was built and inspected for at the time. I don't remember the initial plans or if they were changed in process. It's a slab on grade building, so everything had to be in place plumbing wise . Nothing was changed later.
Thanks, Bryan

Bryan,
When was the second bathroom constructed in the meeting hall? The building plans only show one.

Karen

--
Karen Henderson
Associate Planner
San Miguel County
970-728-3083
PO Box 548
Telluride, CO 81435
karenh@sanmiguelcountyco.gov

.....

Please note my new e-mail address:

bryanjrea@icloud.com

San Miguel County
Colorado

John Huebner <johnh@sanmiguelcountyco.gov>

UDV church

1 message

Bryan Rea <bryanjrea@icloud.com> Wed, Sep 7, 2016 at 11:46 AM
To: John Huebner <johnh@sanmiguelcountyco.gov>

Hello John and Karen,
Attached please find responses to these initial questions.
Regards, Bryan Rea (UDV church)

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Please note my new e-mail address:

bryanjrea@icloud.com

centro.espirita.sup.odt
17K

9/7/16
Response from Bryan

Bryan,

I have attached a draft memo and some question for you to respond to regarding your application. Staff will be providing more comments and recommendations after receiving your comments.

Please address the comments provided by the County Referral agents (attached) and provide comments to the following questions

Are the numbers given a projection for the future use or are they the current usage of the property? They are the current average use.

According to the provided letter to Examiner Trogonoski the facility is only used for meetings attended by members of the Center. Is this correct? Correct – use only for members

Apparently the property has been used for camping (tents, RV's etc.) at other times of the year other than the Campout weekend. Please provide more details. Not used for camping at other times. In the summer after some of our meetings, sometimes a few members (6-8 people for example) spend the night maybe in a tent or a van and leave the next day. This is what is referred to as camping at other times. To be clear there are not campers that stay on the proerty beyond this use described.

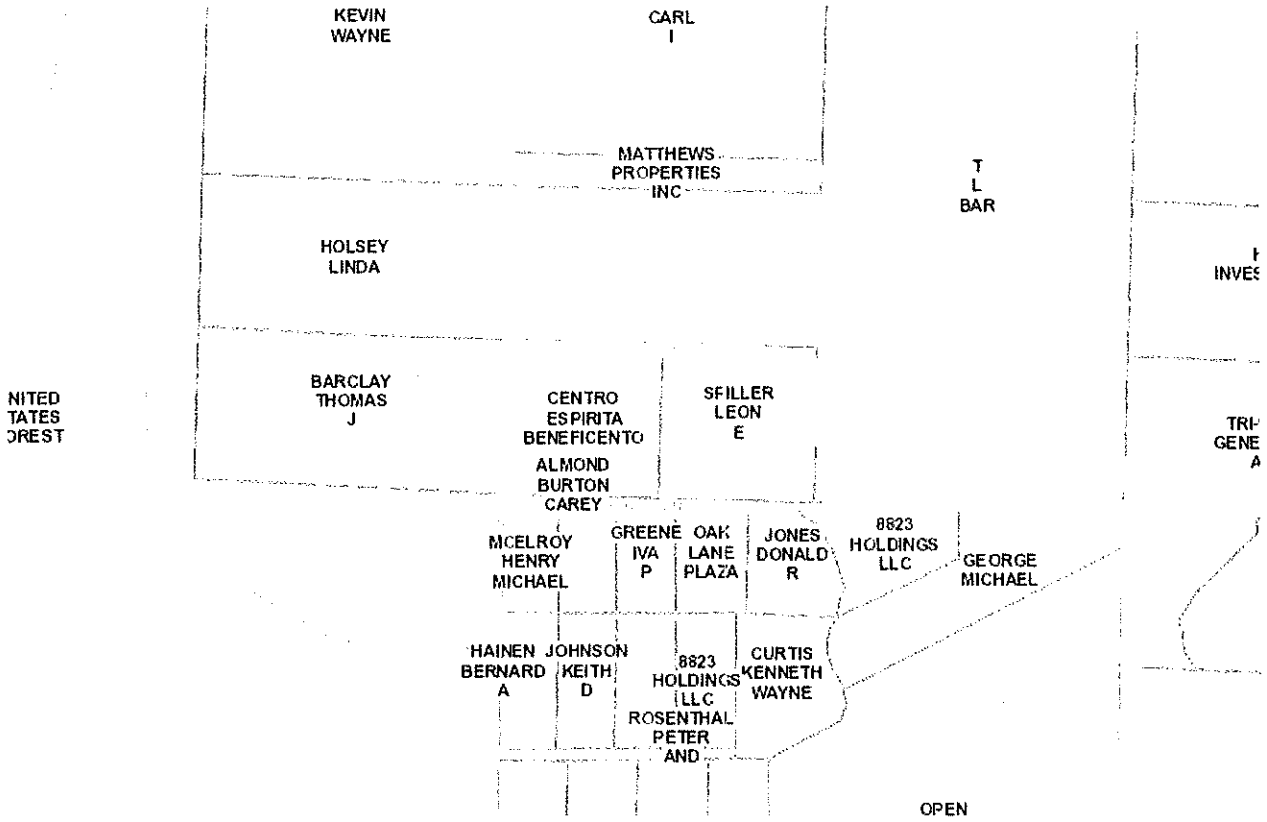
Are facilities ever used for events other than by the Spiritual Center? No
Are facilities ever used during day time for events other than campout? Weddings . We had one wedding in the last 2 years.
Does anyone ever live on property? No
Do you have a campfire(s) during campout or other times of the year? Any water suppression system available? We have a fire ring with a grate . We have a hose hooked up to outside faucet and (2) -"Navajo "(5) gallon backpack water fire extinguishers .

Do campers bring own food and water? Is the kitchen facility used by campers for cooking/cleaning? Members who stay the night have their own water and food . Members can use the kitchen . We have bottled water in a 5-gallon dispenser in the meeting hall always available.

Do campers use kitchen or bathroom facilities within the structure? Members who stay the night after a meeting can use the bathrooms (we have two bathrooms in the meeting hall) and the kitchen if they want.

Nucleo San Miguel - Site Planning

- Adjacent Parcels :
    - Ownership of adjacent parcels



- Use
    - Parcels to the south are residential
    - All other adjacent properties appear to be ranching/residential
- Zoning
    - All adjacent parcels are zoned Forestry/Agriculture
- Driveways, streets, right-of-way, Access ways, including points of ingress, egress

COLORADO
Department of Local Affairs
Division of Property Taxation

2015 EXEMPT PROPERTY REPORT RELIGIOUS PURPOSES

1313 Sherman St., Rm.419
Denver CO 80203
Phone: 303-864-7780
TTY: 303-864-7758

FILED OR POSTMARKED BY
4/15/2015: $75 Fee Per Report
4/16/2015 – 7/1/2016: $250 Fee Per Report

TO FILE ONLINE GO TO:
http://dola.colorado.gov/dpt/exemptions

File # 57-01041
Report # 01
Parcel # 455713300046
County San Miguel
PIN 9A3YE59Q

1. Owner Name & Mailing Address (make corrections here)

CENTRO ESPIRITA BENEFICENTE UNIAO DO VEGETAL
PO BOX 488
NORWOOD, CO 81423

2. For Office Use Only -- Do Not Write in this Space

Last Review: 9/23/2003

51

3. Legal Description of Exempt Property (If property has been sold or transferred, please see instructions.)

SW4 SW4 13-43-13 40A LESS UND 1/2 OIL GAS AND OTHER.

Address: 10300 COUNTY ROAD 44ZS

4. Estimated Exempt Property Values

Land	Buildings	Personal Property
$ 91,000	$ 47,135	$ 0

Optional. If inaccurate, mark changes. (Please see instructions.)

5. Contact Information

Name: _____
Daytime Phone: _____
Email: (optional) _____

6. Declaration of Religious Mission and Purposes

Provide a declaration of your religious mission and purposes, either by stating it here, or by attaching a copy ***to each report.*** This is **NOT the same as the uses of the property,** which should be listed in Sections 7, 8 and 9. THIS ANNUAL REPORT WILL NOT BE ACCEPTED WITHOUT THIS WRITTEN DECLARATION _____

7. Uses of the Property in Furtherance of Your Religious Mission and Purposes

List the uses of this property during calendar year 2014, including uses by the owner, which you consider in furtherance of your religious mission or purposes. Do not reference a generic attachment that lists all the activities of your organization. We must be able to see how this property is used. Uses and users must be non-profit. List both the name of the user (organization or individual) and a brief description of use. List each user in only one section (Section 7 or 8 or 9). NOTE: If property is not used, it does not qualify for exemption.

Name of User (Including Owner)	Brief Description of Use (Please be more specific than "religious purposes.")

CONTINUED ON BACK

WRJ-5-Rev. 76

COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203

RECEIVED
AUG 21 1980
WATER RESOURCES
STATE ENGINEER
COLO.

Application must be complete where applicable. Type or print in BLACK INK. No overstrikes or erasures unless initialed.

PERMIT APPLICATION FORM

FOR:
(X) A PERMIT TO USE GROUND WATER
(X) A PERMIT TO CONSTRUCT A WELL
(X) A PERMIT TO INSTALL A PUMP

( ) REPLACEMENT FOR NO. _____
( ) OTHER _____
WATER COURT CASE NO. _____

(1) APPLICANT - mailing address

NAME Perry McGinnis
STREET 880 Nickel St.
CITY Broomfield, Colo (State) 80020 (Zip)
TELEPHONE NO. 303-469-2909

(2) LOCATION OF PROPOSED WELL

County San Miguel
SW ¼ of the SW ¼, Section 13
Twp. 43 N (N,S), Rng. 13 W (E,W), N.M. P.M.

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15
Average annual amount of ground water to be appropriated (acre-feet): ~~5~~ 2
Number of acres to be irrigated: ±1
Proposed total depth (feet): 250
Aquifer ground water is to be obtained from:
Dakota Sandstone
Owner's well designation 1

GROUND WATER TO BE USED FOR:

( ) HOUSEHOLD USE ONLY - no irrigation (0)
(X) DOMESTIC (1)
( ) LIVESTOCK (2)
( ) COMMERCIAL (4)
( ) INDUSTRIAL (5)
( ) IRRIGATION (6)
( ) MUNICIPAL (8)
( ) OTHER (9) _____
DETAIL THE USE ON BACK IN (11)

(4) DRILLER

Name Unknown (Licensed)
Street _____
City _____ (State) _____ (Zip)
Telephone No. _____ Lic. No. _____

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 7389B
Basin _____ Dist. _____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

APPROVED FOR DOMESTIC USE, INCLUDING THE IRRIGATION OF NOT OVER ONE ACRE OF HOME GARDENS AND LAWNS.

APPLICATION APPROVED

PERMIT NUMBER 116266
DATE ISSUED SEP 24 1980
EXPIRATION DATE SEP 24 1982
Bruce E. DeBrine
(STATE ENGINEER)
BY R.A. Stallmer
I.D. 4-60 COUNTY 57

Property Detail Report

San Miguel County, Colorado

Account	**R2040025942**	Account Type:	Exempt
Parcel #:	**455713300046**	Tax District:	204

Owner Name and Address

CENTRO ESPIRITA BENEFICENTO
UNIAD DO VEGETAL

PO BOX 488
NORWOOD, CO, 814230488

Property Location

Address (if assigned):
10300 COUNTY ROAD 44Z S

Location City
NORWOOD

Property Description

Subdivision: TOWNSHIP AND RANGE

Lot: TR Filing: 1
Block: Tract:

Property Characteristics

Net Land Acres	40
Net Land Square Feet	1742400
# of Bldgs:	1

Legal Description

SW4SW4 SEC 13 T43 R13 40A LESS UND HALF OIL GAS AND OTHER MINERALS

Zoning Information

Zone District **FORESTRY/AGRICULTURE**
Zoning Authority SAN MIGUEL COUNTY

Parcel Details <NULL>

Zoning Notes <NULL>

BOCC Resolution <NULL> File Name <NULL>

Property Map

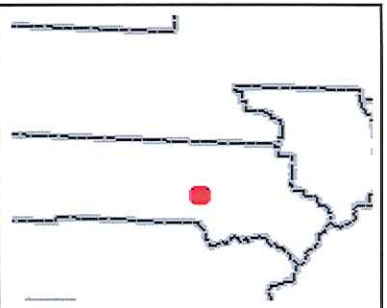
ZONING: Multiple regulations may apply to a single parcel.

DISCLAIMER: This information is a product of the San Miguel County Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the San Miguel County GIS Department has not made any representations, warranties, or guaranties of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose. Furthermore, this information is provided as a courtesy and does NOT include holders of subsurface mineral interests of record.

Geographic Information Systems
SAN MIGUEL COUNTY COLORADO

webMap
San Miguel County, Colorado

Vicinity Map



Legend

- Parcel Boundaries
- SANMCO_ROADS 10k-50k
  - ARTERIAL
  - MAJOR COLLECTOR
  - MINOR COLLECTOR
  - LOCAL
  - PRIMITIVE
- R10_ROADS
  - <all other values>
  - SECONDARY
- DOLOCO_ROADS
- UTAH_ROADS
- County Boundaries

Map Generated
9/8/16 9:40 AM

Notes

0.6 0 0.32 0.6 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

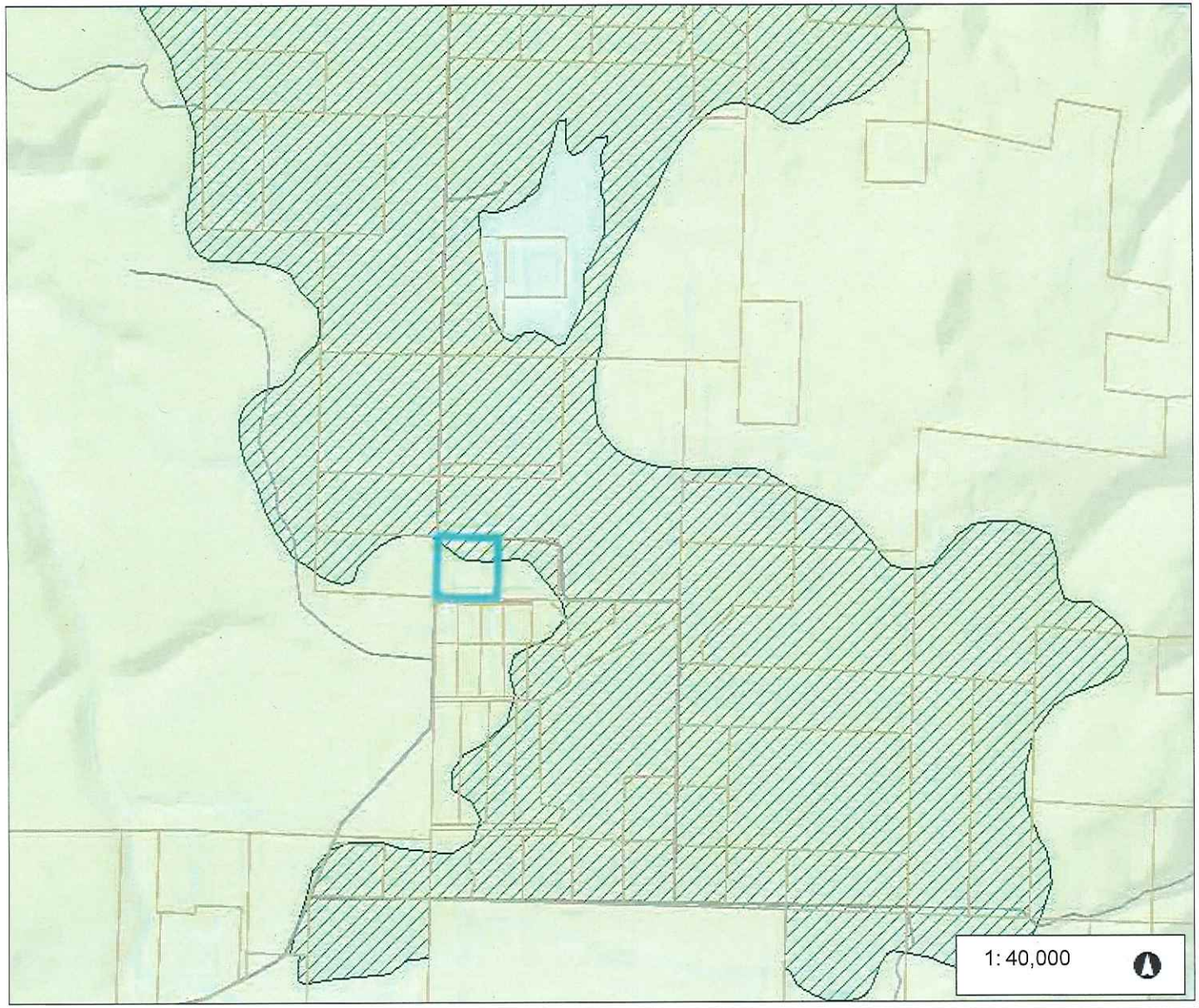
www.sanmiguelcountyco.gov

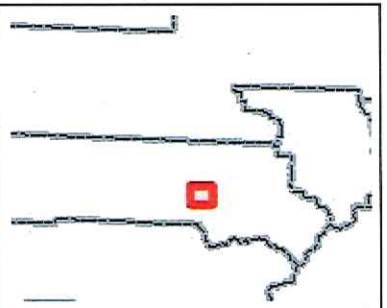
MAPPED GUNNISON SAGE GROUSE HABITAT

Geographic Information Systems SAN MIGUEL COUNTY COLORADO

webMap
San Miguel County, Colorado

455713300046





Legend

- Parcel Boundaries
- SANMCO_ROADS 10k-50k
  - ARTERIAL
  - MAJOR COLLECTOR
  - MINOR COLLECTOR
  - LOCAL
  - PRIMITIVE
- R10_ROADS
  - <all other values>
  - SECONDARY
- DOLOCO_ROADS
- UTAH_ROADS
- Gunnison Sage Grouse Habita
  - Occupied
  - Potential
  - Vacant
- County Zoning
  - COUNTY ACCOMMODATIONS & I ACCOMMODATIONS & RECREAT
  - COUNTY AFFORDABLE HOUSIN(
  - COUNTY FORESTRY/AGRICULTU
  - COUNTY HEAVY COMMERCIAL
  - COUNTY HIGH COUNTRY AREA
  - COUNTY INDUSTRIAL
  - COUNTY LOW DENSITY
  - COUNTY MEDIUM DENSITY

Map Generated
6/20/16 1:38 PM

1.3 0 0.63 1.3 Miles

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

www.sanmiguelcountyco.gov

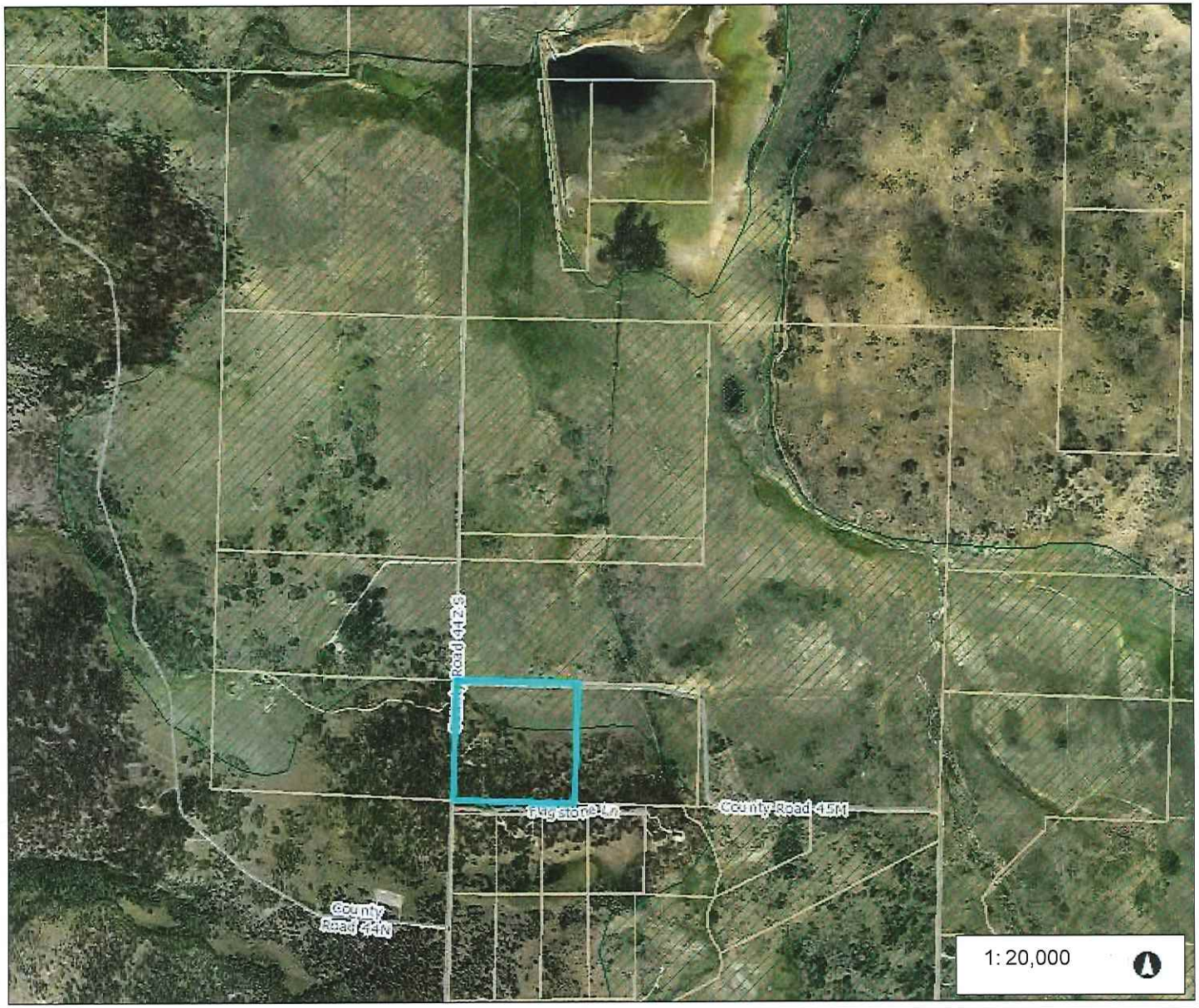
Notes

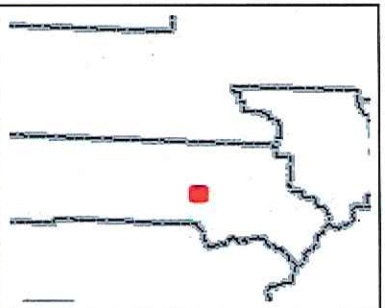
SAGE GROUSE HABITAT MAP PORTION

Geographic Information Systems
SAN MIGUEL COUNTY COLORADO

webMap
San Miguel County, Colorado

455713300046





Legend

- Parcel Boundaries
- SANMCO_ROADS 10k-50k
  - ARTERIAL
  - MAJOR COLLECTOR
  - MINOR COLLECTOR
  - LOCAL
  - PRIMITIVE
- R10_ROADS
  - <all other values>
  - SECONDARY
- DOLOCO_ROADS
- UTAH_ROADS
- Gunnison Sage Grouse Habita
  - Occupied
  - Potential
  - Vacant

Map Generated
6/20/16 1:40 PM

Notes

SAGE GROUSE HABITAT MAP PORTION

0.6 0 0.32 0.6 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

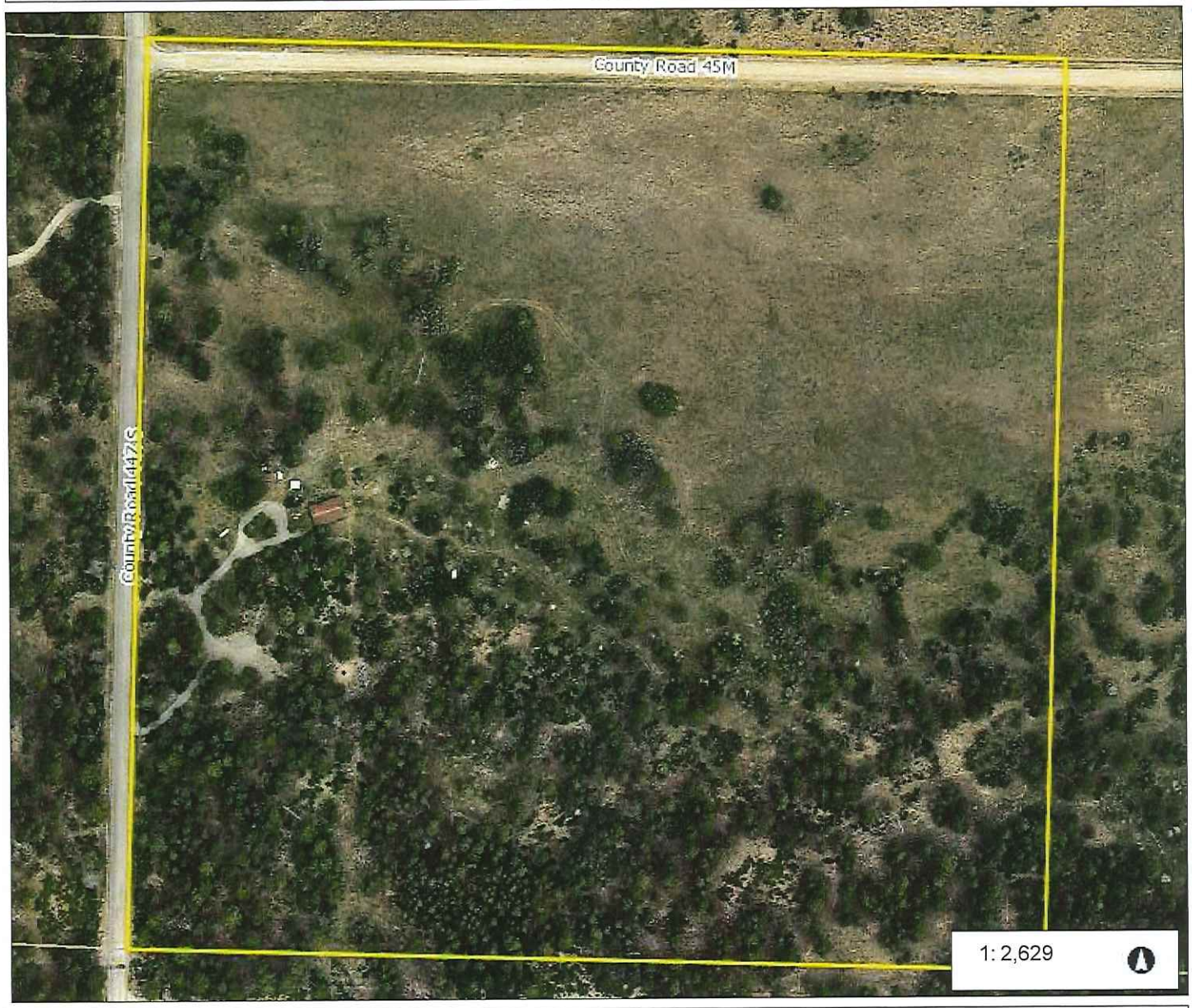
THIS MAP IS NOT TO BE USED FOR NAVIGATION

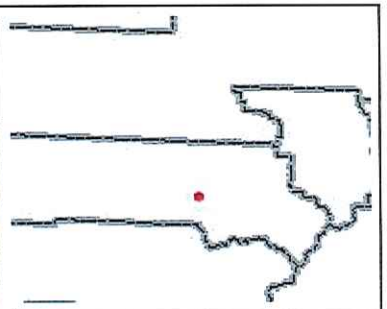
www.sanmiguelcountyco.gov

Geographic Information Systems
SAN MIGUEL COUNTY COLORADO

webMap

San Miguel County, Colorado





1: 2,629

0.1 0 0.04 0.1 Miles

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Legend

- Parcel Boundaries
- County Boundaries

Map Generated

6/1/16 4:19 PM

Notes

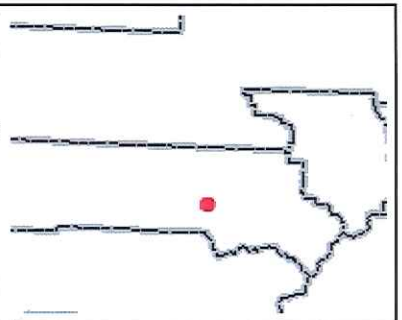
Google earth

feet 300
meters 100

Geographic Information Systems
SAN MIGUEL COUNTY COLORADO

webMap

San Miguel County, Colorado



Legend

- Structures (addresses)
- Parcel Boundaries
- County Boundaries

Map Generated
9/8/16 11:43 AM

1: 10,000

Notes

0.3 0 0.16 0.3 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

www.sanmiguelcountyco.gov

Subject: Spiritual Center 10300 CR 44ZS

From: Mike Rozycki (miker@sanmiguelcounty.org)

To: bryanrea@independence.net;

Cc: garyh@sanmiguelcounty.org; daves@sanmiguelcounty.org; Stevez@sanmiguelcounty.org;

Date: Wednesday, November 6, 2013 2:13 PM

Bryan,

I'm writing to follow-up on our conversation yesterday concerning the existing use of the subject property and your Development Permit application to place a Yurt on this property for camping on the property. It is my understanding from our conversation and the drawing submitted with your Development Permit application that its your intent to place the Yurt on a platform that will be less than 30" inches off the ground and as such would not require a Building Permit. We also discussed the fact that the Development Permit, Building Permit and Septic Permits issued to Centro Espirito Beneficiente Uniai Do Veget (CEBUDV), the owner of this property, which all identify the work description and proposed use of the property is for a Single-family Dwelling and not as a meeting facility for a spiritual center for a religious organization.

In considering this matter I am returning your Development Permit application for the proposed Yurt and will contact our Finance Department and ask them to refund your $50.00 application fee. This office has no objection to the owner of this property placing a Yurt on this property as long as it meets or exceeds the F Zone District setbacks. Based on the proposed location on the drawing accompanying your Development Permit this site would clearly meet the applicable setback requirements.

During our conversation in response to my statements that the existing structure and septic system permitted in 1998 were for a a Single-family residence you indicated that you as the applicant had made it clear the owner's, CEBUDV, intent was to permit and build this structure and the attendant OWS as a meeting facility for your organization. I find no reference or indication that the applied for and /or issued permits were for a meeting facility for CEBUDV, as a religious organization. I've gone back and reviewed the Floor Plan that you submitted to the Building Department in 1998 for the "Lone Cone Road Residence". This Floor Plan which I've attached to this email includes a kitchen, bathroom & shower, and what appears to be a large meeting room but no actual bedrooms. At the time the permits were applied for in 1998 the County Land Use Code (LUC) and specifically the F Zone District identified churches and community meeting halls, libraries or other civic facilities as Uses Allowed not by Right but rather subject to One-step Planning Commission Review.

While I'm not requiring a Development Permit for the placement of a Yurt on this property I do believe it would be appropriate for your organization to take steps to have the actual use of this property, which you indicate is a "spiritual center" for a non-profit religious organization, recognized as such by the Internal Revenue Service (IRS) and the State of Colorado, reviewed and approved by San Miguel County. Please give me a call at your convenience so we may discuss what steps or actions may be needed to recognize and/or

properly permit this existing structure and its use as a meeting facility or spiritual center for a non-profit, religious organization.

Sincerely,

Mike Rozycki (970) 728-3083

RECEIVED OCT 0 2 2003

15-DPT-EX
REV. 2/99

STATE OF COLORADO
DIVISION OF PROPERTY TAXATION
DEPARTMENT OF LOCAL AFFAIRS
1313 SHERMAN ST., ROOM 419
DENVER, CO 80203

092403
PHONE (303) 866-2686
TDD (303) 866-5300

FINAL DETERMINATION

OWNER NAME AND ADDRESS:	REFERENCE INFORMATION:
CENTRO ESPIRITA BENEFICENTE UNIAO DO VEGETAL **PO BOX 488** **NORWOOD CO 81423**	**File No. 57 - 01041-01** **County: SAN MIGUEL** **Parcel: 455713300046** **Examiner: JERRY ATNES**

FINAL DECISION:

After reviewing your property's eligibility for property tax exemption pursuant to all guiding statutes, court cases, and regulations, the Property Tax Administrator has determined that the exemption should be **continued, effective JANUARY 1, 2003.**

LEGAL DESCRIPTION

SW4 SW4 13-43-13 40A LESS UND 1/2 OIL GAS AND OTHER.
Address: 10300 COUNTY ROAD 44ZS

DATED SEP 30 2003

Mary E. Huddleston

MARY E. HUDDLESTON
PROPERTY TAX ADMINISTRATOR

(SEE REVERSE SIDE FOR AN EXPLANATION OF YOUR RIGHTS AND OPTIONS)

PERMIT APPLICATION

San Miguel County Building Department

P.O. Box 2676, Telluride, CO 81435
(970) 728-3923 FAX 728-6325

JOB ADDRESS			PROJECT VALUATION
LONE LONE ROAD, NORWOOD			$ 5075
LEGAL DESCRIPTION	LOT #	BLOCK	TRACT 40.0 ACRES ☐ SEE ATTACHED SHEET SW/4 SW/4 SEC. 13 TOWNS. 43 N RANGE 13 W
OWNER C.E.B.U.D.V. CENTRO ESPIRITA BENE SICENTE UNIÃO do VEGETAL		MAILING ADDRESS BOX 488 NORWOOD	PHONE 327-4948
ARCHITECT/DESIGNER OWNER		MAILING ADDRESS	PHONE
CONTRACTOR OWNER		MAILING ADDRESS	PHONE
PROJECT DESCRIPTION SINGLE FAMILY RESIDENCE			

Bryan J. Rea (REPRESENTATIVE) 6/10/98
SIGNATURE OF APPLICANT DATE

SEPTIC APPLICATION RECEIVED WITH PAYMENT SIGNATURE CHECK NUMBER DATE

MINIMUM REQUIREMENTS FOR PLAN REVIEW AND BUILDING PERMIT APPLICATION

1. **Application to include**

☐ a. **Completed application form** (typed or ink)

☐ b. **2 complete sets of plans** (to scale) 1/4" = 1' (plus 1 additional site plan for Fire Department review, if applicable)

List valuation of project (include cost breakdown or contract price)

☐ c. **Plot plan:**
State actual building site elevation

Show setbacks of proposed construction from: 1) all property lines; 2) from existing structures; 3) septic system; 4) well; 5) any natural water course, stream or wetlands in area/on property

Driveway access including: 1) width; 2) grade; 3) length; 4) parking spaces (driveways over 150' in length require fire department approval)

Show easements and right-of-ways

Dimensions of building (s)

- ☐ d. **Typical section view includes:** 1) footer; 2) stem walls; 3) reinforcing; 4) sills; 5) joists; 6) studs; 7) headers; 8) rafters; 9) roofing material; 10) pitch of roof; 11) roof ventilation design; 12) crawlspace ventilation; 13) insulation (R-values)
- ☐ e. **Floor plans of each floor to show**: 1) individual room dimensions; 2) window (s) sizes and types and all door sizes and locations; 3) plumbing and kitchen fixtures
- ☐ f. **Foundation plan to show:** 1) size and depth of footing and stem walls; 2) amount and placement of horizontal and vertical rebar; 3) size and spacing of anchor bolts; 4) sizes of piers and pads; 5) thickness and reinforcing of slabs; 6) vapor barriers; 7) crawlspace ventilation
- ☐ g. **Framing plans to include all structural information for:**

  Floor framing: 1) size; 2) grade; 3) spacing; 4) span; 5) type of wood used

  All beams and headers: 1) location; 2) spans; 3) bearing location; 4) size; 5) grade; 6) type of wood used

  Roof framing: 1) size; 2) grade; 3) spacing; 4) span; 5) type of wood used

  NOTE: All trusses, T.J.I. (s) or like products to be used require manufacture design specifications to be attached to the plans.
- ☐ h. Elevation views: 1) front; 2) sides; 3) rear
- ☐ i. Insulation: Must comply with San Miguel County Prescriptive Energy Code requirements or 1995 Model Energy Code

2. **Permit Fees Required**
   - a. Building permit fee based upon valuation of project (Table 1-A, 1997 U.B.C.)
   - b. Plan check fee (65% of building permit fee)
   - c. Mechanical permit fee based upon Table 1-A, 1997 U.M.C.
   - d. Plumbing permit: State Inspector 249-8565
   - e. Electrical permit: State Inspector 249-1870
   - f. Fire Protection permit: Telluride Fire District 728-3801 (sprinkler system)
   - ☐ g. Septic permit: 1) $150 for new installation; 2) $75 repair (Environmental Health Director 728-0447) Payment must accompany application
   - ☐ h. Driveway permit: County Road and Bridge Department 327-4835

3. **Additional requirements:**
   - ☐ a. Homeowners Association approval (if applicable)
   - ☐ b. Proof of payment of water/sewer tap fees (if applicable)
   - ☐ c. Architect, engineer stamp/signature when required by Colorado State Statutes
   - ☐ d. Soils report (if applicable)
   - ☐ e. NEW REQUIREMENT: Location survey for proposed construction will be essential in the following areas: 1) Fall Creek Subdivision; 2) Ski Ranches; 3) Elk Run; 4) Raspberry Patch; 5) Preserve; 6) Aldasoro Ranches; 7) Lawson Hill; 8) Ilium
     NOTE: Documentation of survey must be submitted before placement of any concrete.
   - ☐ f. One copy of any approval pertaining to the parcel: 1) deed restrictions; 2) special use permits
   - ☐ g. Documentation of well permit from the Colorado Division of Water Resources (if applicable)

☐ APPLICATION ACCEPTED

SIGNATURE DATE

DATE SUBMITTED TO PLANNING DATE RECEIVED FROM PLANNING

Building Permit

San Miguel County
Building Department
P.O. Box 2676, Telluride, CO 81435 728-3923

Permit ID:	98132B
Date of Application:	8/12/98
Date of Issuance:	8/28/98

Job Address:	10,300 44 ZS ROAD	**Project Valuation:**	$47,135.00
Lot #:	**Filing:**	**Location:**	Wright's Mesa
Owner:	CENTRO ESPIRITA U.D.V.	**Phone Number:**	
Address	BOX 488 NORWOOD CO 81423		327-4948
Architect	JANNA RAPAPORT	**Phone Number:**	
Address	BOX 510 TELLURIDE CO 81435		728-3719
Contractor	BRYAN REA	**Phone Number:**	
Address:	BOX 488 NORWOOD CO 81423		327-4689

Class of Work: Single Family Residence **If Multi-family, # of units:** 0

Work Description NEW ONE STORY SINGLE FAMILY RESIDENCE

Occupancy Group: Single Family Residences R-3 **Occupant Load:** 3

Plan Check Fee:	$303.00	**Constrt. Type:**	V-N	**Total Area:**	990 s.f.
Permit Fee	$467.00	**Building Height:**	19 '	**Floor:**	990 s.f.
Use Tax	$189.00	**Plan Location:**	1-8-F	**Basement:**	0
Total	$959.00	**Use Zone:**	F	**Garage:**	0
		Number of Stories:	1	**Decks:**	0

Special Conditions:

1) PLANS MARKED IN RED.
2) ELECTRICAL AND PLUMBING PERMITS REQUIRED FROM THE STATE.

Permit is approved for work described above in accord with the approved plans and specifications.

Gary L. Hodges 8/19/98
By Date

$959.00 225
Total Fees Collected Check #

8/28/98
Received by Date

NOTICE TO PERMIT HOLDER

This permit becomes null and void if the work or construction authorized is not commenced within 180 days or if work or construction is suspended or abandoned for 180 days at any time after work is commenced or if work is not completed within one year from date of issue.

All work shall be done in accord with the approved plans, except where such approval is in conflict with other codes. The approved plan shall not be changed or modified without the prior approval of the Building Official. Approval of plans shall not be construed as permission to violate any applicable codes; violations found in any phase of a project shall be rectified.

It is the responsibility of the permittee to obtain the required inspections. Failure to notify this department that the work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform such inspection. The following inspections are required by Section 305 of the UNIFORM BUILDING CODE and local ordinance:

1) FOOTER - When forms are in place, prior to placement of any concrete
2) FOUNDATION - All rebar in place, prior to any placement of concrete
3) DAMPPROOFING, PERIMETER DRAINS - Prior to backfilling
4) CONCRETE SLAB, GROUNDWORK - When all service equipment and piping is in but prior to placement of any concrete
5) FRAMING - After all framing, bracing, blocking, piping, wiring and ducting are complete but prior to covering after approval by state electrical and plumbing inspectors
6) INSULATION
7) DRYWALL - After drywall is in place, prior to taping or covering of fasteners
8) FINAL - Work completed, but prior to occupancy

FOR INSPECTIONS CALL 728-3923

I hereby certify that I have read and examined this permit and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local law regulating construction or the performance of construction.

8/28/98
Signature of Owner/Contractor/or Authorized Agent Date

Building Permit

San Miguel County
Building Department
P.O. Box 2676, Telluride, CO 81435 728-3923

Permit ID:	98092B
Date of Application:	6/16/98
Date of Issuance:	7/13/98

Job Address:	10300 44 ZS ROAD	**Project Valuation:**	$5,075.00
Lot #:	**Filing:**	**Location:**	Wright's Mesa
Owner:	CENTRO ESPIRITO BENEFICIENTE UNIAO DO VEGET	**Phone Number:**	
Address	BOX 488 NORWOOD CO 81423		327-4948
Architect	OWNER	**Phone Number:**	
Address			
Contractor	BRYON REA	**Phone Number:**	
Address:	BOX 488 NORWOOD CO 81423		327-4948

Class of Work: Foundation/res. **If Multi-family, # of units:** 0

Work Description FOUNDATION FOR A SINGLE FAMILY RESIDENCE

Occupancy Group: Single Family Residences R-3 **Occupant Load:**

Plan Check Fee:	$81.00	**Constrt. Type:**	V-N	**Total Area:**	990 s.f.
Permit Fee	$125.00	**Building Height:**		**Floor:**	990 s.f.
Use Tax	$20.00	**Plan Location:**	1-8-F	**Basement:**	
Total	$226.00	**Use Zone:**	F	**Garage:**	
		Number of Stories:	1	**Decks:**	

Special Conditions:

1) PLANS MARKED IN RED.
2) ELECTRICAL AND PLUMBING PERMITS REQUIRED FROM THE STATE.
3) THIS PERMIT COVERS CONSTRUCTION OF THE FOUNDATION ONLY.

Permit is approved for work described above in accord with the approved plans and specifications.

Gary L. Hodges 6/18/98
By Date

226.00 203
Total Fees Collected Check #

DA 7/13/98
Received by Date

NOTICE TO PERMIT HOLDER

This permit becomes null and void if the work or construction authorized is not commenced within 180 days or if work or construction is suspended or abandoned for 180 days at any time after work is commenced or if work is not completed within one year from date of issue.

All work shall be done in accord with the approved plans, except where such approval is in conflict with other codes. The approved plan shall not be changed or modified without the prior approval of the Building Official. Approval of plans shall not be construed as permission to violate any applicable codes; violations found in any phase of a project shall be rectified.

It is the responsibility of the permittee to obtain the required inspections. Failure to notify this department that the work is ready for inspection may necessitate the removal of some of the construction materials at the owner's expense in order to perform such inspection. The following inspections are required by Section 305 of the UNIFORM BUILDING CODE and local ordinance:

1) FOOTER - When forms are in place, prior to placement of any concrete
2) FOUNDATION - All rebar in place, prior to any placement of concrete
3) DAMPPROOFING, PERIMETER DRAINS - Prior to backfilling
4) CONCRETE SLAB, GROUNDWORK - When all service equipment and piping is in but prior to placement of any concrete
5) FRAMING - After all framing, bracing, blocking, piping, wiring and ducting are complete but prior to covering after approval by state electrical and plumbing inspectors
6) INSULATION
7) DRYWALL - After drywall is in place, prior to taping or covering of fasteners
8) FINAL - Work completed, but prior to occupancy

FOR INSPECTIONS CALL 728-3923

I hereby certify that I have read and examined this permit and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local law regulating construction or the performance of construction.

Signature of Owner/Contractor/or Authorized Agent 7/13/98 Date

SAN MIGUEL COUNTY
Building & Environmental Health Department
P.O. Box 2676 · Telluride, CO 81435
(970) 728-3923 · Fax (970) 728-6325

COUNTY AND STATE CODES COMPLIANCE VERIFICATION AND DEVELOPMENT PERMIT

Compliance with applicable County Land Use Code and State codes criteria for each of the categories listed in Sections 3 and 4 must be verified by the Planning Director and Building Official prior to consideration of applications for building permits and solid-fuel burning device permits. **Attach complete site and access plan, including road dimensions and building envelope.**

1. APPLICANT SHALL COMPLETE:

CENTRO ESPIRITA BENEFICENTE UNIAO do VEGETAL | BOX 488, NORWOOD. | 327-4948
Property Owner | Mailing Address | Phone

SW/4 SW/4 · 13-43-13
Subject Property | Legal Description; or ___ Attached

VACANT | 40 ACRES
Existing Use(s) | Lot Size

Proposed Use(s) Single Family RESIDENCE Sq.Ft. 1000

Proposed Bldg. Height 18' Number Parking Spaces 2

Proposed Setbacks: Front 225' Side 650' Rear 800'

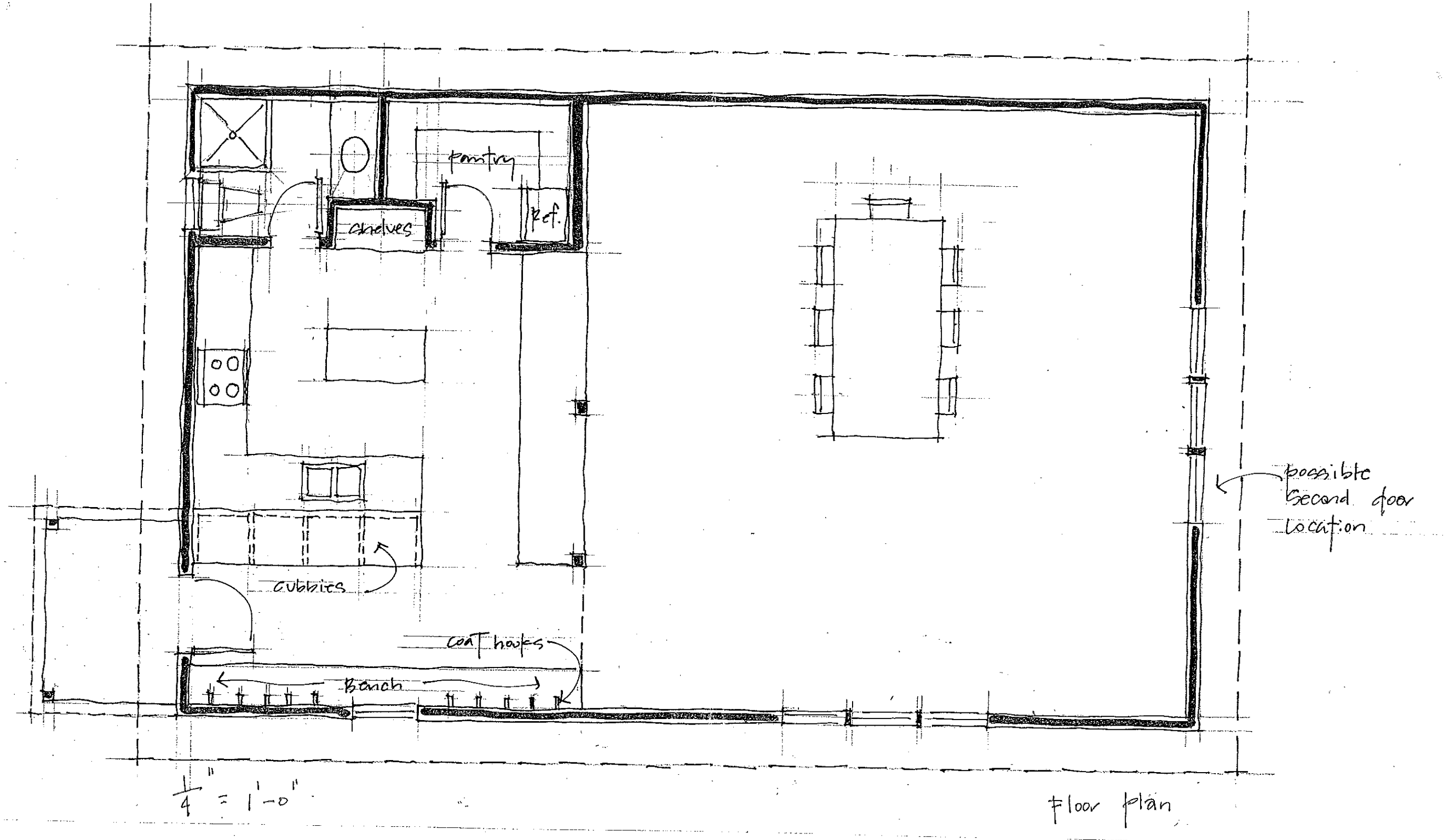
EXISTING WELL | EXISTING SEPTIC SYSTEM
Proposed Water Supply | Proposed Sewage Disposal System

Existing Solid-fuel Burner NONE Proposed Solid-fuel Burner NONE

I hereby certify, subject to penalty of perjury, that the above is true and accurate to the best of my knowledge and that I understand all provisions of County and State codes applicable to the proposed development, any and all conditions placed upon the proposed development by the Board of County Commissioners and all information requested by this document. I also understand that if I violate any applicable provisions of County and/or State codes, I may be required to remedy such violation(s) through appropriate legal process imposed by the County, including moving or removing structures and ceasing of construction and/or uses.

Bryn J. Rea (REPRESENTATIVE) | 6/10/98
Signature of Applicant | Date

[ ] Site Prep _____
[X] Excavation/Utilities _____
[ ] Septic _____
[X] Foundation _____
[ ] Building Plan _____
[ ] Addition/Remodel _____
[ ] Acces. Structure _____
[ ] Other _____



Lone Cone Road Residence · Bryan Fea · 327-4689
Norwood, Colorado

2. PLANNING DEPARTMENT SHALL VERIFY COMPLIANCE WITH:

Application Completeness ✓ (If incomplete, return to applicant)

Zoning F Affordable Housing — Floodplain —

Area/Activity of State/Local Interest —

Referral Agency Approvals Attached: —

Should Bldg. Permit Application be Considered? YES ✓ NO ____

Comments: ____

Karen Henderson for Charlie Cloy 6/11/98

Signature of Planning Director Date

3. ENVIRONMENTAL HEALTH SHALL VERIFY COMPLIANCE WITH:

Water Supply System Adequacy OK.

Sewage Disposal System Adequacy To be evaluated

Referral Agency Approvals Attached NA

Comments: ____

David Schuetz 6/16/98

Signature of Environmental Health Director Date

4. BUILDING OFFICIAL SHALL VERIFY COMPLIANCE WITH:

Use ✓ Height ✓ Setbacks ✓ Acces. Dwlg. Unit ____

Access ✓ Driveway ✓ Legal Description ____ Parking ____

Can Building Permit be Applied For? YES ✓ NO ____

Can Solid-fuel Burner Permit be Applied For? YES ____ NO ____

Comments: foundation only 6/17/98

Gary L. Hodges 6/17/98

Signature of Building Official Date

5. IF THE BUILDING OFFICIAL SO AUTHORIZES, APPLICATION(S) FOR A BUILDING PERMIT AND/OR SOLID-FUEL PERMIT THAT CONFORM MATERIALLY WITH ALL INFORMATION PROVIDED ABOVE MAY BE SUBMITTED TO THE BUILDING DEPARTMENT.

455713300046

Septic Permit

San Miguel County
Department of Building and Environmental Health
P.O. Box 2676, Telluride Co 81435 728-0447

Permit ID:	98023S
Date of Application:	7/30/98
Date of Issuance:	

Owner: Uniao do Vegetal (UDV) | Phone Number:

Address: PO 488 Norwood, CO 81423 | 327 4689

Property Address: Lone Cone Rd.

Directions to Site:

General Contractor: Bryan Rea | Phone Number:

Address: Same | Same

New Tank: ☐ Replace Tank: ☐ New Leach System: ☐ Replace Leach System: ☒

Type of Structure: Single Family Residence Number of Bedrooms: 1

Clothes Washer: ☐ Disposal: ☐ Other:

Lot Size: 40 Acres Water Supply: Well

Applicant acknowledges that approval of this permit and system does not guarantee the system against failure This permit is void if not used within 12 months after application date.

Applicant's signature Date

Septic Permit Fee: $150.00 Check #: 218

Received by:

TO BE FILLED IN BY SANITARIAN

Soil Type: clayey loam w/ 2' topsoil Bedrock Depth: 78'

Perc Rate: 32 MPI Water Table Depth: 78'

Engineer Design Required: No ☒ Type of System: absorption trenches

Treatment Tank: ☒ Size: 1,000 Gal

Type: Concrete

Soil Absorption System: ☒ Size: 506 ft

Comments:

Plans and specifications given above are approved for installation:

David Schneck 6/26/98

Signed: Date

Installed system found to comply with above approved plans and specifications:

David Schneck 8/14/98

Signed: Date:

Sketch of installed system:

FIELD CALCULATION WORKSHEET

NAME: Brian Rae ADDRESS: Merimonte Rd

SANITARIAN: Dave Schneck DATE: 6/26/98

ABSORPTION AREA CALCULATION:

Q = 45(Bdr.) = _____ Perculation Rate = T = 32 MPI.

Absorption area = $Q\sqrt{T}$ = 506 square feet

X 1.4 for use of a clothes washer = _____

X 1.2 for use of a garbage disposal = _____

X 1.6 for both = _____

1	2	3
(30)	(35)	(30)

TOTAL ABSORPTION AREA REQUIRED = 506 square feet

TRENCH CALCULATION:

Test Pit - ~2' topsoil, clayey loam to 8'

Total absorption area /3' = 169 L X 3' W X ½'D

Deep trench adjustment = $L\left(\frac{5}{4 + 2D}\right)$ = 120 L (1.5)

3 TRENCHES @ 40 L X 3'W X 18" D

20 yds.^{3} ½" - 1½" washed rock needed under leach pipe

BED CALCULATION:

NA Total absorption area /12' = _____ L X 12' W X ½'D

Deep Bed adjustment = $L\left(\frac{14}{13 + 2D}\right)$ = _____ L

_____ L X 12'W X _____ D

_____ yds.^{3} ½" – 1½" washed rock needed under leach pipe

_____ yds.^{3} 3" oversized rock needed under leach pipe

INFILTRATORS:

Total absorption area X( )$\frac{}{18.75}$ = _____ Infiltrators

EQ36 @ 32#/unit use 15 Chambers

San Miguel County
Colorado

John Huebner <johnh@sanmiguelcountyco.gov>

Special Use Permit for Spiritual Center on CR 44ZS

1 message

Mike Horner <mikeh@sanmiguelcountyco.gov> Tue, Aug 16, 2016 at 11:17 AM
To: Karen Henderson <karenh@sanmiguelcountyco.gov>, John Huebner <johnh@sanmiguelcountyco.gov>

Karen,
We have reviewed the application for the spiritual Center located on County Road 44ZS (Miramonte Road) at approximately mile marker 10.

The existing driveway has been inspected and is in compliance with R&B specifications.

Any connection to utilities will require a Special Construction Permit from the Road Department prior to any disturbance within the county road right of way.

Thank you,
Mike

--
Mike Horner, Superintendent
San Miguel County Road Department
PO Box 426
Norwood, CO 81423
970-327-4835
www.sanmiguelcountyco.gov

San Miguel County
Colorado

John Huebner <johnh@sanmiguelcountyco.gov>

Fwd: Special Use Permit for a Spiritual Center

1 message

Janet Kask <janetk@sanmiguelcountyco.gov> Thu, Aug 18, 2016 at 1:33 PM
To: planning@sanmiguelcounty.org

Hi Karen,
Reference is made to your memo dated 8/1.
This concerns the Special Use Permit for a Spiritual Center.
Linda Luther requested I follow-up with you.

As you know, the parcel contains mapped GuSG habitat.
Activity should be limited within the mapped habitat.
The sage brush should be maintained and not destroyed or cut.

Construction activity should be limited to outside the habitat.
What currently exists on the parcel and what is planned?
Please advise. Thanks.
Janet

--

Janet Kask
San Miguel County
Director, Parks & Open Space
P.O. Box 1170
Telluride, CO 81435
Phone: (970)369-5469
Fax: (970)728-3718
janetk@sanmiguelcountyco.gov

San Miguel County
Colorado

John Huebner <johnh@sanmiguelcountyco.gov>

Special Use Permit for Spiritual Center

1 message

Ted <norwoodted@aol.com> Wed, Aug 31, 2016 at 3:27 PM
To: "johnh@sanmiguelcountyco.gov" <johnh@sanmiguelcountyco.gov>

Mr. Huebner

The Norwood Fire Protection District has reviewed the application for a Special Use Permit for the property at 10300 CR 44ZS. The district has no issues with the permit, but does want to remind the occupants of the county regulations regarding any open burning such as: campfires, bonfires, slash piles, etc.. All open burning must be called in to San Miguel Sheriff's Office Dispatch at 970-728-1911 then dial 1 to get to the dispatch center where they will advise if it is safe to burn.

Sincerely,

Ted Mueller

Fire Chief

Sent from Mail for Windows

San Miguel County
Colorado

John Huebner <johnh@sanmiguelcountyco.gov>

EH Comment SUP/Spiritual Center

1 message

Chris Smith <chriss@sanmiguelcountyco.gov> Tue, Aug 16, 2016 at 12:13 PM
To: Karen Henderson <karenh@sanmiguelcountyco.gov>, Mike Rozycki <miker@sanmiguelcountyco.gov>

Karen:
On 8/16/2016 I completed a review of the memo regarding the special use permit for the spiritual center on behalf of Bryan Rea/Centro Espirita Beneficento Unidad Do Vegetal.

In my understanding of the OWTS regulation, the existing OWTS is insufficient for the proposed occasional increased water use. San Miguel County should enlist a Professional Engineer to conduct an evaluation of the OWTS design flow based on the occasional high water use, including the possible use of vault privies. I'm unsure if vault privies may also be defined as port-a-potties.

Minimum sanitation for public health requires properly furnished handwashing facilities to be provided with restroom facilities, including privies. The minimum requirements for hand washing facilities include free flowing hot and cold water, waste water disposal, dispensed soap and paper towels, and a waste receptacle for paper towels. For temporary type hand washing units, the hot water requirement is typically non-compliant. If temporary handwashing facilities are proposed, the applicant shall describe how all requirements for a temporary handwashing facility will be managed and maintained in compliance.

Please don't hesitate to contact me if I can be of further assistance.

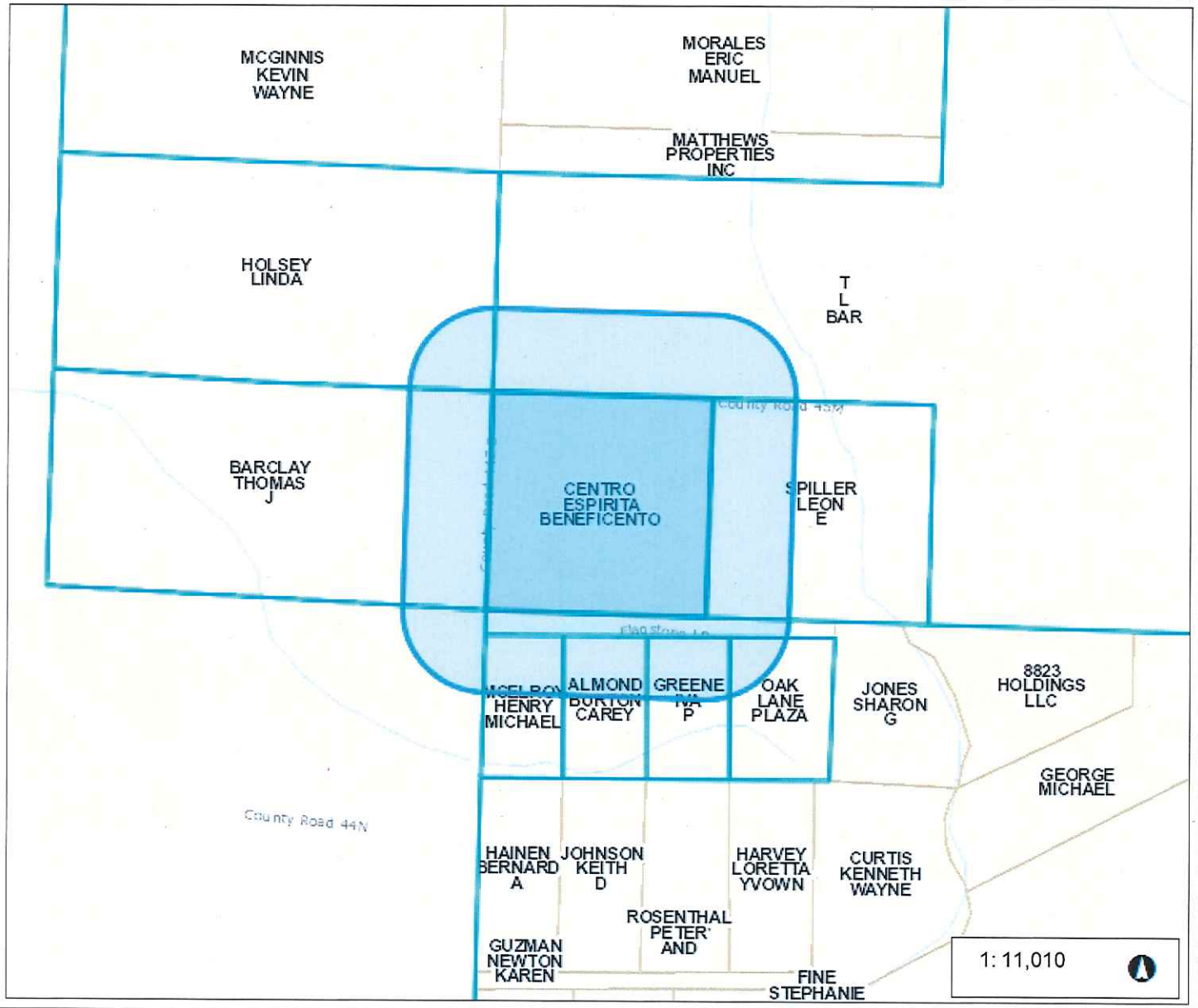
Regards, Chris
--
Chris Smith EHS
San Miguel County

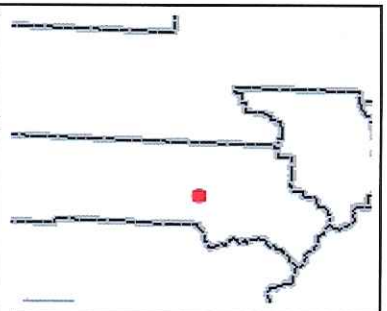
970-369-5442
chriss@sanmiguelcountyco.gov

Geographic Information Systems SAN MIGUEL COUNTY COLORADO

webMap
San Miguel County, Colorado

Public Notice Map





Legend

- County Boundaries
- Parcel Boundaries

Map Generated
9/8/16 9:45 AM

Notes

0.3 0 0.17 0.3 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

www.sanmiguelcountyco.gov

August 15, 2016

NOTICE TO PROPERTY OWNERS:

The San Miguel County Planning Commission has been asked to consider an application submitted by Bryan Rea, on behalf of Centro Espirita Beneficento Uniad Do Vegetal, PO Box 1352, Ridgway, CO 81432, owner of a 40 acre parcel located at 10300 CR 44ZS south of Norwood, zoned Forestry, Agriculture and Open (F) Zone District. The applicant seeks a Special Use Permit for a Spiritual Center. The Center holds monthly meetings and occasional short term overnight camping gatherings. The proposed spiritual center is a One-step Planning Commission review pursuant to Land Use Code Section 5-307 D. II.

A public meeting on the above proposal will be held by the County Planning Commission September 14, 2016 in the Glockson Building, 1120 Summit Street, Norwood, Colorado, at which time you may appear if you so desire, either in person or by agent or attorney, to ask questions or provide comment regarding the proposed request. It is tentatively scheduled to be heard at 10:30 a.m. For more information or the time of this meeting please call 970-728-3083.

Written comments of more than one page may not receive complete consideration if not received by **noon** September 7, 2016. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or to johnh@sanmiguelcountyco.gov . The meeting on this proposal is not limited to those receiving copies of this notice. If you know of any neighbor or potentially affected property owner who, for any reason, has not received a copy of this notice, it would be appreciated if you would inform them of this public hearing.

Respectfully,

APPLICANT'S CERTIFICATION OF COMPLIANCE WITH THE PUBLIC NOTICING REQUIREMENTS OF C.R.S. § 24-65.5-103(1)

BRYAN REA, Applicant, or the duly designated agent(s) of Applicant, has applied to San Miguel County for approval of an application for development that is in anticipation of new surface development on the subject property. Applicant recognizes that the provisions of C.R.S. § 24-65.5-103(1) require public notice, at Applicant's expense and not less than thirty (30) days before the date scheduled for a public meeting or hearing, to all owners and lessees of a mineral interest of record on the subject property of the pending application.

Applicant or Applicant's agent(s) have examined the records in the Office of the San Miguel County Clerk and Recorder to determine the Mineral Estate Owner, as that term is defined in C.R.S. § 24-65.5-102(5). Applicant or Applicant's agent(s) hereby certifies that: (Check One)

☐ Following an examination of the records in the Office of the San Miguel County Clerk and Recorder, no separate Mineral Estate Owner(s) of record have been identified on the subject property of the pending application, and Applicant owns all of the mineral rights on the subject property.

OR

☒ Following an examination of the records in the Office of the San Miguel County Clerk and Recorder, public notice by first class mail has been provided to the owner(s) of record of the Mineral Estate (including owner(s) and lessee(s) of the Mineral Estate) on the subject property of the pending application for development. Such notice contained the time and place of the public meeting or hearing, the nature of the public meeting or hearing, the location of the property that is the subject of the meeting or hearing, the name of the applicant, the local government considering the application for development and the name and address of the Mineral Estate owner(s). **I hereby certify that I have attached a copy of this Mineral Estate owner(s) and lessee(s) list and the letter sent to them to this Certification.**

MAILED AUG-26, 16 1ST CLASS CERTIFIED RETURN RECEIPT

I understand that San Miguel County requires completion and delivery of this Certification of Compliance to the San Miguel County Planning Department at least ten (10) days prior to the public meeting or hearing on a land use application in anticipation of new surface development if such applications are subject to the noticing requirements of C.R.S. § 24-65.5-103(1). I further understand that failure to submit the required Certification of Compliance to the County Planning Department at least ten (10) days prior to the public meeting or hearing on a land use application will result in the public meeting or hearing being rescheduled to a later date.

BY/ON BEHALF OF: CENTRO ESPIRITA BENEFICENTE UNIÃO DO VEGETAL

BRYAN REA

Name ~~(Insert Applicant's name if executed by agent)~~

OR

10300 COUNTY ROAD 44 25, NORWOOD

Physical location of Property and/or legal description

BOX 1352, RIDGWAY, CO. 81432

Mailing Address (if different from above)

Date: Sept. 1 2016

Signature: Bryan J. Rea

[text/luc/certification.mineral.owner]

APPLICANT'S CERTIFICATION OF COMPLIANCE WITH THE PUBLIC NOTICING REQUIREMENTS OF THE SAN MIGUEL COUNTY LAND USE CODE SECTION 3-9

BRYAN REA, Applicant, or the duly designated agent(s) of Applicant, has applied to San Miguel County for approval of a land use application. Applicant recognizes that the provisions of the San Miguel County Land Use Code (LUC) Section 3-9 require public notice by First Class mail and posting of the property not less than twenty (20) days before the date scheduled for a public meeting or hearing.

Applicant or Applicant's agent(s) have examined the current tax records of San Miguel County as they appeared either in the records of the San Miguel County Assessor or under the San Miguel County Geographic Information Systems* (GIS) mapping program no more than sixty (60) days prior to the date of the public meeting or hearing. Applicant or Applicant's agent(s) hereby certifies that: (Applicant must check all.)

MAILED 1ST CLASS AUG. 25, 2016

☒ Following an examination of the records in the San Miguel County Assessor or under the San Miguel County GIS* mapping program, the Applicant has provided public notice, in compliance with LUC § 3-903C not less than twenty (20) days before the date scheduled for a public meeting or hearing, by First Class mail to every property owner and condominium unit owner within 500 feet of the perimeter of the subject property. **I hereby certify that I have attached a copy of this public notice letter and mailing list to this certification.**

AND

☒ Not less than twenty (20) days before the date scheduled for a public meeting or hearing, I hereby certify that, in compliance with LUC § 3-903B, public notice has also been provided by posting a sign in a conspicuous place on the property that is the subject of the land use application.

I understand that San Miguel County requires completion and delivery of this Certification of Compliance to the San Miguel County Planning Department at least ten (10) days prior to the initial public meeting or hearing on a land use application. I further understand that failure to submit the required Certification of Compliance to the County Planning Department at least ten (10) days prior to the initial public meeting on a land use application will result in the public meeting or hearing being rescheduled to a later date.

BRYAN REA ON BEHALF OF: CENTRO ESPIRITA BENEFICEN UNIÃO DO VEGETAL
Name (~~Insert Applicant's name if executed by agent~~)

10300 COUNTY ROAD 44ZS, NORWOOD
Physical location of Property and/or legal description

BOX 1352, RIDGWAY, CO. 81432
Mailing Address (if different from above)

Date: Sept 1, 2016

Signature: Bryan Rea [text/luc/certification.property.owner]

* GIS data may not accurately or completely reflect owners in multi-unit, multi-floor buildings in San Miguel County. In such instance, the applicant must examine the Assessor's information in addition to the GIS data in order to provide the required public notice.