

CORNERSTONE LAND SURVEYING, LLC

1022 PHAY AVE., CANON CITY, CO 81212

719-275-8881 - 719-275-1602 FAX

719-276-4497 CELL

Date: 10-14-24

Re: Marchand Ranch Wedding & Event Venue

We would like to request an extension of the TUP for the duration of the SRU approval process. The primary delay is working through the CDOT requirements and the additional information needed. There have been no issues with traffic, complaints or concerns with the use by neighbors or others.

Thank you,

A handwritten signature in blue ink, appearing to read "Matt Koch", with a long horizontal flourish extending to the right.

Matt Koch

Joanne Kohl

From: Joanne Kohl
Sent: Monday, October 14, 2024 3:50 PM
To: Matt Koch
Subject: RE: SRU 24-005 Marchand Ranch Wedding & Event Center

Received, thank you.



Joanne Kohl
Planning and Zoning Department
66 Macon Avenue Room 20
Canon City, CO 81202
Telephone (719) 276-7560

Email joanne.kohl@fremontco.com

From: Matt Koch <cssurveying90@gmail.com>
Sent: Monday, October 14, 2024 3:47 PM
To: Joanne Kohl <joanne.kohl@fremontco.com>
Subject: Re: SRU 24-005 Marchand Ranch Wedding & Event Center

CAUTION: This sender is located outside of your organization.

Hello,

Attached is the letter of request.

Thanks,

Matt

On Mon, Oct 14, 2024 at 3:19 PM Joanne Kohl <joanne.kohl@fremontco.com> wrote:

Hello,

Attached is the red line plat and D&C letter for your review and I will also mail one out to you, Matt. Wanted to also check on the extension letter for the TUP for the October 22, 2024, BOCC meeting, the office has not received that yet. Please contact our office if you have any questions.

Thank You,

Joanne

Dan Victoria

From: Matt Koch <cssurveying90@gmail.com>
Sent: Wednesday, October 9, 2024 9:32 AM
To: Dan Victoria
Subject: Re: Temporary Use Permit Expiration

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Thanks for the response. we will request an extension through the completion of the SRU. I will get you a letter. CDOT is not the most rapid or quick office in the world.

Matt

On Wed, Oct 9, 2024 at 9:30 AM Dan Victoria <dan.victoria@fremontco.com> wrote:

Hello Matt,

Thank you for the update.

With the TUP set expire on 10/25, will you be requesting another extension of the TUP while the SRU is being reviewed so a permitting gap does not occur? If so, we would need a letter requesting another extension.

As far as the SRU, all comments were due on 10/8 and this application will be reviewed once we finish up the project we are working on. We will send out the D&C once it's completed.

Daniel Victoria

Fremont County Planning Director

615 Macon Ave. Room #210

Canon City, CO 81212

(719) 276-7365

From: Matt Koch <cssurveying90@gmail.com>

Sent: Wednesday, October 9, 2024 8:56 AM

To: Dan Victoria <dan.victoria@fremontco.com>; Tiffany Foster <tiffany.theranch@gmail.com>

Subject: Re: Temporary Use Permit Expiration

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Dan,

Our engineer is working with CDOT trying to get everything completed. We hope to have it completed by the time we get to the BOCC hearing for the SRU.

Can you please send the review for this project so we can work on the other items and we will be at the BOCC on the 22nd to discuss with the Commissioners.

Matt

On Wed, Oct 9, 2024, 7:15 AM Dan Victoria <dan.victoria@fremontco.com> wrote:

Hello Tiffany,

You will be scheduled on the agenda for the BOCC meeting dated 10/22/24 at 9 a.m. to discuss your previously approved Temporary Use Permit extension.

That Temporary Use Permit extension has an expiration date of 10/25/2024.

Your 6-month extension request was granted so you had time to comply with CDOT's request for a traffic study. Per your Special Review Use application, specifically item #16, you are requesting CDOT requirements be a contingency of approval of the Special Review Use permit.

My Department is not sure what your request is now since there is a gap between the Temporary Use Permit expiration and the Special Review Use being presented.

Can you please advise.

Daniel Victoria

Fremont County Planning Director

[615 Macon Ave. Room #210](#)

[Canon City, CO 81212](#)

(719) 276-7365

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Matt Koch
Cornerstone Land Surveying, LLC
1022 Phay Ave.
Canon City, CO 81212
719-275-8881 ph
719-275-1602 fax
719-276-4497 cell

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Dan Victoria

From: Guagliardo - CDOT, Teresa <teresa.guagliardo@state.co.us>
Sent: Thursday, October 10, 2024 9:18 AM
To: Dan Victoria
Cc: adam.lancaster@state.co.us
Subject: Marchand Ranch Wedding & Event Venue Correspondence

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Good morning, Dan ~

Per our conversation this morning, the following is a timeline of correspondence regarding the Marchand Ranch Wedding & Event Venue.

- March 26, 2024 - CDOT received a planning referral request from Fremont County for the Temporary Use Permit (TUP-24-004)
 - April 8, 2024 - CDOT's response was sent to Fremont County and Tiffany Foster with Marchand Ranch
- April 11, 2024 - CDOT received the Roadway Impact Analysis Form from Fremont County for the Temporary Use Permit (TUP-24-004) for review and comment.
 - April 15, 2024 - CDOT's response was sent to Fremont County and Tiffany Foster with Marchand Ranch
- April 16, 2024 - I received an email from Annette Reed-Pugh with Fremont County asking questions about filling out the CDOT Access Permit application. I responded to the email with suggestions for the application as well as the documents that would be required when the application was submitted. Tiffany Foster with Marchand Ranch was included in the email response.
 - Annette included me in an email to Tiffany that stated the changes to the application were completed, but that Tiffany with Marchand Ranch would need to submit the rest of the required documents.
- July 18, 2024 - You (Dan Victoria) emailed Adam Lancaster with CDOT asking if we had received the traffic study that was requested of Marchand Ranch for the event Venue.
 - CDOT responded that no traffic study had been received.
 - I called and left a message for Tiffany asking the status of the CDOT access permit.
- September 24, 2024 - CDOT received a planning referral request from Fremont County for the Special Review Use Permit (SRU-24-005)
 - September 30, 2024 - CDOT's response was sent to Fremont County

If there is anything further I can assist with, please reach out.

Thank you,

Teresa Guagliardo
Region 2 Access Management
Traffic and Safety

