

February 19, 2016

Ms. Karin Madson, AICP  
Larimer County Community Development Planning Department  
P. O. Box 1190  
200 W. Oak St.  
Fort Collins, CO 80522

Re: Mountain Water Descents – Amendment to the Approved Special Review  
Written Amendment Request

Dear Ms. Madson,

We are requesting an Amendment to the Approved Special Review for the Mountain Water Descents project. This project was approved on December 22, 2014 through the Special Review process.

The Amendment pertains to the changes in the design that have occurred since the approval and prior to any Site Plan review submittal. We are seeking approval to amend the Approved Special Review to improve the site design and allow for easier access and an improved visitor experience. The improvements relate specifically to the location of the stage and the parking area. The changes made to the Approved Special Review relate to improving circulation and visitor experience by moving the stage to the west and the parking to the east, essentially flipping these two uses. Items such as access from Hwy 287, emergency access, wetland changes, storm water detention, utilities, have remained the same as the original approval.

The Approved Special Review Preliminary Site Plan and the Proposed Amendment are shown on the following page.

The changes made to the approved preliminary plan include the following:

1. Relocate the amphitheater area and Paddlers Pub away from the eastern side where residents live, towards the western part of the property. The parking lot is then moved to the eastern side of the property. Essentially flipping these uses to help visitors connect with the views and beauty of the site and offer a unique experience. Parking counts increase by 10, and the parking lot is more cohesive in the proposed change. A new Sound Study has been prepared that shows that the changes meet the same sound levels as approved. This study is included with the overall submittal documents.
2. Move the performance from the eastern residences.
3. Create a flat lawn area for weddings as opposed to the amphitheater.
4. Relocate and re-use the house structure on-site as a wedding support building such as a Bridal room.
5. Emergency access from the Eastern parcel (MWD Operations), is proposed to be a pedestrian promenade linking the new offices for Mountain Water Descent to the existing operations across the Little Cache Ditch.
6. The irrigation lateral that runs along the western edge of the property is now proposed to be piped through the property.
7. A smaller existing bridge across the Little Cache River to the south will be enhanced to allow for maintenance access to the southern area of the property.
8. A vegetated perimeter is proposed on the western property edge.

We believe the changes proposed allow for a successful development.

Kind regards



Paul Mills, ASLA, RLA  
Principal



Proposed Amended Plan shown below.



