

Town of Palmer Lake
Board of Trustees

RE: Rezoning of Tri-Lakes Center for the Arts

I am writing to you today to voice my support for the approval of the Conditional Use Zoning for the Tri-Lakes Center for the Arts (TLCA.)

I have been working for the TLCA since 2011, serving as the Administrative/Executive Assistant. I have witnessed first-hand how the improvements made by the Executive Director, under the approval and supervision of the Board of Directors, have elevated the TLCA into a first-class destination for the performing and visual arts.

The approval of the Conditional Use Zoning will provide the following benefits:

- Reduce overhead and operations costs by providing a benefit for Executive Staff, therefore keeping salaries well below that of similar facilities.
- Provide an appropriate facility in order to attract and host high-caliber artists and musicians, both locally and across the globe, to our beautiful Tri-Lakes community.
- Facilitate on-site building security and maintenance.

The Tri-Lakes Center for the Arts creates a tremendous benefit to our local residents and artists. This approval will allow the TLCA to continue expanding it's vision and mission in the Town of Palmer Lake. Thank you for your consideration.

Kind regards,
Carla Maddox
1298 Meadowlake Way
Monument, CO 80132

TO: Town of Palmer Lakes Board of Trustees

April 20, 2022

SUB: Conditional Rezoning of the Tri Lakes Center for the Arts (TLCA)

While we are not members of the TLCA we do fully support its operations there by Dr. & Mrs. Maddox and support the rezoning proposal for the center. We have enjoyed many shows there in which we have taken our grandson and we feel that it is a very safe location, and the art and shows are wonderful family events. We will continue to fully support the center and hope that its continuation will provide many more years of events and enjoyment for future families.

Thank you for your consideration.

David & Sandy Rousseau

Colorado Springs, CO



April 10, 2022

To Whom it May Concern:

Thank you for letting me take a moment of your time to share a few of the accolades regarding the Tri-Lakes Center for the Arts. (TLCA)

The Palmer Lake Art Group, (PLAG) has been using the TLCA as our go to venue for art shows for well over ten years now. In my many dealings with Dr. Michael Maddox, he has fostered a dynamic working relationship.

Dr Maddox is instrumental with helping our shows run smoothly. From added publicity, too before, during and after the shows, Dr Maddox is always available to help with our needs. Dr Maddox's wife debi also jumps to help if needed and always adds delightful touches to our opening receptions. For the artists who have sold their work, they are happily surprised to receive their check in a timely manner.

As I sit and look at what great venue the TLCA is and the people who make it work, the African Proverb comes to mind. "It takes a village". Speaking for the Palmer Lake Art Group I feel safe saying that its a great Village!

Don't hesitate to reach out with additional questions .

All the best,

Bonnie Sands V.P. Palmer Lake Art Group
bsands56@gmail.com



April 20,2022

To: Town of Palme Lakes Board of Trustees & Palmer Lake Planning Department

RE: Conditional Use Rezoning / Tri-Lakes Center for the Arts (TLCA)

Regarding above rezoning, I wish to voice my support for the proposed Conditional Use Rezoning of the TLCA. This rezoning is to maintain its commercial status while allowing a residence in the property.

I have performed at TLCA twice and am returning for a third performance in September. Dr. Michael and debi Maddox are the host at the Venue, a Front Range Destination for the Arts, providing an intimate setting for concerts. The "Conditional Use Zoning" will allow The Maddox's a better opportunity to keep their business, operational costs down while allowing 1st Class entertainment to come and perform. It seems to me to be an "everybody wins" situation – including the community and businesses of Palmer Lake and it is my hope that this will be approved by the Board.

Thank you,

Richie Furay

Richie Furay
Buffalo Springfield (1966-1968)
Rock and Roll Hall of Fame Inductee (1997)
Poco (1969-1973)
Colorado Music Hall of Fame Inductee (2015)
Souther Hillman Furay Band (1974-1975)

To whom it may concern,

As a member of the TLCA Board of Directors, an elected chairman of the ElPaso County ITS committee, and an employee in the Colorado Judicial branch, I would like to thank you for your consideration of this Rezoning Request submitted by Dr. Maddox, Executive Director of the TLCA.

The expert management by Dr. Michael Maddox continues to entice top names in entertainment to the TLCA. A cursory glance of events held at the TLCA is highlighted by Grammy nominees, Academy Award winners, and current television stars. The revolving fine art exhibits paired with top names in entertainment continues to draw people to the Palmer Lake area not just from all over Colorado but across the United States which in turn drives revenue for all local business.

It should be noted that Michael Maddox has continually served as the TLCA's Executive Director for about 50% of the salary that is normally paid to directors of similar facilities. He has done so because of his love for our community and the artists, who need our venue. The Conditional Use Zoning will allow the TLCA to continue serving the Tri-Lakes community in a positive manner.

Your positive consideration of the Rezoning Request will be a tremendous benefit to the future of the Tri-Lakes Center for the Arts and the Town of Palmer Lake. Thank you so very much for your time!

Kind Regards,
Jesse Maddox
Colorado State Judicial Department
100 Jefferson County Pkwy,
Golden, CO 80419
Jesse.Maddox@judicial.state.co.us
720.772.2798 [office]

Dawn Collins

Subject:

FW: TLCA Letter of Support for Conditional Use

Town of Palmer Lake
Board of Trustees

RE: Conditional Use Rezoning / Tri-Lakes Center for the Arts

I am a retired businessman, artist, and volunteer. We moved to Woodmoor, in Monument, in 2003. As we checked out the area, and as someone interested in the arts, I was delighted to discover TLCA. It wasn't long before I contacted Dr. Maddox, to see about volunteering. I have been volunteering for many years now and am always amazed at the quality of art and entertainment that Dr. Maddox has been able to bring to our wonderful Tri-Lakes area. When I am volunteering, I often ask those attending about the event they are attending, and the overwhelming response is.... That they never expected to see the quality of entertainment in a small town like Palmer Lake. Also at the TLCA, I see people from all around this area. I am also asked where is a good place to eat, and recommend all the great restaurants in town. This brings in a fair amount of tax revenue for Palmer Lake as well. Everything that Michael and debi Maddox have done with the art center has enhanced the Palmer Lake community.

Hopefully you consider and approve TLCA's Conditional Use Zoning Application.

Joe Beavers,
Joe Beavers Art
1325 Deer Creek Rd.
Monument, Co. 80132



P.O. Box 283
Larkspur, CO 80118
Cell: 720.443.8280
gary@jbaconsulting.net
www.jbaconsulting.net

Wednesday April 20, 2022

To: Town of Palmer Lakes Board of Trustees & Palmer Lake Planning Department

RE: Conditional Use Rezoning / Tri-Lakes Center for the Arts(TLCA)

For many years, my wife and I have been members of TLCA. We have so enjoyed the high caliber of music and art events that we have attended. As a musician, I fully understand the time, energy, and cost to manage a facility like this. We have support and will continue to support this unique – high quality **small arts - music venue**.

As a Douglas County resident for 25+ years, I can attest that this venue draws my friends and others into Palmer Lake from El Paso county, Douglas county and around the country. At the last show, I met a couple who drove from Nebraska to watch a music act. **TLCA is a vital and vibrant contributor to the economics and arts for Palmer Lake and surrounding area!**

I strongly support the proposed Conditional Use Zoning for the Tri-Lakes Center for the Arts (TLCA). This approval would add more financial stability, higher level of security for the facility and ensure many more years of quality arts & music for your community.

Thank you for your time and consideration of this Conditional Use Zoning Application.

Regards,

Gary Manlove, RRO, CSR, HCA

It is our understanding that the Tri-Lakes Center for the Arts has applied for Conditional Use Zoning. We wholeheartedly support the new zoning as it will be vital to the award-winning nonprofit organization's continuing efforts to enrich families through the various expressions of the fine arts.

Dr. Michael and Dr. debi Story Maddox have successfully guided the TLCA for the past 12 years into what it is today...a Front Range Destination for the fine arts and first class entertainment. The Conditional Use Zoning will better equip them to keep business operational costs down and to more professionally entertain their nationally recognized performing artists.

The favorable, extensive media coverage for TLCA events has especially benefited the Tri-Lakes region, with every local business profiting as a result. We believe the TLCA is vital to our local economy.

Thank you for your kind consideration regarding the TLCA's Conditional Use Zoning Application.

Jean Lamborn

To: Town of Palmer Lakes
Board of Trustees

Subject: Conditional Rezoning of the Tri Lakes Center for the Arts (TLCA)

As a member of the TLCA, and former Chairman of the Board of Directors, I would like to Thank You for your consideration of this Rezoning Request submitted by Dr Maddox, Executive Director of the TLCA. During the past three years, or so, the TLCA has undergone an extremely high level of financial stress due to the fact that we have not been able to conduct the Fund Raising Events necessary to pay even the minimum amount of the costs required to stay open. Such costs include things like Utilities, Salaries, and Insurance. The TLCA has survived solely due to the generosity of its Membership, the Executive Director's willingness to work without a regular paycheck, and the help of many volunteers.

During this time, Dr. and Mrs Maddox were required to vacate their rented home located on the grounds of Estemere because of the sale of the property by Mr. Ward. This move would have created serious financial problems for the Maddox family due to its cost and their lack of income because of the Pandemic. Their ability to move into a very small area of the TLCA building was truly a blessing to both the Maddox's and the TLCA.

Operation of a Non-Profit requires a great deal of Attention to both Events and the Day to Day details. The building is old and not necessarily in the highest state of repair for the Fine Arts which are regularly on display to the General Public. Therefore, when a problem arises it is best to have the person making the decisions on site so that the problem can be addressed before anything happens. It also will save the Art Center, and Dr & Mrs. Maddox, a considerable amount of out of pocket expense. This will allow the TLCA to continue serving the Palmer Lake Community in a positive manner.

Your positive consideration of the Rezoning Request will be a tremendous benefit to the Future of the Tri Lakes Center for the Arts and Town of Palmer Lake. Thank you so very much for your time!

With Deepest Regards,

Merrill Austin
Past Chairman of The Board of Directors & Life Member

TO: Palmer Lake Board of Trustee
TO: Palmer Lake Planning Department

RE: TLCA Conditional Use Rezoning

Regarding above rezoning, I wish to voice my support for the proposed Conditional Use Rezoning of the TLCA. This rezoning is to maintain its commercial status while allowing a residence in the property.

As a long-standing member of the TLCA's board of directors (10-plus years) I can attest to the hardship the nearly two years of the Center being closed due to the pandemic had on the management; and yet, the Center opened with new vigor and beautiful re-décor, all done by the Maddox family. This Center is an integral part of Palmer Lake with first-class concerts and first-rate local and national artists' art shows.

The residence specification will enable TLCA's management to reduce overhead and subsequent operations cost, add on-site building security, increase availability for operations and facilities matters, and be more responsive to the local and national artists and musicians performing at the Center.

Thank you for your time, your consideration and approval on this rezoning request.

Maggie Williamson
Bella Art and Frame
183 Washington Street
Monument CO 80132
Cell: 719-352-6779

Town of Palmer Lake

Board of Trustees

Re: Conditional Use Zoning for the Tri-Lakes Center for the Arts

I would like to express my enthusiastic support for the rezoning proposal for the Tri-Lakes Center of the Arts. Having on-site residence will add security and make the facility much more responsive to the needs of the artists and patrons.

Monument Vision Clinic and myself have been long-term supporters of TLCA, and this zoning request will certainly help keep this organization viable as an important part of the Tri-Lakes area and culture.

Thank you very much for your consideration in this matter.

Sincerely yours,

Frank Puckett, OD

To: Palmer Lake Board of Trustees

Re: Rezoning of Tri-Lakes Center for the Arts

I wish to take this opportunity to voice my support for the proposed Conditional Use Zoning for the Tri-Lakes Center for the Arts (TLCA). As you know, the zoning change would retain the facility's commercial use while allowing for a residence.

I was a long time Board member of the TLCA, a non-profit and integral part of the Tri-Lakes community that offers first class cultural and artistic entertainment. The TLCA was closed for nearly two years due to the pandemic. This created hardship on the TLCA management and in keeping the facility secure and in working order for re-opening.

The residence specification will enable the TLCA management to reduce overhead and subsequent operations cost, add on-site building security, increase availability for operations and facilities matters, and be more responsive to the local and national artists and musicians performing at the facility.

Thank you taking my support for the rezoning into consideration.

Dave Futey
