

DATE: October 9, 2025

TO: Glen Smith, Erica Romero, Scott Krob

FROM: John B. Chavez

CC:

RE: Illumination Point

This memo serves as an update on compliance with the Conditions of Use approved by the Town Board of Trustees for Common Grounds located at 640 and 650 Illumination Point and Tanglewood Trailers located at 630 Illumination Point.

Tanglewood Trailers, 630 Illumination Point Conditions of Use (Resolution No. 37-2021)

Include landscaping (outdoor screening) meeting code 17.37.080, with a fifty percent emphasis on landscaping (vs. fencing), referencing Master Plan guidelines and when a site plan is developed, it is to be reviewed by the Planning Commission, within two years.

Current Status

No screening, landscaping or otherwise exists at this property. To the best of my knowledge no additional site plans or other submittals have been received from the owners of Tanglewood Trailers.

Greater Grounds, 640 and 650 Illumination Point Conditions of Use (Resolution No. 40-2024)

- a. At all times the Applicant must maintain dust control in a manner presented by the applicant with a dedicated pickup truck mounted water truck and applying Dust-R/X Hydro as needed. Such dust control shall be performed when the applicant or the Town Administrator deems it to be needed;
- b. Screening to be completed within 90 days of the date of this resolution. Fencing will include an 8 ft opaque fence (not wire wildlife) and the north and east lot lines and evergreens outside the fence a minimum of 4 ft high and 20 ft on center at the north and east lot lines;
- c. All dumpsters and other storage must remain behind the screening;
- d. No retail sales shall be conducted at the site;
- e. Applicant shall meet all required CDOT regulations pertaining to the access permit and town regulations pertaining to the land development within 90 days of the date of this resolution or on such date as may be specifically agreed to by CDOT and the Town Administrator.