



DELTA COUNTY

PLANNING & COMMUNITY DEVELOPMENT

295 W 6th Street
Delta, Colorado 81416
planning@deltacounty.com
970.874.2110

February 9, 2026

Neighbors to Opaloka,

We are publicly noticing this project for a second time to fulfill the requirement of posting notice at the property, and to present the changes that have been made by the applicant to achieve compliance with the Land Use Code and to mitigate impacts to neighbors. Notice was posted at the subject property and mailed to the adjacent property owners on February 5, 2026.

Both notices direct readers to a packet uploaded to Delta County's website for public review and comment. The packet contains a report listing the standards from the Land Use Code to which the proposed development is subject, along with staff findings related to each standard and Exhibits as supporting documents.

As this development requires a Limited Use Permit with Notice according to its categorization in the Land Use Code as a Place of Assembly, this report with Exhibits has been submitted to the Director of Planning and Community Development for his consideration in making a final determination. According to the Land Use Code, one of three determinations may be made: Approve, Deny, or Approve with Conditions. After the completion of 14 days of public notice, all public comments will be presented to the Director in addition to this packet and a decision will be rendered.

Following the Director's decision, the applicant or anyone that believes the Director acted without clear and convincing evidence to support his determination may apply to the Board of Adjustment to appeal the decision. The conditions upon which an Appeal may be submitted and a decision made are in Land Use Code, Chapter 9, Section 4. Appeals to the Board of Adjustment.

Thank you!

Delta County Planning Department



STAFF REPORT

Directors Review Packet

PLN25-050 Ahava-McCormick LUP

CONSIDER A LIMITED USE PERMIT FOR COMMUNITY GATHERINGS AND WORKSHOPS IN THE A-5 ZONING DISTRICT. THE PROPERTY IS LOCATED AT 39675 PANORAMA ROAD, PANONIA CO 81428 (PARCEL: 318936400024).

PROJECT INFORMATION:

Property Owner: Meghann McCormick
Applicant: Robert Ahava
Site Address: 39675 Panorama Road, Paonia CO 81428
Parcel ID/Acct: R019925, 318936400024
Parcel Size: 4.840-Acres
Zoning: A-5

Report Prepared by: Everett Neil, Code Compliance Officer

SUMMARY

The application (PLN25-050) is for a Limited Use Permit and Access/Address application.

On August 26, 2025, Robert Ahava, submitted a Development Application for a Limited Use Permit and Access Application; and

Parcel (318936400024) has been zoned Agriculture 5-acre or "A-5", which as a Limited Use in the A-5 zone; and

On September 15th, 2025, a Development Application Letter, including an Application Checklist were sent to the applicant outlining the materials needed to process and complete the application; and

On September 9th, 2025 a Public Notice and Referral Agency Letter was sent out by mail to adjoining properties and referral agencies per the Public Notice Requirements of the Delta County Land Use Code (LUC); and

On February 9th, 2025 a sign was posted on the property for public notice in accordance with the requirements of the LUC. Although a mailed notice was



already done on September 9th, 2025 the Planning Department will do a 2nd mailing at the time of the property posting to adjoining property owners.

TYPE OF PERMIT DETERMINATION:

Chapter 2 Section 2. Land Use by Zoning District

The land uses that are allowed in each zoning district are set out in Chapter 2, Section 2. Land Use by Zoning District. Table 2.b, *Land Use by Zoning District* describes which land uses are an Allowed Use, Limited Use, or Conditional Use in each zoning district.

The description of the proposed use is as follows from the Opalkoa Operation's Plan:

Synopsis: *The intention for operating this wellness center and gathering space is to allow the community to bring offerings and workshops, and to share things that they are inspired about. Some examples of offerings are as follows: yoga, meditation, women's circles, men's groups, educational/informational workshops, spiritually centered retreats, qi gong, song circles, breathwork, dancing, health coaching, and other similar types of activities that emerge from within our community/collective. Members of the community may utilize the space as facilitators if their offerings are in alignment with our organizational tenets of Connection, Harmony, and Nourishment. This, reserving of the space, is generally done with a rental fee or a percentage revenue share. The primary place for these activities is in the round temple structure, and secondarily, in the immediate natural surroundings, such as the central forest and nearby grassy pasture. Seasonal opportunities to harvest fruit from the orchard are also associated with Opalkoa's offerings.*

Community Gatherings and Workshops is an unlisted use (not defined in the LUC, nor listed in Table 2.b) which requires the Director to determine the best process and permit for this project.

Chapter 2 Section 2 D 4.a. Effect of Determination

If the Director finds that an unlisted use is similar to an Allowed Use, Limited Use, or Conditional Use, then an application for approval of the unlisted use at a particular location shall be processed with the same restrictions as the listed use that is similar.

"Community Gatherings and Workshops" is an unlisted use (Not defined in the LUC). Upon analysis of the proposed activities, the Director determined that this use is most similar to a **Place of Assembly** which is either an Allowed Use or requires a Limited Use with Notice, depending on the number of people proposed



for the Place of Assembly. Another use indicated in the Opaloka Operation's Plan was a "U Pick" which is considered to be similar to **Commercial Outdoor Recreation** which requires a Limited Use Permit.

According to the Delta County a **Place of Assembly** "means an indoor or outdoor space where people gather for civic, cultural, educational or religious purposes, that is not more specifically defined elsewhere. The phrase "place of assembly" includes, but is not limited to, adult day care facility, church, community center, fraternal organization, grange hall, lecture hall, meeting hall, religious or non-religious retreat center, mosque, and place of worship, private club, synagogue, or temple."

In Table 2.b a **Place of Assembly** in the LUC is broken into two (2) categories.

1. The first is a **Place of Assembly (up to 50 people)**, which is an Allowed Use in all zones.

- The following is the definition of Allowed Use: These uses are allowed by-right meaning no Site Plan Review is required. However, owners are responsible to comply with applicable standards (See LUC Chapter 7, Section 1).
- Allowed Uses are not subject to the requirements of this Section. The Director may waive requirement of a Traffic Impact Study if it is determined that the increase would be de minimis. (See LUC Chapter 5 Section 1.A.2 on Traffic Impacts)

2. The second category is for a **Place of Assembly (Up to 51 + people)** which is a Limited Use with Notice in all zones.

REVIEW PROCESS

Considering all the proposed uses and applying the Delta County Land Use Code identified above (Chapter 2 Section 2 D 4), the Director has determined that PLN25-050 (for Community Gatherings and Workshops) will be processed as a Limited Use Permit with Notice, which would be the highest level of review possible for the proposed uses. This is an administrative review process.

REQUIRED STANDARDS AND FINDINGS

Chapter 8. Section 2.A.3. Limited Use Standards

Limited Uses are subject to administrative approval of a Zoning Permit, including a Site Plan with information necessary to review compliance with the requirements of this Code. The Zoning Permit shall be approved or conditionally approved if the application demonstrates compliance with:

- a) Chapter 2, Section 4, *Use Specific Standards*, if applicable
- b) Chapter 3, Lots, Buildings, and Structures



- c) Chapter 4, Site Design and Environmental Stewardship
- d) Chapter 5, Public Facilities, Infrastructure, and Services

Chapter 3. Lots, Buildings, and Structures

All structures must comply with land use standards, which includes setbacks of 15-feet from interior property lines, 5-feet for non-inhabitable structures, 25-feet from all roadways (public and private) and 50-feet from all waterways (river, stream, creek).

Staff has assessed the Site Plan proposal (Exhibit G) and finds that all structures meet County setbacks. This was confirmed with a site visit, walking the property and assessing setbacks as well as aerial imagery of the property.

Chapter 4. Section 2. Roads, Access, and Circulation

B. Access Required

1. Generally. A Development Application is required to provide documentation that all lots and parcels included as part of the project does or will have adequate access to a public or private road in conformance with applicable access/road standards.

2. Access Permits. All connections to County, State, or Federal Roads and Highways shall be authorized by an Access Permit issued by the entity that controls access to the road or highway. A copy of the Access Permit is required to be submitted as part of the Development Application.

As indicated in Exhibit E, Delta County Engineering has reviewed the proposed location for the additional access and has issued a Notice to Proceed letter and the access was installed and inspected and an Access Permit was issued.

Chapter 4, Section 3. Parking

Table 4.a. Parking Ratio Guidelines and Surfacing Standards, refers to parking guidelines for the purposes of the LUC. In the table, a Place of Assembly is specifically listed, a similar venue that could be comparable, based on the amount of attendees, would be a Place of Assembly, which requires a greater of one (1) space for every 100 square feet in the principal assembly area or three (3) spaces per 1,000 square feet of Gross Floor Area.

Based on the proposed area, site design (See Exhibit G) was taken into consideration in regards to access (See Exhibit H). The Opaloka Operations Plan indicates 9 total parking spaces with one being ADA compliant and a maximum capacity of the Wellness Center at any one time is 40. County Engineering reviewed the access and the parking area (See Exhibit I and M).

The Opaloka Operations Plan indicates the following:



The plan is to have 8 parking spaces for attendees, as well as 1 ADA compliant space. The maximum capacity for people that can attend an offering on the property is 40. On the occasion that an offering inspires 40 attendees, it will be managed utilizing pre-registration and organizing carpools.

Chapter 4, Section 7. Environmental Quality

Pursuant to Chapter, Section 7. Environmental quality, noise, dust and weed control apply to this type of use and permit. They are as follows:

- **Noise.** Noise that is generated by development shall not exceed the thresholds set out in C.R.S. 25-12-103, Maximum Permissible Noise Levels. Proposed development shall be designed to ensure that noise does not exceed the statutory limits.

As described in the Opaloka Operation's Plan, "Amplified music that utilizes speakers, as well as drum circles, will not take place outdoors as part of any Opaloka offering. All activities are kept within the state Noise regulations and guidelines per Colorado Revised Statutes (CRS)."

- **Hours.** The applicant proposed the following for business hours in the Opaloka Operation's Plan:

Opaloka's operating hours for the property are seasonal and structured as follows:

October 1st - March 31st: 9:30AM - 5:30PM

April 1st - September 30th: 9:30AM - 8PM

No more than 2 offerings will be scheduled per day. There will be space between offerings happening on the same day to allow for the parking area to clear out. No more than 10 offerings per week. The frequency of these gatherings will be varied and seasonal. An offering is understood to be from when a group arrives, to when they leave the property. For example, if a workshop is taking place, and the attendees leave the property for lunch, then come back an hour later, that would be the beginning of a second offering because the attendees left the property.

- **Dust.** Mitigation is required for industrial uses that generate dust, and for intensive agriculture uses. Dust controls may also be required for roads, driveways, parking areas, and outdoor storage or processing areas that are not constructed with a dust-free hard surface.

The applicant proposes there would be no anticipated dust issues and gravel would be covering the parking area to mitigate any possible dust issues.

- **Weeds.** The Colorado Noxious Weed Act (C.R.S. 35-5.5-101) mandates that all persons shall eliminate, contain, or suppress (as appropriate) noxious weeds on their property if:



- Such weeds are a threat to neighboring landowners or natural ecosystems; or
- Such control is required by C.R.S. 35-5.5-101 or 8 CCR 1206-2, Rules Pertaining to the Administration and Enforcement of the Colorado Noxious Weed Act.
- Weed control programs shall be integrated in approach (using all available prudent technologies to achieve weed control), to the extent required by 8 CCR 1206-2.

If weeds become an issue at some point, the applicant will have to comply with the requirements noted above.

- **Exterior Lighting.** Outdoor lights shall be hooded or shielded (cut-off) so as to not cast light or glare onto adjacent property, or upward in a manner that contributes to sky glow that dilutes the night sky.

As stated in the Opaloka Operation's Plan: All lighting is hooded and shielded from night skies and neighboring properties.

Chapter 5, Section 1. Traffic Impacts

Pursuant to the LUC, all Limited Uses require a Traffic Impact Study. At the minimum, a Level I Traffic Impact Study is required; however, if the proposed use impacts the County Road by more than 20% of the road's capacity, a Level II Traffic Impact Study shall be required. Should a Level II Traffic Impact Study show that improvements to the existing road are necessary, then a Level III Traffic Impact Study shall be required.

A Level I Traffic Study (See Exhibit J) was presented and reviewed by Colorado Department of Transportation (See Exhibit K) and Delta County Engineering (See Exhibit L).

*Delta County Engineering stated the following (See Exhibit L):
The Traffic Study submitted by APEX Engineering is sufficient, and the Engineering Team agrees with their conclusion that the impact on county roads is minimal and that applicant should obtain a permit from CDOT.*

*CDOT clarified (See Exhibit K) the assessment and stated the following:
"Per the TIS, the County will need to get a CDOT access permit for the intersection of Panorama and HWY 133. The County can be the permittee or the County can provide a designation letter to allow the developer to be the permittee on behalf of the County".*

The process is currently under review to determine the approved approach for the CDOT access application.



The Traffic Impact Study was based on 10 offerings per week with up to 9 driving participants. Accesses will be from Pitkin Road and Panorama Road. Based on this information there would be 520 events per year with a 9% increase in ADT on Panorama Road and a 6% increase in ADT on Pitkin Mesa Road.

Chapter 5, Section 3. Water Supply and Wastewater Disposal

All development in Delta County requires that an adequate supply of water is available to serve proposed development, and that an adequate and appropriate means for sewage treatment and disposal is also available to serve the proposed development.

*The domestic water source for the two residences is provided by Pitkin Mesa Pipe Line Company and no commercial use of Pitkin Mesa Pipe Line Company water for the Community Gatherings and Workshops is permitted. (See Exhibit A) There are 3 OWTS permits on the property. One is for the main residence (See Exhibit B); another is for the Accessory Dwelling Unit (See Exhibit C) and the last one is for the **waterless** vault style system for the actual Community Gatherings and Workshops (See exhibit D). Delta County Public Health has reviewed and permitted the septic systems installed. Public Health reviewed the proposed use and determined the Vault Style restrooms were appropriate for the intended use with the Community Gatherings and Workshops.*

Chapter 7, Section 5. Public Notice

As is listed in the above LUC section this project is a Limited Use with notice which requires a mailed notice and posting on the property. The LUC describes both notices as follows:

Posting requires a sign to be posted on the subject property for at least 14 days before the public hearing, remaining posted until the hearing commences. Mail 1 requires a public notice be mailed to the adjacent property owners (includes properties separated only by a right-of-way). September 9th 2015 a public notice was mailed to adjacent property owners. On February 9, 2025 the property was noticed through posting a sign on the property.

Chapter 7, Section 6. Neighborhood Meetings

Projects that require or are referred to the Planning Commission and/or Board of County Commissioners for a public hearing shall be required to hold a neighborhood meeting prior to the public hearing.

As a Limited Use Permit with Notice, the applicant is not required to conduct neighborhood meetings. However, the applicant did in fact conduct neighborhood meetings and discussions which influenced the updated Opaloka Operation's Plan. Some changes were made to hours of operation and noise mitigation for the proposed community gatherings and workshops.



Chapter 8 Section 2 A. Administrative Review

1. **Generally.** Administrative approvals and permits are issued by the Director upon a finding of compliance with the applicable requirements of this Code.

2. **Development Application.** Limited Uses require completion of a Development Application that includes:

- a) Site Plan Review to demonstrate compliance with this Code;

This was already mentioned prior in this report and a site plan review was completed with a site visit and aerial photographs of the property.

- b) A checklist to verify compliance with applicable permits/approvals such as Site Plan Review, Right-of-Way Use (Access) Permits, Address Assigned, Onsite Wastewater Treatment System (OWTS) Permits; and

This was already mentioned prior in this report and a Notice to Proceed from the Delta County Engineering department was issued for the new access and the parking plan was approved. Delta County Public Health has issued a waterless vault style restroom permit and septic permit and address for the ADU on the property.

- c) A checklist to identify other applicable permits/approvals (well, mobile home, electrical, plumbing, etc.).

There are no other applicable permits/approvals not addressed in this report. However, if the Director so determines to add any prohibited activities and additional permits which might be required for future use they could be indicated in the conditions of this permit.

RECOMMENDATION:

Based on the information provided in this staff report and provisions of the Delta County Land Use Code, Staff requests the Director consider: Approval, Approval with conditions or Denial of the proposed Limited Use Permit for PLN25-050 Ahava-McCormick Limited Use Permit for a Place of Assembly (51+ People).

OTHER AGENCIES INVOLVED:

Town of Paonia
Paonia Fire
Delta County Sheriff's Office
Pitkin Mesa Pipe Line Company
CDOT
Delta County Public Health
Delta County GIS
Delta County Engineering
Delta County Assessor's Office



Enclosures:

- Exhibit A Pitkin Mesa Pipe Email
- Exhibit B OWTS Permit Main Residence
- Exhibit C OWTS Permit for ADU
- Exhibit D OWTS Waterless Vault Permit for Wellness Center Restrooms
- Exhibit E Access Permit for Parking Area
- Exhibit F Opaloka Operation's Plan
- Exhibit G Site Plan
- Exhibit H Email with Delta County Engineering detailing 3rd Access on the property explanation
- Exhibit I Parking Area and Parking Plan
- Exhibit J Traffic Study
- Exhibit K CDOT Access Email Conversation
- Exhibit L Engineering Traffic Study Review Letter

Exhibit A



Everett Neil <eneil@deltacountyco.gov>

Project 25-050 Ahava/McCormick Limited Use Permit

2 messages

Phyllis Beckett <pbeckett133@gmail.com>
To: planning@deltacountyco.gov

Fri, Nov 21, 2025 at 9:16 AM

Dear Members of the Delta County Planning Commission,

The Pitkin Mesa Pipe Line Company is a domestic water company that does not serve commercially owned businesses. We follow Delta County determinations regarding what is or is not a commercial use.

We have been contacted by Robert Ahava, who has confirmed that they do not plan to use any of the domestic water that our company provides to the property for commercial purposes. Thus we have no interests to raise in this matter.

PMPLC Board of Directors

Everett Neil <eneil@deltacountyco.gov>
To: Phyllis Beckett <pbeckett133@gmail.com>

Mon, Nov 24, 2025 at 9:23 AM

Thank you for your response, I will add it to the file.

[Quoted text hidden]

--

Everett Neil*Delta County Code Compliance Officer*

O: 970-874-5919 | M: 970-901-1643

295 W 6th Street | Delta, CO 81416

[deltacountyco.gov](mailto:eneil@deltacountyco.gov) | [facebook.com/deltacountyco](https://www.facebook.com/deltacountyco)

Exhibit B

Glenn Fuhrman, Delta County Sanitarian
Phone 874-4845, or contact at
Room 324, Delta County Courthouse;

Post Office Box 761
Delta, Colorado 81416

159 Pd
sent to: E. G. Huff
2070 N. 1st
G. J.

APPLICATION FOR APPROVAL OF NEW/MODIFIED SEPTIC TANK SYSTEMS R92W + 13S 836

Applicant (Owner) William Harber

Mail Address 2268 Clermont City Denver, Colo Phone 234-3897

INFORMATION REGARDING PROJECT SUBMITTED FOR REVIEW

1. Attach a separate sheet showing area and information with respect to location of proposed system, habitable buildings, potable water wells, irrigation ditches, streams, soil percolation test holes and general topography of area.
2. Location Pitkin Mesa, Paonia, Colo
3. How reached Pitkin Mesa Road #2
4. Lot size or acreage 4.37 Acres
5. Type of facility: House ☒ Trailer ☐ Other ☐
6. Number of bedrooms served Two
7. Source of domestic water: Public (name) Pitkin Mesa Pipeline Co or Private: Well ☐ Depth ☐ Other source ☐
8. Depth to first ground water table ☐
9. Average rate of absorption in test holes in minutes per inch of drop in water level after holes have been well soaked (Percolation test result) Leaching Bed
10. Name, address and telephone of person who made soil absorption tests: ☐
11. Name, address and telephone of person responsible for design of the system: Warren Myland
12. Est. construction start date 9-2-74 Est. completion date 9-16-74 Est. cost 950⁰⁰
13. Contractor(s) for project Warren Myland Jerry LaBounty
14. Date 8-30-74 Signature of owner E. G. Huff Gen Contractor Phon. 242-1806

DO NOT WRITE BELOW THIS LINE

Distance to nearest sewer system 2 mi Absorption area required ☐ sq. ft.

Other comments ☐

New, Pitkin Mesa
APPROVED ☒ DISAPPROVED ☐ SIGNED Richard John DATE 9-6-74

G. F. Fuhrman
Delta County Sanitarian

Glenn Fuhrman, Delta County Sanitarian
Phone 874-4845, or contact at
Room 324, Delta County Courthouse;

Post Office Box 761
Delta, Colorado 81416

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sent to: E. G. Huff
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APPLICATION FOR APPROVAL OF NEW/MODIFIED SEPTIC TANK SYSTEMS R92W + 13S 836

Applicant (Owner) William Harber

Mail Address 2268 Clermont City Denver, Colo Phone 234-3897

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4. Lot size or acreage 4.37 Acres
5. Type of facility: House ☒ Trailer ☐ Other ☐
6. Number of bedrooms served Two
7. Source of domestic water: Public (name) Pitkin Mesa Pipeline Co or
Private: Well ☐ Depth ☐ Other source ☐
8. Depth to first ground water table ☐
9. Average rate of absorption in test holes in minutes per inch of drop in water level after holes have been well soaked (Percolation test result) Leaching Bed
10. Name, address and telephone of person who made soil absorption tests: ☐
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12. Est. construction start date 9-2-74 Est. completion date 9-16-74 Est. cost 950⁰⁰
13. Contractor(s) for project Warren Myland Jerry LaBounty
14. Date 8-30-74 Signature of owner E. G. Huff Gen Contractor Phon. 242-1806

DO NOT WRITE BELOW THIS LINE

Distance to nearest sewer system 2 mi Absorption area required ☐ sq. ft.

Other comments ☐

New, Pitkin Mesa
APPROVED ☒ DISAPPROVED ☐ SIGNED Richard John DATE 9-6-74

G. F. Fuhrman
Delta County Sanitarian

Exhibit C



DELTA COUNTY HEALTH DEPARTMENT

Permit: **092-25**

Application:

255 West 6th Street
Delta, Colorado 81416
970-874-2165

eh@deltacountyco.gov

Onsite Wastewater Treatment System Installation and Operating Permit

Owner Name: Meghann McCormick	Anticipated Installation Start Date: 12/08/2025	
Site Address: TBD Panorama Rd	City: Paonia	Zip: 81428
Parcel #: 318936400024	Subdivision:	Property use: Single Family
Engineer: Cimarron Engineering	Installed By: homeowner	Installer Phone: 3035650386

Additional Property Information

Property Acreage: **4.84**

Floodplain: **No**

Community sewer system impact? **No**

Property water supply: **Pitkin Mesa Water**

Well Permit #: **NA**

Depth of all wells within 100 feet: **NA**

The permit (OWTS) is granted for the following use:

Permit Type: **Residential (family dwelling)** System Type: **NEW System (Tank and leachfield)**

*Prior Permit Number (if applicable):

Number of Bedrooms: **1 (Tiny Home)** Tank Size: **1000** Absorption Area: **350**

In addition to the above and those set forth on the reverse hereof, this permit is subject to the following terms and conditions:

- System should be installed per the engineer's design; any changes should be discussed during the final inspection. Double check all setbacks prior to installation.
- DO NOT COVER until the final inspection is complete. Call 970-874-2165 for a final inspection.
- All pumps (if used) should be connected and operational prior to an inspection. Any electrical lines or freshwater lines should be encased for 10ft on either side of an intersection with OWTS lines.
- If you have questions, consult the Delta OWTS Regulations at <https://www.deltacounty.com/DocumentCenter/View/8185>.

Occupancy of any dwelling prior to final approval of the operating permit is a violation of 25-10-112 (1) C.R.S. as amended. This permit shall not be transferred without approval of the issuing agency and expires on the date noted below if construction has not been completed.

CONDITIONAL APPROVAL BY: **Samantha Traubel**
Environmental Health Director

Owner's Signature: **Robert Ahava**

APPLICATION DATE: **12/02/2025** PERMIT ISSUE DATE: **12/03/2025**

EXPIRATION DATE: **1 yr from Issue Date.**

APPLICATION DATE: 12/09/2025

PERMIT ISSUE DATE: 12/09/2025

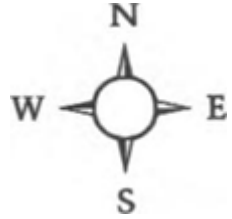
EXPIRATION DATE: *1 yr from Issue Date.*

- Before issuing final approval of this permit, the Delta County Health Department reserves the right to impose additional terms and conditions required to meet its applicable regulations on a continuing basis. Monitoring and testing requirements may also be imposed. The Health Department shall be notified not less than 24 hours prior to backfilling or closing up the work which would prevent inspection of components installed in places otherwise inaccessible following such backfilling or closure.
- This permit is issued in reliance upon the accuracy and completeness of information supplied by the applicant and is conditioned upon construction, installation, repair, use and operation in accordance with this information and representations made by the applicant or its agents.
- This permit may be revoked or suspended by the issuing agency for reasons set forth in the regulations of Delta County Health Department or the State Board of Health, as applicable, including failure to meet any terms or condition imposed thereon during temporary approval or upon final approval.
- Each and every condition of this permit is a material part hereof and is not severable. Any challenge to, or appeal, a condition hereof shall constitute a rejection of the entire permit and upon such occurrence this permit shall be deemed denied ab initio.
- This permit does not constitute a guarantee or representation that the system will continue to function properly or that the system is free from deficiencies.
- The issuance of this permit does not imply compliance with other state or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state and local regulations adopted pursuant to Article 10, Title 25, C.R.S. 1973, as amended, except for the purposes of establishing final approval of an installed system for issuance of a local occupancy permit pursuant to 25-10-112 C.R.S.

Tank Location:

Lat: 38.8762N Long: 107.6188W

Installer Signature: _____



Present at final: ☐ Engineer ☐ Contractor ☐ Owner ☐ Installer

Final Approval: *Raven Moreland*

Final Inspection Date: 12/31/25

Exhibit D



DELTA COUNTY HEALTH DEPARTMENT

Permit: **093-25**

Application:

255 West 6th Street
Delta, Colorado 81416

970-874-2165

eh@deltacountyco.gov

Onsite Wastewater Treatment System Installation and Operating Permit

Owner Name: **Meghann McCormick**

Anticipated Installation Start Date: **12/16/2025**

Site Address: **39675 Panorama Rd**

City: **Paonia**

Zip: 81428

Parcel #: 318936400024

Subdivision:

Property use: Commercial

Engineer: No engineer required

Installed By: homeowner

Installer Phone: 3035650386

Additional Property Information

Property Acreage: 4.84

Floodplain: No

Community sewer system impact? No

Property water supply: n/a

Well Permit #: n/a

Depth of all wells within 100 feet: n/a

The permit (OWTS) is granted for the following use:

Permit Type: Commercial (retail
business/self-employed property)

System Type: **VAULT, Composting Toilet, or Other request**

*Prior Permit Number (if applicable): **N**

Number of Bedrooms: 2 toilet vault

Tank Size: 1000 gal Absorption Area: n/a

In addition to the above and those set forth on the reverse hereof, this permit is subject to the following terms and conditions:

- System should be installed per the engineer's design; any changes should be discussed during the final inspection. Double check all setbacks prior to installation.
- DO NOT COVER until the final inspection is complete. Call 970-874-2165 for a final inspection.
- All pumps (if used) should be connected and operational prior to an inspection. Any electrical lines or freshwater lines should be encased for 10ft on either side of an intersection with OWTS lines.
- If you have questions, consult the Delta OWTS Regulations at <https://www.deltacounty.com/DocumentCenter/View/8185>.

Occupancy of any dwelling prior to final approval of the operating permit is a violation of 25-10-112 (1) C.R.S. as amended. This permit shall not be transferred without approval of the issuing agency and expires on the date noted below if construction has not been completed.

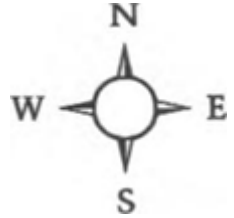
CONDITIONAL APPROVAL BY: Samantha Traubel
Environmental Health Director

Owner's Signature: Robert Ahava

- Before issuing final approval of this permit, the Delta County Health Department reserves the right to impose additional terms and conditions required to meet its applicable regulations on a continuing basis. Monitoring and testing requirements may also be imposed. The Health Department shall be notified not less than 24 hours prior to backfilling or closing up the work which would prevent inspection of components installed in places otherwise inaccessible following such backfilling or closure.
- This permit is issued in reliance upon the accuracy and completeness of information supplied by the applicant and is conditioned upon construction, installation, repair, use and operation in accordance with this information and representations made by the applicant or its agents.
- This permit may be revoked or suspended by the issuing agency for reasons set forth in the regulations of Delta County Health Department or the State Board of Health, as applicable, including failure to meet any terms or condition imposed thereon during temporary approval or upon final approval.
- Each and every condition of this permit is a material part hereof and is not severable. Any challenge to, or appeal, a condition hereof shall constitute a rejection of the entire permit and upon such occurrence this permit shall be deemed denied ab initio.
- This permit does not constitute a guarantee or representation that the system will continue to function properly or that the system is free from deficiencies.
- The issuance of this permit does not imply compliance with other state or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state and local regulations adopted pursuant to Article 10, Title 25, C.R.S. 1973, as amended, except for the purposes of establishing final approval of an installed system for issuance of a local occupancy permit pursuant to 25-10-112 C.R.S.

Tank Location:

Lat: 38.8770N Long: 107.6186W



Installer Signature: _____

Present at final: ☐ Engineer ☐ Contractor ☐ Owner ☐ Installer

Final Approval: *Raven Moreland*

Final Inspection Date: 12/31/25

Exhibit E

January 9, 2026,

Meghann McCormick
39675 Panorama Rd.
Paonia, CO 81428
(417) 773-9739

SUBJECT: Access/Address Permit (DP#13387) – Notice to Proceed to Construct
Panorama Road (Parcel #:318936400024)

Dear Applicant,

The subject application for access to Panorama Road has been reviewed by County staff. According to County records, Panorama Road is a County road (right-of-way). As such, constructing an access from a County road requires a permit from the County. This letter authorizes you to begin constructing access to the subject parcel in accordance with County Standards (attached).

- 1. The access shall be constructed in accordance with the attached drawings and Engineering Comments.**
- 2. The access will need a culvert installed 12" x 24' (minimum diameter and length for a commercial access).**

Please call for inspection when construction is complete. County Road & Bridge and County Engineering must determine that the access has been constructed as required in order to finalize and sign the permit. Failure to complete this work and call for inspection within 12 months can result in the permit being revoked.

If you have questions regarding construction, please get in touch with the County Engineering Department at (970) 874-2035.

Sincerely,



Tim McCracken
County Engineer



DP #: 13387

R & B: 3

ROAD & BRIDGE ACCESS REVIEW (COUNTY ROAD ONLY)

- 1) First access per legally established lot?

YES X NO _____ UNSURE _____

If NO, what is the reason for additional access?

- | | |
|--|--|
| <input type="checkbox"/> Proposed Subdivision Access | <input type="checkbox"/> Extensive lot frontage |
| <input type="checkbox"/> Parcel abuts both sides of road | <input type="checkbox"/> Parcel fronts two or more roads |
| <input type="checkbox"/> Severe geographical limitations | <input type="checkbox"/> Other: _____ |

- 2) Is the access request to the lowest classification road available?

YES X NO _____

If NO, list the preferred alternatives _____

- 3) Does the impact of the requested access conform to current posted speed limits/stopping distance? YES X NO _____

- 4) Is the request for access for more than one use or user?

YES X NO _____ UNSURE _____

- 5) If the access exists, has the use been changed? YES _____ NO X

N/A _____

If YES, explain: _____

- 6) What is the distance from the center point of proposed access to the center point of the closest neighbor's access? 24 feet West of 39709 Panorama Road

- 7) What is the distance from the center point of proposed access to the center point of the nearest intersection? 500 feet East of Painted Sky Lane

ROAD & BRIDGE ACCESS REVIEW (OTHER)

- 1) Is the access a: ☐ Forest Service Road ☐ Private Road/County Maintained
☐ Private Road/Private Maintained ☐ Existing Access Easement
☐ CDOT Access



DP# 13387

Comments: (If review is being completed for a road that is not a County road, please list recommendations for those access points based on the current County Road and Bridge Standards.)

The proposed access shall be constructed per Items 14 and 16, Appendix 5 of the Delta County Roadway Design & Construction Standards. The access shall be a minimum of 16 feet wide, 20 feet long and 16 inches deep. The access shall slope away from Panorama Road at 2% for a minimum of 10 feet. Excavate a minimum of 16 inches of soil. Place a 12-inch diameter by a 24-foot-long culvert in the bar ditch (minimum length for 16-foot-wide commercial driveway; See Item 16). Surround the culvert with 12 inches of sub-base consisting of Class 2 (3-inch minus) topped with 4 inches of Class 6 (3/4-inch gravel). Construct a bar ditch on both sides of the access as shown in the Image below (also see Item 4 for bar ditch profile). Please call the Engineering Department at 970-874-2035 to schedule a final inspection.

County Engineer Signature: Timothy C McCracken Date: 2026.01.12

Proposed Access – DP #13387

Panorama Road

Latitude: 38.875338°N

Longitude: 107.618114°W





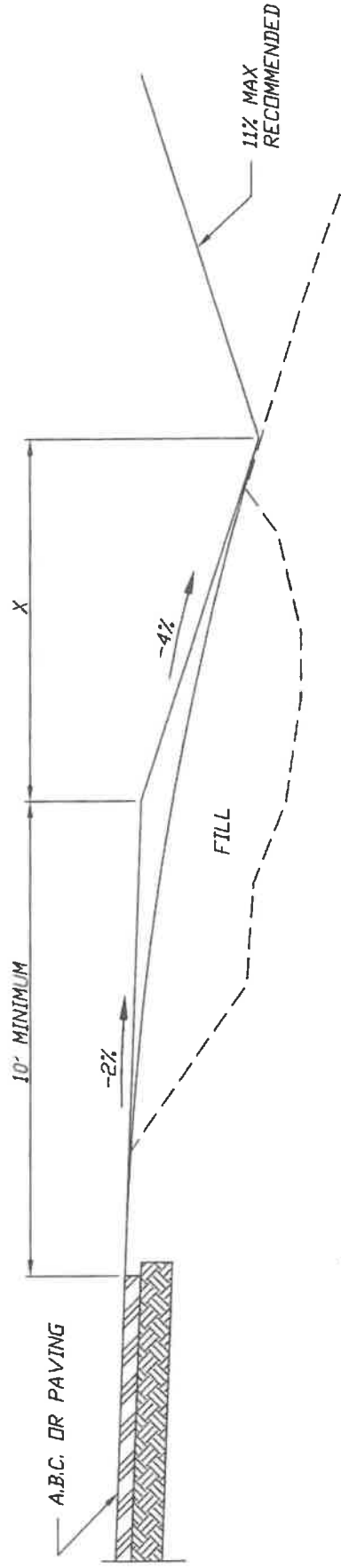
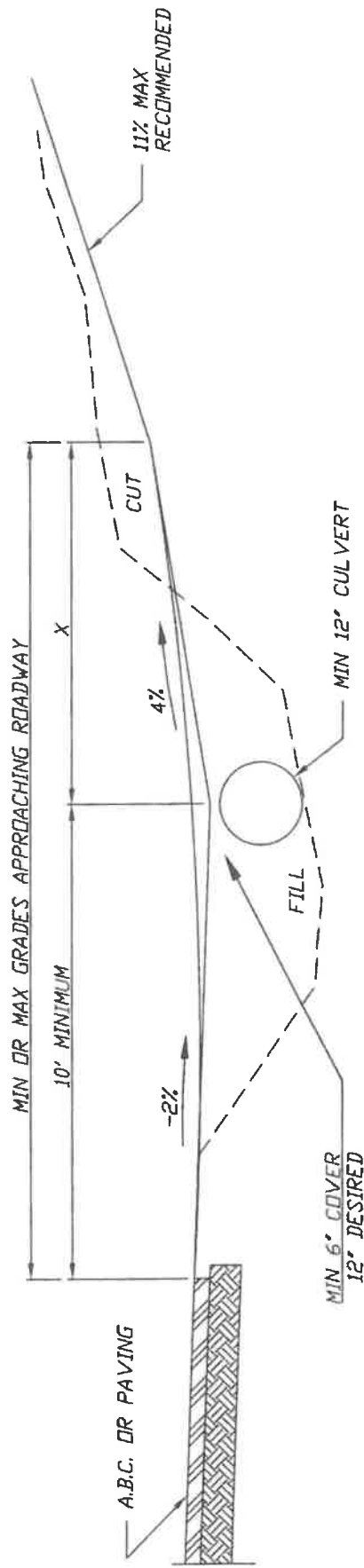
Construct bar ditch per Item 4 from east end of new culvert to culvert under paved driveway.

12" X 24' Corrugated Metal Pipe

Construct 5' long bar ditch per Item 4.

5/02/2025

© All EagleView Technology



ACCESSED ROAD TYPE	X
LOCAL SERVICE	10'
LOCAL ACCESS	20'
COLLECTOR	20'
ARTERIAL	30'

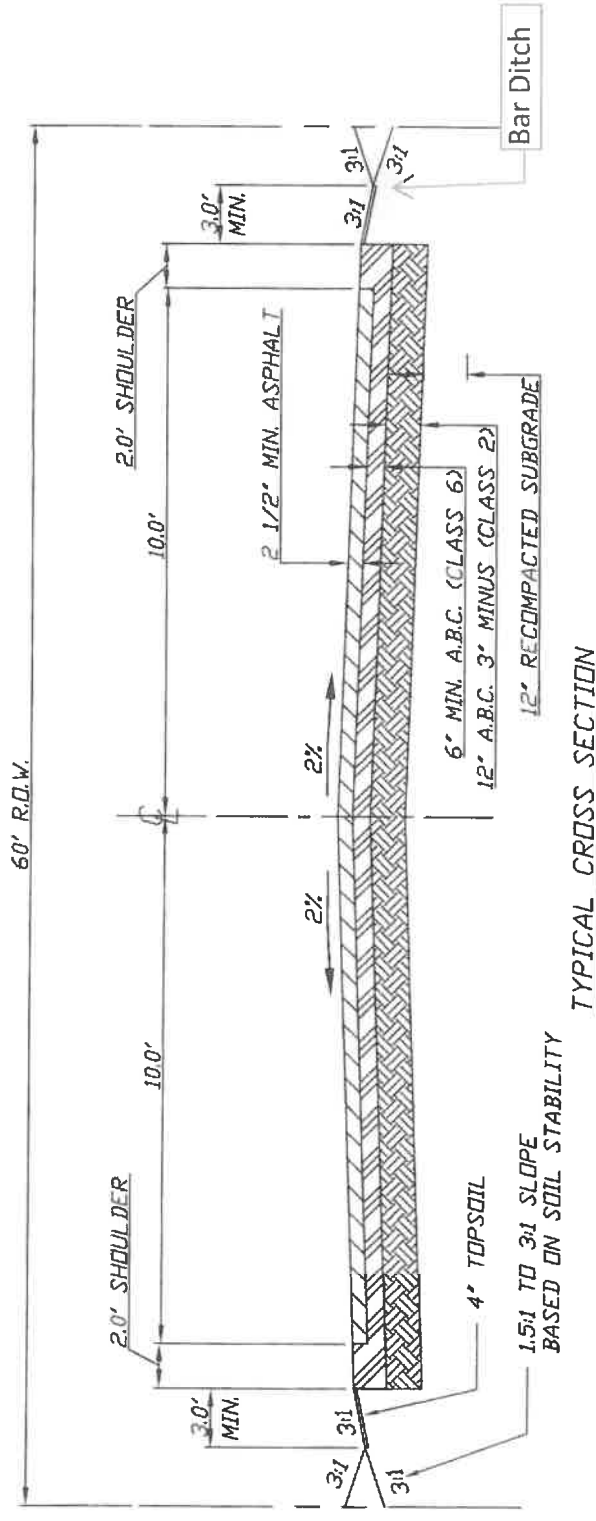


DELTA COUNTY
OFFICE OF THE COUNTY ENGINEER
501 PALMER STREET DELTA, CO 81416

TITLE
DRIVEWAY PROFILES
PUBLIC USE - PRIVATELY MAINTAINED
DELTA COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS

REVISION	DESCRIPTION	DATE	BY
1	REDESIGNED	11/17/08	RJB
2	REDESIGNED	11/17/08	RJB
3	REDESIGNED	11/17/08	RJB
4	REDESIGNED	11/17/08	RJB
5	REDESIGNED	11/17/08	RJB
6	REDESIGNED	11/17/08	RJB
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98	REDESIGNED	11/17/08	RJB
99	REDESIGNED	11/17/08	RJB
100	REDESIGNED	11/17/08	RJB

SCALE: NOT TO SCALE
DATE: 11/17/08
DESIGNED: DELTA COUNTY
DRAWN: RJB
ITEM 14



TYPICAL CROSS SECTION

- NOTES:
- 1) PAVEMENT DESIGN BY A PROFESSIONAL ENGINEER IS REQUIRED.
 - 2) FULL DEPTH ASPHALT DESIGNS WILL NOT BE ALLOWED EXCEPT WITH THE SPECIFIC APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS AND WILL NOT BE ALLOWED ON CLAY SUB-GRADE SOILS.
 - 3) DEPTH OF A.B.C. (CLASS 6) TO BE SUPPORTED BY PAVEMENT DESIGNS. DEPTH OVER 5' MAY BE CLASS 2 A.B.C.
 - 4) ADDITIONAL RIGHT OF WAY MAY BE REQUIRED WHERE ACCELERATION/DECELERATION LANES OR TURN LANES ARE REQUIRED.

DELTA COUNTY OFFICE OF THE COUNTY ENGINEER 501 PALMER STREET DELTA, CO 81416		TITLE LOCAL ACCESS		SCALE: NOT TO SCALE	DESIGNED: DELTA COUNTY	ITEM 4
		DELTA COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS	R/B REVISED R/B REDRAWN HY	DATE: 1/29/08 10/30/08	DATE: 11/13/08	DRAWN: RJB
			REVISION DESCRIPTION DATE	ABBREVIATED FILE LOCATION M:\ENG\JOB\ROAD\DEL\WV\WAPS		

Delta County Roadway Design and Construction Standards

Sight Distances For Vehicles On Intersecting Roadways

Vehicle Type	Two Lane Through Road (ft / 10mph of posted speed)	Four Lane Through Road (ft / 10mph of posted speed)
car	100	120
single-unit truck	130	150
multi-unit truck	170	200

4.8.4 Intersection Return Radii

The intersection return radius is the distance as measured from the edge of the traveled surface of each of the respective intersecting roads to a common center of curvature, defining a curve between the two roadways. Note that for gravel roads, the traveled way is the road width exclusive of the shoulders.

The minimum return radius of a residential road shall be twenty (20) feet. For industrial or commercial areas or roadways, the minimum return radius shall be forty (40) feet.

4.9 Access Standards

Pursuant to Section 43-2-147(1), C.R.S., local governments are authorized to regulate vehicular access to and from any public roadway under their respective jurisdictions as well as from and to property adjoining the roadway.

It is the purpose of this section to provide the standards and procedures necessary to protect the public health, safety and welfare, maintain smooth traffic flow, maintain proper roadway drainage and to protect the functional level of the County road system while meeting state, regional, local and private transportation needs and interests.

Access to roadways is a form of a roadway intersection. As such, access design shall comply with all the relevant requirements defined in the Intersections section of the STANDARDS.

4.9.1 Implementation

No person shall construct any direct access to or from any roadway maintained by Delta County or from property adjoining the roadway without an approved access permit issued by the County.

Exhibit F

Opaloka's Operations Plan

Synopsis: The intention for operating this wellness center and gathering space is to allow the community to bring offerings and workshops, and to share things that they are inspired about. Some examples of offerings are as follows: yoga, meditation, women's circles, men's groups, educational/informational workshops, spiritually centered retreats, qi gong, song circles, breathwork, dancing, health coaching, and other similar types of activities that emerge from within our community/collective. Members of the community may utilize the space as facilitators if their offerings are in alignment with our organizational tenets of Connection, Harmony, and Nourishment. This, reserving of the space, is generally done with a rental fee or a percentage revenue share. The primary place for these activities is in the round temple structure, and secondarily, in the immediate natural surroundings, such as the central forest and nearby grassy pasture. Seasonal opportunities to harvest fruit from the orchard are also associated with Opaloka's offerings.

Hours: Opaloka's operating hours for the property are seasonal and structured as follows:

October 1st - March 31st: 9:30AM - 5:30PM

April 1st - September 30th: 9:30AM - 8PM

No more than 2 offerings will be scheduled per day. There will be space between offerings happening on the same day to allow for the parking area to clear out. No more than 10 offerings per week. The frequency of these gatherings will be varied and seasonal. An offering is understood to be from when a group arrives, to when they leave the property. For example, if a workshop is taking place, and the attendees leave the property for lunch, then come back an hour later, that would be the beginning of a second offering because the attendees left the property.

Traffic Impact and Parking: The plan is to have 8 parking spaces for attendees, as well as 1 ADA compliant space. The maximum capacity for people that can attend an offering on the property is 40. On the occasion that an offering inspires 40 attendees, it will be managed utilizing pre-registration and organizing carpools.

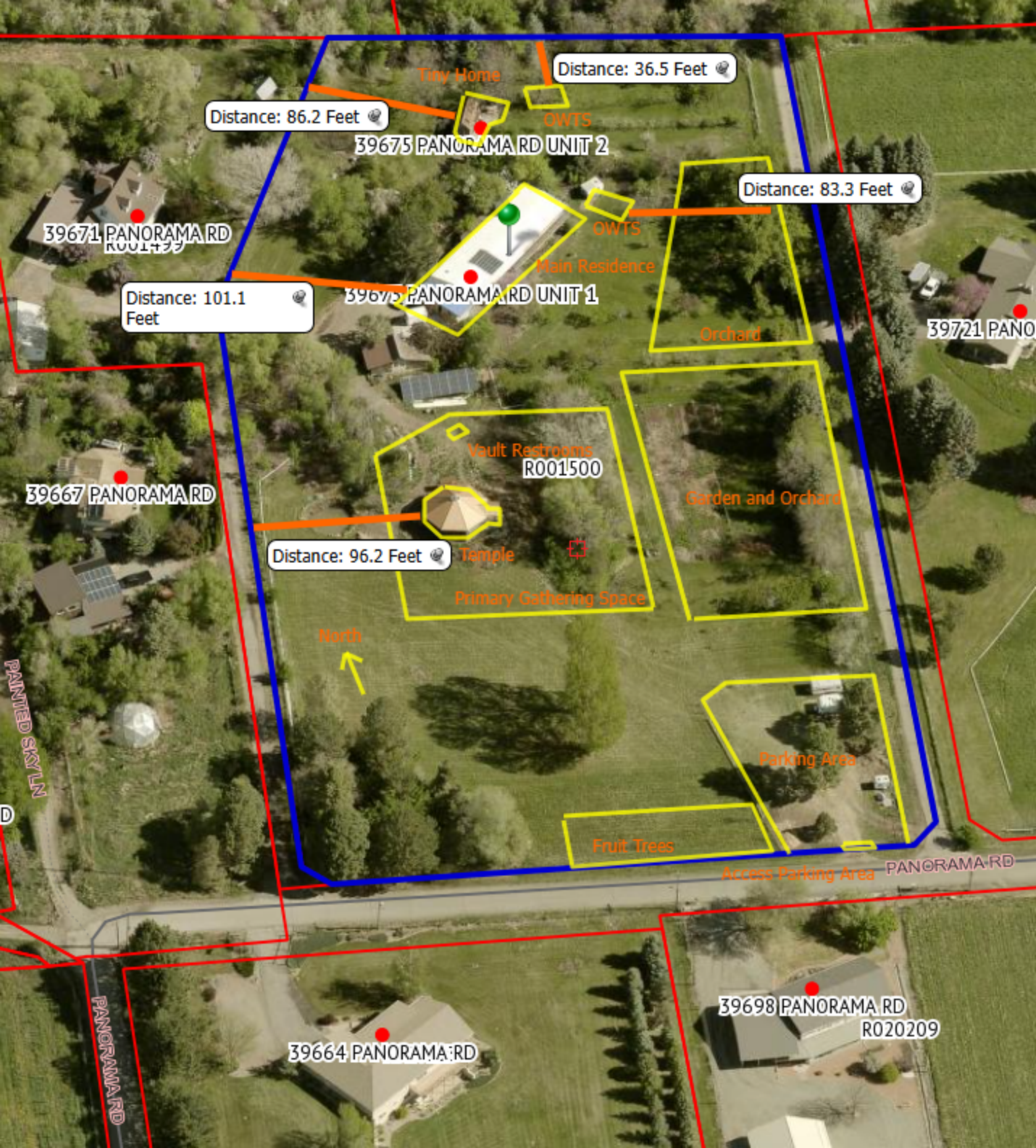
Noise: Amplified music that utilizes speakers, as well as drum circles, will not take place outdoors as part of any Opaloka offering. All activities will be kept within the state Noise regulations and guidelines per Colorado Revised Statutes (CRS).

Health and Safety: All activities will meet the health, safety and sanitation requirements set forth by Delta County Environmental Health. Commercial offerings will not utilize Pitkin Mesa Pipe Line Company water.

Lighting: All lighting is hooded and shielded from night skies and neighboring properties.

Dust Mitigation: No anticipated dust issues.

Exhibit G



Tiny Home

Distance: 36.5 Feet

Distance: 86.2 Feet

OWTS

39675 PANORAMA RD UNIT 2

Distance: 83.3 Feet

39671 PANORAMA RD
R001439

OWTS

Main Residence

Distance: 101.1
Feet

39675 PANORAMA RD UNIT 1

Orchard

39721 PANORAMA RD

39667 PANORAMA RD

Vault Restrooms
R001500

Garden and Orchard

Distance: 96.2 Feet

Temple

Primary Gathering Space

North

Parking Area

Fruit Trees

Access Parking Area

PANORAMA RD

39664 PANORAMA RD

39698 PANORAMA RD

R020209

Exhibit H



Everett Neil <eneil@deltacountyco.gov>

Fwd: Are 3 access points allowed?

4 messages

Tim McCracken <tmccracken@deltacountyco.gov>

Mon, Dec 1, 2025 at 12:54 PM

To: Everett Neil <eneil@deltacountyco.gov>, Engineering <engineering@deltacounty.com>

FYI.

Thanks,

Tim McCracken

County Engineer

295 W. 6th Street

Delta, CO 81416

tmccracken@deltacountyco.gov

970.874.2035

deltacounty.comfacebook.com/deltacountyco

----- Forwarded message -----

From: **Greta** <gretgibb@gmail.com>

Date: Tue, Nov 25, 2025 at 8:17 AM

Subject: Are 3 access points allowed?

To: tmccracken@deltacountyco.gov <tmccracken@deltacountyco.gov>

Good morning Mr. McCracken. I reviewed the CORA docs Keita Davis, my neighbor, shared with me about Project #25-050 McCormick/Ahava located at 39675 Panorama Rd. It is an event venue called the Opaloka.

You started having conversations with the manager, Mr. Ahava in June. According to the emails, Mr. Neil sends him away telling him that given what he wants to do with the property, he needs a Limited Use Review permit along with the access permit. It appears that you are not contacted again until Curtis Foster complains at the end of August. All of the documents that I refer to are attached below.

After reviewing the emails, the engineering report and the access permit, I am concerned about a few things. 1. Mr. Ahava's original application indicates that there is currently only one access to the property. This is incorrect because there are both a residential access on the west side of the property and an ag access on the east side of the property. He is essentially applying for a third access. According to the application, he wants access for commercial, residential and ag. 2. Based on the application, you seem to make the assumption that Mr. Ahava was shut down because that access is only for ag. This is indicated in the email exchange. What isn't indicated is while the east side's access is only for ag, they already have a residential access on the west side (see map). 3. In your engineering report, you clearly state that only one access is allowed per lot. That info is highlighted in blue. Later in the same application it says "no horseshoe driveways" another indicator that there is only one access per lot.

Can you please let me know if 3 accesses are permitted? When I read the code, it does not seem to indicate that 3 are permissible. It is very possible that I am lacking information. If you are allowed to have 3 access points will you please point me in the direction of the page and section in the code or other document?

In my opinion, commercial venues do not belong in residential neighborhoods. The neighbors directly across the street are severely affected by the parking lot. The peace and tranquility that they have enjoyed for 41 years will be and has

been impacted significantly. The traffic has increased significantly since the opening of the Opaloka. This has affected all of us. We do not feel it is compatible with our quiet, agricultural neighborhood.

Thank you for your time.

Greta Gibb
39565 Pitkin Rd.

NOTICE: This email transmission from the County of Delta, and any documents, files, or previous email messages attached to it, are intended solely for the individual(s) to whom it is addressed and may contain information that is confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any unauthorized review, forwarding, printing, copying, distribution, or use of this transmission or the information it contains is strictly prohibited. A misdirected transmittal of this email does not constitute waiver of any applicable privilege. If you received this transmission in error, please immediately notify the sender and delete the original transmission and its attachments. Notwithstanding the foregoing, sender and receiver should be aware that all incoming and outgoing emails may be subject to the Colorado Open Records Act, C.R.S. 24-72-200.1 et seq. Thank you.

4 attachments



Opaloka 3 access points blue and orange parking lot.jpg
164K



Opaloka email exchange with Robert Ahava and Tim McCracken Aug 26.pdf
701K



Opaloka access application.pdf
613K



Opaloka Road and Bridge engineering.pdf
2553K

Tim McCracken <tmccracken@deltacountyco.gov>

Mon, Dec 1, 2025 at 1:33 PM

To: Greta <gretgibb@gmail.com>, Engineering <engineering@deltacountyco.gov>, Everett Neil <eneil@deltacountyco.gov>, Shawn Gardner <scgardner@deltacountyco.gov>

Dear Ms. Gibb,

Thank you for contacting the County Engineering Department regarding Project #25-050 (McCormick/Ahava) at 39675 Panorama Rd. I appreciate you taking the time to review the public documents and provide your analysis, which helps ensure transparency and thoroughness in our regulatory process.

I can clarify the regulations concerning access points for a single property, as established by the Delta County Land Use Code (LUC) and the Delta County Roadway Design and Construction Standards (Standards).

Limit on Access Points

The general policy in Delta County for a single parcel is restrictive concerning the number of access points to a County road:

1. General Rule: Both the Land Use Code and the Roadway Standards primarily stipulate that a single parcel is generally limited to one (1) point of access.

- Roadway Design and Construction Standards, Section 4.9.10 (Driveways) is the relevant section governing access for local roads, stating: **"Only one residential access per lot or parcel should be allowed."** The accompanying Engineering Review for this project further enforces this restriction by explicitly stating, "Horseshoe driveways (two access points) are not allowed."
- 2024 Land Use Code, Chapter 4, Section 2.C.2.b (Number of Access Points) states: "In general, each lot or parcel is allowed one (1) point of access."

2. Exceptions to the Rule: Additional access points beyond the maximum of one are considered only under specific, limited criteria, and they must be approved by the County Engineer based on demonstrated need for:

- Safety and Operation: To accommodate anticipated traffic volumes and movements if proven beneficial to the safety and operation of the road system (LUC 4.2.C.2.b.1).
- Emergency Services: For access by emergency services or for evacuation purposes (LUC 4.2.C.2.b.2).
- Agricultural Operations: Additional temporary access for bona fide agricultural operations is justified, but limited to the number shown by need (Standards 4.9.10; LUC 4.2.C.2.b.3).

The proposed addition of a commercial use, such as the Opaloka event venue, is subject to the Limited Use Permit process (LUC Chapter 8, Section 2), as indicated in the email exchange you referenced. This process requires a comprehensive Site Plan Review and must address detailed Use Specific Standards for traffic, noise, odors, dust, and visual impacts before any access permit can be finalized. The overall impact of the new use dictates whether additional access beyond the one-per-lot maximum can be justified under the official exceptions.

The status of the existing residential and agricultural access points, particularly in light of the proposed commercial use, will be thoroughly reviewed as part of the ongoing Limited Use and Access Permit process to ensure compliance with the one-access limit and the "no horseshoe driveways" stipulation, unless one of the explicit exceptions can be met. The existing west access is a shared, gated driveway serving multiple addressed buildings.

The Engineering Department does not support the intensification of the west access due to the existing volume and movements (safety and operation, as well as Emergency Services).

You are correct that the current application seeks to accommodate commercial, residential, and agricultural access. This request to serve multiple purposes from multiple accesses will be reviewed against the specific safety and operational criteria necessary to justify an exception to the one-access limit.

We will continue to process this application with the diligence required by the Delta County Land Use Code.

Sincerely,

Tim McCracken
County Engineer
295 W. 6th Street
Delta, CO 81416
tmccracken@deltacountyco.gov
970.874.2035
deltacounty.com
facebook.com/deltacountyco



[Quoted text hidden]

Greta <gretgibb@gmail.com>

Tue, Dec 2, 2025 at 7:08 AM

To: Tim McCracken <tmccracken@deltacountyco.gov>

Cc: Engineering <engineering@deltacountyco.gov>, Everett Neil <eneil@deltacountyco.gov>, Shawn Gardner <scgardner@deltacountyco.gov>

Dear Mr. McCracken,

Thank you for your thoughtful reply. I appreciate the care you are taking to ensure that a third access point is truly appropriate. To be clear, I am not suggesting that the neighbors on the west access point should be subjected to the significant noise, traffic, and daily disruption that a parking lot with roughly 45 people per day creates. That would be unfair to a different set of neighbors. Even if that access were acceptable from an engineering standpoint, my guess is an easement that likely prohibits this type of commercial use.

What I struggle to understand is why we seem to be considering making exceptions, in this case 3 access points, to accommodate what is already an exception, an event venue. Why are we bending over backwards to allow a use that is fundamentally incompatible with the surrounding area? And why is it so difficult to simply say "no"?

Thank you again for your time and consideration.

Greta Gibb

[Quoted text hidden]

Tim McCracken <tmccracken@deltacountyco.gov>

Tue, Dec 2, 2025 at 4:07 PM

To: Greta <gretgibb@gmail.com>

Cc: Engineering <engineering@deltacountyco.gov>, Everett Neil <eneil@deltacountyco.gov>, Shawn Gardner <scgardner@deltacountyco.gov>

Dear Ms. Gibb,

Thank you for your continued feedback.

In this Land Use application process, the Engineering Department is required to review the access points to ensure compliance with the established **County Roadway Design & Construction Standards**. We are, in fact, applying the necessary, rigorous safety and technical standards as mandated by our regulations.

Whether the intended use is compatible with the surrounding area is a separate determination reserved exclusively for the **Planning Department** based on the Land Use Code.

Thanks,

Tim McCracken
County Engineer
295 W. 6th Street
Delta, CO 81416
tmccracken@deltacountyco.gov
970.874.2035
deltacounty.com
facebook.com/deltacountyco

Exhibit I



~85Ft

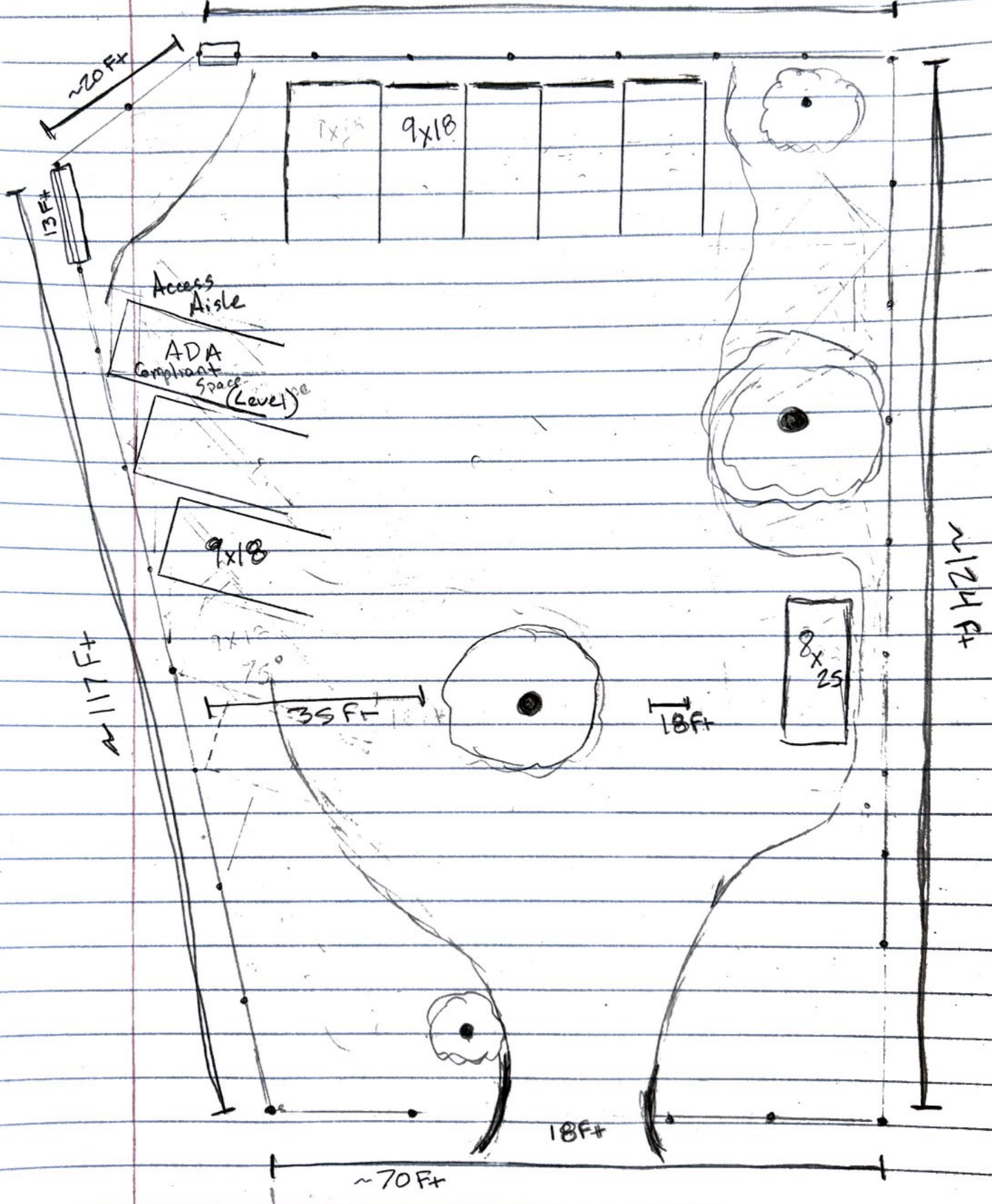


Exhibit J

Paonia Yoga Delta County, CO

TRAFFIC IMPACT STUDY

Project Location: 39675 Panorama Rd
Paonia, CO 81428

Access Location: Pitkin and Panorama Roads

Prepared By: APEX Consulting Engineers, LLC
2515 Foresight Cir, Unit 140
Grand Junction, CO 81505

APEX Project No: 25-32

Report Date: November 22, 2025



APEX
CONSULTING ENGINEERS
CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT



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Appendix A –Traffic Counts

1. Introduction

APEX Consulting Engineers, LLC (APEX) prepared this Study for the Yoga center located at 39675 Panorama Rd in Paonia, CO. The Study combines the requirements of a Delta County Level 1 Traffic Study and the estimated increase in traffic at affected CDOT managed roadways. The following sections describe the Project, existing traffic volumes, roadway classifications, and Project trip generation.

2. Project Location and Description

As shown in Figure 1, the proposed Project is in Delta County, outside of the Town of Paonia at 39675 Panorama Road. The applicant proposes yoga and other wellness clinics at the project site. The applicant proposes up to 10 events per week with up to 8 driving participants. Event times may differ each day, will last at least one hour, and are scheduled between 9:30 AM and sunset. Access to the site will be from Pitkin Road and Panorama Road.

Figure 1 – Site Location Map

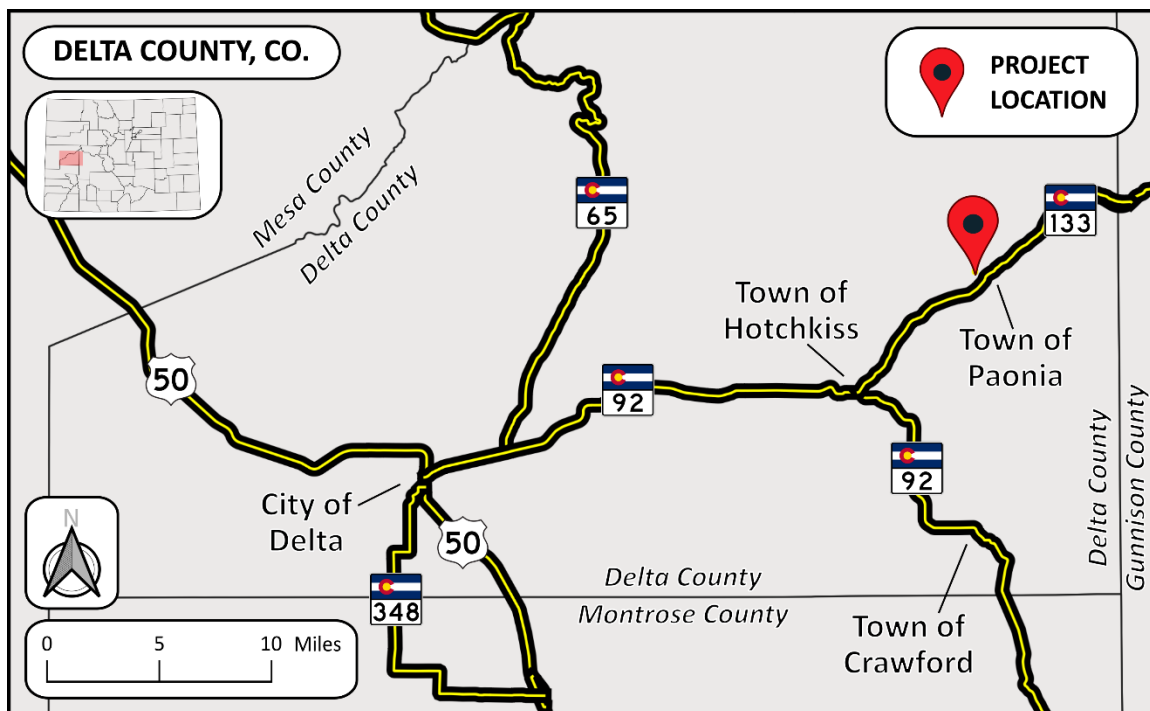
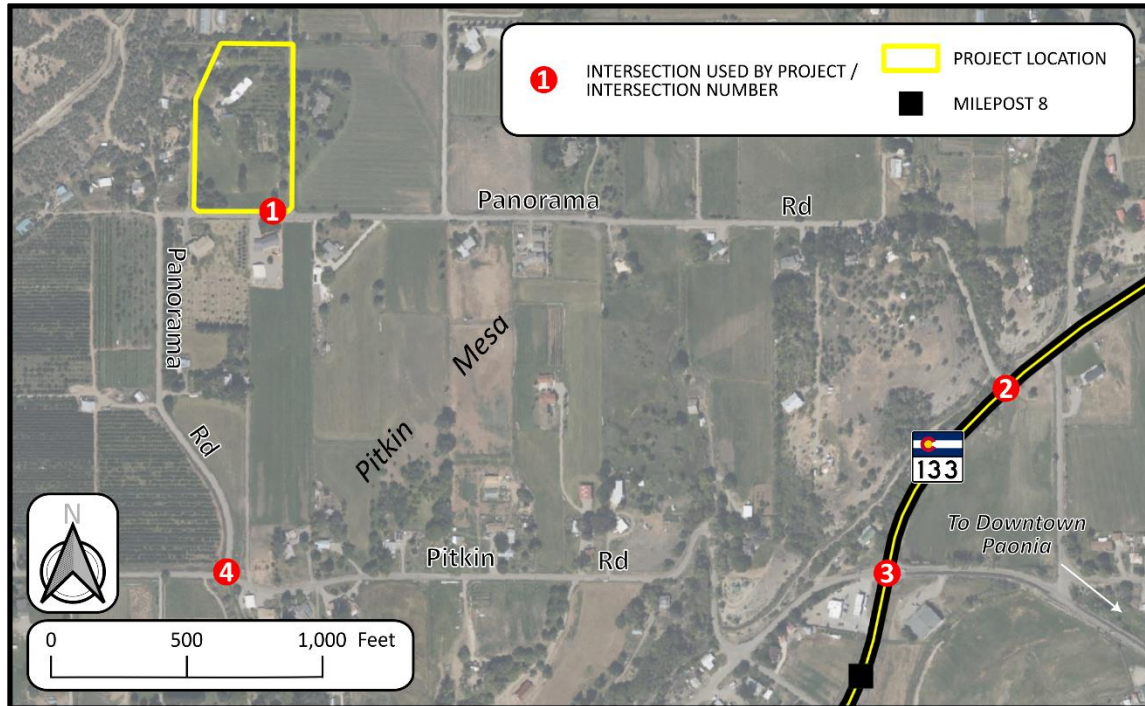


Figure 2 shows the project site with the existing accesses to Pitkin Mesa, where the site is located. The site is an active agricultural property with existing internal private roads. No new roads are proposed and no existing roads will be dedicated as right-of-way.

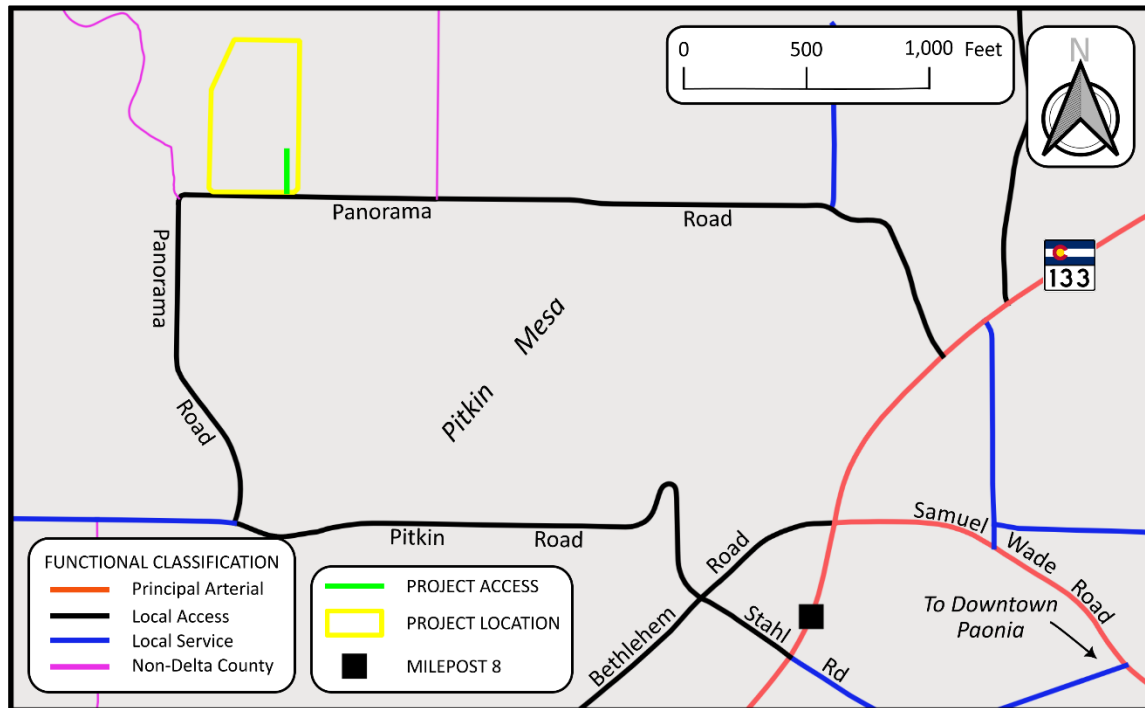
Figure 2 – Project Location and Study Intersections



3. Roadway Classifications

Roadway classifications are provided from Delta County Master Road Plan, 2009 and shown in Figure 3.

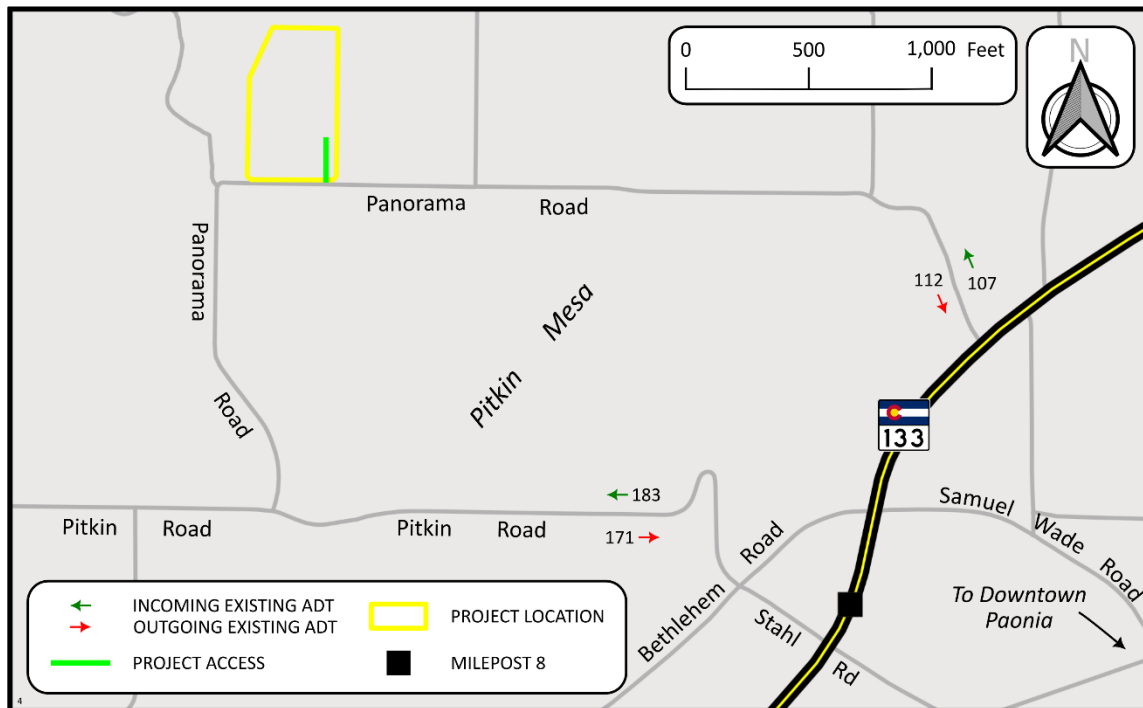
Figure 3 – Delta County Roadway Classifications



4. Existing Roadway Traffic Volumes

APEX conducted traffic counts at the locations shown in Figure 2. Counts included peak hour turning movements and a 48-hour period count to determine ADT on Pitkin Road and Panorama Road. The average of the ADT counts are shown in Figure 4. Count data is included as Appendix A.

Figure 4 – Existing ADT Traffic Volumes
(from 24-hr counts on 10/21-22/2025)



The existing background ADT of the roadways are

- Panorama Road 219 Trips
- Pitkin Road 354 Trips

5. Trip Generation

The 11th Edition of the ITE Trip Generation Manual does not include trip generation rates specifically for venues of this type. Instead, the calculations for trip generation in this case rely on the operators county land use application and business plan.

Business operating hours are between 9:30AM and sunset and last a minimum of one hour. No more than 2 offerings will be scheduled per day. No more than 10 offerings per week.

The most conservative trip generation is based 10 offerings per week, 52 weeks a year, and one vehicle trip per attendee during the peak hour. Since offerings will last one hour or longer, the entering and exiting traffic will not be within a single hour. The project results are shown in Table 1.

Table 1 – Maximum Venue ADT and Peak Hour Trip Generation

Attendees	Entering Peak Hr	Exiting Peak Hr	Events per year	Total	ADT
8	8	8	520	8,320	23

A conservative evaluation of increased volume assumes 100% of project trips would use either Pitkin Road or Panorama Road. The increase in traffic in this most conservative evaluation would be a 9% increase in ADT on Panorama Road and a 6% increase in ADT on Pitkin Road.

6. Trip Distribution & Assignment

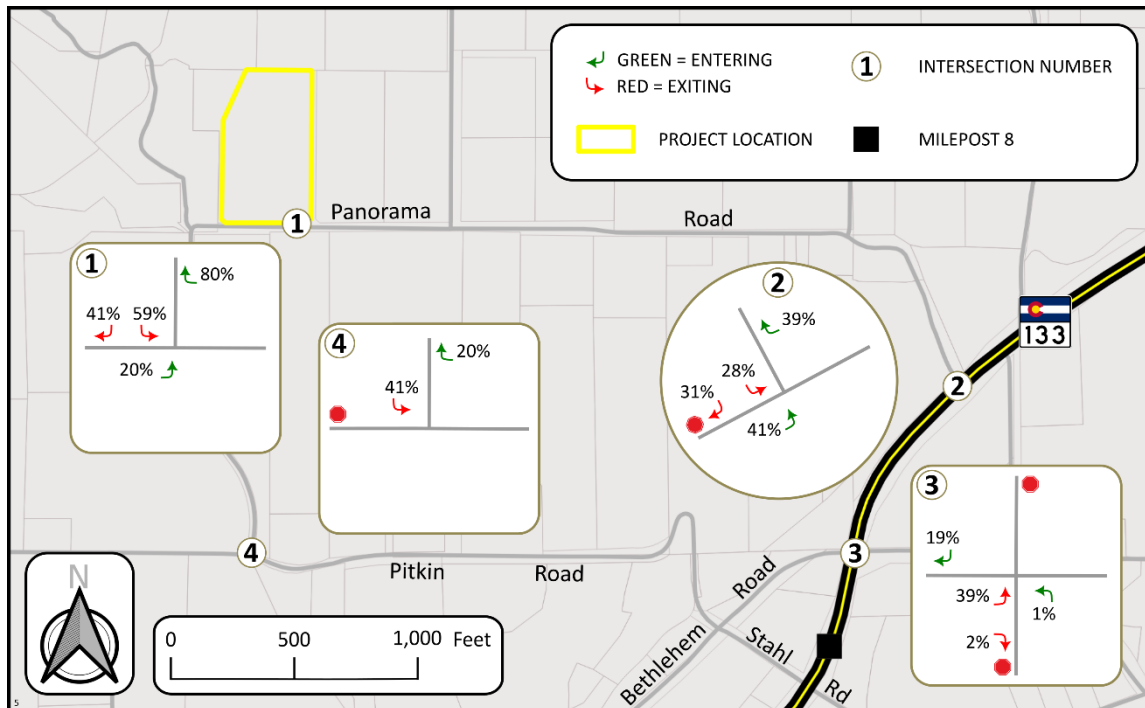
6.1 Determination of Trip Distribution

Turning movement counts were performed at the study intersections on October 21, 2025.

Distributions to the Project site were determined from counts at the intersections of Panorama Rd and Pitkin Road and counts at Panorama Road and SH 133.

Existing turning movement counts at each intersection determined the distribution at each intersection. The detailed Project trip distribution is shown in Figure 5 – Project PM Peak Hour Trip Distribution. For the purpose of this study, it is assumed all traffic using Pitkin Road gain access from SH 133 at Bethlehem Road.

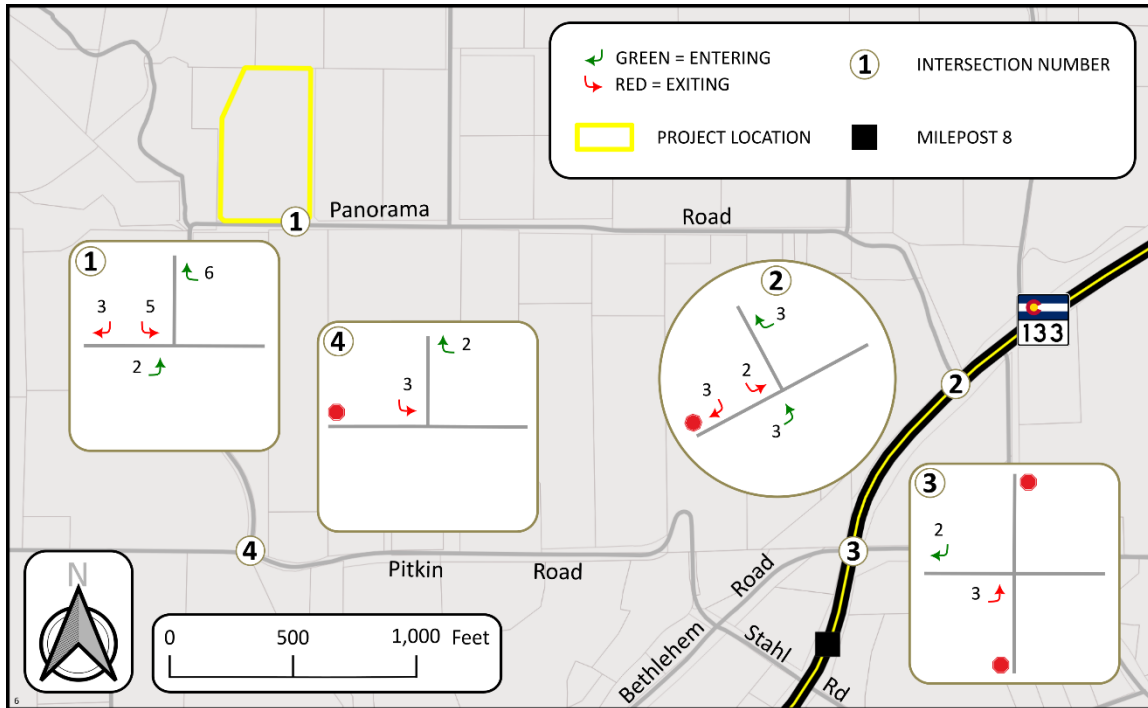
Figure 5 – Project PM Peak Hour Trip Distribution



6.1 Assignment of Project Traffic

Project traffic volumes determined from the trip generation calculation are assigned to the existing traffic network using the distributions from Figure 5. The resulting Project trip assignment is shown in Figure 6.

**Figure 6 – Project PM Peak Hour Trip Assignment (VPH)
(Entering and Exiting are Separate Peak Hours)**



7. Existing Intersection Traffic Volumes

Current traffic volumes at the two highway access points are shown in Figure 7 – Existing PM Peak Hour Traffic Volumes from the turning movement counts.

Figure 7 – Existing PM Peak Hour Traffic Volumes

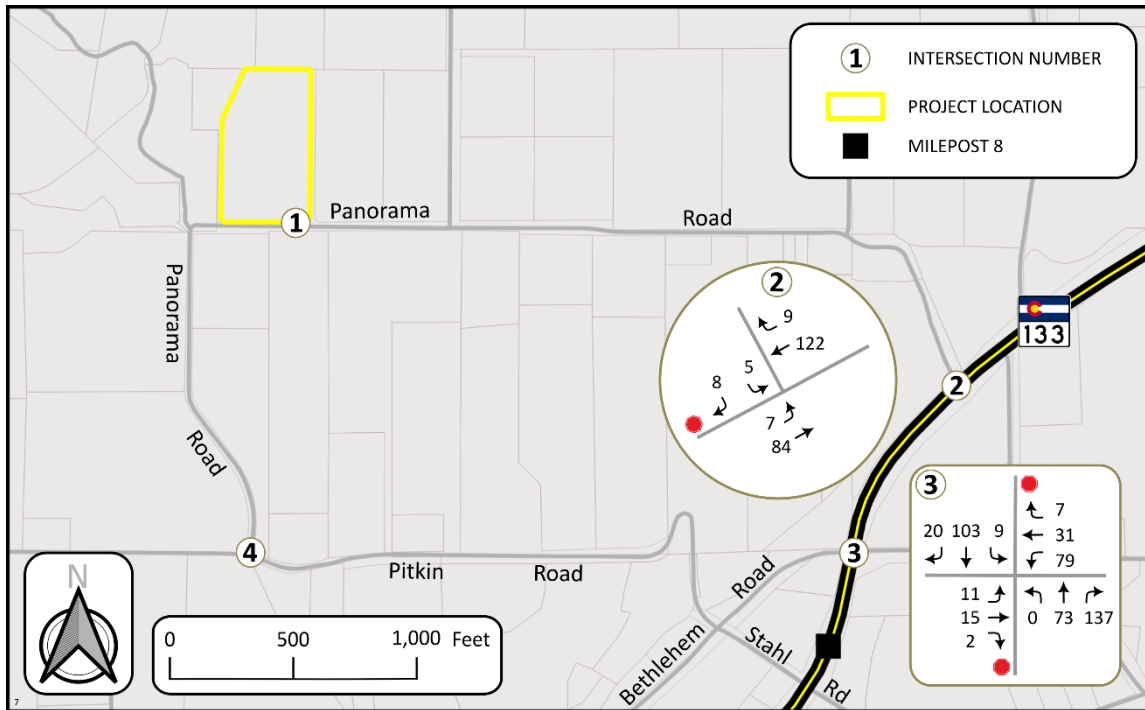


Figure 8 shows total peak hour traffic from existing background traffic from Figure 7, combined with entering project traffic from Figure 6.

Figure 9 shows total peak hour traffic from existing background traffic from Figure 7, combined with exiting project traffic from Figure 6.

Figure 8 – Total PM Peak Hour Traffic Volumes with Entering Project Traffic

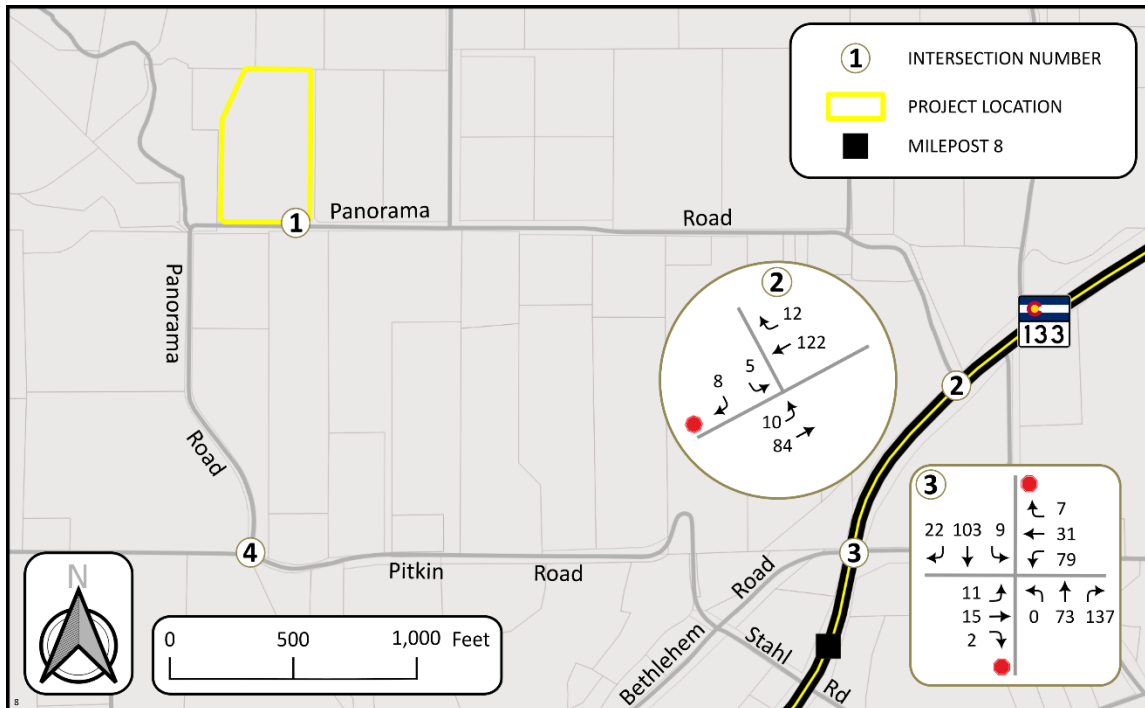
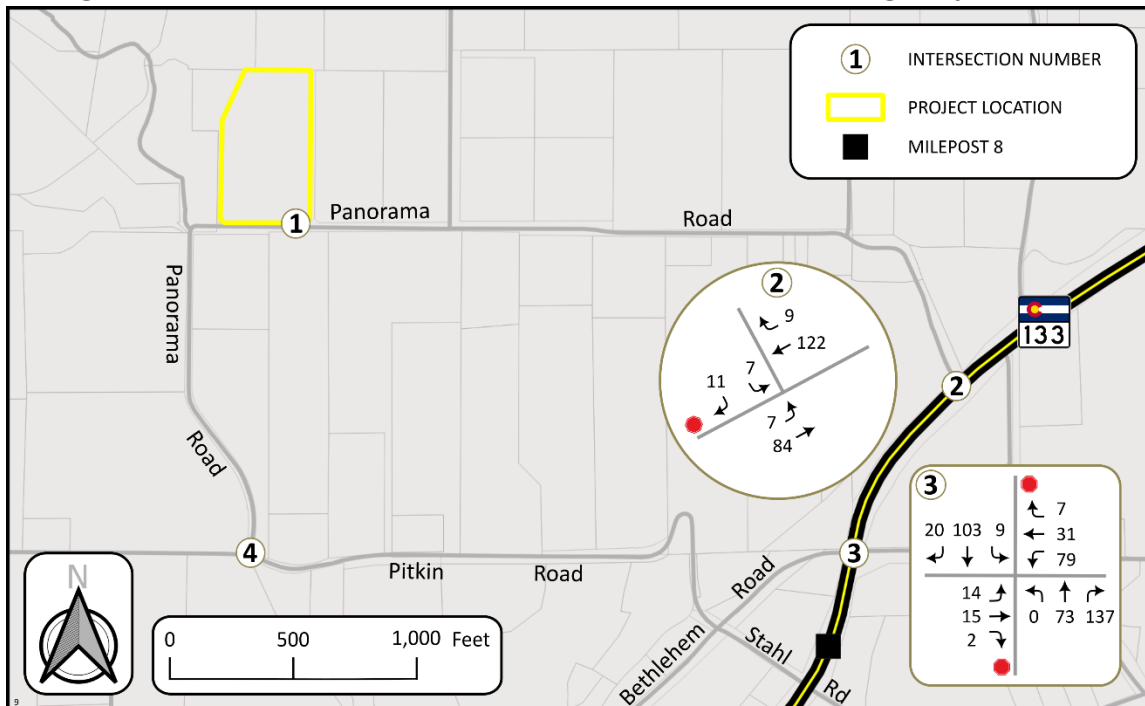


Figure 9 – Total PM Peak Hour Traffic Volumes with Exiting Project Traffic



8. Impact to State Highways

The existing PM peak hour volume at Panorama Road and SH 133 is 29 trips. The Project will increase the existing traffic volumes at Panorama Road and SH 133 by 20.6%. The additional traffic does not warrant auxiliary lanes based on volume criteria in the State Highway Access Code (SHAC).

The existing PM peak hour volume of Bethlehem Road and SH 133 is 79 trips. The Project will increase the existing traffic volumes at Bethlehem Road and SH 133 by 3.8%. The additional traffic does not warrant auxiliary lanes based on volume criteria in the SHAC.

9. Summary

The Project will generate an additional 23 ADT to the roadway network, resulting in a maximum 10% increase in ADT.

A CDOT access permit is be required at the intersection of Panorama Road & SH 133 for a Peak Hour Volume of 35 trips.



Appendix A –Traffic Counts

Intersection Turning Movement Count Summary

Project: 25-32 CDOT L1 Paonia Yoga
 Location: Paonia, CO
 EB/WB Road: Panorama Rd
 NB/SB Road: SH 133

APEX
 CONSULTING ENGINEERS
 CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

Counted By: APEX
 Count Date: 10-21-2025

Intersection 1 - Panorama Rd & SH 133

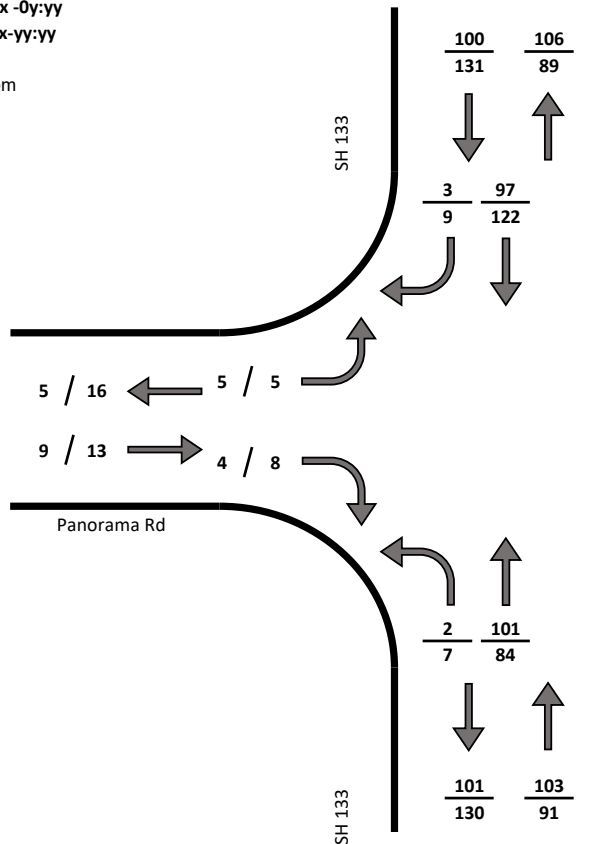
		Panorama Rd - (EB)			Panorama Rd - (WB)			SH 133 - (NB)			SH 133 - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	7:00	0	-	0	-	-	-	0	10	-	-	15	0	25
	7:15	2	-	2	-	-	-	0	14	-	-	22	1	41
	7:30	0	-	1	-	-	-	1	27	-	-	38	0	67
	7:45	2	-	0	-	-	-	0	39	-	-	26	2	69
	8:00	1	-	1	-	-	-	1	21	-	-	11	0	35
	8:15	2	-	1	-	-	-	0	19	-	-	11	0	33
	8:30	2	-	0	-	-	-	0	13	-	-	15	3	33
	8:45	2	-	5	-	-	-	2	13	-	-	10	1	33
	Peak	5	-	4	-	-	-	2	101	-	-	97	3	212
	Sums	9			-			103			100			
PM	16:00	1	-	4	-	-	-	1	20	-	-	34	4	64
	16:15	0	-	0	-	-	-	1	15	-	-	38	2	56
	16:30	1	-	2	-	-	-	1	22	-	-	20	1	47
	16:45	3	-	2	-	-	-	4	27	-	-	30	2	68
	17:00	0	-	0	-	-	-	2	21	-	-	24	0	47
	17:15	3	-	2	-	-	-	0	17	-	-	31	1	54
	17:30	0	-	0	-	-	-	2	12	-	-	19	1	34
	17:45	1	-	0	-	-	-	0	5	-	-	17	1	24
	Peak	5	-	8	-	-	-	7	84	-	-	122	9	235
	Sums	13			-			91			131			

AM Peak 0x:xx -0y:yy

PM Peak xx:xx-yy:yy

xx/xx = am/pm

xx = am
 xx = pm



Appendix A –Traffic Counts

Intersection Turning Movement Count Summary

Project: 25-32 CDOT L1 Paonia Yoga
 Location: Paonia, CO
 EB/WB Road: Bethlehem Rd/Sam Wade Rd
 NB/SB Road: SH 133

APEX
 CONSULTING ENGINEERS
 CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

Counted By: APEX
 Count Date: 10-21-2025

Intersection 2 - Bethlehem Rd/Sam Wade Rd & SH 133

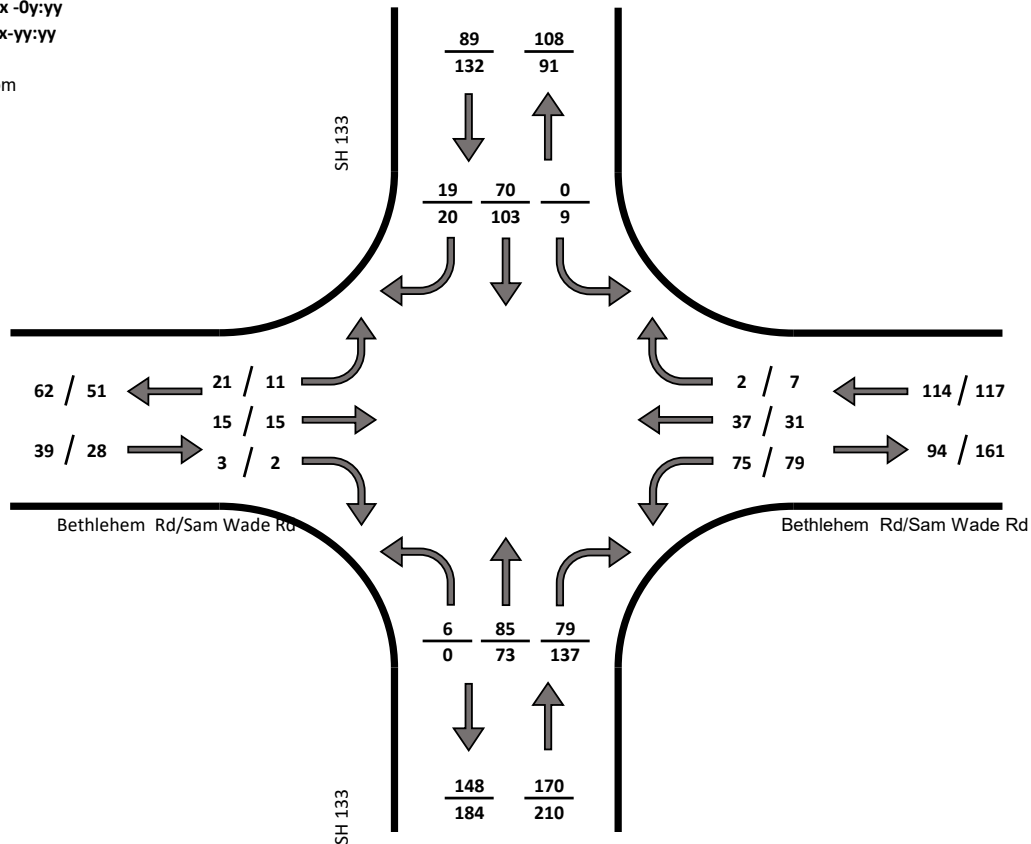
		Bethlehem Rd/Sam Wade Rd - (E)			Bethlehem Rd/Sam Wade Rd - (W)			SH 133 - (NB)			SH 133 - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	7:00	3	1	2	5	4	0	0	7	5	0	13	2	42
	7:15	3	4	0	12	11	0	1	11	5	1	19	4	71
	7:30	4	2	1	21	4	1	2	26	11	0	30	8	110
	7:45	7	3	2	17	9	1	3	28	20	0	23	4	117
	8:00	5	6	0	13	10	0	1	18	29	0	8	4	94
	8:15	5	4	0	24	14	0	0	13	19	0	9	3	91
	8:30	3	3	0	15	11	0	0	10	16	1	11	2	72
	8:45	4	5	1	13	6	0	0	11	13	2	8	5	68
	Peak Sums	21	15	3	75	37	2	6	85	79	0	70	19	412
		39			114			170			89			
PM	16:00	2	3	0	18	10	1	0	18	27	6	29	4	118
	16:15	0	5	1	15	8	0	0	17	36	1	31	6	120
	16:30	7	3	0	23	6	0	0	16	40	2	16	5	118
	16:45	2	4	1	23	7	6	0	22	34	0	27	5	131
	17:00	3	0	1	20	8	3	1	17	24	0	20	4	101
	17:15	2	5	1	12	8	1	0	13	25	3	26	4	100
	17:30	4	3	1	14	6	1	3	9	22	1	14	3	81
	17:45	2	4	0	12	10	0	0	4	24	1	14	2	73
	Peak Sums	11	15	2	79	31	7	0	73	137	9	103	20	487
		28			117			210			132			

AM Peak 0x:xx -0y:yy

PM Peak xx:xx-yy:yy

xx/xx = am/pm

xx = am
 xx = pm



Appendix A –Traffic Counts

Intersection Turning Movement Count Summary

Project: 25-32 CDOT L1 Paonia Yoga
 Location: Paonia, CO
 EB/WB Road: Bethlehem Rd
 NB/SB Road: Pitkin Rd/Stahl Rd

APEX
 CONSULTING ENGINEERS
 CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

Counted By: APEX
 Count Date: 10-21-2025

Intersection 3 - Bethlehem Rd & Pitkin Rd/Stahl Rd

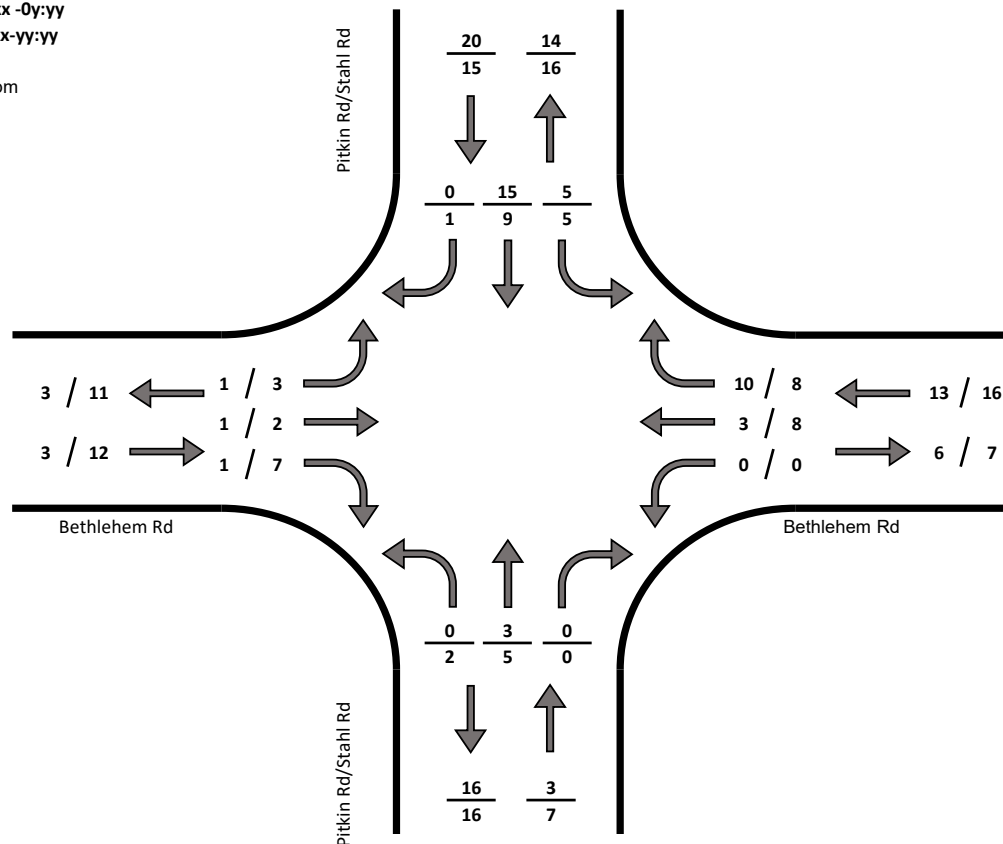
		Bethlehem Rd - (EB)			Bethlehem Rd - (WB)			Pitkin Rd/Stahl Rd - (NB)			Pitkin Rd/Stahl Rd - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	7:00	0	1	0	0	2	0	0	0	0	0	0	0	3
	7:15	0	2	0	0	2	0	0	0	0	0	1	0	5
	7:30	0	2	1	0	1	0	0	0	0	0	2	0	6
	7:45	0	1	0	0	1	4	0	1	0	1	4	0	12
	8:00	0	0	1	0	1	1	0	0	0	3	5	0	11
	8:15	0	0	0	0	0	1	0	1	0	0	4	0	6
	8:30	1	0	0	0	1	4	0	1	0	1	2	0	10
	8:45	0	0	0	0	1	1	1	1	0	1	3	0	8
	Peak Sums	1	1	1	0	3	10	0	3	0	5	15	0	39
		3			13			3			20			
PM	16:00	1	0	1	0	1	2	1	3	0	2	3	0	14
	16:15	0	1	0	0	0	2	0	2	1	3	1	0	10
	16:30	0	4	0	0	1	1	0	2	0	2	3	0	13
	16:45	1	0	1	0	3	1	0	2	0	1	2	0	11
	17:00	1	1	3	0	1	1	1	1	0	0	2	0	11
	17:15	0	1	2	0	3	2	1	2	0	1	1	1	14
	17:30	1	0	1	0	1	4	0	0	0	3	4	0	14
	17:45	0	0	0	0	1	4	0	1	0	0	3	1	10
	Peak Sums	3	2	7	0	8	8	2	5	0	5	9	1	50
		12			16			7			15			

AM Peak 0x:xx -0y:yy

PM Peak xx:xx-yy:yy

xx/xx = am/pm

xx = am
 xx = pm



Appendix A –Traffic Counts

Intersection Turning Movement Count Summary

Project: 25-32 CDOT L1 Paonia Yoga
 Location: Paonia, CO
 EB/WB Road: Pitkin Road
 NB/SB Road: Panorama Road

APEX
 CONSULTING ENGINEERS
 CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

Counted By: APEX
 Count Date: 10/28/2025

Intersection 4 - Pitkin Road & Panorama Road

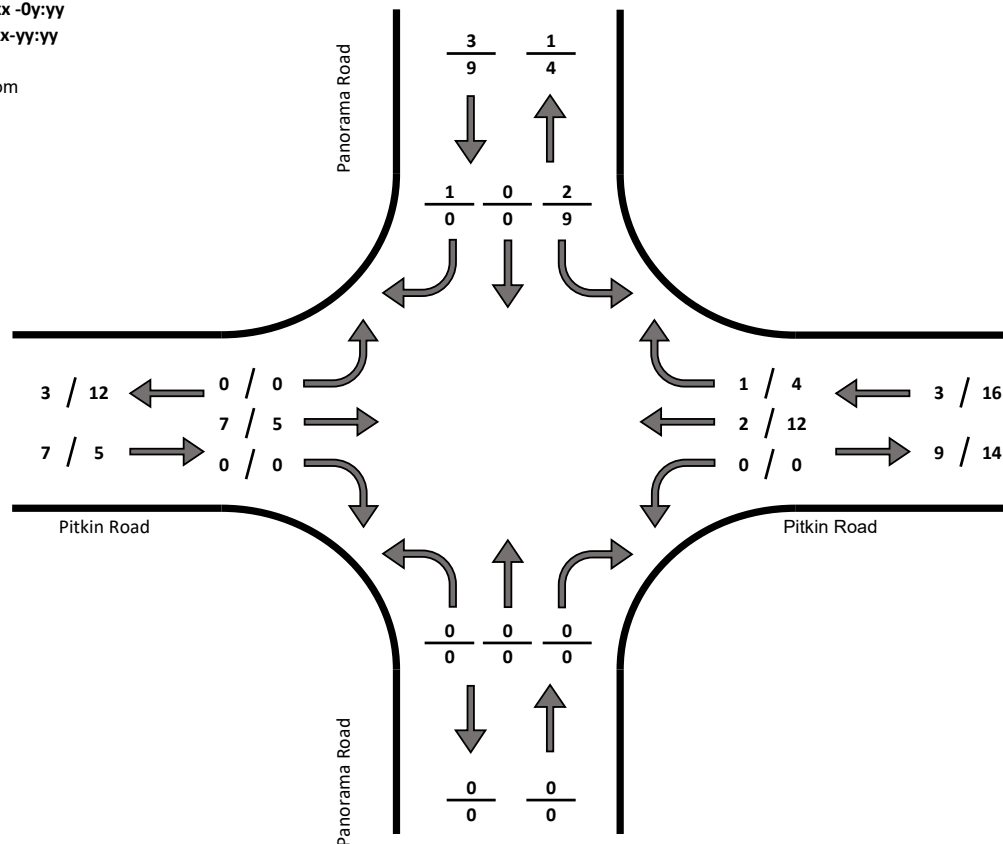
		Pitkin Road - (EB)			Pitkin Road - (WB)			Panorama Road - (NB)			Panorama Road - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15	0	0	0	0	0	1	0	0	0	0	0	0	1
	7:30	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45	0	2	0	0	0	0	0	0	0	1	0	0	3
	8:00	0	0	0	0	1	0	0	0	0	0	0	0	1
	8:15	0	4	0	0	0	0	0	0	0	0	0	0	4
	8:30	0	1	0	0	1	1	0	0	0	1	0	1	5
	8:45	0	0	0	0	0	0	0	0	0	1	0	0	1
	Peak	0	7	0	0	2	1	0	0	0	2	0	1	13
Sums		7			3			0			3			
PM	16:00	0	0	0	0	0	2	0	0	0	3	0	0	5
	16:15	0	1	0	0	4	1	0	0	0	2	0	0	8
	16:30	0	4	0	0	4	1	0	0	0	0	0	0	9
	16:45	0	0	0	0	4	0	0	0	0	4	0	0	8
	17:00	0	2	0	0	0	1	0	0	0	0	0	0	3
	17:15	0	1	0	0	1	0	0	0	0	0	0	0	2
	17:30	0	0	0	0	1	0	0	0	0	0	0	0	1
	17:45	0	1	0	0	1	0	0	0	0	0	0	0	2
	Peak	0	5	0	0	12	4	0	0	0	9	0	0	30
Sums		5			16			0			9			

AM Peak 0x:xx -0y:yy

PM Peak xx:xx-yy:yy

xx/xx = am/pm

xx = am
 xx = pm



Volume By Day Report**25-32 Paonia Yoga****Location:** Panorama Road west of SH 133**Municipality:** Delta County

Start Hour	10-21-2025	10-22-2025
0	0	0
1	0	0
2	0	0
3	0	0
4	0	0
5	0	1
6	3	1
7	11	8
8	21	15
9	10	21
10	14	9
11	21	15
12	25	9
13	11	14
14	25	9
15	20	22
16	29	28
17	13	16
18	15	17
19	5	4
20	1	11
21	1	8
22	2	0
23	1	0
Grand Total	228	208

Volume By Day Report



25-32 Paonia Yoga

Location: Pitkin Road west of Bethlehem Road

Municipality: Delta County

Start Hour	10-21-2025	10-22-2025
0	0	0
1	0	0
2	0	0
3	0	0
4	0	0
5	1	1
6	3	2
7	13	11
8	30	31
9	22	33
10	18	23
11	26	14
12	32	22
13	27	28
14	35	36
15	35	31
16	34	43
17	33	25
18	19	20
19	18	6
20	14	7
21	4	8
22	2	1
23	0	1
Grand Total	366	343

Appendix A –Traffic Counts

Intersection Turning Movement Count Summary

Project: 25-32 CDOT L1 Paonia Yoga
 Location: Paonia, CO
 EB/WB Road: Panorama Rd
 NB/SB Road: SH 133

APEX
 CONSULTING ENGINEERS
 CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

Counted By: APEX
 Count Date: 10-21-2025

Intersection 1 - Panorama Rd & SH 133

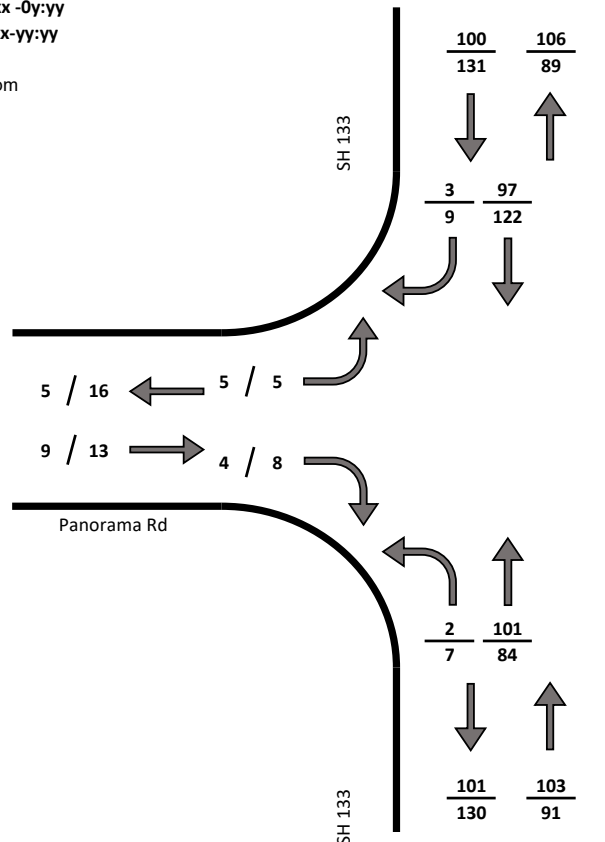
		Panorama Rd - (EB)			Panorama Rd - (WB)			SH 133 - (NB)			SH 133 - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	7:00	0	-	0	-	-	-	0	10	-	-	15	0	25
	7:15	2	-	2	-	-	-	0	14	-	-	22	1	41
	7:30	0	-	1	-	-	-	1	27	-	-	38	0	67
	7:45	2	-	0	-	-	-	0	39	-	-	26	2	69
	8:00	1	-	1	-	-	-	1	21	-	-	11	0	35
	8:15	2	-	1	-	-	-	0	19	-	-	11	0	33
	8:30	2	-	0	-	-	-	0	13	-	-	15	3	33
	8:45	2	-	5	-	-	-	2	13	-	-	10	1	33
	Peak	5	-	4	-	-	-	2	101	-	-	97	3	212
Sums		9			-			103			100			
PM	16:00	1	-	4	-	-	-	1	20	-	-	34	4	64
	16:15	0	-	0	-	-	-	1	15	-	-	38	2	56
	16:30	1	-	2	-	-	-	1	22	-	-	20	1	47
	16:45	3	-	2	-	-	-	4	27	-	-	30	2	68
	17:00	0	-	0	-	-	-	2	21	-	-	24	0	47
	17:15	3	-	2	-	-	-	0	17	-	-	31	1	54
	17:30	0	-	0	-	-	-	2	12	-	-	19	1	34
	17:45	1	-	0	-	-	-	0	5	-	-	17	1	24
	Peak	5	-	8	-	-	-	7	84	-	-	122	9	235
Sums		13			-			91			131			

AM Peak 0x:xx -0y:yy

PM Peak xx:xx-yy:yy

xx/xx = am/pm

xx = am
 xx = pm



Appendix A –Traffic Counts

Intersection Turning Movement Count Summary

Project: 25-32 CDOT L1 Paonia Yoga
 Location: Paonia, CO
 EB/WB Road: Bethlehem Rd/Sam Wade Rd
 NB/SB Road: SH 133

APEX
 CONSULTING ENGINEERS
 CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

Counted By: APEX
 Count Date: 10-21-2025

Intersection 2 - Bethlehem Rd/Sam Wade Rd & SH 133

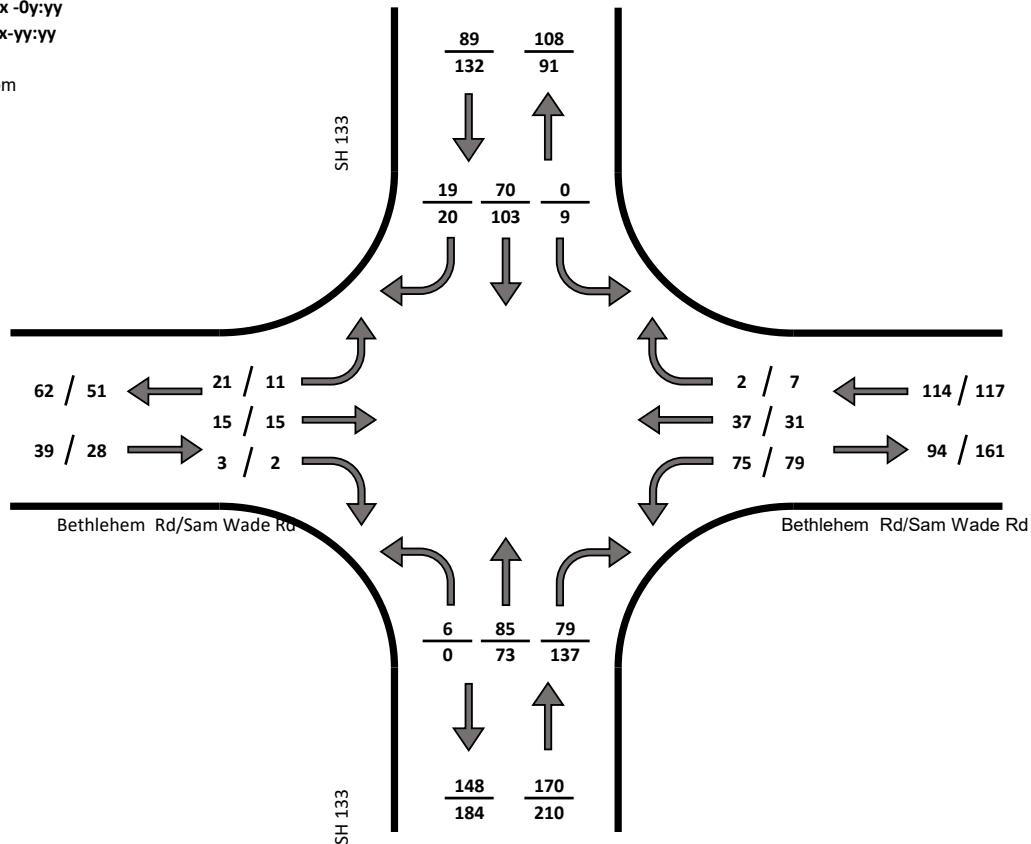
		Bethlehem Rd/Sam Wade Rd - (E)			Bethlehem Rd/Sam Wade Rd - (W)			SH 133 - (NB)			SH 133 - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	7:00	3	1	2	5	4	0	0	7	5	0	13	2	42
	7:15	3	4	0	12	11	0	1	11	5	1	19	4	71
	7:30	4	2	1	21	4	1	2	26	11	0	30	8	110
	7:45	7	3	2	17	9	1	3	28	20	0	23	4	117
	8:00	5	6	0	13	10	0	1	18	29	0	8	4	94
	8:15	5	4	0	24	14	0	0	13	19	0	9	3	91
	8:30	3	3	0	15	11	0	0	10	16	1	11	2	72
	8:45	4	5	1	13	6	0	0	11	13	2	8	5	68
	Peak Sums	21	15	3	75	37	2	6	85	79	0	70	19	412
		39			114			170			89			
PM	16:00	2	3	0	18	10	1	0	18	27	6	29	4	118
	16:15	0	5	1	15	8	0	0	17	36	1	31	6	120
	16:30	7	3	0	23	6	0	0	16	40	2	16	5	118
	16:45	2	4	1	23	7	6	0	22	34	0	27	5	131
	17:00	3	0	1	20	8	3	1	17	24	0	20	4	101
	17:15	2	5	1	12	8	1	0	13	25	3	26	4	100
	17:30	4	3	1	14	6	1	3	9	22	1	14	3	81
	17:45	2	4	0	12	10	0	0	4	24	1	14	2	73
	Peak Sums	11	15	2	79	31	7	0	73	137	9	103	20	487
		28			117			210			132			

AM Peak 0x:xx -0y:yy

PM Peak xx:xx-yy:yy

xx/xx = am/pm

xx = am
 xx = pm



Appendix A –Traffic Counts

Intersection Turning Movement Count Summary

Project: 25-32 CDOT L1 Paonia Yoga
 Location: Paonia, CO
 EB/WB Road: Bethlehem Rd
 NB/SB Road: Pitkin Rd/Stahl Rd

APEX
 CONSULTING ENGINEERS
 CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

Counted By: APEX
 Count Date: 10-21-2025

Intersection 3 - Bethlehem Rd & Pitkin Rd/Stahl Rd

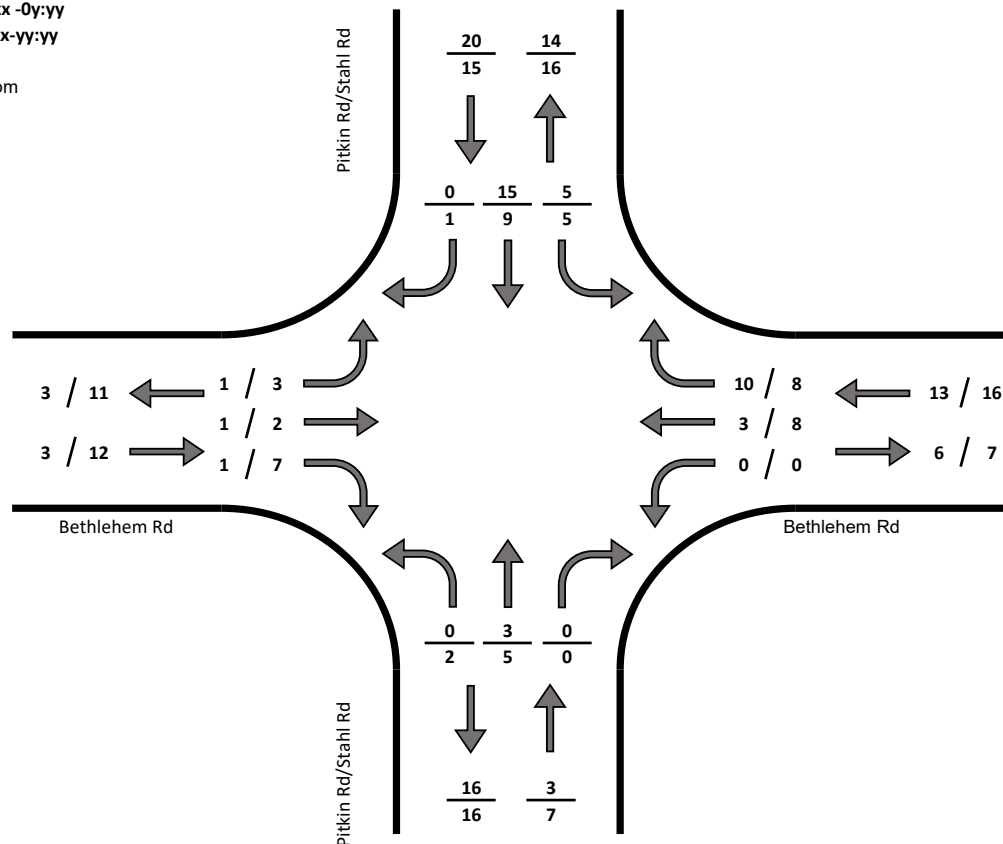
		Bethlehem Rd - (EB)			Bethlehem Rd - (WB)			Pitkin Rd/Stahl Rd - (NB)			Pitkin Rd/Stahl Rd - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	7:00	0	1	0	0	2	0	0	0	0	0	0	0	3
	7:15	0	2	0	0	2	0	0	0	0	0	1	0	5
	7:30	0	2	1	0	1	0	0	0	0	0	2	0	6
	7:45	0	1	0	0	1	4	0	1	0	1	4	0	12
	8:00	0	0	1	0	1	1	0	0	0	3	5	0	11
	8:15	0	0	0	0	0	1	0	1	0	0	4	0	6
	8:30	1	0	0	0	1	4	0	1	0	1	2	0	10
	8:45	0	0	0	0	1	1	1	1	0	1	3	0	8
	Peak Sums	1	1	1	0	3	10	0	3	0	5	15	0	39
		3			13			3			20			
PM	16:00	1	0	1	0	1	2	1	3	0	2	3	0	14
	16:15	0	1	0	0	0	2	0	2	1	3	1	0	10
	16:30	0	4	0	0	1	1	0	2	0	2	3	0	13
	16:45	1	0	1	0	3	1	0	2	0	1	2	0	11
	17:00	1	1	3	0	1	1	1	1	0	0	2	0	11
	17:15	0	1	2	0	3	2	1	2	0	1	1	1	14
	17:30	1	0	1	0	1	4	0	0	0	3	4	0	14
	17:45	0	0	0	0	1	4	0	1	0	0	3	1	10
	Peak Sums	3	2	7	0	8	8	2	5	0	5	9	1	50
		12			16			7			15			

AM Peak 0x:xx -0y:yy

PM Peak xx:xx-yy:yy

xx/xx = am/pm

xx = am
 xx = pm



Appendix A –Traffic Counts

Intersection Turning Movement Count Summary

Project: 25-32 CDOT L1 Paonia Yoga
 Location: Paonia, CO
 EB/WB Road: Pitkin Road
 NB/SB Road: Panorama Road

APEX
 CONSULTING ENGINEERS
 CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

Counted By: APEX
 Count Date: 10/28/2025

Intersection 4 - Pitkin Road & Panorama Road

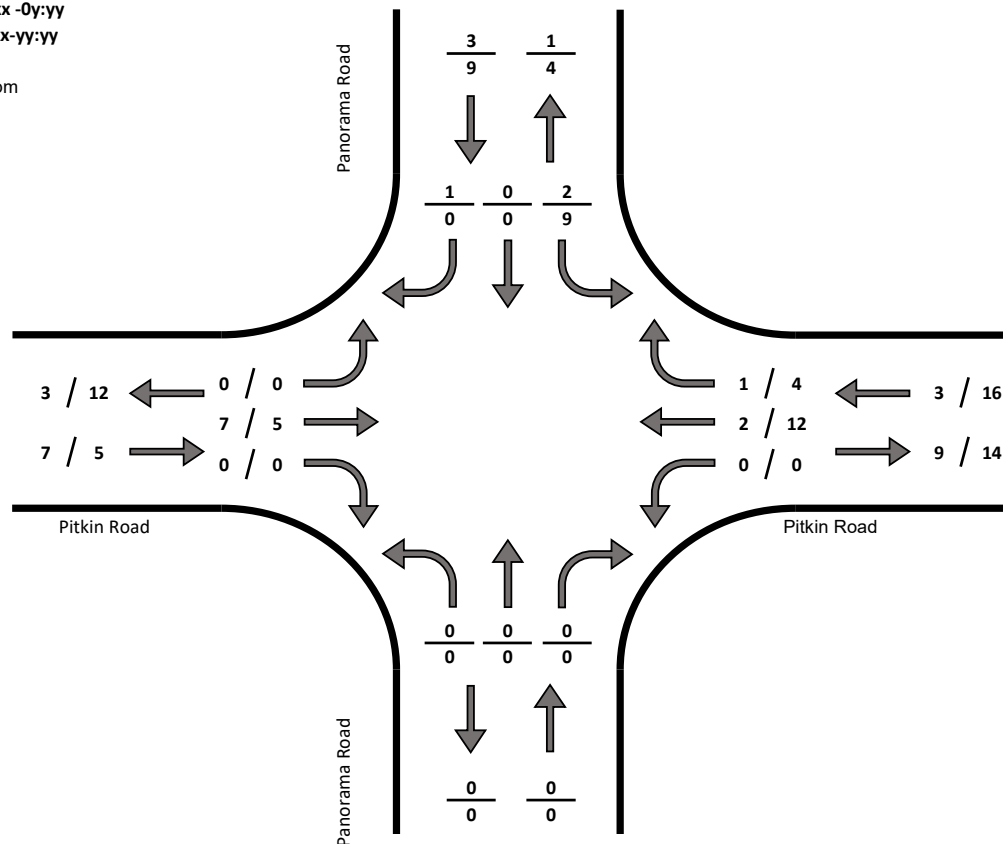
		Pitkin Road - (EB)			Pitkin Road - (WB)			Panorama Road - (NB)			Panorama Road - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	7:00	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15	0	0	0	0	0	1	0	0	0	0	0	0	1
	7:30	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45	0	2	0	0	0	0	0	0	0	1	0	0	3
	8:00	0	0	0	0	1	0	0	0	0	0	0	0	1
	8:15	0	4	0	0	0	0	0	0	0	0	0	0	4
	8:30	0	1	0	0	1	1	0	0	0	1	0	1	5
	8:45	0	0	0	0	0	0	0	0	0	1	0	0	1
	Peak	0	7	0	0	2	1	0	0	0	2	0	1	13
Sums		7			3			0			3			
PM	16:00	0	0	0	0	0	2	0	0	0	3	0	0	5
	16:15	0	1	0	0	4	1	0	0	0	2	0	0	8
	16:30	0	4	0	0	4	1	0	0	0	0	0	0	9
	16:45	0	0	0	0	4	0	0	0	0	4	0	0	8
	17:00	0	2	0	0	0	1	0	0	0	0	0	0	3
	17:15	0	1	0	0	1	0	0	0	0	0	0	0	2
	17:30	0	0	0	0	1	0	0	0	0	0	0	0	1
	17:45	0	1	0	0	1	0	0	0	0	0	0	0	2
	Peak	0	5	0	0	12	4	0	0	0	9	0	0	30
Sums		5			16			0			9			

AM Peak 0x:xx -0y:yy

PM Peak xx:xx-yy:yy

xx/xx = am/pm

xx = am
 xx = pm



Volume By Day Report**25-32 Paonia Yoga****Location:** Panorama Road west of SH 133**Municipality:** Delta County

Start Hour	10-21-2025	10-22-2025
0	0	0
1	0	0
2	0	0
3	0	0
4	0	0
5	0	1
6	3	1
7	11	8
8	21	15
9	10	21
10	14	9
11	21	15
12	25	9
13	11	14
14	25	9
15	20	22
16	29	28
17	13	16
18	15	17
19	5	4
20	1	11
21	1	8
22	2	0
23	1	0
Grand Total	228	208

Volume By Day Report**25-32 Paonia Yoga**

Location: Pitkin Road west of Bethlehem Road

Municipality: Delta County

Start Hour	10-21-2025	10-22-2025
0	0	0
1	0	0
2	0	0
3	0	0
4	0	0
5	1	1
6	3	2
7	13	11
8	30	31
9	22	33
10	18	23
11	26	14
12	32	22
13	27	28
14	35	36
15	35	31
16	34	43
17	33	25
18	19	20
19	18	6
20	14	7
21	4	8
22	2	1
23	0	1
Grand Total	366	343

Exhibit K



Everett Neil <eneil@deltacountyco.gov>

Access Requirement

8 messages

Everett Neil <eneil@deltacountyco.gov>

Mon, Jan 12, 2026 at 10:25 AM

To: "Killian - CDOT, Brian" <Brian.Killian@state.co.us>, Kandis Aggen - CDOT <kandis.aggen@state.co.us>

Brian and Kandis, I have sent you the referral notice for this project some time ago and I have attached a traffic study for this project. Please let me know if there are any other requirements for the applicant from CDOT.

--

Everett Neil*Code Compliance Officer, Planning*

970-874-5919 | F: 970-874-2500

295 West 6th Street | Delta, Colorado 81416 |

deltacountyco.gov | facebook.com/deltacountyco



2 attachments

**25.9.16 Agency Referral Notice.pdf**

242K

**Paonia Yoga _L1_TIS w_appendix.pdf**

3456K

Killian - CDOT, Brian <brian.killian@state.co.us>

Wed, Jan 14, 2026 at 8:39 AM

To: Everett Neil <eneil@deltacountyco.gov>

Cc: Kandis Aggen - CDOT <kandis.aggen@state.co.us>

Everett,

Per the TIS, the County will need to get a CDOT access permit for the intersection of Panorama and Hwy 133. The county can be the permittee or the county can provide a delegation letter to allow the developer to be the permittee on behalf of the county. CDOT will require that the TIS and access permit application be submitted directly to CDOT. The link below is for the online application.

<https://www.codot.gov/business/permits/accesspermits>

Please let me know if you have any questions.

Thanks,

Brian Killian

Region 3 Access Program Manager

Traffic & Safety

**COLORADO**

Department of Transportation

P 970-683-6284 | C 970-210-1101 | F 970-683-6290

222 S. 6th St, Room 100 Grand Junction, CO 81501

brian.killian@state.co.us | www.codot.gov | www.cotrip.org

Learn more about the CDOT Access Program and watch tutorial videos [HERE](#)

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[Quoted text hidden]

NOTICE: This email transmission from the County of Delta, and any documents, files, or previous email messages attached to it, are intended solely for the individual(s) to whom it is addressed and may contain information that is confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any unauthorized review, forwarding, printing, copying, distribution, or use of this transmission or the information it contains is strictly prohibited. A misdirected transmittal of this email does not constitute waiver of any applicable privilege. If you received this transmission in error, please immediately notify the sender and delete the original transmission and its attachments. Notwithstanding the foregoing, sender and receiver should be aware that all incoming and outgoing emails may be subject to the Colorado Open Records Act, C.R.S. 24-72-200.1 et seq. Thank you.

Everett Neil <eneil@deltacountyco.gov>

Wed, Jan 14, 2026 at 8:47 AM

To: "Killian - CDOT, Brian" <brian.killian@state.co.us>

Brian and Kandis thank you for your quick response. We will start working on the process.

[Quoted text hidden]

--

Everett Neil

Delta County Code Compliance Officer

O: 970-874-5919 | M: 970-901-1643

295 W 6th Street | Delta, CO 81416

deltacountyco.gov | facebook.com/deltacountyco



Everett Neil <eneil@deltacountyco.gov>

Wed, Jan 14, 2026 at 9:08 AM

To: Tim McCracken <tmccracken@deltacountyco.gov>

[Quoted text hidden]

[Quoted text hidden]

Everett Neil <eneil@deltacountyco.gov>

Wed, Jan 14, 2026 at 2:29 PM

To: "Killian - CDOT, Brian" <brian.killian@state.co.us>

Brian and Kandis,

I do have a follow up question. This access permit is for Delta County, not the property owner correct? Is the property owner required to get a CDOT permit? I was just trying to prepare to explain what was going on to the property owner and I am needing this clarification.

Thank you.

[Quoted text hidden]

Killian - CDOT, Brian <brian.killian@state.co.us>

Thu, Jan 15, 2026 at 6:13 AM

To: Everett Neil <eneil@deltacountyco.gov>

Cc: Kandis Aggen - CDOT <kandis.aggen@state.co.us>

Everett,

To clarify, Delta County is required to obtain a permit. This will be a volume-only permit to establish a baseline traffic volume for Panorama Road. The County may serve as the permittee, or you may provide a delegation letter allowing

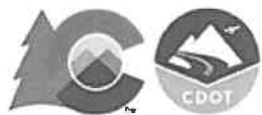
the developer to serve as the permittee on the County's behalf. Only one CDOT access permit is required, specifically for the Panorama connection to the highway.

Please let me know if you have any further questions.

Thanks,

Brian Killian

Region 3 Access Program Manager
Traffic & Safety



COLORADO
Department of Transportation

P 970-683-6284 | C 970-210-1101 | F 970-683-6290
222 S. 6th St, Room 100 Grand Junction, CO 81501
brian.killian@state.co.us | www.codot.gov | www.cotrip.org
Learn more about the CDOT Access Program and watch tutorial videos [HERE](#)

[Quoted text hidden]

Everett Neil <eneil@deltacountyco.gov>
To: "Killian - CDOT, Brian" <brian.killian@state.co.us>
Cc: Kandis Aggen - CDOT <kandis.aggen@state.co.us>

Thu, Jan 15, 2026 at 7:50 AM

Thank you for the clarification.

[Quoted text hidden]

Everett Neil <eneil@deltacountyco.gov>
To: Tim McCracken <tmccracken@deltacountyco.gov>

Thu, Jan 15, 2026 at 8:02 AM

----- Forwarded message -----

From: **Everett Neil** <eneil@deltacountyco.gov>
Date: Thu, Jan 15, 2026 at 7:50 AM
Subject: Re: Access Requirement
To: Killian - CDOT, Brian <brian.killian@state.co.us>
Cc: Kandis Aggen - CDOT <kandis.aggen@state.co.us>

[Quoted text hidden]

[Quoted text hidden]

Exhibit L



From: Timothy Hunter/Tim McCracken

CC: File / Planning

Date: January 12, 2026

Re: Engineering Review of Yoga Center – Paonia, CO

The Traffic Study submitted by APEX Engineering is sufficient, and the engineering team agrees with their conclusion that the impact on county roads is minimal and that the applicant should obtain a permit from CDOT.

Exhibit M