

**Dave Shirk**

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**From:** Smith III, James L. [james.smith@troutmansanders.com]  
**Sent:** Thursday, May 07, 2009 7:45 AM  
**To:** Dave Shirk  
**Cc:** 'Greg Holthoff'; 'Mark Holthoff'; 'Ellen S. Smith (ellensmedley@yahoo.com)'  
**Subject:** RE: Black Canyon Inn Application

Apparently it is lost in cyberspace! I was writing on behalf of my Mother, Ellen Smedley Smith, who owns the cabin at 140 Evergreen Lane, directly across Macgregor Road from the entrance to the Black Canyon Inn.. This property has been in the Smedley family for over 90 years, and we still enjoy coming to Estes Park every summer to get close to nature and relive our family heritage. We particularly enjoy the view of Turtle Rock across Macgregor Road from the cabin, and watching the elk grazing along Black Canyon Creek and crossing to road to our property. We strongly object to the proposed building of a multi-story building right in front of Turtle Rock, which will impair our view of this landmark and interfere with elk and other wildlife that we have enjoyed for many years. The increased density of the proposed development and the traffic it will cause are also of concern to us. Please let me know if there is any other information we can provide in this regard. My nephews, Greg and Mark Holthoff have emailed Bob Joseph, and I agree with the points made by each of them. Thank you for considering our family's views on this important question.

Jim Smith

-----Original Message-----

**From:** Dave Shirk [mailto:dshirk@estes.org]  
**Sent:** Wednesday, May 06, 2009 6:18 PM  
**To:** Smith III, James L.  
**Subject:** RE: Black Canyon Inn Application

Mr. Smith-

We did not receive that email. Could you please forward it to this email, and I will make sure it is presented to the Planning Commission.

Thank you.

David W. Shirk, AICP  
Planner, Estes Park Community Development  
PO Box 1200  
Estes Park, CO 80517

970-577-3729

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**From:** Bob Joseph  
**Sent:** Wednesday, May 06, 2009 3:35 PM  
**To:** Dave Shirk  
**Subject:** FW: Black Canyon Inn Application

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**From:** Smith III, James L. [mailto:james.smith@troutmansanders.com]  
**Sent:** Wednesday, May 06, 2009 3:05 PM  
**To:** Bob Joseph  
**Subject:** Black Canyon Inn Application

I submitted an objection to the estesnet.com website on behalf of my mother, Ellen Smedley smith who owns the cabin at 140 Evergreen Lane. Please let me know if you are able to access that email.

Jim Smith

## Dave Shirk

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**From:** Bob Joseph  
**Sent:** Thursday, May 07, 2009 9:32 AM  
**To:** Dave Shirk; Karen Thompson  
**Subject:** FW: Black Canyon Inn proposed expansion

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**From:** Mark Holthoff [mailto:holthoff@speakeasy.net]  
**Sent:** Wednesday, May 06, 2009 10:43 PM  
**To:** Bob Joseph  
**Subject:** Re: Black Canyon Inn proposed expansion

Dear Mr. Joseph,

I would like to echo my brother's comments (below) and also to add a personal note. I've been visiting the Smedley property on Evergreen nearly every summer since I was 6 years old. I'm now 39 and still look forward to returning each year, now with my own 9 year old daughter. I like to think that she'll be able to do the same with her children someday. One of the main reasons that we keep coming back, year after year, generation after generation, is because of the lasting beauty, tranquility and of course history of the area. It's simply wonderful to be a part of a place that has remained, for the most part, simple and natural over the last 100 years.

While I recognize the need for the town to modernize and expand its tax base, I ask you to consider also, as my brother noted, the unspoiled character of this particular part of Estes Park -- located so near to historic MacGregor Ranch and of course Rocky Mountain National Park -- for this is the very thing that keeps generations coming back year after year. The members of the Smedley family have taken great pride in holding up our end of that bargain over the years, keeping our property as original as possible, to the point of preserving even the cast iron stove in the kitchen that was originally fired with wood. I ask that you please also keep this same commitment to preservation, history and nature in mind as you consider the expansions proposed by the Black Canyon Inn.

Thank you for your time.

Sincerely,

Mark Holthoff  
1403 Idaho Avenue  
Santa Monica, CA 90403

On May 6, 2009, at 8:16 PM, Greg Holthoff wrote:

**From:** [greg\\_holthoff@hotmail.com](mailto:greg_holthoff@hotmail.com)  
**To:** [bjoseph@estes.org](mailto:bjoseph@estes.org); [greg\\_holthoff@hotmail.com](mailto:greg_holthoff@hotmail.com)  
**Subject:** Black Canyon Inn proposed expansion  
**Date:** Wed, 6 May 2009 20:11:33 -0700

Dear Bob:

I belong to the Smedley family, who've had a presence in Estes Park since around 1900. My great grandfather, Dr. Clyde Smedley, purchased his property on lower Evergreen Avenue from Clara MacGregor. The Smedleys built a small office for dentistry and an adjacent cabin for the family to live in during summer months. These structures are still standing across from the entrance to Black Canyon Inn, and are used frequently by the extended Smedley family. So the Smedleys have been a good friend to Estes Park, and we love the place.

The character of MacGregor Ave. in this location still has a rural, undeveloped feel. Turtle Rock, a famous landmark, is prominent. We would like to maintain this character and the visual quality of the area.

I have reviewed the proposed building application for Black Canyon Inn. Of primary concern to the Smedley family are the actions proposed on Plan Sheet 2, which appears to be a proposed multi-storied Building G and an associated parking structure. The application says that this structure is a replacement from a previously approved development plan.

The fact of the matter is that construction of this structure (Building G and associated parking structure) would permanently alter the local view of Turtle Rock from the Smedley property as well as several other residences which long preceded the Black Canyon Inn as taxpayers to the City of Estes Park. If not eliminating it entirely, surely there is an alternative to placing that structure where it is proposed. We are strongly opposed to any development proposal that would further mar the historic view of Turtle Rock or further impinge upon Black Canyon Creek. We are also opposed to any further night lighting in the area - the night-lit Black Canyon Inn sign is already too much. Please preserve the few remaining historic landscapes within Estes Park.

Thank you for your consideration,

M. Greg Holthoff  
Environmental Planner  
2040 Laurel Ave. NE

Salem, Oregon 97301  
(503) 559-7692

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MR. & MRS. JAMES L. SMITH, JR.  
824 PARK AVENUE  
FAYETTEVILLE, ARKANSAS 72701

May 11, 2009

Community Development Department  
Town of Estes  
Dear Sirs, P.O. Box 1200  
Estes Park, CO 80517

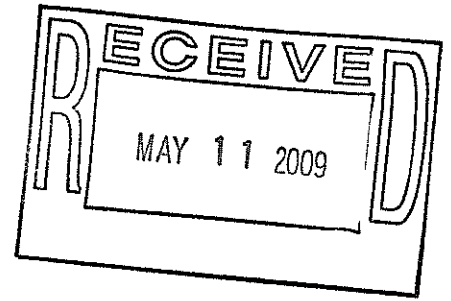
I would like to add my protest to those of my children and grandchildren whose e-mails you have received concerning the latest expansion proposed by the Black Canyon Inn.

~~The~~ The owner of the lower Smedley cabins, as a child I spent my summers with siblings and cousins enjoying the tranquility of rock climbing and playing in the creek. I now enjoy sharing it with children, grandchildren and "greats".

The quiet valley where all families gather and our view of "haystack" and "turtle rock" would be lost to us and many other long time tax payers, if Bldg G. and parking structure is approved.

Thank you,

Ellen Smedley Smith



May 5, 2009

Estes Valley Planning Commission  
c/o Town of Estes Park  
Community Development Department  
PO Box 1200  
Estes Park, Co 80517

REFERENCE:

Black Canyon Inn Condominium Master Plan  
Development Plan 09-03, 800 MacGregor Avenue

To the Commission,

I am writing to the Commission on behalf of The Overlook Condominium Association, Inc. regarding Mr. Sloan's plans for a proposed easement from the Black Canyon Condominiums through the Overlook. Our Association met at their annual meeting at the Stanley Hotel Saturday, April 25, 2009 and reviewed the proposal. Most owners had previously received notice but some new owners were not aware of the proposed project and the potential impact on the Overlook.

The matter of our granting an easement through the Overlook for emergency ingress and egress for the Black Canyon development was discussed at length. As a group we could not see any benefit to the Overlook and are very concerned about increased pedestrian and vehicular traffic and the resultant loss of privacy for the owners.

For the record, please note that the consensus reached is that we are opposed to granting an easement through the Overlook.

Thank you for your consideration.

Sincerely,

Tamara H. Scace  
President  
Overlook Condominium Association, Inc.



*The Overlook Development*

P. O. Box 2807  
Estes Park, CO 80517

May 5, 2009

Jim Sloan  
Black Canyon Inn  
800 MacGregor Avenue  
Estes Park, CO 80517

Mr. Sloan,

The Overlook Homeowners Association met at their annual meeting at the Stanley Hotel on Saturday, April 25th. The matter of our granting an easement through the Overlook for emergency ingress and egress for the Black Canyon development was discussed.

The Association reached consensus that the HOA would not approve any such easement.

Thank you for your attention.

Sincerely,

Tamara Scace  
President  
Overlook Condominium Association, Inc.

Cc: David Shirk, Planner II  
Bob Joseph, Community Development Director

**Dave Shirk**

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**From:** Jim & Pat Ardis [jimpat@ardisnet.com]  
**Sent:** Monday, May 11, 2009 10:11 AM  
**To:** Dave Shirk  
**Cc:** Greg and Sue Millikan; daniel.scace@sbcglobal.net  
**Subject:** Black Canyon Inn Condominiums Master Plan

Dear Mr. Shirk,

As the owner of Unit 326 in the Overlook Development, I am opposed to any easement or other impingement on our property rights. This proposed use of our private roads would be an undesirable beginning of the loss of privacy in our community and potentially would reduce the value of our property.

Patty K. Ardis  
326 Overlook Court

**Dave Shirk**

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**From:** Dave Prawdzik [2twins@srv.net]  
**Sent:** Monday, April 27, 2009 5:09 PM  
**To:** Dave Shirk  
**Subject:** Black Canyon In Condominiums master plan, 09-03

My name is David Prawdzik,

I own one of the Overlook Condominiums. This proposal requires an emergency easement through the Overlook Condominiums and states that it would be beneficial to both Condominium residences.

I am absolutely against this easement and disagree that it is beneficial to the Overlook. We, as owners of an established and approved development, do not want or need access to or from Black Canyon. In addition, our property access is partially through the Stanley Hotel property and I doubt that the Stanley Hotel is in favor of this egress through their property.

Sincerely,

David Prawdzik

Overlook 420