



Company Overview



The proposed Cherry Valley Event Venue is located at 8635 S. Highway 83, Franktown, Colorado in Douglas County. Situated on 35-acres of pristine agricultural property is a historic, 110-year old barn that will be renovated to host weddings.

Philosophy and Vision

Cherry Valley Event Venue will be a for profit business. Our objective is to operate our business in an honest and ethical manner, while being a good steward of the environment and good neighbor to our surrounding communities. We strongly believe it is possible to bridge business,

profit and corporate social responsibility.

Honesty and integrity are paramount to the way in which we plan to operate our business. Corporate social responsibility is imperative in order for us to create a successful business. Environmental friendliness and excellent community relations are essential to garner the support of the citizens in our local communities.

Event Operations

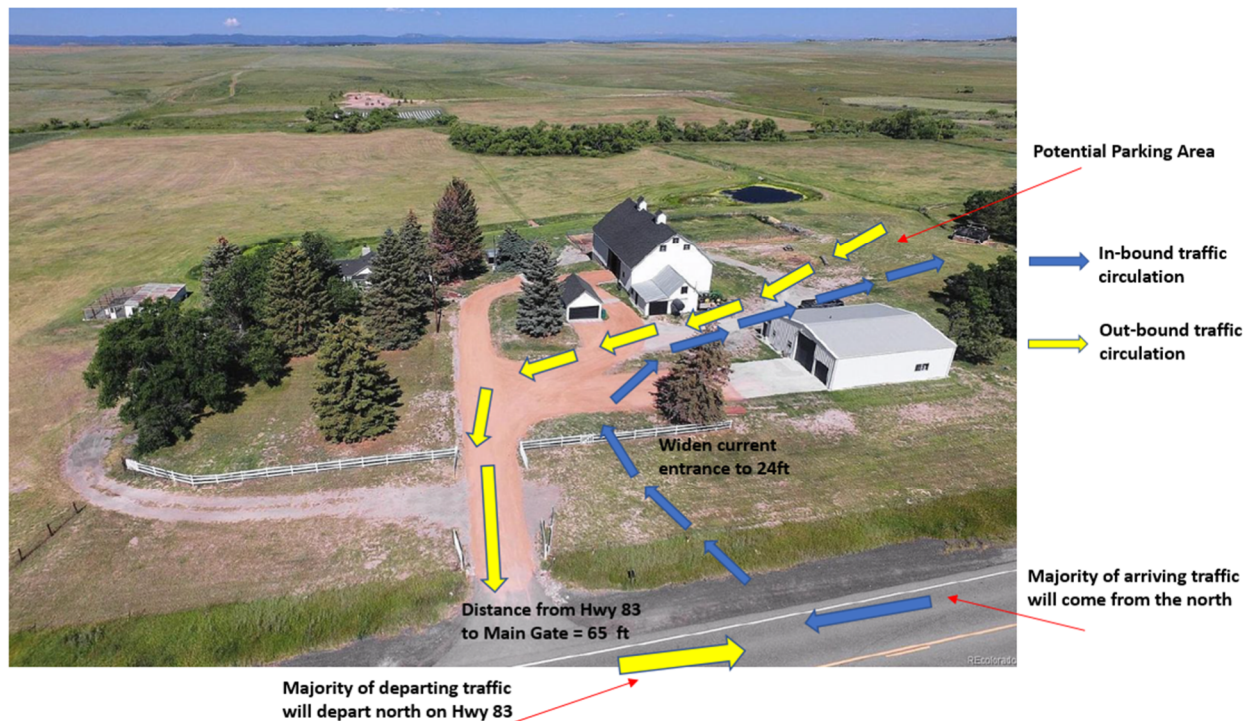
Aspect	Assumptions	Traffic Considerations
Number of weddings per year	35	Limited periods of traffic conflicts
Number of guests	135	Guests will arrive and depart over a 4 to 5-hr window; guests will not enter or leave the property all at the same time.
Booking Days	Primarily Saturday and Sunday Occasional Friday night	Off-peak traffic hours
Booking Times	Saturday and Sunday – 5pm start Friday – 7pm start	Off-peak traffic hours

The venue will have a clean and simple on-site traffic circulation with a generous amount of available parking. There is plenty of space between Highway 83 and the first on-site intersection, so vehicles will not stop in the driveway thereby preventing non-event traffic from spilling back onto the highway. Clear, on-site signage and event personnel will direct vehicles to designated parking areas without the need to stop. More than sufficient on-site parking will be provided to ensure guest do not park on the driveway or the highway shoulders.

Guests will not arrive or depart all at the same time. The event will take place over a 4 to 5-hour period, which will enable a smooth and orderly traffic flow, both upon arrivals and during departures.

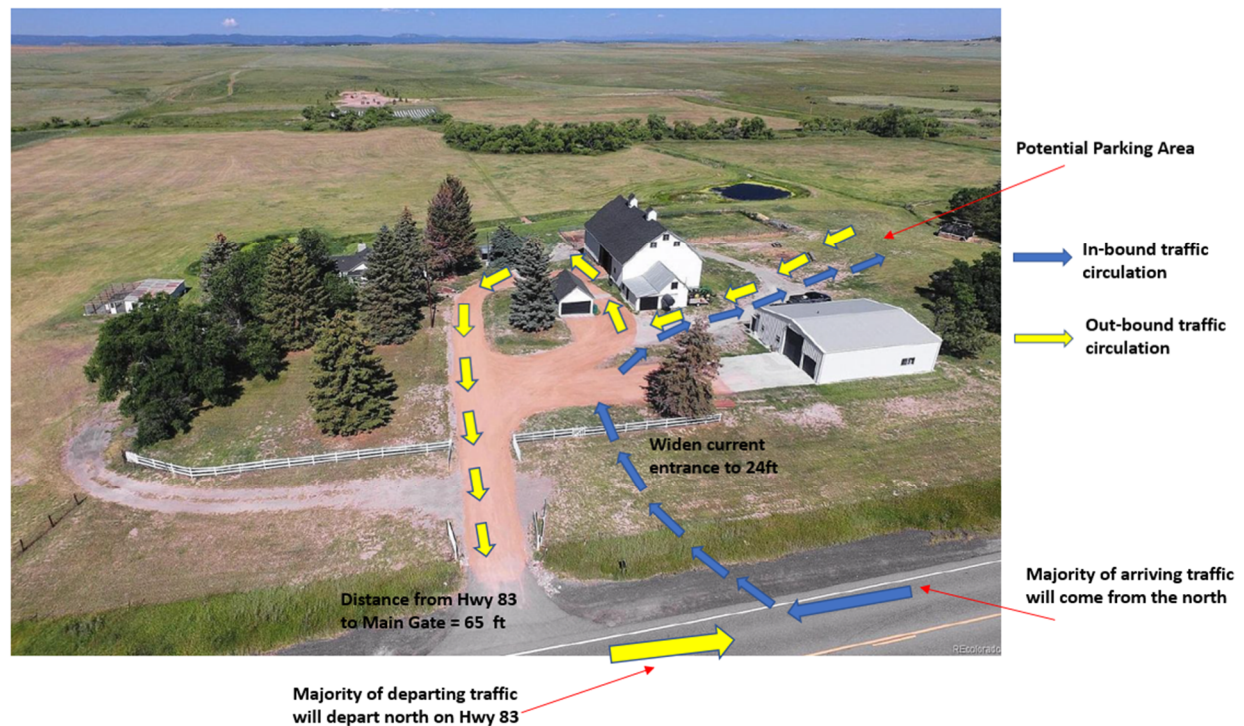
Clean and Simple on-site Traffic Circulation and Parking Plan

Option 1:



Clean and Simple on-site Traffic Circulation and Parking Plan

Option 2:



Summary of Traffic Safety Mitigation Measures

As noted in the picture above, there is approximately 65 feet from Highway 83 to the first on-site intersection. To ensure a smooth traffic flow without backups onto the highway, we anticipate widening the main entrance of the property to at least 24 feet with 4-foot gravel shoulders on each side. In addition, the pavement radii would be increased to 50 feet and highly visible on-site signage would be strategically installed to ensure inbound traffic would see the target driveway.



Cherry Valley Event Venue
8636 S. State Highway 83
Franktown, CO 80116
Douglas County