<table>
<thead>
<tr>
<th>ESTIMATED TIME</th>
<th>ELECTRONIC AGENDA ITEM</th>
<th>PUBLIC HEARING/ ACTION</th>
<th>ELECTRONIC LOCATION AND PRESENTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:30</td>
<td>Call to Order</td>
<td></td>
<td>Tab A</td>
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<tr>
<td></td>
<td>Roll Call</td>
<td></td>
<td>Chair Williams</td>
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<td></td>
<td>Pledge of Allegiance</td>
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<tr>
<td>6:35</td>
<td>Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code</td>
<td></td>
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<tr>
<td>6:40</td>
<td>Consent agenda –</td>
<td>Action Item</td>
<td>Tab B Chair Williams</td>
</tr>
<tr>
<td></td>
<td>1. Minutes of the August 2, 2022 Planning &amp; Zoning Commission meeting</td>
<td></td>
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<tr>
<td></td>
<td>Conflicts of Interest</td>
<td></td>
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<tr>
<td></td>
<td>Agenda Changes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:45 60 min</td>
<td>Autumn Ridge – Minor Subdivision and Rezoning</td>
<td>Public Hearing Recommendation to the Board</td>
<td>Tab C Planner Chain</td>
</tr>
<tr>
<td></td>
<td>• Sketch Plan</td>
<td></td>
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<tr>
<td></td>
<td>• Rezoning – R 1 to R3</td>
<td></td>
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<tr>
<td>7:45 30 min</td>
<td>River Run/Camp Colorado- Review of Site Plan for Mini Storage</td>
<td>Action Item</td>
<td>Tab D Planner Chain</td>
</tr>
<tr>
<td>8:15 5 min</td>
<td>Planners Report</td>
<td>Info Item</td>
<td>Planner Chain Verbal</td>
</tr>
<tr>
<td>8:20 10 min</td>
<td>Commissioner Comments</td>
<td></td>
<td></td>
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<tr>
<td>8:30</td>
<td>Adjournment</td>
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The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, October 4, 2022, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. “Estimated Time” is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.
The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, August 2, 2022. Chair Williams called the meeting to order at 6:34 p.m.

Roll call
Present Chair Lindsey Williams
Vice-Chair Joelle Dorsey
Commissioner Eddie Aragon
Commissioner Robert Doty
Commissioner Kim Leitzinger
Commissioner Michael Bertaux
Commissioner Charlienna Chancey

Also present were Town Administrator Jeff Layman, Planner Mark Chain, Community Development Manager Centeno.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the July 5, 2022 Planning & Zoning Commission meeting.

Commissioner Dorsey made a motion to approve the consent agenda as presented. Commissioner Bertaux seconded the motion, and the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

All in Brewing – Special Use Permit – 401 Main Street

Planner Chain introduced this agenda item and presented his staff report. He noted that the application was for a small batch brewery and that the Town did not have jurisdiction over this type of liquor license (it resides with the state) and that the use was not specifically called out on the Town Code. Therefore, that is why it is being processed as a Special Use Permit. He did note that the applicant had received prior approval for a very similar application at 7th & Main but that lease did not work out.
Chain went through all the background and relevant criteria. He did note that the building was constructed in 1974 before the institution of zoning and subdivision regulations in the Town. He also noted that this part of Main Street was still more like a warehouse district to some degree. He thought there was plenty of parking for the proposed use and that if successful it could enliven that section of Main Street. He noted his recommendation and the proposed conditions of approval.

The applicant, Richard Lynch, addressed the Commission and answered relevant questions. Issues discussed were control of grease in the cooking process, improvements to façade, access to the back. Commissioner Doty thought that the location was acceptable and that it was hopefully a viable business location. After a short discussion, Commissioner Aragon made a motion to recommend that the Board approve the Special Use Permit with the noted conditions below. Second by Dorsey; the motion passed unanimously.

Proposed Conditions of Approval - All in Brewing small batch brewery:

1) That all statements made by the applicant both in the application and in any meetings before the Planning and Zoning Commission be considered conditions of approval, unless modified in any subsequent conditions.

2) That the applicant obtain all necessary liquor license requirements from the State of Colorado and provide evidence of these approvals to the Town Clerk.

3) That the applicant obtain a building permit for all improvements within the structure as well as for any improvements for an outside patio.

4) That the applicant notify the Town Department of Community Development on any proposed changes over time and/or expansion of activities within the building or anywhere else on the premises including areas for outside liquor consumption such as a patio.

5) That the Applicant/Owner coordinate with the Public Works Director as part of the building permit process and make appropriate arrangements to mitigate any potential wastewater issues related to spoiled brewing affluent and/or other items that could adversely impact the Town’s wastewater treatment system.

All in Brewing - Site Plan Review for a food truck to be located at outside patio

Planner Chain introduced this project. He noted that it was a companion application to the small batch brewery but this one focused on the food truck and the outside patio. With this particular application, the Planning Commission is the final decision-making body. Chain then gave the staff report. The application is to locate a food truck on the south side of the structure for the brewery. The seating area that will be fenced off and included in the liquor operations is approximately 30 feet by 32 feet. The proposed food truck will be located just to the west of the seating area. This particular food truck is a new purchase and the applicant later on discussed the possibility of having “guest” food trucks also visit the site on an occasional basis.
Chain then outlined and went over various items that he had reviewed such as truck appearance, location, access, sanitary operations, customer safety etc. He noted that if operated as proposed this would be a good addition to the downtown area.

The Commission asked some clarifying questions and discussed the operation with the applicant. Rich Lynch, the applicant noted that depending on how access to the rear continues he may install some more fencing in that area related to the patio area. He also indicated that he/employees would be making an effort to try to get customers to go into the front of the building, the MainStreet façade. There was also some questions regarding security. After a short discussion, Commissioner Leitzinger recommended approval of the application for operation of a permanent, long-term food truck at the brewery to be located at 401 Main St., noting that all representations are considered terms of approval including obtaining appropriate liquor licensing and any required miscellaneous permits required by the Town. Second by Bertaux, the motion passed unanimously.

Temporary Storage Tent – four River Run/Camp Colorado

Planner Chain introduce this project. He noted that the Planning Commission probably had not seen a similar request before. In summary, Planner Chain noted that there was a request from Ray Nielsen to locate a membrane storage tent approximately 40 feet by 40 feet. Application notes that this is needed because of disruptions in the supply chain – therefore, sometimes finish materials or appliances are coming in on a sporadic basis and sometimes they need to be stored instead of going immediately into the designated small, single-family home. Chain went through the details. It was also noted that the storage tent was located in a different area of the subject property – adjacent to the barn and old silo and on the other side of the RV Park and not directly adjacent to the small, single-family home construction area.

Mr. Nielsen was asking that the structure be permitted to remain up at least 18 months with the possibility of extending that timeframe. Chain noted that temporary structures were allowed but for only a 6-month time period. A Site Plan review was the quickest and most direct way to achieve this goal.

Ray Nielsen discussed the project. He noted that traffic would be minimal; with an occasional truck dropping off various finish materials and supplies. The floor would be gravel. When the tent would be removed at the end of its use, the gravel would be scooped away from the site, put on the street and the area reseeded.

Commission members than had a number of questions. There were questions about the snow load and Commissioner Dorsey had a question on when the tent would be ready to be up and installed. Commissioner Aragon has some questions about movement caused by the wind and Ray emphasized he did want this tent blowing away anywhere. There were then some questions regarding to snow load whether design was adequate.

Chair Williams emphasized that she wanted the screw anchors to meet minimum standards and Commissioner Aragon emphasized that they needed to make sure that it would not move. There was then some questions about security, relationship of access to the small, single- family home area as well as the KOA Campground. There’s also question about signage. Commissioner Doty asked whether electric service would be extended to the temporary tent structure and Ray indicated that that would not be necessary as a night work was intended for the area.
There than some questions in general regarding the project including permitting. Manager Centeno stated that the Town’s contract building inspector had a correction list going for the structure.

After a little more discussion, Commissioner Bertaux made a motion to approve the 18-month temporary tent structure with the following conditions:

1. That the building inspector review the submittal.
2. That the applicant be cognizant of dust issues and make sure dust control was maintained.
3. That the structure would be good for a period of 18 months.

Commissioner Leitzinger wanted clarity on the time period. She thought it was best that the 18-month time frame start at the time of erection. Commissioner Bertaux accepted the amendment. Second by Commissioner Dorsey; the motion passed unanimously.

Topics for August 8 work session with Board of Trustees

Planner Chain noted that it was time for the quarterly work session with the Board and asked the Commission. He had suggested in his memo to the Commission that perhaps River Run in general would be a good item to discuss with the Board as the Board has some concerns with the enlarged Unit 18 which had eventually been approved by the Commission. After some discussion the following items were identified:

- Rislende
- River Run
- Manufactured Homes/Land Use Code Issues

Commissioner Bertaux noted that he would like the Island area in Rislende to remain in its current state and have the Town on that portion of the project. The Commission considered putting other items on the docket for the Board work session but Commissioner Dorsey suggested the keep the list brief so that items could be talked about in detail.

Planners Report

Planner chain gave updates on the status of the following projects:

- Stoney Ridge # 2
- Camario
- Autumn Ridge
- Manufactured Housing

He indicated that a 2nd meeting in the month of August was not necessary.

Commissioner Comment

There was brief discussion about the new path at Flying Eagle Soccer Field.

Manager Centeno noted that there would not be a Farmers’ Market this coming week. The commission asked Centeno about events and she told them that a Van Halen cover band was playing at the upcoming Party at the Pavilion, on August 12th.
Adjournment

Commissioner Bertaux made a motion to adjourn. Chair Williams seconded the motion and the meeting was adjourned at 8:05 PM.

Respectfully submitted,                 Approved by the Planning Commission

__________________________________________________________________________
Mark Chain  Lindsey Williams
Planner     Chair

__________________________________________________________________________
## Autumn Ridge - Minor - Subdivision Sketch Plan and Rezoning

### 8/30 /2022

<table>
<thead>
<tr>
<th><strong>Name of Project</strong></th>
<th>Autumn Ridge - minor subdivision sketch plan and rezoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td>John Zeller, Joy Zeller, Deric Walter and David C. Moore</td>
</tr>
<tr>
<td><strong>Owner</strong></td>
<td>John Zeller, Joy Zeller, Deric Walter and David C. Moore 737 Corral Dr. Grand Junction, CO 81505</td>
</tr>
<tr>
<td><strong>Owner Representative/ Land Planner</strong></td>
<td>Joy Zeller and Deric Walter 737 Corral Dr. Grand Junction, CO 81505 970.948.6661</td>
</tr>
<tr>
<td><strong>Civil Engineer</strong></td>
<td>Boundaries Unlimited Inc. 923 Cooper Ave., Suite 201 Glenwood Springs, CO 81601 970.618.7035</td>
</tr>
<tr>
<td><strong>Project Attorney</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Project Architect</strong></td>
<td>None at this time</td>
</tr>
<tr>
<td><strong>Water Engineer</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Property Location</strong></td>
<td>33821 Highway 6 and 24, Silt CO North side of Highway 6 and 24 – directly west of Old Silt Café</td>
</tr>
<tr>
<td><strong>Existing Zoning</strong></td>
<td>R-1</td>
</tr>
</tbody>
</table>
| **Surrounding Land Uses**    | West – vacant commercial and active motel (Red River)  - Single Family Res + Pre-HUD mobile homes  
  North – single-family sick built and modulars,  
  South – Warehouse/storage and single-family – Duplex/tri-plex rentals  
  East – commercial |
| **Surrounding Zoning**       | North –R2 and R3 -,  
  East – B-1,  
  South – Unincorporated Garfield County,  
  West – B- 2 and R 2 |
| **Existing use**             | 1 single-family residential home |
| **Proposed Use**             | Immediate use – one single-family home and vacant property  
  future use – one single-family home and multifamily  
  (Format for multi--family unknown at this time) |
THE APPLICATION PROCESS

This is a land-use application with two elements. The first is a Sketch Plan for a Minor Subdivision; the second is a rezoning. The proposal is to split a 3.07 acre parcel into two lots. There would be a small lot created for an existing single-family home for the purposes of sale to a different party. The applicants proposed to rezone the property and provide a site-specific development plan in the future. There is a possibility that they would not resubdivide what would be a newly created larger lot. If this is the case they would be required come in for a site plan review process for multifamily use in the future. If approved they would also have the ability to further subdivide that lot/condominiumize it, etc. They also discussed the possibility of applying for PUD zoning.

The planning commission holds a hearing for minor subdivision sketch plan to determine suitability of dividing the property. They forward their recommendation to the Board of Trustees. An applicant has three months after approval by the planning commission to submit a final plat to the Board. For the rezoning application, the Planning Commission holds a public hearing and makes recommendation to the Board of Trustees. The Board is the final decision-making body.

PAST HISTORY FOR SITE

The property underwent a subdivision and rezoning application in either 2007 or 2008. Once again, the single-family house was carved off and that application. The rest of the property was split into multifamily – single-family attached units. With the Great recession that development plan became unfeasible. The property has remained in the present configuration since that time.

SKETCH PLAN REVIEW

The sketch plan review process for a Minor Subdivision is very similar to the sketch plan process for a Major Subdivision. The main purpose is to determine whether a property is suitable for subdivision. The difference between review of the sketch plan for minor subdivision versus major subdivision is that for the major subdivision the Board also examines the Sketch Plan and there is a separate, future step called the Preliminary Plan where engineering and technical studies are reviewed before proceeding on to the final plat. With a minor subdivision the commission recommends to the Board approval as proposed, approval with conditions or denial and then the applicant moves directly to the Board of Trustees for review of a Final Plat. Approval criteria for minor subdivision includes having utilities available at the site and having a public street immediately adjacent to the subject property among other items.

1. Applicable Municipal Code sections
Pertinent sections for the Planning Commission Review are contained in sections 16.100010 through section 16.10.050. Approval criteria are in section 16.10.030 D (1 – 6) and I will go through those on a point-by-point basis later on in the report. General procedural steps are shown below.

**CODE EXCERPT BELOW**


A. Following the pre-application conference and submittal of minor subdivision sketch plan application, the planning department shall have ten days to check the minor subdivision sketch plan for application completeness. This cursory review shall not be a review for strict conformance with the Code related to the type of proposed development, zoning compliance, comprehensive plan conformance, or conformance with the town's master plans. Town staff may notify the applicant that a longer period of time is needed to check for application completeness, and in such case, the planning department shall have an additional five days to check the minor subdivision sketch plan for application completeness;

B. If application is incomplete, the planning department shall notify the applicant in writing within fifteen days, and the applicant shall have no more than thirty days to respond with additional submittal materials that make the application complete. If the applicant is unable to complete the application within thirty days, the town administrator or his designee, in his sole discretion, may deem the application abandoned and void. The applicant may submit a new application for further consideration on the application;

C. If application is complete, the planning department shall have no fewer than fifteen days and no more than thirty days to review the minor subdivision sketch plan application for Code compliance;

**Location**

A location map is attached.

**Engineering**

Boundaries Unlimited Inc. provided the engineering information for the application. Attached is a Sketch Plan Map provided by the applicant which shows all utilities, improvements on than an adjacent to the property, topography on the site and lot layout on surrounding properties. As the town engineer works for Boundaries Unlimited and he is one of the applicants, I have forwarded on the application to Mountain Cross Engineering in Glenwood Springs for review. They have provided comments (attached). Boundaries Unlimited is providing responses to these questions on a point by point basis than they are included as part of this report.

**Review of site conditions and technical information**

**Utilities**

- water and wastewater are already provided to the existing single-family house on the proposed Lot 1
Location Map
Zeller Property

Garfield County, CO

Account Number: R200250
Parcel Number: 217910100003
Physical Address: 33821 6 & 24 HWY
Acres: 3
2019 Total Actual Value: $362,170

Last 2 Sales
Date     Price
8/18/2009 $0
8/17/2009 $0

Date created: 9/1/2022
Last Data Uploaded: 9/1/2022 2:16:31 AM

Subject Property
• A town water line is located in Highway 6 and 24 and actually is located within the boundary of the subject property in the southwest corner. It is my understanding that an easement was not provided when installed. If approved, an easement should be created with the plat.
• Wastewater is also adjacent in Highway 6 and 24. A gas main is also located adjacent to the subject site – in the highway
• electric exists on site.
• Town water main is also adjacent on the west side of the property as well as along the northern boundary.

Access
• access is available off of State Highway 6 and 24. An access permit was approved with the previous land-use entitlement for the property. I believe the permit was good for access for 34 35 units. A new access permit had been obtained and the applicants are providing a copy to the town.

Ditch/Irrigation
• it is my understanding that the application comes with water rights out of the Grand River Ditch. See application. If the property moves on for further development this will need to be investigated and confirmed in detail.

Geotech
• reports from HP Geotech (now called Kumar) were submitted with the previous application. They included a subsoil surface study as well as some specifics on recommended asphalt thickness and base course for roads. I didn’t find anything unusual though there is the possibility of perched groundwater; perhaps because of proximity to the ditch. Anything noted in the Geotech can be taken care of

Easements
• please notice on the sketch plan map the water line easements as well as the access and utility easements across the ditch to both cactus Drive and Valley Drive. With the previous application the owners had propose to have an alternative access through cactus Drive but not Valley Drive. All of the easements just mentioned as well as the possible road connections were all taken care of during the planning and subdivision process with the town during the approval of the Mazuchi addition 1 annexation. (I can show you these at the meeting during the presentation)

Referral Comments

Town Engineering comments initial comments.

A letter from Mountain Cross Engineering is attached as well as responses from the applicant.
August 31, 2022

Mr. Mark Chain  
Mark Chain Consulting, LLC  
811 Garfield Avenue  
Carbondale, CO 81623

RE:  Autumn Ridge Minor Subdivision Sketch Plan and Rezoning

Dear Mark:

This office has performed a review of the documents provided for the Minor Subdivision Sketch Plan and Rezoning application of Autumn Ridge. The review generated the following comments:

1. The Applicant should explain how the shares associated with the irrigation rights are intended to be divided between Lots 1 and 2.
2. The Applicant appears to have only one sewer tap for the existing house on Lot 1. The Applicant should obtain a well serve letter for an additional sewer service on Lot 2.
3. The Applicant should provide an explanation on why reconstructing the existing waterline is less desirable than encumbering Lot 2 with an easement.
4. The Applicant should clarify if both lots will be R-3 zoning or just Lot 2.
5. It appears that the existing garage will be in Lot 2 but is intended to remain in use by Lot 1. No easement or permissions appear to be provided. The Applicant should provide more information about how this is intended to be used. Options include demolition of the garage, provide an easement, or adjust the lot lines to include it.
6. The Applicant states that a CDOT Access permit has been obtained. A copy of the permit should be provided for review.

Feel free to call if you have any questions or comments.

Sincerely,  
Mountain Cross Engineering, Inc.

Chris Hale, PE
September 1, 2022

Town of Silt
Attn: Mark Chain
PO Box 70
Silt, CO 81652

RE: Autumn Ridge Minor Subdivision Sketch Plan & Rezoning
Response to Mountain Cross Engineering, Inc. Review

Mark,

The purpose of this letter is to address the questions and comments presented by Mountain Cross Engineering, Inc in their letter dated August 31, 2022 for the Autumn Ridge Minor Subdivision Sketch Plan & Rezoning. Responses are provided in the same numerical order:

1. At this time, we are contemplating the use of a single head gate with a stilling basin containing an individual pump for each lot. Lot 1 (existing house) might be granted 24 hours per week for irrigation within specific days/times (i.e. Monday, Wednesday & Friday 12am-4am and 6pm-10pm and Lot 2 would be granted the remaining days/times. We need to confirm this, but in discussions with Public Works Director Trey Fonner, 1.0 share is thought to be equal to 88 gpm prior to evaporative loss and around 66 gpm after. Therefore, the 0.39 shares owned are equal to approximately 25.74 gpm of actual water which is more than sufficient to irrigate Lot 1 during the considered days/times and Lot 2 during the remaining days/times. This will all be confirmed and a system designed at the time of Final Plat.

2. I’m not sure that this is applicable. The property is already annexed into the Town and thus within the service boundary. The only requirement should be the payment of tap/use fees at the time of building permit.

3. It is our understanding that the Town waterline was constructed across the southwest corner of Lot 2 without a legal agreement during previous ownership. Rather than contest it, we are proposing to grant the Town a legal easement as part of this application. This way the Town will have a legal right to maintain the line in its existing location.

4. Both lots will be zoned R-3 which is an appropriate zoning along Main Street.

5. The existing garage is a separate structure that will be maintained on Lot 2 for use by Lot 2. Lot 1 will have no rights to it. Lot 1 will be granted the platted Access Easement across Lot 1 for ingress/egress.

6. A copy of the CDOT Access Permit has been attached.

If you have any questions or comments, please feel free to contact me at (970) 945-5252.

Sincerely,

BOUNDARIES UNLIMITED INC.

Deric J. Walter, PE
Project Engineer

Enc.
Public Works Comments –

None at this time.

REVIEW CRITERIA

Below is a point-by-point comment on the review criteria contained in section 16.10.030.D.(1-6)

1. Conformance to the town's comprehensive plan, as amended from time to time;
   
   **Comment:** The Land-use designation for the subject property is Mixed Use/Neighborhood Center. This includes zone districts R1 through R3 and B-1. Locational criteria are areas located along arterial roads at the intersection of major roads. This designation foresees that these properties may develop over time at a street junction where an exceptionally large number of vehicle trips are evident or at a location that the town anticipates will be developed into a street junction in the future. If these are commercial areas they should not compete with the Downtown or Service and commercial Support areas. The plan goes on to mention that these areas should have a density between 8 units and 20 units per acre in order to fully utilize town infrastructure and create an appropriate residential support for the neighborhood commercial. My analysis of the section of the Comprehensive Plan would show that the proposal is in conformance with the Comprehensive Plan.

2. The subject area is suitable for minor subdivision as defined by this title;
   
   **Comment:** the properties seems suitable for subdivision. It has ready access to utilities and vehicular access is possible.

3. All public utilities and a public street are in place on or immediately adjacent to the subject property;
   
   **Comment:** utilities are readily available and a public street is adjacent to the property

4. The minor subdivision plat shall comprise and describe not more than five lots,
   
   **Comment:** the property is comprised of five lots or fewer. If more than 5 lots are ever proposed, required engineering analysis will be undertaken her Municipal Code.

5. No part of the area sought to be subdivided has been previously subdivided pursuant to a minor subdivision or a subdivision exemption;
   
   **Comment:** staff is not aware of the property having been previously subdivided.

6. The commission determines that it does not need all engineered design data and specifications required by Chapter 16.04.
   
   **Comment:** it does not appear that additional engineering design data and specifications are required at this time. If no further subdivision is proposed, appropriate engineering can be submitted at the time of Site Plan Review or other land-use entitlement process.
Planning Recommendation: Staff would recommend that the Sketch Plan be approved with the following conditions:

1. all representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.

2. That the Plat for the Minor Subdivision include inadequate water line easement for the town water main which transects the Southwest corner of the property (Note: unfortunately, the town should not have constructed a water main across this private property without a proper easement. I believe this is the most cost-effective solution).

3. That no further development with the exception of 1 single-family house can occur on Lot 2 unless the applicant goes through a Site Plan Review process or another type of land-use application including a subdivision with detailed engineering, PUD rezoning etc.

4. That water rights be clarified at the time of any development or future land-use proposal with Lot 2.

5. That representations of the letter of September 1 from Boundaries Unlimited be followed as appropriate for the Final Plat of this Minor Subdivision or any future development/application for Lot 2.

Recommended Motion:

Motion to approve the Minor Subdivision for the Autumn Ridge property was staff conditions outlined below (add or modify any noted conditions as part of planning commission action).
REZONING APPLICATION - AUTUMN RIDGE

The second part of this land-use application is a request for a rezoning from R1 to R3. R1 is a low-density, single-family detached zone district. R3 is one of the town's multifamily zoning districts. This is an application for an amendment to the Zoning Map. It is processed according to Chapter 17.88 of the Municipal Code.

The Property

The property address is 338 21 Highly 6 and 24. The property was described in detail above with the Minor Subdivision Sketch Plan. Briefly, the property is 3.07 acres in size and lies north of Highway 6 and 24 and directly to the east of the Old Silt Café. The property has one single-family house at the southeast portion of the site and the rest is vacant. There is access off of the State Highway. Utilities are available.

I. Applicable Municipal Code sections

Amendments to the Zoning Map are regulated in sections 17.88.020. Approval criteria are contained in 17.88.020 B.3(b). The Board of Trustees is the approving body for an amendment to the Zoning Map (AKA Rezoning) after receiving a recommendation at a public hearing from the Planning Commission.

Past History

discussed earlier in staff report.

Surrounding Zoning

- North – R2 and R3 –,
- East – B-1,
- South – Unincorporated Garfield County,
- West – B-2 and R2

The neighborhood and Surrounding Uses

Commercial Uses exist both west and east of the subject property. North of the property are single-family homes, modulars and pre-HUD mobile homes. The properties to the south of the State Highway are under county jurisdiction. These land uses presently consists of storage warehouse and rental residential. A portion of the zone district map showing the subject property and surrounding area is attached.

The neighborhood
Commercial uses lie both to the east and west of the property and there are commercial uses to the south along Highway 6 and 24. The majority of the area immediately north of the project is single-family residential though it is zoned for medium and high density residential (R2 and R3).

Differences in the towns Residential Zone Districts

R-1. The proper name for this zone district is R-1 Low Density Residential District. It is intended for the principal use being single-family dwellings in low-density development between one and four dwelling units per acre. The minimum lot size is 7500 ft.\(^2\) with a lot area per dwelling unit of 3750 ft.\(^2\). The maximum height is 27 feet with a lot coverage of 50%.

R-2. This is the town R – 2 General Residential District. Principal uses are residential with a greater coverage of lot area and a medium density of between 4 and 8 dwelling units per acre being encouraged in this district. The minimum lot sizes 5000 ft.\(^2\) with a lot area per dwelling unit of 2500 ft.\(^2\). Maximum height is 27 feet and maximum lot coverage 60%.

R-3. The formal name for this is R – 3 residential/manufactured/modular/factory built housing high density district. The R-3 district is established as a district to provide for single-family and multifamily residential development, and permanent manufactured, modular and/or factory built residences. It is designed to promote a density of between 8 and 16 units per acre. The minimum lot area is 4000 ft.\(^2\) with a lot area per dwelling unit of 2500 ft.\(^2\). Maximum building height is 35 feet with a maximum lot coverage of 70%.

II. COMPREHENSIVE PLAN

As noted during the Sketch Plan portion of the staff report, the property lies in the Mixed Use/Neighborhood Center zone district. These areas are located along arterial roads or at the intersection of major collectors. It is hoped that commercial uses in this area will not compete with the Downtown or the Service and Commercial Support areas identified in the Comprehensive Plan. As these areas develop, it is expected that the density could be between 8 and 20 units per acre. It is hoped that development in these areas will fully utilize the town infrastructure and create an appropriate residential support for the neighborhood commercial. The town anticipates and expects that these areas will be connected to the town’s infrastructure including water and wastewater.

Planner’s Comment. The property has existing utilities and infrastructure including good access to Highway 6 and 24. Higher density surrounds the subject property in terms of zoning and there are higher residential densities close by to the West of the subject site. The property also appears to comply with the Comprehensive Plan. Staff can support a rezoning to R-3.

II. Review Criteria

Below is a point-by-point comment on the review criteria contained in section 17.78.020.C.3.(b)
i. The amendment will promote the public health, safety and general welfare;

comment: *The rezoning will promote the public health, safety and general welfare.*

ii. The amendment is consistent with the Comprehensive Plan and the purposes stated in the Unified Development Code;

comment: *the proposal for rezoning is consistent with the Comprehensive Plan and the purposes stated in the Municipal Code.*

iii. The amendment is consistent with the stated purpose of the proposed zone district;

comment: *the amendment is consistent with the stated purpose of the proposed zone district.*

iv. The amendment will not likely result in significant adverse effects upon the natural environment, including air, water, noise, storm water management, wildlife and vegetation; or such impacts will be substantially mitigated;

Comment: *the amendment will not appear to result in negative impacts to the natural environment*

v. The amendment will not likely result in material adverse negative impacts to other properties adjacent to or in the vicinity of the subject property;

comment: *Future development should not result in material adverse negative impacts to other properties in the vicinity.*

vi. Facilities and services including roads/transportation, water, gas, electricity, police and fire protection or as applicable will be available to serve the subject property after development;

comment: *facilities, services and utilities are available to serve the subject property.*

III. Staff Findings

Staff finds that the rezoning application is in compliance with the comprehensive plan, is consistent with the purposes of the stated purposes of the proposed zone district, that utilities and adequate access are available that it should not result in significant adverse effects upon the natural environment.

IV. Planning Recommendation:

Staff recommends that the Planning Commission recommend to the Board of Trustees that they approve the rezoning request from R-1 to the R-3 Zone District.
Town of Silt Community Development
231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108

Land Use Application Form

- Amended Plat
- Boundary Adjustment
- Subdivision Exemption
- Annexation
- Sketch Plan
- Floodplain Development
- Final Plan
- Planned Unit Development
- Vacation of Right-of-Way
- Text Amendment
- Site Plan Review
- Re-Subdivision Final Plan
- Easement Agreement
- Zoning or Rezoning
- Subdivision Improvement Agreement
- Preliminary Plan
- Special Use Permit
- Annexation & Development Agreement
- Zoning Variance
- Other: Minor Subdivision

Project Name: Autumn Ridge Minor Subdivision

Project Description / Property Information:

Address: 33821 Hwy 6 & 24, Silt, CO Parcel ID Number: 2179-101-00-003

Legal Description (attach additional sheets if necessary): A parcel of land situated in the NE 1/4 NE 1/4 of Section 10, T 6 S, R 92 W of the 6th Principal Meridian, Town of Silt, County of Garfield, Colorado

Access to Property: Highway 6 & 24

Acreage or Square Footage: 3.07 Ac. Existing Land Use Designation: Single Family/Vacant

Proposed Land Use Designation: Residential

Existing Zoning: R-1 Proposed Zoning: R-3

Proposed Use / Intensity of Use: Lot 1: Residential/Existing SF; Lot 2: Residential/TBD

Submittal Requirements:
- Initially, a completed application with original signatures and four copies shall be submitted to the department for review. The application shall include four sets of 24” x 36” plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
- All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 1/2” x 11” and inserted into the collated application. Each individual application shall be banded together and ready for public distribution.

STAFF USE ONLY

Pre-app conference: ________________ (date) Application received: ________________ (date)
Application complete: ________________ (date) File Number: _______________________
Fees: _______________________________ Referrals Sent: __________________________ (date)
Deposits: ___________________________ PZC approval: __________________________ (date)
Paid: _______________________________ BOT approval: __________________________ (date)
The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all engineering, surveying and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney’s fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Joy Zeller
Name (printed)
737 Corral Drive, Grand Junction, CO 81505
Address
970.948.6661
Phone

Signature

CO DL 97-190-1112
Type of Identification

Disclosure of Property Ownership

If owner is an individual, indicate name exactly as it appears on the deed.

X If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.

If owner is a land trust, name beneficiaries on a separate page.

If applicant is a lessee, indicate the owner(s) on a separate page.

If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.
Property Owner Affidavit

I/We, John Zeller and Joy Zeller, being first duly sworn, deposite and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

John Zeller
Name (printed)
737 Corral Drive
Address
Grand Junction, CO 81505
Phone
970.319.4275
Fax

Joy Zeller
Name (printed)
737 Corral Drive
Address
Grand Junction, CO 81505
Phone
970.948.6661
Fax

Signature
Colorado Driver’s License
Type of Identification
County of Mesa
State of Colorado
Sworn to and subscribed before me this 13th day of July, 2022.
Signed
By John Zeller (name printed)

Witness my hand and official seal.
Notary Public
My Commission expires: August 19, 2023

Notary Public
Makaela Sue Koler
Notary Public State of Colorado
Notary ID 20194031444
My Commission Expires Aug 19, 2023
Property Owner Affidavit

I/We, Deric Walter, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

Deric Walter
Name (printed)
1213 N. 16th St.
Address
970.618.7035
Phone
Fax
Signature
Driver's License
Type of Identification
County of Garfield
State of Colorado
Sworn to and subscribed before me this 15th day of July, 2022
By Deric Walter
(name printed)
Witness my hand and official seal.
Notary Public
My Commission expires: 10-13-2025

BRUCE DONALD LEWIS
Notary Public
State of Colorado
Notary ID # 19834009183
My Commission Expires 10-13-2025
**Property Owner Affidavit**

I/We, **Deric Walter** and **David C. Moore**, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

<table>
<thead>
<tr>
<th>Deric Walter</th>
<th>David C. Moore</th>
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</thead>
<tbody>
<tr>
<td>Name (printed)</td>
<td>Name (printed)</td>
</tr>
<tr>
<td>1213 N. 16th St.</td>
<td>1409 Doremby Ct.</td>
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<td>Silt, CO 81652</td>
<td>Silt, CO 81652</td>
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<tr>
<td>Address</td>
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</tr>
<tr>
<td>970.618.7035</td>
<td>970.618.5244</td>
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<tr>
<td>Phone</td>
<td>Phone</td>
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<tr>
<td>Fax</td>
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<tr>
<td>Signature</td>
<td>Signature</td>
</tr>
</tbody>
</table>

**Type of Identification**
- County of **Garfield**
- State of **Colorado**

Sworn to and subscribed before me this **13** day of **July**,** 2022**

By **David Moore**

(name printed)

Witness my hand and official seal.

**Amie Tucker**

Notary Public

My Commission expires: **9/18/2024**
Authorized Representative

I/We further permit Joy Zeller and Deric Walter to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative’s responsibility to keep the owner(s) adequately informed as to the status of the application.

John Zeller
Name (printed)

737 Corral Drive

Grand Junction, CO 81505
Address

970.319.4275
Phone

Fax

Signature

Colorado Driver's License
Type of Identification

County of Mesa
State of Colorado

Sworn to and subscribed before me this 13 day of July, 2022.

By John Zeller
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: August 19, 2023

MAKAELA SUE KOLER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194031444
MY COMMISSION EXPIRES AUG 19, 2023
Authorized Representative

I/We further permit Joy Zeller and Deric Walter to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative’s responsibility to keep the owner(s) adequately informed as to the status of the application.

Joy Zeller
Name (printed)

737 Corral Drive
Address

970.948.6661
Phone

Fax

Signature

Colorado Driver's License
Type of Identification

County of Mesa
State of Colorado

Sworn to and subscribed before me this 13 day of July 2022.

By Joy Zeller
(name printed)

Witness my hand and official seal.

Makaela Sue Koler
Notary Public

My Commission expires: August 19, 2023
Authorized Representative

I/We further permit Joy Zeller and Deric Walter to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative’s responsibility to keep the owner(s) adequately informed as to the status of the application.

Deric Walter
Name (printed)

1213 N. 16th St.
Address

970.618.7035
Phone

Signature

Driver's License
Type of Identification

County of Garfield
State of Colorado

Sworn to and subscribed before me this 15th day of July, 2022.

By Deric J. Walter
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: 10-13-2025

BRUCE DONALD LEWIS
Notary Public
State of Colorado
Notary ID # 19934009183
My Commission Expires 10-13-2025
Authorized Representative

I/we further permit Joy Zeller and Deric Walter to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

David C. Moore
Name (printed)

1409 Domelby Ct.
Address

970.618.5244
Phone

Fax

Signature

[Signature]

Known to me

Type of identification

County of Garfield

State of Colorado

Sworn to and subscribed before me this 13 day of July, 2022

By David Moore
(name printed)

Witness my hand and official seal.

Amie Tucker
Notary Public

My Commission expires: 9/18/2024

Amie Tucker
Notary Public - State of Colorado
Notary ID #20124058102
My Commission Expires 9/18/2024
Below is an example of a Public Notice to be submitted to the newspaper and sent by certified, return receipt mail to property owners within 200 feet. The minimum public notice requirements are as follows:

Variance:
All applications regarding a Planned Unit Development:
Special Use:
Subdivision Exemption:
Preliminary Plan:
Comp Plan Amendment, Sketch Plan, Zoning,
Rezone, Final Plan:

No less than 7 days prior to public hearing
No less than 15 days prior to public hearing
No less than 15 days prior to hearing
No less than 7 days prior to public hearing
No less than 7 days prior to public hearing
No less than 15 day prior to public hearing

Public Notices shall be published once per week, in a newspaper of general circulation, no less than the number of days as listed above. Public Notices to adjoining property owners shall be sent certified, return receipt and post-

---

**Public Notice**

You are hereby notified that the Town of Silt Planning & Zoning Commission/Board of Trustees will conduct a Public Hearing to consider the following application. The Public Hearing will be held on ______________, 200__ at 7:00p.m. in Council Chambers at Silt Town Hall, 231 N. 7th Street.

Applicant:

Application Request:

Legal Description: (brief legal description is sufficient)

Common Description: (street address or general location)

For more information, contact the Town of Silt Community Development Department; PO Box 70, 231 N. 7th Street or call 970/876-2353. Please provide the name of the applicant and other notice information when asking department staff about this notice.
TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: Autumn Ridge Minor Subdivision

I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on _________, 20 ___.

In addition, I hereby affirm that on ______ day of ______________, 20 ___, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at __________________, Colorado, addressed to those property owners on the attached list.

Attached are:

1. Certificate(s) of Mailing (green cards and return receipts)
2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.
3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

Joy Zeller
Name of Applicant (printed)  Signature of Applicant  Date

County of ________________________ ) ss.
State of ________________________ )

Sworn to and subscribed before me this ______ day of ______, ________)
(fill in day)  (fill month)  (fill year)

By ______________________________
Name (printed)

Witness my hand and official seal.

Notary Public

My Commission Expires: ____________________________
LAND USE APPLICATION FEES

<table>
<thead>
<tr>
<th>Application</th>
<th>Fee</th>
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<tr>
<td>Annexation</td>
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<td>Annexation &amp; Development Agreement amendment</td>
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<td>Vacation of Right of Way</td>
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<tr>
<td>Zoning Variance</td>
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<tr>
<td>Zoning or Rezoning</td>
<td>$500</td>
<td>$100</td>
<td>16.12.410</td>
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</table>

*Deposits must be included with application submittal. The deposit is used as security for department staff and consultant time to review the project application. Applicant shall also pay for fees and charges incurred by the town, such as legal fees, planning fees, engineering fees, and filing or recording fees, plus an administrative fee of 15% of the total consultant charges.

ATTACHMENTS/EXHIBITS MUST BE COMPLETE FOR SUBMITTAL. Incomplete applications will not be reviewed until deemed complete.

Checklist below for Office use only.

1] A legal description of the property.
2] Evidence of legal ownership. May be a deed, title commitment, title insurance policy, or attorney’s opinion of ownership.
3] Letter of consent. Required if the Applicant is not the property owner.
4] List of property owners within 200 feet. Call Garfield County Assessor’s Office at 970/945-9134 for information.
6] A copy of the completed application in electronic format (Microsoft Word).
7] A diskette, compatible with the Town of Silt GIS system, must be submitted before final recording of land use action. Mylars will not be signed prior to submittal of GIS disk. (For GIS information, call the Community Development Department, (970) 876-2353.) Please do not print Final Plat Mylars until you receive approval by Town staff.
LAND USE ACTIVITY IMPACT STATEMENT

John Zeller, Joy Zeller,
Name of Applicant: Deric Walter and David C. Moore Date: 7/12/2022

Location of Property: 33821 Hwy 6 & 24, Silt, CO

Land Use Request: Minor Subdivision / Sketch Plan

Please answer the following questions to the best of your ability. Attach additional pages as needed.

1. Is your request compatible with the Silt Municipal Code? Yes/No Yes

2. Is your request compatible with the Silt Comprehensive Plan? Yes/No Yes

If not, how is your request useful to the Town of Silt?

3. Explain how your request is compatible with the immediate area surrounding the site.
   North: Cactus Drive is R-3 and Valley Drive is R-2;
   South: Storage and Multifamily (GarCo);
   East: B-1; West: B-2 and R-2

4. How is your request desirable for the Town of Silt?
   Improves housing options, including the potential for attainable housing and/or residential rentals.

5. Detail any real or possible environmental, town service, or other impacts your request may have.
   A Highway Access Permit has already been obtained for this property at the location shown on the Sketch Plan. Water, sewer and gas mains run across the front of the property. Electricity is located on the east and west sides of the property. Irrigation water rights are owned and accessed from an existing diversion box on the Cactus Valley Ditch along the north side of the property.
6. Are there or have there ever been any landfills on any part of the property included in your request? Yes/ No  No

7. Please mark all the concerns or impacts listed below which apply to your request and give a brief statement about how you have addressed them.

   a.  x  traffic
   b.  x  town services (water, sewer, etc.)
   c.    signage
   d.    open space
   e.    schools
   f.    emergency services (police, fire, medical)
   g.  x  other utilities (electrical, etc.)
   h.    other (pollution, etc.)

Please list any other items or information which you feel would be of help in assessing your application.

The intent of is Minor Subdivision Application is to subdivide off the existing single family house (Lot 1) for sale. The proposed use for Lot 2 has not been determined, but is anticipated to align with R-3 zoning or possibly a residential or mixed-use PUD.

Traffic: A CDOT Highway Access Permit has already been obtained for the proposed access.

Town Services: Water and sewer are already provided by the Town to the existing single family house (Lot 1). Utility requirements for the vacant lot (Lot 2) will be determined at a later date. The water rights held by the owners include 0.39 shares of the Grand River Ditch Company and the Hallar well (West Divided #5, Case W-1810). According to Book 741, Page 948 of the Garfield County Clerk & Recorder, 3 water service taps and 1 sewer service tap are also owned (1 of each will be dedicated to the existing house). The Grand River Ditch Company shares have been historically and recently used to irrigate the 3.07 acre property through the use of flood irrigation and a sprinkler system. Water is obtained from the ditch through two irrigation headgates. It is our understanding that 1.0 shares of the Ditch has an approximate flow rate value of 50gpm. Therefore, the 0.39 shares owned is roughly equivalent to 19.5gpm.

The town waterline located inside the south boundary line was installed without an easement. The dedication of the easement shown on the Plan should not negate the rights of the Owner of lot 2 to utilize the easement area as deemed necessary by the Owner insofar as they do not damage the waterline. Such uses may include, but are not limited to: stormwater management systems, with or without detention; landscaping; utilities to serve the property; material storage; earth embankment; excavation; vehicle parking; or constructing fences on or across the easement.
Autumn Ridge Minor Subdivision
Applicants: John Zeller, Joy Zeller, Deric Walter and David C. Moore

Description of Proposed Land Use(s): We are proposing to subdivide the current R-1 zoned property into two R-3 lots. Lot 1 will contain the existing single family house. Lot 2 will be the vacant portion of the property and is anticipated to be developed at a later date to meet the housing needs of Silt and the surrounding community.

Planning Objectives: The primary objective of this minor subdivision is to subdivide off the existing house (Lot 1) for resale while we determine a financially viable use for the vacant portion (Lot 2). We are currently researching various housing options that align with R-3 zoning or may possibly apply for a residential or mixed-use PUD at a later date. The existing R-1 zoning is not financially feasible, is no longer consistent with the surrounding zoning and is not a good use for property along Highway 6 (Main Street).

Description of Adjoining Land Uses and Zoning: The proposed R-3 zoning is consistent with the adjoining properties which are a mix of R-2 (along Valley Drive and E. Home Avenue), R-3 (along Cactus Drive, B-1 (east of the site), B-2 ) west of the site, Public Utility (southwest of the site), storage facilities (in Garfield County to the south) and multifamily residential (in Garfield County southeast of the site). Please see the attached Vicinity Map and the Zone Map excerpt below.

Existing and Proposed Zoning of Subject Property: The property is currently zoned R-1 and is proposed to be R-3. Please see Zone Map excerpt below.
**Estimate of Proposed Residential Units:** Lot 1 will contain the existing single family house. The proposed use for Lot 2 has not been determined, but is anticipated to align with R-3 zoning or possibly a residential or mixed-use PUD.

**Individual(s) Who Prepared the Minor Subdivision Sketch Plan:**
Boundaries Unlimited Inc.
Deric Walter
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601

**Total Area of The Parcel:** 3.07 acres

**How the Development will be Served by Utilities:**
Water, sewer, gas, and telecommunication mains existing in the Highway 6 (Main Street) right-of-way. A water main traverse the property along the west boundary and then east along the north boundary to Cactus Drive. Overhead electric exists along the west boundary and at the northeast corner of the site.

The existing single family house (Lot 1) is already serve by the Town with water and sewer. Utility requirements for the vacant lot (Lot 2) will be determined at a later date.

The water rights held by the owners include 0.39 shares of the Grand River Ditch Company and the Hallar well (West Divided #5, Case W-1810). According to Book 741, Page 948 of the Garfield County Clerk & Recorder, 3 water service taps and 1 sewer service tap are also owned (1 of each will be dedicated to the existing house). The Grand River Ditch Company shares have been historically and recently used to irrigate the 3.07 acre property through the use of flood irrigation and a sprinkler system. Water is obtained from the ditch through two irrigation headgates. It is our understanding that 1.0 shares of the ditch has an approximate flow rate value of 50gpm. Therefore, the 0.39 shares owned is roughly equivalent to 19.5gpm.

**Land, Soil Types, Slope Stability & Floodplain Statement:**
An in-depth subsoil study was previously prepared by Hepworth-Pawlak Geotechnical, Inc. (aka Kumar & Associates) for a previous PUD application that was determined to be financially infeasible. A copy of the study has been enclosed.
GEOTECHNICAL STUDY
SUBSOIL STUDY
FOR FOUNDATION DESIGN
PROPOSED MULTI-FAMILY SUBDIVISION
AUTUMN RIDGE SUBDIVISION P.U.D.
AUTUMN RIDGE ROAD
SILT, COLORADO

JOB NO. 107 0886
JANUARY 21, 2008

PREPARED FOR:
HIGH POINT VENTURES, LLC
c/o BOUNDARIES UNLIMITED
ATTN: DERIC WALTER
823 BLAKE AVENUE, SUITE 102
GLENWOOD SPRINGS, COLORADO 81601
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PURPOSE AND SCOPE OF STUDY

This report presents the results of a subsoil study for the proposed Autumn Ridge Subdivision to be located north of U.S. Highway 6 on the east side of Silt, Colorado. The project site is shown on Figure 1. The purpose of the study was to develop recommendations for the foundation design. The study was conducted in accordance with our proposal for geotechnical engineering services to High Point Ventures, LLC dated November 10, 2007.

A field exploration program consisting of exploratory borings was conducted to obtain information on the subsurface conditions. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification, compressibility or swell and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths and allowable pressures for the proposed building foundation. This report summarizes the data obtained during this study and presents our conclusions, design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsurface conditions encountered.

PROPOSED CONSTRUCTION

The proposed development will consist of seven multi-family residences consisting of four-plex and six-plex units on about 2.6 acres of land. We understand that the buildings will be two story wood frame structures over crawlspaces or with basement levels depending on groundwater conditions. Grading for the structures is assumed to be relatively minor with cut depths up to 8 feet for basement level construction. We assume relatively light foundation loadings, typical of the proposed type of construction.

If building loadings, location or grading plans change significantly from those described above, we should be notified to re-evaluate the recommendations contained in this report.
SITE CONDITIONS

There is an existing residence/commercial building and a detached garage on Lot 1, located on the southeast portion of the property. The Cactus Valley irrigation ditch borders the property on the north side. The ditch is an earthen structure that was out of service at the time of our field exploration. The ground surface over most of the development area is relatively flat with a gentle slope down to the southwest at grades up to about 4%. There is a steep slope in the southwest corner of the property with a steep slope down to the southwest at a grade up to about 36%. Vegetation consists of trees, brush, grass and weeds.

FIELD EXPLORATION

The field exploration for the project was conducted on December 10 and 11, 2007. Five exploratory borings were drilled at the locations shown on Figure 1 to evaluate the subsurface conditions. The borings were advanced with 4 inch diameter continuous flight augers powered by a track-mounted CME 55LC/300 drill rig. The borings were logged by a representative of Hepworth-Pawlak Geotechnical, Inc. Slotted PVC pipe was installed in each of the borings for future groundwater monitoring.

Samples of the subsoils were taken with a 2 inch I.D. spoon sampler. The sampler was driven into the subsoils at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. The subsoils were variable and below about ½ foot of topsoil consist of stratified clay, silt and sand soils. Medium dense, silty sandy gravel with cobbles and possible boulders was
encountered below the clay, silt and sand soils in Borings 1, 2 and 3 at depths between 24½ and 35½ feet.

Laboratory testing performed on samples obtained from the borings included natural moisture content, density, Atterberg limits, unconfined compressive strength and finer than sand size gradation analyses. Results of swell-consolidation testing performed on relatively undisturbed drive samples of the clay, silt and sand soils, presented on Figures 4 through 7, generally indicate low to moderate compressibility under conditions of loading and wetting. Two of the samples showed a minor to low collapse potential (settlement under constant load) when wetted. The sample from Boring 4 at 4 feet showed a low expansion potential when wetted under a constant light surcharge. An unconfined compressive strength of 1,500 psf was measured on a very sandy clay sample from Boring 1 at 2 feet. Atterberg limits testing showed the soils have low plasticity. The laboratory testing is summarized in Table 1.

Groundwater was measured in Boring 3 at a depth of 32 feet at the time of drilling. No free water was encountered in the other borings at the time of drilling. Groundwater levels between about 11 and 30 feet where measured in the borings when checked on January 7, 2008. The subsoils were slightly moist to wet with depth.

**FOUNDATION BEARING CONDITIONS**

The upper natural soils have variable bearing capacity and settlement potential but should be suitable for support of lightly loaded spread footings with some risk of differential settlement mainly if the bearing soils become wetted. Consideration should be given to lining or piping of the Cactus Valley irrigation ditch above the site to avoid potentially higher groundwater conditions during irrigation season. Monitoring the groundwater in the borings should be continued through construction. The excavations of the individual buildings should be evaluated at the time of construction to determine the bearing conditions.
Groundwater was measured in the borings between about 11 and 30 feet below the existing ground surface. Basement floors and crawlspace grade should be kept at least 3 feet above the anticipated high water level. The groundwater level appears relatively deep at Lots 2, 3 and 4 and relatively shallow on Lots 5 through 8 located against the Cactus Valley irrigation ditch. If used, crawlspace areas should be well ventilated.

DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsurface conditions encountered in the exploratory borings and the nature of the proposed construction, we recommend the buildings be founded with spread footings bearing on the natural soils. The excavations should be kept relatively shallow to avoid potential groundwater and soft soil impacts.

The design and construction criteria presented below should be observed for a spread footing foundation system.

1) Footings placed on the undisturbed natural soils should be designed for an allowable bearing pressure of 1,500 psf. Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be about 1 inch or less. There could be some additional differential settlement if the lower moisture bearing soils become wetted. Some stabilization of soft soils may be needed prior to footing construction, especially in the northern part of the subdivision where groundwater level is shallow.

2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.

3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 36 inches below exterior grade is typically used in this area.

4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least 14
feet. Foundation walls acting as retaining structures should also be
designed to resist lateral earth pressures as discussed in the "Foundation
and Retaining Walls" section of this report.

5) All existing fill, debris and foundations from prior site development,
topsoil and any loose or disturbed soils should be removed and the footing
bearing level extended down to the firm natural soils. The exposed soils in
footing area should then be moistened and compacted.

6) A representative of the geotechnical engineer should observe all footing
excavations prior to concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures which are laterally supported and can be
expected to undergo only a slight amount of deflection should be designed for a lateral
earth pressure computed on the basis of an equivalent fluid unit weight of at least 50 pcf
for backfill consisting of the on-site soils. Cantilevered retaining structures which are
separate from the buildings and can be expected to deflect sufficiently to mobilize the full
active earth pressure condition should be designed for a lateral earth pressure computed
on the basis of an equivalent fluid unit weight of at least 40 pcf for backfill consisting of
the on-site soils. Backfill should not contain vegetation or topsoil.

All foundation and retaining structures should be designed for appropriate hydrostatic and
surcharge pressures such as adjacent footings, traffic, construction materials and
equipment. The pressures recommended above assume drained conditions behind the
walls and a horizontal backfill surface. The buildup of water behind a wall or an upward
sloping backfill surface will increase the lateral pressure imposed on a foundation wall or
retaining structure. An underdrain should be provided to prevent hydrostatic pressure
buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum
standard Proctor density at a moisture content near optimum. Backfill in pavement and
walkway areas should be compacted to at least 95% of the maximum standard Proctor density. Care should be taken not to overcompact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.35. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 300 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum.

FLOOR SLABS

The natural on-site soils, exclusive of topsoil, are suitable to support lightly loaded slab-on-grade construction. There is a potential for differential settlement and slab distress if the bearing soils become wetted. To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use.

All fill materials for support of floor slabs should be compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill can consist of the on-site soils devoid of vegetation, topsoil and oversized rock.
UNDERDRAIN SYSTEM

Although groundwater level was typically encountered below expected excavation depths, it has been our experience in the area that seepage from the Cactus Valley irrigation ditch could occur when the ditch is active and local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can create a perched condition. We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system.

The drains should consist of drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining granular material. The drain should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum 1% to a suitable gravity outlet. Free-draining granular material used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1½ feet deep. An impervious membrane such as 20 mil PVC should be placed beneath the drain gravel in a trough shape and attached to the foundation wall with mastic to prevent wetting of the bearing soils.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the buildings have been completed:

1) Inundation of the foundation excavations and underslab areas should be avoided during construction.

2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.
Note: Explanation of symbols is shown on Figure 3.
LEGEND:

- TOPSOIL: sandy silt and clay, organics, roots, firm, slightly moist to moist, brown.

- SILT AND CLAY (ML-CL); sandy to very sandy, silty sand layers, stratified, stiff to medium stiff and soft with depth, moist to wet below groundwater, brown, low plasticity.

- GRAVEL (GM); silty, sandy, with cobbles and possible boulders, medium dense, wet, brown, rounded rocks.

- Relatively undisturbed drive sample; 2-inch I.D. California liner sample.

- Drive sample blow count; indicates that 4 blows of a 140 pound hammer falling 30 inches were required to drive the California sampler 12 inches.

- Free water level in boring and number of days following drilling measurement was taken.

- Depth at which boring had caved following drilling.

- Indicates slotted PVC pipe installed in boring to depth shown.

NOTES:

1. Exploratory borings were drilled on December 10 and 11, 2007 with 4-inch diameter continuous flight power auger.

2. Locations of exploratory borings were measured approximately by pacing from features shown on the site plan provided.

3. Elevations of exploratory borings were obtained by interpolation between contours shown on the site plan provided and checked by instrument level. Logs are drawn to depth.

4. The exploratory boring locations and elevations should be considered accurate only to the degree implied by the method used.

5. The lines between materials shown on the exploratory boring logs represent the approximate boundaries between material types and transitions may be gradual.

6. Water level readings shown on the logs were made at the time and under the conditions indicated. Fluctuations in water level may occur with time.

7. Laboratory Testing Results:
   WC = Water Content (%)
   DD = Dry Density (pcf)
   -200 = Percent passing No. 200 sieve
   LL = Liquid Limit (%)
   PI = Plasticity Index (%)
   UC = Unconfined Compressive Strength (psf)
Moisture Content = 18.3 percent
Dry Density = 108 pcf
Sample of: Silty Sand
From: Boring 1 at 4 Feet

Moisture Content = 10.9 percent
Dry Density = 109 pcf
Sample of: Sandy Silt
From: Boring 2 at 4 Feet
Moisture Content = 19.0 percent
Dry Density = 103pcf
Sample of: Sandy Silt and Clay
From: Boring 2 at 9 Feet

No movement upon wetting

Moisture Content = 12.1 percent
Dry Density = 117pcf
Sample of: Sandy Silt and Clay
From: Boring 3 at 4 Feet

No movement upon wetting
Moisture Content = 13.0 percent
Dry Density = 107 pcf
Sample of: Sandy Silt
From: Boring 3 at 14 Feet

Compression upon wetting

Moisture Content = 10.9 percent
Dry Density = 114 pcf
Sample of: Sandy Silty Clay
From: Boring 4 at 4 Feet

Expansion upon wetting
Moisture Content = 13.7 percent
Dry Density = 113 pcf
Sample of: Sandy Silt and Clay
From: Boring 4 at 9 Feet

No movement upon wetting
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<th>DEPTH (ft)</th>
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<th>NATURAL DRY DENSITY (pcf)</th>
<th>GRADATION</th>
<th>PERCENT PASSING NO. 200 SIEVE (%)</th>
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November 17, 2009

High Point Ventures, LLC
c/o Boundaries Unlimited
Attn: Deric Walter
823 Blake Avenue, Suite 102
Glenwood Springs, Colorado 81601

Job No. 107 0886

Subject: Asphalt Pavement Section Thickness Recommendations, Proposed
Autumn Ridge Subdivision P.U.D., Silt, Colorado

Gentlemen:

As requested by Deric Walter, we are providing asphalt pavement section thickness recommendations for the proposed on-site project improvements. The recommendations are provided as a supplement to our previous subsoil study report prepared for High Point Ventures, LLC c/o Boundaries Unlimited, dated January 21, 2008, Job No. 107 0886.

We understand that asphalt pavement sections are proposed for the new subdivision road (Autumn Lane) and parking area at the subject site. A Level Two Traffic Assessment prepared by Felsburg, Holt & Ullevig, dated October 31, 2008, was provided to us for our analysis. The Peak PM Hourly Traffic Volume on Autumn Lane (proposed) was projected to be 38 vehicles (Figures 8 and 9), which we converted to an Average Daily Traffic (ADT) value of 380. Assuming 2% heavy trucks, we calculated an estimated 18-kip EDLA value of 18. For the purpose of our analysis, the pavement area was divided into three sections, namely: 1) from the intersection of Autumn Lane (proposed) and U.S. Highway 6 north to the entrance to the high density residential parking area at the west side, 2) from the entrance to the high density residential parking area north to the connection with Cactus Drive to the north, and 3) the high residential parking area. We assume that the first section will be impacted by the full calculated 18-kip EDLA of 18, but we estimate that the subsequent sections will be impacted by lower 18-kip EDLA values of 10 and 5, respectively. The subgrade soils encountered in the borings at the site are mainly low plasticity, stratified clay, sand and silt, and generally a poor material for support of pavements.

Based on the subgrade conditions encountered at the site, an estimated Hveem ‘R’ Value of 7 and the 18-kip EDLA values provided above, the recommended pavement section thickness should consist of 4 inches of asphalt over 8 inches of road base along the main part of Autumn Lane (proposed) from the intersection of U.S. Highway 6 north to the high density residential parking area, 4 inches of asphalt over 6 inches of road base for the remainder of Autumn Lane (proposed) and 3 inches of asphalt over 8 inches of road base at the proposed high residential parking area. The road base should consist of CDOT Class 6 aggregate base course. The subgrade soils will typically be susceptible to frost penetration and providing a granular subbase layer of CDOT Class 2 base course
would help reduce the potential for frost heave. If Class 2 subbase is proposed, we should be contacted for additional recommendations. The pavement sections provided above are based on the subsurface conditions encountered in the exploratory borings drilled at the site, estimated or assumed traffic loadings and do not consider the damaging effects from construction vehicle loads. If alternate traffic loadings are proposed, we should be contacted to revise our recommendations.

If you have any questions or need further assistance, please call our office.

Sincerely,

HEPWORTH – PAWLAK GEOTECHNICAL, INC.

Trevor L. Knell, P.E.

Rev. by: SLP

TLK/djb
PROPERTY IDENTIFICATION AND OWNERSHIP

Legal Description: A tract of land in the NE1/4NE1/4, Section 10, Township 6 South, Range 92 West of the 6th P.M. in Garfield County, Colorado and being more particularly described as follows:

Beginning at a point on the Northerly Right-of-Way line of U.S. Highway 6 & 24 at its intersection with the Westerly line of the NE1/4NE1/4 said Section 10 and from which the monument at the intersection of the centerlines of Main Street and 9th Street in the town of Silt bears S. 88°12'37" W. a distance of 1357.15 feet;

Thence North and along the Easterly line of that real property described in Book 575 at Page 39, Garfield County records, and continuing North along the Easterly line of Block 3 of the J-C Addition to the Town of Silt, for a distance of 281.43 feet to the Southwest corner of the Mazuchi Addition Filing No. 1 to the Town of Silt;

Thence S. 77°48'08" E. and along the Southerly line of the said Mazuchi Addition Filing No. 1, a distance of 119.33 feet;

Thence S. 84°24'09" E. and continuing along the Southerly line of said Mazuchi Addition Filing No. 1, and along the Southerly line of the Mazuchi Addition Filing No. 2, a distance of 231.53 feet;

Thence S. 70°36'36" E. and along the Southerly line of the said Mazuchi Addition Filing No. 2 a distance of 246.96 feet to the Northwest corner of the Country Cousin Addition to the Town of Silt, recorded as Reception No. 284727, Garfield County records;

Thence S. 03°37'00" W. and along the Westerly line of said Country Cousin Addition, a distance of 155.15 feet to a point on the Northerly Right-of-Way line of said Highway 6 & 24;

Thence N. 89°41'15" W. a distance of 6.83 feet;

Thence continuing along said Northerly Right-of-Way line N. 89°40'42" W. a distance of 563.41 feet to the point of beginning.

Property Address: 33821 Highway 6 & 24, Silt, CO 81652

County: Garfield, Colorado

Schedule/Parcel #: R200250

Owner’s Name(s): John Zeller and Joy Zeller and Deric Walter and David C. Moore

TITLE ABSTRACT

Special Warranty Deed from High Point Ventures, LLC to John Zeller and Joy Zeller and Deric Walter and David C. Moore, recorded August 18, 2009 as Reception No. 773557.

Deed of Trust from John Zeller and Joy Zeller and Deric Walter and David C. Moore to the Public Trustee of Garfield County for the use of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American National Bank, to secure $235,500.00, dated August 17, 2009, and recorded August 18, 2009 as Reception No. 773558.

Nothing Further of Record

Note: This report covers Garfield County, Colorado Real Estate Records Through June 7, 2022.
Disclaimer: This report reflects the results of a search of the county records posted to the above described real estate only, and does not necessarily reflect involuntary liens or other matters which might be disclosed by a search on the individual owner’s or other names shown hereinabove. The Title Company of the Rockies makes no warranty regarding the accuracy of the information herein provided, and further, shall not be liable for any loss incurred by reason of the information reported in this report.

THE DOCUMENTS INCLUDED WITH THIS REPORT ARE THE BEST COPIES AVAILABLE
3M INVESTORS LLC
737 CORRAL DRIVE
GRAND JUNCTION CO 81505

AMP VENTURES, LLC
1334 COUNTY ROAD 250
SILT CO 81652

ANDRUS, JONATHAN & MELANIE
260 CACTUS DRIVE
SILT CO 81652

ANTONELLI, LARRY & GLENDA K
1615 MAIN STREET
SILT CO 816529795

AVILA, ADRIAN & WILCOX, ASHTON
230 N VALLEY DRIVE
SILT CO 81652

BEAUCHAMP, GENE & ALICE A
PO BOX 575
SILT CO 81652-0575

BEGAYE, WILLIAM H & FERGUSON, NAK
241 CACTUS DRIVE
SILT CO 81652

BOSWORTH, STACY D
322 MID VALLEY DRIVE
NEW CASTLE CO 81647

CARBONE MARRON, CASEY T
221 N 13TH
SILT CO 81652

CORDOVA, JASON D & GINGER L
261 CACTUS DRIVE
SILT CO 81652-9817

COX, TINA R
211 N VALLEY DRIVE
SILT CO 81652

DEL CID, JOSE R
1160 HOME AVENUE
SILT CO 81652

FERGUSON, ALBERT L & GEORGIA J
210 VALLEY DRIVE
SILT CO 81650

FITZSIMMONS, BILLY & HENDERSON, DA
221 CACTUS DRIVE
SILT CO 81652

GALINDO CARRILLO, MANUEL
140 13TH STREET
SILT CO 81652

GISH SOLIDAY, LAURIE A & SOLIDAY, AT
1400 RUEDI CREEK ROAD
BASALT CO 81621

GRANT, KRISSA R & SMITH, DEBRA A &
241 N VALLEY DRIVE
SILT CO 81652

GUTIERREZ, RICARDO
1411 GRAND AVENUE
SILT CO 81652

HAMPTON, PATRICIA C
730 E 5TH STREET
RIFLE CO 81650

HULL, JONATHAN D & ELISE L
210 N 16TH STREET
SILT CO 81652

INTERMOUNTAIN HOLDINGS, LLC
PO BOX 629
SILT CO 81652

LYONS, ROBERT & BERNICE
PO BOX 233
SILT CO 81652-0233

MEIER, MALLORIE R & WAHL, JEFFREY
1015 DOMELBY COURT
SILT CO 81652

PLATTPNER, CLAUDIA A
PO BOX 904
SILT CO 81652

RC & ASSOCIATES LLC
PO BOX 1198
SILT CO 81652

RHINEHART OIL CO LLC
1800 - 240 4TH STREET SW
CALGARY ALBERTA T2P 4H4

RIVAS, PORTIFIO MONROY & JURADO, L
200 13TH STREET
SILT CO 81652

SEIFERT, GERALD A & CYNTHIA A
PO BOX 705
SILT CO 81652

SILT COMMERCIAL PROPERTY LLC
4424 COUNTY ROAD 154
GLENWOOD SPRINGS CO 81601

SILT LODGING LLC
PO BOX 15
SILT CO 81652
<table>
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<tr>
<th>Name</th>
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</tbody>
</table>
# Garfield County Treasurer
## Statement Of Taxes Due

**Account Number:** R200250  
**Parcel Number:** 21791010003  
**Acres:** 3.030  
**Assessed To:** ZELLER, JOHN & JOY & WALTER, DERIC & MORRE, DAVID C  
**Address:** 737 CORRAL DRIVE, GRAND JUNCTION, CO 81505

### Legal Description
- **Section:** 10  
- **Township:** 6  
- **Range:** 92 TR IN THE NENE

### Situs Address
- **Address:** 033821 6 & 24 HWY

### Tax Charge

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax</th>
<th>Interest</th>
<th>Fees</th>
<th>Payments</th>
<th>Balance</th>
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<tr>
<td>2021</td>
<td>$2,166.68</td>
<td>$0.00</td>
<td>$0.00</td>
<td>($2,166.68)</td>
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<td><strong>Total Tax Charge</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>($2,166.68)</strong></td>
<td><strong>$0.00</strong></td>
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### Grand Total Due as of 06/16/2022
- **Total:** $0.00

**Tax Billed at 2021 Rates for Tax Area 035 - 2S-4SF - 035**

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<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
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<td>SINGLE FAM.RES.-LAND</td>
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**Taxes Billed 2021**  
- **Total:** $2,166.68

* Credit Levy

**IMPORTANT INFORMATION ABOUT LIENS-PLEASE READ**

ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DRAINT Warrant FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER SEPTEMBER 1ST.

IN ORDER TO AVOID DELAYS IN PROCESSING/ISSUING CERTIFICATES OF REDEMPTION, IT IS RECOMMENDED THAT REDEMPTIONS BE REMITTED WITH CERTIFIED FUNDS, i.e., CASH, CASHIER'S CHECK, MONEY ORDER or WIRE TRANSFER.

**Garfield County Treasurer**  
P.O. Box 1069  
Glenwood Springs, CO 81602-1069  
(970) 945-6382
March 3, 2022

Deric Walter
737 Corral Dr.
Grand Junction, Colorado 81505

Re: Extension of Access Permit No. 320125 located in Garfield County on Highway 006D near Mile Reference Pt. 99.56 Left.

Dear Permittee:

Your request for a one-year extension of the above-referenced State Highway Access Permit has been approved. This permit, which was originally due to expire on 12-08-2021 has been extended to 12-08-2022.

This is the first extension of the permit. Subsection 2.3 (11) (d) of the State Highway Access Code, 2 CCR 601-1 states, in part: “... No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from the date of issue, the permit will be considered expired . . .”

A copy of this letter must be attached to the permit and be readily available at the job site when performing work. If you do not have a Notice to Proceed (NTP), please note that CDOT will still need to review construction plans, signing and striping plans, traffic control plans and certificate of insurance prior to construction. Please note that all the original terms and conditions of each permit still apply. If there are any further concerns or questions, please feel free to contact this office at the address or phone number listed above.

Sincerely,

Kandis Aggen
Region 3 Asst. Access Manager

Cc: File
December 8, 2020

Deric Walter
737 Corral Dr.
Grand Junction, Colorado 81505

Re: State Highway Access Permit No. 320125, located in Garfield County on Highway 006 near Mile Marker Reference Pt. 99.56 Left

Dear Applicant/Permittee:

The Colorado Department of Transportation (CDOT) has received your signed permit and application fee. A copy of the issued permit is enclosed. This permit is valid for one year from the date of issue. If construction does not occur within the first year, the Applicant/Permittee may request in writing, an extension for another year. This permit may be extended twice for a total of two (2) additional years. If construction does not occur within the third year, a new application shall be submitted and the permit process shall begin again.

The next step in the CDOT access permitting process is for you, Applicant/Permittee, to request a Notice to Proceed (NTP) from CDOT. You may NOT proceed with any construction without receiving an approved Notice to Proceed (NTP) from CDOT. Failure of receiving a Notice to Proceed prior to any construction will be a violation of the State Highway Access Code (2 CCR 601-1,"the Code") § 2.4.

The Applicant/Permittee shall request a NTP in writing along with all required items. Once the complete NTP submittal has been received, CDOT has seven (7) days to determine if the NTP submittal is complete for review and then, if necessary, notify the applicant of any deficiencies. If complete, CDOT will review and comment on the submitted information within thirty (30) days. If CDOT determines the information is unacceptable, missing, or in need of correction, the Applicant/Permittee shall correct their submittal and resubmit the complete request for NTP.

Once resubmitted, CDOT will review the revised NTP documents within ten (10) days. If the revised documents are satisfactory, CDOT will issue a NTP. If further corrections are necessary, the cycle of submittal, review and comments will repeat itself until approval is granted and the NTP is issued.

Notice to Proceed Requirements

The request for NTP shall include the following documents, along with any other items specified in the Terms and Conditions of your permit:

1) Written Request for Notice to Proceed

Well in advance of construction, the Permittee shall make a written request for a Notice to Proceed (NTP) to Devin Drayton, Access Project Manager. If applicable please include the engineering firm name, Professional Engineer’s name, and their contact numbers. Request may be sent to: 222 S. 6th St, Rm 100, Grand Junction, CO 81501 (or by email to Devin.Drayton@state.co.us). He may also be reached by phone at: (970) 683-6286.
2) **Complete Construction Plans**

The Applicant shall provide two (2) hard copies and one (1) electronic copy of 11X17 construction plans and specifications for the proposed improvements. The plans shall:

A. Include the name of the Engineering firm and/or the Professional Engineer with their contact information; and

B. Address (as applicable) the geometry, striping, signing, and signalization; and

C. Include (but not be limited to) the layout of the access, highway improvements, utility locations, existing and proposed drainage, existing and proposed right-of-way lines, existing and proposed traffic control devices, and a clear zone analysis; and

D. Conform to the requirement of the permit’s “Terms and Conditions”; and

E. If applicable include the following statement on the cover page of the plans: “This design is in full compliance with Section 4 of the State Highway Access Code, 2 CCR 601-1 except for the following approved design waivers:”

3) **Insurance Liability Certification**

The Applicant or contractor shall be required to provide a comprehensive general liability and property damage insurance for the period of access construction. As per the State Access Code, Section 2 (11)(i), the certificate shall name CDOT, and the local Issuing Authority (if applicable) as an additional insured party for general liability in the amounts of not less than $1,000,000 per occurrence and automobile liability insurance of $1,000,000 with combined single limit bodily injury and property damage for each accident. The additional insured(s) must be noted as such, not just “Certificate Holders”.

4) **Traffic Control Plan (TCP)**

The traffic control plan must be:

A. Comply with CDOT Standard Plans Manual for Maintenance and Signing; and

B. Be consistent with the MUTCD, identifying the type, number and spacing for all devices; and

C. Be prepared by individual with American Traffic Safety Services Association (ATSSA) or Colorado Contractors Association certification - or sealed (stamped) by a Colorado registered professional engineer; and

D. Be acceptable to CDOT prior to any construction within the right-of-way; and

E. Be presented in a manner that provides a method of handling traffic (MHT) for each different phase of construction; and

F. Describe the MHT according to the proposed construction phasing and include dimensioned diagrams of work zone elements, with the final traffic control plan submitted a minimum of three working days in advance of construction. (Such plans may be revised as necessary with CDOT concurrence.)

If you have any questions regarding the process or the required documents, please contact me at the number above or Devin Drayton, Project Manager at Devin.Drayton@state.co.us or 970-683-6286.

Respectfully,

![Signature]

Brian Killian, Region 3 Access Manager

Cc: Devin Drayton, Project Manager

File
Dear Permittee:

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments.

2. If you ACCEPT the Permit and its Terms and Conditions (and are authorized to sign as legal owner of the property, or as an authorized representative), please complete the DocuSign process within 60 days of the transmittal date on the permit. Your signature confirms your agreement to all the listed Terms and Conditions.

3. If you fail to complete the DocuSign within 60 days, the Colorado Department of Transportation (CDOT) will consider this permit withdrawn.

4. You may use the PayPal link to pay for this permit or send a check or money order made payable to “CDOT” for the total amount due of $100.00 to our office.

5. If you wish to APPEAL the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.

6. As described in the additional attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation’s validation shall be considered a violation of State Law.

If you have any questions please call Kandis Aggen, Asst. Access Manager, at (970) 683-6270 or Brian Killian, Region 3 Access Program Manager, at (970) 683-6290.

If you choose to return the signed permit and/or check by mail, please send to:

Region 3 Access Unit
Attn: Kandis Aggen, Asst. Access Manager
222 S 6th St, Rm 100
Grand Junction, CO 81501
COLOADO DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY ACCESS PERMIT

Permit Fee $100.00  Date of Transmittal 11/25/2020  Region / Section / Patrol / Name 3 / 02 / 2K10 Tracy Anthony  Local Jurisdiction Silt

The Permittee(s):

Deric Walter
737 Corral Dr.
Grand Junction, Colorado 81505
(970) 618-7035

The Applicant(s):

TurnKey Consulting LLC
1885 Denver West Ct., #1323
Golden, Colorado 80401

is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location: Located on the north side of Hwy 006 D approximately 360 feet west of 16th St. and 3000 feet east of MP 99

Access to Provide Service to:

<table>
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<th>Land Use Code</th>
<th>Size</th>
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<tbody>
<tr>
<td>210 - Single-Family Detached Housing 1 unit</td>
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<tr>
<td>1000 - Other &quot;Tiny&quot; Homes 36 units</td>
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<td></td>
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<tr>
<td>Total Volume</td>
<td>22</td>
<td>DHV</td>
</tr>
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Additional Information:

Access shall align with the access on the south side of Hwy 006 D at approximately MP 99.56

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Teshaylo Trujillo 2K3 with the Colorado Department of Transportation, at (303) 810-0883 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee Signature: Deric Walter
Date: 11/28/2020 | 7:46 AM PST

Co-Permittee Signature: (if applicable)
Print Name
Date

This permit is not valid until signed by a duly authorized representative of the Department.

COLOADO DEPARTMENT OF TRANSPORTATION

Signature
Print Name Kandis Aggen
Title Asst. Access Manager
Date (of issue) 12/8/2020 | 1:39 PM PST

Copy Distribution:
Required:
Make copies as necessary for:
Local Authority Inspector
MTCE Patrol Traffic Engineer

Previous editions are obsolete and may not be used
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State Highway Access Permit
Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department’s internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department’s decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4]

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

**CHANGES IN ACCESS USE AND PERMIT VIOLATIONS**

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

**MAINTENANCE**

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

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1. This permitted access is only for the use and purpose stated in the Application and Permit. This Permit is issued in accordance with the State Highway Access Code (2 CCR 601-1), and is based in part upon the information submitted by the Permittee. Any subsequent relocation, reconstruction, or modifications to the access or changes in the traffic volume or traffic nature using the access shall be requested for by means of a new application. Any changes causing non-compliance with the Access Code may render this permit void, requiring a new permit.

2. This permit replaces any and all additional access permits that may be in existence for this access.

3. This permit is for the use of 1 Single Family Home & 36 “Tiny” Homes for parcel # 2179-101-00-003.

4. The traffic volume shall be 22 DHV (design hourly volume, passenger car equivalents)

5. This access shall have a full turning-movement.

6. This access shall be reconstructed so that it aligns with the access on the south side of Hwy 6.

7. This access shall be designed and constructed to CDOT’s design standards.

8. The horizontal axis of the access to the State Highway shall be constructed perpendicular to the centerline of the highway and extend from the edge of the roadway a minimum distance of 40 feet, or to the property line, whichever is greater. This design shall be in conformance with section 4 of the State Highway Access Code, 2CCR 601-1.

9. Side slopes shall be at a 4:1 slope on the roadway. The roadway shall slope away from the highway at a -2% grade for the first 20 feet of driveway. This design shall be in conformance with section 4 of the State Highway Access Code, 2CCR 601-1.

10. Immediately upon completion of earthwork, and prior to use, this access shall be hard surfaced in accordance with Section 4.7 of the Access.

11. The access shall be hard-surfaced a minimum distance of 50 feet from the traveled way, or to the CDOT Right-of-Way, whichever is greater. Where the hard surface is to abut the existing pavement, the existing pavement shall be saw cut and removed a minimum of one foot back from the existing edge for bituminous, or until an acceptable existing cross slope is achieved. Surfacing shall meet the Department’s specifications with minimum surfacing to be equal to, or greater than, existing highway conditions.

12. Materials, Placing, and Compaction

   Unless the Applicant has approval from the Access Manager who may state otherwise, the following are requirements for driveway construction:

   **Hot Mix Asphalt Option (HMA)**

   Base: 16 inches of class 6 gravel with maximum 6-inch lifts;
   Surface: 4 inches of HMA in two, 2-inch lifts;
   Compaction of the subgrade, embankments and backfill shall comply with sections 203 & 304 of the Colorado Highway Standard Specifications for Road and Bridge Construction.
Concrete Pavement Option: Portland Cement (PCCP)

Base: 4 inches of class 6 gravel;
Surface: A minimum of 6” of doweled and tied PCCP.
Compaction of the subgrade, embankments and backfill shall comply with sections 203 & 304 of the Colorado Highway Standard Specifications for Road and Bridge Construction.

13. A Notice to Proceed, CDOT Form 1265, must be issued by CDOT before beginning construction on the access or any activity within the highway Right-of-Way.

14. To receive the Notice to Proceed the applicant shall submit a complete packet to CDOT with the following items:
   (a) A cover letter requesting a Notice to Proceed.
   (b) Certificate of Insurance Liability as per Section 2.3(11)(i) of the State Highway Access Code, naming CDOT as an additional insured for general liability.
   (c) A certified Traffic Control Plan in accordance with Section 2.4(6) of the Access Code. The Traffic Control Plan shall provide accessibility features to accommodate all pedestrians including persons with disabilities for all pathways during construction.
   (d) Two copies of Construction Plans Stamped (11”x 17” with a minimum scale of 1” = 50’) by a Colorado Registered Professional Engineer in full compliance with the State Highway Access Code.

15. No drainage from this site shall enter onto the State Highway travel lanes. The Permittee is required to maintain all drainage in excess of historical flows and time of concentration on site. All existing drainage structures shall be extended, modified or upgraded, as applicable, to accommodate all new construction and safety standards, in accordance with the Department’s standard specifications.

16. Open cuts, which are at least 4 inches in depth, within 30 feet of the edge of the State Highway traveled way, will not be left open at night, on weekends, or on holidays, or shall be protected with a suitable barrier per State and Federal Standards.

17. Nothing in this permit shall prohibit the Chief Engineer from exercising the right granted in CRS 43-3-102 Including but not limited to restricting left hand turns by construction of physical medial separations.

18. The Permittee is responsible for obtaining any necessary additional Federal, State and/or City/County permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee. Permittee is also responsible for obtaining all necessary utility permits in addition to this access permit.

19. All workers within the State Highway right-of-way shall comply with their employer’s safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction. Personal protective equipment (e.g. head protection, footwear, high visibility
permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repair such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

25. Any damage to present highway facilities including traffic control devices shall be repaired immediately at no cost to the Department and prior to continuing other work.

26. During access construction, no construction-related, personal vehicles will be permitted to park in the state highway right-of-way.

27. Any mud or other material tracked, or otherwise deposited, on the roadway shall be removed daily or as ordered by the Department inspector. If mud is an obvious condition during site construction, it is recommended that the contractor build a Stabilized Construction Entrance or Scrubber Pad at the intended construction access to aid in the removal of mud and debris from vehicle tires. The details of the Stabilized Construction Entrance can be found in the M & S Standards Plan No. M-208-1.
November 25, 2020  PERMIT No. 320125
Permittee(s):  Deric Walter
Location:  Garfield County on CO Highway 006D, near Mile Ref. Pt. 99.56 Left

28. A fully-executed, complete copy of this permit and the Notice to Proceed must be on the job site with the contractor at all times during the construction. Failure to comply with this or any other construction requirement may result in the immediate suspension of work by order of the Department inspector or the issuing authority.

29. No work will be allowed at night, Saturdays, Sundays and legal holidays without prior authorization from the Department. The Department may also restrict work within the State Highway right-of-way during adverse weather conditions.

30. The access shall be completed in an expeditious and safe manner and shall be completed within 45 days from initiation of construction within State Highway right-of-way or in accordance with written concurrence of the Access Manager. All construction shall be completed in a single season.

31. All costs associated with any type of utility work will be at the sole responsibility and cost of the Permittee and at no cost to CDOT.

32. Areas of roadway and/or right-of-way disturbed during this installation shall be restored to their original conditions to insure proper strength and stability, drainage and erosion control. Restoration shall meet the Department’s standard specifications for topsoil, fertilization, mulching, and re-seeding.

33. Upon the completion of the access (and prior to any use as allowed by this permit), the Applicant shall notify the Access Manager within 10 days to request a final inspection. This request shall include certification that all materials and construction have been completed in accordance with all applicable Department Standards and Specifications; and that the access is constructed in conformance with the State Highway Access Code, 2 CCR 601-1, including this permit. The Engineer of Record as indicated on the construction plans, may be requested by the Department for this inspection. The access serviced by this permit may not be opened to traffic until written approval has been given from the CDOT Access Manager.
What is stormwater runoff?
Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like roads and sidewalks prevent stormwater from naturally soaking into the ground.

Why is stormwater runoff a problem?
Stormwater can pick up debris, chemicals, dirt and other pollutants and flow into CDOT’s storm drain system or directly into a stream, river, lake, wetland or reservoir. Anything that enters CDOT’s storm drain system is discharged untreated into the waterways we use for fishing, swimming, and providing drinking water.

Tips for Reporting an Illicit Discharge
Call the illicit discharge hotline at (303) 512-4426
From a safe distance try to estimate the amount of the discharge.
Identify characteristics of the discharge (color, odor, algae, etc.).
Obtain information on the vehicle dumping the waste (if applicable).
Do not approach!
Call *CSP for illicit dumping.
If possible, take a photo, record a license plate.

REMEMBER:
Never get too close to the illicit discharge, it may be dangerous!!!

For more information on CDOT Utility Permits:
https://www.codot.gov/business/permits/utility
For more information on CDOT Access Permits:
https://www.codot.gov/business/permits/access
For more information on CDOT Water Quality Program:
Water Quality Program Manager
4201 E. Arkansas Ave.
Shumate Building
Denver, Colorado 80222
303-757-9343

Water Quality Program
Industrial Facilities Program
CDOT has a Municipal Separate Storm Sewer System permit, otherwise known as MS4 from the Colorado Department of Public Health and Environment. The permit states that only stormwater can be discharged from CDOT’s storm drain system.

As part of the permit, CDOT has several different programs to prevent pollutants from entering into the storm drain system:
- Construction Site Program
- New Development Redevelopment Program
- Illicit Discharge Program
- Industrial Facilities Program
- Public Education and Outreach Program
- Pollution Prevention and Good Housekeeping Program
- Wet Weather Monitoring Program
Control Measures for Industrial Facilities

Industrial facilities can use control measures (CM) otherwise known as Best Management Practices (BMP) during the construction of a facility and when operating the facility. Control measures are schedules of activities, maintenance procedures, and other management practices to prevent and reduce pollution entering into CDOT’s storm drain system. Control Measures also include treatment, operating procedures, and practices to control site run off which can include structural and non-structural controls.

CDOT defines a utility, or utility facility as any privately, publicly, or cooperatively owned line, facility, or system producing, transmitting or distributing the following:

- Communications
- Cable television
- Power
- Electricity
- Light
- Heat Gas
- Oil
- Crude Products
- Water
- Stream
- Waste
- Stormwater not connected with highway drainage
- Similar Commodity

Industrial Facilities Program Elements:

1. Educate and outreach to owners or operators that have potential to contribute substantial pollutant to water.
2. Report and include information on discharge and water quality concerns. Provide written notification within 15 days of discovery to CDPHE.
3. Submit an annual report to CDPHE containing the number of informational brochures distributed; name and title of each individual trained.

Education

There are instances when a utility company or other entity doing work in the state highway right-of-way will require some type of environmental permit or clearance for that work. CDOT has put together an Environmental Clearances Information Summary for those applying for a CDOT Utility and Special Use Permit or Access Permit to obtain all required clearances. This fact sheet is given to each permittee and is available at:

# Environmental Clearances Information Summary

**PURPOSE** - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permits), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive—additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT: Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

## Clearance Contacts

  
  Environmental Permitting Website: [https://www.colorado.gov/pacific/cdphe/all-permits](https://www.colorado.gov/pacific/cdphe/all-permits)
- CDOT Asbestos Project Manager: (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices:

## Wildlife Resources

- Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat requires special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, [http://www.codot.gov/programs/environmental/wildlife/guidelines](http://www.codot.gov/programs/environmental/wildlife/guidelines), or the Colorado Parks and Wildlife (CPW) website, [http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx](http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx). Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

## Cultural Resources

- The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified ([https://www.historycolorado.org/file-access](https://www.historycolorado.org/file-access); 303-866-5216). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM.

## Paleontological Resources

- The level of effort required for paleontological resources is dependent on the amount of ground disturbance, including rock scaling, digging, trenching, boring, ground leveling, and similar activities.
  
  - If the permit will involve extensive ground disturbance (generally involving more than one mile of CDOT ROW), a full review will be required by a qualified paleontologist, including map, file, and locality searches, with final recommendations provided by the CDOT paleontologist upon receipt of the report. Based on results of the review, a survey or inventory of the permit area may be necessary.
  
  - If the permit will involve a small amount of ground disturbance (less than one mile of ROW), the applicant must request a fossil locality search through the University of Colorado Museum of Natural History ([https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure](https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure)) and the Denver Museum of Nature and Science ([https://www.dmns.org/science/earth-sciences/earth-sciences-collections](https://www.dmns.org/science/earth-sciences/earth-sciences-collections)). The museum collections manager will provide information about localities in the project area. If there are no known localities, the permit requirement for paleontology is complete upon submitting that information to CDOT. If there are known localities, the CDOT paleontologist will be contacted by the museum with details, and additional recommendations will be made if necessary. Note that museum staff are not required to disclose the details of fossil localities to the permit applicant, nor is detailed locality information required for the permit application to proceed.
  
  - If the permit involve no ground disturbance, no action is required for paleontological resources. If fossils are encountered during the permitted action, all work in the immediate area of the find should stop and the CDOT Staff Paleontologist and the Region Environmental Manager should be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. Contact Information: See the museum websites listed above. The CDOT Paleontologist is not able to conduct locality searches independently. For further information contact CDOT Paleontologist Nicole Peavey at [nicole.peavey@state.co.us](mailto:nicole.peavey@state.co.us) or (303)757-9632.
### Hazardous Materials, Solid Waste
- **The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2)**, prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage, or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed.

**Contact Information**: Theresa Santangelo-Dreiling, CDOT Hazardous Materials Management Supervisor: (303) 512-5524.

### Asbestos Containing Materials, Asbestos Contaminated Soil
- All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division’s (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division’s (HMWMD) Solid Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions.

**Contact Info**: CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information concerning clearance on CDOT projects is available from the CDOT Asbestos Project Manager (303) 512-5519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

### Transportation of Hazardous Materials
- No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission.

**Contact Information**: For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intrastate HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

### Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications Issued by the CDPHE WQCD
- Clean Water Act section 404 permits are often required for the discharge of dredged or fill material into waters of the U.S., including wetlands. Several types of section 404 permits exist, including nationwide, regional general, and individual permits. Nationwide permits are the most commonly authorized type for activities with relatively minor impacts. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

### Working on or in any stream or its bank
- In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at https://www.codot.gov/programs/environmental/wildlife/guidelines.

### Erosion and Sediment Control Practices
- Any activities that disturb one or more acres of land require a Stormwater Construction Permit (SCP) from the CDPHE-WQCD. Erosion & sediment control requirements will be specified in that permit. In situations where a stormwater permit is not required, all reasonable erosion and sediment control measures should be taken to minimize erosion and sedimentation. Control practices should be in accordance with CDOT Standard Specifications 107.25, 208, 213 and 216 (https://www.codot.gov/business/designsupport/cdot-construction-specifications). The CDOT Erosion Control and Stormwater Quality Guide (website: https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality) can also be used to design erosion/sediment controls. **Contact Information**: Contact the CDPHE-WQCD at (303) 692-3500. Website: https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits

### Site Stabilization
- All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide should also be used to plan restoration of disturbed vegetation. Website: https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality

### Stormwater Discharge From Industrial Facilities
- Discharges of stormwater runoff from certain types of industrial facilities, such as concrete batch plants - require a CDPS Stormwater Permit. **Contact Information**: Contact the CDPHE-WQCD at (303) 692-3500. Website: https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits

### Concrete Washout
- Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall be in accordance to CDOT specifications and guidelines at https://www.codot.gov/business/designsupport/cdot-construction-specifications and refer to the specifications and their revisions for sections 101, 107 and 208.

### Construction Dewatering (Discharge or Infiltration) and Remediation Activities
- Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. **Contact**
### Information
Contact the CDPHE-WQCD at (303) 692-3500. For Applications and Instructions: [https://www.colorado.gov/pacific/udphe/wq-construction-general-permits](https://www.colorado.gov/pacific/udphe/wq-construction-general-permits).

### Municipal Separate Storm Sewer System (MS4) Requirements
- When working in a MS4 area, discharges to the storm sewer system are subject to CDOT’s or other municipalities’ MS4 Permit. For activities within the boundaries of a municipality that has a MS4 permit, the owner of such activity should contact the municipality regarding stormwater related requirements. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations ([https://www.colorado.gov/pacific/udphe/wqcc-regulations-and-policies-and-water-quality-statutes](https://www.colorado.gov/pacific/udphe/wqcc-regulations-and-policies-and-water-quality-statutes)) and the CDOT MS4 Permit #COS-000005 ([https://www.codot.gov/programs/environmental/water-quality/documents](https://www.codot.gov/programs/environmental/water-quality/documents)). Discharges are subject to inspection by CDOT and CDPHE. For CDOT-related MS4 programs and requirements, go to: [https://www.codot.gov/programs/environmental/water-quality/stormwater-programs](https://www.codot.gov/programs/environmental/water-quality/stormwater-programs).

### Post-Construction Permanent Water Quality
- When working in a CDOT MS4 area and the activity disturbs one or more acres, permanent water quality control measures may be required. Information on the requirements can be found under the CDOT Permanent Water Quality MS4 Program at: [https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality](https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality).

### Discharges to Storm Sewer Systems
#### Prohibited Discharges
- All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment.

#### Allowable Discharges
- The following discharges to stormwater systems are allowed without a permit from the CDPHE-WQCD: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Information can also be found in the CDOT Illicit Discharge MS4 Program PDD at: [https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html](https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html).

### Spill Reporting
- Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4426 (4H20), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at [https://www.colorado.gov/pacific/udphe/emergency-reporting-line](https://www.colorado.gov/pacific/udphe/emergency-reporting-line).

### Disposal of Drilling Fluids
- Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as “discharges” or “solid wastes,” and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). **Contact Information:** Contact CDPHE (telephone #’s listed above).

### Noxious Weeds and Invasive Species Management Plan
- Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture ([https://www.colorado.gov/pacific/agconservation/noxiousweeds](https://www.colorado.gov/pacific/agconservation/noxiousweeds)) and the Colorado Division of Parks and Wildlife ([http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx](http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx)). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.
### COLORADO DEPARTMENT OF TRANSPORTATION
#### STATE HIGHWAY ACCESS PERMIT APPLICATION

**Instructions:**
- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT’s Access Management website at http://www.dot.state.co.us/AccessPermits/index.htm

<table>
<thead>
<tr>
<th>Property owner (Permittee)</th>
<th>Agent for permittee (if different from property owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deric Walter, David Moore, John Zeller, Joy Zeller</td>
<td>TurnKey Consulting LLC, Skip Hudson PE</td>
</tr>
</tbody>
</table>

- **Street address**: 737 Corral Drive, Grand Junction, CO 81505
- **Phone #**: 970-618-7035
- **E-mail address**: deric@bu-inc.com

- **Mailing address**: 1885 Denver West Ct., #1323, Golden, CO 80401
- **Phone # (required)**: 970-314-4888
- **E-mail address if available**: skip@skiphudson.com

**3) Address of property to be served by permit (required)**

33821 Hwy 6&24, Silt, CO 81652

**4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one?**

- County: Garfield
- Subdivision: N/A
- Block: N/A
- Lot: N/A
- Section: 10
- Township: 6N
- Range: 92W

**5) What State Highway are you requesting access from?**

- Highway: US-6

**6) What side of the highway?**

- X N
- S
- E
- W

**7) How many feet is the proposed access from the nearest mile post?**

- 0 feet

**How many feet is the proposed access from the nearest cross street?**

- 355 feet

**8) What is the approximate date you intend to begin construction?**

- Summer 2021

**9) Check here if you are requesting a:**

- X new access
- X temporary access (duration anticipated: )
- X change in access use
- X removal of access
- X improvement to existing access
- X relocation of an existing access (provide detail)

**10) Provide existing property use**

- One single family residential structure

**11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest?**

- X no
- yes, if yes - what are the permit number(s) and provide copies:

**12) Does the property owner own or have any interests in any adjacent property?**

- X no
- yes, if yes - please describe:

**The adjacent property is owned by Peak Ranch LLC – Jackson county doesn’t map this.**

**13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?**

- X no
- yes, if yes - list them on your plans and indicate the proposed and existing access points.

**14) If you are requesting agricultural field access - how many acres will the access serve?**

- N/A

**15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.**

<table>
<thead>
<tr>
<th>Business/Land Use</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?**

<table>
<thead>
<tr>
<th>Type</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tiny houses</td>
<td>36</td>
</tr>
<tr>
<td>Single Family Residential</td>
<td>1</td>
</tr>
</tbody>
</table>

**17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.**

<table>
<thead>
<tr>
<th>Type of Access</th>
<th>Peak Hour Volumes</th>
<th>Average Daily Volumes</th>
<th># of passenger cars and light trucks at peak hour volumes</th>
<th># of multi unit trucks at peak hour volumes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tiny houses</td>
<td>22 vph</td>
<td>none</td>
<td>none</td>
<td>none</td>
</tr>
<tr>
<td>Single Family Residential</td>
<td>none</td>
<td>22 vph</td>
<td>none</td>
<td>none</td>
</tr>
</tbody>
</table>

**Total count of all vehicles**

- 22 vph

---

Previous editions are obsolete and may not be used
18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

a) Property map indicating other access, bordering roads and streets.
b) Highway and driveway plan profile.
c) Drainage plan showing impact to the highway right-of-way.
d) Map and letters detailing utility locations before and after development in and along the right-of-way.
e) Subdivision, zoning, or development plan.
f) Proposed access design.
g) Parcel and ownership maps including easements.
h) Traffic studies.
i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage [http://www.dot.state.co.us/environmental/Forms.asp](http://www.dot.state.co.us/environmental/Forms.asp).

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/SEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: [http://www.dot.state.co.us/DesignSupport/](http://www.dot.state.co.us/DesignSupport/), then click on Design Bulletins.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant’s signature

[Signature]

Print name
Skip Hudson, PE

Date
11/09/20

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature

[Signature]

Print name
Deric Walter

Date
11/11/02
Meeting Date: 9/06/2022

<table>
<thead>
<tr>
<th>Project:</th>
<th>River Run Self Storage Site Plan Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Camp Colorado River, LLC</td>
</tr>
<tr>
<td>Owner:</td>
<td>LRA Development, Inc.</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>PUD – Limited Retail Commercial (PUD-LRC)</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>Same</td>
</tr>
<tr>
<td>Present Land Use:</td>
<td>Vacant</td>
</tr>
<tr>
<td>Proposed Land Use:</td>
<td>Self Storage – up to 45,500 SF</td>
</tr>
<tr>
<td>Attachments:</td>
<td>-Land Use Application and Supporting Materials</td>
</tr>
<tr>
<td></td>
<td>-concept Sketch Plan from 2018 app</td>
</tr>
<tr>
<td></td>
<td>-email from Larry Rogers</td>
</tr>
</tbody>
</table>

Background

Before you tonight is a continued discussion of the application for the self-storage component of the River Run/Colorado PUD. You looked at some of the issues that I brought before you at the Planning Commission meeting of April 14. We primarily discussed such items as:

- the exterior façade of the building at the very Northeast corner of the self-storage area,
• buffering and landscaping of the self-storage complex both from the I – 70 Corridor or as well as from the interior small, single family homes,

• avoiding long building façades that had blank, under interrupted lengths of more than 60 feet, interior driving aisles, emergency access etc.

You gave direction and the project applicant/architects have worked on the project since that time and we are close to getting to resolution of those issues. The purpose of this meeting is for you to review the site plan and project changes and provide additional guidance and conditions of approval. Assuming you approve the direction that has been undertaken we would continue to finalize the things and I would come back with a Resolution of Approval at the October Planning Commission Meeting.(assuming approval of course)

Zoning and Project Background

This project has had a few different reincarnations and was originally known as the Ferguson Crossing PUD. This property was rezoned in 2018 and approved by Ordinance 5 of that year. The recorded copy is contained in the land use application. The purpose of the rezoning was to zone the area for what is now the small, single-family area cottages as well as the ability to put self-storage on or near the North property line and a portion of the west property line. The purpose of the Self-Storage seems to be multifaceted;

• for sound buffering/screening,
• as an amenity to residents of the single-family area and as an income generator.

While the storage was proposed to be allowed to be on the property lines that was not the final decision or regulations contained in the ordinance of approval. Section 5.I requires any uses in the PUD – Limited Retail Commercial area (PUD-LRC) District to comply with all aspects of the Municipal Code in Title 16 and 17 as if the property is in the B 2 Commercial Zone District. This includes a 10-foot setback along the front unless varied as part of a Site Plan Review. This also includes all requirements of the Site Plan Review Process including all the standards as part of chapters 17.42 – Design Review for Commercial Structures and Chapter 17.43 – Architectural and Site Planning Standards.

Status of Technical Documents

There have been modifications to some of the storage building layout locations, driving aisles etc. The applicant has been working with Orrin Moon, Fire Marshall of Colorado River Fire Rescue. I spoke to him earlier in the week and he has acknowledged that he has worked with the applicant to resolve the fire and safety issues that were a result of the original layout of the project. I sent them him modifications and he is in the process of reviewing them. He wants to confirm that all the changes were made and that he feels comfortable with the proposed
final layout. If he and the Commission feels comfortable with this layout, the project engineer, High Country Engineering, will finalize the technical drawings. Right now they are at about 70% level. I wanted to make sure that the layout was acceptable by all parties before allowing the engineers to do final grading, drainage and other such final design details. I don’t think it is in anybody’s interest for them to keep making 100% modifications to drawings until the concept is fairly well finalized. I hope you all agree. This is another reason for not bringing a Resolution of Approval to you until the next meeting.

I. Description of Request

LRA Development, Inc. proposes to construct up to 45,050 ft.² of self-storage at the northern and Northwest perimeter of the Camp Colorado/River Run PUD. They are also proposing to construct a 2 story Office with a second-story apartment. The main level/office is 942 ft.² and the apartment 650 ft.². The building is at the northeast corner of the cell storage complex.

II. The Property

The River Run Self Storage is proposed to be built on the north most and Northwest corner of the Camp Colorado/River Run PUD. The PUD is approximately 56 acres in size. A sketch plan for what the applicant and the town called the Northwest parcel of the PUD and the concept was approved as part of the 2018 rezoning. The layout and buildings were at a concept level and construction is subject to Site Plan Review.

III. Comprehensive Plan General Policies and Goals – Designated Urban Growth Areas

I have found that the relationship of the project to the Comprehensive Plan was discussed in detail as part of the 2018 rezoning and I do not believe we need to revisit that matter. The project was found to be compatible with the Towns Comprehensive Plan.


Safe Plan Review applications are subject to Chapter 17.42 of the Silt Municipal Code. I have found the following sections to be pertinent to the review. The applicant has responded to some of the criteria that they felt were important towards the end of their application packet. I will comment or raise questions on certain of the subsections as well as some larger picture issues.

17.42.010. Purposes of this chapter including subsection B.3.(a)
17.42.080 Commercial Building Specifications
17.42.100 Intent of Landscape Design Guidelines
17.42.110 Landscaping Plan Submittal and Review
17.42.120 Site Plan and Design Standards
17.42.130  Grading
17.42.140  Public Rights-of-way
17.42.150  Perimeter Landscaping
17.42.170  Landscaping Installation
17.42.180  Warranty for Life Plan Materials
17.42.220  Screening
17.42.250  Storm Water Management – Drainage Plan
17.42.260  Erosion and sediment control Stabilization and revegetation

V. Discussion of Relevant Code Sections and Related Issues

17.43.010.B.3 Appearance of Commercial buildings.

Comment: This section of the code encourages and requires buildings that are highly visible and have long façades in excess of 60 feet to provide some changes in height or provide a mix of materials to break up the long building elevation. The guidelines require trying to fit into the towns desired small town atmosphere for commercial areas. It encourages a Western architectural and development theme or suggest requiring development to mitigate impact through landscaping, including planted streetscapes and parking lots. The concern here is the visibility of the self-storage along the I 70 corridor area on the north access and providing smaller doors with the goal to break up repetition on that façade. They also incorporated horizontal parapets along the facia. This appears as a type of faux Western architectural and development theme as is one of the mitigation options. This appears acceptable. (Note: I and the applicant will go through this information at the meeting).

17.42.080. Commercial Building Specifications

Comment: There are number of design efforts being made here to try to meet the towns guidelines. They are:
- rooflines been designed to resemble a shed type ranch building
- the more visible office/apartment building being finished with stucco and wood fascias and a shed roof – 2:12.
- the south facing elevation of Building G is the only elevation with the continuous surface and efforts are being to mitigate this with landscaping
- muted colors on the steel design structures (see color palette and application)

17.42.110  Landscape Plan submittal and review

Comment: The applicants have hired a certified landscape architect which is a requirement. Examples of landscape species are provided in the application and I think in most cases these could work. Plantings are indicated on the architectural site plan but they are very hard to distinguish. Therefore, a condition of approval is a standalone landscape plan to ensure proper review.

17.42.130  Grading.

Comment: The grading plan will be finalized by the project engineers and reviewed by the Town Engineer.
Noise and Visual Buffer Provided by Buildings

Commercial/Storage Buildings

Landscape Buffer

Retail/Office

Park Model Villages
Arranged on common greens that include hot tub pavilions, with "campground" setting.

Northwest Parcel Sketch Plan

1"=100'

North
17.42.140 use of buffering or landscape options for buffering or relief from adjacent rights-of-way

Comment: as noted previously, Building A is the self-storage structure most visible from the highway. A landscaping area is being provided for this to help mitigate visibility along the I 70 right-of-way corridor. Hawthorns are the selected species for this area (see sheet A-1 of application.

17.42.150 Perimeter Landscaping

Comment:
- Applicants are proposing that some of the perimeter screening designed to act like a buffer will actually be placed adjacent to the northern role of single-family homes (see sheet A 2.0). Responsibilities for maintaining this are critical. The applicant indicated that it would be a joint effort between the management company for the self-storage as well as the HOA equivalent of the small single-family home area. That should be a condition of approval. We need to see a specific plan for this maintenance arrangement.
- The second critical area is along the boundary of the West most building of the self storage project (Building D). The landscaping concept shows this area planted with Blizard Mockoranges, Douglas Hawthorns and pinion pines. These will need to be irrigated as the planting boundary is relatively narrow.

17.42.180 Warranty for live plant materials

Comment: This code section requires the following: “the applicant and subsequent property owner shall guarantee that all plans remain in a healthy condition, and shall make any and all necessary replacements at his expense”. While the landscaping concept has greatly improved, it is critical that it be maintained. Long-term warranty and replacement of any dead or dying material should be required as a condition of approval.

Building Materials and Color.

Comment: The color palette is shown on page 23 and 24 of the applicant’s submittal. The color palette seems appropriate for helping to mitigate visual impact.

Path along Frontage Road.

Comment: As you probably know, the town is slowly trying to install paths along the river with developments that occur in that area. This particular leased area is not adjacent to the river. In addition the river path, the town is also trying to make pedestrian passage along the frontage road safe and convenient. There are paths along the frontage road required for Rislende and paths adjacent to the frontage road have been installed adjacent to the Holiday Inn Express and Golden Gate. Only a small portion of this property is adjacent to the I – 70 right-of-way. A path is being required in that location (basically adjacent to the office/apartment building). One thing we have discussed with Herons Nest is an off-site improvement which would be construction of the path from that property’s location (which is to the west of the subject property and
adjacent to the town’s water and wastewater plant) towards Golden Gate. But that section of a constructed path will be in the future and will be subject to an annexation Agreement when that application is submitted. So specific timing is unknown. One thing I am considering is an off-site path requirement for this project to help complete a portion of the path - and hopefully it can be designed and scheduled to meet up with that proposed pedestrian/bike overpass of High – 70. With Herons Nest being an unknown, I am investigating options for this application to help with a portion of that path. The Town would need to condition such a portion of the approval with a time specific construction date or a cash in lieu fee. (One can not have a condition of approval with a completely undefined construction date).

VI. Review agency Comments

Town Engineer – The Town Engineer provided comments on this project early on. He will be reengaged assuming the approval of the proposed cell storage project after completion of the final technical, engineering and utility plans from High Country engineering.

Fire District – As previously discussed, I have forwarded the updated site plan and building layout, circulation and utility plans to the Fire District/Fire Marshall for their review and to see if they are consistent with the modifications previously discussed with the Fire District. I hope to hear back for Tuesday's meeting and will update you as I can.

VII. Planner Recommendation:

Staff recommends APPROVAL of the Site Plan Review for the Self Storage component of the River Run/Camp Colorado PUD with the following conditions:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. The applicant will submit a Landscape Plan from a certified Landscape Architect for review showing all proposed landscaping in the project and along the perimeter including those areas adjacent to the northern row of single-family homes. The plan shall show all irrigation and be found acceptable to Town Staff.
3. The applicant will provide a specific maintenance plan for all project and perimeter landscaping. Maintenance plan will describe all maintenance requirements along the common boundary with the single-family home area and who has those responsibilities.
4. The applicant shall prepare final technical and engineering plans showing grading and drainage, utilities, site layout and access ways for review and approval by the Town Engineer.
5. The applicant and owner shall guarantee in writing that all plants will remain in the healthy condition, shall make any and all necessary replacements at their expense and will maintain an operable irrigation system.
6. Any exterior lighting in the project shall conform to the Town of Silt lighting standards.
7. The applicant will make any changes required by the Fire Marshall of the Colorado River Fire District.
8. Building A will be constructed as noted in the application showing the horizontal parapet added above the fascia line to give it to that wall and break up the building elevation facing the frontage Road and interstate.
9. The self storage buildings will be constructed using the color palette submitted with the application.
10. The applicant will provide an asphalt path adjacent to that portion of the property abutting the I – 70 right-of-way frontage road.

**Note 1:** Staff is working on an equitable condition of approval to ensure some type of contribution to the path along the frontage road to extend to the west of the subject property along a portion of that area owned by Tire Tech.

**Note 2:** If you think the project is ready to move forward, I will prepare a resolution of Approval for adoption at the October The reading.

**VIII. Recommended Motion:**

Motion to approve the Site Plan Review for the Self storage at the River Run/Camp Colorado PUD with the conditions noted above (add or adjust as necessary from discussion with the Planning Commission)
PLANT IMAGES for the RIVER RUN STORAGE FACILITY SILT, COLORADO

Sherry Dorward Landscape Architecture LLC
August 2022
DECIDUOUS TREES AND SHRUBS

Tall Hedge Buckthorn
Frangula alnus ‘Columnaris’
(interrupting the long south edge of Buildings E, F and G; spaces in between clumps of Buckthorn to be seeded with native grasses and interspersed with Rabbitbrush)

Dwarf Blue Rabbitbrush
Ericameria nauseosa
ssp. nauseosa var. nauseosa

Blue Avena Grass
Helictotrichon sempervirens
(in the entry drive median)
Yellow-Flowering Currant
*Ribes aureum*

Gambel Oak
*Quercus gambelii*

Blizzard Mockorange
*Philadelphus lewisii 'Blizzard'
**Flame Amur Maple**
*Acer ginnala ‘Flame’*

**Mesa Glow Bigtooth Maple**
*Acer grandidentatum Mesa Glow*

**Douglas Hawthorn**
*Crataegus douglassii*
EVERGREEN TREES

Scotch Pine
Pinus sylvestris

Piñon Pine
Pinus edulis

White Fir
Abies concolor
### PLANT SCHEDULE - RIVER RUN STORAGE FACILITY

**Revised August 17, 2022**

<table>
<thead>
<tr>
<th>Key</th>
<th>Qty.</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Ht &amp; Width</th>
<th>Size &amp; Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Evergreen Trees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FIR</td>
<td>2</td>
<td><em>Abies concolor</em></td>
<td>White Fir</td>
<td>40-60’T x 20-30'W</td>
<td>7' B&amp;B</td>
</tr>
<tr>
<td>PIN</td>
<td>4</td>
<td><em>Pinus edulis</em></td>
<td>Piñon Pine</td>
<td>20-30’T x 10-20'W</td>
<td>5' B&amp;B</td>
</tr>
<tr>
<td>SCOT</td>
<td>2</td>
<td><em>Pinus sylvestris</em></td>
<td>Scotch Pine</td>
<td>30-50’T x 20-30'W</td>
<td>7' B&amp;B</td>
</tr>
<tr>
<td><strong>Deciduous Trees</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AMUR</td>
<td>4</td>
<td><em>Acer ginnala</em> ‘Flame’</td>
<td>Flame Amur Maple</td>
<td>15-20’T x 15-20'W</td>
<td>7' clump B&amp;B; red fall color</td>
</tr>
<tr>
<td>ACER</td>
<td>2</td>
<td><em>Acer grandidentatum</em></td>
<td>Mesa Glow Bigtooth Maple</td>
<td>20-30’T x 15-18'W</td>
<td>2.5” cal. B&amp;B; upright oval</td>
</tr>
<tr>
<td>OAK</td>
<td>5</td>
<td><em>Quercus gambelii</em></td>
<td>Gambel Oak</td>
<td>8-20’T x 6-12' W</td>
<td>5' B&amp;B</td>
</tr>
<tr>
<td><strong>Shrubs - all 5 gal. except where noted</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RAB</td>
<td>50</td>
<td><em>Ericameria nauseosa ssp. nauseosa var. nauseosa</em> - Rabbitbrush</td>
<td></td>
<td>1-4’T x 1-4'W</td>
<td>#1 Dwarf Blue; see note **</td>
</tr>
<tr>
<td>BK</td>
<td>40</td>
<td><em>Frangula alnus</em> ‘Columnaris’</td>
<td>Tall Hedge Buckthorn</td>
<td>8-15’T x 3-4'W</td>
<td>Dense, columnar shrub</td>
</tr>
<tr>
<td>MO</td>
<td>4</td>
<td><em>Philadelphus lewisi</em> 'Blizzard'</td>
<td>Blizzard Mockorange</td>
<td>6-8’T x 6-8'W</td>
<td>Profuse white flowers in June</td>
</tr>
<tr>
<td>CUR</td>
<td>5</td>
<td><em>Ribes aureum</em></td>
<td>Yellow-Flowering Currant</td>
<td>4-6’T x 4-6'W</td>
<td>Red fall color</td>
</tr>
<tr>
<td><strong>Grasses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HEL</td>
<td>50</td>
<td><em>Helichtotrichon sempervirens</em></td>
<td>Blue Avena Grass</td>
<td>2-3’T x 2'W</td>
<td>1 gal. - entry road median</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Mixture of dry native grasses where indicated by shading</td>
</tr>
</tbody>
</table>

**Notes**

**On south side of Bldgs E, F, G, scatter Rabbitbrush in strip seeded with native grasses**

*All plants specified have low to very low water requirements.*
BUILDING D
1 STORY METAL BLDG
7350 SF

BUILDING C
1 STORY METAL BUILDING
6,200 SF
RIVER RUN STORAGE

PRELIMINARY CIVIL PLANS

A PORTION OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 92 WEST, COUNTY OF GARFIELD, STATE OF COLORADO

Sheets:

<table>
<thead>
<tr>
<th>Sheet Number</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-20</td>
<td>SITE</td>
</tr>
<tr>
<td>21-30</td>
<td>SHEET INDEX</td>
</tr>
</tbody>
</table>
Park Model Villages
Arranged on common greens that include hot tub pavilions, with "campground" setting.

Northwest Parcel Sketch Plan
Northwest Parcel Proposed Land Use Diagram

Existing Auto Repair

Commercial and Storage
Approximately 2.8 Acres

junk

RV Park/Cabin
Approximately 5.4 Acres

Buffer Area

Ted Clark Commercial

Existing RV Park/Campground

1"=100'

North
Office/Apartment consists of a 942SF main level office space and 650SF upper level apartment with stick framing, synthetic stucco exterior finish, wood facias and metal standing seam roofing. (Above photo for illustration purposes only).

Exterior finish of Office in same color scheme as storage buildings. Stucco Rustic Red with Charcoal Gray facias
We are using Kiwi’s color palate as follows:

Charcoal Gray for the siding of Building B, D and F plus all roofs
The Rustic Red is used for the siding of Building A, C, G and E
Ash Gray for all Facias and Gutters.

All the metal doors are purchased from Janus International and we’ll use Silhouette Gray
The facility will have climate controlled and non-climate units. Building G will be completely climate controlled and programmed to keep it between 54 and 78 degrees.

Builds A, B, C, D, E, F are all non-climate control

Following chart shows the total of each size and total share feet

<table>
<thead>
<tr>
<th><strong>River Run Self-Storage Unit Mix</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Non Climate Units</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Unit size</strong></td>
</tr>
<tr>
<td>5 x 5</td>
</tr>
<tr>
<td>5x10</td>
</tr>
<tr>
<td>10x10</td>
</tr>
<tr>
<td>10x15</td>
</tr>
<tr>
<td>10x20</td>
</tr>
<tr>
<td>10x25</td>
</tr>
<tr>
<td>10x30</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

| **Climate Control Units**           |
|                                      |
| **Unit size** | **Unit SQ.FT** | **Unit Total** | **Total SQ. FT** |
| 5 x 5        | 25             | 18             | 450             |
| 5x10         | 50             | 25             | 1,250           |
| 5x15         | 75             | 8              | 600             |
| 10x10        | 100            | 22             | 2,200           |
| 10x15        | 150            | 10             | 1,500           |
| 10x20        | 200            | 4              | 800             |
| 10x30        | 300            | 1              | 300             |
| **TOTAL**    | **88**         |                | **7,100**       |

**TOTAL** | **347** | **45,050**
February 9, 2022

Mark Chain
Town of Silt Community Development
231 N. 7th Street
Silt, Colorado 81652

Re: River Run Storage, Site Plan Application

Dear Mark,

As you know, LRA Development in Edwards Colorado has been working with Ray Nielsen and the property owner, Camp Colorado River, LLC to prepare The River Run Storage Site Plan Application per the discussed requirements at our December 3, 2021 Pre-Application meeting with you.

The proposed Site Plan for this project consists of one parcel which is 2.67 acres (TRACT REC. 839582) also know as the ‘Lease Tract Area’ on attached Document EXHIBIT ‘B’, Garfield County Parcel No. 839516 (2.67 acres). This parcel has been annexed into the Town of Silt with Planned Unit Development Zoning. The following items address the application requirements for Site Plan Review per the Town of Silt Municipal Code:

A.1. Disclosure of ownership
Please see attached exhibit CCF_000829 ‘Disclosure of Ownership’

A.2. A description of the proposed Land Use and Planning objectives
The Applicant proposes to build a self-storage facility consisting of (7) one-story steel buildings with roll-up doors and an office with managers apartment. One of the storage buildings will be climate controlled. See attachment titled ‘Unit Mix’ with specific Unit Size information. The
Property will be managed by an independent management company, that company has not been selected at this time.

The self-storage property will be fenced with a typical security chain link consisting of a 6’ high black polymer coated chain link. An automatic gate for automobile traffic is proposed for security. Parking is available in front of each unit directly next to the storage unit. The site lighting will be from fixtures on the buildings with downcast lights. These fixtures will meet the Town of Silt lighting requirements and details will be submitted at the time of building permit application.

The proposed project meets the following:

**Storage/Warehouse Use Development Standards from the PUD Guide:**
Development of Storage/Warehouse uses will be built on 2.67 acres of the PUD. See the attached Planned Unit Zoning Exhibit (E_Ord_5-18) for additional clarification. Storage/Warehouse Uses shall meet the following applicable requirements:

1. Maximum Building Height: 40'
2. Maximum Building Area: 20,000 SF
3. Front Yard Setback: 25'
4. Rear Yard Setback: 10'
5. Side Yard Setback: 15'
6. Parking Requirements: Per Town of Silt Municipal code 17.52.030 Schedule of Requirements by Use;

Warehouse/Storage usage not included in requirements, approximately (50) vehicles can park in front of the proposed storage units and 3 additional parking spaces are provided at the SE corner of the facility.

**A.3. A description of adjoining land uses and zoning:**
The lot to the west of the subject property is Zoned B2 and currently being used as Auto repair/storage. The lot to the east of the subject property is Zoned Commercial PUD and is being used as a Truck-stop convenience store and dispensing various fuels (gas, diesel and propane).

**A.4. Existing and proposed zoning of the subject property**
Existing approved zoning is Planned Unit Development/LRC. The proposed Storage Facility is an allowed use in the PUD Guide per section PUD-LRC (Planned Unit Development-Limited Retail Commercial) Permitted Uses: "Indoor storage and/or warehousing of household materials and indoor garage space".
A.5. Conformance to the town’s Comprehensive Plan:
The proposed Self Storage use as defined in the PUD guide is similar to uses within the description of Service & Commercial Support in the comprehensive plan. The Self-Storage facility will provide a much-needed business that is a without air or noise pollution, undesired odor or fumes or wasted resources which the comprehensive plan states as important to the Town of Silt. The self-storage use will complement the small homes community by providing storage close to housing for residents within the project, the town of Silt, and in the nearby region.

A.6. Name and address of those who prepared the Site Plan Application
See the Owner Representatives on page 1 of the Application Form as well as the Owner and Consultant Team list below in exhibit I

The River Run Storage Site Plan Application Exhibits/Attachments are as follows;

I. Owner and Consultant Team
II. Application Forms / Authorization Letter
III. Architectural Drawings
IV. Landscape Plan
V. Drainage Report
VI. Civil Plan Set
VII. Geotech Report & Letter
VIII. CDOT Access Permit Letter
IX. PUD Zoning Exhibit

We look forward to working with you and the Town of Silt on this project. Please email or call with any questions or concerns related to this Application.

Sincerely,

LRA Development, Inc

By Larry Rogers

Larry Rogers
EXHIBIT I.
OWNER AND CONSULTANT TEAM

Owner
CAMP COLORADO RIVER, LLC
PO Box 505 Eagle, CO 81631

Civil Engineer
High Country Engineering, Inc.
1517 Blake Avenue,
Glenwood Springs, CO 81601
970-945-8676 phone

Architect
LRA Development, Inc.
Po Box 4231
Edwards, CO 81632
970-376-5219
Land Use Application Form

[Checkboxes and options for various applications]

Project Name: River Run Storage

Project Description / Property Information:
Address: 629 River Frontage Road, Silt Parcel ID Number: 217910200008 Legal Description (attach additional sheets if necessary): 

Access to Property: Access from River Frontage Road

Acreage or Square Footage: 2.67 AC

Existing Land Use Designation: PUD-LRC

Proposed Land Use Designation:

Existing Zoning: PUR-LRC Proposed Zoning:

Submittal Requirements:
- A completed original application with original signatures and two copies (3 sets total) shall be submitted to the department for review. The application shall include three sets of 24” x 36” plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
- All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 ½” x 11” and inserted into the collated application. Each individual application shall be banded together and ready for public distribution.

STAFF USE ONLY

Pre-app conference: (date) Application received: (date)
Application complete: (date) File Number:
Fees: (date) Referrals Sent: (date)
Deposits: (date) PZC approval: (date)
Paid: (date) BOT approval: (date)
**Project Team Information** (fill in all that apply) (*add additional sheets of needed*):

**Property Owner(s):** Name: Camp Colorado River, LLC  
Phone: 970-688-1522  
Company:  
Fax:  
Address: PO BOX 5050, Eagle, CO 81631  

**Authorized Rep.:** Name: Larry Rogers  
Phone: 970.376.5219  
Company: LRA Development  
Fax:  
Address: PO Box 4231, Edwards, CO  

**Engineer/Designer:** Name: Roger Neal  
Phone: 970.945.8676  
Company: High Country Engineering  
Fax:  
Address: 1517 Blake Ave, Glenwood Springs, CO 81601  

**Billable Party:** Owner Camp Colorado River, LLC Representative Ray Nielsen

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus the administrative fees for all contact services, including, but not limited to, planning, engineering, surveying and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney’s fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Ray Nielsen  
Name (printed)  
PO Box 5050, Eagle, CO 81631  
Address  

970.688.1522  
Phone  

Fax  

Signature  

Type of Identification  

County of Eagle  

State of Colorado  

§  

Sworn to and subscribed before me this 08 day of February, 2022  

(fill in day) (fill in month) (fill in year)  

By Claudia Rubio Landeros  
(name printed)  
Witness my hand and official seal.  

Notary Public  
My Commission Expires 09/22/2025  

CLAUDIA RUBIO LANDEROS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20214037530  
MY COMMISSION EXPIRES 09/22/2025
Disclosure of Property Ownership

If owner is an individual, indicate name exactly as it appears on the deed.

X If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.

X If owner is a land trust, name beneficiaries on a separate page.

X If applicant is a lessee, indicate the owner(s) on a separate page.

X If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.

Property Owner Affidavit

I/We, PAY NIELSEN, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

PAY NIELSEN

Name (printed)

PO BOX 5050 EAGLE, CO 81631

Address

970 688 1522

Phone

Fax

Signature

Type of Identification

County of Eagle

State of Colorado

Sworn to and subscribed before me this 08 day of February, 2022

By (name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: 09/22/2025
TOWN OF SILT
ORDINANCE NO. 5
SERIES OF 2018

AN ORDINANCE OF THE TOWN OF SILT, COLORADO, AMENDING AND
RESTATING PLANNED UNIT DEVELOPMENT GUIDELINES (REZONE) FOR THAT
PROPERTY KNOWN AS FERGUSON CROSSING PLANNED UNIT DEVELOPMENT,
PARCEL B, AMENDED KEITHLEY EXEMPTION, AND THE PARCEL PREVIOUSLY
KNOWN AS THE TOWN SEWER LAGOONS, WITHIN THE TOWN OF SILT,
GARFIELD COUNTY, STATE OF COLORADO

WHEREAS, Camp Colorado River LLC, P.O. Box 5050, Eagle, CO 81631,
(hereinafter "Applicant") is the owner of property known as Ferguson Crossing Planned
Unit Development, formerly known as Parcel B, Amended Keithley Exemption, as more
particularly described in Exhibit A, hereinafter "Subject Property"; and

WHEREAS, on or about October 24, 2018, Applicant submitted an application,
hereinafter "Application", requesting an amendment to the Ferguson Crossing Planned
Unit Development Guidelines for a portion of the Ferguson Crossing Planned Unit
Development ("PUD"), formerly known as Parcel B, Amended Keithley Exemption; and

WHEREAS, on or about December 4, 2018, the Planning & Zoning Commission
considered the Application and various staff memoranda, and recommended to the
Board approval of Application; and

WHEREAS, the Town has held the required public hearings before the Board,
pursuant to the Code and pertinent Colorado Revised Statutes, as necessary for the
Town to act on the Applicant's request to amend the planned unit development
guidelines; and

WHEREAS, on or about December 4, 2018 and January 14, 2019, the Board
considered the Application in duly noticed public hearings; and

WHEREAS, on January 14, 2019, the Board determined that amendments to
the planned unit development guidelines for the Subject Property is consistent and in
conformity with the existing pattern of zoning within the Town, and with the Town's
Comprehensive Plan, as amended, and that the proposed zoning will allow the Property
to be developed in an efficient and economical manner, as required by state statutes;
and

WHEREAS, the Board finds that the proposed PUD Zoning for the Subject
Property described on Exhibit A runs in favor of the residents, occupants, and owners
of the PUD and therefore, the modification of the provisions of the PUD by the proposed
re-zoning of the Property shall not affect the rights of the owners of the land within the
PUD, that the re-zoning is consistent with the efficient development and preservation
of the entire PUD and does not affect in a substantially adverse manner either the

TOWN OF SILT
P.O. BOX 70
SILT, CO 81652
enjoyment of land abutting upon or across a street from the PUD or the public interest, nor is such re-zoning granted solely to confer a special benefit upon any person; and

WHEREAS, the Local Government Land Use Control Enabling Act of 1974, §§29-20-101, et seq., C.R.S.; Article 23 of Title 31, C.R.S.; and other applicable laws grant broad authority to the Town of Silt, Colorado ("Town") to plan for and regulate the development and use of land on the basis of the impact thereof on the community and surrounding areas.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT:

Section 1. Findings of Fact. The Board incorporates the foregoing recitals as findings and determinations, and conclusively makes all of the Findings of Fact, Determinations, and Conclusions contained herein.

Section 2. Amendment of Planned Unit Development Guidelines (Re-Zone). The Application filed by the Applicant and Owner to amend the planned unit development (PUD) guidelines for the Subject Property known as Parcel B, Amended Keithley Exemption, is hereby granted as otherwise modified herein. The provisions of the Ordinances of the Town that conflict with the provisions of this ordinance shall not apply to the Property except as otherwise noted herein. Except as hereinabove provided, all provisions of the zoning, subdivision and other ordinances of the Town of Silt, Colorado, including but not limited to outdoor lighting, site plan review, design review, and landscaping, shall be applicable to the Subject Property, as more particularly described as Exhibit A.

Section 3. Zone Location and Boundaries. The location and boundaries of the zone district established by this Ordinance for the Subject Property are as shown on Exhibit A, as well as the Town's Official Zoning map, which shall be as kept on file at the Town Hall.

Section 4. Zone District Maps. By the adoption of this Ordinance, the Town has brought the Property under these amended planned unit development guidelines and has authorized the amendment of the Official Town's zone district maps to include the Property. The Town's Official zone district maps are currently on file at the Town Hall, in accordance with the Colorado Revised Statutes.

Section 5. Planned Unit Development Zone District Text.

A. PUD Objectives:
The objectives of the proposed Planned Unit Development are as follows:

1. Develop a high quality, attractive retail/commercial center that is complimentary to the Town of Silt and the region;
2. Create a commercial development that provides necessary goods and services to the Town of Silt and outlying areas while at the same time provides financial benefits to the Town and employment opportunities for the local population;

3. Plan and design a commercial development that is harmonious with the natural landscape and enhances the scenic qualities of the property;

4. Provide innovative design that encourages cluster development, creates open space opportunities, protects sensitive areas of the property and respects wildlife habitat;

5. Ensure high quality design standards are planned and implemented throughout the development;

6. Develop a commercial center that is in general conformance with the Comprehensive Plan and conforms to the goals and policies of the Town of Silt.

B. Planned Unit Development Zone Districts.
The following zone districts shall be applied to the portion of the Ferguson Crossing PUD known as the Subject Property (Exhibit A):

**PUD-LRC** shall mean “Planned Unit Development-Limited Retail Commercial” District. The PUD-LRC District is intended to provide retail and commercial uses as listed herein.

**PUD-LRC/RC** shall mean “Planned Unit Development-Limited Retail Commercial/Recreational Commercial” District. The PUD-LRC/RC District is intended to provide retail and commercial uses as listed herein.

**PUD-OS** shall mean “Planned Unit Development-Open Space” District. The PUD-OS District is intended to provide limited active recreational activities as well as passive open spaces for the use of the business employees in the PUD, members of the Silt community and the general public, as listed herein.

C. Zone District Regulations

**PUD-LRC** (Planned Unit Development-Limited Retail Commercial)
Permitted Uses:
- Animal hospitals, clinics and kennels for small animals, but not including commercial breeding facilities;
- Automated teller machines;
- Bars and taverns, in association with restaurants;
- Convenience stores, including gasoline pumps meeting conditions of SMC Chapter 17.72, and may include a food establishment;
• Car and recreational vehicle lease/sale/service and washing facilities;
• Dry cleaning and laundering facilities (non-industrial);
• Financial institutions;
• Gasoline stations meeting all conditions of SMC Chapter 17.72, excluding bulk fueling facilities;
• Gift shops;
• Health clubs;
• Hotels and motels (with or without conference facilities);
• Movie theaters;
• Museums;
• Park-and-ride facilities;
• Parking lots as an accessory use to a commercial establishment;
• Personal service establishments, including but not limited to: barber shops, beauty shops, tanning salons, etc.;
• Plant nurseries, excluding tree farms and sod farms;
• Professional offices;
• Recreational establishments (indoor), including but not limited to bowling alley, swimming pool, and video arcade;
• Indoor storage and/or warehousing of household materials, and indoor garage space. Exterior storage for private vehicles, boats, RVs only, and no storage of construction equipment or commercial vehicles, or loose materials of any type are allowed. No storage of hazardous materials is allowed in either the indoor or outdoor storage facilities. Storage on northwestern 3 acres, as delineated on Town approved Site Plan map;
• Restaurants, delis, fast food establishments or any establishment providing prepared food, including outdoor seating and including serving of alcoholic beverages as a secondary sale;
• Retail establishments where transactions take place on-premises, but not requiring open storage;
• Visitor center and information kiosks; and
• All permitted uses listed in PUD-LRC/RC.

PUD-LRC/RC (Planned Unit Development-Limited Retail Commercial/Recreation Commercial) Permitted Uses:

• Amusement park;
• Hotels and motels (with or without conference facilities);
• Museum;
• Open storage or outside storage, subject to review and approval by the Town following site plan review;
- Public use trail along Colorado River, subject to review and approval by the Town following site plan review;
- Recreational Vehicle Park, including spaces for tents, cabins, and teepees, but excluding long-term occupancy (in excess of thirty consecutive days in a single space) or permanent residential occupancy (no skirting, winterizing or other methods to make RV a permanent residential unit). Year-round occupancy of park models or cabins is a permitted use in the area shown on the PUD map designated as the "cabin village" all subject to review and approval by the Town following site plan review;
- Recreational Vehicle Park accessory uses, including but not limited to, bathhouses, camp kitchens, pavilions, gazebos, libraries, recreational halls, laundries, shading devices, patios, convenience store, firewood sales, campfire pits, small amphitheaters, bicycle rentals and sales, boat and water sport equipment rentals and sales, hunting accessories sales, watersports accessories sales, RV parts and accessories sales, small RV repair facility, sanitary waste station, propane sales to RV Park guests, Town approved maintenance supply equipment storage, 4 x 4 vehicle rental, manager’s and employees’ quarters (may exceed maximum allowable time as detailed above);
- Recreational establishments (indoor), including, but not limited to bowling alley, swimming pool, video arcade, etc.;
- Recreational establishments (outdoor), including but not limited to miniature golf, fishing, zip lines, rafting, creation of water features (including swimming pools, hot tubs, water parks, and slides), adventure playgrounds, paddleboats, kayak park, basketball, volleyball, and tennis facilities, obstacle courses, observation platforms, etc.;
- Registration office;
- Retail establishment where transactions take place on-premises, but not requiring open storage;
- PUD-LRC uses as described above.

PUD-OS (Planned Unit Development-Open Space) Permitted Uses:

- Public use trail along Colorado River, subject to review and approval by the Town following site plan review;
- Other outdoor uses, as reviewed and approved by the Town following site plan review.

D. Occupancy standards for RV Park/Campground:
1. Occupancy standards. The following provisions shall be followed without exception. Within the area of the PUD shown as the "cabin village" area, there shall be no limitation on length of stay in park models or cabins. However, if the area is rented as RV or tent sites, the following occupancy standards shall be met. Irrespective of short-term or long-term stay, all quality and dimensional standards set forth below shall apply:
   a. RV Park/Campground operator shall keep daily occupancy records, for inspection annually or as often as necessary by the Town, upon request;
   b. RV Park/Campground operator shall insure that a campsite user adheres to the following:
      i. No recreational vehicle, cabin, or campsite user shall occupy any single recreational vehicle, cabin, or campsite space, or any combination thereof, for a period exceeding twenty-nine (29) consecutive days.
      ii. Notwithstanding the limitations described in section 5.D.1.b.i., no recreational vehicle, cabin, or campsite user shall occupy any recreational vehicle, cabin, or campsite space for a collective time exceeding one hundred and twenty (120) days within a calendar year. No more than twenty percent (20%) of total recreational vehicle, cabin or campsite spaces shall be utilized for more than 120 days at any given time;
      iii. In addition to the limitations described in section 5.D.1.b.i. and ii., no cabin user shall occupy a cabin in the RV Park/Campground for a collective time within a calendar year exceeding sixty (60) days.
      iv. Long-term rentals are not allowed and will be discouraged with the following strict prohibitions:
         1. Skirting of recreational vehicles;
         2. Outside storage of household items;
         3. Propane tanks in excess of 100-gallons, as separate and distinct from the recreational vehicle;
         4. Refuse or debris on a space;
         5. Semi-permanent/permanent stairs, decks or patios that are not offered to each recreational vehicle space and specifically serving a particular RV;
         6. Storage trailers or storage shed/outbuilding not offered as part of the RV Park/Campground amenities;
         7. Construction equipment, storage trailers or other vehicles not associated with pulling the RV;
         8. Large toys, play equipment, or dog runs; &
         9. Large boats (in excess of twenty-four (24) feet long, including trailer) must be stored in a designated area, not on the campsite.
E. Limited Exemption for Employees. Recreational vehicle, cabin and campsite spaces may be used by employees of the RV Park/Campground for periods in excess of the limitations imposed by Section 5.D.1.b.i, ii, and iv. To constitute an employee that qualifies for this limited exemption, the employee must be paid an hourly wage and work a minimum of 20 hours per week at the RV Park/Campground. The RV Park/Campground shall make employment records reasonably available to the Town. Any space occupied by an employee shall count as a "seasonal user" under Section 5.D.1.b.iii.

F. Dimensional and Quality Standards for RV Park Spaces/Campsites:
1. Zoning provision chart PUD - LRC/RC District:

<table>
<thead>
<tr>
<th>Space/Campsite Type</th>
<th>Rec. Vehicle</th>
<th>RV Park Model</th>
<th>Park Cabin</th>
<th>Primitive</th>
<th>Camping Cabin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Area</td>
<td>1500 sf</td>
<td>1500 sf</td>
<td>1500 sf</td>
<td>800 sf</td>
<td>800 sf</td>
</tr>
<tr>
<td>Min. Width</td>
<td>30 feet</td>
<td>30 feet</td>
<td>30 feet</td>
<td>30 feet</td>
<td>30 feet</td>
</tr>
<tr>
<td>RV/Bldg Setback</td>
<td>20 feet</td>
<td>20 feet</td>
<td>20 feet</td>
<td>20 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Parking Spaces, including RV space</td>
<td>2 spaces</td>
<td>2 spaces</td>
<td>2 spaces</td>
<td>2 spaces</td>
<td>2 spaces</td>
</tr>
<tr>
<td>Internal Circulation Roads</td>
<td>20 feet wide</td>
<td>20 feet wide</td>
<td>20 feet wide</td>
<td>20 feet wide</td>
<td>20 feet wide</td>
</tr>
<tr>
<td>Road Surface</td>
<td>Asphalt, Concrete, Gravel</td>
<td>Asphalt, Concrete, Gravel</td>
<td>Asphalt, Concrete, Gravel</td>
<td>Chip/Seal Pavers, Gravel</td>
<td>Asphalt, Concrete, Gravel</td>
</tr>
<tr>
<td>PUD-OS Area</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>Front Yard Setback (bldgs only)</td>
<td>25 feet</td>
<td>25 feet</td>
<td>25 feet</td>
<td>25 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Front Yard Setback to State Highway</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>(bldgs Only)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Yard Setback (bldgs only)</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Rear Yard Setback (bldgs only)</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
<td>10 feet</td>
</tr>
<tr>
<td>Riparian Setback* (bldgs only; RVs &amp;</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50 feet</td>
<td>50 feet</td>
</tr>
<tr>
<td>park models can go in riparian setback, but are subject to 10 foot rear yard setback.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proximity to Bathhouse</td>
<td>350 feet</td>
<td>350 feet</td>
<td>350 feet</td>
<td>350 feet</td>
<td>350 feet</td>
</tr>
<tr>
<td>Proximity to Trash Dumpster</td>
<td>100 feet</td>
<td>100 feet</td>
<td>100 feet</td>
<td>100 feet</td>
<td>100 feet</td>
</tr>
</tbody>
</table>

* Except bridges, adventure park structures, pavilions, picnic grounds, paths, gazebos and the like.

2. All streets and buildings shall be illuminated per Silt Municipal Code standards and International Building Code standards, respectively;
3. Trash dumpsters shall be provided in sizes, quantities and in locations to adequately serve the park and facilities, subject to review and approval by the Town following site plan review;
a. Dumpsters shall be fully screened with a fence height at least one (1) foot more than the dumpster height;
b. Dumpsters shall be fly-tight, water-tight, and animal-proof, and at no time shall trash or rubbish be allowed to accumulate on the ground or above the lid of the dumpster;

4. Landscaping is subject to review and approval by the Town following site plan review.
   a. At a minimum, each campsite shall include at least one (1) tree no less than two (2") caliper for deciduous trees, six foot height for evergreen trees;
   b. All setback areas and buffers shall be landscaped in accordance with a landscaping plan, subject to review and approval by the Town following site plan review;
   c. All landscaping is to be kept in a “green and growing” condition; all dead plants are to be replaced as soon as practicable within a growing season; &
   d. No less than thirty percent (30%) of each campsite shall be landscaped with organic material.

G. Riverfront and river recreation activities:
   a. It is the intention of these PUD guidelines that the RV Park/Campground have a direct and active relationship with the Colorado River, as the setting of the river in relation to the park is important to the development and feasibility of the park;
   b. The river’s edge and the river’s bed adjacent to the park may be improved to allow kayaking, rafting, fishing, bird watching, wading, swimming and adventure paths along the entire length of the Subject Property and the Colorado River or its tributaries;
   c. Certain picnic areas, water features, riverbank seating areas, as well as natural river access is encouraged;
   d. Notwithstanding any requirements placed on the modification of the Colorado River or its banks by any other governmental agency, these PUD guidelines specifically allow for the placing of boulders or rip-rap, landscaping, excavation, minor changes in the river’s course, placing kayak and rafting launch and take-out improvements, public pedestrian/bike paths, pedestrian bridges, minor dams and waterfalls, and other similar water features;
   e. Zoning provision chart:

<table>
<thead>
<tr>
<th>Riverfront and River Recreation Activities</th>
<th>Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>10,000 square feet (does not govern the subdivision of an existing building into separately conveyable units)</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>40 feet, as defined in Silt Municipal Code</td>
</tr>
<tr>
<td>Minimum front yard setback</td>
<td>25 feet to structure; Town may allow for</td>
</tr>
<tr>
<td>Minimum side yard setback</td>
<td>15 feet to structure, when structure is sited on an individual lot; 0 feet for common-walled structures; Town may allow for modification upon site plan review.</td>
</tr>
<tr>
<td>---------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>10 feet to structure, except that gazebos, pavilions and picnic areas and/or adventure structures or bridges, paths and the like may be placed in these areas, pursuant to Town’s review and approval at site plan review; Town may allow for modification upon site plan review for other occupied buildings.</td>
</tr>
<tr>
<td>Minimum setback from riparian zone</td>
<td>50 feet to structure; Town may allow for modification upon site plan review.</td>
</tr>
<tr>
<td>Minimum landscaped area</td>
<td>15% of total lot area; Town may allow for modification upon site plan review.</td>
</tr>
<tr>
<td>Maximum building area</td>
<td>20,000 square feet; Buildings proposed larger than 20,000 square feet shall undergo a special use permit review and site plan review</td>
</tr>
</tbody>
</table>

H. Environmental analysis. Any developer of a parcel(s) within the Subject Property shall submit a site specific environmental analysis for each phase of the development, or alternatively the development as a whole, to define riparian areas, wetlands, wildlife impacts, soil conditions and drainage, floodplain, and similar environmental concerns. Such an analysis shall accompany any site plan review, special use permit, building permit or subdivision application.

I. H. Dimensional and Quality Standards for PUD-LRC Zone:
   1. All applications within the PUD-LRC Zone shall comply with the Silt Municipal Code with respect to any SMC Title 16 or Title 17 provisions, as if such property is within the B-2 Highway Business District;
   2. No building within the PUD-LRC Zone shall be approved without first obtaining site plan review as prescribed in Silt Municipal Code.

I. Flexible Zone:
   1. There shall be established a flexible zone as described on Exhibit B attached hereto, within which a PUD-LRC/RC, a PUD-LRC, and/or a PUD-OS permitted use may be established, according to the provisions of this ordinance and the Silt Municipal Code;
   2. Once such a use is established with a specific zoning, the lot may not establish permitted uses of another PUD zone district;

Section 6. Severability. If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be held by a courts of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions
of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

INTRODUCED, READ AND APPROVED ON FIRST READING, a public hearing, the 10th day of December, 2018.

PASSED, APPROVED ON SECOND READING, ADOPTED AND ORDERED PUBLISHED FOLLOWING A CONTINUED PUBLIC HEARING this 14th day of January 2019 at 7:00 p.m. in the Municipal Building of the Town of Silt, Colorado.

AGREED AS TO FORM:

[Signature]
Town Attorney Michael J. Sawyer

TOWN OF SILT

[Signature]
Mayor Keith B. Richel

ATTEST:

[Signature]
Town Clerk Sheila M. McIntyre, CMC

[Seal]
SURVEY BOUNDARY DESCRIPTION

PARCEL ONE ADJUSTED:
SURVEY BOUNDARY DESCRIPTION
PARCEL ONE:

A tract of land situated in Section 10, Township 6 South, Range 92 West of the 6th P.M., County of Garfield, State of Colorado, said tract of land lying East of the West line of the NW 1/4 of said Section 10, Southerly of the South right of way line of Interstate 70 and Northerly of the centerline of the Colorado River as shown on the Amended Keithley Subdivision Exemption plat recorded as Reception No. 483404 of the record of said county, said tract of land being more particularly described as follows:

BEGINNING AT A POINT on the West line of the NW 1/4 of said Section 10 from which the Northwest corner of said Section 10 bears North 00°25'11" West 1364.47 feet; thence departing said West line South 67°12'29" East 11.44 feet; thence North 89°11'38" East 683.47 feet; thence North 00°11'12" West 27.81 feet to the Southerly right of way of Interstate 70; thence South 81°59'30" East 87.78 feet along said Southerly right of way to the West line of that tract of land as described in document recorded in Book 401 at Page 313; thence along the West line of said tract South 08°00'30" West 535.99 feet; thence leaving said tract the following three courses:

1) thence South 87°20'00" East 44.63 feet;
2) thence North 65°30'00" East 213.00 feet;
3) thence North 85°40'00" East 333.65 feet to a point on the East line of said tract;

thence along said East line North 08°00'30" East 306.55 feet to the Southerly right of way of said Interstate 70; thence along said Southerly right of way the following three courses:

1) thence 314.34 feet along the arc of a non-tangent curve to the right having a radius of 2814.80 feet, a central angle of 06°23'54" and a chord which bears South 69°10'57" East 314.18 feet;
2) thence South 65°59'00" East 97.00 feet;
3) thence 1327.50 feet along the arc of a curve to the left having a radius of 2864.80 feet, a central angle of 26°32'59" and a chord which bears South 79°15'29" East 1315.65 feet;

thence departing said Southerly right of way South 11°51'16" West 526.72 feet to the centerline of the Colorado River, thence along said river centerline the following ten courses:

1) thence North 90°00'00" West 49.59 feet;
2) thence South 63°28'21" West 655.91 feet;
3) thence North 89°54'51" West 618.87 feet;
4) thence South 77°10'39" West 181.61 feet;
5) thence North 86°37'09" West 211.05 feet;
6) thence North 63°58'59" West 367.47 feet;
7) thence North 56°07'22" West 191.47 feet;
8) thence North 85°35'46" West 129.68 feet;
9) thence North 75°14'17" West 205.16 feet;
10) thence North 84°17'00" West 421.72 feet to a point on the West line of said NW 1/4;

thence along said West line North 00°25'11" West 954.56 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that tract of land as conveyed to the Town of Silt as described in the document recorded in Book 566 at Page 692, said tract of land being more particularly described as follows:

BEGINNING AT A POINT from which said Northwest corner of said Section 10 bears North 39°26'59" West 2902.79 feet; thence South 84°33'11" East 99.96 feet; thence North 81°41'00" East 241.48 feet; thence South 76°18'00" East 361.35 feet; thence South 31°38'00" West 142.58 feet; thence South 54°31'00" West 196.39 feet; thence South 84°10'00" West 399.83 feet; thence North 09°38'00" West 340.98 feet to the POINT OF BEGINNING.

Said Parcel containing 56.045 acres, more or less.

[THE RECORD DESCRIPTION BEARINGS OF THE COLORADO DEPARTMENT OF HIGHWAYS MAPPING & PARCEL TWO RECORD DESCRIPTIONS (BOOK 401 PAGE 313) HAVE BEEN ROTATED 00°28'30" CLOCKWISE TO BE CONSISTENT WITH THE KEITHLEY SUBDIVISION EXEMPTION BASIS OF BEARING.]
17.42.010 B.3 Intent

3. To allow for the preservation and enhancement of the natural, scenic and historic characteristics of the community by:

a. Encouraging a western architectural and development theme reflecting the town’s ranching, mining, agricultural and natural heritage; The proposal employs the use of indigenous metal building forms with single pitch, shed roofs common in agriculture and ranching buildings while using deep rust colored and dark grey finished that pay respect to the local buildings and natural colors found in the backdrop of Silt.

b. Restricting development in important natural, scenic, riparian or wildlife areas; We are working within the approved PUD for the River Run development which was conceived to provide affordable housing with a storage component along its northern portion.

c. Requiring development impacts to be mitigated through landscaping, including planted streetscapes and parking lots; The Landscaping has been increased and improved as seen in the attached revised proposal.

d. Requiring thoughtful site layout of developments; The location and configuration of the storage facility was designed at the time of the original PUD application to provide a buffer between the residential component and the view and sound impact of the interstate highway.

e. Encouraging environmentally sensitive development and building practices;

17.42.080 A&B. Commercial building specifications

A. An applicant for commercial development in a commercial PUD, B-1, B-2 or B-3 zone district shall select building materials and shall design structures in order to achieve and maintain high architectural standards by avoiding boxy or monotonous industrial appearances. An applicant can achieve this effect by adding thoughtful architectural design elements into each building that may include some or all of the following:

1. Varying and/or intersecting rooflines; The rooflines for this project are specifically designed in shape to resemble a shed type ranch building while the height serves as a barrier to soften the interstate highway impact from the north.

2. Dormers, porches, cantilevers, covered walkways; These particular details are specific to a residential structure vs. a commercial use.
3. Architectural stone work or stucco; or The Office/Apartment structure is finished in stucco with wood facias.

4. Trim detail around lighting, windows, doors, soffit and fascia. Storage buildings will incorporate trim at each exterior door (overhead and man doors).

B. An applicant for commercial development in a commercial PUD, B-1, B-2 and B-3 zone district shall provide exterior treatments as follows:

1. Applicants who propose building bays wider than 60 feet shall include such architectural features as columns, ribs, pilasters or the like; The storage buildings are finished in metal corrugated siding with a rib pattern in a vertical orientation. There are 3 different overhead door sizes and building G will incorporate 3-6 x 6-8 exterior man doors.

2. An applicant shall avoid building facades that have blank, uninterrupted lengths of more than 60 feet without containing at least two of the following: change in plane, change in texture or masonry pattern, large windows, columns, ribs, pilasters or the like; The south facing elevation of G building is the only elevation that is a continuous surface without interruption and that side of the building is proposed to be landscaped to mitigate this condition.

3. An applicant shall include consistent architectural materials and design characteristics on all sides of a proposed building, and may not use inferior or substandard quality materials for side or rear facades; All storage buildings are designed with consistent building detailing and finishes.

4. An applicant utilizing lower exterior wainscoting shall conform to the following: Wainscoting is not proposed for this project

5. An applicant utilizing exterior facade treatments on or near the top of the building must be recognizable from any street, parking lot or open space and consist of one of the following: Exterior façade treatments on or near the top of the building are not proposed for this project

6. An applicant shall utilize exterior building materials that are high-quality, including but not limited to brick, sandstone or other native stone, treated wood siding (may include reclaimed barn wood, if adequately integrated into facade), stucco or tinted/textured concrete masonry unit. This project incorporates the use of highest quality metal paneling and roofing for the storage buildings and exterior stucco and standing seam metal roofing for the Office/Apartment. A former storage project designed and built by LRA Development in Gypsum Colorado is managed by a nationwide company who
has stated on numerous occasions that the Gypsum project is an outstanding example of a well-designed facility and at the top of the list of close to 80 managed properties. We fully intend the River Run Self Storage property to have the same level of quality.

17.42.100 - Intent of landscape design guidelines.

The town landscape design guidelines have been created in order to enhance the town's unique character, to preserve the natural beauty and balance of the surroundings and to mitigate possible negative effects from growth. The town shall evaluate all applications in light of the following goals of this ordinance:

A. Protect the natural ecosystem and strive toward the preservation of healthy plant materials;
B. Minimize the visual impact of site development and restore areas subject to cuts and scarring, particularly hillsides;
C. Preserve existing character of the area;
D. Preserve visual corridors;
E. Provide for well-designed development as well as natural landscapes within the town.
(Ord. 18-01 § 1 (part))

17.42.110 - Landscaping plan submittal and review.

A. An applicant for commercial or multifamily site plan review shall submit to the town at the time of site plan application submittal a landscape plan drawn to a scale that adequately depicts all required landscaping elements required by this title. Landscape Plan has been prepared by Sherry Dorward, Landscape Architect.

B. An applicant for a large project that includes 20 commercial and/or residential units or more, or includes more than 30,000 square feet of gross commercial floor area shall submit to the town a landscape plan prepared by a landscape architect or other landscape professional.

C. Landscape Plan Review. An applicant for commercial or multifamily site plan review shall include the following in any landscape plan submittal at the time of commercial or multifamily site plan:
1. Certified survey with two-foot contours and with a scale not to exceed one inch equals 20 feet that indicates the following:

a. Boundaries of lot or parcel proposed for development, including adjacent rights-of-way; **Included in Civil drawings.**

b. Location of existing and proposed improvements (curb, gutter, sidewalk, structures); **Included in Civil drawings.**

c. Proposed grading at a two-foot contour interval for all areas; **Included in Civil drawings.**

d. Existing and proposed vegetation; **Included in Civil drawings.**

e. Key that indicates the size and species of trees, shrubs and ground cover, which includes scientific and general names; **Included in Landscape drawings.**

f. Existing and/or proposed automatic irrigation system, with rain-off sensor; **Included in Landscape drawings.**

g. Written statement that lists lot coverage of buildings, parking lot area (sf), landscaping area (sf), etc.; **Included in Landscape drawings.**

h. Proposed entry gates, signage plan and elevation drawings; **Included in Architectural, Civil and Landscape drawings.**

i. Phasing plan, if applicable; **NOT APPLICABLE.**

j. Method of reclamation for the repair of cut/fill areas and other landscape disruptions caused by construction; **NOT APPLICABLE.**

k. Vicinity map at a scale of one inch equals 500 feet, that shows at a minimum three blocks around the subject site. **Included in Civil drawings.**

D. The town may not issue a certificate of occupancy prior to landscaping installation, unless applicant submits a landscaping bond in an amount equal to the proposed cost of landscaping improvements.

E. The town shall verify compliance with the approved landscape plan, prior to issuance of certificate of occupancy or prior to release of landscaping bond.

(Ord. 18-01 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)
17.42.120 - Site planning and design standards.

The following design guidelines apply to all commercial projects and all multi-family projects with three or more dwelling units within one building or upon one lot:

A. Critical wildlife areas as determined by the Colorado Division of Wildlife (CDOW), and natural open space, as determined by the town, shall be preserved. No construction, development or improvements within these areas shall occur other than those developments approved by the town, with recommendations from the CDOW. NOT APPLICABLE.

B. Driveways/access roads, due to impact on the site, require good planning and design. The approved access drives generally follow the natural contours of the site, around trees and significant landforms. Each access road plan shall address the following points:

1. Cut slopes and fill embankments shall not exceed 2:1 (horizontal to vertical) without an engineered earth retention system. Soil surfaces should be covered with a layer of topsoil and appropriate vegetation. Slope stability should be addressed in the geotechnical (soils) investigation report. Grading plans and retention systems should be designed by the applicant's engineer(s) based on the recommendations of the geotechnical study. Included in Civil drawings.

2. All efforts shall be made by the applicant to minimize the overall impact of access drive construction.

3. Plant materials may not exceed 30 inches in height within the sight distance triangle, as defined elsewhere in this code, at intersections and at driveways or access points. Included in Landscape drawings.

4. Existing farm roads should be incorporated into subdivision design, if practical. NOT APPLICABLE.

C. Parking Lot Standards. All parking lots with 15 spaces or more, or 4,500 square feet or more, shall comply with this section. The requirements of this section are intended to reduce glare from car headlights, to separate pedestrians from automobile fumes and dust, to modify the rate of storm water runoff, to provide shade and noise attenuation, and to distribute plantings evenly in and around parking areas to prevent two lots, held in separate ownership, from becoming one large expanse of paving. Landscaping is placed on the site to buffer the impact from automobile traffic

1. Whenever a requirement for plantings is made based on square footage or linear footage, the requirement will always be rounded up to the next number of items required. For instance, if one tree for every 35 linear feet is required, two trees are required for 38 linear feet.
2. Provisions must be made for permanent irrigation of all plant material in parking lots. The property owner shall be responsible to maintain any vehicular use area in good condition and free of refuse and debris. All landscaping must be kept in a green and growing condition.

17.42.140 - Public right-of-way.

The landscape strip standards are flexible, but an applicant must fulfill one of the next four options adjacent to the public right-of-way:

A. Provide a berm on the property that is at least two and one-half feet higher than the finished floor elevation of the parking lot, to include one shade tree and five shrubs for every 35 linear feet of frontage. Berm shall be designed to achieve a 2:1 slope.
B. Provide a six-foot wide landscaped strip between the right-of-way and the parking lot. One shade tree and five shrubs are required for every 35 linear feet of frontage. Landscaping provided at the northern boundary of site per this section.
C. Provide a three-foot high fence of brick, stone or architectural concrete to screen the lot from the right-of-way. In addition, a four foot buffer strip must be provided, planted with one shade tree per 35 linear feet of frontage.
D. Preserve a 25-foot wide strip the length of the property, in lieu of the landscaping requirement. This option may be appropriate along the Colorado River corridor.

17.42.150 - Perimeter landscaping.

Requiring perimeter landscaping between adjacent parking lots does not preclude the need to provide vehicular access between the lots. In addition, landscape screening must be provided where a commercial lot is contiguous to a residentially zoned lot.

A. If the parking lot is 5,000 square feet or smaller, the landscaped perimeter strip must be at least four feet wide. One tree and three shrubs are required for each 35 linear feet of perimeter. NOT APPLICABLE.
B. For parking lots larger than 5,000 square feet, the landscaped perimeter strip must be at least five feet wide. One tree and three shrubs are required for each 35 linear feet of perimeter. Landscaping provided at the northern boundary of site per this section and within the site.
C. The owner may preserve at least 25 feet of existing approved vegetation along the parking lot perimeter. One tree and three shrubs are required for each 35 linear feet of perimeter. NOT APPLICABLE.
D. In addition, all sidewalks shall be separated from the back edge of curb by a minimum distance of four feet to accommodate a planting strip. **NOT APPLICABLE.**

E. All planting strips shall include street trees, shrubs and grasses. Plant materials may not impede sight lines or maintenance of the roadway or sidewalk. Up to 25 percent (including driveways and walkways) of the planting strip may be hard-surfaced with concrete, brick and composite pavers.

(Ord. 18-01 § 1 (part))

**17.42.180 - Warranty for live plant materials.**

The applicant and subsequent property owner shall guaranty that all plants remain in a healthy condition, and shall make any and all necessary replacements at his expense.

*Plant material will be warranted by owner.*

(Ord. 18-01 § 1 (part))

(Ord. No. 2-2013, § 1, 2-11-2013)

**17.42.220 - Screening.**

D. 1-70/River Corridor Adjacency. All allowed outdoor storage areas and loading and receiving areas on any lot adjacent to the existing 1-70/river corridor, shall be screened from view by a free-formed landscaped earthen berm averaging five feet in height. Said berm shall be located within a landscaped area adjacent to the property line facing the existing 1-70/river corridor and shall be at least 25 feet in depth from the property line. Tree and berm design requirements as set forth in the landscaping section of these standards shall likewise be applicable to ensure adequate and compatible screening of outdoor storage and loading and receiving areas facing the existing river path.

*Subject property is not adjacent and does not share a border/boundary to either the state Frontage Road or the Colorado River*