

**TOWN OF SILT  
PLANNING AND ZONING COMMISSION AGENDA  
TUESDAY, JANUARY 10, 2023 6:30 P.M.  
MUNICIPAL COUNCIL CHAMBERS  
HYBRID MEETING**

<b>ESTIMATED TIME</b>	<b>ELECTRONIC AGENDA ITEM</b>	<b>PUBLIC HEARING/ ACTION</b>	<b>ELECTRONIC LOCATION AND PRESENTOR</b>
	<b>Agenda</b>		<b>Tab A</b>
<b>6:30 5 min</b>	<b>Call to Order</b>		<b>Chair Williams</b>
	<b>Roll Call</b>		
	<b>Pledge of Allegiance</b>		
<b>6:35 5 min</b>	<b>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</b>		
<b>6:40 5 min</b>	<b>Consent agenda –</b>  1. Minutes of the December 6, 2022 Planning & Zoning Commission meeting	<b>Action Item</b>	<b>Tab B Chair Williams</b>
	<b>Conflicts of Interest</b>		
	<b>Agenda Changes</b>		
<b>6:45 15 min</b>	<b>Sign Exception - Family Dollar</b>	<b>Public Hearing Action Item</b>	<b>Tab C Manager Centeno</b>
<b>7:00 45 min</b>	<b>Site Plan Review – Multi Family Lots – 1001, 1002 and 1003 at Bella Vista (AKA Painted Pastures)</b>	<b>Public Hearing with Recommendation to the Board</b>	<b>Tab D Planner Chain</b>
<b>7:45 10 min</b>	<b>Planner Report and Community Development Update</b>	<b>Update</b>	<b>Tab E Planner Chain &amp; Manager Centeno</b>
<b>7:55 5 min</b>	<b>Commissioner Comments</b>		
<b>8:00</b>	<b>Adjournment</b>		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, February 7th 2023, 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.

**TOWN OF SILT**  
**REGULAR PLANNING AND ZONING COMMISSION MEETING**  
**DECEMBER 6, 2022 – 6:30 P.M.**  
**HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, December 6, 2022. Chair Williams called the meeting to order at 6:38 p.m.

<b>Roll call</b>	Present	Chair Lindsey Williams Vice-Chair Joelle Dorse Commissioner Robert Doty Commissioner Michael Bertaux Commissioner Charlienna Chancey Commissioner Jennifer Stepisnik
	Absent	Commissioner Eddie Aragon

Also present were Town Administrator Jeff Layman, Planner Mark Chain, Community Development Manager Nicole Centeno and Attorney Mike Sawyer.

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**Pledge of Allegiance**

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**Public Comments** – There were no public comments.

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**Consent Agenda**

1. Minutes of the October 4, 2022 Planning & Zoning Commission meeting.

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

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**Conflicts of Interest** – There were no conflicts of interest.

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**Agenda Changes** – There were no agenda changes.

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**Special Use Permit for Sunlight Foursquare Church. 701 Main St.**

Planner Chain introduced this agenda item. He noted that it was a Special Use Permit for the purpose of establishing a church/place of worship in the Towns B-1 Zone District at 701 Main Street. He noted this was a public hearing and that the Commission's charge was to make a recommendation to the Board. The Board is the final decision-making body.

Planner Chain went over the background for the site, including surrounding zoning. He also noted that two special use permits had been approved for the property in the last couple of years. Planner Chain explained that this application was different than most other applications that

the Commission considers, because the U.S. Congress had enacted what is called the Religious Land Use and Institutionalized Persons act (RLUIPA). He stated that normally land-use laws are strictly based on state and local codes but that Congress has passed legislation in order to further the intent of the First Amendment. In essence, he noted that a municipality must treat a place of worship the same as they would a similar, secular use that is permitted in that zone district. He informed the Commission that in this particular case the Town must treat a church the same as “fraternal organizations, civic calls, and nonprofit lodges” for the purposes of reviewing this application.

Planner Chain went over details of the property and the applicant’s description of their request, including how they would operate in the first year assuming approval, a more extensive plan for years 1 through 5 and finally long-term concepts. In the long-term, the applicant intends to utilize the eastern portion of the building for classrooms and as a meeting area, open to the public and for public events including various town groups and incorporating perhaps a cooperative relationship with Wild Coffee (AKA Misty’s).

Planner Chain reviewed the application from the framework of the comprehensive plan general policies and goals, noted pertinent municipal code sections and summarized the review criteria for the Planning Commission for approval of special use permits. He recommended approval with the conditions as noted in the staff report.

Chair Williams opened up the discussion for questions related do Planner Chains presentation. Commissioner Bertaux had a question about parking.

The applicant then made their presentation. Pastor Aaron Masimer, presented the information for the Church. Masimer noted that the church has been operating in Glenwood Springs for approximately 10 years but the congregation felt it was time for them to move. He noted that many of the church participants had moved further down valley, to the Silt and Rifle area. The group felt that they wanted local space to make the church more a part of the community and where they would operate more than just on Sunday.

The owner, Francis Candlin, then asked to be recognized. She thanked the Community Development Department for its presentation. She said that when she bought the property there was not of lot of activity in the downtown area. She did note that Skip’s market had been located there. She says things seem better now that the downtown improvements have been installed and that the downtown area should be celebrated. She says that she knows a lot of business people and she thinks that the church in this location could be a step in the direction of making this a more vital downtown area. She said in the past some of the potential renters for the site just couldn’t make it financially. She thought what the church was proposing could help the downtown area.

Commissioner Williams asked if any Commission members had questions or comments. Commissioner Bertaux asked what would be happening with Legacy Funeral Home. Pastor Masimer noted that there was a lease until at least the end of June. There was also a question about how many people are part of the congregation. Masimer noted that there were about 80 members of the community and they may have up to 50 people attending at one time. He said that if the special use permit is approved there is a contract to buy both of the lots – one with the building as well as the one at the southwest corner of the block (now vacant).

Commissioner Doty welcomed Pastor Masimer and the church. There was discussion about outreach with the senior center, particularly the night usage and pedestrian crossings. It was also noted that some people use the subject property for parking at night, for example, as

overflow parking for the Miners Claim. Pastor Masimer said they would like to purchase the property to serve the community. They don't want to take away from the type of use that already occurs in the area. Commissioner Doty hopes that the church and community uses can work out together over time.

Commissioner Chancey noted the outreach and the intent to create space for others. There was also some discussion about youth programing, and Masimer noted that this may occur on the south side of the building and that it also may require some fencing.

Chair Williams thought that community outreach and cooperation with some of the community groups would make this beneficial to the town. Pastor Masimer hopes this will occur and noted that during the Christmas tree lighting they will/can have open bathrooms for public use, and help to this nature for other events as well. There was a question about whether the church would be requiring a fee or if much of the usage would be for free or low cost. Masimer thought that any fee would be nominal, just to try to help cover the cost but most importantly the facilities.

Commissioner Williams opened the hearing at 7:21 PM. Amy Perrin, realtor for the property, thanked the Commission for working with this group and noted that there have been dramatic changes in the real estate market recently, especially with commercial. She thought that this group could help be a benefit for downtown Silt. The public hearing closed at 7:24 PM.

Commissioner Bertaux made a motion to recommend approval of the special use permit for the Sonlight Foursquare Church at 701 Main with Staff Finding and Conditions. Second by Commissioner Dorsey; the Motion Passed Unanimously. Conditions Are Noted below:

- 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 a building permit for all improvements within the structure as necessary over time.

### **Reimbursement Update**

It was noted that proposed reimbursement for attending a commission meeting was \$50. Commissioner Bertaux thought that perhaps this should be raised slightly. He also noted that if a Commissioner prepares for the meeting, but that it gets canceled for some unforeseen reason, perhaps the Commissioners should still be paid.

Chair Williams said that she would like to see what the situation is in New Castle and Rifle. Her initial comment was to be not in favor of increasing the amount because there are enough issues facing the Town, such as building a new water plant. There was also quick discussion about what should happen related to compensation if a meeting is canceled.

### **Planning Update**

Planner Chain quickly went over the status of some projects, including the fact that the Commission would probably be seeing a site plan review for a townhome development at its January 2023 meeting.



### **Commissioner Comment**

Commissioner Bertaux asked about the status of the I-70 Pedestrian Overpass and whether that would be near the water treatment plant. It was noted that the pedestrian facility is about 20% designed right now though there is not quite enough in the budget to bring that up to 30% design status. The town will continue working with the CDOT Intermountain Regional Planning Commission to bring this forward for new funding.

Those noted that the water treatment facility was in a tough spot. There is a dire need for an overhaul and that this project as presently conceived could cost up to \$28 million. It was noted that there was an open house on this project on December 19 to be held between 5:30 and 9:30 PM.

There was a quick question about whether the Commission was going to try to stick with one meeting a month. It was thought that one meeting a month was appropriate, unless there was a dire need or unforeseen need for a second meeting.

Commissioner Williams wanted to welcome new Commissioner Stepisnik

### **Adjournment**

**Commissioner Bertaux made a motion to adjourn. Commissioner Doty seconded the motion, and adjourned the meeting 7:59 p.m.**

Respectfully submitted,

Approved by the Planning Commission

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Mark Chain  
Planner

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Lindsey Williams  
Chair

# TOWN OF SILT PLANNING COMMISSION STAFF REPORT

## PUBLIC HEARING ACTION ITEM - FAMILY DOLLAR SIGN EXCEPTION

Meeting Date: January 10, 2023

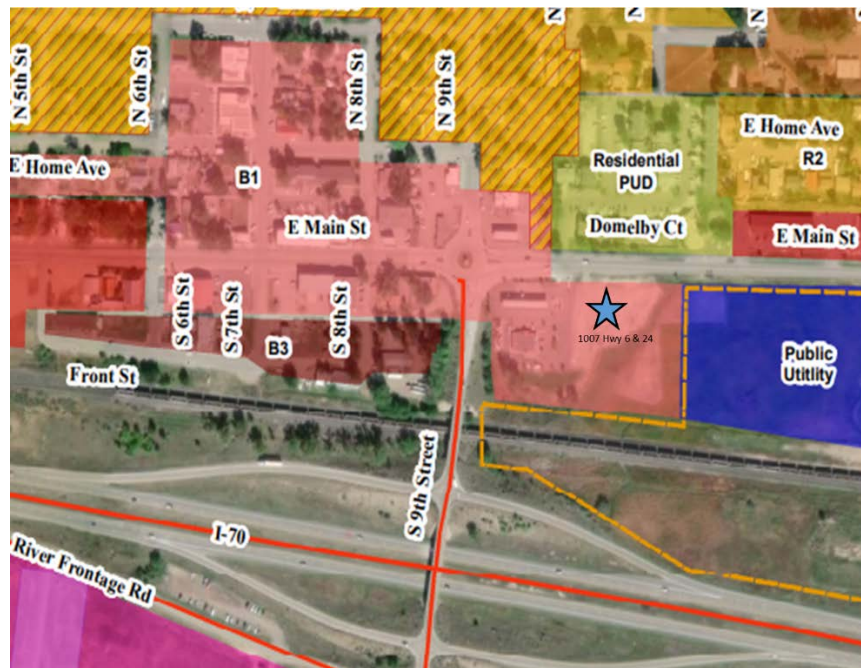
**Applicant:** United Sign System for Family Dollar and Dollar Tree

**Property Owner:** ICC FDDT Silt, LLC

**Physical Address:** 1007 Highway 6 & 24  
Silt, CO 81652  
Lots 1 through 20, Block 2. Amedeo's First Addition

**Mailing Address:** 5201 Pentecost Drive  
Modesto, CA 95356

**Current Zoning:** B-1, General Business District



**Proposed Zoning:** No change is requested

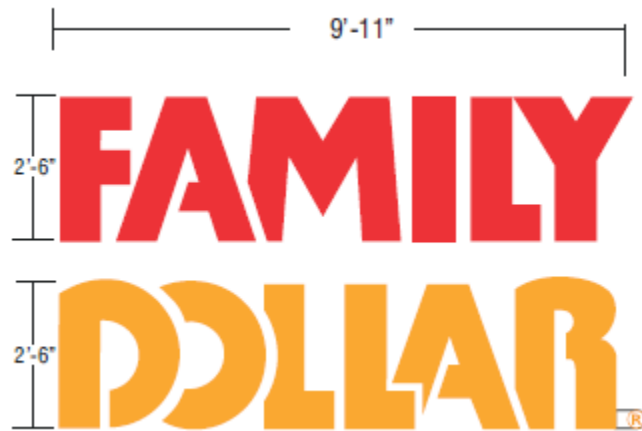
**Public Notice:** 10 Day Public Notice Confirmed

**Request:** Sign Exception for dual branding Free-Standing and building Signage

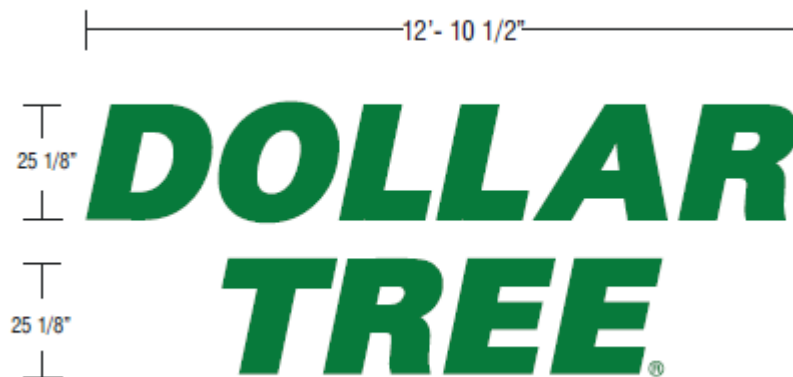
### Description of Proposal

The applicant wishes to construct three, dual branding, signs on the property located at 1007 Highway 6&24.

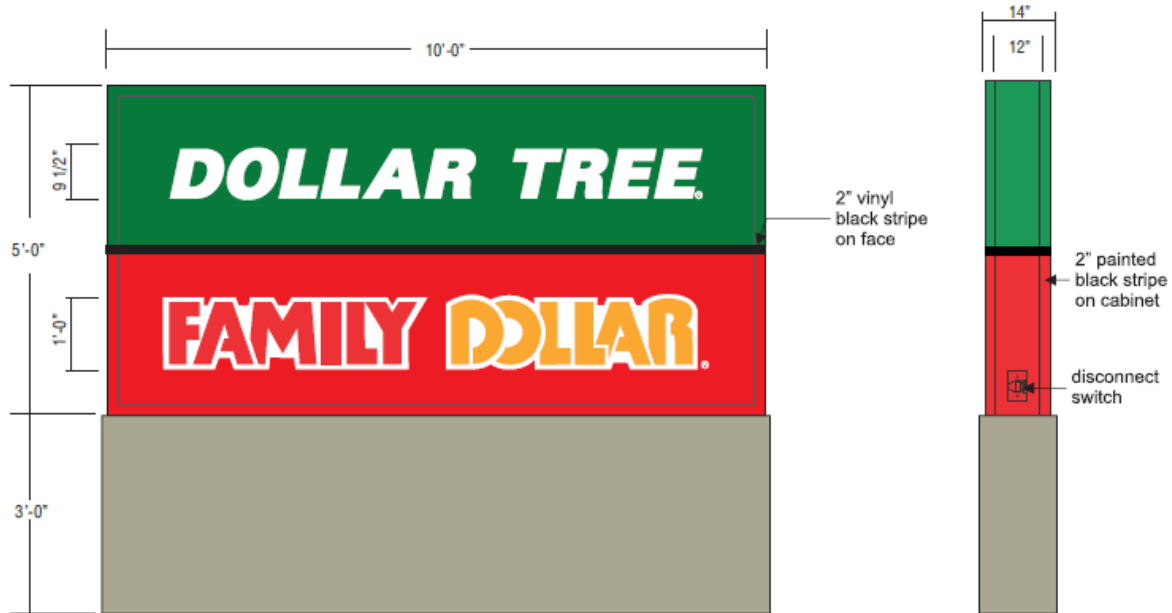
The first sign will be LED Illuminated block lettering, with branding colors of dark red and orange, spelling out the registered trademark of “Family Dollar”. The block lettering will measure 5’ (height) x 9’ 11” (length) x 5” (deep).



The second sign will be LED Illuminated block lettering, with the branding color of vivid green, spelling out the registered trademark of “Dollar Tree”. The block lettering will measure out to be 20.25” (height) x 12’ 10”.5 (length) x 5” (deep).



The third sign will be LED Illuminated free standing monument sign. Both previous brandings will be stacked on this free-standing sign, with “Dollar Tree” above “Family Dollar”. In total, this sign will measure 8’ (height) x 10’ (length) x 14” (deep).



## Silt Municipal Code- Sign Allowances

### 17.60.110 Permit required—Commercial zone districts—Illuminated and non-illuminated.

The illuminated and non-illuminated signs in all commercial zone districts that require a permit are as referenced in Appendix E of this chapter.

Illuminated Signs*— Permit Required	Zone District	Type Sign Allowed	Max. # Signs Permitted	Max. Sign Area Permitted/ Function (sq ft)	Max. Height Freestanding Signs (ft)	Max. Height Wall Mounted (ft)
Business Identification Sign (On premises)	B-1 B-2 B-3 Comm PUD**	Freestanding Wall- Mounted Wall-Painted Mural Fascia Canopy	1 per business (2 per corner lot, max. of one adjoining each street)	16	6	12

The first sign measures at 49.58 square feet, exceeding the allowed 16 square feet by 33.58 square feet. This wall mounted sign does meet the maximum height requirement of 12 feet, as the total height of sign one measures at 5 feet.

The second sign measures at 53.91 square feet, exceeding the allowed 16 square feet by 37.91 square feet. This wall mounted sign does meet the maximum height requirement of 12 feet, as the total height of sign one measures at 4'2.25".

The third sign measures at 80 square feet, exceeding the allowed 16 square feet by 64 square feet. This free-standing sign measures at 8' in height, exceeding the allowed 6 ft in height allowed by code.

All three signs require a Sign Exception.

## Sign Exceptions

### 17.60.160 Exceptions—Special review

- A. Any property owner may apply to the planning and zoning commission for an exception to the provisions of this chapter, regarding size, height, location and type of sign permitted, but not regarding the allowance of a sign not permitted within a zone district. Additionally, an applicant may appeal a decision or interpretation made by the town administrator or his designee of the provisions of this chapter in accordance with Chapter 17.84 of this code.

**The applicant meets the requirements to apply for a sign exception for all three signs, as the type of sign is allowed in the B-1 Zone District. The two wall mounted signs are requesting an exception for the size/square footage. The free-standing sign is requesting an exception for the size/square footage, as well as the height.**

- B. An exception may be granted if it will result in a harmonious sign plan, otherwise complies with the intent of this chapter, and is consistent with the following guidelines:

1. Signs shall be limited to the fewest number reasonably necessary to accomplish the purpose for which they are intended.

**Staff believes the applicants request is reasonable, as the dual branding requires more than one trademark name be displayed.**

2. Signs shall be sized appropriately, considering the purpose of the sign, the distance from which it must be viewed, the size of other signs in the vicinity, the amount of total sign area designated for a similar use, the same use and the speed of passing vehicles. Consideration should also be given to the size of the sign in proportion to the building and the site.

**The proposed signs are directly adjacent to highway 6 & 24, which is the Town's Main Street Corridor. The speed at which vehicles travel on highway 6 & 24 is a minimum of 10 mph faster than other Town roads, therefore staff believes the larger signage is appropriate. This property is also adjacent to and diagonal from two convenience stores, that each have signs larger than what the applicant is requesting the exception for. These three signs will not look out of place or disproportionate, compared to the surrounding area or businesses.**

3. The sign's height shall not negatively detract from the adjacent properties or the surrounding visual corridors.

**Town Staff does not believe that any of the proposed signs will cause a visual obstruction or negative distraction.**

4. The sign shall be designed to accommodate the existing topography of the site.

**The existing topography of the site was taken into consideration when designing and applying for the sign exception.**

5. The sign shall not substantially obscure any part of another sign designed for a separate use, whether on the same property or on an adjacent property.

**The lot that the signs are proposed to be installed at, is currently vacant. The three signs will be installed upon the completion of a new commercial building. There are no other businesses on the property, nor are there other businesses close enough for the proposed signs to obscure adjacent properties.**

- C. An applicant requesting an exception shall submit to the town a complete sign permit application on a form provided by the town, and a statement by the applicant detailing the type(s) of exception(s) requested, for consideration by the planning and zoning commission, no fewer than 15 days prior to a regularly scheduled meeting. Submittals shall be in conformance with Section 17.60.050 of this chapter.

**The applicant has submitted all necessary documents to the Town.**

## **Staff Findings and Conclusions**

Staff finds the following:

1. The proposed sign exception is found to be a compatible use, within the location of 1007 Hwy 6 & 24
2. The application and proposal meet the requirements to apply for a sign exception.
3. Town staff doesn't see any negative impacts of the proposed signs

## **Planner Recommendation**

Staff recommends approval of the United Sign Systems proposed sign exception for all three signs, with the following conditions:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
2. Applicant will provide any additional requested documents and pay any remaining fees, prior to installation of signs.
3. Community Development will need to issue a permit before installation of signs can occur. The Town will also need to inspect the signs, prior to the permit being approved to close out.
4. All future signs will require a permit and sign exception, if required.

**Recommended Motion:**

Motion to approve the Sign Exception for the United Sign Systems, to install the two dual branding wall mounted signs and one dual branding free-standing sign, located at 1007 Hwy 6&24; with the staff recommended conditions in the staff report. (Any modifications or additional conditions by the Planning Commission should be added to this motion).

12/18

**SIGN EXCEPTION APPLICATION**

Town of Silt

231 N. 7<sup>th</sup> Street - P.O. Box 70

Silt, CO 81652

Phone: 970/876-2353 Ext. 109 Fax: 970/876-2937

**PERMIT NO.** \_\_\_\_\_

**ZONE DISTRICT** \_\_\_\_\_

**DATE** \_\_\_\_\_

NAME OF APPLICANT United Sign Systems for Dollar Tree, Inc. PHONE 916-804-9000

APPLICANT'S MAILING ADDRESS 5201 Pentecost Dr. Modesto CA 95356

APPLICANT'S EMAIL ADDRESS david@unitedsign.net

NAME OF PROPERTY OWNER Edward Waldvogel PHONE \_\_\_\_\_

PROPERTY OWNER'S MAILING ADDRESS \_\_\_\_\_

PROPERTY OWNER'S EMAIL ADDRESS \_\_\_\_\_

ADDRESS OF PROPOSED SIGN \_\_\_\_\_

NATURE OF BUSINESS Retail goods

APPLICATION FEE \$35.00 DATE PAID \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

***\*APPLICATION FEE IS \$70.00 IF SIGNS ARE INSTALLED PRIOR TO OBTAINING A PERMIT \****

**BY SIGNING THIS APPLICATION, THE UNDERSIGNED CERTIFIES AND AFFIRMS THAT ALL OF THE SUBMITTED INFORMATION IS TRUE AND ACCURATE TO THE BEST OF THEIR KNOWLEDGE. SUBMISSION OF FALSE OR MISLEADING INFORMATION MAY RESULT IN REVOCATION OF ANY PERMIT ISSUED.**

SIGNATURE OF APPLICANT David Randolph

DATE 12/15/23 CONTACT NUMBER 916-804-9000

SIGNATURE OF PROPERTY OWNER \_\_\_\_\_

DATE \_\_\_\_\_ CONTACT NUMBER \_\_\_\_\_

**17.60.160 Exceptions -- Special Review.**

A. Any property owner may apply to the planning and zoning commission for an exception to the provisions of this chapter, regarding size, height, location and type of sign permitted. Additionally, an applicant may appeal a decision or interpretation made by the town administrator or his designee of the provisions of this chapter in accordance with Chapter 17.84 of this code.

B. An exception may be granted if it will result in a harmonious sign plan, otherwise complies with the intent of this chapter, and is consistent with the following guidelines:

1. Signs shall be limited to the fewest number reasonably necessary to accomplish the purpose for which they are intended;
2. Signs shall be sized appropriately, considering the purpose of the sign, the distance from which it must be viewed, the size of other signs in the vicinity, the amount of total sign area designated for a similar use,



the same use and the speed of passing vehicles. Consideration should also be given to the size of the sign in proportion to the building and the site;

3. The sign's height shall not negatively distract from the adjacent properties or the surrounding visual corridors;

4. The sign shall be designed to accommodate the existing topography of the site; and

5. The sign shall not substantially obscure any part of another sign designed for a separate use, whether on the same property or on an adjacent property.

C. An applicant requesting an exception shall submit to the town a complete sign permit application on a form provided by the town, and a statement by the applicant detailing the type(s) of exceptions(s) requested, for consideration by the planning and zoning commission, no fewer than fifteen days prior to a regularly scheduled meeting. Submittals shall be in conformance with Section 17.60.050 of this chapter.

#### **ADDITIONAL SUBMITTAL REQUIREMENTS:**

1. A scaled drawing on a sheet measuring no less than 8.5" x 11", showing location of proposed sign in relation to all buildings on the site, structures on adjoining property, adjacent streets, all property lines and setbacks.
2. A scaled drawing on sheet(s) measuring no less than 8.5" x 11", depicting the following:
  - a. Sign face(s);
  - b. Sign type(s) (wall mounted, freestanding, projecting, awning, etc.);
  - c. Sign message;
  - d. Type and location of landscaping?
  - e. Type and location of sign illumination?
  - f. Total sign height (on building or from ground level);
  - g. Dimensions of each sign face;
  - h. List all existing signs on the property including any preexisting and/or non-conforming signs; and
  - i. Colors and construction materials.
3. Method of installation, with certification that all sign construction and mounting attachments will meet current Town of Silt Building Code requirements.
4. Current photograph(s), measuring no less than 3.5" x 5", showing each side of building, including the side of the building proposed for signage.
5. Sign type (wall mounted, freestanding, projecting, etc.).

*For Office Use Only:*

**RECORD OF DECISION OF SIGN EXCEPTION APPLICATION**  
**PLANNING & ZONING COMMISSION**

\_\_\_\_\_ APPROVED

\_\_\_\_\_ APPROVED WITH CONDITIONS

CONDITIONS OF APPROVAL \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ DENIED

BASIS OF DENIAL \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

AFFIRMED BY \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

ADDITIONAL COMMENTS \_\_\_\_\_

\_\_\_\_\_

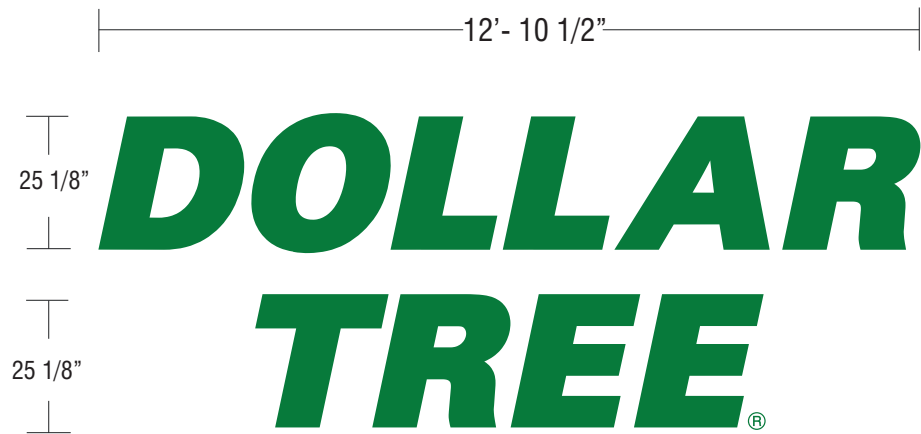


**Sign A:**  
**Led Illuminated P/C Sign**

clear acrylic with 2nd surface vinyl decoration;  
dark red #73, orange #44 w/ white diffuser.

5" deep bronze returns with 3/4" bronze trimcap.  
ul approved Led illumination.

Registrar Mark:  
non-illum. 1/8" clear acrylic w/ orange & white vinyl attach to back of letter "R"



**Sign B:**  
**Led Illuminated P/C Sign**

clear solar grade polycarbonate letter faces with 2nd surface decoration.  
vivid green #156 with white diffuser.

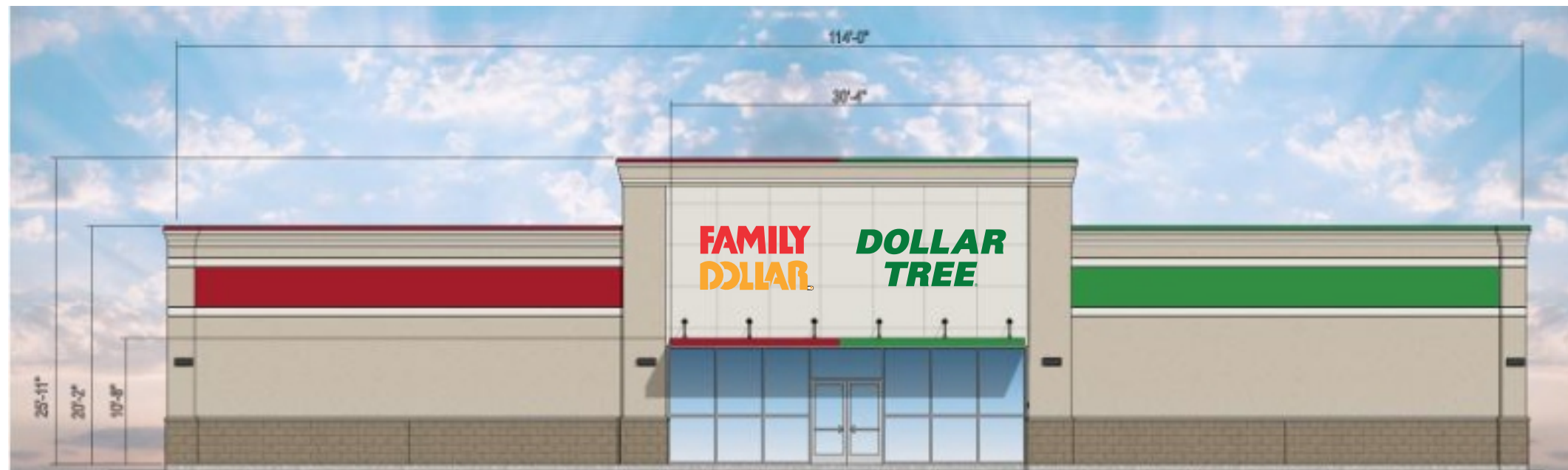
Note: vivid green & white diffuser pre-applied by 3M. (item # VTL 19222 48" roll).

5" deep bronze returns with 1" bronze trimcap. ul approved green Led illumination.

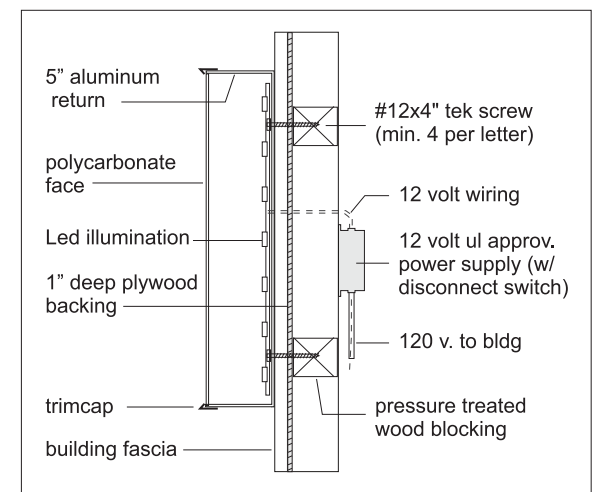
Note: interior of letter returns/backspnt'd MAP matte white.

Registrar Mark:  
non-illum. 1/8" clear acrylic w/ vivid green & white vinyl attach to back of letter "E"

Allowed: 160 sq.ft.  
Used (FD):54.13 sq. ft.  
Used (DT): 62.77 sq. ft.

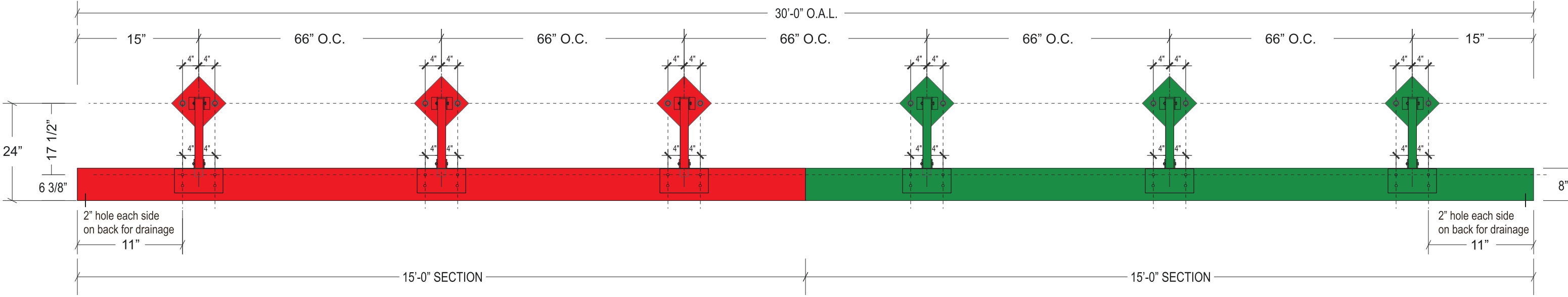


**PROPOSED**



Led P/C Letter Mount Detail

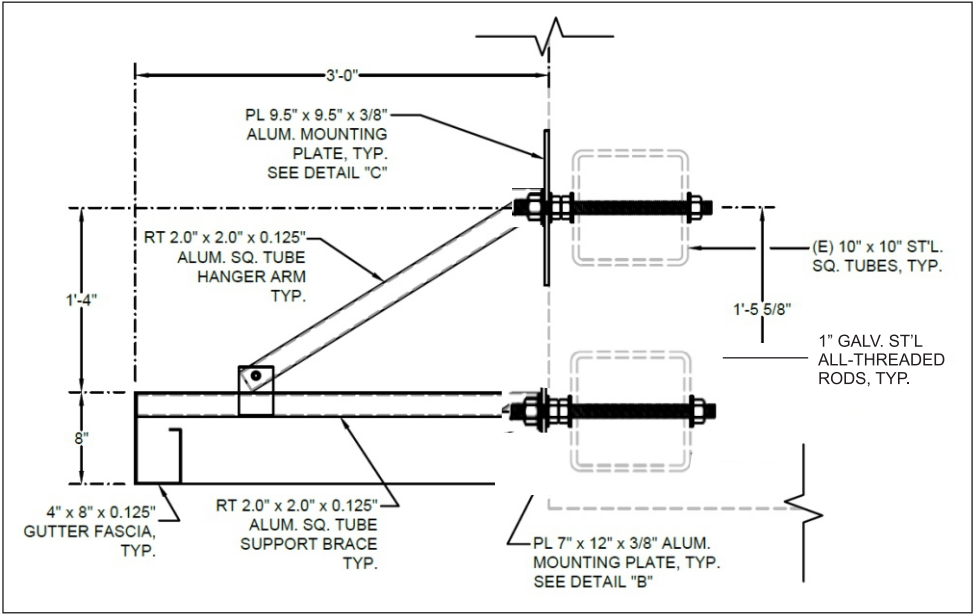
JOB INFO		FILE	ELECT.	SPECIFICATIONS	CITY CODE		
 C.S.C.L. # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	5201 Pentecost Dr. Modesto, Ca. 95356 1-800-481-SIGN FAX (209) 543-1326	JOB #: CLIENT: DOLLAR TREE CONTACT: DATE: 11-30-22 PROJECT LOCATION: 900 Block Main st Silt, CO		SALESPERSON: DAVID RANDOLPH DRAWN BY: GN PAGE 1 OF 6  CLIENT APPROVAL _____ DATE _____  LANDLORD APPROVAL _____ DATE _____	REVISIONS:  SCALE: NOTED  FILE NAME: Dollar Tree COMBO Silt  120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> <i>one box above MUST be checked prior to any mfg.</i>	See Drawing for Specifications	Sign C: 000 sq.ft. 00" Dollar Tree
		120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> <i>one box above MUST be checked prior to any mfg.</i>					



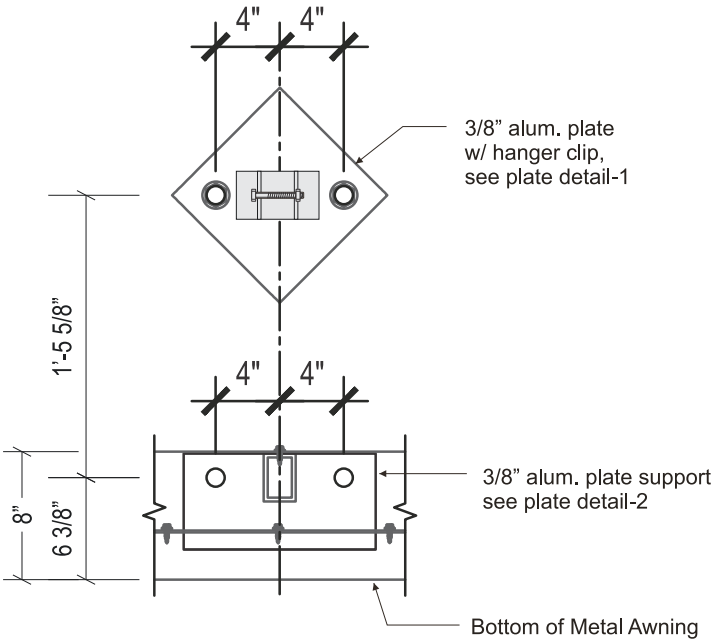
**AWNING ELEVATION - (6) 5' SECTIONS** **Scale: 1/2" = 1'-0"**

Fab. Aluminum Awning Painted Sherwin Williams Envy SW6925 (Mapes Dollar Tree Green)  
and BM Safety Red


installer to properly caulk and seal canopy to prevent leaks. installer to drill drain holes  
at back corners of canopy to allow drainage

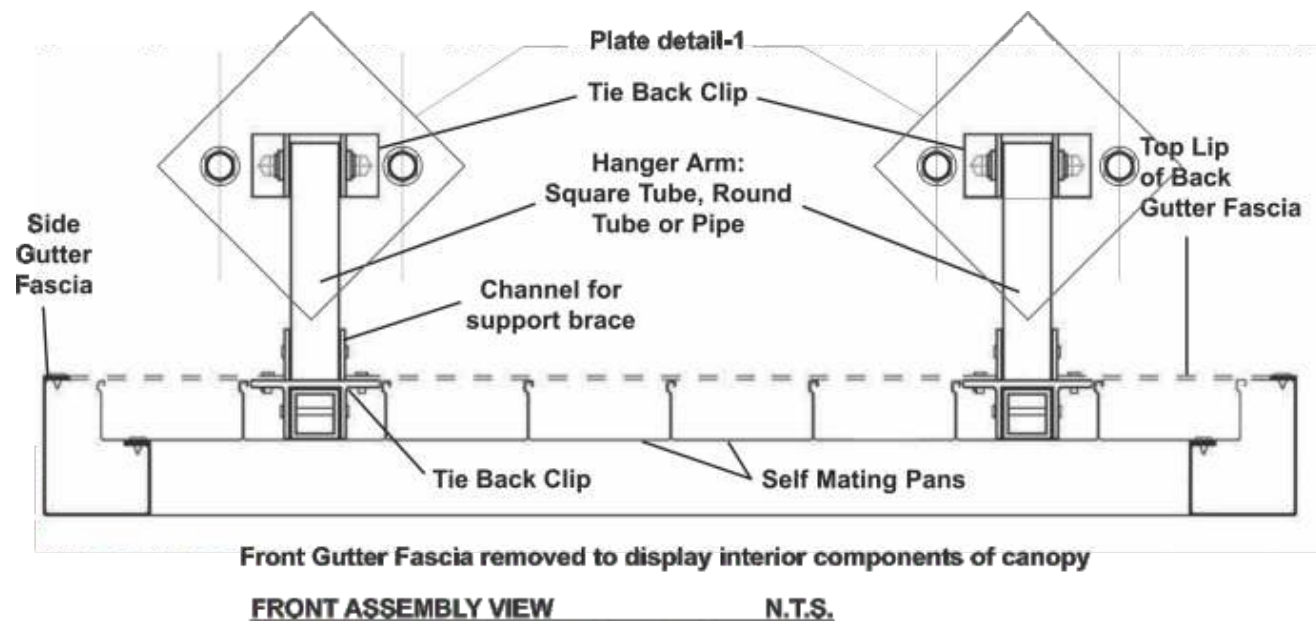
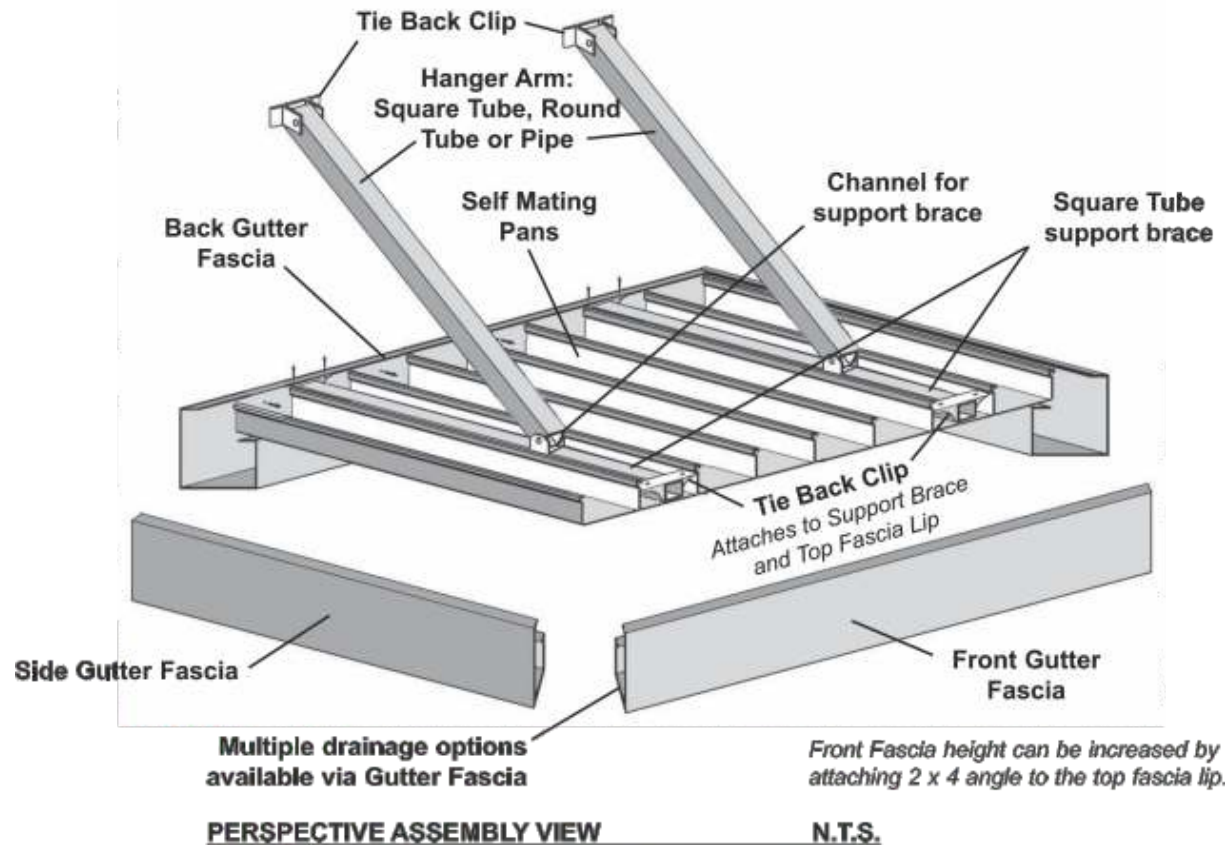


**AWNING SECTION - ALL THREAD W/ BOLTS**

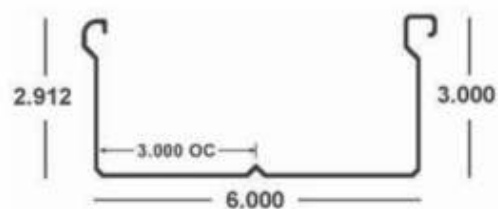


**FRONT ELEVATION**  
S I 1" 1'-0"

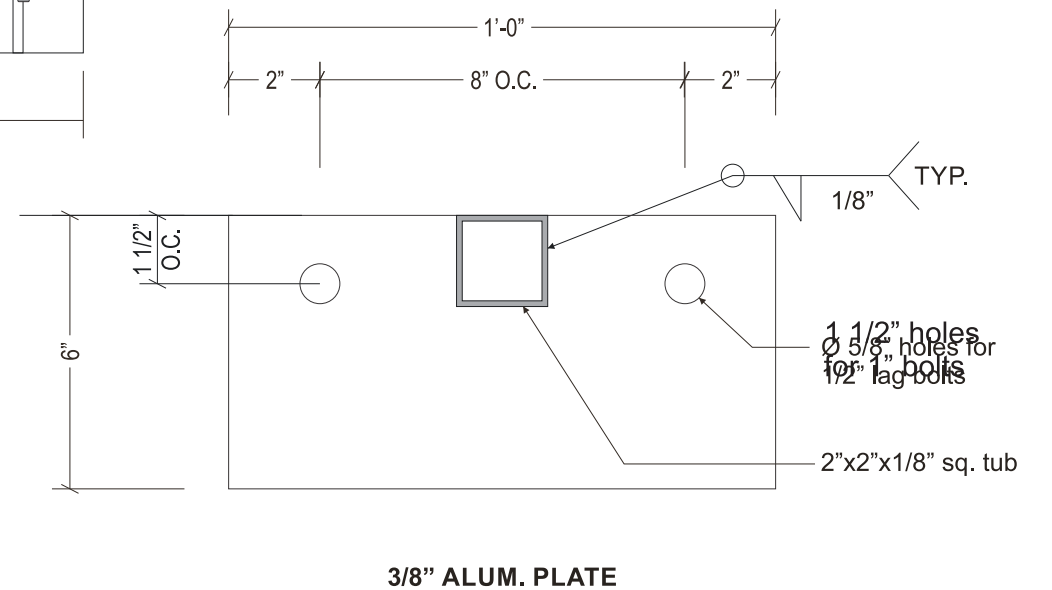
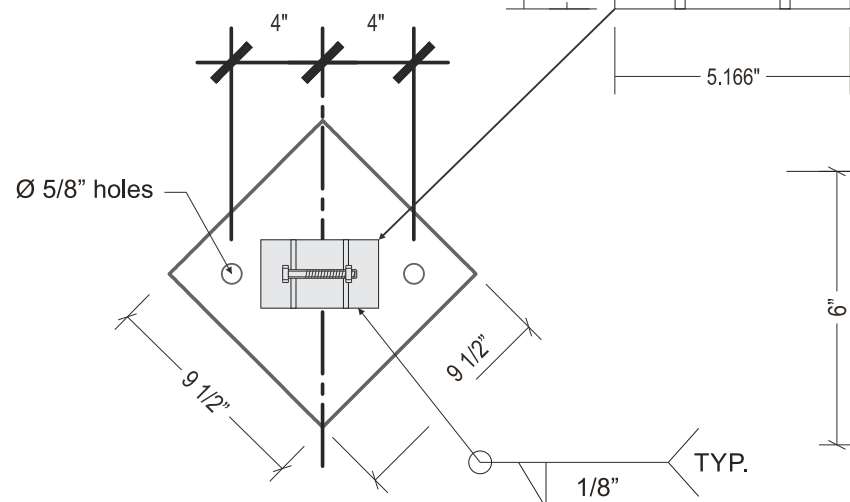
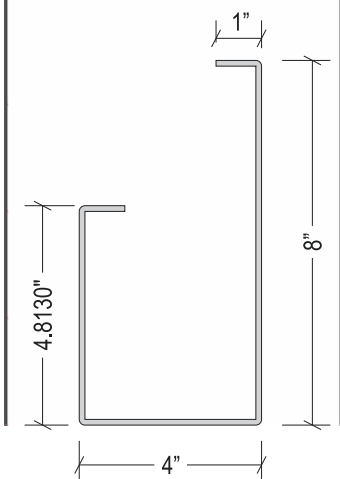
JOB INFO		FILE	ELECT.	SPECIFICATIONS	CITY CODE		
 C.S.C.L. # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	5201 Pentecost Dr. Modesto, Ca. 95356 1-800-481-SIGN FAX (209) 543-1326	<b>JOB #:</b> <b>CLIENT:</b> DOLLAR TREE <b>CONTACT:</b> <b>DATE:</b> 11-30-22 <b>PROJECT LOCATION:</b> 900 Block Main st Silt, CO	<b>SALESPERSON:</b> DAVID RANDOLPH <b>DRAWN BY:</b> GN PAGE 2 OF 6  CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	<b>REVISIONS:</b>  <b>SCALE:</b> NOTED  <b>FILE NAME:</b> Dollar Tree COMBO Silt	120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> <i>one box above MUST be checked prior to any mfg.</i>	See Drawing for Specifications  <small>This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems.</small>	Sign C: 000 sq.ft. 00" Dollar Tree



**3 x 6 x .078 Self Mating Canopy Roof Pan (V-Deck)**  
6063-T6 Mill Finish (3" On Center V)  
**MILL ORDER 52-63-11677 (FL/NC)**  
0.078 - Heavy Wall



**4 x 8 x .125 Gutter Fascia x 24'**  
56-63-016 Mill Finish



**USS UNITED**  
**SIGN SYSTEMS**

C.S.C.L. # 718965

DESIGN MANUFACTURING INSTALLATION MAINTENANCE

5201 Pentecost Dr.  
Modesto, Ca. 95356  
1-800-481-SIGN  
FAX (209) 543-1326

**JOB #:**  
**CLIENT:** DOLLAR TREE  
**CONTACT:**  
**DATE:** 11-30-22  
**PROJECT LOCATION:**  
900 Block Main st  
Silt, CO

**SALESPERSON:** DAVID RANDOLPH  
**DRAWN BY:** GN  
**PAGE 3 OF 6**

CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

## JOB INFO

REVISIONS:

**SCALE:**  
NOTED

**FILE NAME:**

Dollar Tree COMBO  
Silt

## FILE

## ELECT.

120 Volt ☐  
277 Volt ☐  
Other ☐

one box above  
**MUST** be checked  
prior to any mfg.

## SPECIFICATIONS

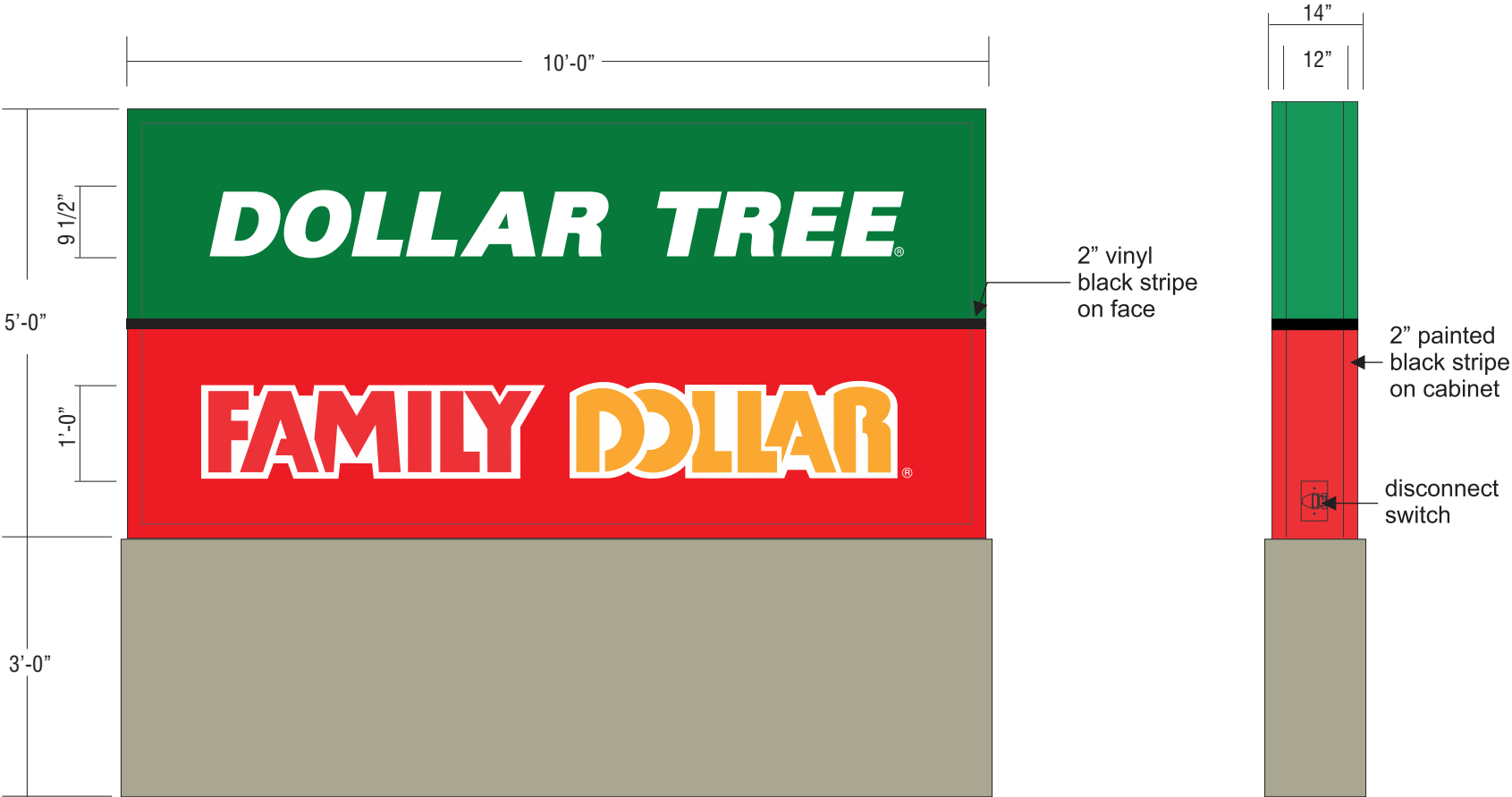
See Drawing for Specifications

## CITY CODE

Sign C: 000 sq.ft.  
00" Dollar Tree

This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems.





**Sign C: (new)**  
**D/F Led Illuminated monument sign**

**cabinet:**  
One (1) double-faced, extruded aluminum sign cabinet internally illuminated with LEDs.  
.177" Clear polycarbonate face panels with second-surface applied translucent vinyl graphics.  
Cabinet, retainers and support to be painted in colors as shown.

**Base**  
Aluminum painted SW 7037 Balance Beige

**Face Color Specifications**

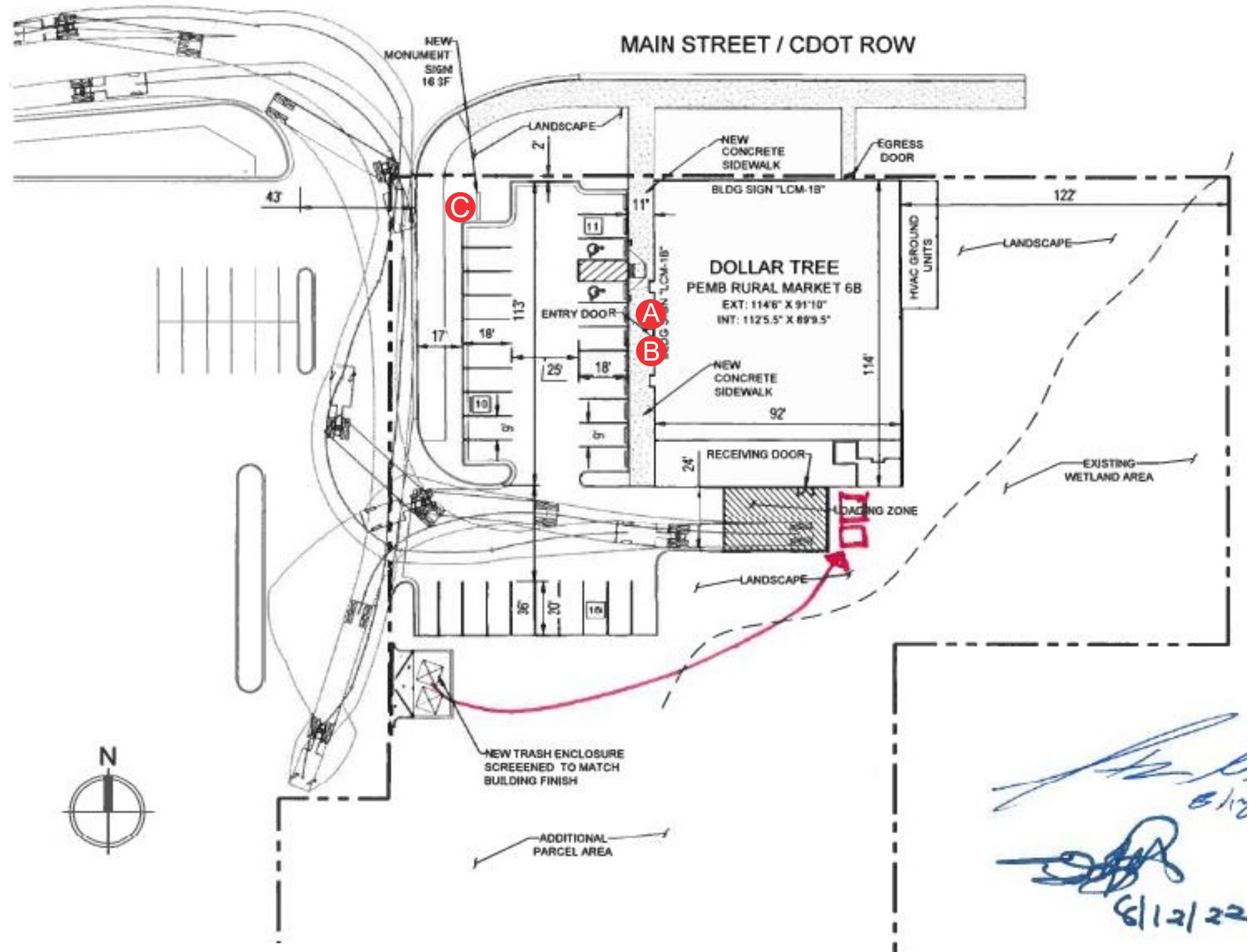
- Translucent White
- Red - 3M #3630-73 Dark Red
- Orange - 3M #3630-44 Orange
- Green - 3M #3630-156 Vivid Green w/ White Diffuser
- Opaque Black

All vinyl to be second surface applied to clear face panels.

**Cabinet & Support Color Specifications**

- Red - SW 2911Pompeii Red Cabinet
- Green - SW 6925 Envy Green Cabinet
- SW-7073 Balanced Beige Support
- Black

JOB INFO		FILE	ELECT.	SPECIFICATIONS	CITY CODE
 C.S.C.L. # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	<b>JOB #:</b> <b>CLIENT:</b> DOLLAR TREE <b>CONTACT:</b> <b>DATE:</b> 11-30-22 <b>PROJECT LOCATION:</b> 900 Block Main st Silt, CO	<b>SALESPERSON:</b> DAVID RANDOLPH <b>DRAWN BY:</b> GN PAGE 4 OF 6  CLIENT APPROVAL _____ DATE _____  LANDLORD APPROVAL _____ DATE _____	REVISIONS: _____  SCALE: NOTED  FILE NAME: Dollar Tree COMBO Silt _____	120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="text"/> <i>one box above MUST be checked prior to any mfg.</i>	See Drawing for Specifications
	<small>This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems</small>				Sign C: 000 sq.ft. 00" Dollar Tree



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5201 Pentecost Dr.  
Modesto, Ca. 95356  
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JOB #:  
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DATE: 11-30-22  
PROJECT LOCATION:  
900 Block Main st  
Silt, CO

SALESPERSON: DAVID RANDOLPH  
DRAWN BY: GN  
PAGE 5 OF 6

CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

#### JOB INFO

REVISIONS:

SCALE:  
NOTED

FILE NAME:  
Dollar Tree COMBO  
Silt

#### FILE

#### ELECT.

120 Volt ☐  
277 Volt ☐  
Other ☐  
one box above  
MUST be checked  
prior to any mfg.

See Drawing for Specifications

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#### SPECIFICATIONS

#### CITY CODE

Sign C: 000 sq.ft.  
00" Dollar Tree

Sign Electrical Requirements:

- 30" Family Dollar (two (2) amps @ 120 volts)
- 25 1/8" Dollar Tree (two (2) amps @ 120 volts)

- a) primary electrical to be run with-in 5' of each sign with leads in junction box
- b) sign circuits are to be dedicated circuit(s) - min. 20 amps @ 120 volts
- c) electrical circuit(s) are to be connected to an energy management system or astronomical clock or other controlling device



<div>USS UNITED SIGN SYSTEMS</div> <div>C.S.C.L. # 718965</div> <div>DESIGN MANUFACTURING INSTALLATION MAINTENANCE</div>		<div>JOB INFO</div> <div>JOB #: 5201 Pentecost Dr. Modesto, Ca. 95356 1-800-481-SIGN FAX (209) 543-1326</div> <div>CLIENT: DOLLAR TREE CONTACT: DATE: 11-30-22 PROJECT LOCATION: 900 Block Main st Silt, CO</div> <div>SALESPERSON: DAVID RANDOLPH DRAWN BY: GN PAGE 6 OF 6</div> <div>CLIENT APPROVAL DATE</div> <div>LANDLORD APPROVAL DATE</div>		<div>FILE</div> <div>REVISIONS:</div> <div>SCALE: NOTED</div> <div>FILE NAME: Dollar Tree COMBO Silt</div>	<div>ELECT.</div> <div>120 Volt <input type="checkbox"/></div> <div>277 Volt <input type="checkbox"/></div> <div>Other <input type="checkbox"/></div> <div>one box above MUST be checked prior to any mfg.</div>	<div>SPECIFICATIONS</div> <div>See Drawing for Specifications</div> <div>This Design Layout is specific to 120 volt electrical power for approved illuminated signage. Any other voltage at job site that requires additional install trips will be an extra charge. Copyright 2000 USS United Sign Systems This artwork/design is sole property of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems</div>	<div>CITY CODE</div> <div>Sign C: 000 sq.ft. 00" Dollar Tree</div>
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**Town of Silt Planning Commission Meeting**

**Tuesday January 10, 2023 6:30 PM**

**BellaVista Town Homes Site Plan Review Application**

**Planners report**

**1/5/2023**

<b>Name of Project</b>	Lot 3 Site Plan Review River Trace - Villages at Painted Pastures
<b>Applicant/Owner</b>	Raley Ranch Project, LLC c/o Russ Hatle PO Box 1307 Gypsum, CO 81637
<b>Owner Representative/ Land Planner</b>	The Land Studio, Inc. Doug & Julie Pratte 365 River Bend Way Glenwood Springs, CO 81601 970.927.3690
<b>Civil Engineer</b>	Sopris Engineering 502 Main Street, Suite A3 Carbondale, CO 81623
<b>Project Attorney</b>	Johnston Van Arsdale Martin, PLLC Chad Lee, Esq. 901 Grand Avenue, Suite 201 Glenwood Springs, CO 81601 970.893.8242
<b>Project Architect</b>	Christopher Krabacher PO Box 2592 Grand Junction, CO 81502 970.243.3587
<b>Water Engineer</b>	None for this segment of development
<b>Property Location</b>	TBD West Sabino Lane, , Silt, CO
<b>Existing Zoning</b>	PUD
<b>Surrounding Land Uses</b>	<b>West</b> – Single-family detached Residential, <b>North</b> – Single-family detached Residential, <b>South</b> – Vacant, <b>East</b> – vacant
<b>Surrounding Zoning</b>	<b>North</b> –R2, <b>East</b> – R2 <b>South</b> – Commercial PUD, <b>West</b> – R2
<b>Proposed Use</b>	Residential Townhome Development
<b>Area of Parcel Subject to application</b>	3.022Acres
<b>Existing Use</b>	Vacant
<b>Silt Comprehensive Plan</b>	Neighborhood Residential
<b>Parcel &amp; Reception Numbers</b>	217911204108 – MF Lot 10001 217911204108 – MF Lot 1002

	217911204109 – MF Lot 1003
<b>Legal Description</b>	MF Lots 1001 -1003 of the Amended Final Plat for Multifamily Lots of the Painted Pastures Subdivision recorded August 21. 2009 at Reception # 773723

***I. Description of Request***

Before you tonight is a site plan review for a three lot town home application in what was originally the Painted Pastures neighborhood and is now being rebranded as “BellaVista”. While most of Painted Pastures that has been built out is single-family residential, these three lots have always been platted as multifamily residential. The proposal is for a total of 22 townhome units. They are all three bedrooms in size, their mix of 2.0 and 2.5 baths depending on the number of stories. The units will be served by a frontage road/access area which parallels West Sabino Drive. Utilities including water and wastewater will be provided to the units by water and wastewater main which parallel those in the West Sabino right-of-way. There will be no backing out from the units themselves into W. Sabino Dr. There will be two access points to West Sabino in this area which will help limit traffic conflicts. **The town will want this access driveway and the utilities that are located in the access drive to the privately held and not maintained by the town.**

There is a 50 foot wide utility, pedestrian and drainage easement south of these three lots. The pedestrian path that you see along the north side of Highway 6 and 24 and just west of the roundabout has portions of the path located in this pedestrian easement.

Each unit is designed with a one car garage. The applicant proposes to place a parking space outside the garage (in the driveway). Guest parking is provided in a parallel fashion along West Sabino. To make this parking work there will have to be **enforcement so that the garages are kept open and available for parking.**

The development will be building a total 30,570 ft.<sup>2</sup> of living space. Infrastructure for the project was built with the Painted Pastures development. The roundabout at the east end of town is basically complete and that was constructed by virtue of the approval of the Village at Painted Pastures.

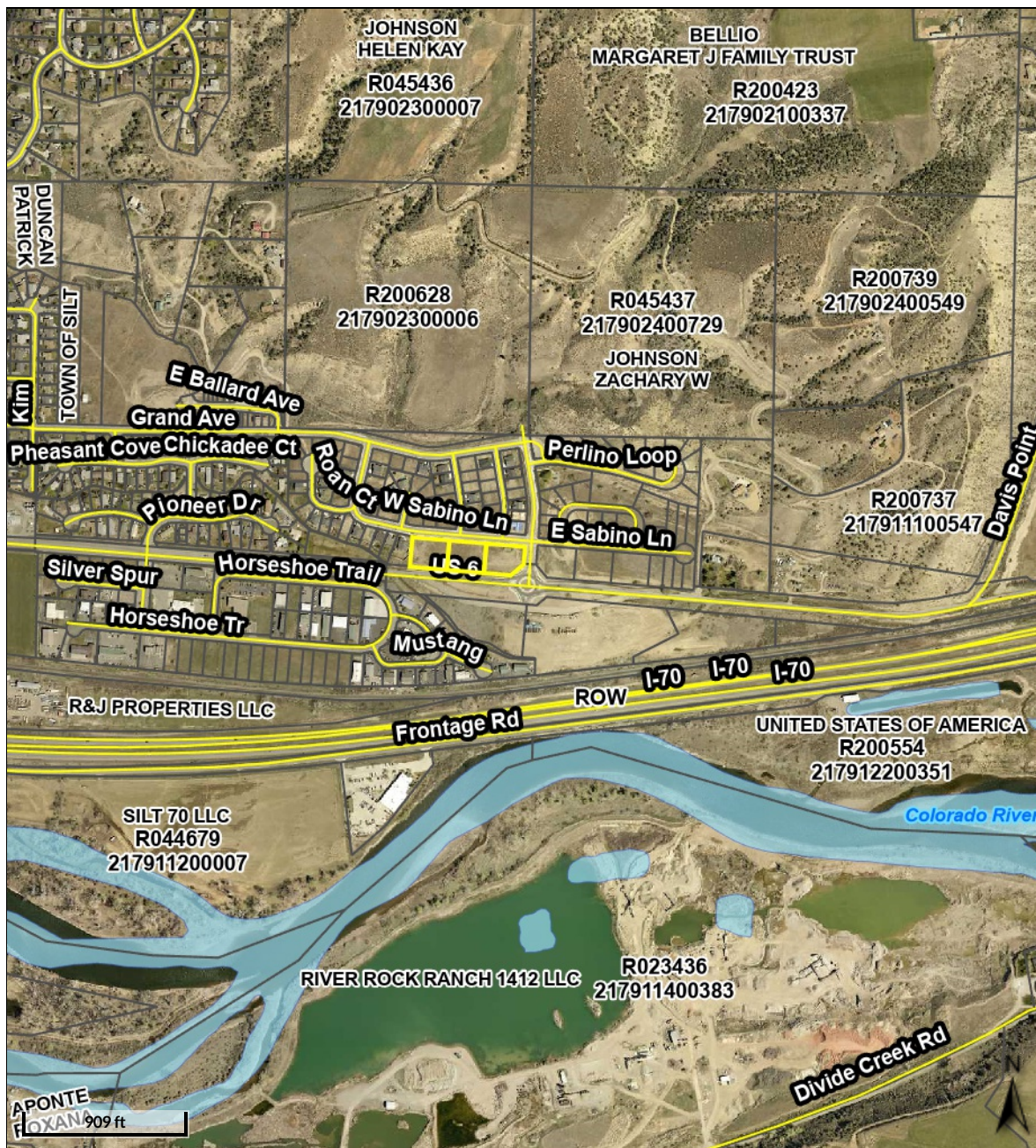
A quick development summary in tabular form as provided below.

Lot #	Lot Area (sf)	# units	Total livable area	Orig # units allowed
MF 1001	32,017	7	9657	8
MF 1002	32,017	8	11112	8
MF 1003	31,886	7	9798	7

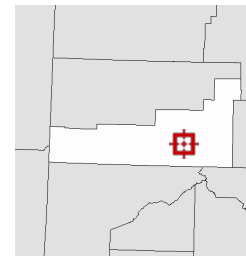
## LOCATION MAP

MF LOTS 1001- 1003 BELLAVISTA

Created by: CHAIN



### Overview



### Legend

- Parcels
- Roads
- Parcel/Account Numbers
- Owner Name
- Lakes & Rivers
- County Boundary Line

Date created: 1/5/2023  
Last Data Uploaded: 1/5/2023 2:14:30 AM

Developed by  Schneider  
GEOSPATIAL

## ***II. Project History***

From a review of the Title Commitment Painted Pastures was annexed into the town in 2008. The original subdivision was filed also in 2008. There was an amended final plat for the six multifamily lots that was recorded in 2009 at Reception # 773723. Relevant pages of this plat are attached. This shows that these three multifamily lots in question were conceived to originally be developed with duplex units. There is a plat note (# 2) which essentially says that these lots can be modified with updated building envelopes and other items as improvements and construction is completed.

I am not sure when construction of the single-family home started in the rest of Painted Pastures. None of the multifamily lots have been developed.

## ***III. Zoning***

Zoning for the property is R2. The schedule of uses for the R2 Zone district shows that multifamily projects with three or more units are to go through the Special Use Permit process. However, with two different subdivisions already approved for these lots it was noted that these lots were to be develop as multifamily units. With the 2009 the amended plat series of duplexes and a number of units were shown on each plat. Therefore, we are processing this is a site plan review

## **Site Plan Review Process**

This particular application is a Site Plan Review. Site plan reviews are processed according to section 17.42.055 of the Silt Municipal Code. The Planning and Zoning Commission is the review authority. The Commission is charged with the authority to approve as presented, approved with conditions or deny the application. An applicant may appeal the decision or individual conditions to the Board of Trustees.

## ***IV. Silt Comprehensive Plan***

the Comprehensive Plan for this area is Neighborhood Residential. I am not going to go through a review related to the Comprehensive Plan as these lots in this particular area had been through a number of land use entitlements in the past.

## ***V. Applicable Municipal Code Sections.***

The below sections are the applicable code sections under which previous site plans and the development in general for Painted Pastures/Bellavista were analyzed. This application only touches peripherally on some of these code sections. I will reply where relevant.

17.42.055 - Application Process

**Planners Comment:** As noted above this application is being processed as a Site Plan Review.

17.42.085 Multifamily Building Specifications

**Planners Comment:** the buildings as designed meet the general guidelines for multifamily building specifications. They utilize the materials outlined in the code, have varying and/or intersecting rooflines, are utilizing stone veneer wainscoting to provide some architectural interest. They have slope roof elements, have entry areas posts and some details to provide architectural interest etc. And breakup the mass

17.42.100 Intent of Landscape Design Guidelines

17.42.120 Site Plan and Design Standards

17.42.110 Landscaping Plan submittal and review

**Planners Comment:** Landscape plan is well done and meets town planning criteria.

17.42.130 Grading

17.42.140 Public Rights-of-way

**Planners Comment:** Rights-of-way have been previously designed and are in place.

17.42.150 Perimeter Landscaping

**Planners Comment:** Meets town standards.

17.42. 170 Landscaping Installation

17.42.190 Off – Street Parking Requirements

**Planners Comment:** Town Code requires 2 parking spaces for each unit. Applicant is proposing one space in garage and one space outside the garage. In order to make the parking work as noted above, the garages will have to be kept available for parking. This will require action from an HOA or some kind of sub Association. We don't want the town to have to enforce parking. I do want to emphasize that utilizing that on-site frontage road which is placed in an easement created for such use is a good solution to parking in a multifamily area. It restricts the numbers of access points onto the right-of-way

17.42.230 Potable Water System

**Planners comment:** *Town water system will be utilized.*

17.42.240 Sanitary Sewer System



**Planners Comment:** *Town system will be utilized.*

17.42.250 Stormwater Management - Drainage Plan

**Planners Comment:** Drainage for the subdivision Project was reviewed prior to construction of the infrastructure. The town engineer will be reviewing the specific drainage plan for these three lots. He has been out of the country and will be reviewing this upon his return.

17.42.260 Erosion and Sediment Control, Stabilization and Revegetation

**Planners Comment:** to be reviewed by Town engineer upon review.

**Miscellaneous Site plan Review Comments:**

*Vehicular Access.* See comments above.

*Need re-platting.* As noted previously, this building envelope does not comply precisely with the previous Amended Plat. There is a plat note which says that lot locations and building envelopes are approximate only and will be updated in successive filings as improvements are completed. Please be aware that the intent with this development is to rent the units out for 10 years. I want a firm commitment from the owner on defining when this re-platting and updating building envelopes and easements as necessary will occur.

*Snow Storage.* I am in the process of reviewing this and have not completed my review at this time.

**VI. Review Agency Comments**

**Town Engineer** — The Town Engineer has been out of the country. He will review for technical, engineering compliance upon his return. His comments are considered conditions of approval.

**Town Attorney** — no comments received.

**Public works** —

- Sheet C1.4 calls out all three buildings will have 7 units. The plan sheet needs to be updated.
- Water meter pits need to be located and details provided.
- The town will not be responsible for utilities in the frontage road or plowing of any access or parking area in front of units.

**CDOT** - CDOT is not a review agency for this project.

**Fire District** - these plans were forwarded to the Fire District for review. I'll be touching base with the Fire chief and hope to have any updates prior to the meeting.

**VII. Planner Recommendation:**

Staff recommends **APPROVAL** for the site plan and multifamily building review for Multifamily lots 1001, 1002, and 1003 at the Townhomes at Bellavista 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. The applicant shall work in good faith with the town engineer to resolve issues identified in the Boundaries Unlimited Inc. redlines to the satisfaction of the Town Engineer and Staff prior to the construction of any site improvements on the property.
3. All building exterior lighting in the project shall conform to the Town of Silt lighting standards.
4. Any changes suggested by the Fire Marshall will be incorporated into the Plans for the project.
5. That the Frontage Road and any associated utilities within the frontage road are considered private improvements and will not be maintained, repaired or replaced by the Town. (We may need a plat note for simple agreement to memorialize this – I will check with the Town Attorney in the meantime).
6. These lots are subject to re-platting to better define lot boundaries and building envelopes as per Plat note 2 of the Amended Final Plat recorded at reception number 773723. This replanning will occur within [REDACTED] years.
7. Applicant will propose an enforcing mechanism to ensure that garage spaces are open for parking.
8. Provide water meter pit locations and construction details per Public Works Comments.

**VIII. Recommended Motion:**

Motion to approve the Site Plan review for Multifamily Lots 1001 through 1003 at Bellavista with staff recommended conditions. (Any modifications or additional conditions made by the Planning Commission should be added to this motion).

Rec #

Reception#: 773723  
08/21/2009 04:12:27 PM Jean Alberico  
1 of 1 Rec Fee: \$31.00 Doc Fee: GARFIELD COUNTY CO

Plat: Painted Pastures Sub  
AMD FNL

owners: Raley Ranch Project LLC

Legal: Lts 1001-1006 Painted  
Pastures Sub

Location: Silt, Town of

Date: 8-21-09

Fee: 31.00

Drawer: 18A / 3 pages



Rec #

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08/21/2009 04:12:27 PM Jean Alberico  
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owners: Raley Ranch Project LLC

Legal: Lts 1001-1006 Painted  
Pastures Sub

Location: Silt, Town of

Date: 8-21-09

Fee: 31.00

Drawer: 18A / 3 pages

Amended Final Plat of  
MF Lots 1001-1006, Painted Pastures Subdivision  
according to the Plat thereof recorded as Reception No. 748623  
Town of Silt, County of Garfield, State of Colorado

OWNER: Raley Ranch Project, LLC  
8191 E. Kaiser Boulevard  
Anaheim, California 92808

Certificate of Dedication and Ownership

KNOW ALL MEN BY THESE PRESENTS, THAT RALEY RANCH PROJECT, LLC, BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

MF LOT 1001, MF LOT 1002, MF LOT 1003, MF LOT 1004, MF LOT 1005 AND MF LOT 1006, PAINTED PASTURES SUBDIVISION, AS SHOWN ON THE PLAT THEREOF RECORDED MAY 15, 2008, AS RECEPTION NO. 748623.

HAS BY THESE PRESENTS LAID OUT AND PLATTED CERTAIN BUILDING ENVELOPES AS SHOWN HEREON, HEREBY DEDICATES THE EASEMENTS SHOWN HEREON FOR THEIR INTENDED PURPOSES AND DESIGNATES THIS PLAT THE "AMENDED FINAL PLAT OF MF LOTS 1001-1006, PAINTED PASTURES SUBDIVISION";

AND DOES FURTHER STATE AND DECLARE THAT THE PROPERTY SHOWN HEREON IS SUBJECT TO THE PAINTED PASTURES SUBDIVISION AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS RECEPTION NO. 788313 OF THE GARFIELD COUNTY, COLORADO RECORDS.

EXECUTED THIS 24 DAY OF July A.D., 2009.

OWNER: RALEY RANCH PROJECT, LLC,  
A COLORADO LIMITED LIABILITY COMPANY

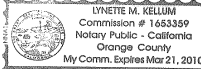
BY: John Tallichet, MANAGER

STATE OF CALIFORNIA }  
COUNTY OF ORANGE } ss.

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF July A.D., 2009, BY John Tallichet AS MANAGER FOR RALEY RANCH PROJECT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3-21-10



Lynette M. Kellum  
NOTARY PUBLIC

Title Insurance Company or Attorney's Certificate

Commencement Title Company DOES HEREBY CERTIFY THAT Patrick P. Burwell HAS EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

Taxes and assessments of a current nature.

Effective Date: 07-19-2009

07-03-11

Surveyor's Certificate

I, JEFFREY ALLEN TUTTLE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE AMENDED FINAL PLAT OF MF LOTS 1001-1006, PAINTED PASTURES SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE BLOCKS, LOTS, COMMON ELEMENTS AND EASEMENTS AS THE SAME ARE STATED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION. I HAVE SET MY HAND AND SEAL THIS 20 DAY OF July A.D., 2009.



Planning Commission Certificate

THIS PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO THIS 5 DAY OF May A.D., 2009.

CHAIRMAN: R. B. M.

Board of Trustees Certificate

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO THIS 1 DAY OF August A.D., 2009, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AND FOR CONVEYANCE OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF SILT FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE THE TOWN OF SILT FOR MAINTENANCE OF UTILITIES DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF THE SAME SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF TRUSTEES.

TOWN OF SILT

BY: David A. Brown, MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF SILT, COLORADO

ATTEST: Debra M. McIntyre, TOWN CLERK

Clerk and Recorder's Certificate

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT 2:12 P.M. THIS 24 DAY OF August, 2009, IN BOOK 18A AT PAGE 175123 RECEPTION NO. 748623 DRAWN 18A

ATTEST: Joan Albarran, CLERK & RECORDER

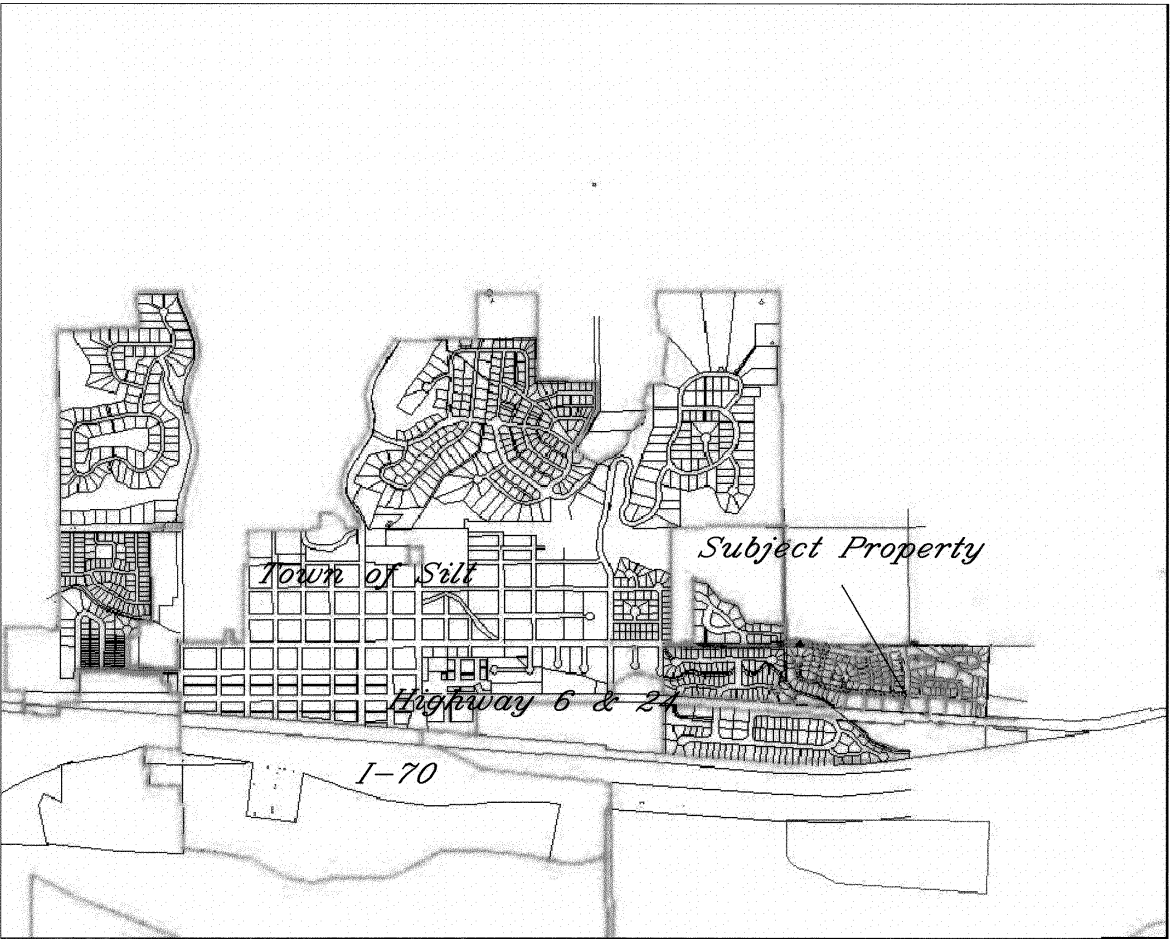
BY: Brenda Eberle, DEPUTY



Land Use Summary

Type	#Units	Total Area (Ac.±)
Multi-Family (R2)	46	4.524

Zoning: R2  
Total Number of Residential Units Proposed: 46  
Total Area of Proposed Non-residential Floor Space: 0



TOWN OF SILT VICINITY MAP  
SCALE: 1" = 1000'

Notice:  
According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TUTTLE SURVEYING SERVICES  
727 Blake Avenue  
Glenwood Springs, Colorado 81601  
(970) 928-9708 (FAX 947-9007)  
jeff@tss-us.com



Amended Final Plat

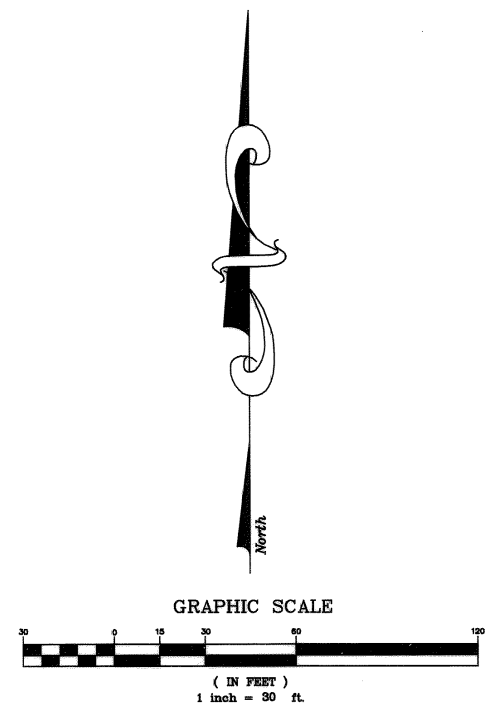
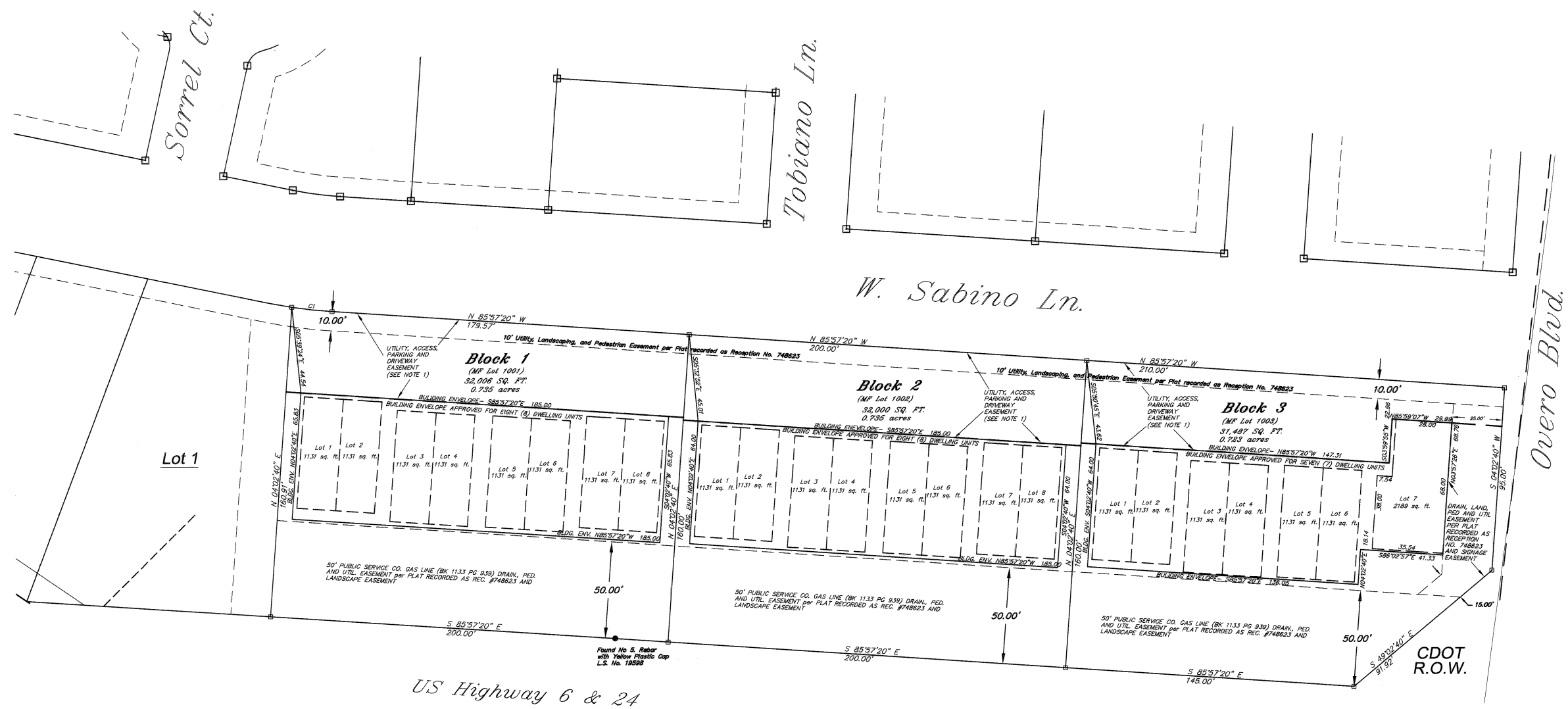
MF Lots 1001-1006, Painted Pastures Subdivision  
Silt, Colorado 81652

Drawn by: AS  
Date: 7/17/2009

1 OF 3

773723 2 of 3

Amended Final Plat of  
MF Lots 1001-1006, Painted Pastures Subdivision  
according to the Plat thereof recorded as Reception No. 748623  
Town of Silt, County of Garfield, State of Colorado



- Legend and Notes:**
- The utility, access, parking and driveway easement is dedicated to the private use of the owners of the lots shown hereon for all such purposes and to the Town of Silt for the installation, operation, maintenance and repair of water and sewer lines only. The Town of Silt shall be responsible for in-kind repair of any damage to grass, gravel, asphalt and concrete surfaces caused in connection with its use of the easement. The Town of Silt shall not be responsible for damage caused to other surface improvements located within the easement in connection with its reasonable use of the easement.
  - The Lot locations depicted hereon are approximate only. Final Plats creating and locating the Lots within the envelopes shall be recorded in successive filings as the improvements are completed.
  - Electric, Telephone, Cable and Gas Utility Companies shall not place structures within any Town easements without written authorization from the Town Manager.
  - The following setbacks shall apply for each MF lot:  
Street Yard - 20 Feet  
Front Yard - 20 Feet  
Rear Yard - 10 Feet  
Side Yard - 10 Feet  
Right-of-Way or Parkland - 20 Feet
  - Abbreviated text and symbols:  
4.A. PED.=Pedestrian  
4.B. UTIL.=Utility  
4.C. DRAIN.=Drainage  
4.D. IRR.=Irrigation  
4.E. LAND.=Landscape  
4.F. sq. ft.=square feet  
  
□ -indicates found #5 rebar with red plastic cap L.S. 33638  
● -indicates found monument as described
  - Bearings are based upon a 3" Aluminum Cap L.S. 19598 found at the Northwest Corner of Section 11, Township 6 South, Range 92 West of the 6th Principal Meridian and a 2 1/4" Brass Cap L.S. 15710 found at the North 1/4 Corner of said Section 11, using a bearing of N89°46'24"W between the two described monuments.
  - The distances between the buildings located within each MF lot shall comply with International Building Code requirements.
  - The date of this survey was January, 2009.
  - The unit of measurement used in this survey was the U.S. Survey Foot.

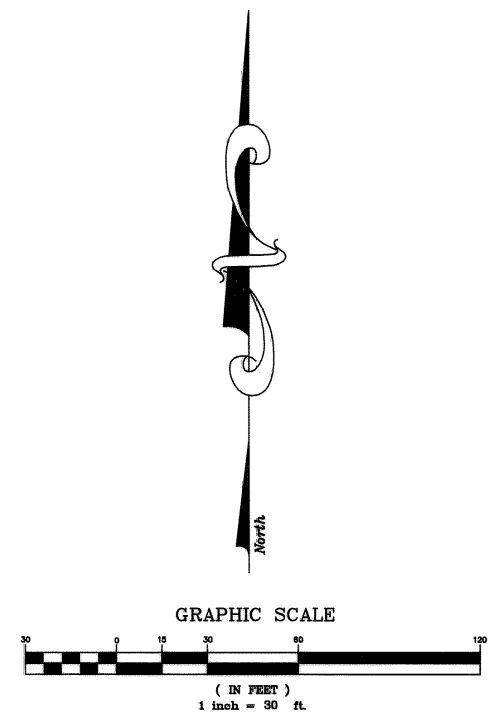
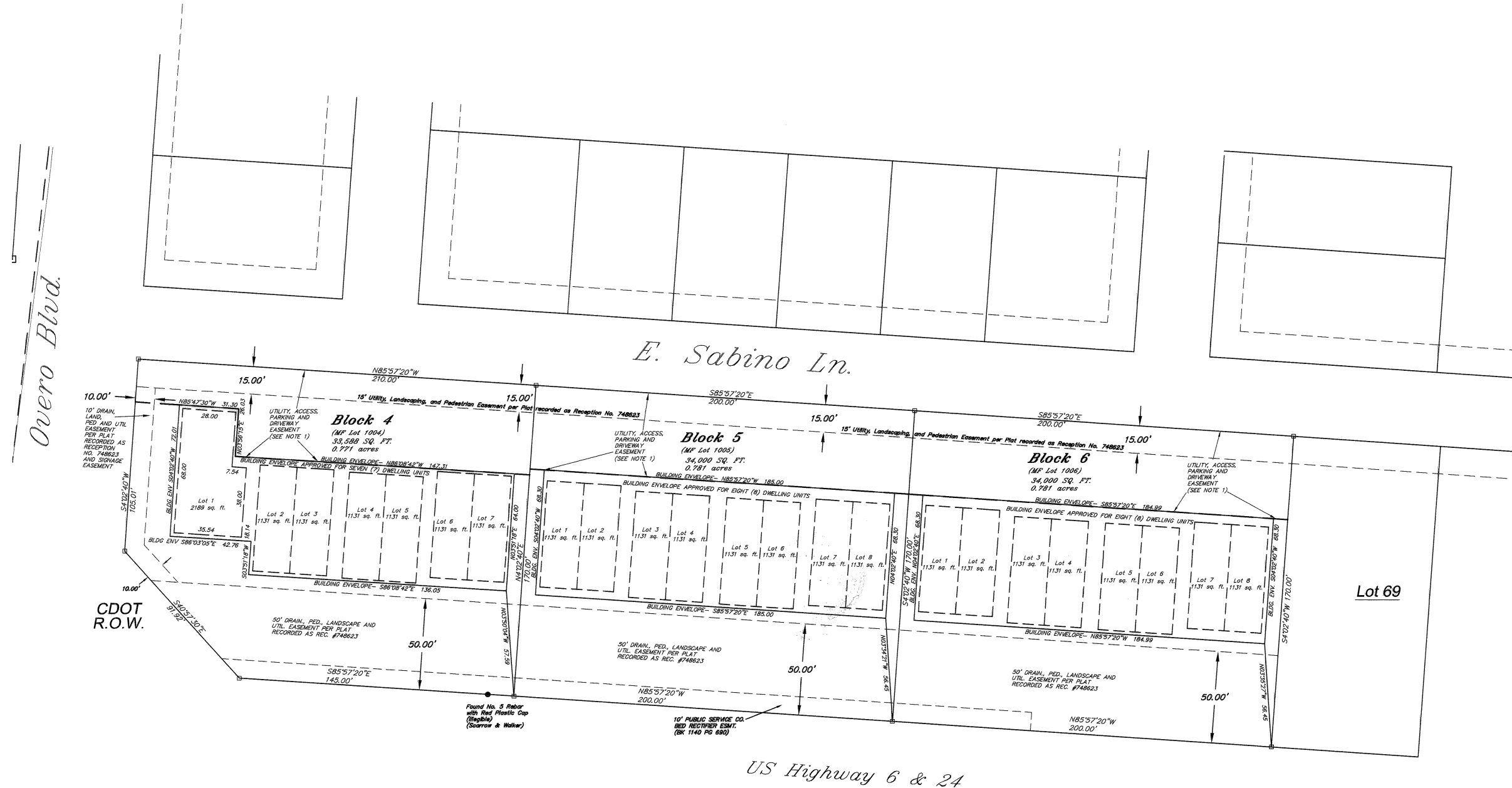
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
CT	20.48	230.00	20.45	S83°24'27"E	5°05'48"

Notice:  
According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. No event may any legal action based upon any defect in this survey to commence more than ten years from the date of the certification shown hereon.

TUTTLE SURVEYING SERVICES  
727 Blake Avenue  
Glenwood Springs, Colorado 81601  
(970) 928-9708 (FAX 947-9007)  
jeff@tss-us.com

TUTTLE SURVEYING SERVICES

# Amended Final Plat of MF Lots 1001-1006, Painted Pastures Subdivision according to the Plat thereof recorded as Reception No. 748623 Town of Silt, County of Garfield, State of Colorado



## Legend and Notes:

- The utility, access, parking and driveway easement is dedicated to the private use of the owners of the lots shown hereon for all such purposes and to the Town of Silt for the installation, operation, maintenance and repair of water and sewer lines only. The Town of Silt shall be responsible for in-kind repair of any damage to grass, gravel, asphalt and concrete surfaces caused in connection with its use of the easement. The Town of Silt shall not be responsible for damage caused to other surface improvements located within the easement in connection with its reasonable use of the easement.
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  - Side Yard - 10 Feet
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  - 4.E. LAND.=Landscape
  - 4.F. sq. ft.=square feet
- indicates found #5 rebar with red plastic cap L.S. 336.38
- indicates found monument as described
- Bearings are based upon a 3" Aluminum Cap L.S. 1959B found at the Northwest Corner of Section 11, Township 6 South, Range 92 West of the 6th Principal Meridian and a 2 1/4" Brass Cap L.S. 15710 found at the North 1/4 Corner of said Section 11, using a bearing of N89°46'24"W between the two described monuments.
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- The unit of measurement used in this survey was the U.S. Survey Foot.

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727 Blake Avenue  
Glenwood Springs, Colorado 81601  
(970) 928-9708 (FAX 947-9007)  
jeff@tss-us.com



Amended Final Plat

MF Lots 1001-1006, Painted Pastures Subdivision  
Silt, Colorado 81652

Drawn by: AS  
Date: 7/17/2009

3  
OF 3

773723343



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365 River Bend Way • Glenwood Springs, CO 81601 • Tel 970 927 3690 • [landstudio2@comcast.net](mailto:landstudio2@comcast.net)

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December 1, 2022

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

Re: **The Townhomes at BellaVista Site Plan Application**

Dear Mark:

The Land Studio, Inc. has been working with representatives of Raley Ranch Project, LLC and its consultant team to prepare The Townhomes at BellaVista Site Plan Application per the discussed requirements at our November 9, 2022 Pre-Application meeting with you. The proposed Site Plan for Lots 1001, 1002, and 1003 consists of three parcels with Garfield County Parcel Nos. 217911204108, 217911204109, and 217911204110. The following items address the application requirements for Site Plan Review per the Town of Silt Municipal Code:

A.1. Disclosure of ownership

The Commitment for Title Insurance of each lot is attached as an Exhibit.

A.2. A description of the proposed land use and planning objectives

The Applicant proposes to build 3 buildings, one per lot, of 7 and 8 townhome units each. Each building will contain one or two single story units and 5-6 two story units. All units will have a single car garage parking space as well as room for an additional vehicle in the driveway. An access road has been designed that will allow residents to avoid backing directly onto West Sabino Lane and provide a buffer from the residential street. Two entrances will provide access onto West Sabino Lane from the townhomes.

Building 1001 will contain 7 townhome units from 1,332 SF to 1455 SF each.  
Building 1002 will contain 8 townhome units from 1,332 SF to 1,455 SF each.  
Building 1003 will contain 7 townhome units from 1,332 SF to 1,455 SF each.

The table below shows a breakdown of Unit types per building with associated square footage totals as well as garage square footage information.

Townhome Square Footages 11/29/22							
Lot 1001	# of Units	Living SF	Total Living SF	# of Garages	Garage SF	Total Garage SF	Total Footprint w/ Garages
	5	1,455	7,275	6	261	1566	
	1	1,191	1,191	1	242	242	
	1	1,191	1,191	1	242	242	
	7		9,657	7		2050	7,111 SF
Lot 1002	# of Units	Living SF	Total Living SF	# of Garages	Garage SF	Total Garage SF	Total Footprint w/ Garages
	6	1,455	8,730	6	261	1566	
	2	1,191	2,382	2	242	484	
	8		11,112	8		2050	8,544 SF
Lot 1003	# of Units	Living SF	Total Living SF	# of Garages	Garage SF	Total Garage SF	Total Footprint w/ Garages
	5	1,455	7,275	5	261	1305	
	1	1,191	1,191	1	242	242	
	1	1,332	1,332	1	242	242	
	7		9,798	7		1789	8,544 SF
TOTALS	# of Units	Living SF	Total Living SF	# of Garages	Garage SF	Total Garage SF	Total Footprint w/ Garages
	22		30,567	22		5889	24,199 SF

Maximum lot coverage for the R-2 zone district is 60%. The proposed lot coverage is as follows: Lot 1001 = 22.2%, Lot 1002 is 26.7%, and Lot 1003 is 27.1%.

Parking provided is 2 spaces per unit to meet the parking requirements of 2 spaces per 3 bedroom unit.

The site lighting will be fixtures located on the buildings with downcast lights. These fixtures will meet the Town of Silt exterior illumination standards and details will be submitted at the time of building permit application.

The proposed Townhome units will have a planned holding period of 10 years during which they will be rental housing.

A.3. A description of adjoining land uses and zoning

Land uses that surround the Village parcel are Highway 6 and Multi-family residential to the South, with single family residential to the North and West, and undeveloped residential to the East.

A.4. Existing and proposed zoning of the subject property

Existing approved zoning is R2. The proposed multi-family project is consistent with the amended plat dated 7/17/2009.

A.5. Conformance to the town's comprehensive plan

The parcels for the Townhomes at BellaVista are designated as "Neighborhood Residential" in Town of Silt comprehensive plan. Properties with the "Neighborhood Residential" designation are expected to have medium to high densities of 5 units to 16 units per acre. This designation is intended for a variety

of housing types. The proposed density for lots 1001, 1002 & 1003 is 10.49 units per acre which complies with the comprehensive plan.

**A.6. Name and address of those who prepared the Site Plan Application**

See the Owner Representatives on page 1 of the Application Form and the Owner and Consultant Team list attached as an Exhibit.

**The Townhomes at BellaVista Site Plan Application Exhibits/Attachments**

- A. Owner and Consultant Team
- B. Application Forms / Authorization Letter
- C. Title Commitment
- D. Architectural Drawings
- E. Landscape Plan
- F. Drainage Memo
- G. Civil Plan Set

We look forward to working with you on this project and please email or call with discussion related to this Application as needed.

Sincerely,

THE LAND STUDIO, INC

By: \_\_\_\_\_



Douglas J. Pratte

A.  
Owner and Consultant Team



Exhibit A  
Owner and Consultant Team

**The Townhomes at BellaVista**

Site Plan Review Application  
Owner and Consultant Team  
December 1, 2022

**Owner**

Raley Ranch Project, LLC  
c/o. Russ Hatle  
P.O. Box 1307  
Gypsum, CO 81637  
714-883-2815

**Civil Engineer**

Sopris Engineering  
502 Main Street Suite A3  
Carbondale, CO 81623  
970-704-0311 phone, 970-704-0313 fax

**Land Planner**

The Land Studio, Inc  
365 River Bend Way  
Glenwood Springs, CO 81601  
970-927-3690

**Land Use Attorney**

Johnston | Van Arsdale | Martin, PLLC  
Contact: Chad J. Lee, Esq.  
901 Grand Ave., Suite 201  
Glenwood Springs, CO 81601  
970.893.8242

B.

Application Forms/  
Authorization Letter



## 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	<input checked="" type="checkbox"/> 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: _____	

**Project Name:** The Townhomes at BellaVista

**Project Description / Property Information:** Address: TBD, West Sabino Lane, Silt, CO 81652, Parcel ID Number: 217911204108, 217911204109, 217911204110

Legal Description (*attach additional sheets if necessary*): Lot 1001, Lot 1002, & Lot 1003, Painted Pastures Subdivision, Silt, CO 81652

Access to Property: Hwy 6 & 24

Acreage or Square Footage: 32,006 SF, 32,000 SF, 31,487 SF Existing Land Use Designation Vacant Land

Proposed Land Use Designation: Residential

Existing Zoning: R-2 Proposed Zoning: R-2

Proposed Use / Intensity of Use: Multi-Family Residential

**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: _____ (date)	BOT approval: _____ (date)

**Project Team Information** (fill in all that apply) *(add additional sheets of needed):*

**Property Owner(s):** Name: Raley Ranch Project, LLC

Phone: 714-279-6101

Company: John Tallichet, Manager

Fax: \_\_\_\_\_

Address: 150 Paularino Ave. Building C, Costa Mesa, CA 92626

**Authorized Rep.:** Name: Doug Pratte, The Land Studio, Inc

Phone: 970-927-3690

Company: The Land Studio, Inc

Fax: \_\_\_\_\_

Address: 365 River Bend Way, Glenwood Springs, CO 81601

**Engineer/Designer:** Name: Yancy Nichol

Phone: 970-704-0311

Company: Sopris Engineering LLC

Fax: \_\_\_\_\_

Address: 502 Main St. #A-3, Carbondale, CO 81623

**Billable Party:** Owner X

Representative \_\_\_\_\_

Engineer \_\_\_\_\_

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.

Raley Ranch Project, LLC

§

Name (printed)

150 Paularino Ave., Building C, Costa Mesa, CA 92626

Address

714-279-6101

Phone

Fax

Signature

John Tallichet, Manager

Type of Identification

**Disclosure of Property Ownership**

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

\_\_\_\_\_ 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, Raley Ranch Project, LLC 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)

John Tallichet, manager  
Name (printed)

\_\_\_\_\_  
Name (printed)

150 Paularino Ave. Building C, Costa Mesa, CA 92626  
Address

\_\_\_\_\_  
Address

714-279-6101  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Fax

  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type of Identification

County of \_\_\_\_\_ )

State of see attached )

ss.

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

By \_\_\_\_\_  
(name printed)

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

(seal)

My Commission expires: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California                     )  
County of Orange                     )

On November 29, 2022 before me, Tammy L Hutcheson, Notary Public, personally appeared John Tallichet, President, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

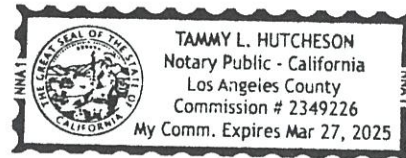
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Tammy L Hutcheson

This area for official notarial seal.



### Authorized Representative

I/We further permit Doug Pratte, The Land Studio, Inc 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 Tallichet

Name (printed)

150 Paularino Ave., Building C, Costa Mesa, CA 92626

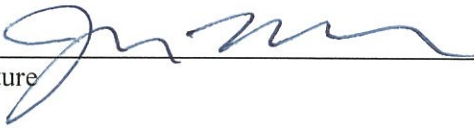
Address

714-279-6101

Phone

Fax

Signature



Type of Identification

County of \_\_\_\_\_ )

State of \_\_\_\_\_ )

ss.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ .  
(fill in day) (fill in month) (fill in year)

By \_\_\_\_\_  
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: \_\_\_\_\_

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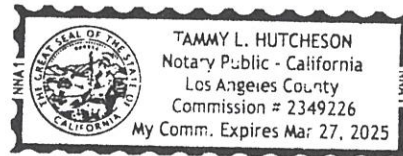
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WITNESS my hand and official seal.

Signature

Tammy L. Hutcheson

This area for official notarial seal.





## AGREEMENT FOR PAYMENT OF LAND USE APPLICATION FEES

I \_\_\_\_\_ Raley Ranch Project, LLC \_\_\_\_\_ AS PROPERTY OWNER

and I \_\_\_\_\_ John Tallichet, Manager \_\_\_\_\_ AS AUTHORIZED APPLICANT, if different from Owner, (Collectively “**APPLICANT**”), **AGREE AS FOLLOWS** with the Town of Silt, Colorado (**TOWN**), in consideration of the TOWN’S acceptance of APPLICANT’S application for the land use approval as further described below:

1. APPLICANT has submitted to the TOWN an application for approval of:

\_\_\_\_\_ The Townhomes at Bella Vista \_\_\_\_\_

---

2. APPLICANT acknowledges and understands that the Board of Trustees has established a fee structure by resolution for Land Use Applications. This fee will include a non-refundable deposit which must be paid prior to the TOWN’S acceptance of any application for processing, and the provisions for billing the APPLICANT for any costs accrued above the non-refundable deposit amount. The Board of Trustee’s land use application fee schedule adopted by resolution and this agreement shall govern the payment of fees for processing applications.

3. The APPLICATION shall not be accepted for processing unless the property owner of record of the property included in the APPLICATION signs this AGREEMENT. In the case of multiple property owners, the Town Clerk shall have the discretion to determine which owner shall sign.

4. The APPLICANT shall be billed by the TOWN for all actual costs (including but not limited to staff time (based upon hourly rates paid to staff application reviewers), attorney’s fees, consultant’s fees, engineering fees, mailing, copying and publication and any other fees incurred by the TOWN), which the TOWN has accrued to date in processing the APPLICATION. The TOWN will bill the APPLICANT until all costs are paid.

5. The APPLICANT agrees to pay all such bills in full, and by whatever manner of payment is specified by the TOWN, by delivery made to the TOWN no later than one month after the billing date. The TOWN shall have the discretion to suspend processing of the APPLICATION if any payments under this agreement are not made on time. This suspension may involve the postponement of scheduled Planning Commission or Board of Trustees hearing or meetings and the incurrence of additional costs such as for renotification or republication. Similarly, the TOWN shall have the discretion to terminate the processing of any APPLICATION for which any billed payment is more than three months overdue.

6. The person whom the APPLICANT designates to receive all billings for fees under this AGREEMENT is as follows (Include full name and mailing address):  
Raley Ranch Project, LLC, c/o Russ Hatle, P.O. Box 1307, Gypsum, CO 81637

Any billing mailed to this person, /address and not returned to the TOWN shall be deemed to have been received. The APPLICANT may change the billing address under this paragraph by providing written notification of such change to the TOWN.

7. In the event of nonpayment of fees, the TOWN shall have the right to file a fee collection action against any or all of the persons signing this AGREEMENT as APPLICANT. Any resulting judgment for fees may be enforced in any legal manner whatsoever and may be filed as a judgment lien against the real property which is the subject of the APPLICATION, as well as against any real property owned in whole or in part by judgment debtor hereunder.
8. Any agreement by the TOWN to forego any of the judicial or administrative remedies available to them under this AGREEMENT in response to the late payment or nonpayment of fees, shall not in any way constitute a waiver by the TOWN of any rights to collect fees or appropriately process the APPLICATION as provided herein.
9. This AGREEMENT shall be construed and enforced in accordance with the ordinances and laws of the TOWN and the State of Colorado.

**APPLICANT**

(Property owner to sign per paragraph 3, above)

By:  By: \_\_\_\_\_  
John Tallichet, Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

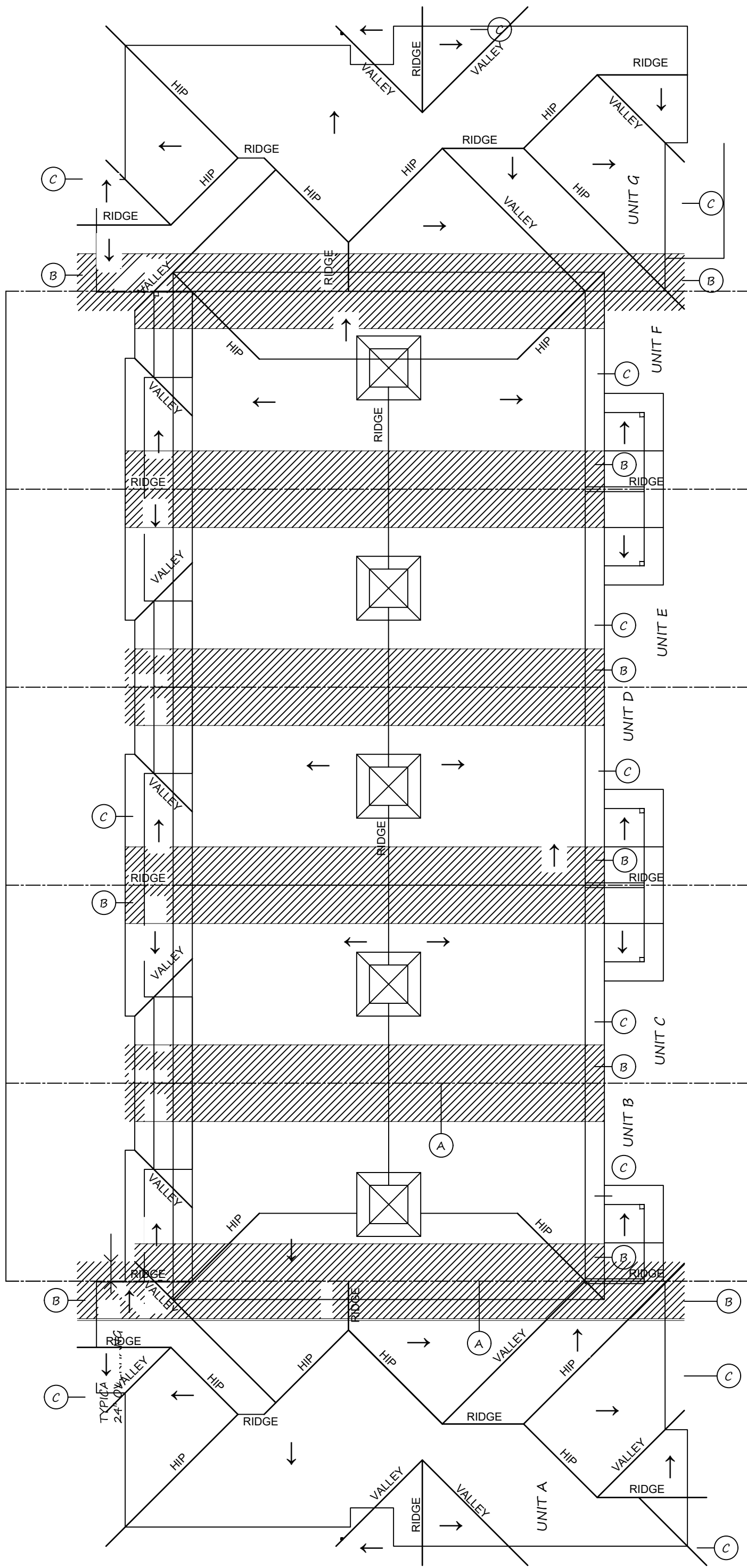
**TOWN OF SILT**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor

Attest:

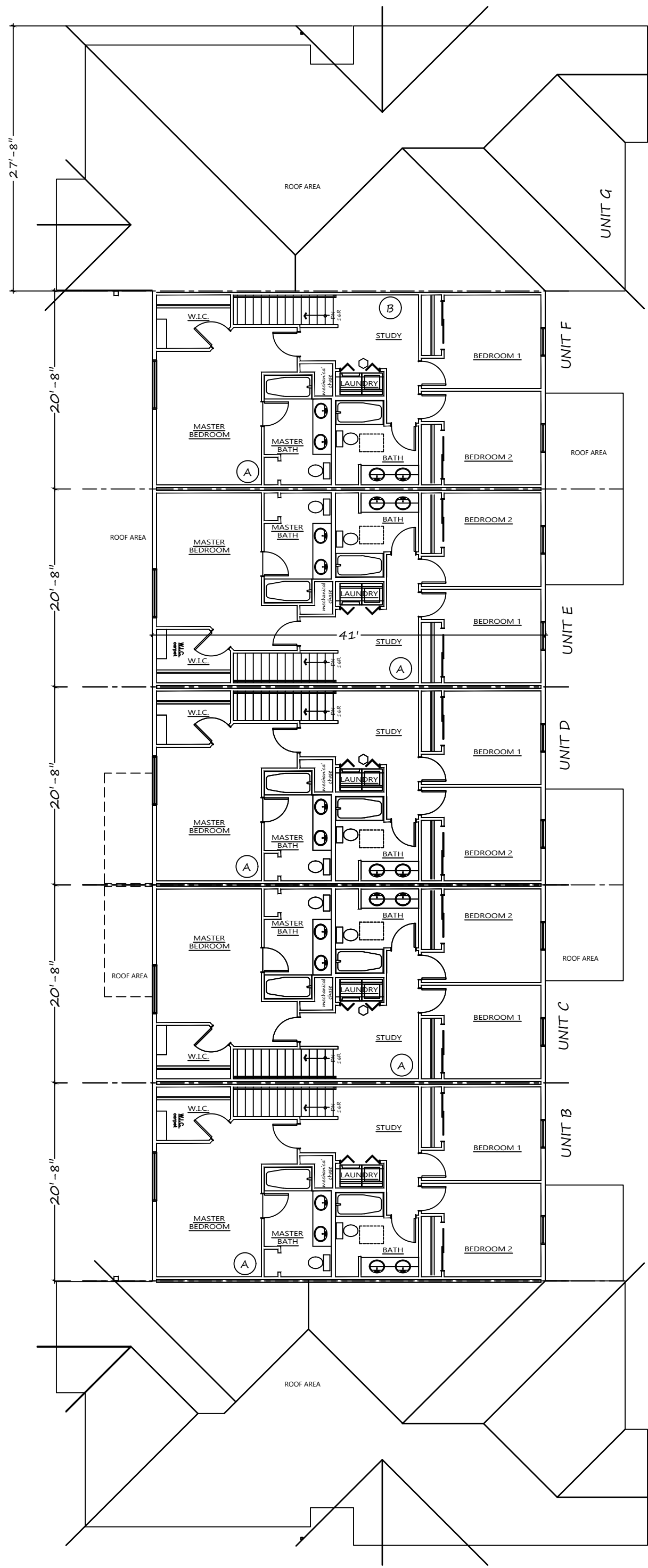
By: \_\_\_\_\_ Date: \_\_\_\_\_

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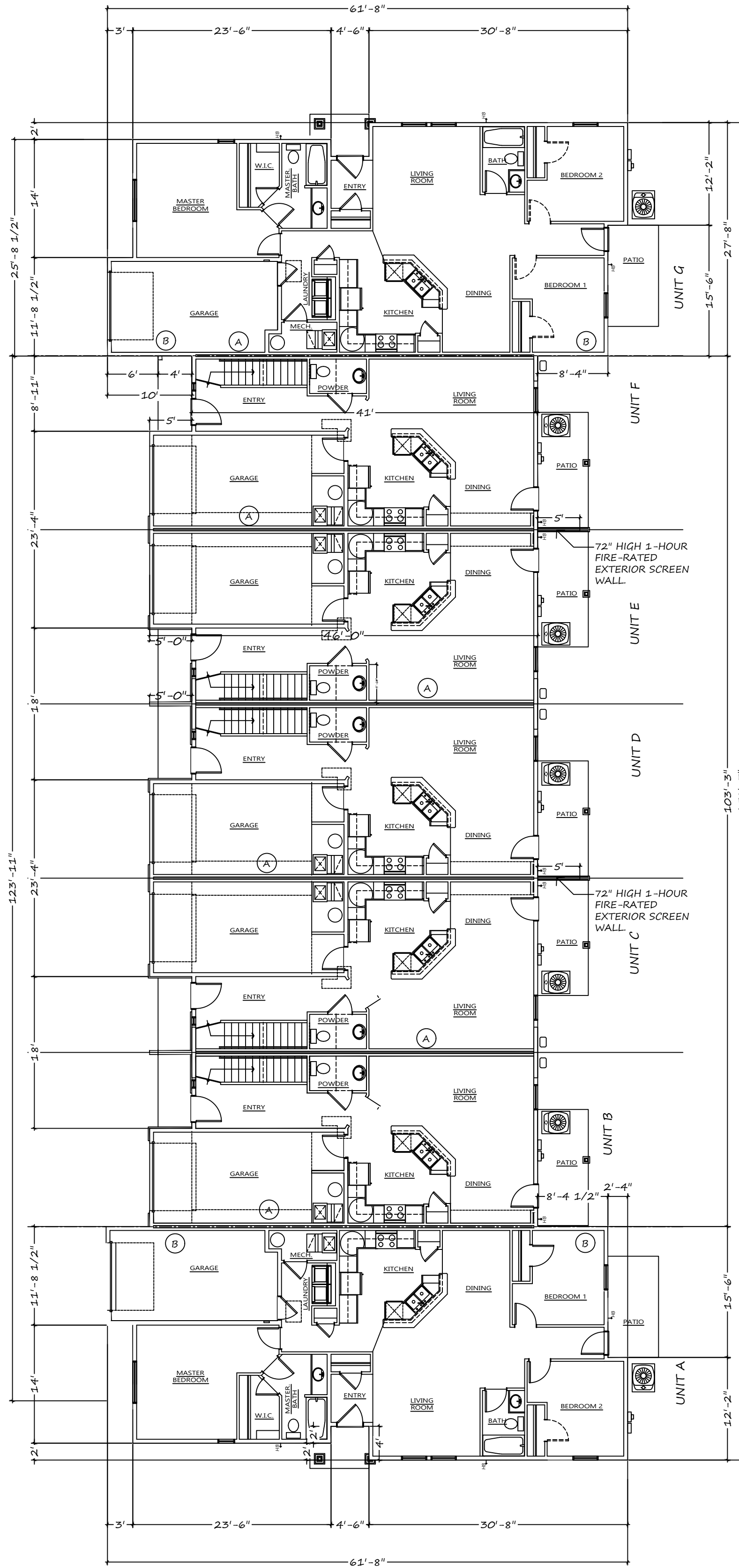
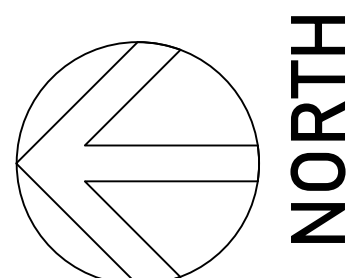
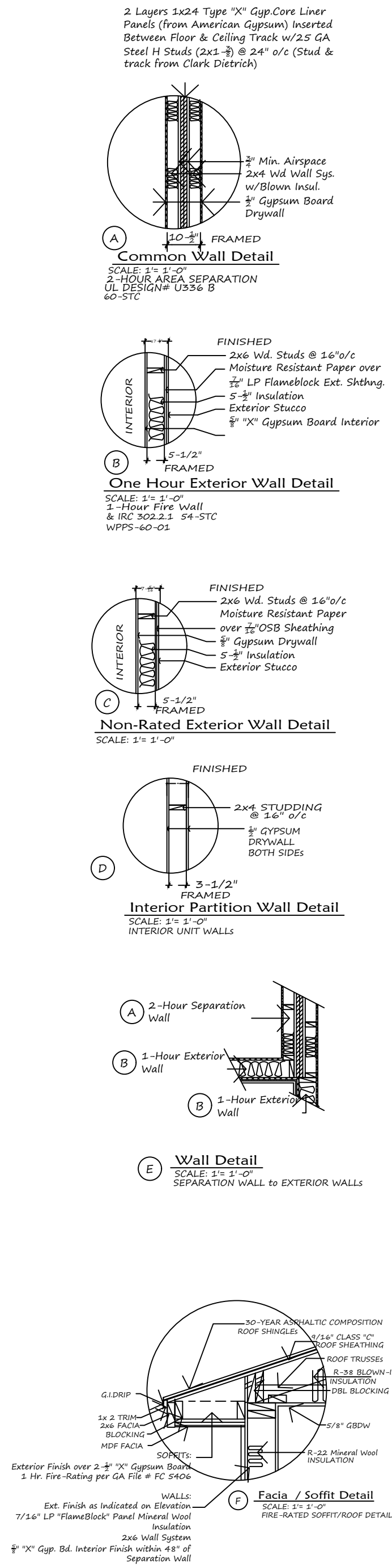
ROOF PLAN  
SCALE: 3/32" = 1'-0"

NON-RATED ROOF C  
ONE-HOUR ROOF B



UPPER FLOOR PLANS  
SCALE: 3/32" = 1'-0"

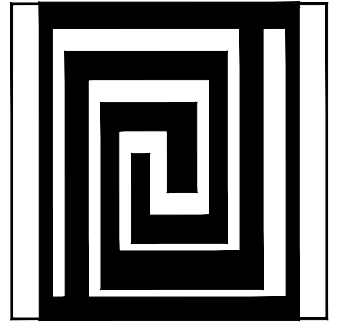
UNIT A



LOWER FLOOR PLANS  
SCALE: 3/32" = 1'-0"

CONSTRUCTION DOCUMENTS

CHRISTOPHER  
KRABACHER  
ARCHITECT  
P.O. BOX 2592,  
GRAND JUNCTION, COLORADO 81502  
1206 ROAD AVENUE,  
GYP SUM, COLORADO 81501  
(970) 243-3557 (970) 640-8831  
ckr@crkarchitect.com



IMPRIMUS ADVISORS, LLC

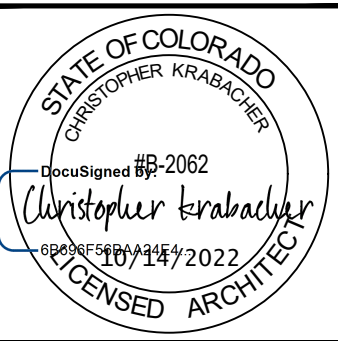
P.O. BOX 1307,  
GYPSUM, COLORADO 81637

BELLE VISTA TOWNHOMES

7-UNIT TOWNHOMES  
LOT 1001  
SILT, COLORADO

FLOOR  
PLAN  
ROOF PLAN  
DETAILS  
& NOTES

DATE: 09/14/2022  
DRAWN: CK  
CHECKED:  
REVISIONS:

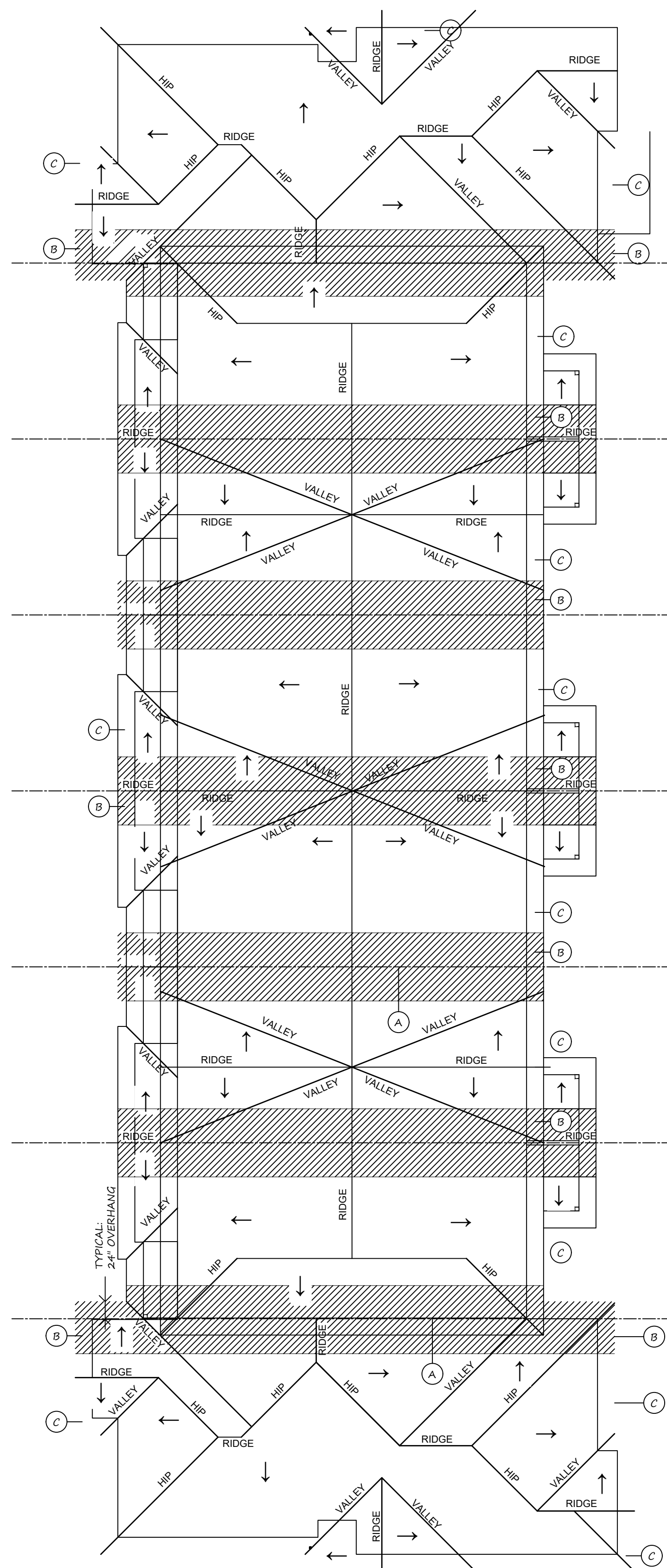



SHEET NUMBER  
**A1**  
OF SIX








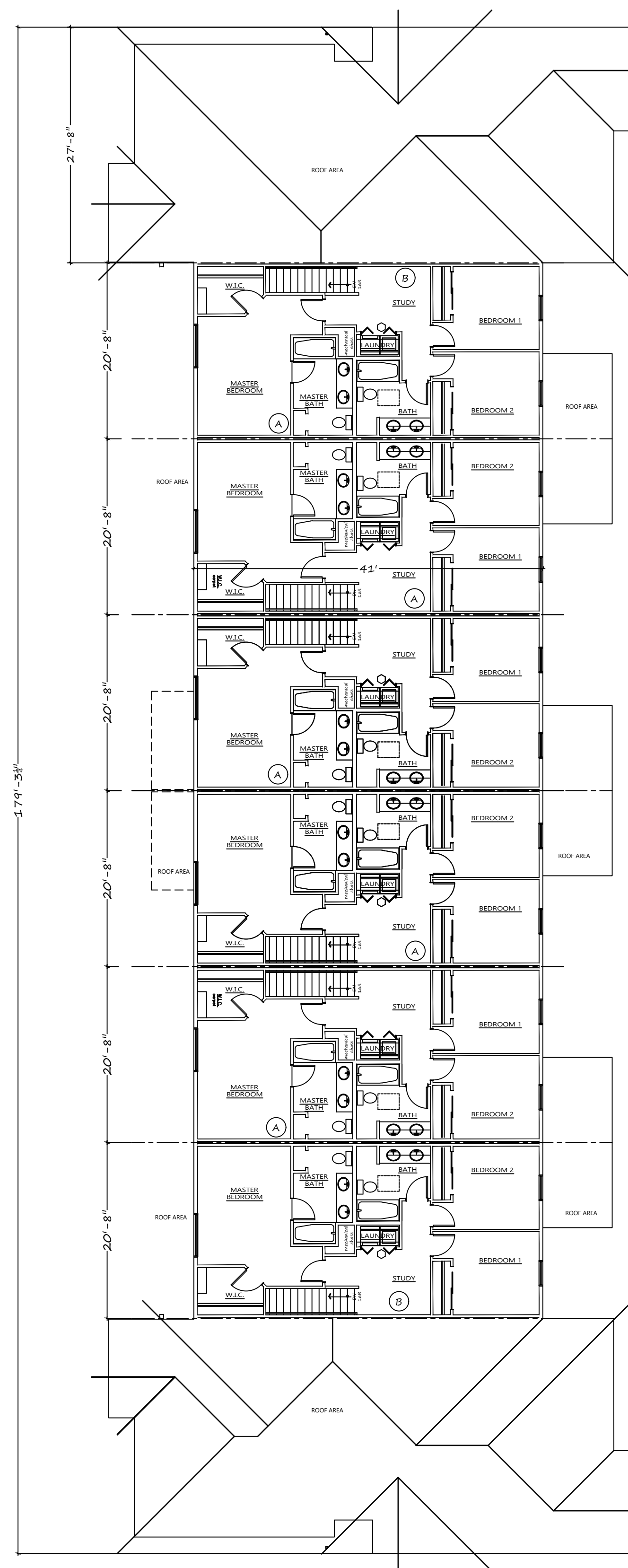


NON-RATED ROOF  (C)

ONE-HOUR ROOF  (B)

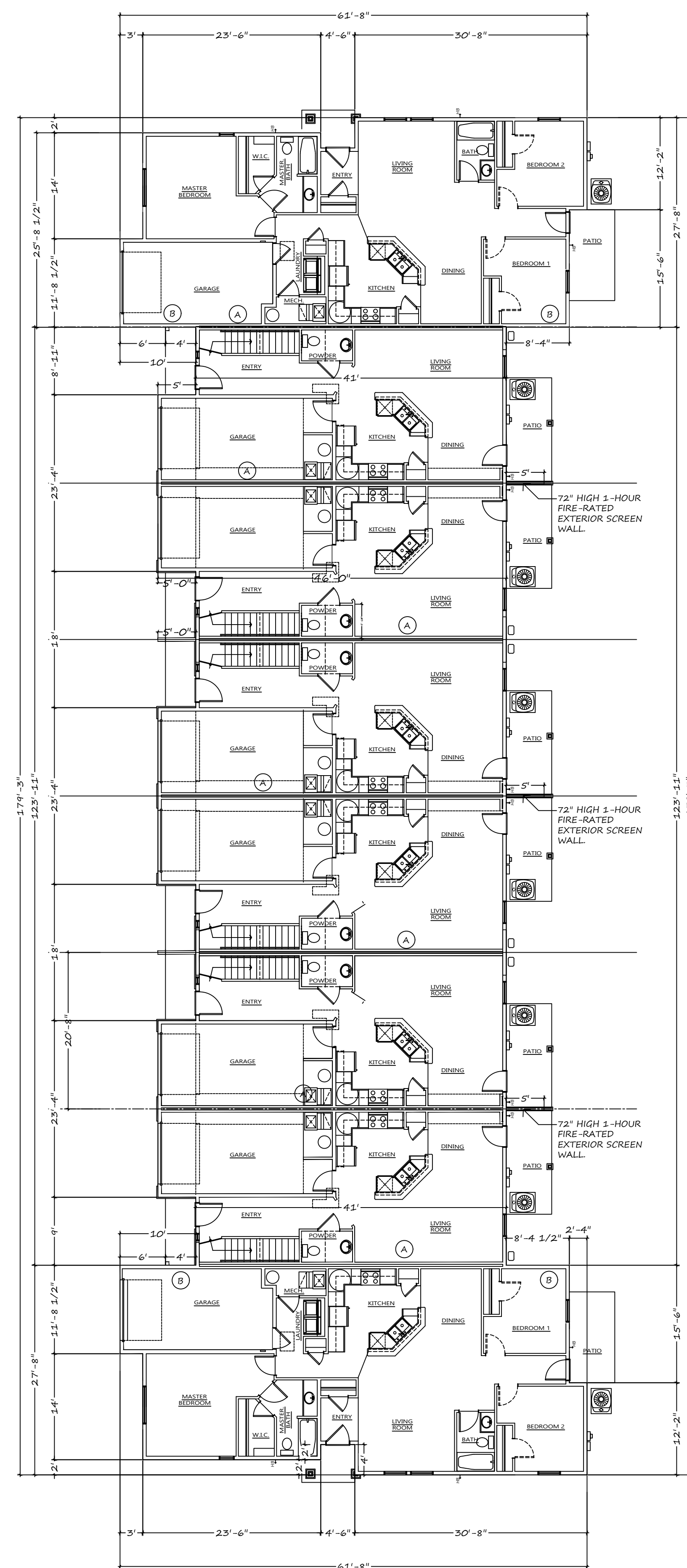
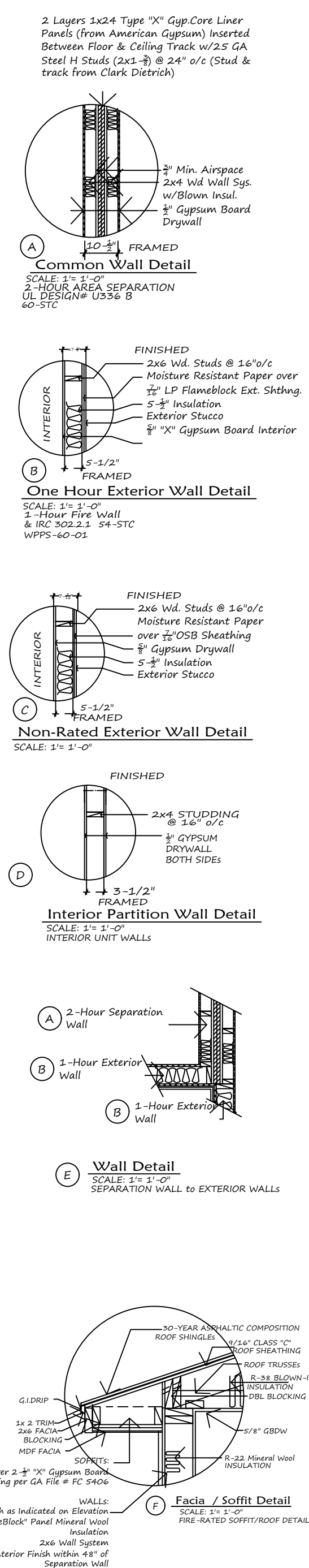
## ROOF PLAN

SCALE:  $3/32" = 1'-0"$



UPPER FLOOR PLANS

SCALE: 3/32" = 1'-0"

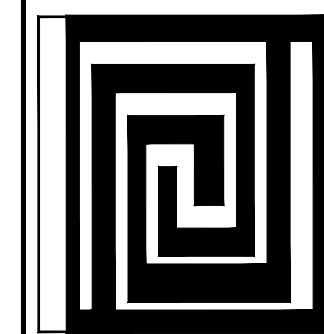


LOWER FLOOR PLANS

SCALE: 3/32" = 1'-0"

CONSTRUCTION DOCUMENTS

**CHRISTOPHER  
KRABACHER  
ARCHITECT**  
P.O. BOX 2592,  
GRAND JUNCTION, COLORADO 81502  
1206 ROOD AVENUE,  
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(970) 243-3587 (970) 640-8831  
ckrauer@yahoo.com  
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IMPRIMUS ADVISORS, LLC

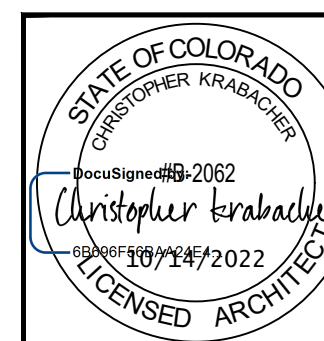
P.O. BOX 1307,  
GYPSUM, COLORADO 81637

BELLE VISTA TOWNHOMES

8-UNIT TOWNHONES  
LOT 1002,  
SILT, COLORADO

FLOOR  
PLAN  
ROOF PLAN  
DETAILS  
& NOTES

DATE: 10/13/2022
DRAWN: CK
CHECKED:
REVISIONS:



SHEET NUMBER  
**A1**  
OF SIX



MECHANICAL NOTES

1. Mechanical contractor to supply all labor & materials to perform the work, per the applicable governing building, accessibility & energy codes (UMC, UPC, Energy, ICC-A117.1, State & Local)
2. The work includes: new air conditioning, ductwork, forced-air heating to gas-fired furnace, vents, make-up air for exhaust fans, sinks, shower & water closet.
3. Contractor to provide ResCheck for compliance with State Energy Code.
4. Owner selection of fixtures (model and colors) & trim package (model and finish) before installation.

ELECTRICAL NOTES:

1. Electrical subcontractor shall supply all labor & material to perform the work, per applicable governing building codes (NEC, State & Local).
2. the work shall include fan/lights, switches, outlets, panels, breakers, power & lighting, Carbon Monoxide & Smoke Detection per IRC R315.
3. Owner selection of fixtures (color, type & location) before installation.

GENERAL NOTES:

1. New Exterior Doors : 1-3/4" insulated pre-hung metal clad or wood; Pre-bored for locks & deadbolt. Reference Door Schedule.
2. Interior Doors: 1-3/8" pre-hung hollow core wood; Hardware as req'd for functino. Finishes as approved by owner. Reference Door Schedule
3. Exterior Windows:insulating vinyl clad. Low "E" glazing, U-value certified. Match existing trim. Reference Window Schedule.
4. Linen Closets: 16" wide painted shelving. Bathroom & Kitchen cabinetry & countertops designed by others. Comply with applicable barrier-free requirements as noted.
5. Painted and textured drywall interior wall & ceiling finishes, moisture-resistant "Greenboard" in wet areas, cementious board where contact with concrete.
6. Provide roof gutters, downspouts & splashblock to provide drainage away from structure.
7. Floor finishes as noted on plans.

Dimensions take precedence over scale; Larger scale takes precedence over smaller scale; Details take precedence over notes.

General Contractor & Subcontractors shall verify drawings & site condition before commencement of the work. Any discrepancy in the design documents shall be brought to the attention of the Architect or General Contractor prior to commencement of the work.

All work shall comply with the most current adopted building codes, State Energy Code, IRC, & Local building department requirements.

pre-manufactured roof trusses & floor joists as approved by the Engineer.

Attic space ventilation per IRC R806

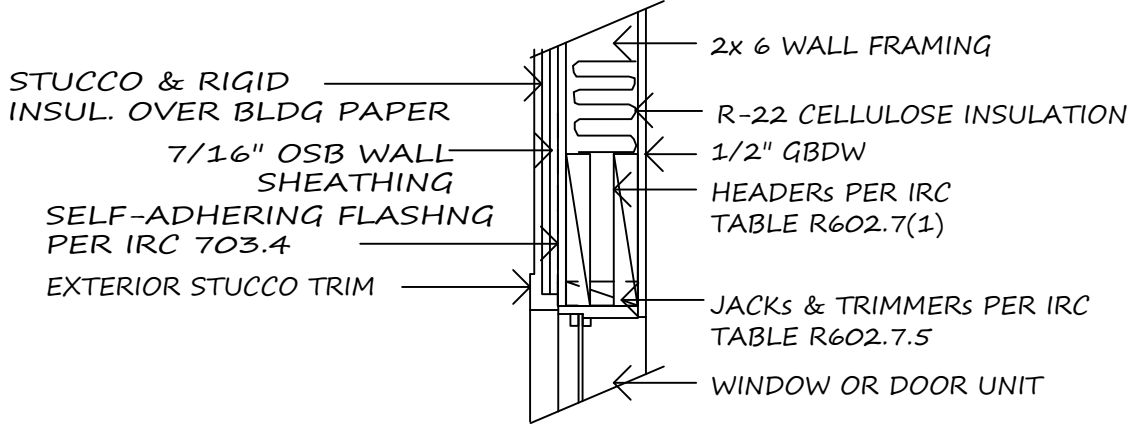
Verify locations for plumbing & mechanical knockouts in foundation system.

Wall systems as noted on Plans:

Exterior wood framing : 2x6s @16" o/c (5'-1/2" shown)

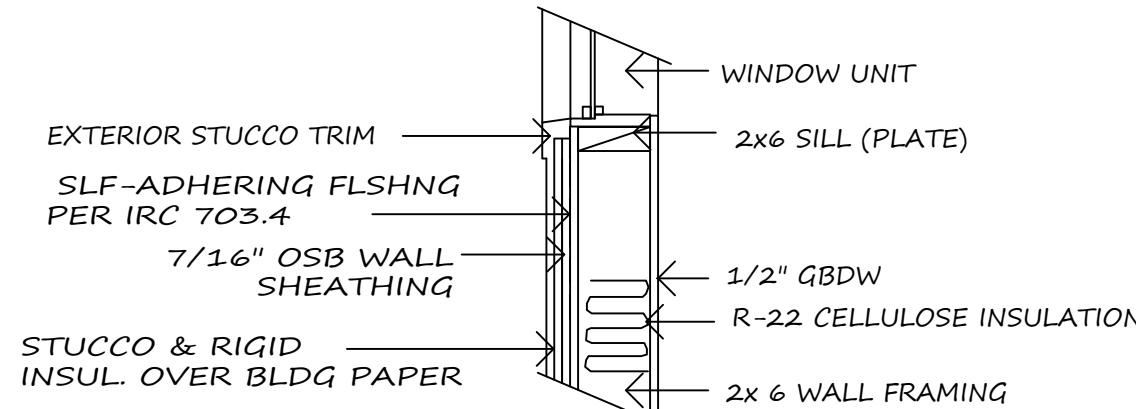
Interior wood framing : 2x4s @16" o/c (3'-1/2" shown)

R-32 Ceiling insulation, R-19 Wall insulation



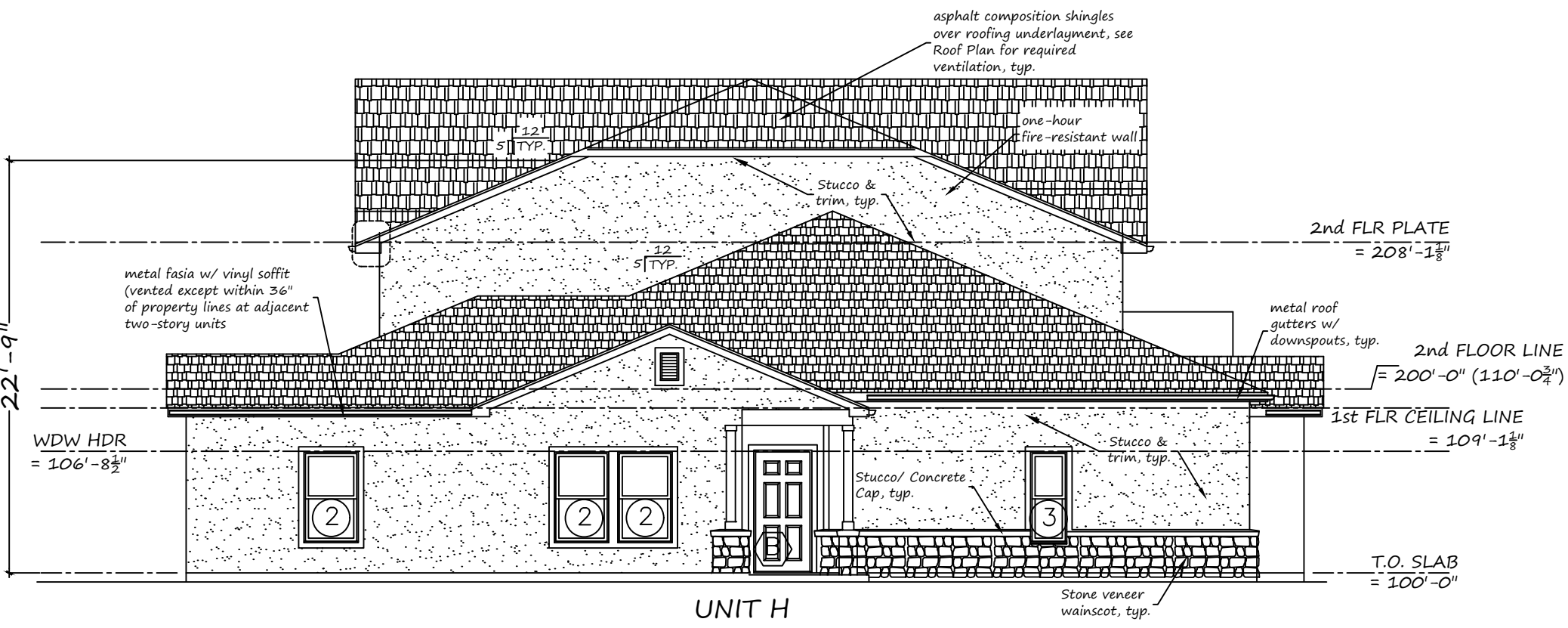
Ext. Opening Detail

SCALE: 1/4" = 1'-0" HEAD (JAMB SIMILAR)



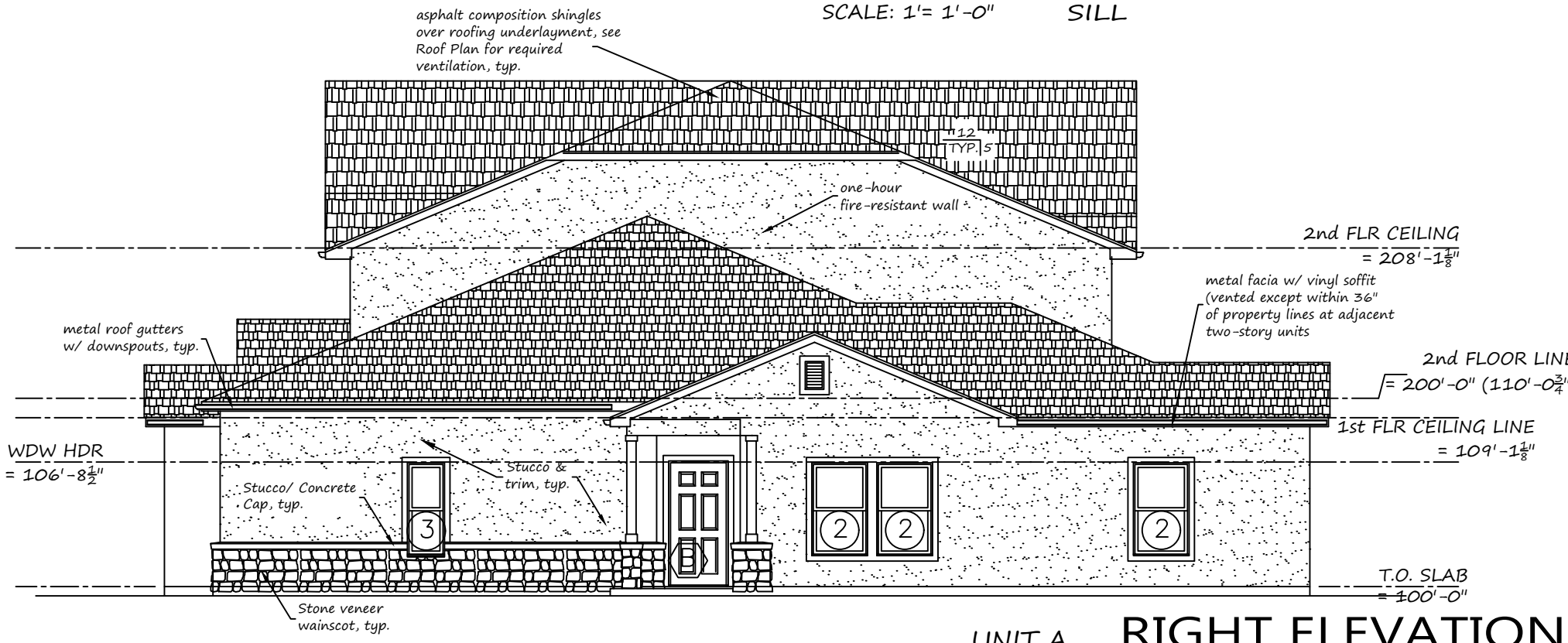
Ext. Opening Detail

SCALE: 1/4" = 1'-0" SILL



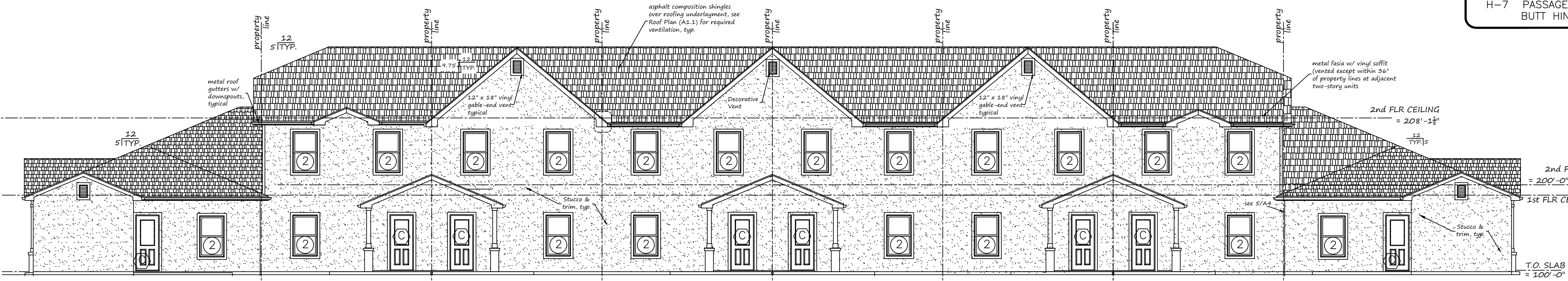
LEFT ELEVATION

SCALE : 1/8" = 1'-0"



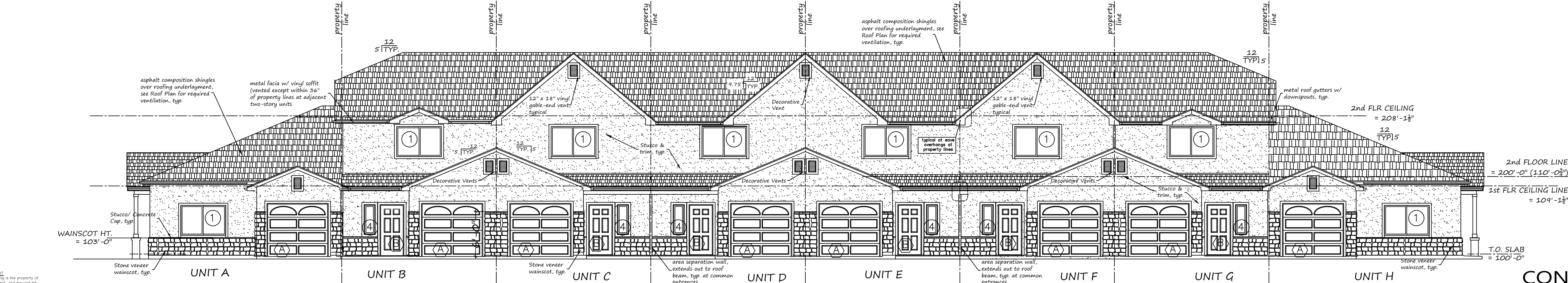
RIGHT ELEVATION

SCALE : 1/8" = 1'-0"



REAR ELEVATION

SCALE : 1/8" = 1'-0"



FRONT ELEVATION

SCALE : 1/8" = 1'-0"

DOOR SCHEDULE						
MARK	DOOR & JAMB	DIMENSIONS	HARDWARE	DESCRIPTION	QUA.	REMARKS
A	DJ-1	8'-0"x 7'-0"	H-1	OVERHEAD DOOR	8	OVERHEAD DOOR
B	DJ-2	3'-0"x 6'-8"	H-2	6-PANEL EXTERIOR DOOR	8	METAL CLAD ENTRY DOOR
C	DJ-2	3'-0"x 6'-8"	H-2	WOOD DOOR PRIVACY HARDWARE	8	INTERIOR WOOD DOOR
D	DJ-3	2'-10""x 6'-8"	H-4	WOOD DOOR ACCESSIBLE HARDWARE	2	INTERIOR POWDER ROOM
E	DJ-3	2'-8"x 6'-8"	H-3	20 MINUTE INTERIOR DOOR GARAGE to RESIDENCE	8	INTERIOR ENTRY WOOD DOOR
F	DJ-4	2'-8"x 6'-8"	H-5	WOOD DOOR PASSAGE HARDWARE	2	INTERIOR WOOD DOOR
G	DJ-4	2'-6"x 6'-8"	H-4	WOOD DOOR PRIVACY HARDWARE	32	INTERIOR WOOD DOOR
H	DJ-4	2'-6"x 6'-8"	H-5	WOOD DOOR PASSAGE HARDWARE	14	INTERIOR DOOR
I	DJ-4	PR 2'-0"x 6'-8"	H-7	PAIR WOOD DOORs BI-PASS DOORs	2	INTERIOR DOORs
J	DJ-4	2'-4"x 6'-8"	H-5	WOOD DOOR PASSAGE HARDWARE	10	INTERIOR DOORs
K	DJ-5	PR 2'-6"x 6'-8"	H-6	PAIR WOOD DOORs BI-PASS DOORs	12	INTERIOR CLOSET DOORs
L	DJ-5	PR 2'-0"x 6'-8"	H-6	PAIR WOOD DOORs BI-FOLD DOORs	6	INTERIOR CLOSET DOORs
M						

WINDOW SCHEDULE

①		5'-0"x 4'-0"	SLIDER INSULATING	8	METAL CLAD FRAMES EGRESS wh. REQ'D.
②		4'-0"x 4'-0"	SINGLE-HUNG INSULATING	2	METAL CLAD FRAMES EGRESS wh. REQ'D.
③		2'-0"x 5'-0"	SINGLE-HUNG INSULATING	2	METAL CLAD FRAMES
④		1'-6"x 4'-0"	FIXED-GLASS INSULATING	6	METAL CLAD FRAMES

- DJ-1 OVERHEAD GARAGE DOOR, TRACK, FRAME & GUIDEs
- DJ-2 METAL CLAD RAISED PANEL SOLID-CORE WOOD DOORs & PRE-HUNG WOOD JAMB
- DJ-3 RAISED PANEL SOLID-CORE WOOD DOORs, PRE-HUNG WOOD JAMB
- DJ-4 FLUSH PANEL HOLLOW-CORE WOOD DOORs, PRE-HUNG WOOD JAMB
- DJ-5 FLUSH PANEL HOLLOW-CORE WOOD DOORs, DRYWALL HEAD & JAMB

- H-1 TRACK, BOLT TYPE LOCK, & ELECTRONIC OPENER BY DOOR SUPPLIER
- H-2 KEYED LOCKSET, BUTT HINGEs, STOP, WEATHERSTRIP, & THRESHOLD
- H-3 KEYED LOCKSET, BUTT HINGEs, THRESHOLD, SOUND SEAL, DOOR STOP & CLOSER
- H-4 PRIVACY LOCKSET, BUTT HINGEs, DOOR STOP & SILENCERS
- H-5 PASSAGE LOCKSET, BUTT HINGEs, DOOR STOP & SILENCERS
- H-6 BI-PASS HARDWARE BY MFR: GUIDEs, STOPs, TRACK & PULLs
- H-7 PASSAGE LOCKSET (ONE SIDE), STRIKE PLATE (INACTIVE LEAF), BUTT HINGEs, MAGNETIC CATCH @ HEAD (INACTIVE LEAF), & SILENCERS

IMPRIMUS ADVISORS, LLC

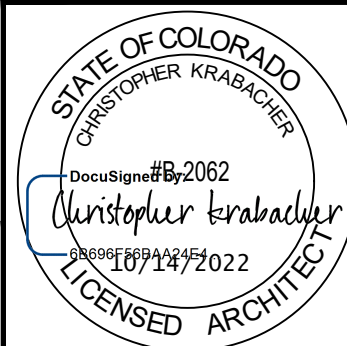
BELLE VISTA TOWNHOMES

8-UNIT TOWNHOMES  
LOT 1002,  
SILT, COLORADO

ELEVATIONS  
DOOR & WINDOW  
SCHEDULE

OPENING DETAILS  
GENERAL NOTES

DATE: 10/13/2022  
DRAWN:  
CHECKED:  
REVISIONS:



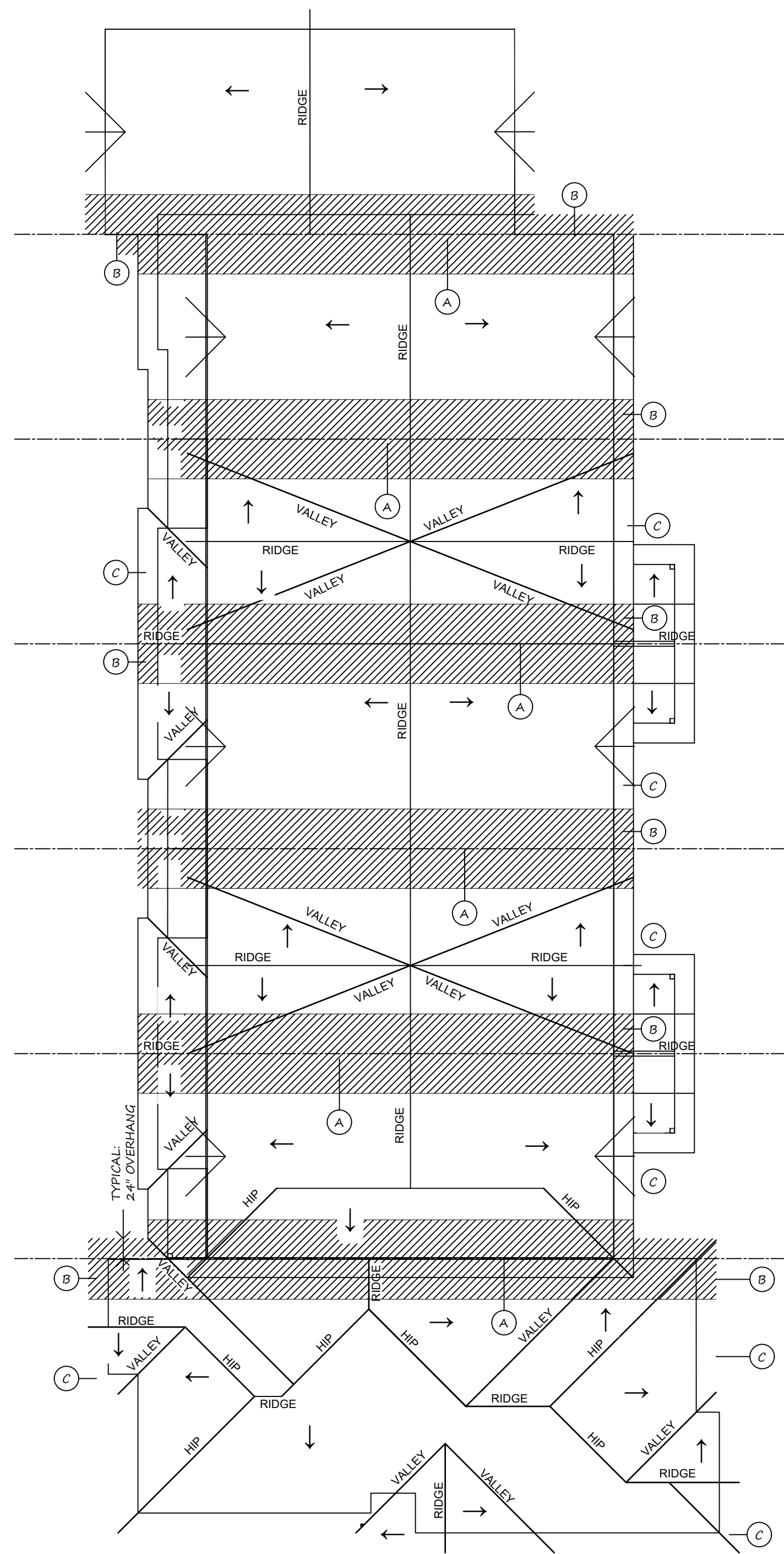
SHEET NUMBER

A4  
OF SIX

CONSTRUCTION DOCUMENTs

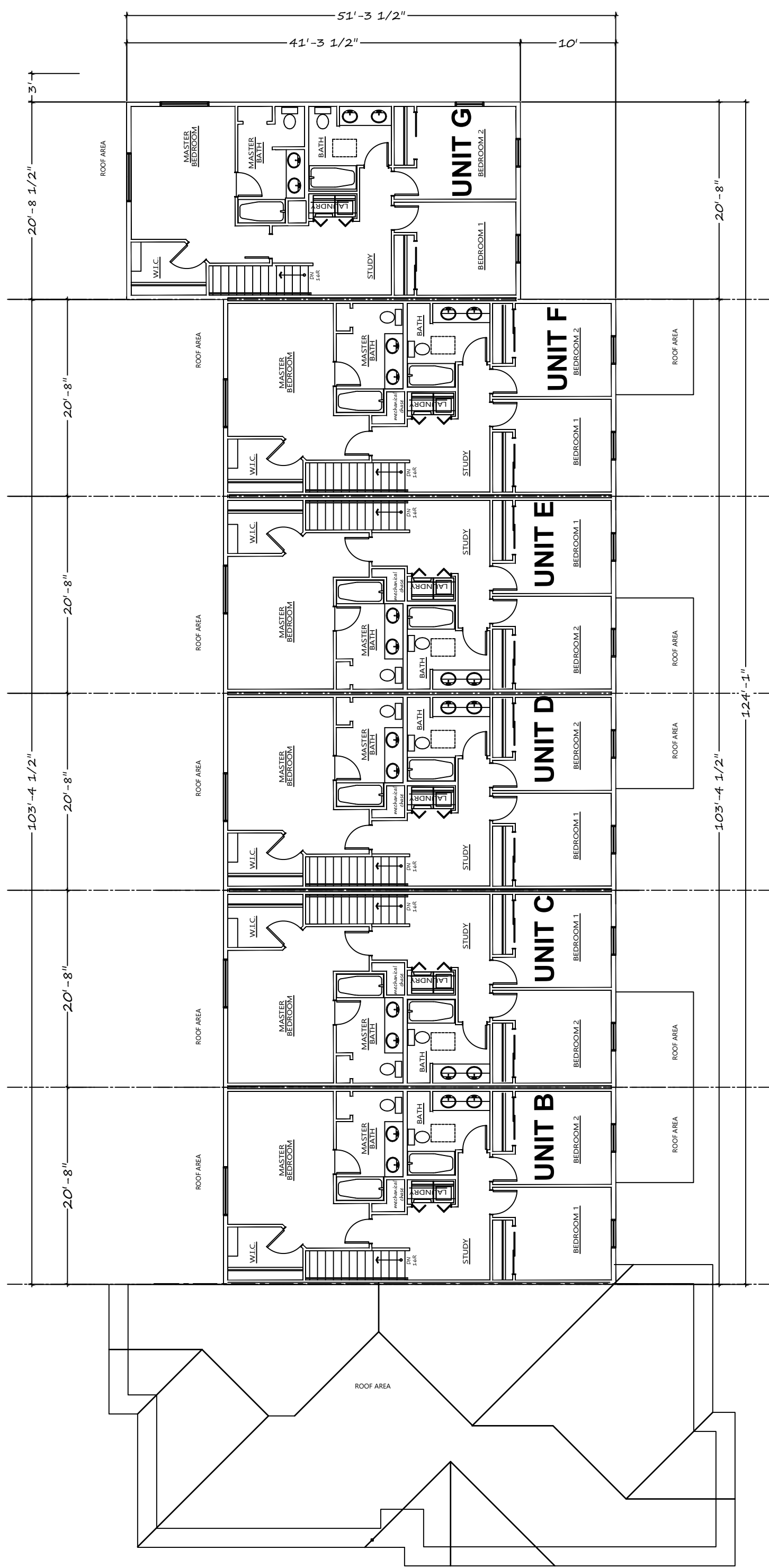


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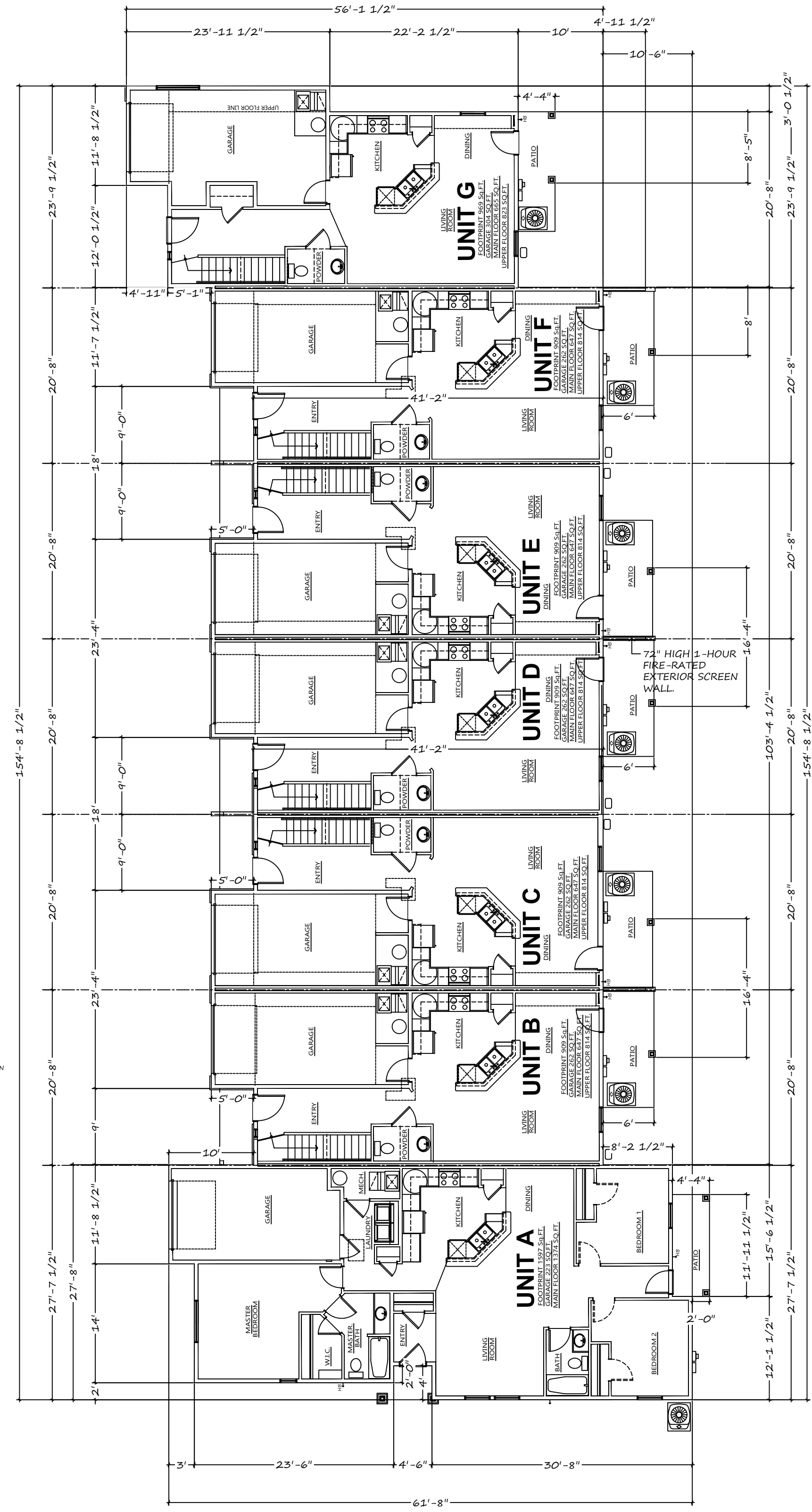
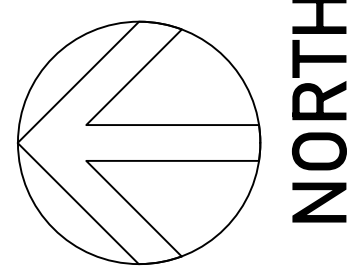
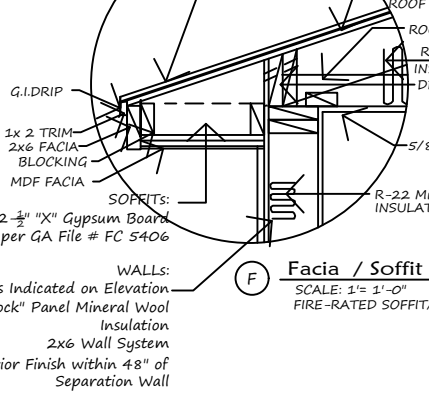
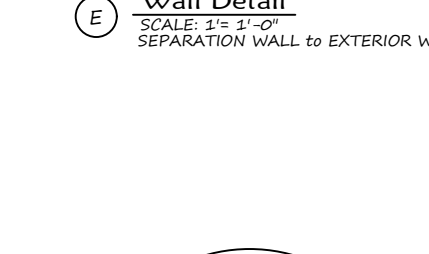
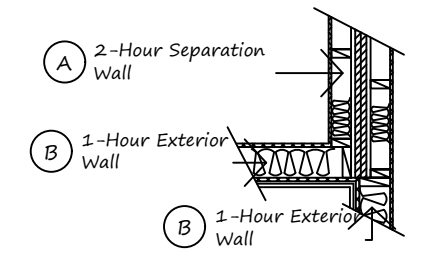
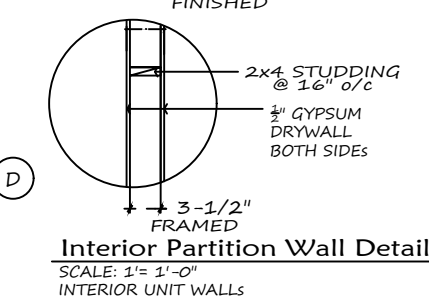
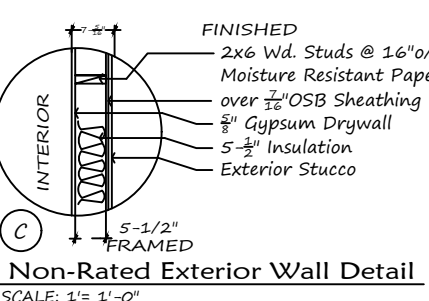
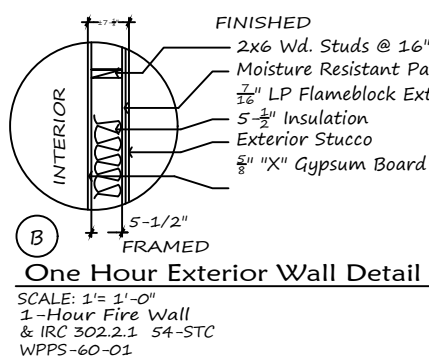
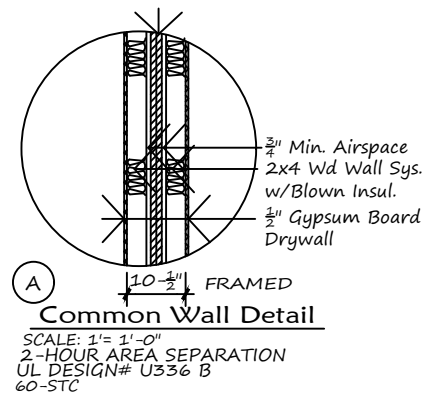
NON-RATED ROOF C  
ONE-HOUR ROOF B

ROOF PLAN  
SCALE: 3/32" = 1'-0"



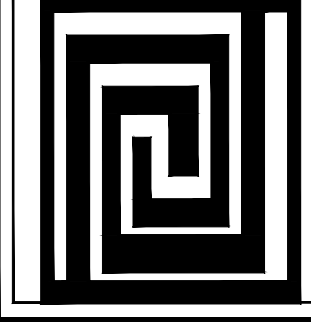
UPPER FLOOR PLANS  
SCALE: 3/32" = 1'-0"

2 Layers 1x24 Type "X" Gyp Core Liner  
Panels (from American Gypsum)  
Inserted  
Between Floor & Ceiling Track w/2.5 GA  
Steel H Studs (2x2-B @ 24" o/c (Stud &  
track from Clark Dietrich)



LOWER FLOOR PLANS  
SCALE: 3/32" = 1'-0"  
CONSTRUCTION DOCUMENTS

CHRISTOPHER  
KRABACHER  
ARCHITECT

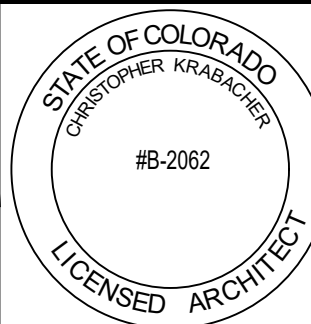


IMPRIMUS ADVISORS, LLC

BELLE VISTA TOWNHOMES  
7-UNIT TOWNHOMES  
LOT 1003,  
SILT, COLORADO

FLOOR  
PLAN  
ROOF PLAN  
DETAILS  
& NOTES

DATE: 10/23/2022  
DRAWN: CK  
CHECKED:  
REVISIONS:



SHEET NUMBER  
**A1**  
OF SIX

P.O. BOX 2992,  
GRAND JUNCTION, COLORADO 81502  
1206 ROAD AVENUE,  
GRAND JUNCTION, COLORADO 81501  
(970) 646-6851  
christopherkrabacherarchitect.com

P.O. BOX 1307,  
GYPSUM, COLORADO 81637

1. Mechanical contractor to supply all labor & materials to perform the work, per the applicable governing building, accessibility & energy codes (UMC, UPC, Energy, ICC-A117.1, State & Local)
2. The work includes: new air conditioning, ductwork, forced-air heating to gas-fired furnace, vents, make-up air for exhaust fans, sinks, shower & water closet.
3. Contractor to provide ResCheck for compliance with State Energy Code.
4. Owner selection of fixtures (model and colors) & trim package (model and finish) before installation.

1. Electrical subcontractor shall supply all labor & material to perform the work, per applicable governing building codes (NEC, State & Local).
2. the work shall include fan/lights, switches, outlets, panels, breakers, power & lighting, Carbon Monoxide & Smoke Detection per IRC R315.
3. Owner selection of finishes (color, type & location) before installation.

1. New Exterior Doors : 1-3/4" insulated pre-hung metal clad or wood; Pre-bored for locks & deadbolt. Reference Door Schedule.
2. Interior Doors: 1-3/8" pre-hung hollow core wood; Hardware as req'd for function. Finishes as approved by owner. Reference Door Schedule
3. Exterior Windows: Insulating vinyl clad. Low "E" glazing, U-value certified. Match existing trim. Reference Window Schedule.
4. Wall Clasts: 3/4" wide painted sheetrock, Bathroom & Kitchen cabinetry & countertops designed by others. Comply with applicable barrier-free requirements as noted.
4. Exterior wall finish as noted on Elevations and Sections.
5. Painted and textured drywall interior wall & ceiling finishes, moisture-resistant "Greenboard" in wet areas, cementitious board where contact with concrete.
6. Provide roof gutters, downspouts & splashblock to provide drainage away from structure.
7. Floor finishes as noted on plans.

Dimensions take precedence over scale; Larger scale takes precedence over smaller scale; Details take precedence over notes. General Contractor & Subcontractors shall verify drawings & site condition before commencement of the work. Any discrepancy in the design documents shall be brought to the attention of the Architect or General Contractor prior to commencement of the work.

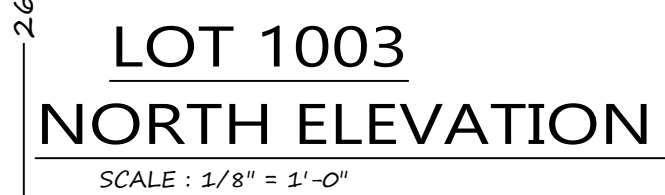
All work shall comply with the most current adopted building codes, State Energy Code, IRC & Local building department requirements.

Pre-manufactured roof trusses & floor joists as approved by the Engineer.

Attic space ventilation per IRC R806

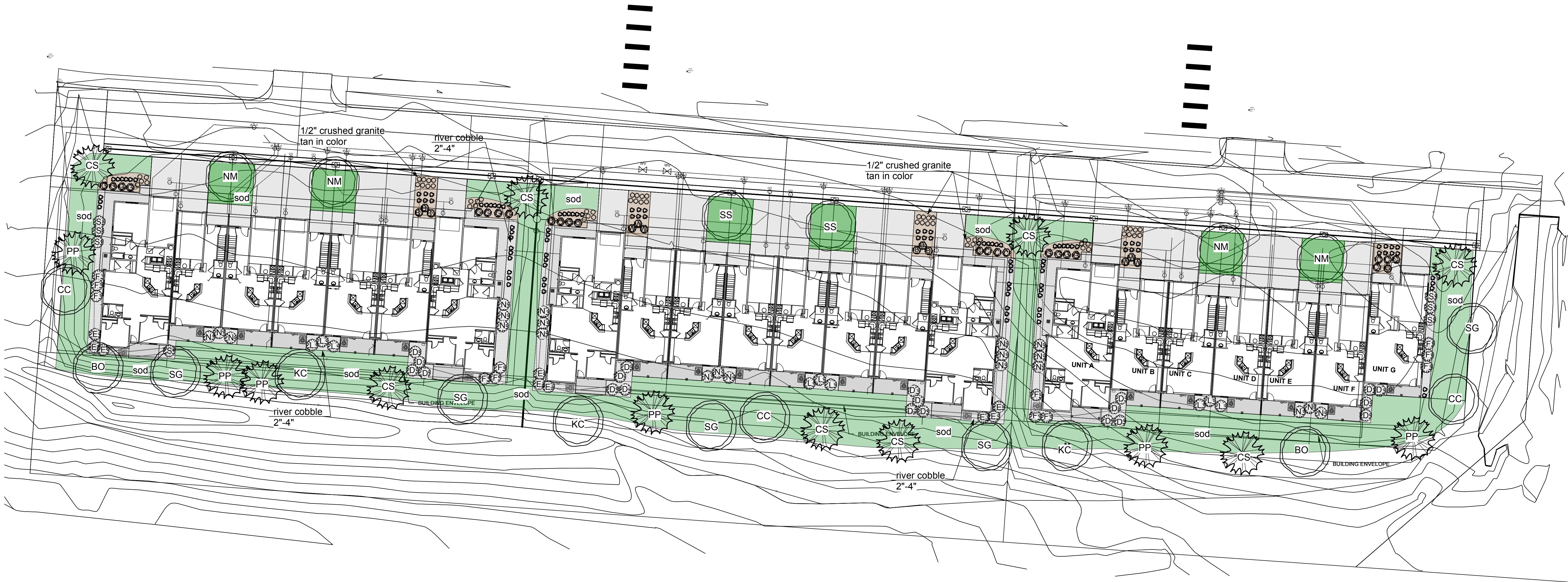
Verify locations for plumbing & mechanical knockouts in foundation system.

Exterior wood framing : 2x6s @16" o/c (5-1/2" shown)  
Interior wood framing : 2x4s @16" o/c (3-1/2" shown)  
R-34 Ceiling insulation, R-22 Wall insulation





**Townhomes at Bella Vista**  
**Silt, Colorado**



Notes:

1. Crushed Granite, tan in color. Provide a one-pound sample of tan color material for review and approval.
2. Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.
3. Determine locations of underground utilities and perform work in a manner which will avoid possible damage.
4. Plants shall be specimen quality, typical of their species or variety.
5. Plant trees and shrubs in pits 12" larger than tree ball, backfill with a mix of 2 parts topsoil, 1 part Nutri-Mulch.
6. Cut and remove top 1/3 of burlap from root ball.
7. Install "Weed Restrictor Fabric" between soil and crushed granite or cobble.
8. All plant materials in rock or cobble to be irrigated with an underground drip zone system, all sod and newly seeded areas to be irrigated with a sprinkler system utilizing rotating sprinkler nozzels.
9. Reseeded area to be considered as successful revegetation when 75% germination has been achieved. Reseeded areas to be maintained in a predominantly weed free condition.

**Native Seed Mix (Pitkin County Mix)**

Rate: .82 lb per 1,000 sq. ft.

- 20% Mountain Brome
- 20% Slender Wheatgrass
- 20% Western Wheatgrass
- 15% Thickspike Wheatgrass
- 10% Idaho Fescue
- 5% Indian Ricegrass
- 5% Sideoats Grama
- 5% Bluebunch Wheatgrass

**Bella Vista Townhomes**  
**Plant Materials Schedule**

		SIZE	COMMON NAME	BOTANICAL NAME
Deciduous Trees				
4	NM	2.5"	Norway Maple	Acer platanoides 'Emerald Queen'
5	SG	2.5"	Sienna Glen Maple	Acer x freemanii 'Sienna'
3	KC	2.5"	Kentucky Coffeetree	Gymnocladus dioicus
2	BO	2.5"	Bur Oak	Quercus macrocarpa
3	CR	2.5"	Canada Red Chokecherry	Prunus virginiana
2	SS	2.5"	Springs Snow Crabapple	Malus 'Spring Snow'
Evergreen Trees				
8	CS	10' ht.	Colorado Blue Spruce	Picea pungens glauca
6	PP	10' ht.	Ponderosa Pine	Pinus ponderosa
Shrubs				
7	S	#5	Autumn Brilliance Serviceberry	Amelanchier Grandiflora 'Autumn Brilliance'
20	D	#5	Bailey Red Twig	Cornus Stolonifer 'Baileyi'
6	B	#5	Blue Mist Spirea	Caryopteris clandonensis 'Blue Mist'
9	E	#5	Dwarf Burning Bush	Euonymus alatus 'compactus'
13	C	#5	Crimson Pygmy Barberry	Berberis thunbergii 'crimson pygmy'
6	W	#5	Anthony Waterer Spirea	Spiraea japonica 'anthony waterer'
21	N	#5	Snowmound Spirea	Spiraea nipponica 'snowmound'
12	F	#5	Lynwood Gold Forsythia	Forsythia x intermedia 'Lynwood'
9	L	#5	Miss Kim Dwarf Lilac	Syringa patula 'Miss Kim'
12	G	#5	Potentilla Gold Drop	Potentilla fruticosa 'Gold Drop'
Grasses				
Quantity		#1	Heavy Metal Switch Grass	Panicum Virgatum 'Heavy metal'
107		#1	Blonde Ambition Blue Grama	Bouteloua gracilis 'Blonde Ambition'
		#1	Karl Foerster Grass	Calamagrostie acutiflora 'Karl Foerster'
		#1	Blue Oats Grass	Helictotrichon sempervirens
Perennials				
Quantity		#1	Moonshine Yarrow	Achillea 'Moonshine'
58		#1	Catmint	Nepeta x faassenii 'Walkers Low'
		#1	May Night Salvia	Cornus stolonifer 'Baileyi'
		#1	Blackeye Susan	Rudbeckia fulgida 'Goldstrum'
		#1	Dwarf Shasta Daisy	Leucanthemum x superbum 'Snow Lady'
		#1	Blanket Flower	Gaillardia
		#1	Dwarf Gold Daylily	Hemerocallis 'Stella De Oro'



date: \_\_\_\_\_

remarks: \_\_\_\_\_

NOVEMBER 7, 2022

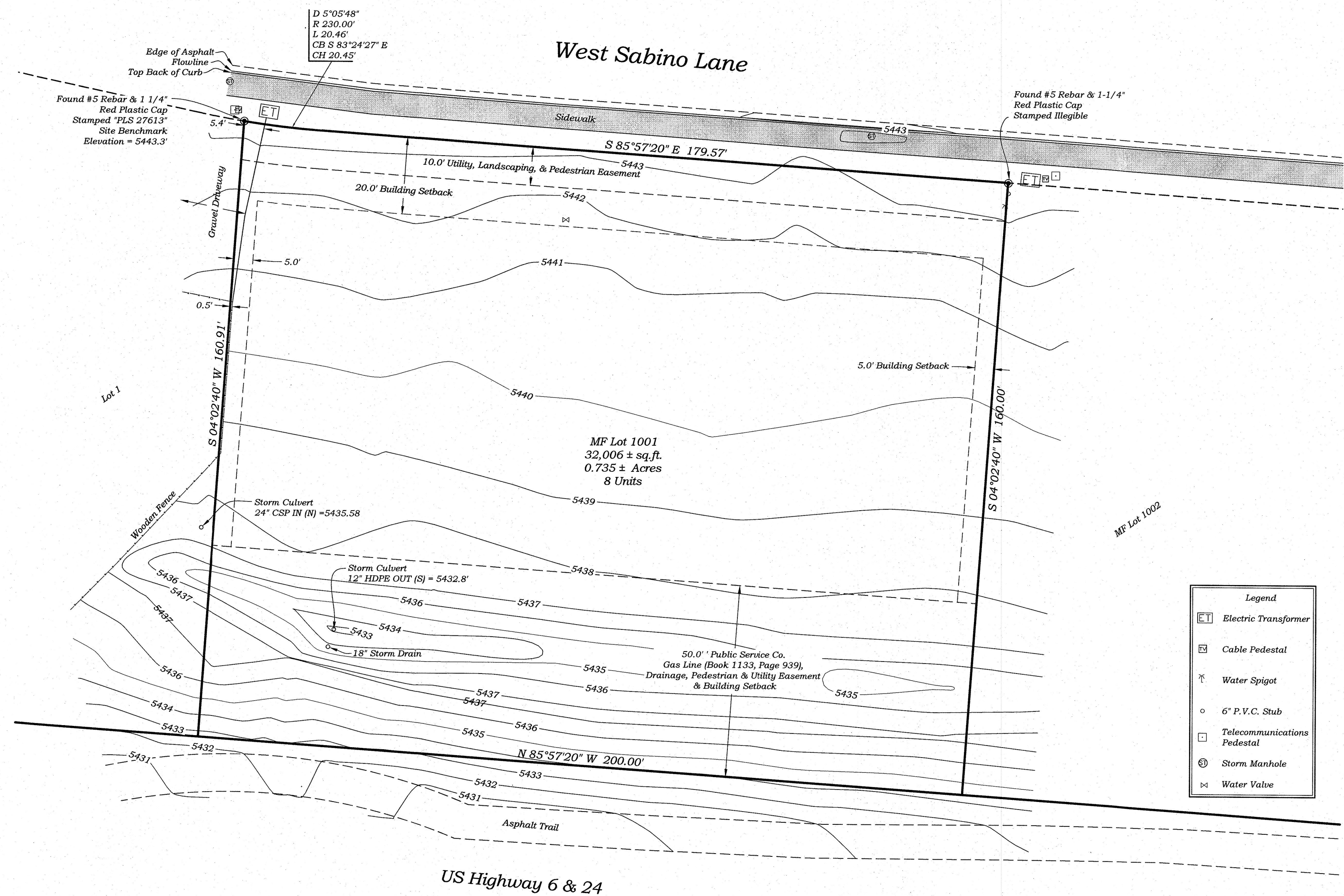
CONCEPTUAL  
LANDSCAPE PLAN

L1



# EXISTING CONDITIONS SURVEY

MF Lot 1001 The Painted Pastures Subdivision



## PROPERTY DESCRIPTION

MF LOT 1001  
THE PAINTED PASTURES SUBDIVISION  
ACCORDING TO THE PLAT THERE OF RECORDED AS RECEPTION NO. 748623  
COUNTY OF GARFIELD  
STATE OF COLORADO

## NOTES

- 1.) DATE OF SURVEY WAS MAY 19, 2022.
- 2.) CONTOUR INTERVAL FOR THIS SURVEY IS ONE FOOT.
- 3.) ELEVATION OF THE SITE, BASED ON GPS (VRN) OBSERVATION, EQUALS 5443.3 FEET NAVD 88 ON THE SITE BENCHMARK, A #5 REBAR & 1-1/4" RED PLASTIC CAP STAMPED "LS 27613" AS SHOWN HEREON.
- 4.) THIS EXISTING CONDITIONS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR OR BOOKCLIFF SURVEY SERVICES, INC. OF THE PROPERTY SHOWN TO DETERMINE OWNERSHIP, COMPATIBILITY WITH ADJOINING PARCELS, OR EASEMENT OR ENCUMBRANCES OF RECORDS AFFECTING THIS PARCEL.

## SURVEYOR'S STATEMENT

I, MICHAEL J. LANGHORNE, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IS BASED ON MY KNOWLEDGE, INFORMATION, BELIEF AND THAT THIS SURVEY IS A TRUE REPRESENTATION THEREOF. THIS CERTIFICATE IS NOT INTENDED TO BE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE OF ANY MATTERS EXCEPT THOSE STATED IN THE PRECEDING SENTENCE.

*Michael J. Langhorne*  
MICHAEL J. LANGHORNE, COLORADO REGISTRATION NO. 36572  
FOR AND ON BEHALF OF  
BOOKCLIFF SURVEY SERVICES, INC.

REVISION

BOOKCLIFF  
Survey Services, Inc.  
136 East 3rd Street  
P.O. Box 54360  
Mesa, AZ 85205-4360  
Tel: (480) 625-2773  
Fax: (480) 625-2773

EXISTING CONDITIONS SURVEY

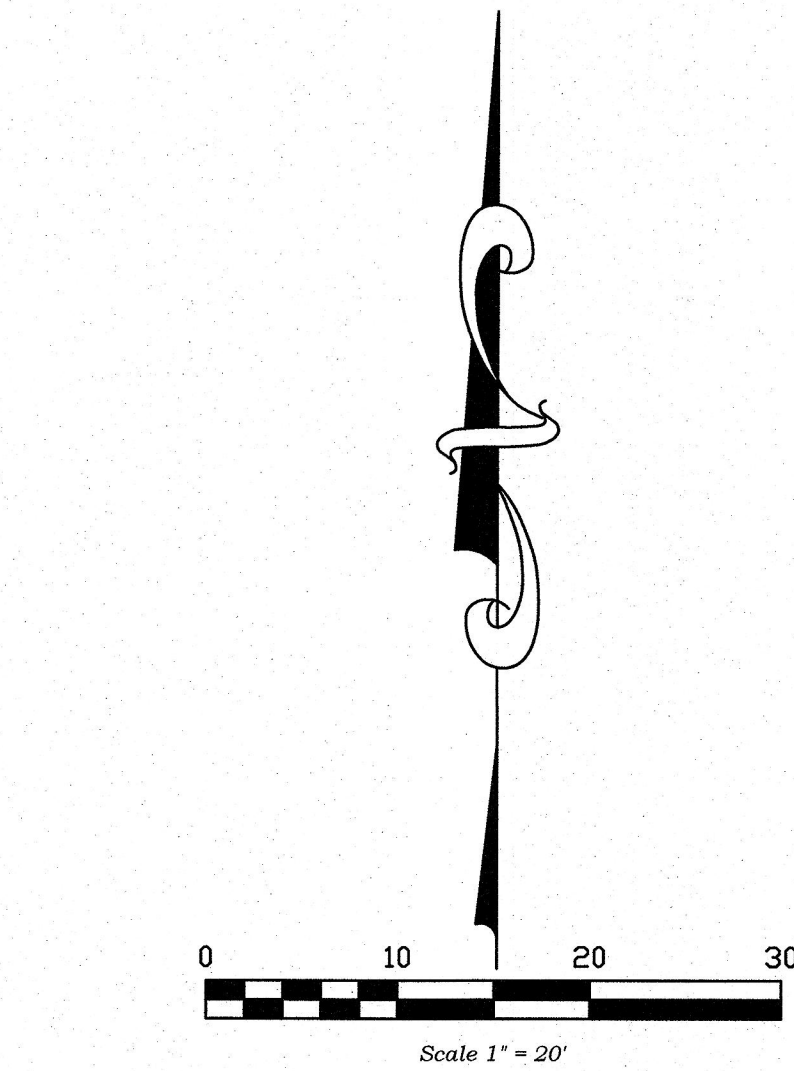
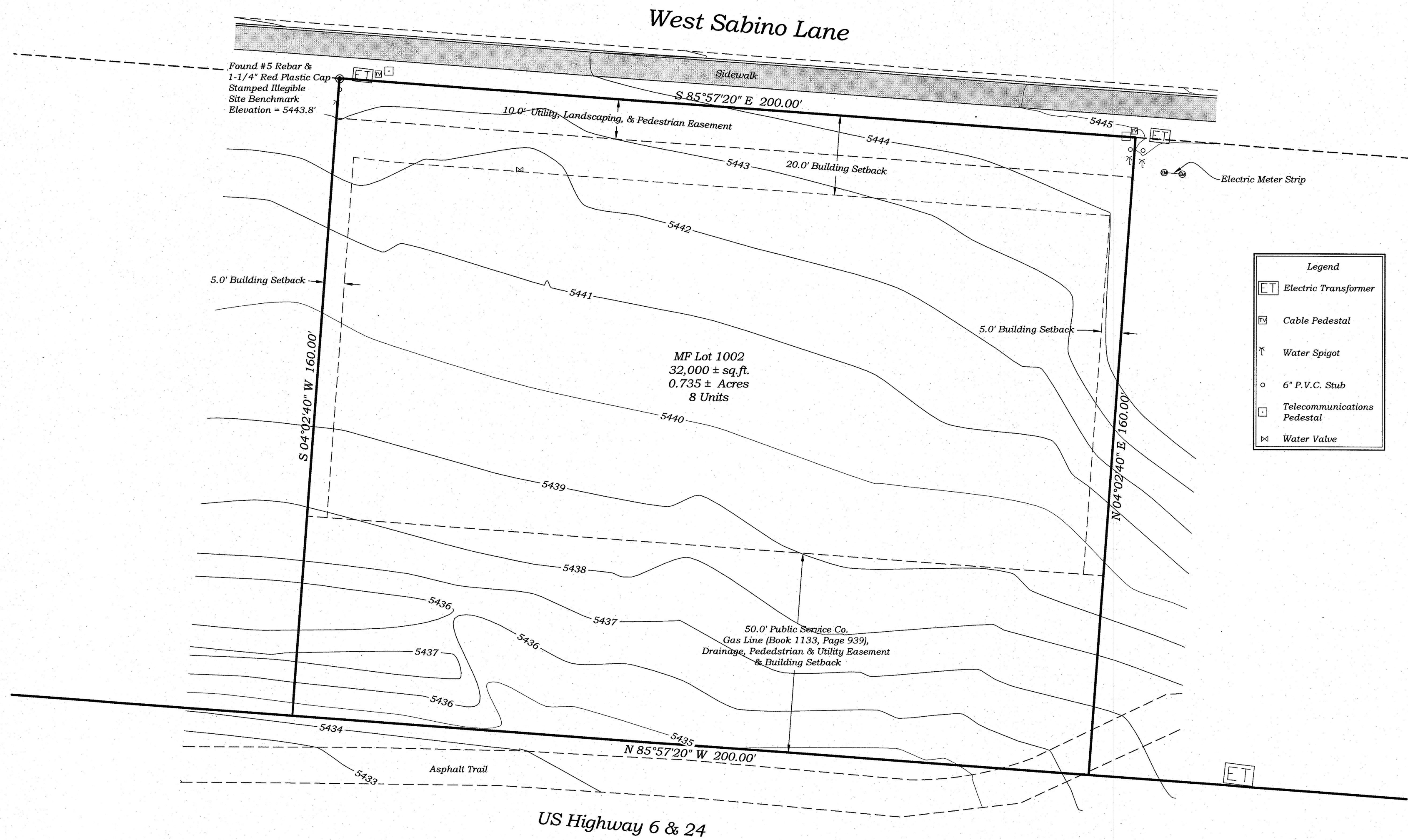
MF LOT 1001  
THE PAINTED PASTURES SUBDIVISION  
HOMESTEAD BUILDERS LLC  
150 PAULARNO AVENUE BUILDING C  
COSTA MESA, CALIFORNIA 92626

FILE: EXC  
DFT: SC  
CK: M.J.L.  
DATE: 5/20/22  
PROJECT NO.  
22032  
SHEET 1  
OF 1



# EXISTING CONDITIONS SURVEY

MF Lot 1002 The Painted Pastures Subdivision



## PROPERTY DESCRIPTION

MF LOT 1002  
THE PAINTED PASTURES SUBDIVISION  
ACCORDING TO THE PLAT THERE OF RECORDED AS RECEPTION NO. 748623  
COUNTY OF GARFIELD  
STATE OF COLORADO

## NOTES

- 1.) DATE OF SURVEY WAS MAY 20, 2022.
- 2.) CONTOUR INTERVAL FOR THIS SURVEY IS ONE FOOT.
- 3.) ELEVATION OF THE SITE, BASED ON GPS (VRN) OBSERVATION, EQUALS 5443.8 FEET NAVD 88 ON THE SITE BENCHMARK, A #5 REBAR & 1-1/4" RED PLASTIC CAP STAMPED ILLEGIBLE AS SHOWN HEREON.
- 4.) THIS EXISTING CONDITIONS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR OR BOOKCLIFF SURVEY SERVICES, INC. OF THE PROPERTY SHOWN TO DETERMINE OWNERSHIP, COMPATIBILITY WITH ADJOINING PARCELS, OR EASEMENT OR ENCUMBRANCES OF RECORDS AFFECTING THIS PARCEL.

## SURVEYOR'S STATEMENT

I, MICHAEL J. LANGHORNE, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IS BASED ON MY KNOWLEDGE, INFORMATION, BELIEF AND THAT THIS SURVEY IS A TRUE REPRESENTATION THEREOF. THIS CERTIFICATE IS NOT INTENDED TO BE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE OF ANY MATTERS EXCEPT THOSE STATED IN THE PRECEDING SENTENCE.

*Michael J. Langhorne*  
MICHAEL J. LANGHORNE, COLORADO REGISTRATION NO. 36572  
FOR AND ON BEHALF OF  
BOOKCLIFF SURVEY SERVICES, INC.

REVISION

DESCRIPTION

BOOKCLIFF  
Survey Services, Inc.  
1188 Elm St. Suite 200  
Boulder, Colorado 80501  
Ph: (970) 625-1330  
Fax: (970) 625-2773

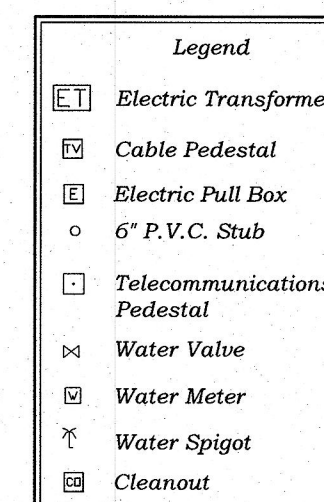
EXISTING CONDITIONS SURVEY

MF LOT 1002  
THE PAINTED PASTURES SUBDIVISION  
RALEY RANCH PROJECT LLC  
150 PAULARINO AVENUE BUILDING C  
COSTA MESA, CALIFORNIA 92626

FILE: EXC  
DFT: SC  
CK: MJL  
DATE: 5/20/22  
PROJECT NO.  
22032  
SHEET 1  
OF 1



*MF Lot 1003 The Painted Pastures Subdivision*



*Michael J. Langhorne*  
MICHAEL J. LANGHORNE, COLORADO REGISTRATION NO. 36572  
FOR AND ON BEHALF OF  
BOOKCLIFF SURVEY SERVICES, INC.

[illegible]

**BOOKCLIFF**  
*Survey Services, Inc.*

130 East 3rd Street  
Rifle, Colorado 81650  
Ph. (970) 625-1330  
Fax (970) 625-2773

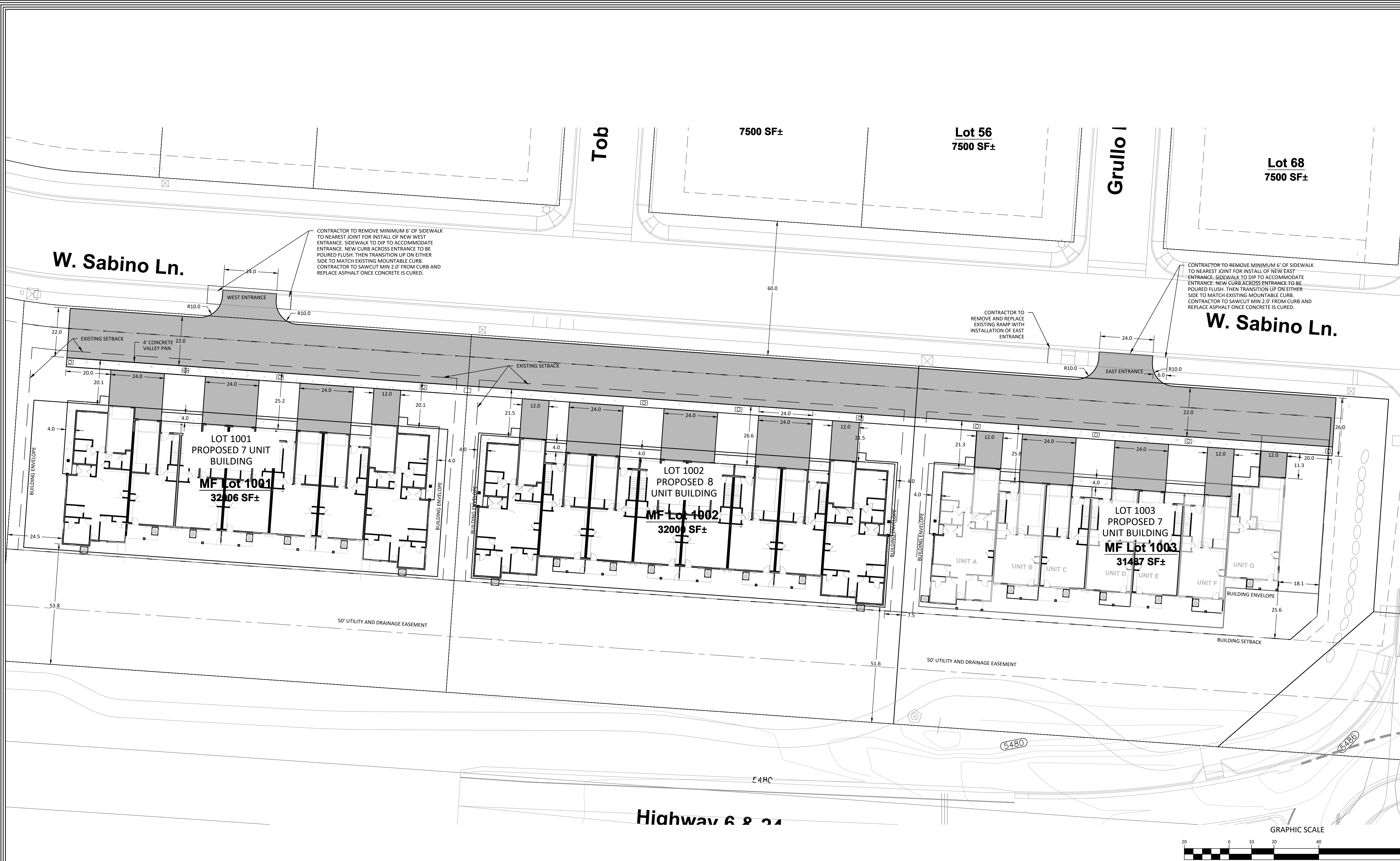
# EXISTING CONDITIONS SURVEY

THE PAINTED PASTURES SUBDIVISION  
**RALEY RANCH PROJECT LLC**  
**150 PAULARINO AVENUE BUILDING**  
**COSTA MESA, CALIFORNIA 92626**

FILE:	EXC
FT.	YJL
K.	MJL
DATE:	4/20/22
PROJECT NO. <b>22032-01</b>	
SHEET 1	
OF	1



6/2021/31097/CIVIL/CIVIL DWGS/LOT 1001-1003 TOWNHOMES - C-1.4 COVER SITE DWG - Oct 14, 2022 - 1:46pm



DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE:	10/14/22
JOB NO.	31097.01

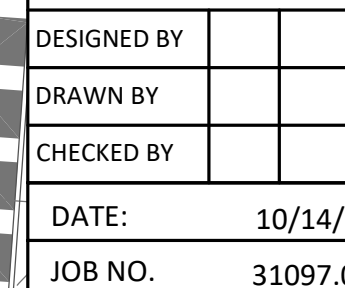
PAINTED PASTURES PHASE 1  
LOTS 1001-1003 TOWNHOMES  
TOWN OF SILT, COLORADO  
SITE PLAN & BUILDING PERMIT SUBMITTAL

DATE	REVISION

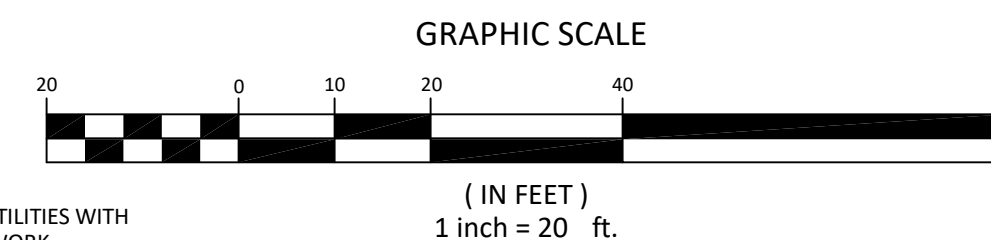
TITLE	SITE PLAN
DRAWING NO.	C-1.4







SITE PLAN & BUILDING PERMIT SUBMITTAL



1. CONTRACTOR TO COORDINATE ABANDONMENT, RELOCATION, AND BURIAL OF THE EXISTING UTILITIES WITH THE UTILITY PROVIDERS. CONTRACTOR TO PROVIDE ALL TRENCHING, BEDDING, AND BACKFILL WORK NECESSARY FOR UTILITY RELOCATION. THE UTILITY PROVIDER IS TO PERFORM ALL LINENEWORK NECESSARY.
2. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER(S) INVOLVED.
3. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, LOCATES OR OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES. THESE UTILITIES, AS SHOWN MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
4. ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
5. CONTRACTOR TO COORDINATE ALL UTILITY LINENEWORK WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
6. ALL SITE AND UTILITY WORK SHALL BE IN COMPLIANCE WITH CITY OF ASPEN RULES & REGULATIONS. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCEMENT OF WORK.

1. ALL MINIMUM DEPTHS, SEPARATION DISTANCES, MATERIALS AND/OR USE OF CONDUIT SHALL BE CONFIRMED AND COORDINATED WITH THE UTILITY PROVIDER PER UTILITY AGREEMENTS.
2. ALL UTILITY LINES AND/OR CONDUITS TO BE BACKFILLED WITH SUITABLE MATERIAL FREE OF ROCKS - 1 1/2" Ø. USE CLASS 6 AGGREGATE BASE MATERIAL FOR BEDDING, AND/OR SUITABLE ONSITE MATERIAL. INSTALL PER UTILITY PROVIDER SPECIFICATIONS. BACKFILL TRENCHES WITH SUITABLE ONSITE MATERIALS. MINIMUM COMPACTION 95% IN PAVED AREAS.
3. GAS AND ELECTRIC TO BE INSTALLED IN SAME TRENCHES. SEWER SERVICES TO BE INSTALLED A MINIMUM 10' FROM WATER SERVICES AS FEASIBLE. COMMUNICATIONS MAY BE INSTALLED IN COMBINED TRENCHES PER CONSTRUCTION FEASIBILITY AS LONG AS MINIMUM SEPARATION DISTANCES AND DEPTHS OF BURY ARE MAINTAINED. INSTALL MINIMUM WARNING TALE OVER ALL UNDERGROUND LINES.

UTILITY SERVICE	MINIMUM DEPTH
WATER	5.5'
SEWER	4.0'
ELECTRIC	4.0'
CABLE TV	3.0'
PHONE	3.0'
GAS	3.0'
IRRIGATION	3.5'

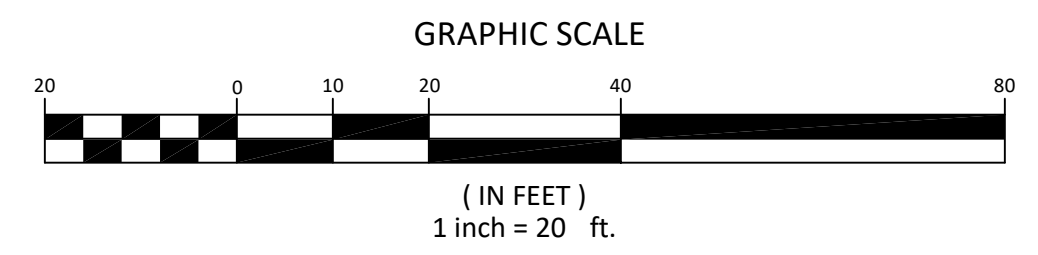
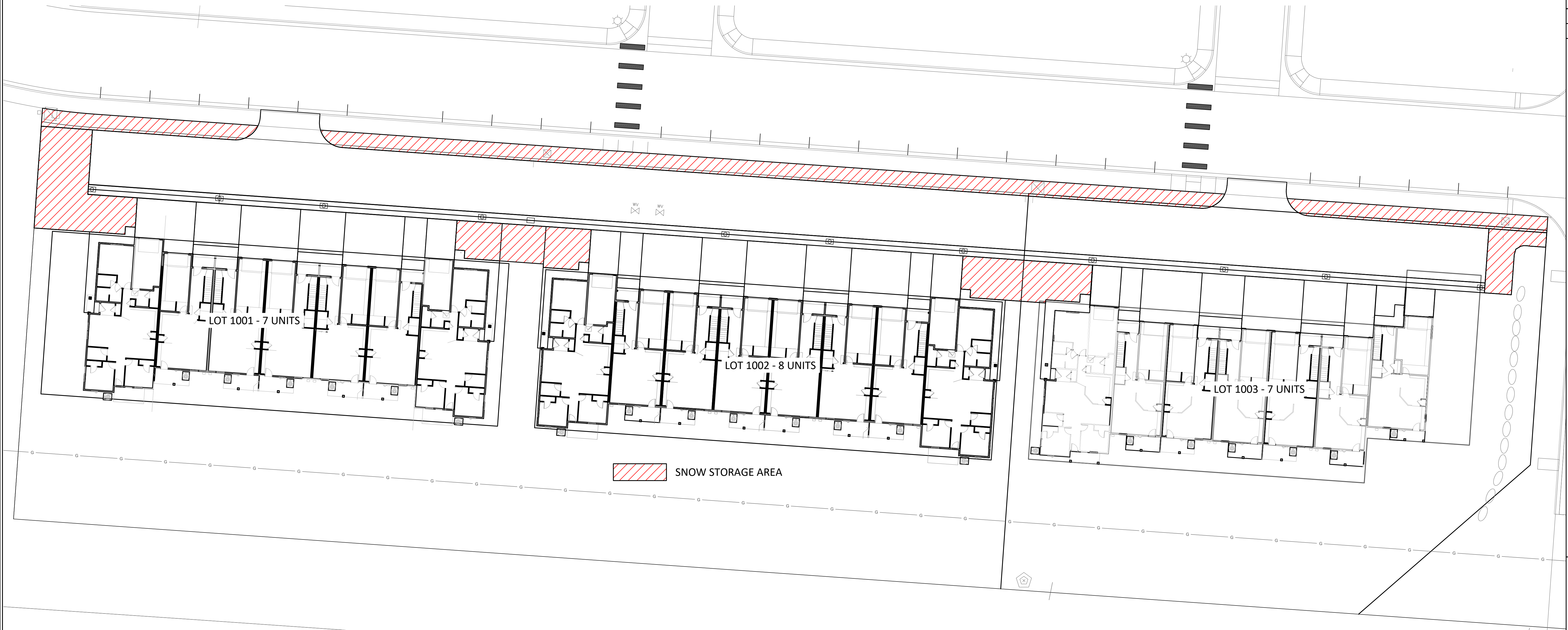


TITLE	MASTER UTILIT
	PLAN

C-3.0



6/2021/31097/Civil/DMW55/LOT131097/4.0 SNOW STORAGE DWG - Oct 13, 2022 - 10:53am



811  
Know what's below.  
Call before you dig.  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

SOPRIS ENGINEERING LLC  
502 MAIN STREET • SUITE A • CARBONDALE CO 81625  
(970) 265-1111 • [www.soprisengineering.com](http://www.soprisengineering.com)  
CIVIL CONSULTANTS

DESIGNED BY		
DRAWN BY		
CHECKED BY		
DATE:	10/14/22	
JOB NO.	31097.01	

**PAINTED PASTURES PHASE 1**  
**LOTS 1001-1003 TOWNHOMES**  
**TOWN OF SILT, COLORADO**

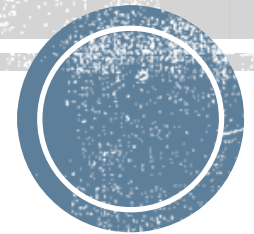
**SITE PLAN & BUILDING PERMIT SUBMITTAL**

DATE	REVISION

TITLE  
**SNOW STORAGE**

DRAWING NO.  
**C-4.0**

# Community Development





# Town Staff & Contracted Services

- ❖ Nicole Centeno- Community Development Manager
- ❖ Dusti Tornos- Community Development Administrative Assistant
- ❖ Mark Chain- Contract Planner
- ❖ Bruce Stolbach- Contract Inspector/Plan Reviewer
- ❖ Aaron Kuhns- Contract Inspector
- ❖ Shums Coda- Contract Inspector/Plan Reviewer



# Planning & Zoning

- ❖ Land Use Application Reviews & Processing
  - Special Use Permits
  - Variances
  - Annexations
  - Site Plan Reviews
  - Subdivisions
  - Development Agreements
  - Property Zoning
  - PUD Development
  - Subdivision Improvement Plans
- ❖ Building Permit Zoning Reviews
- ❖ Municipal Code Compliance
- ❖ Planning and Zoning Commission Liaison
- ❖ Coordinate Planning and Zoning Commission Monthly Meetings (Agenda's, Minutes, Packets etc...)
- ❖ Attend BOT Meetings
- ❖ Zoning Compliance for Businesses
- ❖ Inquiry Research and Public Records Requests



# Building & Inspections

- ❖ New Application Intake, Processing & Issuing Permits
  - Miscellaneous
  - Demolition
  - Excavation
  - Single Family Dwellings
  - Commercial
- ❖ Plan Review of New Applications
- ❖ Schedule and Complete Inspections
- ❖ Administering BEST Tests
- ❖ Process & Issue Contractor's Licenses
- ❖ Issue Stop Work Orders, As Needed
- ❖ Data Entry, Organize Files and Scan Before Archived
- ❖ Garfield County, Census & State Updates
- ❖ Address Changes



# Administration/Communication

- ❖ Economic Development
- ❖ Customer Service- Emails, Phone Calls, Website Inquiries & Walk-Ins
- ❖ Processing & Issuing Business and Vendor's Licenses
- ❖ Website Development and Maintenance
- ❖ Social Media- Facebook & Instagram
- ❖ LED Sign Messaging
- ❖ Text My Gov Messaging
- ❖ BOT/P&Z Meetings
- ❖ Town Newsletters (Jeff creates the Town Newsletters)
- ❖ Manage the Office, for Efficiencies and Organization



# Special Events

- ❖ Silt On Sale
- ❖ Arbor Day Tree Planting
- ❖ Silt Clean-Up
- ❖ Easter Egg Hunt
- ❖ Farmers' Market
- ❖ Movie In The Park
- ❖ Party At The Pavilion
- ❖ Camp Badge
- ❖ Bike Rodeo
- ❖ Main Street Trick or Treat
- ❖ Family Fall Fest
- ❖ Chili Cook-Off
- ❖ White Christmas Tree Lighting Ceremony
- ❖ Polar Express



# Recreation

- ❖ Micro Soccer
  - Spring Season
  - Fall Season
- ❖ Basketball
  - Boys Winter Season- 3<sup>rd</sup>/4<sup>th</sup> and 5<sup>th</sup>/6<sup>th</sup> Grade
  - Lil' Dribblers Winter Season- Kinder-2<sup>nd</sup> Grade (New In 2022)
  - Girls Fall Season- 3<sup>rd</sup>/4<sup>th</sup> and 5<sup>th</sup>/6<sup>th</sup> Grade
- ❖ Baseball
  - T-Ball (Added In 2022)
  - Coach Pitch (New In 2023)
- ❖ Rentals
  - Parks and Sports Fields
  - Town Facilities- Chamber and Town Center





# Town of Silt

Population 3,600







- Simply
- Irresistible
- Little
- Town





## Introduction

**The Town of Silt has experienced exponential growth over the past few years, with many projects in full swing and a few about ready to break ground!**

**This growth includes both residential and commercial projects.**



# Current Growth In Silt



# Projects Permitted

	2020	2021	2022
Single Family Dwellings	18	41	72
Commercial	1	8	4
Excavation	22	9	47
Miscellaneous	28	112	139



# **Location, Location, Location**





# Town of Silt Zoning Map

## Legend

City Streets	ZoneType	R1
City Boundary	B1	R2
County Parcel	B2	R3
Mixed Use	B3	Residential PUD
County Road	BI	Rural
Highway	Commercial PUD	Unzoned
	Public Utility	

0 0.05 0.1 0.2 0.3 0.4 Miles

MIRA LOMA

STONEY RIDGE

Camario Ph 2

PAINTED PASTURES

RIVER TRACE AT BELLE VISTA

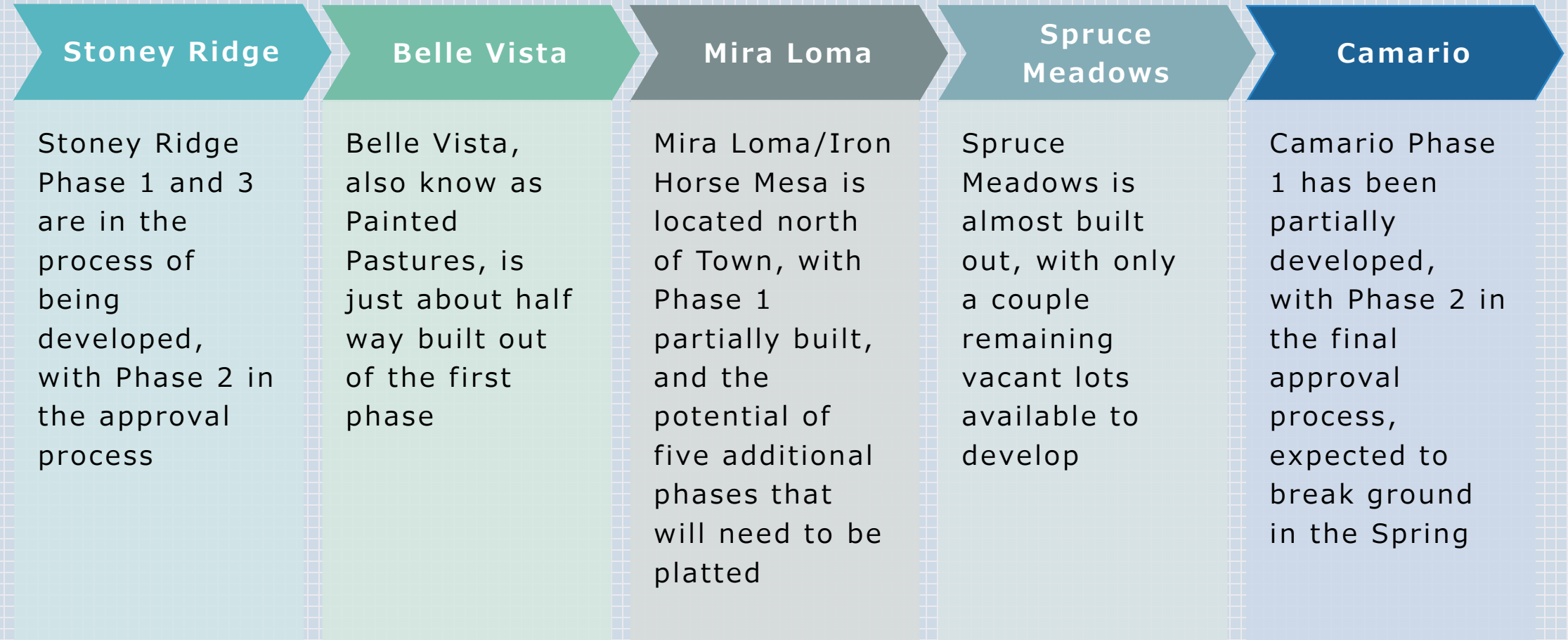
RIVER RUN/KOA

HERONS NEST

This map is for display purposes only and is not  
guaranteed, warranted, or otherwise for legal purposes.  
The Town of Silt and its staff do not accept  
any responsibility for the information displayed on  
this map or for any errors or omissions in the data  
used to create it.  
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# Silt's Subdivisions



# Silt's Subdivisions

## River Trace

River Trace is located south of highway 6, and will include 96 apartment units, as well as a common area. Additional storage and commercial phases will be developed in the future

## River Run

River Run is a 70 unit project of 650 sq. ft. single family dwellings that function under a land lease agreement. All 70 units are permitted and pre-sold

## Flying Eagle

Flying Eagle is an established, built out, subdivision that consists of Single Family residences

## Mesa View

Mesa View Estates is located on the northeast corner, overlooking the Town. This single family subdivision is built out

## Eagles View

Eagles View is built out with single family and duplex residences

# Silt's Subdivisions

Tara Subdivision	Center Town Homes	Silt Trade Center	Rislende	Heron's Nest
Tara subdivision is located on the far west side of Town. All single family lots are built out, however, there is a multi-family parcel vacant	Center Town Homes is an established subdivision that has a couple of vacant lots	Silt Trade Center is home to not only commercial, but employee housing as well. There are still vacant parcels that can be developed	Rislende is located in the Divide Creek Center, and has been recently approved for mixed-use; to include residential, multi-family and commercial	Heron's Nest is in preliminary conversations about annexing back into Town limits



# Still Room To Grow

Silt has many opportunities to continue the upwards growth that has taken place over the last couple of years!

Affordable Housing, Workforce Housing, Tiny Homes, Manufactured Homes, Stick Built Single Family Dwellings, Multi-Family Units and Commercial Growth are on going discussions that Silt has prioritized, and will continue efforts to facilitate!



# Established Subdivisions

Name	Total Approved	# Units Built	Under Construction	Vacant Lots	Comment
<b>Stoney Ridge</b>					
Phase 1	71	64	0	7	
Phase 2	41	0	0	41	Recently Sold- Being Developed
Phase 3	38	26	3	9	
<b>Belle Vista (Painted Pastures)</b>	70	31	6	33	3 Lots are multifamily
<b>Mira Loma</b>	Phase 1- 35 Total- 210	19	2	189	5 Other Phases - Unplatted
<b>Spruce Meadows</b>	98	91	2	5	
<b>Camario</b>	27	13	0		Phase 1
	70	0	0	70	Phase 2
<b>River Trace at Belle Vista</b>	96 (apts)	0	33	63	2 Buildings are at framing/ 2 Buildings are at Excavating (.6 EQR)
<b>River Run/KOA</b>	70	17	53	0	Small SF homes - 680 SF Land Lease (.6 EQR)
<b>Silt Trade Center</b>	63	38	2	23	
<b>TOTALS</b>	854	299	101	440	

# New Developments In Transition

Name	Total Approved	# Units Built	Under Construction	Vacant Lots	Comment
Divide Creek Center					
NW – MF Lot	50 (up to 70)	0	0		Request for CHFA Financing. Tax Credit Housing
Rislende Event Center	Up to 50	0	0		PUD being modified. Foreseen as 50 units eventually
Heron's Nest	0 (up to 100)	0	0		Up to 100 Modulares/MH If able to get annexed
Totals	100-270	0	0		



# Thank you

