

**TOWN OF SILT
PLANNING AND ZONING COMMISSION AGENDA
TUESDAY, MAY 2, 2023 6:30 P.M.
MUNICIPAL COUNCIL CHAMBERS
HYBRID MEETING**

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTOR
	Agenda		Tab A
6:30 5 min	Call to Order		Chair Williams
	Roll Call		
	Pledge of Allegiance		
6:35 5 min	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		
6:40 5 min	Consent agenda – 1. Minutes of the April 4, 2023 Planning & Zoning Commission meeting	Action Item	Tab B Chair Williams
	Conflicts of Interest		
	Agenda Changes		
6:45 5 min	P&Z Resolution No. PZ-1 Series of 2023 - A resolution approving the Site Plan Review for Silt Jumbo Storage at 510 W. Main Street	Action Item	Tab C Planner Chain
6:50 30 min	Site Plan Review – Special Event/Temporary Food Truck to be located on track 6 and 8 – Rislende/Divide Creek Center	Action Item Public Notice	Tab D Planner Chain
7:20 10 min	Planners Report	Update	Tab F Planner Chain
7:30 5 min	Commissioner Comments		
7:35	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, June 6th 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
April 4, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, April 4, 2023. Chair Williams called the meeting to order at 6:31 PM.

Roll call	Present	Chair Lindsey Williams Commissioner Eddie Aragon Commissioner Robert Doty Commissioner Michael Bertaux Commissioner Jennifer Stepisnik
	Absent	Vice-Chair Joelle Dorsey Commissioner Charlienna Chancey

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

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the March 7, 2023 Planning & Zoning Commission meeting.

Commissioner Aragon made a motion to approve the consent agenda as presented. Commissioner Bertaux seconded the motion; the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Site Plan Review – Silt Jumbo Storage - Public Hearing

Planner Chain introduced the project. Applicant Scott Dillard was in the council chambers and the project engineer was attending remotely. Chain explained that it was a Site Plan Review for the property located at 510 W. Main Street. He went over the background of the application and noted that the subject site was approximately 7.2 acres in size and that the proposal included 11 self-storage buildings with approximately 65,000 ft.² of storage to be leased. He noted that the circulation around the storage development was to have a concrete surface, and that the storage units would be one story in height with the tallest building being approximately 18 feet

high. The property is to have remote key access so there is no office facility on site. Municipal water is being extended for fire protection; there will be no wastewater on the property.

Chain noted that he met with the applicant and the design engineer on site in November 2022, which also functioned as a pre-application meeting. Chain noted that he asked the developer to have a professionally done landscape plan, while paying special attention to screening on the east because of the adjacent residential development and to carefully prepare the drainage plan because of the gully, drainage and park areas to the east. Chain also wanted to make sure that CDOT reviewed the access plan.

Chain went over the Town Engineer's input and also stated that the Fire District had previously reviewed the plan for property. He noted technical items including comments related to the landscaping plan. He said he had suggested to the landscape architect that perhaps some evergreen plantings be included to help with screening. Planner Chain recommended approval with conditions.

Applicant Scott Dillard then explained the concept of "Jumbo storage". He indicated that there would be no outside storage and he said that lighting was being kept to a minimum. He did not want any renters using the areas as shop space or as a contractor yard etc. There was a quick discussion on lighting and the length of the term of leases – which would be monthly leases. Mr. Dillard indicated that he was trying to minimize light pollution and prevent light trespass especially to the east. All lighting would be "down cast lighting".

Various commissioners asked some questions. Mr. Dillard noted that landscaping would be irrigated and that he liked lilacs for their screening potential. Commissioner Aragon had a number of questions about drainage on the plan. It was noted that drainage would be detained on Site and there would be enough storage for the 100-year event. Size and condition of the culvert to the south needed to be inspected. It was also noted that the waterline in the area may be in a different location than the original assumption. Snow storage was to be directed to the northeast portion of the site. After some discussion, Commissioner Aragon noted that the wanted to make sure that the drainage works properly but all in all looked like a good project.

Planner Chain went over his recommendations. Chair Williams opened up the public hearing at 7:13 PM. There was no public comment. The public hearing closed at 7:14 PM.

There was then some additional discussion. Commissioner Bertaux then made a motion to approve the application with conditions noted. Second by Commissioner Aragon; the motion passed unanimously.

Conditions are listed below for the record.

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 review redlines to the satisfaction of the Town Engineer and Staff prior to submittal of a building permit and the construction of any site improvements on the property.
3. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
4. That the applicant provides either a copy of the original Access Permit or a letter from CDOT access coordinator showing that access is acceptable.
5. That the landscaping plan be acceptable to the Town Planner.

6. That sample lease documents be shown to the town to confirm that no outside storage will occur or that hazardous waste will not be stored within the rented units.
 7. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
 8. That Planning Staff bring a resolution of Approval to the May Planning Commission meeting for review and execution.
-

Rislende PUD Major Subdivision Preliminary Plan - Public Hearing

Planner Chain introduced project. He noted that applicant representatives were present including Doug Pratte and, Roger Neal and also noted that two of the principles of the project – Mitchell Weimer and Cole Buerger were also present. Other members of the Development Team including owner Dennis Carruth were present virtually. Chain said that the Preliminary Subdivision Phase of reviews are generally the most engineer oriented and sometimes get very complicated. This particular case he said that this Preliminary Plan was essentially an infrastructure exercise and that many of the zoning and land use issues were discussed at the sketch plan and PUD stage and that the real heavy lifting would take place when there was a site plan review for each particular parcel.

Chain and noted that the Town Engineer had reviewed all the technical plans and had provided feedback and listed desired changes. Chain said that he also provided general background for the project in the staff report as the subject property is considerable in size – 51 acres – and he briefly went over some of the zoning parameters. Related to the development it was noted that there would be three access points coming in off of the I -70 Frontage Rd. and one off of County Road 311. No traffic signals were being required. Chain went over some of the grading and drainage information and also noted that there would be considerable amount of fill eventually placed on Parcel 4 which is the westmost parcel. Chain briefly noted the contents of the Landscape Plan and also said there should be a discussion regarding width of the public sidewalks provided as part of the Site Plan Review. He stated that section 17.42.070 Letter F.1 required 10-foot-wide sidewalks for commercial uses unless the town determines that another width is more desirable. The applicants are requesting 6 feet.

Chain finished up his staff report and there was a quick discussion on paths. Project Planner Doug Pratte noted that the walk would be placed on the south part of the frontage road easement and that the landscaping would come through at the time of the regional path installation. He noted that he thought that the 6-foot-wide paths on the loop road was appropriate and that at this time they did not know the precise layout of or location of retail and commercial space. He said that there would be places where 10-foot-wide paths would be appropriate and that will be planned in the next stage. There was more discussion on pedestrian issues.

Commissioner Doty said the applicant and thought that at the loop road that 6-foot width would be acceptable. Commissioner Bertaux thought that 6 foot was appropriate for present and in the future that 10 foot would be acceptable in critical areas. If the goal was to attract people to the development you thought that walks would have to be wider near commercial, retail or entertainment uses.

It was then some talk about the paths and their widths. Chair Williams noted that during project discussions there was back-and-forth about path on the south side of the project. Pratte said

that there was and that there was discussion at the board level and providing paths down to the river area on both the east and west ends of the project. River access paths themselves would be 3- foot wide with crushed rock or crusher fine material. He noted that there would be three or four parking spaces on the west end of the project to facilitate some of the pedestrian connections. In relation to a path along the entire south side of the project it was noted that because of the request for public venue that public access would be controlled at certain times.

It was in more discussion on some of the technical aspects of the application. Chair Williams then open the public hearing at 7:52 PM. There being no comment; the hearing was closed at 7:53 PM.

There was then some more discussion among the commissioners. Commissioner Aragon made a motion to a prove the Rislende the Preliminary Major Subdivision Plan with staff conditions. Second by Commissioner Mike; the motion passed unanimously. (Note: Planner Chain adjusted the width of the public path in the loop road to 6 feet because at appeared to be the consensus of the Commission - confirm that meeting)

1. Any representations in writing or made at public hearings in front of the Planning Commission or the Board of Trustees are considered conditions of approval.
2. That the applicant update all information as directed by the Town Engineer, were in good faith with the town engineer to resolve these issues and have these updates prepared for the submittal of the Final Plat.
3. That no development will occur until there is an approved Site Plan Review for each individual tract.
4. That a plat note or other Approval condition be added to require individuals storm water management and pollution treatment for each individual tract upon development/site plan review.
5. That the applicant and provide a sidewalk 6 - foot in width as indicated on the Loop Road right-of-way. 10-foot-wide sidewalks will be considered at time of each Site Plan Review for each parcel and decisions made at that time.

It was noted that a development plan for Tract 1 – the multifamily area adjacent to BLM with hopefully be reviewed in mid or late summer.

Planning Update

Planner Chain told the commission that the owners of Camario II needed an extension for refiling the Final Plat because not all the documents have been completed. He said the developers were still intending to record and install infrastructure in the spring. He also said that Doug Olson, a Roaring Fork Valley developer for small projects had given the Board a brief presentation on it concept plan he had for the 15 acres slide of the west of the Holiday Inn. This was well received.

He also noted that the Commission may be seeing a resubmittal of the River Run Self-Storage plan in the near future. A number of changes had been made to the plan that he was only now

evaluating. Some of them seem significant. He told the commission he would provide them an update when appropriate.

Commissioner Comment

The commissioners asked about the project being proposed on the north side and west side of Holiday Inn. Planner Chain and Manager Centeno answered the questions that the commissioners asked and displayed the proposed development on the west side of Holiday Inn. Manager Centeno deferred to Administrator Layman, to further discuss the sale of the property to the north of Holiday Inn. Administrator Layman explained the proposal and sale terms of that parcel. The commissioners thanked everyone for their time and information.

Adjournment

Commissioner Bertaux motion to adjourn. Second by Commissioner Doty: the meeting adjourned at 8:14 PM.

Respectfully submitted,

Approved by the Planning Commission

Mark Chain
Planner

Lindsey Williams
Chair

**TOWN OF SILT
RESOLUTION NO. PZ-1
SERIES OF 2023**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT APPROVING THE SITE PLAN REVIEW FOR SILT JUMBO STORAGE AT 510 W. MAIN STREET IN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO, SUBJECT TO CONDITIONS.

WHEREAS, 510 W. Storage LLC has requested a Site Plan Review for property located at Lots A & B of the Amended Plat of Parcel No. 1 of the Terrell Annexation No. 1 according to the plat recorded as Reception # 462364; and

WHEREAS, the proposed permitted use is subject to Site Plan Review procedures contained in Chapter 17.42 of the Silt Municipal Code; and

WHEREAS, the Planning and Zoning Commission of the Town of Silt reviewed this application at a public hearing at the April 4, 2023 Planning and Zoning Commission meeting; and

WHEREAS, the Planning and Zoning Commission of the Town of Silt finds the following with respect to the Site Plan Review:

- A. 510 W. Main Storage LLC's proposal for a self-storage facility located at 510 W. Main is capable of accommodating the intended use of the land; is free from natural hazards such as flooding, falling rock, landslides and snow slides or such hazards are mitigated.
- B. The proposed development has adequate ingress and egress from West Main Street.
- C. The proposal meets the criteria as indicated in Chapter 17.42 and Section 17.42.055 of the Silt Municipal Code and the criteria for approval.

NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SILT, COLORADO, that the site plan review application submitted by 510 W. Main Storage LLC is hereby approved, subject to 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 review redlines to the satisfaction of the Town Engineer and Staff prior to submittal of a building permit and the construction of any site improvements on the property.
3. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
4. That the applicant provide either a copy of the original Access Permit or a letter from CDOT access coordinator showing that access is acceptable.
5. That the landscaping plan be acceptable to the Town Planner.
6. That sample lease documents be shown to the town the confirm that no outside storage will occur or that hazardous waste will not be stored within the rented units.
7. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
8. That Planning Staff bring a resolution of Approval to the May Planning Commission meeting for review and execution.

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting, of the Planning and Zoning Commission of the Town of Silt, Colorado held on the 2nd day of May, 2023.

ATTEST:

TOWN OF SILT

Chair: Lindsey Williams

Planner Mark Chain

Exhibit A
Legal Description

Lots A & B of the Amended Plat of Parcel No. 1 of the Terrell Annexation No. 1 according to the plat recorded on April 28, 1994 as Reception # 462364 together with and subject to the 30-foot road and utility easement shown on said plat.

Town of Silt Planning Commission Meeting

Tuesday May 2, 2023 6:30 PM

Rislende PUD Preliminary Subdivision Plan

Planners Staff Report

4/26/2023

Name of Project	Rislende – Private/Special Events and Food Truck
Applicant	Rislende F&B LLC dba Rislende Special Events Mitchell Weimer, Cole Buerger 121 Polo Rd. Glenwood Springs, CO 81601 202.215.1576
Owner	Silt 70 LLC 10106 W San Juna Way, Ste 205 Littleton, CO 80127
Owner Representative/ Land Planner	Mitchell Weimer, Cole Buerger 121 Polo Rd. Glenwood Springs, CO 81601
Civil Engineer	NA
Project Attorney	NA
Project Architect	NA
Water Engineer	NA
Property Location	Portions of Tracts 6 and 8, Rislende PUD
Existing Zoning	PUD
Surrounding Land Uses	West – commercial (Holiday Inn)– Light Industrial, North – I-70, South – River and agate/rural uses East – Government Offices
Surrounding Zoning	North –R2, East – Unincorporated Garfield County, South – Unincorporated Garfield County, West – Commercial PUD
Proposed Use	Limited private and special events. Food truck to be placed on property for season. Portable restroom trailer
Area of Parcel Subject to application	1.08 ac. +/-
Existing Use	Vacant
Silt Comprehensive Plan	Service and Commercial Support
Parcel & Reception Numbers	217911200007
Legal Description	Parcel A of the BLM exemption plat, recorded at reception # 741836

I. Type of Application

Before you tonight is a public hearing for a proposal which is being classified as a Site Plan Review. Specifically, Rislende F&B LLC is proposing to hold a series of private/special events over the summer. Their proposal is attached. It will have a series of privately catered events, some in cooperation with Defiance Rafting company where guests will be taken on a private raft trip from Glenwood Springs with the pullout occurring on the Rislende property. There will be a food truck in place for the summer to provide food for the events. Water will be trucked to the property and there will be a restroom trailer on site. There will be some parking; an access to the site will be from County Road 311. This is a means for the Rislende Development Group to start up their facility while they are still going through formal subdivision and say planning for the property. There also scheduled to have a liquor license public hearing in the very near future.

Diagrams of the use of the site as well as pictures and a project description are included as part of the application. I had a number of questions and went to the site with one of the owners last week to learn more about the proposal. I have been to the site a number times and they have done a lot of cleanup work over the last few months which they can describe at the meeting. One of the things they have done is in cooperation with the County, they have started removal of a lot of the noxious weeds on the Island Property, a.k.a. Parcel 8. Specifically, they had crews go and dig out and remove that all or most of the Russian All of Trees and brush that are now classified as a noxious weeds. If you drive near the site you will see a number of wood piles for which they hope to receive an open burn permit in the near future. I is Clean Fill has also being deposited just to the south of the frontage Road in some locations for eventual dispersal on what is Tract 4; which is the most part is lower in elevation than the 100 year floodplain. Please read through the proposed description for how the applicants wish to manage the site and there events.

This is not your normal, garden-variety applications for special event. It is fairly specialized trying to start utilizing the property and also is fairly creative. The purchased of a restroom trailer was a great idea; I see them used in a number the larger events in the Roaring Fork Valley in the summers including the Carbondale Mountain Fair. They are very useful for sanitation uses in areas where there are no public utilities.

II. Relevant sections of municipal code

To be consistent we are processing this as a Site Plan Review a the public hearing in front of the Planning Commission because that's how we have considered temporary food trucks that have been proposed on other properties. Site Plan Review criteria and code references are contained in Chapter 17.42 of the Municipal Code. Please be aware that we did not design the code to deal with events where there are no or limited public utilities, adjacent to the river and where there is river access, and with long driveway lengths to the event areas. Where we have proposed conditions of approval during our analysis we have tried to be practical. I hope you will agree with our review.

III. The Property

The Rislende/Divide Creek property is slightly more than 51 acres in size. The area subject to this permit, with the exception of the driveway length from CR 311, is approximately 1.1 acres and contains portions of Tracts 6 and 8. Please note that as mentioned above the property is in the process of being cleaned up, especially with removal of nuisance trees/weeds in the island area. In addition, the channel separating the island from the rest of the property has been cleaned up and deepened to better define the island. Water is moving through that area and I believe it is a good improvement.

IV. Comprehensive Plan and Zoning

These two items have been discussed in great detail over the last year so I do not think I need to go into very much depth. The proposed uses conform with the underlying PUD Zoning. Tract 6 is zoned PUD-EVC (Events Center). Tract 8 has been approved for rezoning as PUD –ISL. Private events with nonpermanent improvements have always been an indicated and allowed use for that Tract.

V. Relevant Portions of Municipal Code

Chapter 17.42 – Design Review Criteria for Commercial and Multi-Family structures contains the design and site planning standards for these types of uses. Section 17.42.055 outlines the application and approval process for Site Plan Reviews.

***Planner Comment:** While we are using this chapter as a guide, most of the site planning standards are for permanent improvements so we are using our best judgment during this review process with proper consideration for safety and preservation of the environment.*

VI. Review Agency Comments and issues

Public Works

- a grease trap will be required for the food truck.
- Third-party contract for greywater hauling is appropriate. Pump records should be maintained and provided to town. You want to make sure that the Colorado River and local groundwater are protected – influences of septic system waste could contaminate the town's only drinking water source.

Colorado River Fire and Rescue

- Comments from the Fire Marshall have been provided directly to the applicant related to their associated open burn permits. That is not subject to this application and review.
- No comments from the Fire Marshall yet regarding emergency access and related issues to the private events/food truck application.

Town Engineer

- **Vehicle parking and max number of guests.** Concerns that the application is not specific enough and simply stating that extra guest parking is available north of the defined parking area could lead to more guests/visitors than can adequately be handled. A top end/limit should be set.

Planner Comment. *Agree with comment. Town engineer suggests having a top end somewhere around 54 guests; and remember we also have to account for employees/staff. I asked for the applicant to comment. My thoughts are that the top end/cap should be in the neighborhood of 50 to 60 visitors/guests.*

- **Access drive to than site.** This run is approximately 1800 lineal feet. I assume the Fire Marshall would be looking at a roadway that meets fire Department/IFC requirements. This may include an emergency turnaround or perhaps an emergency pullout or two. Neither the engineer or I think an engineer plan and profile is required.
- **Driveway Permit from County Road and Ridge.** I've always assumed that this is a County Road. The applicant has been told differently. We will determine who owns that portion of CR 311.
- **Access gate the property from CR 311.** Town engineer suggests the gate needs to be set back off the road far enough to allow a pickup truck and trailer to pull completely into the driveway and not overhanging the County Road. Given a proposed 8 foot x 32 foot permanent food trailer, that value should be about 60 feet
- **Xcel Electric Service.** The Town Engineer had questions related to this. In talking with the applicant there will be a permanent transformer placed on the property for future use. Construction power will then be run to the site and be buried. This appears acceptable.

Planner Comment: *For ease of putting together the staff report I added comments where appropriate for the above concerns noted by the engineer.*

VII. Staff Findings

The applicant has worked diligently to clean up the property and put together a plan for special events and catered food operations that meet the intent of zoning and safety considerations. The application is consistent with the Towns Comprehensive Plan and the PUD zoning for the Rislende/Divide Creek property.

VIII. Staff recommendation

Staff recommends that the Planning Commission approve request for the Rislende the Private/special events and associated food truck and related facilities with the following conditions.

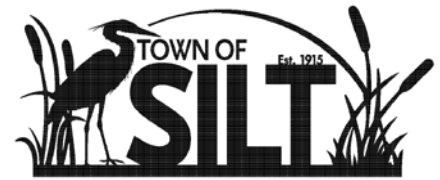
1. Any representations in writing or made at public hearings in front of the Planning Commission are considered conditions of approval.
2. Follow directives of the Fire Marshall related to emergency access and other safety related items.
3. Driveway Access Permit shall be obtained from the County or Town as required.

Rislende Special Events and Temporary Food Truck

4. A Suitable top end/limit/cap the number of guests shall be set at (to be finalized at Planning Commission Meeting.
5. Conform with required improvements at driveway access and CR 311 related to gate location and any related improvements such as placement of base course aggregate or gravel etc.
6. Pump portable restroom trailer as required and provide pump records to the Town.
7. A grease trap shall be installed in the food truck as required by either the Town or County Health.

Recommended Motion:

“I move to approve the Rislende Private/Special Events and Food Truck Site Plan Review you with the conditions noted in the staff report (modify or add conditions as necessary as determined by Planning and Zoning Commission)”.



Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Re-Subdivision Final Plan
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Annexation & Development Agreement
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____	

Project Name: Rislende Events

Project Description / Property Information:

Address: 54 COUNTY ROAD 311, SILT CO 81652 Parcel ID Number: 217911200007

Legal Description (*attach additional sheets if necessary*): Tracts 6 and 8 of the Rislende PUD
(full legal description is attached)

Access to Property: Available from CR311 and River Frontage Road

Acreage or Square Footage: 1.08 AC +/- Existing Land Use Designation: Pasture / Agriculture

Proposed Land Use Designation: Private events hosting

Existing Zoning: PUD Proposed Zoning: PUD

Proposed Use / Intensity of Use: Hosting of private events with food and beverage.

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)

Property Owner(s): Name: Dennis Carruth Phone: 303 263-2970
 Company: Silt 70 LLC Fax: ---
 Address: 10106 W SAN JUAN WAY SUITE 205, LITTLETON, CO 80127

Authorized Rep.: Name: Mitchell Weimer Phone: 970 404-6233
 Company: August Group LLC Fax: ---
 Address: 121 Polo Road, Glenwood Springs, CO 81601

Engineer/Designer: Name: n/a Phone: _____
 Company: _____ Fax: _____
 Address: _____

Billable Party: Owner Representative ☒ Engineer

unpaid.	
Mitchell Weimer	§
Name (printed)	
121 Polo Road, Glenwood Springs, CO 81601	
Address	
970 404-6233	---
Phone	Fax
Mitchell Weimer	
Signature	
Type of Identification	

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

Property Owner Affidavit

I/We, Dennis Carruth, 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)

Dennis Carruth

Name (printed)

Silt 70 LLC

10106 W San Juan Way Suite 205, Littleton, CO 80127
Address

303 263-2970

Phone

Fax

Signature

Type of Identification

County of _____)

State of _____)

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: _____

Name (printed)

Address

Phone

Fax

Signature

ss.

(seal)

Authorized Representative

I/We further permit Mitchell Weimer 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.

Dennis Carruth

Name (printed)

Silt 70 LLC

10106 W San Juan Way Suite 205, Littleton, CO 80127

Address

303 263-2970

Phone

Fax

Signature

Type text here

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: _____

Below is an **example** of a Public Notice to be submitted to the newspaper and sent by certified, return receipt mail to property owners within 200 feet. The minimum public notice requirements are as follows:

Variances:	No less than 7 days prior to public hearing
All applications regarding a Planned Unit Development:	No less than 15 days prior to public hearing
Special Use:	No less than 15 days prior to hearing
Subdivision Exemption:	No less than 7 days prior to public hearing
Preliminary Plan:	No less than 7 days prior to public hearing
Comp Plan Amendment, Sketch Plan, Zoning, Rezone, Final Plan:	No less than 15 day prior to public hearing

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

Public Notice

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

Applicant:

Application Request:

Legal Description: (brief legal description is sufficient)

Common Description: (street address or general location)

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

TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: _____

I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on _____, 200__.

In addition, I hereby affirm that on _____ day of _____, 200__, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at _____, Colorado, addressed to those property owners on the attached list.

Attached are:

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

Name of Applicant (printed)

Signature of Applicant

Date

County of _____)

)

ss.

State of _____)

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

By _____
Name (printed)

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

LAND USE APPLICATION FEES

Application	Fee	Deposit	SMC Section
Annexation	\$1,200	\$400	16.13.040
Annexation & Development Agreement amendment	\$400	\$400	16.13.130
Boundary Adjustment/Lot Line	\$100	\$0	16.04.907
Condominiumization	See Major	Subdivision	16.05.110
Easement Agreement and Amendments	\$500	\$500	2.44.110
Intergovernmental Agreement and Amendments	\$500	\$500	2.44.100
Major Subdivision-Sketch Plan	\$500	\$500	16.04.120
Major Subdivision-Preliminary Plan	\$800	\$800	16.04.180
Major Subdivision-Final Plan	\$500	\$500	16.04.270
Sign Exception	\$70	\$0	
Fence Exception	\$70	\$0	
Replat or Re-subdivision	\$500	\$0	16.04.945
Site Plan Review- Commercial/Multi-Family	\$500	\$0	17.42.030
Special Use Permit	\$250	\$0	17.78.040
Minor Subdivision-Sketch/Final	\$500	\$500	16.04.906
Subdivision Improvement Agreement Amendment	\$400	\$400	16.04.315
Vacation of Right of Way	\$400	\$400	2.44.120
Zoning Variance	\$250	\$0	17.84.080
Zoning or Rezoning	\$500	\$100	16.12.410

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

ATTACHMENTS/EXHIBITS MUST BE COMPLETE FOR SUBMITTAL.

Incomplete applications **will not** be reviewed until deemed complete.

Checklist below for Office use only.

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

Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108



LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Rislende F&B LLC dba Rislende Events Date: April 5, 2023

Location of Property: 54 County Road 311, Silt CO 81652

Land Use Request: Private events hosting with food and beverage

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

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

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

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

3. Explain how your request is compatible with the immediate area surrounding the site.

The immediate area includes the rest of the Rislende PUD (currently cow pasture / agriculture) and the Colorado River. In 2022, this parcel was zoned PUD, and the hosting of small private riverside events is compatible with zoning.

4. How is your request desirable for the Town of Silt?

This will be the first operational year for "Rislende Events" which will have an ongoing presence hosting and creating upscale private (and eventually public) events that will draw guests and tourists to Silt and the area.

5. Detail any real or possible environmental, town service, or other impacts your request may have.

In 2023, we will be self-contained, and will not be reliant on any city services other than in the event of an emergency.

We will have Xcel electric service, and will use a third party for potable water delivery and grey water and sewer service.

Our brand and approach is to be very eco-friendly and conscious of all environmental impacts.

6. Are there or have there ever been any landfills on any part of the property included in your request? Yes ☒ No ☐

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

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

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

We do not have any concerns related to the items above. Our events will generally be quite small (<20 people) with very low traffic impacts. Our layout will be temporary in nature, with no impact on town services or open space.

We will ensure all emergency services are aware of our location.

Will will take a 'hike it in, hike it out' approach to trash and will take on responsibility for proper disposal.

** Please see attached PowerPoint presentation that details our operations and logistics.

Town of Silt Site Plan Application

Name of Applicant/Owner Rislende F&B LLC dba Rislende Events
c/o Mitchell Weimer Phone 970 404-6233

Address 121 Polo Road, Glenwood Springs, CO 81601 Fax ---

Subject property location 54 County Road 311, Silt CO 81652

Square feet or acreage of request 1.08 AC +/-

Present Zoning Rislende PUD

Proposed Zoning Rislende PUD

Existing Use of Property Cow pasture / agriculture

Proposed Use of Property Hosting of private events with food and beverage

Fee: \$500

I certify that the information and exhibits herewithin submitted are true and correct to the best of my knowledge, and that in filing this application, I am acting with knowledge and consent of those persons listed above without whose consent the requested action cannot lawfully be accomplished.

I also understand that I will be responsible for all fees and charges incurred by the Town in connection with such application, including but not limited to legal fees, engineering fees, filing or recording fees. (Silt Municipal Code 16.04.908)

Name (please print) Mitchell Weimer

Signature *Mitchell Weimer* Date April 5, 2023

Address 121 Polo Road, Glenwood Springs, CO 81601

Billing Address 121 Polo Road, Glenwood Springs, CO 81601

Capacity (owner, agent, surveyor, engineer, etc.) Leasee / responsible party

**On a separate sheet, submit text and/or drawings proving compliance with §17.42
(Site Plan Review for Commercial and Multi-Family Structures)**

Rislende Events Site Plan

Addendum to Site Plan Review Application

TRACT IN SEC 11
TOWN OF SILT
PARCEL ID NO 217911300470
320 N311 COUNTY ROAD
SILT, CO 81652

Orientation: Eastern PUD tracts drawn to scale on Google maps











Tract 6 highlighted in orange

Eastern end of Tract 8 highlighted in green



Rislende Events Site Plan

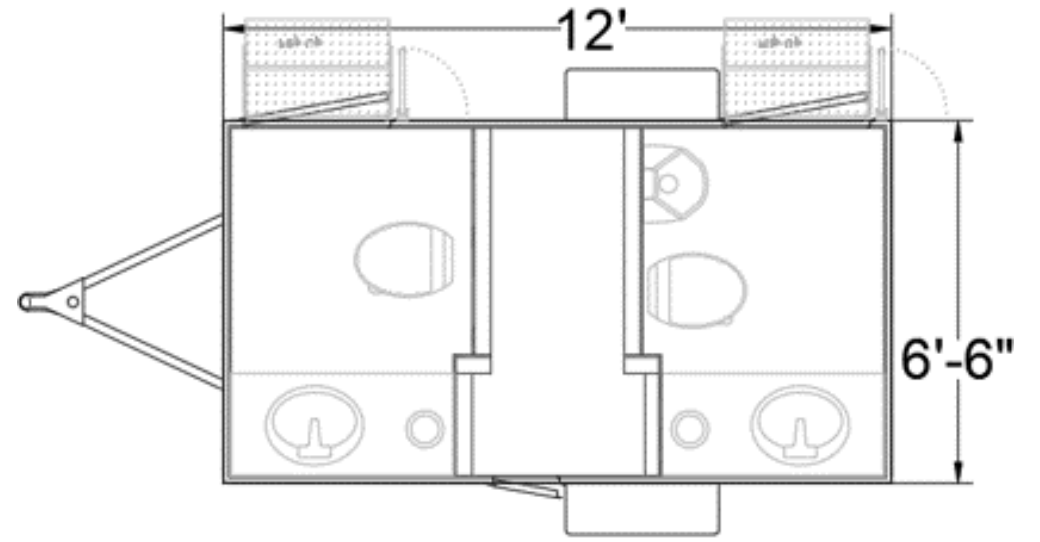
Scale: 1" : 80'

-  8'x32' Permanent Food Trailer
 -  7'x12' Restroom Trailer
 -  6'x6' Potable Water Tank
 -  9'x19' Standard Parking Spot
(one block of 15 spots, one block of 10)
 -  12'x19' Accessible Parking Spot
(total of two ADA spots)
 -  9'x19' Standard Parking Spot
(one block of 4 employee spots)
 -  80'x100'± Dining / Events Area
 -  Designated driving route
 -  Designated walking path
 -  Xcel Electric Service
- (any overflow parking would be directed to the north of the established 25 spots)



Restroom Trailer Detail

- 7' x 12' self-contained restroom trailer
- Two bathrooms, one men's, one women's
- Fully-contained potable water and sewer
- 110v electric hookup
- Air-conditioned and in-floor heating
- Interior and exterior lighting





RISLENDE
EVENTS



2023 Operations Plan

Addendum to Site Plan Review Application

Introduction

This 2023 Site Plan Review is a completely separate conversation from the broader Rislende PUD application that is in progress. There is also a separate liquor license application, which is not included in this presentation or in this application.

For 2023:

- The Rislende team has established an exclusive partnership with Defiance Rafting Company (Glenwood Springs) to create unique, premium outdoor adventure packages
 - River float/kayak + lunchtime picnic
 - River float + sunset dinner
- The space will also be set up for other private events that may not include rafting, such as celebrations, special dinners, etc.
- For the rafting packages:
 - Guests will book with Defiance Rafting
 - Defiance Rafting will guide the river portion and come ashore at the designated spot on the Rislende property
 - The Rislende team will greet the guests and take over from there

Operational Setup (see attached Site Plan for details)



Operational Details

TRANSPORTATION

Guests will enter the property from CR311 and follow the signs to the designated parking area.

Defiance Rafting will then provide guest transportation to the put-in site.

Defiance Rafting will river guide the guests back to the property to the designated pull-out area. Defiance will bring the rafts ashore and load onto their trailers.

After the event, the guests will depart along the same pathway to CR311.

LOGISTICS

The Two Forks food trailer will be permanently stationed on site over the course of the season and will prepare all meals.

A restroom trailer with two indoor-quality restrooms will be parked on site.

We will contract with a third party for grey water and sewer pumping.

Operational Details

HOURS OF OPERATION

Operating hours will be limited to the private events that are booked. There will be clear signage just off CR311.

Approximate events hours, purely as reference:

Lunchtime picnics: 10 am - 4 pm

Dinners: 4 pm - 10 pm

Private events: 10 am - 10 pm

When there are no events, the access road off CR311 will be gated closed and clearly signed. The pull-out area will also be clearly signed.

ZONING

All operations will be within Rislende Tract 6, which is zoned PUD-EVC (Events Center), and Tract 8, zoned as PUD-ISL (Island Area). Our plan fully complies with allowed uses.

Note: In support of these activities, we will not be building any permanent buildings or structures.

April 19, 2023

Rislende Events 2023 Site Plan Review - Addendum

Mark,

Thanks for meeting me today on the property for a walk-through of our operational plan for 2023.

See below for a few additional details related to the sizes of the events and related vehicles.

- For the rafting-related events, guests will either meet at the rafting company's site or at ours
 - If the guests meet at our site, they will be shuttled by the rafting company's van to the put-in site. In this case, we will be accommodating guests' vehicles.
 - If they meet at the rafting company's site, they will be shuttled by the rafting company after the trip back to the rafting company's site. In this case, we will not be accommodating guests' vehicles, only the rafting company's vans.
- The rafting-related events are expected to be fairly small
 - Minimum booking for lunchtime events is 4 people; minimum booking for dinnertime events is 8 people.
 - There are no maximums per-se, but the rafting company does have limited capacity.
 - For planning purposes, let's assume maximums of 12 people for lunch; 24 people for dinner.
 - These maximum planning numbers would equate to approximately 4-8 guest vehicles for lunch events and 6-12 guest vehicles for dinner events. Guest vehicles would always be in addition to the river company's vehicles and our own Rislende Events vehicles.
- The non-rafting related events are expected to be quite varied, ranging from small dinners of 8 to larger celebrations of 40+. We're expecting an average of 24 people for these types of events.
 - Assuming an average of 2 persons per vehicle, some of the very larger events could see 20+ guest vehicles. We're planning for an average of 12 vehicles for these events.

In any of these situations, guests might arrive in fairly close proximity to each other but would likely not be departing all at once, as some guests choose to leave early and others to stay awhile. We also assume a higher percentage of carpoolers to the Rislende Events events, which would lower the number of vehicles even further than the numbers above. We believe the CR311 entrance to be quite sufficient to handle this low level of vehicle traffic for 2023.

Sincerely,



Mitchell Weimer

FOOD AND BEVERAGE CONCESSION AND PROPERTY USE AGREEMENT

This Food and Beverage Concession and Property Use Agreement ("Agreement") is made and entered into on the 3rd day of April, 2023 ("Effective Date"), by and among SILT 70 LLC, a Colorado limited liability company ("Owner"), and RISLENDE F&B LLC, a Colorado limited liability company ("Concessionaire"). Owner and Concessionaire may be referred to herein as a "Party," or collectively as the "Parties."

WHEREAS, Owner has possession of the real property and improvements located at 54 County Road 311, Silt Colorado 81652 ("Property");

WHEREAS, Owner desires to permit Concessionaire the right to occupy and possess the Property, and to exclusively provide food and beverage service, including alcohol beverage service, to Concessionaire's guests, invitees, and customers of the Property (collectively, "Food and Beverage Services");

WHEREAS, Concessionaire desires to provide the Food and Beverage Services and occupy the Property for said purposes; and

WHEREAS, Concessionaire represents that on or before the date it begins selling alcohol beverages at the Property pursuant to this Agreement, it will have obtained the necessary permits and/or licenses from the Town of Silt and the State of Colorado, Department of Revenue, Liquor Enforcement Division (collectively, "Licensing Authorities"), to lawfully permit Concessionaire to commence the performance of its obligations hereunder.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, intending to be legally bound, the Parties agree as follows:

1. Grant of Exclusive Rights. Concessionaire is hereby appointed to provide the Food and Beverage Service at the Property. Owner grants Concessionaire the exclusive right to occupy the Property and provide the Food and Beverage Service, and to use, and bring upon the Property, all appurtenant fixtures, equipment, furniture, inventory, and the like incident thereto.

2. Term. The term of this Agreement shall be twelve (12) months ("Term"). The Term shall automatically renew for additional Terms. Notwithstanding anything to the contrary herein, this Agreement shall terminate and expire upon thirty (30) days' prior written notice by either Party. This Agreement shall also terminate immediately should Concessionaire at any time fail to maintain the requisite permits and/or licenses from the Licensing Authorities, or other consents or approvals from any governmental authority, which are required for Concessionaire to operate the Food and Beverage Services. Upon any such termination and/expiry of this Agreement, Concessionaire shall transfer all applicable permits and/or licenses required to sell alcohol beverages to Owner or Owner's designee, and shall cooperate in all respects with the timely payment of all fees and costs, and the timely procurement and related payment, if any, required to obtain all paid-in-full wholesaler affidavits.

3. Fee. Concessionaire shall pay to Owner a monthly rental fee in the amount of \$1.00, due on or before the 15th day of the month during the Term, as may be extended herein.

4. Cooperation with the Licensing Authorities. Concessionaire shall provide such information and execute such documentation as the Licensing Authorities may reasonably require for issuance to Concessionaire of all permits and/or licenses required for the Food and Beverage Services, and any renewals thereof. The expenses associated with such issuance or renewal shall be solely borne by Concessionaire.

5. Conduct of Business on Property.

(a) Concessionaire shall operate the Food and Beverage Services in accordance with all applicable federal, state, and/or local laws, statutes, ordinances, and/or regulations. Concessionaire shall operate the Food and Beverage Services continuously during operating hours as agreed to by the Parties.

(b) Concessionaire shall use due care to supervise its employees and agents in the proper sale and service of alcohol beverages.

(c) Concessionaire shall be responsible for, and shall pay, any fines or penalties arising out of its operation of the Food and Beverage Services, as well as any related attorney's fees and other costs, fees, and expenses.

(d) Concessionaire shall promptly take any action and pay all fees, costs, and expenses necessary to maintain the Food and Beverage Services in good standing.

(e) Concessionaire shall obtain all required permits and/or licenses and shall pay all required taxes, insurance, and other charges related to the Food and Beverage Services.

(f) Concessionaire shall solely be responsible for the hiring and payment of its employees, agents, representatives, and managers.

(g) Concessionaire shall be considered the "operator" of the Property as defined under Regulation 47-318, as promulgated under the Colorado Liquor Code. The Parties represent and warrant to each other that Concessionaire bears the risk of loss and the opportunity to gain profit from the operation of the liquor license on the Property. The Parties agree that Concessionaire is in total and exclusive possession of the Premises for alcohol purposes, that it guarantees its own debts, it is the beneficiary under its own insurance policies, and it is liable for its own federal, state, and local taxes. The Parties agree to cooperate with one another in furtherance of satisfying the requirements in Regulation 47-318, and shall take all necessary or convenient actions to ensure said compliance. Owner grants Concessionaire permission to hire a manager, if any, as authorized under Regulation 47-318.

6. Indemnity; Insurance.

(a) Concessionaire shall defend, indemnify, and hold harmless Owner and any of its respective officers, managers, members, employees and agents, from all loss, costs, compensation, and/or damages, including reasonable attorney's fees of counsel chosen by Owner, arising out of or in connection with Concessionaire's operation of the Food and Beverage Services, Concessionaire's possession of the Property, and/or Concessionaire's breach or default of this Agreement.

(b) Concessionaire, at its sole cost and expense, shall, at all times, procure, timely pay, and keep in full force and effect: (i) a commercial general liability policy (ISO form or equivalent), including insurance against assumed or contractual liability under this Agreement with respect to the Property and the operations of Concessionaire in, on, or about the Property, in which the limits with respect to personal liability and property damage shall be not less than Two Million Dollars (\$2,000,000) per occurrence; (ii) special form ("all risk") property insurance, including theft coverage, written at replacement cost value in an adequate amount to avoid coinsurance and a replacement cost endorsement insuring Concessionaire's merchandise, trade fixtures, furnishings, equipment and all items of personal property of Concessionaire and including property of Concessionaire's customers located on, in, or about the Property; (iii) workers' compensation coverage in accordance with state statutory limits; (iv) with respect to alterations, improvements, and the like, required or permitted to be made by Concessionaire hereunder, contingent liability and builder's risk insurance, in amounts satisfactory to Owner; (v) product liability coverage, including, without limitation, liquor liability coverage and coverage for liability arising out of the consumption of food and/or alcohol beverages on, in, or obtained at the Property, of not less than Two Million Dollars (\$2,000,000) per occurrence for personal injury and death and property damage; and (vi) such insurance as may from time to time be required by Owner. Concessionaire shall cause all such policies of insurance to include Owner, its officers, managers, members, directors, employees, and agents, as additional named insureds and shall include a clause that the insurer shall not cancel, fail to renew, or change the insurance without first giving thirty (30) days' prior written notice to Owner.

7. Maintenance, Repairs, and Replacements. All maintenance of, and repairs and replacements to, the Property, equipment, fixtures, and improvements, shall be the sole responsibility of Concessionaire.

8. No Partnership, Agency, or Joint Venture. Nothing herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent, partnership, joint venture, or similar arrangement between the Parties.

9. No Third-Party Beneficiaries. This Agreement has been made and entered into for the sole protection and benefit of Concessionaire and Owner, and their respective successors and assigns, and no other person or entity shall have any right or action under this Agreement.


10. Assignment. This Agreement may not be assigned by Concessionaire without the prior written approval of Owner.

11. Counterparts. This Agreement may be executed in counterparts, with each counterpart to constitute an original and all counterparts, taken together, to constitute one and the same agreement.

12. Governing Law. This Agreement will be interpreted under and governed by the laws of the State of Colorado.

IN WITNESS WHEREOF, the Parties have executed this Agreement on date first above written.

OWNER:
Silt 70 LLC

By: 

Name: DENNIS CARMITH

Title: MANAGER

CONCESSIONAIRE:
Risende F&B LLC

By: _____

Name: _____

Title: _____