<table>
<thead>
<tr>
<th>ESTIMATED TIME</th>
<th>ELECTRONIC AGENDA ITEM</th>
<th>PUBLIC HEARING/ACTION</th>
<th>ELECTRONIC LOCATION AND PRESENTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:30</td>
<td>Call to Order</td>
<td></td>
<td>Chair Williams</td>
</tr>
<tr>
<td></td>
<td>Roll Call</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pledge of Allegiance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:35</td>
<td>Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:40</td>
<td>Consent agenda –</td>
<td>Action Item</td>
<td>Tab B</td>
</tr>
<tr>
<td></td>
<td>1. Minutes of the May 3, 2022 Planning &amp; Zoning Commission meeting</td>
<td></td>
<td>Chair Williams</td>
</tr>
<tr>
<td></td>
<td>Conflicts of Interest</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Agenda Changes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:45</td>
<td>Reinstatement of Final Plat for Camario Phase II</td>
<td>Public Hearing Recommendation To the Board</td>
<td>Tab C Planner Chain</td>
</tr>
<tr>
<td>7:05</td>
<td>Rislende - PUD Zoning and Subdivision Sketch Plan</td>
<td>Public Hearing Final Action Recommendation To the Board</td>
<td>Tab D Planner Chain</td>
</tr>
<tr>
<td>7:35</td>
<td>Planners Report</td>
<td>Info Item</td>
<td>Verbal</td>
</tr>
<tr>
<td>7:40</td>
<td>Commissioner Comments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:45</td>
<td>Adjournment</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, June 7, 2022 at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. “Estimated Time” is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.
The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, May 3, 2022. Vice-Chair Williams called the meeting to order at 6:30 p.m.

Roll call

Present

Vice-Chair Lindsey Williams
Commissioner Eddie Aragon
Commissioner Robert Doty
Commissioner Kim Leitzinger
Commissioner Joelle Dorsey

Also present were Planner Mark Chain, Community Development Administrative Assistant Dusti Tornes, Community Development Manager Nicole Centeno.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the April 19, 2022 Planning & Zoning Commission meeting.

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

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Vote in New Chair

Commissioner Dorsey made a motion to approve the new Chair as Lindsey Williams. Commissioner Aragon seconded the motion, and the motion carried unanimously.

Lot 94 Silt Trade Center Site Plan Review

Planner Chain stated that the applicant was Jaeger Land LLC. The Trade Center was annexed into the Town in the early 1990s. It is located next to the Dusty Wagon Car Wash. There have been some PUD updates done since it was first recorded in 1994. The last one, in 2008, changed some of the lots from B-2 zoning to an underlying B-1 zoning; which is more
commercial/retail/business oriented. The revised ordinance also defined 18 lots that were allowed two accessory dwelling units, without any special land use process. This is not one of those lots. Mr. Jaeger is proposing to build a 1500 square foot shop for business storage. This will be constructed of steel, and will include a lean-to on the east side. It meets all the set backs required. They had some issues with parking but fixed that by putting asphalt and adding parking 90 degrees to each side. It appears that cars using the car wash, currently travel on to this property, and this should be taken care of by a signed agreement or other means. This is the first industrial property as you drive into that area. Planner Chain had some concerns with the building materials, but after a meeting with the architect, he got clarification on colors and finishes. The ordinance also states the landscaping requirements, which includes 10% of the site needing to be landscaped. There will also have to be screening on the lean to, if there is going to be storage, as outside storage needs to be enclosed. Planner Chain’s recommendations are in the packet.

Commissioner Doty thanked Mr. Jaeger for building at this location, and stated that it may set a standard for everything to come. The color combination looks good, and mentioned that he is the only one in this area to have a lean to. Randy Jaeger wanted to clarify the intended use of the lean to. He is going to use it for a covered patio to serve the apartment since there is no deck. Their plan is to fence the whole property for storage. He doesn't want to privacy fence in the front of the patio, as it is only 10 feet wide. A privacy fence would remove the functionality of the intended use of a patio. Commissioner Doty thanked him for the information. Planner Chain then clarified with Randy Jaeger that the patio usage was not for storage. Randy said that they are going to fence the property by the car wash, so that they don’t have people coming over on his property. Planner Chain then asked Jaeger if he had anything else that he wanted to address. Randy explained that he owns two properties already in the Trade Center, so he is committed to increasing property values. Chair Williams wanted to confirm that they are using it for storage for their business, and Mr. Jaeger stated that was accurate. Commissioner Aragon asked where the landscaping was going to go. Randy said that there will be shrubbery on both sides of the entrance. Commissioner Aragon wanted to know about snow removal as well. He doesn’t want the snow to be piled up on the landscaping or pushed to the rear of the site. Randy said that if snow needed to be hauled off, he would do so. Planner Chain said that there is a drainage ditch towards the rear they could tie on to also. Right now, it is kind of a bog with the drainage from the car wash but once it is brought to grade, they could fix those issues.

Commissioner Dorsey mad a motion to approve the Site Plan Review for lot 94 Silt Trade Center with the staff recommendation excluding line item six with the sentence that if requiring screening around the lean-to but keep recommendation that any outside storage be screened by PUD compliant methods. Commissioner Doty seconded the motion and it carried unanimously.

Lot 94 Silt Trade Center Special Use Permit for Residential Unit in Trade Center

Planner Chain explained that all the background information from the previous agenda item applied here as it was the same lot, but for this application we are talking about having a residential unit on top of the commercial/industrial space below. The residential unit is long and linear, sized at 625 square feet, with two-bedroom one bath. The project meets applicable Town standards in chapter 17.78 and Planner Chain is recommending approval. Chair Williams thanked them for adding residential upstairs and explained that we need more residential options. Commissioner Doty also agreed that we have shortage of residential and is also glad the applicant is going to help with the drainage issues at the car wash, that could become an issue in the future.
Commissioner Doty made a motion to approve Planner Chain’s recommendations. Commissioner Leitzinger seconded the motion.

Commissioner Dorsey questioned that motion and asked that it be rephrased to clarify the open space requirements for the residential.

Commissioner Doty made a second motion, with revised wording, and Commissioner Leitzinger asked Commissioner Dorsey if that satisfied her concern. Commissioner Dorsey still expressed that different wording be used in the motion. Commissioner Doty then withdrew his motion and asked Commissioner Dorsey to make the motion for him to second.

Commissioner Dorsey made a motion to approve the Special Use Permit lot 94 of the Silt Trade Center with the staff recommendation of staff line-item number one and exclude line-item number two (private open space for the residential) as it was being provided per plan. Commissioner Doty seconded the motion, and the motion carried unanimously.

Modular Home on 5th and Ballard

Planner Chain introduced Jim Bennet, who lives at 5th and Ballard in an older trailer. The trailer was moved to this location in 1971, and is 12 x 72. It has a deteriorating roof that is sagging on the inside, there is probably mold in there as well. He would like to upgrade, but there are some problems. It is the R-2 general residential Zone District. Jim is a retired Veteran and on a fixed income. Jim has found a modular home that is about 880 square feet. Modular homes and Manufactured homes in the Town, in general, are not encouraged with the Town Code, but can be allowed by special use permit. Some of our zones don’t allow them at all. They are on a foundation just like a house and have to meet all the same requirements as do stick built homes. It can be cost effective for people to do. In the R-1 District the minimum size requirement is 1200 square feet, R-2 is 1000 square feet, R-3 is 860 square feet. Jim’s proposed unit would not meet the underlying minimum unit size of 1000 square feet. Planner Chain suggested the code should be changed to allow smaller homes. There are parking guidelines that we have to follow if you do any upgrading but on these smaller homes in the older part of Town this can be hard to do. There are also exterior architectural guidelines for residential single-family units. The exterior of the home has to meet 25 points of architectural standards. Planner Chain wondered if this was necessary in the older parts of town where there are older homes on narrower lots. In summary, Chain said that there are many code provisions which make it difficult to comply with the underlying regulations and improve living situations for these older trailers and modular units.

Planner Chain gave it over to Jim Bennet. Jim said he has lived there for 15 years and the property is paid off. He stated there are more people like me in this situation that need to replace their homes, so they have better living conditions. He noted that since he started this process, the prices have jumped tremendously. He would like to stay in the 600 to 800 square feet so that he can afford the home. He said if he can’t afford to replace his existing unit somehow, he would have to move completely out of the area this would be unfortunate as he noted he has lived here since he was in High School.

Community Development Manager Centeno explained that Jim has been trying to do this for a few years now with no success. She said she went to his house to look at everything. The conditions that he and others are having to live in are difficult. She noted we are going to run
into this a lot more with some of the regulations such as required minimum unit size in the downtown areas. Now would be the time to proactively look at changing the code to help our citizens.

Chair Williams thanked him for the presentation and for his service. She would be ok with exploring this topic more and thinks that we should have work session in regards to fixing these codes. Commissioner Aragon agrees with her and there are other people who this will affect. Once the homes get to a certain point you just need to replace them not fix them up any more. Planner Chain then stated that the vacant properties that you see around are typically “preexisting, non-conforming”. Commissioner Doty thanked him for his service and his presentation. We have a legal responsibility to our citizens, he stated. The rules for this are outdated and need to be updated. Commissioner Doty wants to know how soon he would like to move forward with his plan. Jim stated that all the homes that he has looked at are at least a year out or more. He also has to keep the cost as low as he can since he is on a fixed income. Commissioner Doty said that would give us time to get our code updated. Affordable housing is a very important to our Town. Commissioner Leitzinger completely agrees with these recommendations. She has been concerned with the size restrictions; her house is falls within those size problems as well. Planner Chain need her to clarify does she agree with the house size requirements or does she think that we should keep something a certain minimum. Commissioner Leitzinger’s house was built in 1957 it is currently 790 square feet if something happened to her house she could not just rebuild. She believes that the Town should find a way to accommodate different types of family structures. That will help diversify our Town. Chair Williams aske the Commissioners if they had any comments or are there any manufactured home/modular units that meet standard building code criteria considered a problem in the Town. Commissioner Aragon does not have enough knowledge about this to say much. Commissioner Leitzinger doesn't have any issues with that either.

Community Developments Manager Centeno wanted circle back around to Commissioner Doty’s question about the timeframe in which Jim was looking to make this change. She stated than he came in front of the Commissioners, to seek guidance on whether or not to move forward with a SUP. He would have to buy a house today in order to have it delivered in 12-18 months. If he waits until the Town revises the code, then he would be 2-3 years out before being able to receive a new house. Jim needs guidance on what to do whether that is a Special Use Permit or some other process.

After considerable discussion, there was a consensus to analyze the code, coordinate with the Board of Trustees and see what reasonable changes would need to be made to accommodate situations like this while conforming with building codes and other relevant standards. In the meantime, staff should help Mr. Bennett examine a process to get approval for a home that works for his property so arrangements can be made to obtain one. The commission thanked Mr. Bennett for making the Commission and staff aware of some of the outdated code related issues.

Rislende PUD Zoning and Subdivision Sketch Plan

Planner Chain introduced the various members of the project team. They came to the last meeting and gave a presentation on the project. This is public hearing for a PUD zoning and subdivision sketch plan. Planner Chain indicated that yesterday he, the Public Works Director and the Town Engineer met with this group and went over the identified subdivision sketch plan issues. A lot of the back ground studies have already been done but some of them will need to be updated. There will be a site plan review on each of the tracts some of them might have a
sub plan review. The developers wish to get the Beacon which is on tract 3 constructed done within the first year. Town representatives and Mr. Carruth had a meeting today with CHFA regarding the tax supported multifamily housing and Planner Chain asked Mr. Carruth for an update. He indicated that that CHFA wants to make sure that the frontage road pedestrian path is connected to County Road 311 intersection.

Chain noted that the maximum development potential for this entire project will be a total of 160 residential units, 72 units each on tract 1 and tract 5 and then on tract 7 there will be 16 single-family units. On non-residential, he noted a specific limit have not been proposed. In terms of building size 30,000 square feet is the most you can get in any building and that will probably be mixed use. In tract 6 (Event Center) that allows 20,000 square feet per acre. The zoning guide has a maximum lot coverage of 70% for both the event center and mixed-use districts. The height for the lodging district is 25 feet, two stories. The event center district and mixed-use height is 40 feet, three stories. The landscaping requirements are 18% of the total disturbed area. The 70% for the lot coverage doesn’t cover the parking or access area - it is the area defined by the building footprint at ground floor level.

Open space and park land are proposed to be 25% which is the PUD Regulation requirement. For park land dedication, they would like to have park land via the Town formula that allows private ownership but requires a public easement. The advantage for the town is that the private owners would have to maintain these areas. They are still at the concept for a lot of these. It meets all the PUD approval criteria requirements. Chain said he is excited to see this built and see what amenities that it brings to the Town. There are items that need to be taken care of such as a surface use agreement which were allowed in the last land use approval that basically goes with oil and gas. Chain said that is probably best to get expunged from the property.

Related to domestic water use, the EQR’s that were allowed and used domestically were 213; Chain thought the developers they might have to increase that EQR amount, but we will have to see. Related to wastewater, there is a lift station that might have to be in the future. Tract 1 and 2 are gravity fed to an interceptor on the area south of the frontage road. A lot of the technical studies were completed previously but some will have to be updated.

In terms of the Engineers comments, he noted that there is high ground water that will need to be taken care of. Since the property is along the river it will need to be evaluated by an ecologist. The property is along the Colorado river and that is the only source of drinking water for the Town, that will have to be protected all stormwater and snow melt runoff must run through BMP’s that treat the water quality capture volume. Then there is the LOVA Trails. This property is contained within the regionally accepted LOVA Trails Master Plan document. There appears to be a narrow gravel path extending through most of the project, but the application documents don’t acknowledge LOVA Trails and it appears that the path may be too narrow. Chain doesn’t know if the trail has to be hard surfaced at this time, but it should at least include the appropriate width (10-ft for hard surface and 1-ft shoulder on each side?). The trail is shown running along the river the behind BLM building. The river bank in that area has experienced significant erosion in the recent years. Bank armoring will be necessary if the trail is to be constructed along that section. IT might be really difficult to have the trail along this portion. Pedestrian crossings must be provided at CR311 in the E/W direction and the N/S. The crossing near the tunnel is ‘mid-block’ and in a high-speed area making it a hazard, it should be deleted. The Future Access centerline off CR#311 for tract 4 must align with the centerline of the Holiday Inn Access.

Planner Chain handed it over to Doug Pratte to continue. Access was the key discussion issue that the development team had. The CDOT access plan does allow for two points of access between the BLM access and County Road 311. they are proposing a loop road the goes
around tract 1 and then road access in between tract 3 and tract 2. More access information was discussed. Doug said the developers did not want to do have the main road for the development located between the river and the frontage road. They are trying to leave gaps in vehicles circulation to have more pedestrian circulation. Tract 4 will have access off of County Road 311 not off the Frontage Road. Tract 4 will need to be raised to get above ground water level. That will also help to not negatively affect ground water and all the things that will need to be placed in the ground. The PUD is a whole other discussion all together. The standard that applies to the Town code still apply to will the PUD.

Chair Williams thanked them for the presentation. She said that it would be great if they wanted to go in front of the LOVA board to further discuss the path. It would be a great stopping place for people on the paths. She needed clarification on a map shown in the packet and if the blue line means a pedestrian path. Doug Pratte said that the blue line is from the Town Engineer for something different. Pratte was referencing it for a potential for a community path instead of a vehicular right-of-way. Chair Williams was wondering if there was any way to not have this weird patch work of paths to get to the path by the Holiday Inn. She would like to further the conversation to connect to the path by the Holiday Inn under County Road 311. Chair Williams had some question on the water rights and wanted to hear it from them. Planner Chain stated that they have 4 shares from the Grand River Ditch. Dennis Carruth said that he did own them but they are now dedicated to the Town, in turn he has 213 shares of domestic water. That serves the in-house water, well number 2 has not been drilled and that would serve irrigation for the project. Tract 1 would get water from the Town water for both the in and outside stuff. Planner Chain said that he would get those numbers together for the next meeting to make sure that everything was satisfactory.

Doug Pratt said that if that wanted more details on the walking path that we could talk about it now. There will have to be a crosswalk at the intersection of County Road 311 and the Frontage Road and then again to cross the Frontage Road to get under I-70. The developers are anticipating more analysis and discussion at the Site Plan Review and they would look more extensively at the community paths and look at exploring connecting to the Holiday Inn trail under the road.

Commissioner Doty is concerned with safety at the intersection of County Road 311 and Frontage Road. If there is a crosswalk, will signs be posted as well? Planner Chain asked if there are any improvements that will need to be made to the underpass going under I-70. Doug Pratte is not an underpass engineer. Doug asked who currently maintains the underpass. Planner Chain will check with the Public Works Director and see but it could also be CDOT or County that is supposed to maintain it. Roger Neal stated that there has been a lot of improvements up to the underpass. Mitchell Weimer said that the Town has a Sales Tax incentive that they would be willing to work with that to get some improvements done there as well.

Chair Williams opened the public hearing at 8:45 and it was closed at 8:47 there was no public comment. Planner Chain gave his recommendations to the Commissioners. All the Commissioners agree to move forward in in the process. Commissioners Dorsey stated that this is a very good project and the Town citizens will all benefit from this project. Commissioner Doty thanked them for the presentation and he looks forward to the PUD’s coming in the future and this will be good to Silt and the surroundings communities. This will put Silt on the map in front of some other communities. This will also be asset to the community as well. Planner Chain will be back in two weeks with conditions of approval. Chair Williams would like to show this to the LOVA committee. Doug Pratte would like a continuance of the public hearing for the public. The Commission continued the hearing till 5/17/2022.
Planning Update

Planner Chain gave his update on the projects to come. Rislende will finish up at the next meeting, and there will also be a restatement of Camario Phase 2. If the Site plan is finished up for Brew Zone that will be coming, as well as code changes for the minimum unit size for houses.

Commissioner Comments

Chair Williams nominated Commissioner Dorsey for Vice-Chair. Commissioner Aragon seconded the motion.

Commissioner Leitzinger needed clarification on if the Commissioners were are officially meeting every two weeks moving forward. Chair Williams said that the second meeting that we have been having is due to the items that are coming in. Planner Chain agreed that we are having two meetings a month to keep these projects moving forward, but when the land use application load declines the Commission will be back to one meeting a month. Commissioner Leitzinger thanked Planner Chain and will try to make her schedule fit the extra meetings.

Vise-Chair Dorsey questioned that she had heard that we were going to get rid of hybrid meetings. Planner Chain stated that one of the Board members would like to have all the meetings in person only. He thinks that most people will continue these kinds of hybrid meetings. Vice-Chair Dorsey thinks that this might help get more people involved because you can attend virtually. Commissioner Leitzinger thinks that these types of meeting are great. She explained that she has to be cautious about who she is around, and this allows her to still be a part of the meetings, but stay healthy. Town Administrator Layman thought that it was up to the Commission whether they wanted to keep the hybrid meetings, and he would never support moving backwards since we have come this far with technology.

Adjournment

Commissioner Aragon made a motion to adjourn. Commissioner Doty seconded the motion, and adjourned the meeting 9:18 p.m.

Respectfully submitted, Approved by the Planning Commission

----------------------------------------
Dusti Tornes   Lindsey Williams
Community Development   Chair
Administrative Assistant
**Town of Silt Planning Commission Meeting**

**Tuesday May 17, 2022  6:30 PM**

**Camaro Phase II Reinstatement**

**Staff Report**

5/11/2022

<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Camario II Final Plat Reinstatement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Kenneth Ash</td>
</tr>
<tr>
<td></td>
<td>4216 Morning Star Drive</td>
</tr>
<tr>
<td></td>
<td>Castle Rock, CO 80108</td>
</tr>
<tr>
<td>Owner</td>
<td>Ignacio Mendoza, Juvencio Gutierrez and Urbano Carranza Bel Tran</td>
</tr>
<tr>
<td></td>
<td>PO Box 72</td>
</tr>
<tr>
<td></td>
<td>Newcastle, CO 81647</td>
</tr>
<tr>
<td>Owner Representative/ Land Planner</td>
<td>Jody Newton</td>
</tr>
<tr>
<td></td>
<td>Masterworks, LLC</td>
</tr>
<tr>
<td></td>
<td>360 E. Happy Canyon Road</td>
</tr>
<tr>
<td></td>
<td>Castle Rock, CO 80108</td>
</tr>
<tr>
<td></td>
<td>303.809.7766</td>
</tr>
<tr>
<td>Civil Engineer</td>
<td>Nathan Bell</td>
</tr>
<tr>
<td></td>
<td>Bell Consulting, LLC</td>
</tr>
<tr>
<td></td>
<td>445 CR 291</td>
</tr>
<tr>
<td></td>
<td>Rifle, CO 81650</td>
</tr>
<tr>
<td></td>
<td>970.948.315 three</td>
</tr>
<tr>
<td>Project Attorney</td>
<td>NA</td>
</tr>
<tr>
<td>Project Architect</td>
<td>NA</td>
</tr>
<tr>
<td>Water Engineer</td>
<td>NA</td>
</tr>
<tr>
<td>Property Location</td>
<td>North of Grand Avenue and East of Kim Drive</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>PUD</td>
</tr>
<tr>
<td>Surrounding Land Uses</td>
<td>West – single-family residential, North – Ag, rural South – Single-family Residential Subdivision East – Camario I – subdivision – Attached single-family</td>
</tr>
<tr>
<td>Surrounding Zoning</td>
<td>West – Public Utility (2-acre strip); North – Garfield County – Rural; South – Residential PUD (Lyons Subdivision; East – PUD Residential and Garfield County Rural</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Attached single-family and single-family detached subdivision – Total of 70 units</td>
</tr>
<tr>
<td>Area of Parcel Subject to application</td>
<td>9.51 acres</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Vacant</td>
</tr>
<tr>
<td>Silt Comprehensive Plan</td>
<td>Neighborhood Residential</td>
</tr>
</tbody>
</table>
I. Request

The present and prospective owners of Camario phase II would like to have the final plat for this particular phase to be reinstated which would lead to installation of physical infrastructure for the project as well as vertical construction in the near future. Please see letter from applicant’s representative at the end of the staff report (this letter is part of the applicants application).

II. Background

The property now known as Camario was annexed to the Town in 2002. The first phase was platted in 2007. That phase has been under construction for some time and is somewhere between one-third and one-half built out. Phase II came before the Board originally in 2012 but was not completed for a number of reasons. Vectra Bank eventually took possession of the property. Phase 2 was approved in 2017 for a total of 70 units. The lot arrangement would accommodate the following:

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>21 duplex lots</td>
<td>42</td>
</tr>
<tr>
<td>six triplex lots</td>
<td>18</td>
</tr>
<tr>
<td>10 single-family</td>
<td>10</td>
</tr>
<tr>
<td><strong>70</strong></td>
<td></td>
</tr>
</tbody>
</table>

That plat has not been recorded and improvements have not been installed. It was last reviewed by the Town at the end of 2016/beginning of 2017. In going through the Community Development Files, the Final Plat went through three revisions. But eventually, construction plans for the infrastructure as well as form of the Final Plat was approved. It is my understanding that the plat was never recorded because the owners at that time did not want to proceed through with eventual construction, post security for the improvements etc.

Camaro Phase II has basically been for sale since then. Two other times there were contracts (or tentative contracts) for sale and eventual construction of the project. In each instance the Town was willing to reinstate the Final Plat and not require a new, prospective owner to start over and what I would say would be called square one of the development review process. Each of those times the Town
was willing to facilitate reinstatement of the Final Plat so infrastructure could be installed, and the project proceed to construction.

III. Relevant Town Code Section

Section 16.04.290 (Board Approvals - major Subdivision Plan and Subdivision Plat)

This section of the municipal code requires that an applicant posts security for construction and have all other terms of the subdivision approval complete and the plat recorded within 180 days. Extensions are allowed for an additional 1.5 years. After that time, the approval lapses and an applicant is required to restart at the Sketch Plan stage (essentially starting over from scratch).

IV. Issues related to expedited reinstatement Process.

As noted above, two different times the Town voted to facilitate reinstatement of the final plat. Generally speaking, the Town has thought it in everybody’s interest to move forward to get this project built out and help complete the community. Please note that all relevant engineering for that phase area has been completed in the past. It will be re—reviewed by the Town Engineer prior to there being a new/amended development agreement approved. Planning staff has recommended this expedited process in the past and sees no reason, then or now, to make one start over with the land use entitlement process if the same subdivision layout is proposed.

2-acre strip of land to West of site.

This relatively long and narrow strip of parcel was a county enclave until recently and has been up for sale for quite some time. The Town eventually purchased this property and zoned it Public Utility. The Town thought it was best to make sure this property was within the Town Limits, could be added to Camario II or a portion of Camario II if appropriate and to ensure compatible land use with subdivisions on the west and east.

V. Related additional Steps in the process.

Engineering review and updated Development Agreement. Assuming a facilitated reinstatement, the Town Engineer would review final engineering documents as well as an engineer’s cost estimate. All this will be done in anticipation of and as part of an updated Development Agreement.

Expansion of Park and Southwest corner of Phase II. There is a 1.078 acre parcel in that location which was designed originally for a small park and a storm water drainage facility. The Town is willing to add a portion of that 2-acre strip which lies adjacent to the park for expansion of the park. This would allow construction of U-12 regulation soccer field, more space for stormwater facilities, other park improvements and some parking. Applicant and their engineer are putting together is putting together a proposal and cost estimate for this new expanded park area.
Orchard Avenue connection. Orchard Avenue is a town right-of-way which lies to the west of Camario II and is designed to extend through the site. The area through the 2-acre strip should be incorporated into some type of right-of-way connecting Orchard Avenue in Camario to that portion of the West. Applicant’s engineer is designing and putting together plans and a cost estimate for this extension.

Town Staff is in favor of the park expansion and the Orchard Avenue extension. It is hoped that these plans work out well in terms of the budget for both the applicant and the Town. I will keep you up-to-date of these two items. And of course, everything is contingent on agreement on all engineering and technical matters, provision of proper security as well as working out details and updated Development Agreement.

VI. Resolution No. 13-2022

Approval of a reinstatement is subject to passage of a Resolution By the Board of Trustees. A draft resolution has been put together and is attached.

Attachments

- Letter of request for plat re-statement
- Subdivision Plat Phase II
- Land Use Application

VII. Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the Reinstatement of Camario Phase II o the Board of Trustees and that they approve Resolution 13 – 2022.

VIII. Proposed Motion: I recommend to the Board of Trustees that they facilitate the reinstatement of the Camario II Final Plat and adopt Resolution 13 – series of 2022. (Any modifications or additional conditions made by the Planning Commission should be added to this motion).
April 19, 2022

Mr. Jeff Layman, Town Administrator
Ms. Nicole Centeno, Community Development Director
Mr. Mark Chain, Planning Consultant
TOWN OF SILT
231 N. 7th Street
Silt, CO 81652

RE: CAMARIO PHASE II FINAL PLAT REINSTATEMENT RESUBMITTAL

Dear Jeff, Nicole, and Mark,

On behalf of the Owner, I J & U, LLC, I request that you accept the following resubmittal of the Camario Subdivision Phase II Final Plat. It is our understanding that the Town Board and Management Team has agreed to an expedited approval process for the reinstatement of the previously approved documents in January of 2017. Please note that no substantive changes have been made to the previously approved Final Plat documents.

This application includes: a completed Final Plat Application Form; Major Plat Revision application fee of $1,100; updated Camarion Final Plat; current Title Commitment; Vicinity Map; Mineral Ownership exhibit; Legal Description; recorded Camario CC&R’s.

The Camario Final Development Plan, which was previously approved concurrently with the original Final Plat is being modified to include the Town Board recent requests as follows:

• The expansion of the Camario Park design shall be expanded to include an adjacent parcel of land the Town of Silt recently acquired to the west. The park design will be expanded to accommodate the construction of a U-12 Regulation Soccer Field for the Town of Silt’s Community.

• The Orchard Avenue roadway shall be designed and constructed to accommodate a through connection from east to west across the Town of Silt’s parcel.

We trust that the Camario Subdivision Phase II Final Plat adequately addresses the staff comments and the Town’s outstanding legal agreement concerns. We sincerely appreciate the Town of Silt staff’s time and consideration in granting I J & U, LLC proceed with an expedited reinstatement public approval process!

Sincerely,

Jody Newton, MASTERWORKS, LLC

Cc: Ignacio Mendoza, I J & U, LLC

RECEIVED APR 19 2022
Land Use Application Form

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

Project Name: Camario Phase II

Project Description / Property Information:
Address: 913 County Road 218, Silt, CO 81652 Parcel ID Number: 2179-023-32028 and 2179-023-00003 (T-Parcel)
Legal Description (attach additional sheets if necessary): A Parcel of Land Situated in Section 2, Township 6 South, Range 92 West of the 6th P.M., Town of Silt, County of Garfield, State of Colorado.

Access to Property: Northwest Corner of Grand Avenue and Orchard Avenue
Acreage or Square Footage: 9.511 acres Existing Land Use Designation: Multifamily Development
Proposed Land Use Designation: Multifamily Development

Existing Zoning: PUD Proposed Zoning: PUD

Proposed Use / Intensity of Use: Multifamily Development Including: 21 Paired Homes, 6 Triplex Units and 10 Single Family

Submittal Requirements:
- A completed original application with original signatures and two copies (3 sets total) shall be submitted to the department for review. The application shall include three sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
- All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 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 complete: (date)
Fees: Application received: (date)
Deposits: File Number: Referrals Sent: (date)
PZC approval: (date)
The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus the administrative fees for all contact services, including, but not limited to, planning, engineering, surveying and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney’s fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Name (printed)

[Signature]

Type of Identification

County of DOUGLAS

State of COLORADO

Sworn to and subscribed before me this 18th day of April, 2022

By [Signature]

Witness my hand and official seal.

Notary Public

My Commission Expires 02/05/2025
Disclosure of Property Ownership

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

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

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, Ignacio Mendoza, Juvenicio Gutierrez, and Urbano Carranza Bel Tran, 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)

Name (printed)
Ignacio Mendoza, Juvenicio Gutierrez, and Urbano Carranza Bel Tran

Ignacio Mendoza, Approved Signature

Address
PO Box 72, New Castle, Colorado 81647

Phone 970-618-3879 / Fax 303-663-0070

Signature

Type of Identification

County of Garfield

State of Colorado

Sworn to and subscribed before me this 28th day of April, 2022
(fill in day) (fill in month) (fill in year)

By Ignacio Mendoza (name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: 11-08-2025
Authorized Representative

I/We further permit Jody Newton % Masterworks, LLC 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.

Name (printed)
Jody Newton % Masterworks, LLC

Signature

Address
360 East Happy Canyon Road, Castle Rock, Colorado 80108

Phone
303-809-7766

Fax
303-663-0070

Type of Identification
County of Cowfield
State of Colorado

Sworn to and subscribed before me this 19th day of April, 2022.

By Zayra Bucio (name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: Feb. 1st, 2025

ZAYRA JANET BUCIO GONZALEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214003977
MY COMMISSION EXPIRES FEB 1, 2025
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:
All applications regarding a Planned Unit Development:
Special Use:
Subdivision Exemption:
Preliminary Plan:
Comp Plan Amendment, Sketch Plan, Zoning,
Rezone, Final Plan:
No less than 7 days prior to public hearing
No less than 15 days prior to public hearing
No less than 15 days prior to hearing
No less than 7 days prior to public hearing
No less than 7 days prior to public hearing
No less than 15 day prior to public hearing

Public Notices shall be published once per week, in a newspaper of general circulation, no less than the number of days as listed above. Public Notices to adjoining property owners shall be sent certified, return receipt and post-marked no less than the number of days as listed above. (CRS §31-23-215; CRS §31-23-304; CRS §31-23-305; SMC §16.04.210; SMC §16.12.070; SMC §17.78.040; SMC §17.88.030).

---

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 ____________, 2022 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 ____________, 2022.

In addition, I hereby affirm that on ____________ day of Apr. 1 _______ 2022, 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.

Ignacio Mendoza
Name of Applicant (printed)

Signature of Applicant
Date 04-28-22

County of Garfield
State of Colorado

Sworn to and subscribed before me this __________ day of Apr. 1 _______ 2022.

By Ignacio Mendoza (name printed)

Witness my hand and official seal.

Notary Public
My Commission Expires: 11-08-2025

SHAWN MCKINNEY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174046288
MY COMMISSION EXPIRES NOV 8, 2025
AGREEMENT FOR PAYMENT OF LAND USE APPLICATION FEES

I, Ignacio Menpoza, as property owner and I, Jody Newton, 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:

CAMARO PHASE II FINAL PLAN

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 and Zoning 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):

Kendall A. H.,
4216 Morning Star Dr,
Castle Rock, CO 80108

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: [Signature]
Date: 04-19-22

TOWN OF SILT

By: [Signature]
Date: 
Mayor

Attest:

By: [Signature]
Date: 

# LAND USE APPLICATION FEES

<table>
<thead>
<tr>
<th>Application</th>
<th>Fee</th>
<th>Deposit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annexation</td>
<td>$2,000</td>
<td>$400</td>
</tr>
<tr>
<td>Annexation &amp; Development Agreement Amendment</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Boundary Adjustment/Lot Line</td>
<td>$100</td>
<td>$0</td>
</tr>
<tr>
<td>Condominiums (See Subdivision for Fees)</td>
<td>Varies</td>
<td>Varies</td>
</tr>
<tr>
<td>Easement Agreement and Amendments</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Intergovernmental Agreement and Amendments</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Major Subdivision-Sketch</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Major Subdivision-Prelim</td>
<td>$1,000</td>
<td>$800</td>
</tr>
<tr>
<td>Major Subdivision-Final</td>
<td>$600</td>
<td>$500</td>
</tr>
<tr>
<td>Manufactured/Modular Home Park Permit</td>
<td>$250</td>
<td>$250</td>
</tr>
<tr>
<td>Minor Subdivision (PUD) - Sketch</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Minor Subdivision (PUD)-</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Minor Subdivision (PUD) - Final</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Replat or Re-subdivision</td>
<td>$500</td>
<td>$0</td>
</tr>
<tr>
<td>Commercial/Multifamily Site Plan Review</td>
<td>$500</td>
<td>$0</td>
</tr>
<tr>
<td>Special Use Permit</td>
<td>$350</td>
<td>$250</td>
</tr>
<tr>
<td>Subdivision Exemption</td>
<td>$250</td>
<td>$0</td>
</tr>
<tr>
<td>Subdivision Improvement Agreement Amendment</td>
<td>$400</td>
<td>$400</td>
</tr>
<tr>
<td>Vacation of Right of Way</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Variance</td>
<td>$250</td>
<td>$250</td>
</tr>
<tr>
<td>Zoning or Rezoning</td>
<td>$600</td>
<td>$500</td>
</tr>
</tbody>
</table>

*Deposits must be included with application submittal. The deposit is used as security for department staff and consultant time to review the project application. Applicant shall also pay for fees and charges incurred by the town, such as legal fees, planning fees, engineering fees, and filing or recording fees, plus an administrative fee of 16% of the total consultant charges.

* For a complete list of the fee schedule, to include items not listed above, please contact the Community Development Department at (970) 876-2353

**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 (SMC 16.13.120). 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

FINAL PLAT CHECKLIST
(Subdivision or Re-Subdivision)

Five (5) large format sets of documents (including at least one original with signatures) shall be submitted with the following information:

A Major Subdivision Final Plat Map shall include of the following:

✓ An appropriate engineering scale on the plat, based on the size of the project;
✓ Entire area proposed for subdivision shown on one sheet, if practicable, with no map larger than 24" x 36";
✓ Statement by the surveyor who prepared the plat that the final plat meets requirements established by the SMC and C.R.S. 38-51-102, as amended, or any other applicable state standard;
✓ North arrow, graphic scale and date of survey;
✓ Boundary lines with bearings and distances, plus a property description of the tract proposed for subdivision;
✓ Departing property lines and owners of record of all parcels adjoining the proposed subdivision, including parcels separated therefrom only by a public right-of-way, river, drainage, railroad or public parcel;
✓ Street, block and lot layout;
✓ Existing and proposed easements for drainage, irrigation, access, utilities or other facilities, with widths, dimensions and area of each easement;
✓ Street names (extensions of streets must be preserved);
✓ Block and lot numbering, with lot area and dimensions of each lot;
✓ Private and/or public open space to be dedicated to Town or property owners’ association;
✓ Private and/or public parcels for parks, schools, buildings and facilities;
✓ Name of proposed subdivision, which shall be different from that of any existing subdivision previously recorded in Garfield County;
✓ Land use summary describing all proposed residential and non-residential land uses, respective acreages and zoning of land uses, total acreage of subdivision, and number of off-street parking spaces for each land use;
✓ List of names and addresses of the surface owners, mineral owners, and any lessees of the mineral owners, as such names and addresses appear upon the county records; EXHIBIT
✓ Name(s) and address(es) of any mortgagee(s) of the property;
✓ Name(s) and address(es) of applicant for the land use;
✓ Name(s) and address(es) of property owner(s), if not the applicant for the land use;
✓ Name and address of surveyor who prepared the major subdivision final plat;
✓ Names and addresses of owners of land immediately adjoining the area to be platted;
✓ Certifications as detailed in Appendix A (SMC, following Section 16.18.240);
✓ Vicinity map at a scale of 1" = 1,000', depicting the following:
  o Tract lines and names of all abutting subdivisions;
  o Location of streets and highways within an area of approximately one-quarter mile of the proposed subdivision tract;
  o Natural drainage courses for streams flowing through the proposed subdivision, with the limits of tributary areas shown where practical;
  o Section lines, township and range lines, where practical.
✓ Control points and monuments, as follows:

Page 1 of 2

Rev. 10/12
- Applicant shall indicate locations and descriptions of primary control points, and prove that property is tied to those points;
- Applicant shall indicate that monuments will be placed in conformance with standards set forth in the state statutes;
- Check: Legal description of the property;
- Check: Reference to any protective covenants which are to be recorded with the major subdivision final plat.

**Final Plan Submittal Requirements:**
- Land Use Application, Final Plan Application and applicable fee;
- Infrastructure construction details shown schematically, with scale of no more than 1" = 50';
- Existing and proposed contours, at two-foot intervals, unless a maximum five-foot interval is approved by staff in rugged areas. Topographic information shall be accurate within one-half of the approved contour interval;
- Final lot grading for each lot proposed, with final elevation for each lot shown;
- Name and address of engineer who prepared the major subdivision final plan and/or infrastructure construction plan;
- Letter from the applicant stating that all supplemental information furnished with the major subdivision preliminary plan and preliminary plat is valid for the major subdivision final plan and final plat, or, if this is not the case, revised supplemental data of the same scope and format as required for the major subdivision preliminary plan and preliminary plat shall be furnished;
- The protective covenants, conditions and restrictions to be placed on the subdivision, once approved by the board;
- Engineering plans, descriptions and cost estimates for private and public improvements, including streets, drainage facilities, natural gas, electric, communications, cable television, water, wastewater, irrigation, bridges, trails, sidewalks, parks, open space and public amenities;
- Letter from utility companies providing service to the subdivision, stating that infrastructure construction design plans for such utilities are appropriate;
- Draft subdivision improvements agreement for negotiation with the Town and further requiring infrastructure and other improvements to be completed by the applicant within specified time periods and prior to the issuance of building permits within the subdivision;
- Disclosure of ownership – an updated certificate (no older than 90 days) from a title insurance company or attorney licensed in the state of Colorado which shall set forth a legal description of the property, the names of all owners of property included in the final plan map and shall include a list of all mortgages, judgments, liens, contracts or agreements of record in Garfield County regarding such property. If the certificate of title discloses any of the above, the owners or holders of such mortgages, judgments, liens, contracts, or agreements shall be required to consent to the application. If the applicant for major subdivision final plan is not the property owner, then both the applicant and the property owner shall sign the land use application and be subject to all the provisions of SMC.

Please do not print Mylars prior to receiving staff approval to do so.

Commitment Ordered By: Ignacio Mendoza

Inquiries should be directed to:
Kari Arneson
Title Company of the Rockies
111 E. 3rd Street
Floor 1, Suite 101
Rifle, CO 81650
Phone: 970-625-5426 Fax: 844-269-2759
email: KArneson@titlecorockies.com

Commitment Number: 1205240-C
Buyer’s Name(s): Ken Ash and Sreenath Rayalla
Seller’s Name(s): Ignacio Mendoza and Juvencio Gutierrez and Urbano Carranza Bel Tran

Property:
913 County Road 218, Silt, CO 81652

TITLE CHARGES

These charges are based on issuance of the policy or policies described in the attached Commitment for Title Insurance, and includes premiums for the proposed coverage amount(s) and endorsement(s) referred to therein, and may also include additional work and/or third party charges related thereto.

If applicable, the designation of “Buyer” and “Seller” shown below may be based on traditional settlement practices in Garfield County, Colorado, and/or certain terms of any contract, or other information provided with the Application for Title Insurance.

Owner’s Policy Premium: $997.00
Loan Policy Premium:
Additional Lender Charge(s):
Additional Other Charge(s):
Tax Certificate: $25.00
Total Endorsement Charge(s): $75.00
TBD Charge(s):

TOTAL CHARGES: $1,097.00

Service Beyond Expectation in Colorado for: Eagle, Garfield, Grand, Pitkin and Summit Counties. (Limited Coverage: Jackson, Lake, Park and Routt Counties)
Locations In: Avon/Beaver Creek, Basalt, Breckenridge, Grand Lake and Winter Park. (Closing Services available in Aspen and Glenwood Springs).
ALTA Commitment For Title Insurance
(Adopted 06-17-06) (Revised 08-01-2016)

COMMITMENT FOR TITLE INSURANCE
ISSUED BY
WESTCOR LAND TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, WESTCOR LAND TITLE INSURANCE COMPANY, a South Carolina Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, WESTCOR LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued By:

Title Company of the Rockies, LLC
10 W Beaver Creek Blvd., Suite 221, PO Box 980
Avon, CO 81620-0980
Phone: (970) 949-9497

WESTCOR LAND TITLE INSURANCE COMPANY

By:  

Attest: 

CM-2 (ALTA Commitment for Title Insurance (6-17-06)  (WLTIC Edition (9/26/07))

RECEIVED APR 19 2022
1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage hereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.
Westcor Land Title Insurance Company

Joint Notice of Privacy Policy

of

Westcor Land Title Insurance Company

and

Title Company of the Rockies, LLC

Westcor Land Title Insurance Company ("WLTIC") and Title Company of the Rockies, LLC value their customers and are committed to protecting the privacy of personal information. In keeping with that philosophy, we each have developed a Privacy Policy, set out below, that will endure the continued protection of your nonpublic personal information and inform you about the measures WLTIC and Title Company of the Rockies, LLC take to safeguard that information. This notice is issued jointly as a means of paperwork reduction and is not intended to create a joint privacy policy. Each company's privacy policy is separately instituted, executed, and maintained.

Who is Covered

We provide our Privacy Policy to each customer when they purchase a WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agent, lenders, appraisers, surveyors and other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as closing, legal, underwriting, claims and administration and accounting.

Information Sharing

Generally, neither WLTIC nor Title Company of the Rockies, LLC shares nonpublic personal information that it collects with anyone other than those individuals necessary to complete the title insurance policy as requested by the consumer. WLTIC or Title Company of the Rockies, LLC may share nonpublic personal information as permitted by law with entities with whom WLTIC or Title Company of the Rockies, LLC has a joint marketing agreement. Entities with whom WLTIC or Title Company of the Rockies, LLC have a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC and Title Company of the Rockies, LLC use to protect this information and to use the information for lawful purposes. WLTIC or Title Company of the Rockies, LLC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC and Title Company of the Rockies, LLC, at all times, strive to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can be found on WLTIC's website at www.wltic.com
COMMITMENT FOR TITLE INSURANCE

Issued by

TITLE COMPANY
of the rockies

as agent for

Westcor Land Title Insurance Company

SCHEDULE A

Reference: 

Commitment Number: 1205240-C

1. Effective Date: March 16, 2022, 7:00 am

2. Policy (or Policies) to be issued:
   ALTA Owner's Policy (6-17-06)
   Policy Amount: $875,000.00
   Premium: $1,072.00

   Proposed Insured: Ken Ash and Sreenath Rayalla

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. The Title is, at the Commitment Date, vested in:
   Ignacio Mendoza and Juvencio Gutierrez, and Urbano Carranza Bel Tran

5. The land referred to in this Commitment is described as follows:
   FOR LEGAL DESCRIPTION SEE SCHEDULE A CONTINUED ON NEXT PAGE
   For Informational Purposes Only - APN: R200100

   Countersigned
   Title Company of the Rockies, LLC

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II
By: Mike Mulligan

Mike Mulligan
Commitment No: 1205240-C

SCHEDULE A (continued)

LEGAL DESCRIPTION

The Land referred to herein is located in the County of Garfield, State of Colorado, and described as follows:

Parcel A:

Tract C,
CAMARIO SUBDIVISION, according to the Plat thereof recorded June 27, 2007 as Reception No. 726116.

Parcel B:

T-Parcel:
A parcel of land situate in the SW¼ of Section 2, Township 6 South, Range 92 West of the 6th P.M., County of Garfield, State of Colorado. Said parcel of land being a portion of the parcels of land as described in Book 938, Page 68 and Book 1211, Page 561 and Book 1125, Page 344 of the Garfield County Clerk and Recorder's Office. Said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of Section 2, a 3½" aluminum cap L.S. No. 36572 in place, thence N. 88°29'20" E. 210.49 feet to the Southwest corner of a parcel of land as described in Book 938, Page 68 as filed with the Garfield County Clerk and Recorder's Office; said point also being a point on the Northerly Right-of-Way line of County Road No. 218 (Grand Avenue). The True Point of Beginning;

thence departing said Northerly Right-of-Way line N. 00°00'43" W. along the Westerly line of said parcel of land 751.49 feet to a point on the Southerly line of a parcel of land as described in Book 1125, Page 344 as filed with the Garfield County Clerk and Recorder's Office;

thence departing said Westerly line N. 80°04'27" W. and along said Southerly line 115.75 feet to the Southwesterly corner of said parcel of land;

thence departing said Southerly line N. 00°03'46" E. along the Westerly line of said parcel of land 108.20 feet;

thence departing said Westerly line S. 80°58'14" E. 417.22 feet to a point on the Easterly line of said parcel of land;

thence S. 01°50'42" W. along said Easterly line 158.28 feet to a point on the Southerly line of said parcel of land;

thence along said Southerly line the following three (3) courses:

1.) N. 46°03'40" W. 33.41 feet;
2.) N. 77°48'20" W. 27.10 feet;
3.) N. 72°13'19" W. 124.78 feet to a point on the Easterly line of a parcel of land as described in Book 1211, Page 561 as filed with the Garfield County Clerk and Recorder's Office;

thence departing said Southerly line S. 00°05'06" W. along said Easterly line 474.58 feet;

thence continuing along said Easterly line S. 00°06'59" E. 246.25 feet to a point on said Northerly Right-of-Way line;

thence departing said Easterly line S. 89°00'16" W. along said Northerly Right-of-Way 123.34 feet to the Point of Beginning.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A, Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and
ALTA members in good standing as of the date of use. All other uses are

Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule A
Commitment No: 1205240-C

COMMITMENT FOR TITLE INSURANCE
Issued by
Westcor Land Title Insurance Company

SCHEDULE B, PART I
Requirements

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Certificate of Satisfaction issued by the Clerk of the Court, of Judgment in favor of State of Colorado, Department of Revenue, against Juvenicio E. Gutierrez, Guillermíná Gutierrez, in the amount of $12,265.00 plus court costs, entered on July 21, 2021, in Civil Action No. D232021CV800469, District Court in and for Garfield County, Colorado, transcript of which was recorded February 28, 2022 at Reception No. 971497.

NOTE: Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

6. Deed from Ignacio Mendoza and Juvenicio Gutierrez, and Urbano Carranza Bel Tran to Ken Ash and Sreenath Rayalla.

NOTE: Duly executed real property transfer declaration, executed by either the Grantor or Grantee, to accompany the Deed mentioned above, pursuant to Article 14 of House Bill No. 1288-CRA 39-14-102.

The Owner's Policy, when issued, will not contain Exceptions No. 1, 2, 3 and 4, provided that:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are
Commitment No: 1205240-C

(A) The enclosed form of indemnity agreement or final affidavit and agreement is properly executed and acknowledged by the party(ies) indicated and returned to the Company or its duly authorized agent,

(B) The Company or its duly authorized agent receives and approves a Land Survey Plat, Improvement Survey Plat or ALTA survey properly certified by a registered surveyor or engineer, and

(C) Applicable scheduled charges in the amount of $75.00 are paid to the Company or its duly authorized agent.

NOTE: EXCEPTION NO. 5 UNDER SCHEDULE B, SECTION 2 OF THIS COMMITMENT WILL NOT APPEAR IN THE POLICY OR POLICIES TO BE ISSUED PURSUANT HERETO, PROVIDED THAT (A) THE DOCUMENTS CONTEMPLATED BY THE REQUIREMENTS SET FORTH IN SCHEDULE B, SECTION 1 OF THIS COMMITMENT ARE SUBMITTED TO AND APPROVED AND RECORDED BY THE COMPANY OR ITS DULY AUTHORIZED AGENT, AND (B) AN EXAMINATION OF THE RECORDS IN THE OFFICE OF THE CLERk AND RECORDER FOR GARFIELD COUNTY, COLORADO BY THE COMPANY OR ITS DULY AUTHORIZED AGENT DISCLOSES THAT NO DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS HAVE BEEN RECORDED IN SUCH RECORDS SUBSEQUENT TO THE EFFECTIVE DATE HEREOF.
SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Any loss or damage, including attorney fees, by reason of the matters shown below:

1. Any facts, right, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.

2. Easements or claims of easements, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the effective date hereof, but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

7. Right of the Proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded November 18, 1899 in Book 12 at Page 530.

8. Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 18, 1899 in Book 12 at Page 530.

9. Easement and right of way as granted to Mountain States Telephone and Telegraph Company, by instrument recorded June 7, 1938 in Book 191 at Page 312, said easement being more particularly described therein.
10. An undivided one-half (1/2) interest in oil, gas and other mineral rights, as reserved by John I. Dwire and Emma Dwire in the Deed to, recorded February 20, 1968 in Book 392 at Page 258, and any and all assignments thereof or interests therein.

11. Easement and right of way for roadway and utility purposes, as granted by William Ruggero and Josephine Ruggero to Jim Mazuchi and Judy Am Mazuchi, by instrument recorded January 6, 1977 in Book 492 at Page 119, said easement being more particularly described therein.

12. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 21 recorded June 22, 2007 at Reception No. 726114.

13. Terms, agreements, provisions, conditions and obligations as contained in Annexation and Development Agreement recorded June 22, 2007 at Reception No. 726115.

14. Easements, rights of way and all other matters as shown on the Plat of Camario Subdivision, filed June 22, 2007 at Reception No. 726116.

15. Terms, agreements, provisions, conditions and obligations as contained in Master Subdivision and Development Agreement recorded June 22, 2007 at Reception No. 726117.

16. Restrictions, which do not contain a forfeiture or reverter clause, as contained in instrument recorded June 22, 2007 at Reception No. 726118.

17. Terms, agreements, provisions, conditions and obligations as contained in Bylaws recorded June 22, 2007 at Reception No. 726119.

18. Oil and Gas Lease between Camario, LLC and Antero Resources Piceance Corporation, recorded August 27, 2010 at Reception No. 790650 and any and all assignments or interests therein.

19. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 34, Series of 2012 recorded November 9, 2012 at Reception No. 826742.

20. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 35, Series of 2012 recorded November 9, 2012 at reception No. 826743.

THE FOLLOWING EXCEPTIONS AFFECT THAT PORTION OF PARCEL B:

21. Terms, agreements, provisions, conditions and obligations as contained in Ordinance No. 17, Series of 2012 recorded June 24, 2015 as Reception No. 864395.

22. Terms, agreements, provisions, conditions and obligations as contained in Ordinance No. 18, Series of 2012 recorded June 24, 2015 as Reception No. 864396.

23. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 37, Series of 2012

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.
Commitment No: 1205240-C

recorded June 24, 2015 as Reception No. 864397.

24. Easements, rights of way and all other matters as shown on the Plat of Camario Subdivision, Phase 2, Annexation, filed June 24, 2015 as Reception No. 864398.
DISCLOSURE STATEMENTS

Note 1: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII, requires that "Every Title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the Title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." (Gap Protection)

Note 2: Exception No. 4 of Schedule B, Section 2 of this Commitment may be deleted from the Owner's Policy to be issued hereunder upon compliance with the following conditions:
1. The Land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
2. No labor or materials may have been furnished by mechanics or materialmen for purpose of construction on the Land described in Schedule A of this Commitment within the past 13 months.
3. The Company must receive an appropriate affidavit indemnifying the Company against unfilled mechanic's and materialmen's liens.
4. Any deviation from conditions A though C above is subject to such additional requirements or Information as the Company may deem necessary, or, at its option, the Company may refuse to delete the exception.
5. Payment of the premium for said coverage.

Note 3: The following disclosures are hereby made pursuant to §10-11-122, C.R.S.:
(i) The subject real property may be located in a special taxing district;
(ii) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and
(iii) Information regarding special districts and the boundaries of such districts may be obtained from the County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note 4: If the sales price of the subject property exceeds $100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22-604.5 (Non-resident withholding).

Note 5: Pursuant to C.R.S. §10-11-123 Notice is hereby given:
(a) If there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate then there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property, and
(b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note 6: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch the clerk and recorder may refuse to record or file any document that does not conform.

Note 7: Our Privacy Policy:
We will not reveal nonpublic personal customer information to any external non-affiliated organization unless we have been authorized by the customer, or are required by law.

Note 8: Records:
Regulation 3-5-1 Section 7 (N) provides that each title entity shall maintain adequate documentation and records sufficient to show compliance with this regulation and Title 10 of the Colorado Revised Statutes for a period of not less than seven (7) years, except as otherwise permitted by law.

Note 9: Pursuant Regulation 3-5-1 Section 9 (F) notice is hereby given that "A title entity shall not earn interest on fiduciary funds unless disclosure is made to all necessary parties to a transaction that interest is or has been earned. Said disclosure must offer the opportunity to receive payment of any interest earned on such funds beyond any administrative fees as may be on file with the division. Said disclosure must be clear and conspicuous, and may be made at any time up to and including closing."

Be advised that the closing agent will or could charge an Administrative Fee for processing such an additional
services request and any resulting payee will also be subjected to a W-9 or other required tax documentation for such purpose(s).

Be further advised that, for many transactions, the imposed Administrative Fee associated with such an additional service may exceed any such interest earned.

Therefore, you may have the right to some of the interest earned over and above the Administrative Fee, if applicable (e.g., any money over any administrative fees involved in figuring the amounts earned).

**Note 10:** Pursuant to Regulation 3-5-1 Section 9 (G) notice is hereby given that "Until a title entity receives written instructions pertaining to the holding of fiduciary funds, in a form agreeable to the title entity, it shall comply with the following:

1. The title entity shall deposit funds into an escrow, trust, or other fiduciary account and hold them in a fiduciary capacity.

2. The title entity shall use any funds designated as "earnest money" for the consummation of the transaction as evidenced by the contract to buy and sell real estate applicable to said transaction, except as otherwise provided in this section. If the transaction does not close, the title entity shall:
   
   (a) Release the earnest money funds as directed by written instructions signed by both the buyer and seller; or
   
   (b) If acceptable written instructions are not received, uncontested funds shall be held by the title entity for 180 days from the scheduled date of closing, after which the title entity shall return said funds to the payor.

3. In the event of any controversy regarding the funds held by the title entity (notwithstanding any termination of the contract), the title entity shall not be required to take any action unless and until such controversy is resolved. At its option and discretion, the title entity may:
   
   (a) Await any proceeding; or
   
   (b) Interplead all parties and deposit such funds into a court of competent jurisdiction, and recover court costs and reasonable attorney and legal fees; or
   
   (c) Deliver written notice to the buyer and seller that unless the title entity receives a copy of a summons and complaint or claim (between buyer and seller), containing the case number of the lawsuit or lawsuits, within 120 days of the title entity’s written notice delivered to the parties, title entity shall return the funds to the depositing party."
Title Company of the Rockies

Disclosures

All documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section. Pursuant to C.R.S. 30-10-406(3)(a).

The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent: or until the Proposed Insured has notified or instructed the company in writing to the contrary. Pursuant to C.R.S. 10-11-122.

No person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawals as a matter of right. Pursuant to C.R.S. 38-33-125(2).

The Company hereby notifies the proposed buyer in the current transaction that there may be recorded evidence that the mineral estate, or portion thereof, has been severed, leased, or otherwise conveyed from the surface estate. If so, there is a substantial likelihood that a third party holds some or all interest in the oil, gas, other minerals, or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the property without the surface owner's permission. Pursuant to C.R.S. 10-11-123.

If this transaction includes a sale of property and the sales price exceeds $100,000.00, the seller must comply with the disclosure/withholding requirements of said section. (Nonresident withholding) Pursuant to C.R.S. 39-22-604.5.

Notice is hereby given that: The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that: Pursuant to Colorado Division of Insurance Regulation 8-1-2;

"Gap Protection" - When this Company conducts the closing and is responsible for recording or filing the legal documents resulting from the transaction, the Company shall be responsible for all matters which appear on the record prior to such time or recording or filing; and

"Mechanic's Lien Protection" - If you are the buyer of a single family residence, you may request mechanic's lien coverage to be issued on your policy of Insurance. If the property being purchased has not been the subject of construction, improvements or repairs in the last six months prior to the date of this commitment, the requirements will be payment of the appropriate premium and the completion of an Affidavit and Indemnity by the seller. If the property being purchased was constructed, improved or repaired within six months prior to the date of this commitment the requirements may involve disclosure of certain financial information, payment of premiums, and indemnity, among others. The general requirements stated above are subject to revision and approval by the Company. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that an ALTA Closing Protection Letter is available, upon request, to certain parties to the transaction as noted in the title commitment. Pursuant to Colorado Division of Insurance Regulation 8-1.

Nothing herein contained will be deemed to obligate the Company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.
# GARFIELD COUNTY TREASURER

## Certificate of Taxes Due

<table>
<thead>
<tr>
<th>Certificate Number</th>
<th>2022-00999</th>
</tr>
</thead>
<tbody>
<tr>
<td>Account Number</td>
<td>R200100</td>
</tr>
<tr>
<td>Parcel</td>
<td>217902300003</td>
</tr>
<tr>
<td>Assessed To</td>
<td>MENDOZA, IGNACIO &amp; GUTIERREZ, JUVENCIO &amp; CARRANZA</td>
</tr>
<tr>
<td></td>
<td>BEIJ TRAN, URBANO</td>
</tr>
<tr>
<td></td>
<td>PO BOX 72</td>
</tr>
<tr>
<td></td>
<td>NEW CASTLE, CO 81647</td>
</tr>
<tr>
<td>Situs Address</td>
<td>Title Company of The Rockies - Glenwood Springs</td>
</tr>
<tr>
<td></td>
<td>1620 Grand Avenue</td>
</tr>
<tr>
<td></td>
<td>Glenwood Springs, CO 81601</td>
</tr>
</tbody>
</table>

### Legal Description

ALSO A TR. OF LAND CONT. 1.131 AC. +/- AS DESC. IN BNDY LINE ADJ. REC#730586 AND QCD REC#730586 TOTAL: 3.214 AC. +/- Section: 2 Township: 6 Range: 92 A PARCEL OF LAND IN THE SW1/4 SEC 2

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax</th>
<th>Interest</th>
<th>Fees</th>
<th>Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>$1,576.88</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$1,576.88</td>
</tr>
</tbody>
</table>

Total Tax Charge: $1,576.88

Grand Total Due as of 03/29/2022: $1,576.88

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

<table>
<thead>
<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>GARFIELD COUNTY</td>
<td>13.5610000</td>
<td>$255.62</td>
<td>1 AC TO L/T 5 AC</td>
<td>$65,000</td>
<td>$18,850</td>
</tr>
<tr>
<td>GARFIELD COUNTY - R &amp; B</td>
<td>0.0940000</td>
<td>$1.78</td>
<td>Total</td>
<td>$65,000</td>
<td>$18,850</td>
</tr>
<tr>
<td>TOWN OF SILT</td>
<td>8.9730000</td>
<td>$169.14</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COLORADO RIVER FIRE PROTECT</td>
<td>9.1020000</td>
<td>$171.57</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COLO RIVER WATER CONS</td>
<td>0.5010000</td>
<td>$9.44</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SILT WATER CONSERVANCY</td>
<td>0.8290000</td>
<td>$15.63</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GRAND RIVER HOSPITAL</td>
<td>11.5710000</td>
<td>$218.11</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SCHOOL DISTRICT RE-2</td>
<td>32.5080000*</td>
<td>$612.77</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COLORADO MTN COLLEGE</td>
<td>4.0130000</td>
<td>$75.64</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GARFIELD COUNTY PUBLIC LIBR</td>
<td>2.5030000</td>
<td>$47.18</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Taxes Billed 2021</strong></td>
<td><strong>83.6550000</strong></td>
<td><strong>$1,576.88</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Credit Levy

Balances due for Tax Sale Liens are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees that may be added after September 1, 2022, making it advisable to contact the Treasurer's Office prior to remittance.

TO AVOID DELAYS IN THE ISSUANCE OF CERTIFICATES OF REDEMPTION, IT IS RECOMMENDED THAT PAYMENTS TO REDEEM TAX LIENS BE MADE WITH CERTIFIED FUNDS, DEFINED AS CASH, CASHIER'S CHECK, MONEY ORDER OR WIRE TRANSFER.

Special taxing districts and the boundaries of such districts may be on file with the Board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

---

Mar 29, 2022 10:37:03 AM
GARFIELD COUNTY TREASURER
Certificate of Taxes Due

Carrie Couey
Treasurer, Garfield County

109 8th Street, Suite 204
Glenwood Springs, CO 81601

Mar 29, 2022 10:37:03 AM
<table>
<thead>
<tr>
<th>Account Number</th>
<th>Property Address</th>
<th>City</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>000123</td>
<td>123 Main Street</td>
<td>City</td>
<td>County</td>
</tr>
<tr>
<td>000234</td>
<td>456 Elm Avenue</td>
<td>City</td>
<td>County</td>
</tr>
<tr>
<td>000345</td>
<td>789 Oak Drive</td>
<td>City</td>
<td>County</td>
</tr>
<tr>
<td>000456</td>
<td>101 Pine Street</td>
<td>City</td>
<td>County</td>
</tr>
<tr>
<td>000567</td>
<td>202 Maple Lane</td>
<td>City</td>
<td>County</td>
</tr>
<tr>
<td>000678</td>
<td>303 Cedar St</td>
<td>City</td>
<td>County</td>
</tr>
</tbody>
</table>

**RECEIVED APR 19 2022**
ALVARADO, ALEJANDRO & LOURDES
1730 ORCHARD AVENUE
SILT CO 81652

BARBONE, RYAN R
318 KIM DRIVE
SILT CO 81652

CALIX, SONIA I
326 KIM DRIVE
SILT CO 81652

CARNAL, HAROLD R & RIVERA-CARNAL,
1904 PICKETT LANE
SILT CO 81652

CREECH, RIAN JAMES
402 KIM DRIVE
SILT CO 81652

DEFRIES, KATHRYN L
1804 PHEASANT COVE
SILT CO 81652

DUNCAN, PATRICK
670 N 16TH STREET
SILT CO 81652

FRAZEE, SHEILA A & LEROY W
1908 PICKETT LANE
SILT CO 81652

GALLEGOS, CHRIS
426 KIM DRIVE
SILT CO 81652

GIESELMAN, PAUL FRANCIS & BERNIER
PO BOX 1948
RIFLE CO 81650

GRANT, RYAN & ANGELA
434 KIM DRIVE
SILT CO 81652

HERNANDEZ, ROGELIO & LETICIA.
PO BOX 64
NEW CASTLE CO 81647

HERT, NATALIE
921 COUNTY ROAD 218
SILT CO 81652

HOLGUIN, CRUZ
11749 COUNTY ROAD 320
RIFLE CO 81650

JENSEN, JUANITA J
1722 ORCHARD AVE
SILT CO 81652

KENNEDY, LUKE M & DESIREE
919 COUNTY ROAD 218
SILT CO 816529793

LEWIS CISNEROS, MARCO & GARCIA, FI
1738 ORCHARD AVENUE
SILT CO 81652

MASIMER, AARON M REBECCA J
310 KIM DRIVE
SILT CO 81652-8715

MENDOZA, IGNACIO & GUTIERREZ, JUVE
PO BOX 72
NEW CASTLE CO 81647

MIZE, MICHELLE
6775 COUNTY ROAD 309
PARACHUTE CO 81635

PEREZ, EDMUNDO GUERRERO
1820 PHEASANT COVE
SILT CO 81652

SERNA, OCTAVIO
1816 PHEASANT COVE
SILT CO 81652

SERRANO CASTELLON, OSMIN ANTONIC
1900 WILLITS LANE #21
BASALT CO 81621

SMITH, STEPHEN R & TIPPET-SMITH, SA-
302 KIM DRIVE
SILT CO 81652

TOWN OF SILT
231 N 7TH STREET
SILT CO 81652

WALKER, TERI
1802 ORCHARD AVENUE
SILT CO 81652

RECEIVED APR 19 2022
Vicinity Map
Scale: 1" = 500'
QUIT CLAIM DEED

THIS DEED, made this 8th day of November, 2017, between ZB, N.A. dba VECTRA BANK COLORADO, whose address is 2000 S. Colorado Blvd., Suite 2-1200, Denver, CO 80222 ("Grantor"), and the TOWN OF SILT, whose address is 213 North 7th Street, Silt, CO 81652 ("Grantee").

WITNESSETH that the Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents, does remise, release, sell and QUIT CLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the water shares, together with improvements, if any, situate, lying and being in the County of Garfield, State of Colorado, legally described as follows:

WATER SHARES CURRENTLY RECORD AT RECEIPT No. 808001, CLERK AND RECORDER OF GARFIELD COUNTY, CO

As follows:

Six (6) water shares in Ware and Hinds Ditch, acquired September 12, 2011 and previously recorded under Receipt No. 697191;

Two (2) water shares in Ware and Hinds Ditch, acquired September 12, 2011 and previously recorded under Receipt No. 713319; and

Two (2) water shares in Ware and Hinds Ditch, acquired September 12, 2011 and previously recorded under Receipt No. 724885

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in any way thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

ZB, N.A. dba VECTRA BANK COLORADO

By: ____________________________
   Stuart Scales, Vice President

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 8th day of November, 2017, by Stuart Scales, in his capacity as Vice President of ZB, N.A. dba Vectra Bank Colorado.

Witness my hand and official seal.

[SEAL]

MARK WALCOTT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114003147
MY COMMISSION EXPIRES APRIL 29, 2019
MINERAL EXHIBIT

NOTES
1. THIS MINERAL EXHIBIT IS BASED ON TITLE COMMITMENT FILE NO. 454-H0316397-610-ETO, DATED AUGUST 17, 2011 BY HERITAGE TITLE COMPANY, DOCUMENTS OF RECORD AND MONUMENTS FOUND IN PLACE AS INDICATED HEREIN.
2. THERE ARE NO RESERVED MINERALS LISTED IN SCHEDULE B, SECTION 3 THAT ENCUMBER THE PARCEL OF LAND THAT IS DESCRIBED IN THE LEGAL DESCRIPTION FOR SAID TITLE COMMITMENT.

PROPERTY DESCRIPTION
A PARCEL OF LAND SITUATE IN THE SW1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 52 WEST OF THE 6TH PM, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND BEING A PORTION OF THE PARCELS OF LAND AS DESCRIBED IN BOOK 538 AT PAGE 68 AND BOOK 1211 AT PAGE 561 AND BOOK 1125 AT PAGE 344 OF THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2, A 3 1/4" ALUMINUM CAP LS NO. 36572 IN PLACE, THENCE N. 88°29'20" E. 210.49 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN BOOK 538 AT PAGE 68 AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 218 (GRAND AVENUE), THE TRUE POINT OF BEGINNING, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N. 00°00'43" W. ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND 131.49 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1125 AT PAGE 344 AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE, THENCE DEPARTING SAID WESTERLY LINE S. 00°14'27" W. AND ALONG SAID SOUTHERLY LINE 115.75 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, THENCE DEPARTING SAID SOUTHERLY LINE N. 00°00'43" E. ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND 106.20 FEET, THENCE DEPARTING SAID WESTERLY LINE S. 00°56'14" E. 417.22 FEET TO A POINT ON THE EASTERNLY LINE OF SAID PARCEL OF LAND, THENCE S. 03°39'20" E. 158.28 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL OF LAND, THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THIRTY (3) COURSES:
1. N. 46°04'20" W. 33.41 FEET;
2. N. 77°48'20" W. 27.10 FEET;
3. N. 22°13'19" W. 124.78 FEET TO A POINT ON THE EASTERNLY LINE OF A PARCEL OF LAND AS DESCRIBED IN BOOK 1211 AT PAGE 561 AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE, THENCE DEPARTING SAID EASTERNLY LINE S. 00°09'25" E. 246.25 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE, THENCE DEPARTING SAID EASTERNLY LINE S. 89°00'16" W. ALONG SAID NORTHERLY RIGHT-OF-WAY 183.34 FEET TO THE POINT OF BEGINNING.

Schedule B-2, Exception No. 12
John J. Diuere and Emma Diuere
Reserved undivided 1/2 interest in all oil, gas and other minerals
Book 392, Page 258
Dated February 20, 1968
4.993 Acres

COUNTY OF GARFIELD, STATE OF COLORADO
Town of Silt Planning Commission Meeting  
Tuesday May 17, 2022   6:30 PM

Rislen PUD Rezoning and Subdivision Sketch plan  
Final Review Discussion

5/12/2022 /2022

<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Rislen – PUD Zoning and Subdivision Sketch Plan</th>
</tr>
</thead>
</table>
| Applicant                                | August Group LLC, DBA Rislen
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       | The Land Studio, Inc.
Doug & Julie Pratte
365 River Bend Way
Glenwood Springs, CO 81601
970.927.3690 |
| Civil Engineer                           | High Country Engineering
1517 Lake Avenue, Suite 101
Carbondale, CO 81623
970.945.8676 |
| Project Attorney                         | Balcomb and Green
Chad Lee, Esq.
818 Colorado Avenue
Glenwood Springs, CO 81601
970.945.6546 |
| Project Architect                        | Red House Architecture
Bruce Barth |
| Water Engineer                           | NA |

| Property Location                        | West of BLM regional office
South of I70
East of County Road 311 (Divide Creek Road) |
| 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 |
<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Event center, multifamily residential, accommodations, mixed-use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of Parcel Subject to application</td>
<td>51.131 acres</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Vacant</td>
</tr>
<tr>
<td>Silt Comprehensive Plan</td>
<td>Service and Commercial Support</td>
</tr>
<tr>
<td>Parcel &amp; Reception Numbers</td>
<td>217911200007</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Parcel Letter a of the BLM exemption plat, recorded at reception # 741836</td>
</tr>
</tbody>
</table>

I. Public hearing – PUD Zoning
   Review of Major Subdivision Sketch Plan

Tonight’s meeting is a continuation of last week’s hearing for the PUD Zoning and a continued discussion on the Subdivision Sketch plan. At tonight’s conclusion it is your charge to conclude the hearings and make formal recommendations to the Board of Trustees. The Board will take up this application in the second half of June.

Your comments related to both the PUD Zoning and the sketch plan/engineering comments have been quite favorable. I agree. This is a good project with a solid plan and I support the development concept, the zoning and the thought given and responses to the sketch plan/engineering information. My interest is in crafting simple conditions of support for the project which will allow it to go through the process but protect the Town in case there is a change in ownership which may lead in a direction where the Events Center is not a central feature of the project. I think that this Event Center and associated development can be a real asset to the Town and surrounding area and help to diversify the economy of this part of the Colorado River Valley. The applicant is proposing to use the river area in a responsible manner, provide a unique asset to the town, the mixed-use elements can help increase commercial viability of the to the area and depending on where CHFA funding for tax supported rentals goes, could even provide a real affordable and attainable rental housing option for area residents. The other housing noted within the project helps represent a good mix of housing options. The applicants are aware of the utility capacity and layout and have been responsive to staff and planning commission comments related to trail connections, access locations and related technical information. They also appear to be agreeable to locate access off Divide Creek Road opposite the Holiday Inn access point and have agreed to link into other trail efforts in the area when these trails are close to being constructed and connections are evident south of the Divide Creek Road/Colorado River Bridge area.

II. PUD Zoning Element

For this portion of Tonight’s meeting I am going to:

- quickly outline the main points that we touched on in the staff report and past commission meetings.
- Point out the important concepts/items especifics
- Touch base on compliance with the Town’s PUD Approval Criteria.
- Provide recommendation and suggested motion.
Main discussion items from May 3 meeting.

Phasing schedule. I think this phasing schedule was acceptable and it is repeated below.

**PHASING/DEVELOPMENT SCHEDULE**

<table>
<thead>
<tr>
<th>Building / District Development</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Years 5+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 3 ‘The Beacon’ Gathering Spot</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 1 Multi-Family Residential</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 6 ‘Rislende Place’ Events Center</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tracts 2,3,4 Commercial/Residential Mixed-Use*</td>
<td>Evaluated</td>
<td>Planned</td>
<td>Started</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>Tracts 5,7 Single-Family Residential†</td>
<td>Evaluated</td>
<td>Started</td>
<td>Ongoing</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

Maximum Residential Development Potential. This also appeared acceptable. The potential was:

- 160 total residential units
- 72 at northeast corner by BLM – 50 right now are proposed to be tax supported rental units
- 16 single-family units in central portion of the project.
- 72 residential units as part of mixed-use buildings along frontage Road.

Maximum nonresidential potential

- Events Center district - 20,000 ft.² per acre
- maximum lot coverage at 70% in both Event Center and mixed-use districts (same as in town code – consists of land under building footprint, not total impervious surface which would include parking).
- Maximum building size and mixed-use district – 30,000 ft.².

Building Height.

- 25 feet in lodging district.
- Event’s center District commercial/residential mixed-use – 40 feet.
- 35 feet in multifamily residential district

Landscaping.

- 18%; minimum landscaped area as a percentage of total disturbed lot area.

Open space and Parkland
• 25% in open space and/or Parkland of total project acreage
• Parkland dedication according to proposing credit for private recreational facilities across the subdivision in lieu of public dedication. Allowed by Section 16.04.540 (specifics will need to be worked out by agreement). 3.6 acres proposed – 2.5 of active/1.2 of passive Parkland

Uses in zone district
• most taken from town code. Appears acceptable – very flexible from a development perspective.

III. Quick summary of Staff comments which need to be included in a motion or in detail by agreements as project moves forward.

• PUD guide provided as draft Ordinance at PUD zoning. I would preferr that an ordinance or resolution be crafted separately and at PUD guide stand on its own. Would be easier to amend if possible.
• Site plan review and some other zoning elements (e.g. definition of lot coverage) taken from present town code and often times cited by an “*” - asterisk. I believe somehow these items need to be addressed specifically in the PUD guide. If the town code changes significantly over time (example, there is no more site plan review or if the town code gets too difficult such as a specific site plan review for a single-family house) it would be good to defer somehow to the PUD guide itself. If you accept this staff comment I will need to work out the specifics as this moves towards the Board level review.
• Change in ownership for some reason, whether by default, death etc. I would like to make sure that the Event Center is developed in the first portion of the project such as indicated by the proposed development/phasing schedule.
• Vested Rights. The original Divide Creek Center had a five-year vested rights. For residential and a 10 year vested rights from date of recordation for commercial. I would support vested rights time period of more than three years.
• River Area. The original divide Creek agreement with the town dedicated the entire island area (7.36 acres in that plan) and dedicated it outright to the town. In this plan applicant proposes to retain private ownership of that island area. This seems acceptable with what is being proposed and what their intent related to the development and management/maintenace of it has been represented. I would recommend in return for this change that the land area of the present Divide Creek Center that is in the river be dedicated to the Town. The Town’s only dedicated domestic water source is the river and this is of utmost importance of the town. I also think the future of the communities along the Colorado River is to embrace the river and encourage public ownership of the river bottom.

IV. Staff Findings

Staff makes the following findings related to the PUD Application:
The application complies with the PUD approval criteria contained in Section 16.12.030 E of the Silt Municipal Code as follows:

A. The project has an appropriate relationship to the surrounding area, with no adverse effects on the surrounding zone districts within the town, and determined by the board; and

B. Adequately address pedestrian and other non-motorized transportation; and

C. Adequately addresses pedestrian and other non-motorized transportation; and

D. Provides open space and/or parkland in an amount at least twenty-five percent of the total project acreage; and

E. Provides for a variety in housing types and densities, where the PUD proposes only residential development; and

F. Provides adequate off-street parking for all proposed uses; and

G. Includes appropriate Cluster development; and

H. Proposes density in conformance with the comprehensive plan; and

I. Is at least two acres in total area; and

J. Is comprised of only those land uses permitted by the PUD ordinance; and

K. Details all those zoning regulations that may differ from standard districts; and

L. Includes the provisions of C.R.S. §24-67-105(G); and

Planning Recommendation

Staff Recommends that the Planning Commission recommend to the Board that they approve the Rislende application, PUD Development and Zoning Plan with the following conditions:

1. That the PUD guide be reworked to be a standalone document which will be included as part of the approval exhibits.
2. That critical concepts such as Site Plan Review and lot coverage be reworked as part of the PUD Guide so that their importance is retained for the project in case the underlying Silt Municipal Code Sections are amended or eliminated.

3. That in order to protect the Town that under change of ownership by reason of default, death or other such means that the Event Center is considered critical and still will be required to be developed in conformance with the proposed development/phasing schedule as shown in the application.

4. That a mutually agreeable appropriate vested rights time frame be included in the Final Development Agreement.

5. That the area indicated as PUD – River Zone be dedicated to the town as part of the subdivision approval.

6. Other conditions as noted necessary by the Planning Commission

SKETCH PLAN REVIEW

We had an extensive discussion on sketch plan issues last week with the applicant and the applicant’s engineer, High Country Engineering was present. That was not a public hearing.

1. Applicable Municipal Code sections

Pertinent sections for the Planning Commission Review are contained in sections 16.04.020 and 030 of the SMC. Review criteria are contained in 160.04.030 E (1-6). I am including the sections of the code as part of the staff report.

CODE EXCERPT BELOW

E. Within fifteen days following the planning department’s review of the application, the town shall schedule a public meeting before the commission to consider the application, using the following guidelines:

   1. Conformance to the town’s comprehensive plan, as amended from time to time;
   2. Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas, and other physical characteristics;
   3. Availability of domestic water means of wastewater collection and treatment, access, and other utilities and services;
   4. Compatibility with the natural environment, wildlife, vegetation and unique natural features;
   5. Public costs, inefficiencies and tax hardships; and
   6. Conformance to the town’s zoning code, if land has been previously annexed and zoned within the town.

Referral Comments
I am repeating the Town Engineer’s initial comments below. As an FYI, town staff and the applicant team had a separate zoom meeting on these items and that discussion was repeated more or less at the last P&Z meeting.

Town Engineering comments initial comments.

- It’s important to note the presence of high groundwater. This will require additional measures during construction and material selections to ensure watertight pipelines for potable water and sanitary sewer.
- Since the property is along the river and offsite drainages run through it, it should be evaluated by an ecologist for the presence of any USACE jurisdictional wetlands.
- This property is along the Colorado River which is the only Town drinking water source. Therefore water quality is of upmost importance. All stormwater and snowmelt runoff must be run through BMPs that treat the water quality capture volume (WQCV). Detention is not critical, but the BMPs should also be included to screen floating debris up to the 100-year event.
- This property is contained within the regionally accepted LOVA Trails Master Plan document. There appears to be a narrow gravel path extending through most of the project, but the application documents don’t acknowledge LOVA Trails and it appears that the path may be too narrow. I don’t know the trail has to be hard surfaced at this time, but it should at least include the appropriate width (10-ft for hard surface and 1-ft shoulder on each side?), a structural aggregate platform that can support maintenance vehicles and a crusher fine surface.
- The trail is shown running along the river behind BLM. The river bank in that area has experienced significant erosion in the recent years. Bank armoring will be necessary if the trail is to be constructed along that section.
- Pedestrian crossings must be provided at CR311 in the E/W direction and the N/S. The crossing near the tunnel is ‘mid-block’ and in a high-speed area making it a hazard. It should be deleted.
- The Future Access centerline off CR#311 must align with the centerline of the Holiday Inn Access.
- We should limit the number of vehicle and pedestrian conflict whenever possible. The project proposes 4 accesses off River Frontage Road in a section of road that has a posted speed of 45 mph from the east, but where I often observe vehicles travelling at 65-75 mph in both directions. The subdivision layout already includes utilities and easements running E/W through the center from CR#311 to the BLM through and a portion of subdivision road behind Tract 1. It seems logical to develop this property instead with a single roadway in this same utility corridor and eliminate three (3) accesses off the high speed Frontage Road. Doing so might also reduce project costs because CDOT highway improvements typically cost more than subdivision roads and the length of roads between Tracts 3/2 and 2/1 appear to match the distance behind Tract 2. See the image below.
Last Meetings Discussion

I think that the last meetings discussion as well as the interaction between Town Staff and the applicant were all positive. The applicant’s team gave their feedback on was probably the most problematic of Town recommendations and that was to consider moving the main circulation for the project south towards the river. I generally agree with their comments. The applicant will be looking at reasonable access under the frontage road but does not want the main circulation to be located basically at the edge of the River Island. The applicant stated that they would work on having access to Tract 4 directly opposite the Holiday Inn access point so there is no offset and will work at reasonable access points from the River Frontage Road.

The applicants are aware of the utility layout situation and it appears as if all appropriate easements are being proposed or can readily be proposed. The applicant also agreed to be ready to hook up to trail connections from the south near the divide Creek/ Colorado River Bridge when there is something to which to connect. There was general concurrence that there should not be a regional path south of BLM and that probably the best main path in that area is on the south side of the frontage road was safe connections across County Road 311 as well as connections to the I 70 underpass. Doug Pratte has put together a path diagram to document the discussion. See Attached. Please note that photos from the underpass are included on that diagram sheet.
Planning Commission Charge

Section 16.04.040 of the Municipal code states that after the meeting on the sketch plan the commission shall recommend to the board approval, approval with conditions or denial of the sketch plan application.

Staff Recommendation and findings:

Staff finds the following:

II. The applicant has submitted a sketch plan application and has met the guidelines contained in Section 16.040.030 E (1-6).
III. The applicant has met with town staff to discuss town sketch plan engineering comments and is also discussed same with the Planning Commission.
IV. The applicant is continuing to work with staff on putting together an acceptable Preliminary Plan application for the project and major subdivision based on meeting the Town Staff concerns.

Staff Recommendation: Staff recommends that the Commission recommend to the Board approval of the sketch plan application with the general direction of the application and response to the town’s comments and concerns.
The intent of this application is to establish a ten-lot subdivision from what is currently referred to as Divide Creek Center – a 51-acre parcel south of the I-70 Frontage Road and east of CR 311. The items in this application address Silt’s requirements per section 16.04.010.B. for “Major Subdivision PUD Sketch Plan” applications.

Contents

Parcel Overview and Planning Objectives........................................................................................................3
Land Uses and Zoning: Existing and Proposed ..................................................................................................4
Adjoining Land Uses and Zoning .....................................................................................................................4
Estimate of Proposed Residential Units ........................................................................................................4
Estimate of Population on Commercial Areas ................................................................................................5
Overview of Water and Sewer Plans ...............................................................................................................5
Water Rights Dedication ..................................................................................................................................6
Evidence of Legal Access ................................................................................................................................6
Statement of Geologic Characteristics ............................................................................................................6
Overview of Planned Development Phasing ....................................................................................................6
Site Plan and Supporting Documents ............................................................................................................7
Submitted by:

August Group LLC, DBA Rislende
Mitchell Weimer, Cole Buerger
121 Polo Road
Glenwood Springs, CO 81601
mitchell.weimer@gmail.com
colin.buerger@gmail.com
202-215-1576

The Land Studio, Inc.
Douglas J. Pratte
365 River Bend Way
Glenwood Springs, CO 81601
landstudio2@comcast.net
970-927-3690

High Country Engineering
Roger Neal
1517 Blake Avenue, Suite 101
Glenwood Springs, CO 81601
rneal@hceng.com
970-945-8676

Balcomb & Green, P.C.
Chad Lee, Esq.
818 Colorado Ave
Glenwood Springs, CO 81601
clee@balcombgreen.com
970-945-6546
Parcel Overview and Planning Objectives

In 2007, the town of Silt approved the annexation of the subject parcel of land. Later that same year the Board approved a subdivision exemption for a BLM regional office along the property’s eastern edge. In 2013, the then-owner of the land submitted an Amended and Restated Annexation and Development Agreement (“ARADA”) as well as a Planned Unit Development (“PUD”) zoning plan. Both the ARADA and the PUD were approved by the Silt Board of Trustees in 2013.

The 2013 ARADA and PUD laid out a vision for a number of single- and multi-family residential units with designated open space along the river. The plan was never final platted and for the last eight years the parcel of land has sat undeveloped, providing for little more than agriculture and cattle grazing.

In early 2021, August Group LLC entered into contract to purchase approximately 48 acres of the land, leaving approximately 3.4 acres with the current owner, Silt 70 LLC. Together, the LLCs are writing a new ARADA and PUD to reflect an updated and dramatically different approach to developing the overall parcel. This Sketch Plan Application is included with our Major Subdivision PUD approval process, wherein we seek approvals of the new ARADA and PUD documents.

August Group LLC comprises Mitchell Weimer and Cole Buerger, both native Coloradans currently residing in Glenwood Springs, Colorado. Their vision for development and operations will happen under the banner brand of “Rislende”.

The overall parcel plan is as depicted on the attached site plan document. The 3.4± acres remaining under the current owner are located in the northeast corner of the parcel, abutting the I-70 frontage road to the north and the BLM parcel to the east. The 48± acres being sold to August Group LLC include the remaining acreage between County Road 311 (aka 16th Street, aka Divide Creek Road) and the BLM office, a small triangle of land to the east of the BLM office, a thin strip running along the southern edge of the BLM parcel, and the river island – with the parcel’s property line extending to the Colorado River’s midpoint.

Our planning objectives are to create a coordinated phased development comprising housing, commercial and office spaces, and upscale riverfront venues for leisure, events, and special attractions – with broad natural and manicured open spaces and parklands throughout the property. Further, the development is designed to complement the town of Silt and the region; provide needed and highly desirable goods and services, along with employment opportunities; respect and protect the natural beauty and importance of Colorado River riverfront; and provide both passive and active parkland activities for residents and visitors.
Land Uses and Zoning: Existing and Proposed

Existing: The subject parcel is currently zoned through an approved PUD from 2013. That document established two zones: commercial/mixed-use and open space. The zones were developed to support a housing development that did not come to fruition, and the parcel today sits unused except for some agriculture and cattle grazing.

Proposed: As depicted on the attached sketch plan document, our proposal establishes five zones across eight tracts: multi-family residential (1 tract, 3.4± ac), events (1 tract, 3.8± ac), lodging / single-family residential (2 tracts, 4.2± ac total), commercial/residential mixed-use (3 tracts, 10.6± ac total), a river island tract (7.4± ac), a river tract (20.1± ac), and access/utility ROW (1.8± ac)

Parkland Dedication: Per Silt Municipal Code 16.04.540, we are proposing a full and complete credit for private recreational facilities across the subdivision, in lieu of public dedication of parkland. Please find attached a “Rislende Parkland Dedication” document that outlines our position in detail. In that document, we calculate a parkland requirement of 2.91 acres. Our plan creates over 3.6 acres - 2.5 acres of active parkland and 1.2 acres of passive parkland.

Adjoining Land Uses and Zoning

To the north: I-70 and frontage road

To the east: BLM regional offices and Colorado River

To the south: Colorado River, Silt Municipal Park, and Garfield County unincorporated land owned by Frei Family Limited Partnership and used for gravel extraction

To the west: County Road 311, a 2.41 acre city-owned parcel at the corner of CR311 and River Frontage Road (currently vacant, zoned commercial), and a Holiday Inn Express & Suites on a 5.81 acre riverfront parcel.

Estimate of Proposed Residential Units

The multi-family residential zone provides a maximum density of 20 units per acre, or 72 units in total (approximately 180 residents).

The lodging / single-family residential zones provide a maximum density of 4 units per acre, or approximately 16 units in total (approximately 56 residents). The commercial/residential mixed use zone provides a maximum number of 72 units across the parcel (approximately 180 residents).
When fully developed, using these planning guidelines, Rislende would support a total of approximately 160 units and 416 residents (across multi- and single-family residences).

**Estimate of Population on Commercial Areas**

The commercial/residential mixed use zones prescribe a minimum lot size of 12,500 sf and a maximum building size of 30,000 sf. Detailed commercial design will be provided for approval during the site plan reviews for those zones as they are developed.

**Overview of Water and Sewer Plans**

**Domestic water** will be provided by the Town of Silt via a public water system. Connection to this system has been anticipated since 2007 when the original development was submitted and the BLM parcel was developed. The water and sewer main lines were installed along the I-70 Frontage Road in 2004-2005 as an extension to the Coal Ridge High School. Water will be connected into the frontage road 10” waterline and will have an internal 8” C900 waterline loop installed. This loop will go from the 10” main line along the Frontage Road into the property to provide services and fire hydrants and return to the main line. An additional connection may occur across CR311 to the west if an additional loop is required. It is expected that this development will have similar EQR usage as the 2013 proposal but is being evaluated to verify.

**Irrigation water:** A well currently exists on the property and is expected to be capped and abandoned. A new well will replace it and will function as the source of irrigation for the proposed development. The well to be constructed is included in Silt’s augmentation plan and is denoted as Silt Well No. 2. All lots will have irrigation line extensions and all landscaping will be irrigated via these lines. (Exception: Tract 1 proposes irrigation with municipal water.)

**Wastewater disposal:** The property currently has an existing sewer main located along the southern side of the I-70 Frontage Road. A 15” main and manholes approximately every 500’ run the east-west length of the property. The northeastern Tracts 1 and 2 will be able to gravity flow into this main with the addition of a service line to each property. Tracts 3, 4, 5, 6, and 7 will be serviced from a line extension located adjacent to CR 311 at the access road to the Holiday Inn. This line has been sized to accommodate this development and a connection point has been provided near this access point. The line extension will require a deep cut or bore under the County Road. The line will then be extended into the development along an established utility corridor to serve Tracts 3-7.

**Other utilities:** In 2007 the parcel was split and the BLM building was built on a separate parcel. The BLM addition, along with the Coal Ridge High School, prepared the Frontage Road corridor along the property with all of the necessary access to utilities – including gas, electric, fiber optic, and cable.
Water Rights Dedication

The parcel’s water rights dedication, including the conveyance to the town of four shares of Grand River Ditch Company, was executed as part of the annexation development agreement in 2007.

Proposed municipal water usage: EQR calculations will be provided during site plan review(s) for specific projects as they are developed. Early estimates indicate that when fully developed, the parcel is unlikely to exceed the 213 EQR credits provided to the parcel as part of the annexation agreement.

Proposed non-potable water irrigation: Silt Well #2, on the property near the old homestead foundation and near where The Beacon is planned, shall be our legal and physical source of supply, as proposed by the Town of Silt (Case Number 07CW219), with a credit allowing 4.6 acres of irrigation annually.

Evidence of Legal Access

The parcel is adjacent to an I-70 frontage road, owned by CDOT, which provides legal access per the town’s standards.

Statement of Geologic Characteristics

Please find attached a Preliminary Geotechnical Engineering Study and Geologic Site Assessment for the subject parcel, dated May 30, 2008 and prepared for Stillwater Commercial LLC.

Overview of Planned Development Phasing

As a guide, our current high-level plan† is below:

<table>
<thead>
<tr>
<th>Building / District Development</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Years 5+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 3 ‘The Beacon’ Gathering Spot</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 1 Multi-Family Residential</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tract 6 ‘Rislende Place’ Events Center</td>
<td>Started</td>
<td>Developed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tracts 2,3,4 Commercial/Residential Mixed-Use*</td>
<td>Evaluated</td>
<td>Planned</td>
<td>Started</td>
<td>Ongoing</td>
<td></td>
</tr>
<tr>
<td>Tracts 5,7 Single-Family Residential*</td>
<td>Evaluated</td>
<td>Started</td>
<td>Ongoing</td>
<td>Ongoing</td>
<td></td>
</tr>
</tbody>
</table>

†Current plan, subject to change
*To be evaluated, planned, and built in phases
Site Plan and Supporting Documents

A. Land Use Application Form
B. Agreement to Pay Form
C. Title Commitment
D. Property Owners within 200’
E. Sketch Plan
F. Parkland Dedication Supplemental
G. Statement of Geologic Characteristics
H. Mark Chain email re: legal access
I. Engineering Report
PRELIMINARY

Rislende PUD

Town of Silt, Garfield County, Colorado
Parcel No: 217911200007

SKETCH PLAN CIVIL ENGINEERING REPORT

February 22, 2022

HCE Project Number: 2211047.00

Prepared for:
Mitchell Weimer

By: ____________________________
Roger D. Neal, P.E.
TABLE OF CONTENTS

SECTION

I. PURPOSE
II. LOCATION
III. ACCESS
IV. WATER SUPPLY
V. WASTEWATER DISPOSAL
VI. OTHER UTILITIES
VII. STORM WATER DRAINAGE/FLOODPLAIN
VIII. REFERENCES

TABLE OF FIGURES

Figure 1 – Vicinity Map
Figure 2 – Survey of Parcel
Figure 3 – PUD Map Showing Access Locations and Tracts
Figure 4 – FEMA FIRM Map for Parcel
Figure 5 – Natural Resources Conservation Services Soils Map
Figure 6 – Proposed Site Improvements
Figure 7 – Proposed Floodplain Per CLOMR
Figure 7 – FEMA Floodplain Map Affecting Property

REFERENCES


APPENDICES

SCS Soil Information
NOAA Precipitation
Well Information
CLOMR
I. Purpose

The purpose of this report is to address the roadway, waste water disposal, utilities, storm water drainage, public services for the proposed residential, commercial and recreational modifications of the 9 (nine) tracts for the property located at 54 311 County Road, Silt, Colorado, 81652.

II. Location

The proposed Rislende PUD property is a 9-tract commercial development located in the Town of Silt, Garfield County, Colorado. The northern property boundary is adjacent to the I-70 Frontage Road and the Colorado River Valley BLM office. The western boundary is adjacent to County Road 311, and the southern and eastern boundary is bordered by the Colorado River. The Rislende PUD Commercial Property is approximately 51.2-acres and is located in Sections 10 and 11, Township 6 South, Range 92 West of the Sixth Principal Meridian. The Colorado River flows southwesterly adjacent to the property and around an island contained within the property boundary along the south side. Figure 1 shows the parcel in red with the surrounding property boundaries shown in lighter red. The plat of the parcel is filed at the Garfield County Clerk and Recorder’s Office, and shown in Figure 1. The Parcel number is 217911200007. See Figure 1 and Figure 2 for Vicinity Map and Survey of Parcel.

![Figure 1: Vicinity Map (Subject Parcel Shown in Red)](image_url)
Figure 2: Survey of Parcel

III. Access

- Access to the parcel is provided via five (5) access entrances directly from County Road 311 and I-70 Frontage Road (aka River Frontage Road). Access 1 entrance is approximately 200-feet south from the intersection of County Road 311 and River Frontage Road. This drive would access Tract 4 from County Road 311. Access 2, also providing access to Tract 4, is located approximately 550-feet east, along Frontage Road from the intersection of County Road 311 and the Frontage Road. Access 3 entrance is approximately 1020 feet east along River Frontage Road from the intersection of County Road 311 and River Frontage Road and provides access to Tracts 2, 3, and 5. This location provides a primary access to the property and terminates in a cul-de-sac for turnaround access. The road will provide access to Tracts 2, 3, 5 and possibly 6 if joint access uses are developed on the tracts. The remaining two access points are located approximately 1,650’ and 2,240’ east of the County Road 311 and Frontage Road intersection. This access is proposed to be a loop access and will provide access for Tracts 1, 6 and 7 (see Figure 3 for locations). These access points are similar to the access points approved with the 2007 submittal. These locations will provide fire access and turnaround for all of the tracts, with the exception of Tract 4, which will have to provide adequate turnaround on site or connect the two access locations on that Tract. Tracts 8 and 9 are recreation Tracts and access will be from within other areas of the development.
IV. Water Supply

Water for domestic use, will be provided by the Town of Silt via a public water system. Connection to this system for this parcel has been anticipated since 2007, when the original development was submitted and the BLM parcel was the only lot developed. The water and sewer main lines were installed along the I-70 frontage road in 2004 - 2005 as an extension to the Coal Ridge High School. Water will be connected into the frontage road existing 10” waterline and have an internal 8” C900 waterline loop installed. This loop will go from the 10” mainline in the Frontage Road, into the property to provide services and fire hydrants, and back out to the mainline further down the road. An additional connection may also occur across County Road 311 to the west near the road to the Holiday Inn Suites. This loop will only occur if an additional loop is required beyond the frontage road. It is expected that this development will have similar "EQR"s (equivalent residential units) usage, but will be evaluated to verify that the development will be at or under the original EQRs that were previously evaluated in 2007. See Sketch Plan map for described layout.

A well currently exists on the property and is expected to be abandoned. A new well is planned to replace this well and will function as the source of irrigation for the proposed development. This well that is to be constructed, is included in a Town of Silt augmentation plan and is denoted as Silt Well No. 2. Details regarding the well and augmentation are included in the Appendix. All lots will have an irrigation line extended to each property line and all landscaping is proposed to be irrigated via the newly installed irrigation line. See Sketch Plan map for layout.

V. Wastewater Disposal

The property currently has existing sewer main infrastructure located on the northerly side of the property along the Highway 70 frontage road. A 15” main and manholes approximately every 500’ run the entire length of the property. The northeasterly properties Tracts 1 and 2 will be able to gravity flow into this main with the addition of a service line to each property. Tracts 3, 4, 5, 6, and 7 will be serviced from a line extension located adjacent to County Road 311 at the access road into the Holiday
Inn Suites. This line has been sized to accommodate the development and a connection point has been provided near this access point. The line extension will require a deep cut or bore through the county road. This line will then be extended into the development along an established utility corridor to serve the previously identified tracts.

The lift station near the Holiday Inn Suites for that area and the proposed area will be evaluated for capacity and determination of any required modifications. HCE will work with the town engineer to determine sizing the amount of flow that can be handled before an upgrade to the lift station will be required. It is our understanding that this was anticipated in 2007 and an upgrade or new lift station was anticipated.

VI. Other Utilities

In 2007 the parcel was split and the BLM building was constructed on a separated eastern parcel. The BLM addition along with the construction of the Coal Ridge High School in 2005 prepared the frontage road corridor along this property with all of the necessary utilities to extend into this development. The corridor includes, gas, overhead electric, fiber optic telecommunications, and cable. Services include Xcel Energy for gas and electric service, CenturyLink for telephone and network, and Comcast for cable.

VII. Storm Water Drainage/Floodplain

The subject property is identified as being 51-acres in size according to county records and the exemption plat (Figure 3). HCE has previously prepared a CLOMR on the property through FEMA. The CLOMR was prepared to delineate the fill area of the property that was previously, and now currently proposed, to be modified to raise grade on the property above the current floodplain elevations. FEMA has indicated that since the floodplain mapping has not changed since the CLOMR application that the CLOMR is still active and can proceed to completion without submitting a new CLOMR application.

The proposed development is shown on FEMA's FIRM map for the Town of Silt, Community Number 080205, Panel Number 1092C, and effective date of August 2, 2006. On the effective FIRM, the Colorado River was studied by detailed methods downstream of the County Road 311 crossing (Section G - #512.1). The proposed development is in Zone A and Zone X. Zone A is special flood hazard areas subject to inundation by the 1% annual chance flood with no base flood elevations determined (100-year storm event). Zone X is areas outside the special flood hazard areas. See Figure 4 – Existing FIRM Map.

The soil types, as designated by the Natural Resources Conservation Services are Kim loam, 3 to 6% slopes (#40), Potts loam, 6 to 12% slopes (#56), Torrifluvents, nearly level (#65) and Wann sandy loam, 1 to 3% slopes. The Hydrologic Soil Group for Kim loam, Potts loam, and Wann sandy loam are type 'B' – soils having a moderate infiltration rate when thoroughly wet. The soils in the map unit Torrifluvents, which are located along the lower bench of the Colorado River, are classified as hydrologic group 'D' – soils having a very slow infiltration rate when thoroughly wet.
The proposed Rislende PUD commercial development consists of overlot grading operations, installation of utilities, roads and drainage facilities. The building pad sites will be filled to elevate them above the proposed base flood elevation. The fill placed will need to be armored with riprap to protect the stream bank from erosion.

The majority of the site sheet flows from north to south towards the Colorado River. Two proposed onsite...
Figure 7 – Proposed Floodplain Per CLOMR

VIII. References:
