<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>Agenda</td>
<td></td>
<td></td>
<td>Tab A</td>
</tr>
<tr>
<td>6:30</td>
<td>Call to Order</td>
<td></td>
<td>Chair Williams</td>
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<tr>
<td></td>
<td>Roll Call</td>
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<tr>
<td></td>
<td>Pledge of Allegiance</td>
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</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>
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</tr>
<tr>
<td>6:40</td>
<td>Consent agenda –</td>
<td>Action Item</td>
<td>Tab B Chair Williams</td>
</tr>
<tr>
<td></td>
<td>1. Minutes of the July 5, 2022 Planning &amp; Zoning Commission meeting</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Conflicts of Interest</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Agenda Changes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6:40</td>
<td>All In Brewing – Special Use Permit to allow Brewery at 401 Main St.</td>
<td>Public Hearing Action Item</td>
<td>Tab C Planner Chain</td>
</tr>
<tr>
<td>6:40</td>
<td>All In Brewing – Site Plan Review for a Food Truck in conjunction with Brewery – 401 Main Street</td>
<td>Public Hearing Action Item</td>
<td>Tab D Planner Chain</td>
</tr>
<tr>
<td>7:00</td>
<td>All in Brewing – Site Plan Review for a Food Truck in conjunction with Brewery – 401 Main Street</td>
<td>Public Hearing Action Item</td>
<td>Tab D Planner Chain</td>
</tr>
<tr>
<td>7:15</td>
<td>River Run – Temporary Storage Tent for Construction Materials</td>
<td>Action Item</td>
<td>Tab E Planner Chain</td>
</tr>
<tr>
<td>7:30</td>
<td>Identify Topics to discuss with Board at 8/8 Work Session</td>
<td>Discussion</td>
<td>Tab F Planner Chain Verbal</td>
</tr>
<tr>
<td>7:40</td>
<td>Planners Report</td>
<td>Info Item</td>
<td>Planner Chain Planner Chain</td>
</tr>
<tr>
<td>7:45</td>
<td>Commissioner Comments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:55</td>
<td>Adjournment</td>
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</tbody>
</table>

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, September 6, 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, July 5, 2022. Chair Williams called the meeting to order at 6:33 p.m.

Roll call

Present Chair Lindsey Williams
Vice-chair Joelle Dorsey
Commissioner Eddie Aragon
Commissioner Robert Doty
Commissioner Michael Bertaux
Commissioner Charlienna Chancey

Absent Commissioner Kim Leitzinger

Also present were Town Administrator Jeff Layman, Planner Mark Chain, Community Development Administrative Assistant Dusti Tornes.

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the June 7, 2022 Planning & Zoning Commission meeting.

Commissioner Bertaux made a motion to approve the consent agenda as presented. Vice Chair 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.

Belle Vista Site Plan Review Lot 1

Planner Chain introduced this project and went over his staff report. He went over the history of Belle Vista/Village at Painted Pastures. Lot 1 is the last of the three lots that comprise the project. He noted that construction had started for two multi-family buildings on Lot 2 and that they were still working on the subdivision infrastructure in that area. No development has occurred yet on Lot 3, which is the self-storage area.

Lot 1 is composed of three buildings totaling slightly more than 21,000 ft.² of warehouse, retail, office and other allowed uses according to the commercial section of the PUD. During the presentation a couple of items were noted:
• Building C did not presently meet perimeter setbacks and the applicant would proposing that this be done with the site plan submittal.

• There were still some remaining drainage issues that were being reviewed by the Town Engineer and this is being addressed in a condition of approval.

• The sidewalk on the north side of Building A was only 6 foot in width and the Town standard for this is 10 feet. Planner Chain noted that in this particular instance, there are factors that justify the 6 foot width to be appropriate, such as; the pedestrian circulation is pulled away from the building and is adjacent to landscaping, and there is not a large parking lot or circulation area to the north of the building.

Planner Chain thought that the buildings noted in the application met the Town’s design guidelines and would be good fit for the area. However, because there is no guarantee that these buildings will be issued a building permit in the immediate future, he wanted a condition of approval that would require the Building Official or Planner to review the exteriors and make sure that they are the same quality as submitted in the land use application, at the time of permitting. Planner Chain also noted that the Town Attorney has suggested an additional condition that required the applicant to submit an amendment to the Subdivision Improvements Agreement, updating the phasing schedule for the public improvements. He noted that it was his understanding that the developer had no concerns with that condition.

Julie Pratte provided some comments on behalf of the developer’s team. She noted that the structure had metal awnings and the height was approximately 28 feet. She also discussed some of the landscaping details. There were some questions from the Planning Commission related to drainage, parking and signage.

The Planning Commission discussed the application for a short time and found that it generally met the Town’s Site Plan Review standards, except where noted, and that these variations were acceptable. The project also appeared to meet the basic PUD zoning for the property.

Commissioner Bertaux made a motion to approve the Site Plan Review for Lot 1 of Belle Vista with the following conditions:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. The applicant shall work in good faith with the Town Engineer to resolve issues identified in the Boundaries Unlimited Inc. redlines; to the satisfaction of the Town Engineer and Staff, prior to the construction of any site improvements on the property.
3. All building exterior lighting in the project shall conform to the Town of Silt lighting standards.
4. Any changes suggested by the Fire Marshall will be incorporated into the plans for the project.
5. That proper site planning documents be resubmitted with building permit or prior to building permit showing accurate perimeter setbacks and compliance of Building C with side yard setback.
6. At time of building permit submittal, staff has the ability to review buildings proposed for actual site development and has the ability to ensure buildings are the same quality as submitted as part of the Site Plan Review Application and that they meet all standards contained in section 17.42.080

7. That screening details for the trash enclosures be provided at time of building permit.

8. That any outside storage be compliant with Town screening standards for the life of the project.

9. The approval of the site plan for Lot 1 is contingent upon the owner processing an amendment to the Subdivision Improvement Agreement for the Village at Painted Pastures updating the phasing schedule for completion of the public improvements and said amendment being recorded in the public records.

Doty seconded the motion. The motion passed unanimously by a vote of 5-0.

Planning Update

Planner Chain gave a brief update of this status of various planning issues and projects that have come before the Commission or that were anticipated in the near future.

Commissioner Comments

New Planning Commissioner Chancey introduced herself. The rest of the Commission welcomed her.

Adjournment

Commissioner Bertaux made a motion to adjourn. Vice Chair Dorsey seconded the motion, and adjourned the meeting 7:35 p.m.

Respectfully submitted,

Mark Chain, Lindsey Williams,
Planner Chair

Approved by the Planning Commission
# TOWN OF SILT
## PLANNING COMMISSION
### STAFF REPORT/AGENDA ITEM

Meeting Date: 8/02/2022

<table>
<thead>
<tr>
<th><strong>Project:</strong></th>
<th>All in Brewing Special Use Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant:</strong></td>
<td>All in Brewing, LLC Dbaz Brew Zone Silt</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>Nathaniel &amp; Joseph Kolbe</td>
</tr>
<tr>
<td><strong>Current Zoning:</strong></td>
<td>B-2</td>
</tr>
<tr>
<td><strong>Proposed Zoning:</strong></td>
<td>Same</td>
</tr>
<tr>
<td><strong>Present Land Use:</strong></td>
<td>Vacant portion of Condominiumized building</td>
</tr>
<tr>
<td><strong>Proposed Land Use:</strong></td>
<td>Small Batch Brewery</td>
</tr>
<tr>
<td><strong>Attachments:</strong></td>
<td>Land Use Application and Background Materials</td>
</tr>
</tbody>
</table>

## Background

Before you tonight is a request from All In Brewing, LLC for a Special Use Permit to establish a brewery in the Town’s B-2 zone district. Special use permits are issued by the Board after a decision is made and a draft resolution adopted at a public hearing. This is a scheduled public hearing. The planning commission reviews applications for Special Use Permits and makes recommendation to the Board of Trustees. The Board is the final decision-making body.

*Note: The Town approved a special use permit for all in brewing LLC for a small batch brewery in the fall of 2021 for 701 Main St. All In Brewing and the property owner had some disagreements and All In Brewing has chosen to look for new locational opportunities in the town.*
Breweries and bottling facilities are allowed by special use permit. Procedures for reviewing a Permit are outlined in Chapter 17.78 of the Silt Municipal Code. Currently the applicant has made an application to the state for the appropriate license to operate a small batch brewery. No local liquor license is required.

I. Description of Request

All in brewing LLC proposes to open a small batch brewery at 401 Main St. Their operating plan is included in the application. They are leasing one of the 10 spaces in a large condominimized building at the west end of town south of Main Street. The inside portion is approximately 3200 ft.² in size. They intend to have an outside patio on the south side of the building in a defined area basically 40 feet by 30 feet though the licensed outside area would be slightly smaller. They also intend to have a food truck serving food which will be either their food truck or a local food truck. There is a Site Plan Review as a separate, companion application for the food truck which will be handled as a separate agenda item at this evening’s meeting.

Applicant intends to operate 5 - 7 days a week. In the beginning they look at their tasting room operating 4 to 5 days a week as they experiment with the right amount of product and staff. The operation plan calls for closing at either 9 PM or 10 PM. They will be only serving beer brewed on site and there’ll be no hard liquor sold. There will be “beer to go”.

II. The Property

The property is approximately 1.5 acres in size and is located south of Main Street between 3rd Street on the west and 5th Street on the east (4th Street does not run south of Main Street in this area). The building itself is slightly over 25,000 ft.² in size and was built in 1974. The structure was built before zoning and other subdivision regulations existed in the Town. It is an industrial/warehouse type of building and presently houses a marble fabricator, a garage door company, the ATV repair and service facility at 5th and Main as well as other tenants.

The property was condominiumized in 2002 into 10 units. That application was made by a previous landowner. Property owner installed the sidewalk, concrete access driving surfaces and parking areas. A new sewer service line was installed. The present or previous property owner also was required to put the doorways on the north side of the building in an effort to try to provide Western type feel for the area as has been suggested by the town along Main Street in this area. There was also landscaping installed along the south side of Main Street but it was reported to me that that was poisoned and all trees and shrubbery was destroyed.

The property is bounded by the railroad in the south and Front Street does not extend to this area. Basically, this is the west end of what was formally a more industrial and warehouse area of the town.
Garfield County, CO

Brew Zone Silt
Entire Property

Overview

Legend
- Parcels
- Roads
- Parcel/Account Numbers
- Highways
  - Limited Access
  - Major Road
  - Local Road
  - Minor Road
  - Other Road
  - Ramp
  - Ferry
  - Pedestrian Way
- Owner Name
- Lakes & Rivers
- County Boundary Line

Account Number | R040615
Parcel Number   | 217910227011
Acres          | 0
Land SqFt      | 64,562
Tax Area       | 035
2019 Mill Levy | 83,6550

2019 Total Actual Value | $0
Last 2 Sales
Date               | Price
3/11/2014          | $0
5/23/2012          | $0

Date created: 7/27/2022
Last Data Uploaded: 7/26/2022 11:39:38 PM

Developed by

Brew Zone Lease area
III. Comprehensive Plan General Policies and Goals– Designated Urban Growth Areas

Downtown

The Comprehensive Plan as amended in 2017 designates this parcel with a Downtown Land Use Designation. The description of this Designation indicates that properties with this Land Use Designation are clearly expected to be the town’s retail commercial core with attractive storefronts. This particular use fits in very well with the Downtown Land Use Designation. Eventually, it is hoped that downtown improvements including wider sidewalks, planters, street art etc. are eventually completed within a 16-block area from 16 Street to 1st Street. The buildings in this particular area in general are more Industrial in nature than what the comprehensive plans envisions at the present time. I see this big block as well as the area long Front Street as being semi-warehouse/industrial with the combination of office and retail over time – similar to what RINO used to be in Denver.

IV. Pertinent Silt Municipal Code - B-1 (General Business) Zone District

17.13.020 Schedule of uses.

<table>
<thead>
<tr>
<th>Type of Use Requested</th>
<th>B-1 Zone District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brewery and bottling facilities</td>
<td>Special Use Permit</td>
</tr>
</tbody>
</table>

(Comment: As noted previously, breweries are noted as a special use. Food service is an allowed use by right in the B-2 zone District).

17.78.010 Special use.
A special use is granted by a special use permit which is defined at Section 17.08.550. A special use may or may not be appropriate and may or may not be allowed by the board, in its discretion in a particular zone district.

17.78.020 When allowed.
Special uses may be permitted only upon prior approval of the board. The Board shall first receive and consider recommendations from the planning and zoning commission and town administration and shall conduct a public hearing.

17.78.030 Review Criteria for Planning Commission Decisions
Criteria for review of Special Use Applications are:
A. Compliance of the application with this code;
   (Comment: Application is in general conformance with Chapter 17.78 Special Use Permits)

B. Compatibility of the proposal with the character of the surrounding area;
   (Comment: This proposal is in general compatibility with the surrounding area. And this particular use can fit in well in this eclectic area which includes service businesses, fabrication, some
retail etc. If successful, it may even bring additional requests to continue to provide Main Street style improvements on the south side of the right-of-way.

C. Desirability and need for the proposed use;
   (Comment: this use is appropriate and desirable for the downtown area and this part of town).

D. Encouragement of the most appropriate use of land throughout town;
   (Comment: This land use and density is appropriate for the specific location.)

E. Potential for adverse environmental influences that might result from the proposed use;
   (Comment: There appears to be no indication that adverse environmental influences could appear from the proposed use.)

E. Compatibility of the proposed use with the comprehensive plan; and
   (Comment: the proposal is compatible with the Comprehensive Plan as noted in the previous section.)

F. Adequate provision for ingress and egress of vehicular and other traffic; parking, servicing and loading/unloading; refuse and service areas; utilities; screening and buffering; signage; yards and open space; and any other items determined necessary or appropriate by the board.

Discussion/comments below:

1. Ingress and egress of the particular business and other traffic. Access to the site would be from 3rd Street.

2. Parking.
   - All land uses shall provide off street parking as required by the town’s off-street parking regulations (chapter 17.52) with the exception that 17.52.020 G allows uses in the downtown commercial district to count on street parking immediately adjacent to the parcel. There is plenty of parking on this property because it is relatively large and there are no other retail uses at least at this end of the building. It may need to be organized but there is plenty of room as one can see on the proposed site plan.
   - Parking standards related to the Silt Municipal Code would fall under the terminology “restaurants and taverns”. The park standard for this use is one parking space per 200 ft.² of area. There is more than enough parking for this use and even a significant expansion in the area.
3. Utilities. It appears that there would be no adverse impact to utilities and we would guess that present utilities are sized for the proposed business occupancy.

4. Miscellaneous.
   - There do not appear to be any unusual need for buffering or screening.

17.78.040 Application – Public Hearing – Enforceability

A. A person desiring a special use permit shall submit a written application on a form supplied by the town. The application shall address all review criteria. The town administration shall review the application and refer the same, with recommendations, to the planning and zoning commission. The planning and zoning commission shall consider the application at a regular meeting. The planning and zoning commission shall cause the application to be referred to the Board, with the town administration’s recommendations and the recommendations of the planning and zoning commission.

B. A public hearing shall be held by the Board after notifying adjoining property owners of the subject property and after posting notice of such hearing at least fifteen days prior to such hearing in a public place in the community.

C. Following the hearing, the Board shall issue its decision on the application. The board may grant, deny, or grant with terms and conditions the application. On any grant of special use permit, the board may impose terms, conditions, limitations, restrictions and requirements as the board deems necessary, advisable or convenient. With any such grant, the board shall include specific provisions to assure the town’s enforceability of the special use permit provisions and the applicant’s continuing compliance with all of its terms, conditions, limitations, restrictions and requirements. (Ord. 12, Series of 1984 § 8 (part)).

D. The applicant for special use permit or any other action under this chapter shall be responsible for all fees and charges incurred by the town in connection with such application, including, but not limited to, legal fees, planning fees, engineering fees, and filing or recording fees. In addition, the applicant shall submit a fifteen percent administrative fee based on the total of all consultant charges for the review of the special use permit application.

V. Staff’s General Reaction

I find this to be an interesting application. It is often difficult to have people envision a beverage place such as this in a larger warehouse and semi-industrial area. I think this can bring a different type of vitality to that part of Silt and expand the downtown area. If this was a new building and subject to Site Plan Review for its entire construction we would probably have additional conditions. My goal is to have a new type of establishment like this get established and help provide additional tax dollars to the town. Many places in the Roaring Fork and Colorado River Valleys would like to have
such a use that brings the general public into these transitional areas and provide more foot and vehicular traffic. (Messy vitality)

A. Staff Findings and Conclusions

Staff finds the following:

B. The application meets the provisions of the Comprehensive Plan
C. the application generally meets the review criteria for a Special Use Permit.

VI. Planner Recommendation:

Staff recommends approval of the Special Use Permit for All in Brewing LLC at the proposed location with the following conditions:

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

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

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

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

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

Recommended Motion: I move to approve the Special Use Permit for All in Brewing LLC dba Brew Zone Silt with the conditions noted above (Note: the Commission should add any necessary conditions brought up during the discussion and public hearing).
All in Brewing LLC  
DBA “Brew Zone Silt”  
401 Main St Suite “B”  
Silt, CO 81652  

6/17/2022  

Re: Letter of Intended construction / alterations  

To all concerned, please except this letter of intent for the land use of 401 Main Street Silt, CO.  

The intention is to bring our small batch micro-brewery to silt that we hope will add some social activity for the people of silt as well as the added revenue for the town. Craft breweries always have the potential to attract craft beer enthusiast’s and tourist from all over.  

Brew zone is a true small batch brewery with a construction themed tasting room. We are very excited to bring this small, blue-collar brewery to the hardworking town of Silt and look forward to growing together with the people and businesses of silt.  

The new brewery will have a full-time food truck whether it be ours or a local favorite. This is not only to satisfy Colorado beverage law but we believe craft food goes with craft beer.  

We do not feel there will be any negative impacts from having this business here in silt as outlined above. Our Hours will be such that we feel traffic will not be any worse than it is now, and tourist traffic brings tourist dollars.  

Being such a small batch brewery, we do not use even a small fraction of the water that big brewers do and we never waste water. We are very environmentally conscience, we conserve water, use re-fillable growlers for most of our take out and packaging will only be cans. Even in our décor and seating all of it is re-purposed construction materials.  

We look forward to working closely with the town, fire and police departments and will welcome any discussion with them on their concerns about public safety regarding security and hours of operation.  

A camera system will be installed inside and out as well we are considering a 24 hr monitored safety and fire alarm system.  

Thank you,  

Richard Lynch
ALL IN-BREWING LLC

DBA “BREWZONE SILT”

Owners / Operators

Richard Lynch
Hong Xu

June 17, 2022

operating plan as follows:

All in Brewing LLC has recently made an agreement to lease a 3200 square foot section of 401 main street silt. Property is B-2 commercially zoned. After months of searching for the perfect property while trying to remain in Silt, we feel this property is the most suited for the brewery and the town. The property boasts plenty of private parking, great interior space as well as a south facing patio area while maintaining both the “industrial” feel of the brewery and the “western” feel of Silt as well.

We are a small Batch, owner operated brewery boasting many different styles of “Home brew” style beer. Small batch allows for us to experiment on recipes, offer many more styles and eliminates waste and conserving water compared to larger breweries. This concept will not change.

All in brewing will also be serving up Pennsylvania style foods including authentic philly cheesesteaks, beer brats, perogies and more in our brand new “Brew zone” food trailer that will be permanently parked on site alongside the patio.

We will also be encouraging other local food trucks to come showcase their menus on designated days which we feel is important to maintain the multiple styles of recipes to go along with our brews.
On the patio there will be some type of shade whether it is a tent, umbrellas or a trellis to escape the sun as well as gas heaters in the winter so customers can enjoy the outdoors in the winter months.

The Brewery and food truck will meet all federal, state and county requirements while in operation. We have completed the state and federal licensing and for the sake of moving locations, these requirements will remain in place as follows:

The Brew kettles are 55 Gallons in capacity and mash tuns will be 25 gallons each in size and never larger than 60 gallons. (1 to 2 Barrel)

The fermenters will be 60 Gallon plastic(2bbl) and stainless steel with a brite tank that is 2bbl in size and located in the walk-in cooler.

The brewing area and tasting room will be separated by a 3’ steel safety railing and no guest will be permitted in the brewing area.

All in brewing will be licensed as a Colorado Brewery and will be owner operated.

Once the license is secured, we will commence brewing and will not open the tasting room until we have a minimum of 7 barrels ready to be taxed and served with a maximum of 17 barrels per month brewed and served.

We will also offer (re-fillable) growler and/or canned beer as “take – out” or “to - go” as well.

Business will also have state wholesale licensing for sales to outside vendors, bars and liquor stores.

Building will be secured with 24-hour video cameras inside and outside the entire building.

The brewing method as described above will include manual transfer of beer from fermenter to keg or bottles with the use of a pump and gravity fed. The kegs will be 5 to 15 gallon in size and will be stored in 10’x 8’ walk In cooler with taps either mounted directly on the walk in cooler or served from refrigerators
with tap tower mounted directly to top of refrigerator. Beer will be dispensed
directly from refrigerators and from the side of the walk-in cooler.

Only licensed beverages will be served and does not include spirits or any
Alcohol over 16%.

The brewery will operate 5 – 7 days a week. In the beginning the tasting room
will be open 5 days a week until we have the right amount of product and staff
to accommodate being open 7 days a week. The brewery will have “last call” as
well any music will end at 9 P.M. and never later than 10 P.M.

Sincerely,

All In Brewing LLC

[Signature]

Richard Lynch

Hong Xu
Town of Silt Community Development
231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108

Land Use Application Form

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

Project Name: ALL in Brewing LLC, “Brewzone silt”

Project Description / Property Information:

Address: 401 Manor St Silt, CO 81652    Parcel ID Number: 217910227011

Legal Description (attach additional sheets if necessary):

Section 10: Township: 6 Range: 92 O83E

common area, subdivisions, Silt Brewing LLC condos

Access to Property: 3rd Street from Manor Street

Acreage or Square Footage: 67,000 sq ft  Existing Land Use Designation: Commercial

Proposed Land Use Designation: Commercial

Existing Zoning: B-2  Proposed Zoning: B-2 Special Use

Proposed Use / Intensity of Use: Brewery, Manufacturing, tasting room, patio & food trucks

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

STAFF USE ONLY

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

Property Owner(s): Name: Kolbc, Joseph Phone: 970-948-5427
Company: JCH Building, LLC
Address: 1750 County Rd 189 Glenwood Springs, CO 81601

Authorized Rep.: Name: Richard Lynch Phone: 303-910-9063
Company: All in Brewing LLC
Address: 184 W 26th St. Rifle CO 81650

Engineer/Designer Name: Pan Sudmeier Designs Phone: 970-366-0389
Company: Pan Sudmeier Designs
Address: 512 Lake Court Basalt CO 81621

Billable Party: Owner Representative Engineer

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

Richard Lynch
Name (printed)

184 W 26th St. Rifle CO 81650
Address

303-910-9063
Phone

Signature

CA DL # CA Y69B45D4
Type of Identification

Disclosure of Property Ownership

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

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

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

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

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

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.
LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: All in Brewing LLC  Date: 6/17/2022

Location of Property: 401 Main St, Silt Co 81652

Land Use Request: B-2 (Special Use) Brewery with tasting room, patio & food truck

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

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

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

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

3. Explain how your request is compatible with the immediate area surrounding the site. Just on the outskirts of downtown, Brewery will be very accessible and will draw people to this end of town.

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

   Provides a diverse walk-up, bike-up, or drive-in, Home Brewery to compete with other restaurants & businesses downtown.

5. Detail any real or possible environmental, town service, or other impacts your request may have.  None!

Page 1 of 2
6. Are there or have there ever been any landfills on any part of the property included in your request?  
   Yes/ No

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

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

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

   This Location Provides Great Private Parking Just off Main Street & will Be a Big Boon for Downtown Growth!!
670 LLC
670 FRONT STREET
SILT CO 81652

BACK, DARYL JR & CAROLINE J
521 MAIN STREET
SILT CO 81652

CHENOWETH, JOHN JAMES & KIMBERL
6411 COUNTY ROAD 214
NEW CASTLE CO 81647-9786

COLORADO RIVER FIRE PROTECTION DIST.
1850 RAILROAD AVENUE
RIFLE CO 81650

GARCIA, ANGEL C & BERTHA E
159 RIVERBOAT DRIVE
NEW CASTLE CO 81647

M&M VENTURES INC.
1435 AIRPORT ROAD
RIFLE CO 81650

SCHLEIN, MARTIN I & ELLISON, SUSAN J
4474 COUNTY ROAD 100
CARBONDALE CO 816238809

STRONG, KENT A & KATHY LYNN
PO BOX 210
SILT CO 816520210

WIGHT, DOUGLAS J
PO BOX 453
SILT CO 81652

WIGHT, DOUGLAS JAMES
PO BOX 453
SILT CO 81652
PUBLIC NOTICE

You are hereby notified that the town of Silt planning and zoning commission/board of trustees will conduct a public hearing to consider the following application. The public hearing will be held on at 7:00p.m. In council chambers at Silt Town Hall, 231 N. 7th Street.

APPLICANT: All in Brewing LLC, Doing Business as “Brew zone Silt”

APPLICATION REQUEST: To open a Micro-Brewery with tasting room and outdoor seating

LEGAL DESCRIPTION: section: 10 township:6 range:92desc common area subdivision

COMMON DESCRIPTION: 401 Main Street Silt, between 3rd street and 5th street

For more information contact the town of silt community development department at PO Box 70, 231 N. 7th Street or call 970-876-2353.

Please provide Name of the applicant and other notice information when asking department about this notice.
Property Owner Affidavit

I, Joseph W. Kolbe, 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)

Joseph W. Kolbe
Name (printed)

1757 County Rd. 109, Glenwood Springs, CO 81601
Address

970-963-6424
Phone

Fax

Signature

Colorado Driver License
Type of Identification

County of Garfield
State of Colorado

Sworn to and subscribed before me this 30th day of June, 2022
(fill in day) (fill in month) (fill in year)

By Joseph W. Kolbe
(name printed)

Witness my hand and official seal.

Rosina Garcia
Notary Public


Rosana Garcia
Notary Public - State of Colorado
Notary ID 2008-0262683
My Commission Expires Jul 10, 2023
TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: ____________________________

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

In addition, I hereby affirm that on ______ day of ______________, 200__, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at Silt, 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.

Reynolds S. Lynch
Name of Applicant (printed)

________________________
Signature of Applicant Date

County of Garfield ss.
State of Colorado

Sworn to and subscribed before me this 13th day of April, 2022
(fill in day) (fill in month) (fill in year)

By Richard Joseph Lynch
Name (printed)

Witness my hand and official seal.

Notary Public

My Commission Expires: ______________

SANDRA LEE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20114011958
MY COMMISSION EXPIRES MARCH 11, 2023

CA DL #6984504

RECEIVED APR 20 2022
COMMERCIAL LEASE

THIS LEASE ("Lease") dated _______ June 2022 ("Effective Date"), is made by
and between Tres, Ltd., a Colorado Corporation ("Landlord") and
__ALL in BREWING, LLC a California LLC ("Tenant").

IN CONSIDERATION of the premises, the mutual covenants, promises and agreements
herein contained, and each and every act to be performed hereunder by them, Landlord and
Tenant enter into the following Lease.

TO HAVE AND TO HOLD the Leased Premises for the term and at the rental
hereinafter provided and upon the conditions and agreements hereinafter set forth.

1. LEASE AREA.

(a) Property. The Property shall mean all land, buildings, premises, parking area and other
improvements which are located on that real property legally described as:

Silt Building Condominiums as described on the Final Plat recorded with the Clerk and recorder,
Garfield County, including Unit 1, Unit 2, Unit 3A, Unit 3B, Unit 4, Unit 5A, Unit 5B, Unit 6,
Unit 7, and Unit 8 and all common areas appertaining thereto and located at 401 Main Street, Silt,
Colorado 81652, County of Garfield, State of Colorado, and is depicted on the Site Plan attached
as Exhibit "A" to this Lease, together with any improvements, right-of-way, easements and any
other rights, if any, appurtenant thereto (collectively "Property").

(b) Building. The building shall mean the buildings located on the Property and having a
street address of 401 Main Street, Silt, Colorado 81652, County of Garfield, State of Colorado, in which
the Premises is located as illustrated on Exhibit "A", containing approximately 27,387 square feet total,
together with any improvements, right-of-way, easements and any other rights, if any, appurtenant thereto
(collectively "Building").

(c) Leased Premises. The Leased Premises shall mean and as defined herein and upon the
terms and conditions set forth in this Lease, and Landlord and Tenant agree for the purpose of this Lease
the area of the Lease Premises shall be approximately 3,100 square feet of space (the "Premises"),
commonly known as Unit 4, 401 Main Street, Silt, Colorado 81652, together with any improvements,
right-of-way, easements and any other rights, if any, appurtenant thereto (collectively "Premises").

2. LEASE TERM AND RENT.

(a) Lease Term. The term of this Lease shall begin 15 August 2022 (the Rent
"Commencement Date") and shall extend through 31 July 2027 unless terminated sooner as provided
herein (the "Termination Date"). The Lease Term shall begin at twelve o'clock noon on the Rent
Commencement Date and shall terminate at twelve o'clock noon on the last day of the last calendar
month of the Lease Term, unless early terminated. The parties hereto acknowledge that all provisions of
this Lease other than those relating to the payment of Rent, as defined herein, apply prior to the Lease
(u) **Locks and Keys.** Landlord, at Landlords expense, will have all of the door locks to the Premises re-keyed on or before the Rent Commencement date. All of the Premises door locks will be keyed to a master key which the Landlord will retain. Tenant will not have the right to change and/or re-key any door locks to the Premises during the lease term (or any extension thereof) without Landlords prior written consent, which consent will not be unreasonable withheld. In the event Tenant receives consent to change and/or re-key the door locks to the Premises, Tenant, at Tenants sole cost and expense, will be required to use a Licensed Certified Locksmith and will have the door locks changed and/or re-keyed to conform to Landlords master key.

(v) **Arbitration.** If any claims, controversy, or dispute which arises out of this Agreement between the parties (“Dispute”) cannot be settled through negotiation, then any Dispute shall be resolved by arbitration conducted by a single arbitrator engaged in the practice of law under the then current rules of the American Arbitration Association (“AAA”). The Federal Arbitration Act, 9 U.S.C. Secs 1-15 shall govern the arbitrability of all Disputes. The arbitrator shall not have the authority to award punitive damages. The arbitrator’s award shall be final and binding and may be entered in any court having jurisdiction thereof. Each party shall bear its own costs and attorney’s fees and shall share equally in the fees and expenses of the arbitrator. The arbitration shall occur in the AAA regional office located in the City and County of Denver, Colorado.

(w) **Facsimile Transmittals.** The parties agree that a facsimile transmittal of this Lease shall be considered as an originally executed document and shall be binding upon the parties hereto. The parties further agree that the exact, originally executed Lease which was transmitted by facsimile shall be delivered to the appropriate party via U.S. Mail, messenger, or other acceptable delivery service, as stated herein, within seven (7) calendar days from the date of said facsimile transmittal.

(x) **Acceptance and Counterparts.** A copy of this document may be executed by each party, separately, and when each party has executed a copy thereof, such copies taken together shall be deemed to be a full and complete Lease between the parties.

**IN WITNESS WHEREOF,** Landlord and Tenant have executed this Lease as dated herein below.

**LANDLORD:**

Tres, Ltd. 

a Colorado Corporation

by and through their Agent, Joseph W. Kolbe

By: __________________________

Printed Name: Joseph W. Kolbe, Agent
Title: Vice President and Agent

Date: 1 July 2022

**TENANT:**

ALL in Brewing, LLC

a California Limited Liability Company

By: __________________________

Printed Name: Mr. Richard Lynch
Title: Owner and President

Date: 01/23/2022

EXHIBIT “A”
Legal Description

The Real Property located at Blocks 9 and 10, including that vacated alley and all of vacated 4th Street lying south of Main Street, all in the Town of Silt, Garfield County, Colorado according to Ordinance No. 69 recorded November 3, 1972 in Book 438 at Page 290 as Reception No. 25607 and the west 20 feet of the 5th Street right-of-way south of Main Street as vacated, according to Ordinance No. 29 series of 2001, recorded January 10, 2002 in Book 1319 at Page 830 as Reception No. 595486, containing 2.278 acres more or less.

All Real Property known as Silt Building Condominiums as described on the File Plat recorded on June 24, 2003 as Reception No. 630248 and the Condominium Declaration filed and recorded as Reception No. 630247 and all common areas appertaining thereto.

ADDENDUM

This is a Five Year Lease, With possible rate increases every year. Rate increases will be limited to Four Percent of the then base monthly rental rate or the "CPI" at that moment, whichever is higher plus the proportionate share of increases in the Real Estate Taxes and Insurance costs of Landlord. This possible increase will occur on 1 August 2023, 1 August 2024, 1 August 2025, 1 August 2026 and 1 August 2027 and be the monthly rate for the 12 payments of that Lease Year.

The First Term is only 11.5 Months and therefore only $46,000.00 for the year and only $2,000.00 for the time period 15 August 2022 through 30 August 2022.

Full term lease payments will amount to $238,000.00
Two Hundred Thirty Eight Thousand Dollars at a minimum.

Joe Kolbe and Tom Dudley shall each be given samples daily if they desire a sample for medicinal needs. Family

PER THIS LEASE TENANT RECEIVES APPROVAL TO COMPLETE THE FOLLOWING
ALTERATIONS TO THE SPACE! ALL WORK TO BE PERFORMED BY LICENSED PROFESSIONALS
APPROVED BY LANDLORD. ALL IN ADVANCE ENSURE.

1. Install glass garage doors
2. Install floor drains, hot water heater
3. Run electric for equipment
4. Sign in front above roof

3. hkris of some type over patio

28
5. Until all the covenants and conditions of said Lease on the Tenant's part to be performed and observed are fully performed and observed, the Guarantor: (a) shall have no right of subrogation against the Tenant by reason of any payments or acts of performance by the Guarantor in compliance with the obligations of the Guarantor hereunder; (b) waives any right to enforce any remedy which the Guarantor now or hereafter shall have against the Tenant by reason of any one or more payment or acts of performance in compliance with the obligations of the Guarantor hereunder; and, (c) subordinate any liability or indebtedness of the Tenant now or hereafter held by the Guarantor to the obligations of the Tenant to the Landlord under said Lease.

6. The Guarantor expressly waives all right to receive notices of default by the Tenant in the performance or observance of any of the terms of the Lease, including, but not limited to, payment of rent, common area maintenance, or other charges (including reasonable attorney's fees and costs) owed by the Tenant under the terms of the Lease, and waives all right to receive demand to perform any obligations of the terms of the Lease which the Tenant has failed to perform or observe. Guarantor agrees to pay all costs and expenses, including reasonable attorneys' fees and costs that may be incurred by Landlord in the enforcement of this Guarantee.

7. This Guarantee shall apply to the said lease, any extension or renewal thereof, and to any holdover term following the lease term granted or any extension or renewal thereof.

8. This instrument may not be changed, modified, discharged, or terminated orally or in any manner other than by an agreement in writing signed by the Guarantor and the Landlord.

The Guarantor has executed this Guarantee of Lease July 2022.

GUARANTOR: ____________________________

Print Name: Richard Lynch

HOME ADDRESS (no P.O. Boxes): 1616 W 24TH ST. RTK 60865

TELEPHONE: (303) 910-9063 (HOME) ( ) (CELL)

( ) (OFFICE) Social Security No. 145-66-9000

Drivers License No. 16984501 ST.

Email ADDRESS: All in Bayley@A.M. 30

GUARANTOR: ____________________________

Print Name: ____________________________

HOME ADDRESS (no P.O. Boxes): ____________________________

TELEPHONE: ( ) (HOME) ( ) (CELL)

( ) (OFFICE) Social Security No. ____________________________
Project: All in Brewing
Site Plan Review

Applicant: All in Brewing, LLC
Db a Brew Zone Silt

Owner of Property: Nathaniel & Joseph Kolbe

Current Zoning: B-2

Proposed Zoning: Same

Present Land Use: Vacant portion of Condominiumized building

Proposed Land Use: Food Truck by Outside Seating Area

Attachments: Site Plan
Letter of Operation
Pictures of Food Truck

Background

This is a companion application to the Special Use Permit for All in Brewing for a small batch brewery at 401 Main St. The main review for the site has been for the indoor operation to make sure that it fits into the town code as a special use permit and that arrangements for building permit application, proper liquor licensing etc. have been met. This application is meant to ensure that access and site location for a relatively permanent food truck is appropriate for the area and does not present any access, safety or sanitary problems.

Town Regulations
Site Plan review application and procedures are set out in section 17.42.055 of the Silt Municipal Code. These are usually for the new construction of commercial structures and multifamily residential with 3 or more units or on a lot.

**Food Trucks**

If someone was bringing in a food truck for a special event or a very temporary nature we would not be going through a site plan review process. In fact, the Municipal Code is silent on food trucks. However, there been a few instances where people want to locate a permanent food truck and it has been in areas which would have presented some safety or access issues. Examples are requests for a food truck on the street were there were grade issues, no easy vehicular access or safe areas to pull over and park etc. So, until we can develop some companion administrative criteria to a business licensee or develop more formal regulations we thought it would be best to have long-term/permanent food trucks have a simplified site plan review.

**Description of Proposal**

All in Brewing intends to have a permanent or long-term food truck adjacent to their outdoor patio at 401 Main Street. Their proposed outside liquor service area to be included in their license is approximately 30’ x 32’. This area is on the south side of the building. It is shown on the site plan that is attached and as you also saw in the special use permit. There is a concrete apron in this area and that will be enlarged to include all of the seating area. To the west of this seating area the applicants intend to locate a full-time food truck. I have pictures of the proposed food truck. They are attached. Please note that the colors may be a bit more subdued than what you are seeing included in the packet.

**Relevant issues**

**Access.** Applicants have indicated that they will be directing all customers and visitors to enter the establishment from the north off of the parking lot area. The customers would then proceed to the establishment and go to the outdoor patio on the south side of the building. Vehicular access would come in from third Street to the parking area on the north. There is a bounty of parking as we previously discussed in the special use permit. We see no problems in this particular situation.

**Appearance of food truck.** This food truck or one of similar quality presents no issues that we are aware of. It would fit into the area nicely.

**Sanitary/health operations.** The food truck will have to have proper health department licensing and arrangements need to be made to collect all grease so it does not cause any problems for the wastewater system. That would be done by the health reviewing agency or to the time of permit with the town.

**Customer safety.** The patio will be fenced as required by liquor licensing. Vehicular access to the back of that part of the building will be discouraged.

**Miscellaneous.** There is wood and lumber stored outside the building but the majority of this is on the railroad right-of-way. It has been indicated to me that permission has been received from the railroad for storage of these materials. That is also been indicated to
me that the owner is trying to relocate this material as he’s trying to move this to a property that he is trying to purchase in Michigan.

**Staff Findings**

The location of the proposed food truck appears to be adequate and there is safe access and there should be no problems with parking. It does not appear to have any areas that could encourage rodents or other such vectors. Appearance is fine and should be a positive attribute for the town.

**Recommendation**

Approval of the special use permit for a permanent/long-term food truck at 401 Main St. All representations of the applicant should be considered terms of approval. Appropriate licensing and any required miscellaneous permits of the Town should be obtained.
All in Brewing LLC  
DBA “Brew Zone Silt”  
401 Main St Suite “B”  
Silt, CO 81652  

6/17/2022  

Re: Letter of Intended construction / alterations  

To all concerned, please except this letter of intent for the land use of 401 Main Street Silt, CO.  

The intention is to bring our small batch micro-brewery to silt that we hope will add some social activity for the people of silt as well as the added revenue for the town. Craft breweries always have the potential to attract craft beer enthusiast’s and tourist from all over.  

Brew zone is a true small batch brewery with a construction themed tasting room. We are very excited to bring this small, blue-collar brewery to the hardworking town of Silt and look forward to growing together with the people and businesses of silt.  

The new brewery will have a full-time food truck whether it be ours or a local favorite. This is not only to satisfy Colorado beverage law but we believe craft food goes with craft beer.  

We do not feel there will be any negative impacts from having this business here in silt as outlined above. Our Hours will be such that we feel traffic will not be any worse than it is now, and tourist traffic brings tourist dollars.  

Being such a small batch brewery, we do not use even a small fraction of the water that big brewers do and we never waste water. We are very environmentally conscience, we conserve water, use re-fillable growlers for most of our take out and packaging will only be cans. Even in our décor and seating all of it is re-purposed construction materials.  

We look forward to working closely with the town, fire and police departments and will welcome any discussion with them on their concerns about public safety regarding security and hours of operation.  

A camera system will be installed inside and out as well we are considering a 24 hr monitored safety and fire alarm system.  

Thank you,  

Richard Lynch
ALL IN-BREWING LLC
DBA “BREWZONE SILT”
Owners / Operators
Richard Lynch
Hong Xu
June 17, 2022

operating plan as follows:

All in Brewing LLC has recently made an agreement to lease a 3200 square foot section of 401 main street Silt. Property is B-2 commercially zoned. After months of searching for the perfect property while trying to remain in Silt, we feel this property is the most suited for the brewery and the town. The property boasts plenty of private parking, great interior space as well as a south facing patio area while maintaining both the “industrial” feel of the brewery and the “western” feel of Silt as well.

We are a small Batch, owner operated brewery boasting many different styles of “Home brew” style beer. Small batch allows for us to experiment on recipes, offer many more styles and eliminates waste and conserving water compared to larger breweries. This concept will not change.

All in brewing will also be serving up Pennsylvania style foods including authentic philly cheesesteaks, beer brats, perogies and more in our brand new “Brew zone” food trailer that will be permanently parked on site alongside the patio.

We will also be encouraging other local food trucks to come showcase their menus on designated days which we feel is important to maintain the multiple styles of recipes to go along with our brews.
On the patio there will be some type of shade whether it is a tent, umbrellas or a trellis to escape the sun as well as gas heaters in the winter so customers can enjoy the outdoors in the winter months.

The Brewery and food truck will meet all federal, state and county requirements while in operation. We have completed the state and federal licensing and for the sake of moving locations, these requirements will remain in place as follows:

The Brew kettles are 55 Gallons in capacity and mash tuns will be 25 gallons each in size and never larger than 60 gallons. (1 to 2 Barrel)

The fermenters will be 60 Gallon plastic(2bbl) and stainless steel with a brite tank that is 2bbl in size and located in the walk-in cooler.

The brewing area and tasting room will be separated by a 3’ steel safety railing and no guest will be permitted in the brewing area.

All in brewing will be licensed as a Colorado Brewery and will be owner operated.

Once the license is secured, we will commence brewing and will not open the tasting room until we have a minimum of 7 barrels ready to be taxed and served with a maximum of 17 barrels per month brewed and served.

We will also offer (re-fillable) growler and/or canned beer as “take – out” or “to-go” as well.

Business will also have state wholesale licensing for sales to outside vendors, bars and liquor stores.

Building will be secured with 24-hour video cameras inside and outside the entire building.

The brewing method as described above will include manual transfer of beer from fermenter to keg or bottles with the use of a pump and gravity fed. The kegs will be 5 to 15 gallon in size and will be stored in 10’x 8’ walk in cooler with taps either mounted directly on the walk in cooler or served from refrigerators
with tap tower mounted directly to top of refrigerator. Beer will be dispensed directly from refrigerators and from the side of the walk-in cooler.

Only licensed beverages will be served and does not include spirits or any Alcohol over 16%.

The brewery will operate 5 – 7 days a week. In the beginning the tasting room will be open 5 days a week until we have the right amount of product and staff to accommodate being open 7 days a week. The brewery will have “last call” as well any music will end at 9 P.M. and never later than 10 P.M.

Sincerely,

All In Brewing LLC

[Signature]

Richard Lynch

Hong Xu
Town of Silt Community Development
231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108

Land Use Application Form

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

Property Owner(s): Name: Kolbe, Joseph Phone: 970-948-5427
Company: J-17 Building, LLC Fax:
Address: 1750 County Rd 189 Glenwood Springs, CO 81601

Authorized Rep.: Name: Richard Lynch Phone: 303-910-9063
Company: All M Brewing LLC Fax:
Address: 184 W 26th St. Rifle CO 81650

Engineer/Designer Name: Pam Sudmeier Designs Phone: 970-366-0389
Company: PSP Designs Fax:
Address: 512 Lake Court Basalt CO 81621

Billable Party: Owner Representative Engineer

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

Richard Lynch
Name (printed)

184 W 26th St. Rifle CO 81650
Address

303-910-9063
Phone

Signature
C A D L # C A Y 6 9 8 4 5 0 4
Type of Identification

Disclosure of Property Ownership
— If owner is an individual, indicate name exactly as it appears on the deed.
— If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.
— If owner is a land trust, name beneficiaries on a separate page.
— If applicant is a lessee, indicate the owner(s) on a separate page.
— If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

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

You are hereby notified that the town of Silt planning and zoning commission/board of trustees will conduct a public hearing to consider the following application. The public hearing will be held on at 7:00 p.m. In council chambers at Silt Town Hall, 231 N. 7th Street.

APPLICANT: All in Brewing LLC, Doing Business as “Brew zone Silt”

APPLICATION REQUEST: To open a Micro-Brewery with tasting room and outdoor seating

LEGAL DESCRIPTION: section: 10 township:6 range:92 desc common area subdivision

COMMON DESCRIPTION: 401 Main Street Silt, between 3rd street and 5th street

For more information contact the town of silt community development department at PO Box 70, 231 N. 7th Street or call 970-876-2353.

Please provide Name of the applicant and other notice information when asking department about this notice.
Property Owner Affidavit

We, Joseph W. Kolbe, 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)

Joseph W. Kolbe
Name (printed)

1760 Country Rd, 109, Golden, CO 80401
Address

970-963-642x
Phone

Fax

Signature

Colorado Driver License
Type of Identification

County of Garfield
State of Colorado

Sworn to and subscribed before me this 30th day of June 2022.

By Joseph W. Kolbe
(name printed)

Witness my hand and official seal.

Rosalee M
Notary Public

My Commission expires: Jul 10, 2023
TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: ________________________________

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

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

Attached are:

1. Certificate(s) of Mailing (green cards and return receipts)

2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.

3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

____________________________________
Name of Applicant (printed)

____________________________________
Signature of Applicant

____________________________________
Date

County of ________________

State of ________________

 ss.

Sworn to and subscribed before me this _____ day of ________________ , 200__

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

By __________________________
Name (printed)

Witness my hand and official seal.

____________________________________
Notary Public

My Commission Expires: ____________________________

SANDRA LEE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20110011958
MY COMMISSION EXPIRES MARCH 11, 2023

CA DL #6984504

RECEIVED APR 20 2022
Meeting Date: 8/02/2022

Project: River Run Temporary Storage Tent

Applicant: Ray Nielsen

Owner: Camp Colorado

Current Zoning: PUD

Proposed Zoning: Same

Present Land Use: Vacant portion of Site

Proposed Land Use: Storage Tent

Attachments: Building Permit Application
Location Maps
Letter of Request

Background

Before you tonight is a different type of application than you have seen in the past. It is a referral from Community Development of a certain classification of a miscellaneous building permit request. Ray Nielsen who is the developer of the River Run small single-family home area is requesting to construct a 40 feet by 40 feet temporary storage tent structure in order to store appliances and finish construction materials for the small single-family home area. In typical times these things can be delivered with short notice. Disruptions in supply chain sometimes delays deliveries in the last few years. Also, people in the construction trades and even in various other industries now will bulk buy when certain items become available because they are not certain that they will be
available on short notice in the future. Therefore, the request for this temporary storage structure.

**The Property**

While the storage structure is for the River Run area it should be noted that River Run is part of the larger complex known as the KOA/camp Colorado/River run area. It is 56 acres in size approximately and I have attached a Location Map. The stored structure is proposed to be located to the east of the barn which is directly south of the old agricultural silo with the tree growing out of it. That is a landmark for most of you will look at. Ray has also provided another location map at my request. In essence, this storage structure is located “off-site”.

**Town Regulations**

Temporary structures may be built and approved for a period of 6 months. Because of the general economy, Ray is asking that the structure be allowed to remain 18 months and he may even need it for a slightly longer time frame.

Sometimes extensions can be granted administratively and in certain cases/jurisdictions there is an appeals board related to construction and building permits which allows an easy avenue to discuss things that are out of the normal scheme of things. We are taking this to the Planning Commission as the Trustees have indicated that River Run/Camp Colorado should stay within bounds of their allowed PUD zoning. This appeared to be the easiest way to deal with the situation.

**Structure**

Some cut sheets are provided with the application. The structure will be secured by utilizing soil screws/anchor bolts and will not be placed on a concrete foundation. The structure has a trust system and aluminum type of tube steel with a type of vinyl finish. It has a 30-pound snow load.

**Other Issues**

None that staff is aware of at this time.

**Recommendation**

Planning Staff recommends that you approve the temporary storage structure in the indicated location for a period of 18 months.
Camp Colorado Storage
Location Map

Account: R200740
Parcel Number: 217910200008
Acres: 56

Physical Address: 629 RIVER FRONTAGE RD
Owner Address: CAMP COLORADO RIVER LLC

2019 Total Actual Value: $2,377,700
Tax Area: 035
2019 Mill Levy: 83.6550

Last 2 Sales
Date: 8/20/2020
Price: $0
Date: 2/29/2020
Price: $0

Date created: 7/27/2022
Last Data Uploaded: 7/26/2022 11:39:38 PM

Developed by Schneider Geospatial
MISC BUILDING PERMIT APPLICATION

PERMIT NO. M22-131
ZONE DISTRICT Comm. PUD

Use of Property

Job address: 629 RIVER FRONTAGE ROAD
Legal Description: SEE ATTACHED
Lot No. ___ Block ___ Subdivision ___
Owner: PHILIP C. BURKE Phone No. 970-871-1582 Email address: raynielsen@gia.com
Mailing address: PO BOX 5150 EAGLE CO 81631
Contractor: HIGHCOUNTRYBC Town of Silt License #: B23133 Phone No. 970-471-0795
Contractor's Email address: info@highcountrybuilders.com
Describe Work: erect temporary storage shed structure

New __ Repair __

Sq ft of Lot(s): 56 ACRES Lot Coverage (Include Overhangs): 1600 SF
Total Sq ft or Linear ft of project: 1600 SF

Total Project Valuation: $16,000.00 Total Material Valuation: $16,000.00

Notice - READ AND INITIAL BEFORE SIGNING
This permit expires 180 days from the date of issuance. I certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

** REMINDER**
You must call for utility locates at 811 or 1-800-922-1987 at least 3 business days prior to digging for your project to prevent possible fines. The law has changed regarding rules for excavation. For more information, call the number above or go to the Colorado Utility Notification website: www.colorado811.org

Signature of Contractor / Date 6-20-22
Signature of Owner / Date 6-20-22

Valuation:

Permit Fee:
Plan Check Fee:
Use Tax:
Plumbing Permit:
Mechanical Permit:
Flood Plain: Yes ___ No ___ (If yes, see attached comments)

Total Due:
Date Paid:
Receipt #:
Bldg Dept Approval:
Planning Dept Approval:
June 20, 2022

Nicole Centeno
Building Official
Town of Silt
PO Box 70
Silt, Colorado 81652

Re: Misc. Building permit

Dear Mr. Centeno:

I am submitting to a miscellaneous permit application for a storage tent to be placed east of the existing barn on the Camp Colorado River property. This tent structure will be utilized for the storage of materials to construct the last phases of the River Run Homes project, as there will be no room onsite for the storage needed. As you may know, materials are difficult to get given the supply chain problems and we are never certain when we order items when they might be available. To help the contractor, we are purchasing items far in advance to ensure we can keep building out the project. I anticipate that the tent will be required for 16 months from the date that it is fully in place.

The general contractor will be High Country Builders of Colorado. There is no plumber, mechanical and electrical contractors. The tent will be secured utilizing soil screws, the site will be leveled out and gravel placed, no foundations are to be placed.

Please let me know if you have questions.

Very truly yours,

Ray A. Nielsen

RAN jc
Attachments
TMG-DT4040 Pro Series 40' x 40' Dual Truss Storage Shelter with Heavy Duty 21oz PVC Cover

$22,500.00 CURRENTLY IN STOCK 25%, OFF
FREE SHIPPING IN USA* Learn More

BUY NOW

Ideal for storing bark mulch, top-soil, gravel, stones, trucks, equipment and more
Solidly bolted connection on all trusses to increase stability
Heavy-duty galvanized steel tubes on all trusses and purlins
Mechanical winch roll-up doors on both ends
18' front door and 20' wide open rear door for large combines and machinery

Customer Support Team

How can I help you today?

Hello how can I help you?

Features
Specifications
Shipping Info
Description
Warranty

RECEIVED JUN 20 2022
Specifications

- Exact floor footprint: 40.3' (W) x 39.4' (L)
- Truss spacing: 8'
- Sidewall height: 11.5'
- Peak ceiling height: 21'
- Door opening clearance:
  - Front door: 18' (W) x 14' (H)
  - Rear door: 19.7' (W) x 12.5' (H)

Shipping Information

Packed in two metal crate shipping boxes
Box A shipping dimension: 122' x 45' x 49'
Box B shipping dimension: 111' x 45' x 49'
Shipping weight: 4855 lb

**This product is too large for tailgate delivery. Fork lift or equivalent is required to accept delivery.**
- Shipping from Richmond, VA

Product Description

The TMG Industrial Pro Series 40' x 40' Dual Truss 21oz PVC storage shelter provides shelter on construction sites, farms, equipment, dealerships, autos shops, and more. This improved Pro Series shelter features reduced truss spacing, solidly bolted connection and durable commercial grade PVC cover. Being relatively quick to build, only a few days to erect, and costing less than comparable utilities, this shelter is often used at construction sites as a swing shed or storing construction materials. Another common use is in the agricultural industry as a storage area for tractors and other machinery. Heavy-duty PVC cover and a sturdy dual truss frame mean this shelter is built to stand up to the weather. Keep your worksite dry in the TMG-U1404H Multi-Dual Truss storage shelter. Other sizes are also available in lengths at 60' and 80'.
WARRANTY DEED

THIS DEED is dated the 6th day of August, 2013, and is made between Ferguson Crossing, LLC, a Colorado limited liability company, the "Grantor" of the County of Mesa and State of Colorado and Camp Colorado River, LLC, a Colorado limited liability company the "Grantee," whose legal address is c/o Ray Nielsen, P.O. Box 5050, Eagle, Colorado 81631, of the County of Eagle and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of Two Million Two Hundred Thousand Dollars and No Cents ($2,200,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee’s heirs and assigns, all the real property, together with any improvements thereon, located in the County of Garfield and State of Colorado described as follows:

See Exhibit "A" attached hereto and made a part hereof.

also known by street address as: 520 River Frontage Road, Silt, Colorado 81652.

TOGETHER with all and singular there hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee’s heirs and assigns: that at the time of the enrolling and deliver of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

General taxes for the year 2013 and subsequent years; and those specific exceptions and described by reference to recorded documents as reflected in Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Record Title Matters) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements (including, cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Off Record Title Matters) and Section 9 (Current
Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described property; inclusion of the Property within any special taxing district; the benefits and burdens and of any recorded declaration and party wall agreements, if any.

Seller shall retain all oil, gas and other mineral rights, but covenants with Buyer that it shall prohibit any surface use of the property as well as the adjacent property retained by Seller for the purpose of oil, gas or mineral exploration or development.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee, and the heirs and assigns of the Grantee, against all and every person or persons lawfully claiming the whole or any part thereof.

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

FERGUSON CROSSING, LLC
a Colorado limited liability company

By:  ____________________________

STATE OF COLORADO  )
COUNTY OF GARFIELD )

The foregoing instrument was acknowledged before me this 16th day of August, 2013, by Ted V. Clark as Manager of Ferguson Crossing, LLC, a Colorado limited liability company.

Witness my hand and official seal

My commission expires 7/15/2014 Notary Public
SURVEY BOUNDARY DESCRIPTION

PARCEL ONE ADJUSTED:

SURVEY BOUNDARY DESCRIPTION
PARCEL ONE:

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

BEGINNING AT A POINT on the West line of the NW 1/4 of said Section 10 from which the Northwest corner of said Section 10 bears North 00°26'11" West 1364.47 feet; thence departing said West line South 67°12'29" East 11.44 feet; thence North 89°11'38" East 633.47 feet; thence North 00°11'12" West 27.81 feet to the Southerly right of way of Interstate 70; thence South 81°59'30" East 87.78 feet along said Southerly right of way to the West line of that tract of land as described in document recorded in Book 401 at Page 313; thence along the West line of said tract South 08°00'30" West 555.99 feet; thence leaving said tract the following three courses:

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

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

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

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

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

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

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

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

Said Parcel containing 56.045 acres, more or less.

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

TO: Chairperson Lindsey Williams and Members of the Town of Silt Planning Commission

FROM: Mark Chain, Planner

DATE: July 27, 2020

RE: Discussion Items for August 8 work session with Board

As you know from the previous email, there is the quarterly work session scheduled with the Board of Trustees on August 8. I would like for us to take time at meeting to list some items for discussion to be included in the next Board Packet. This can be anything from the general relationship between the Commission and the Board to very specific items. We can even discuss code issues if you desire.

One item I would like to discuss with you is that a few board members were not entirely happy with the decision that Unit 18 in the small single-family area was allowed to be made slightly larger and that one of the porches was allowed to be enclosed. I believe it was more of an equity issue; that a decision to allow the owner’s contractor to have a slightly larger home compared everybody else. I think you made a good decision that dealt with the existing issues. I know deep down that the board would like to probably have final say on what happens over in River Run but the PUD is not written that way. And I also intend to memorialize the size limitations on the single-family home area with a PUD zoning text amendment and we should get the Board’s permission to move forward on that.

Also, three of you are relatively new members so this is your first opportunity to talk with the Board directly.