



*Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623*

**AGENDA
PLANNING & ZONING COMMISSION
THURSDAY, JANUARY 24, 2019
7:00 P.M. TOWN HALL**

1. CALL TO ORDER
2. ROLL CALL
3. 7:00 p.m. – 7:05 p.m.
Minutes of the January 10, 2019 meeting.....Attachment A
4. 7:05 p.m. – 7:10 p.m.
Public Comment – Persons present not on the agenda
5. 7:10 p.m. – 7:15 p.m.
Special Use Permit - 615 Buggy Circle – P & C Express.....Attachment B
6. 7:15 p.m. – 7:20 p.m.
Special Use Permit - 615 Buggy Circle – Durango Alternatives.....Attachment C
7. 7:20 p.m. – 7:50 p.m.
PUBLIC HEARING –Minor Site Plan Review, Special Use Permit,
Conditional Use Permit & Variances.....Attachment D
Applicant: Kristin Caroll, Kurtis Sparrow & Pamela Maguire
Location: 296 S. 3rd Street
8. 7:50 p.m. – 8:00 p.m.
Garfield County Referral – Go Self Storage at 12744 Highway 82.....Attachment E
9. 8:00 p.m. – 8:10 p.m.
Garfield County Referral – Blue Mountain Self Storage
Intersection of County Road 100 and Colorado Highway 82.....Attachment F
10. 8:10 p.m. - 8:15 p.m.
Staff Update - Planning Department Admin Report.....Attachment G
11. 8:15 p.m. – 8:20 p.m.
Commissioner Comments
12. 8:20 p.m. – ADJOURN

*** Please note all times are approx.**

Upcoming P & Z Meetings: Feb 14, 2019 – UDC Redlines
159 Sopris Ave Minor Site Plan/Variances

MINUTES

CARBONDALE PLANNING AND ZONING COMMISSION

Thursday January 10, 2019

Commissioners Present:

Michael Durant, Chair
Ken Harrington, Vice-Chair
Jeff Davlyn
Jade Wimberley
Nicholas DiFrank (1st Alternate)

Staff Present:

Janet Buck, Planning Director
John Leybourne, Planner
Mary Sikes, Planning Assistant

Commissioners Absent:

Nick Miscione
Marina Skiles
Jay Engstrom
Tristan Francis (2nd Alternate)

Other Persons Present

Chris Beebe, 1149 Vitos Way
Jarod and Sharon Samuelson, 4208 County Road 100
Josh Davis, 615 Buggy Circle

The meeting was called to order at 7:00 p.m. by Michael Durant.

December 6, 2018 Minutes:

Ken made a motion to approve the December 6, 2018 minutes. Jade seconded the motion and they were approved unanimously with Jeff abstaining.

Public Comment – Persons Present Not on the Agenda

Chris Beebe, 1149 Vitos Way said he is an architect and he designing a home in the OTR, he commented on the following UDC amendments;

- Alley step back, the current code is ambiguous. Apply side setback in OTR for the step back for the alley.
- UDC 3.72. – The impervious table shows percentages and mentions sentence;
Lot coverage in each zone district shall not exceed the percentages shown in Table 3.7-2 below. Further, maximum lot coverage in any category shall not exceed the amount of lot coverage allowed in the next higher category.

Chris stated that the crazy wording for a lot went from 60% to 34% impervious lot coverage. He suggested doing away with the text. He said that going from 60% to 40% is enough of a change from the old code. He said that the other thing that this does is that we are counting drivable surfaces.

- Pervious pavers are notching up the cost of building in Carbondale for the record and that there is not a standard for the pavers. He said that he has researched and that there is not anything to hang your hat on.

Resolution 1, Series of 2019, approving an ADU at 275 S. 4th Street (Revised)

Ken made a motion to approve Resolution 1, Series of 2019. Jeff seconded the motion and it was approved unanimously.

Jade commented that the covenants are still filed with the State regarding this ADU approval for 17 Maroon Place and that could be a concern. She said that she wasn't sure if this was a P&Z issue.

Janet agreed with Jade and she said that they are agreements between private property owners. She said that she always tells applicants that they are doing this at their own risk because other owners could contact a lawyer.

Michael stated that we did talk about this at the previous meeting and it was determined that it was not our role to enforce the covenants.

Janet added that we do not enforce covenants unless the covenants state that it is enforceable by the Town.

Resolution 2, Series of 2019, approving an ADU at 17 Maroon Place

Ken made a motion to approve Resolution 2, Series of 2019. Jade seconded the motion and it was approved unanimously.

Public Hearing – Minor Site Plan Review, Special Use Permit and Variances - 159 Sopris Avenue- Applicants Sharon and Jarod Samuelson

Janet stated that this is a public hearing to consider a Special Use Permit and a Minor Site Plan Review to renovate the abandoned CMU structure that was built in 1946. She said that it was the original residence on this Lot. She said that sometime in the 1970's it burned and that it has remained as is since then. She said that the applicants would like to convert the CMU structure into a two bedroom single family dwelling. Janet stated that the property is located in the R/HD zone district and that a special use permit is required to allow two single family residential units on one Lot. She said that the proposal meets all of the zoning requirements of building height, pervious coverage, and the parking requirements. She said that four parking spaces are required and that they are providing five. She said that the only place that it deviates from the zoning is the variances because of the pre-existing location of the building within the front and side yard setbacks. Janet said that she debated whether variances were necessary because these are pre-existing walls, which were built prior to zoning code adoption. She said she realized that when the roof was added that it would increase the non-conformity. She said that this application was noticed as two variances. She said the existing structure extends .2 feet onto the neighboring property to the east. She said that this is usually an issue between the two property owners but that a resolution was needed due to the need of entering the neighbor's property to maintain this structure. Janet stated that it was also increasing the encroachment onto the neighboring property. She said that after speaking to the Town Attorney it was decided that continuing the public hearing would be the best avenue to work through some of these

issues. She said that overall she is in favor of the application and that it would provide a nice single family residence near the downtown. She said that this structure has been an eye sore ever since she moved here and that she would love to see it reused. She said that she is recommending a continuance. She stated that for the record we did get a letter from Ellen Sassano and Jeff Maus, a neighbor at 315 S. 2nd Street and that they were in favor of this application.

Ken asked if there was a plat showing the encroachment.

Janet passed a large plat to the Commission for review.

Further discussion ensued regarding the encroachment shown on the plat and creative ideas for resolution.

The applicant, Jarod, stated that the house has been there since 1946 and that there hasn't been anyone asking them to get the existing structure off their land. He said that they are hoping to build on it and get it back to a livable structure and that is why we are deciding to go this direction. He said that they had thought about removing the structure or leaving it as is if they can't build on it. Jarod asked if they removed the wall on the other property would that change the scope of the building permit from a remodel.

Janet suggested that it would be an amendment to the plan with drawings reflecting bringing the wall in and reducing construction on the neighboring property. She said that the meeting should be continued while requesting additional information to eliminate or reduce the encroachment.

Sharon said that the wall was in the neighbors' parking area next to a tree. She said that there isn't anyone walking right there and that it has been a non-issue until now.

Jarod said that they do not know any of the owners next door but that they have met some renters. He said that they do share a Town easement in the back where a fence has been removed by someone.

Ken asked if there were overhangs on the structure shown on the drawing and how far over they were.

Jarod said that the original roof was on the blocks of the wall, capped with mortar and that the roof lines were actually inside the CMU so they were not overhanging. He said that he understands that the overhang is not acceptable because we are already overhanging.

Michael said it looked like this structure had some cleanup done in recent years.

Sharon and Jarod stated that they had done some asbestos mitigation.

Nicholas said that he would love to see their project completed but that it is our job to protect our community and the legal ramifications.

Jarod said that they have three children and if they are going to want to live in the valley that they are going to need some assistance and that this is an investment for the future.

Nicholas stated that he has two recommendations, one would be moving the wall and the other would be a design plan for the façade.

Jarod said that they wanted to get some direction from this group before they hired an architect.

Janet said that the applicants had an idea or concept of moving the inside wall so nothing would change on the neighbor's property by creating a new wall within the existing structure.

Jarod clarified that they would move the wall.

There was no public present.

Ken said that he was reluctant to vote for this with an intrusion on the neighboring property. He said that you are going to have to move the property line or move the wall.

Michael stated that another option would be to create an easement between the two parties. He said that he would be in favor of however the two neighbors figured out a resolution and that he wouldn't want to tell them how that would be done.

Jarod asked if the Town had a survey to show something different.

Nicholas noted that their ILC was not stamped by Sopris Engineering.

Ken said that he had some concerns with the front yard setback, as they are for safety of people. He said that he would like to know where the doors and access will be.

Nicholas stated that he has no problem with the structure being toward the street. He said that it looks like there is a lot of public right-of-way space in front of the structure.

Jade asked when the applicant knew that part of the building was on the neighbor's property.

Jarod stated that he probably didn't know until they had done the mitigation.

Michael stated that he would like to see a site plan showing the egress and the right-of-way.

Sharon stated that they bought their home from a fifth generation family and that they trusted this property owner and that this problem wasn't a red flag.

Michael stated that the Commission is just looking for a resolution however that looks.

Further discussion ensued regarding easements and encroachments.

Motion to Continue the Public Hearing

Ken made a motion to continue the public hearing to February 14, 2019. Nicholas seconded the motion and it was approved unanimously.

Public Hearing – Medical Marijuana Cultivation – Special Use Permit – P & C Express/Durango Alternatives - 615 Buggy Circle

John Leybourne outlined the following and stated that these are two separate public hearings with two special use permits but that they are located in the same location.

Rocky Mountain High DBA P & C Express and Durango Alternative have submitted two license applications (one for each operation) to add an additional two medical marijuana cultivation licenses to the 615 Buggy Circle location. These applications would be in addition to the one retail cultivation on site and one medical cultivation at the same address.

The applicants have stated that no additional plants would be added to the facility as the existing operations would reduce the amount of plants to accommodate the two new operations.

This application was originally submitted on February 9, 2018 and was scheduled for a noticed public hearing on April 12, 2018. Due to ongoing odor issues the two applications were continued until the odor issues could be resolved by way of an issued notice of violation and at the applicant's request.

The applicant took steps to control the odor by chinking the exterior of the building and also working on establishing more negative pressure inside the building to eliminate the odor. Upon a re-inspection, Staff determined that the steps taken were adequate. Staff and the applicant then re-noticed the application for the meeting this evening.

John noted that the State requirement of providing medical marijuana from an associated grow to a medical dispensary would be going away on 7-1-2019 as a bill was recently passed to eliminate this requirement.

John stated that there was an error with the recommendations in the packet, which went before the Board previously. He said that it should read "move to approve", not "recommend" as the Commission is the approving body.

DISCUSSION

As the two licenses are being added to an existing facility the distancing requirements from schools and such have been met and confirmed.

The Town may impose conditions it feels necessary to ensure that a proposed special use meets the purposes in the zoning code and to protect the public health, safety and general welfare of the Town and surrounding neighborhood. The Town has broad authority to deny a special use if it determines a proposed use is incompatible with the neighborhood.

Michael asked for clarification that they are growing marijuana for recreational and medical but because of the way the law is structured and for the requirement of vertical integration is the reason why we are reviewing this again. He asked if anything else changes besides the regulatory structure.

John said no just the structure changes as well as the mitigation of odor, which was completed in order for them to continue their operations.

Josh Davis, 615 Buggy Circle stated that he is representing the owner and that they have to meet all of the State requirements such as vertical integration with licenses. He said that starting July 1, 2019 that some of these requirements will lighten up and that we won't have to do this but for the next six months we need to follow the requirements.

Josh stated that the building should have been renovated regardless because it was old. He said that the owner realizes this and that he should have done this to begin with. He said that they are continuing to renovate the inside of the building so that they will never be the issue on Buggy Circle. He said that to be honest whichever direction you enter Buggy Circle you can smell marijuana. He stated that compliance is their number one concern and that is what his company has been hired to do. He said that he is a third party company that deals with compliance issues for the State of Colorado.

Nicholas asked what happens on July 1 as well as its implications.

Josh stated that before January 1, 2019 that they were under the 70/30 rule and that 70% of all of our medical marijuana had to be grown by our facility. He said that as of January 1, 2019 that the limit is now 50% but that it has to be associated with that specific store. He said that starting in July they will be able to wholesale to all of Colorado just like the recreational side. He said that another bill could be passed to change this but for now we are preparing for these changes.

There was no public to speak for either application but Wendy spoke as the Director of Rocky Mountain High and stated that they are trying to stay ahead of the game in terms of legal issues.

Motion to Close Public Hearing – P&C Express

A motion was made by Ken to close the public hearing. Jeff seconded the motion and it was approved unanimously.

Motion to Close Public Hearing – Durango Alternatives

A motion was made by Jeff to close the public hearing. Nicholas seconded the motion and it was approved unanimously.

Motion – Special Use Permit/P&C Express

Jeff made a motion to approve a Special Use Permit for the operation of a medical cultivation operation to be located at 615 Buggy Circle with conditions 1-9 with the recommended Staff findings. Nicholas seconded the motion and it was approved unanimously.

Motion – Special Use Permit/Durango Alternatives

Jeff made a motion to approve a Special Use Permit for the operation of a medical cultivation operation to be located at 615 Buggy Circle with conditions 1-9 with the recommended Staff findings. Nicholas seconded the motion and it was approved unanimously.

UDC Modeling Redlines Follow-up Discussion

- Height in R/HD
- Minimum Lot area per dwelling area
- Impervious definition
- Landscape definition, expand
- Pedestrian circulation

The P&Z said they agree with all of Clarion's recommendations presented on 12-6-18 and directed Staff to redline the UDC accordingly. They asked that they be included in the existing UDC.

Election of Chair/Vice Chair

A motion was made by Jeff to reappoint Michael Durant as Chair and Ken Harrington as Vice-Chair. Nicholas seconded the motion and they were approved unanimously.

Staff Update

Janet stated that she would be working on clarifying the code regarding definitions of an operational business and sign permits as well as the timing of their issuance with the Town Attorney. She asked that the Commission make a motion to initiate a zone text amendment.

Motion – Zone Text Amendment

Ken made a motion to initiate a zone text amendment. Jeff seconded the motion and it was approved unanimously.

Commissioner Comments

There were no comments from the Commissioners.

Motion to Adjourn

A motion was made by Jeff to adjourn. Nicholas seconded the motion and the meeting was adjourned at 9:06 p.m.

DRAFT

**SPECIAL USE PERMIT
TOWN OF CARBONDALE, COLORADO**

**A SPECIAL USE PERMIT AUTHORIZING A MEDICAL MARIJUANA
CULTIVATION FACILITY TO BE OPERATED
ON SECTION: 33 TOWNSHIP: 7 RANGE: 88 SUBDIVISION: VILLAGE
BUSINESS CENTER LOT: 56 THROUGH LOT: 58, CARBONDALE
COLORADO.
(615 Buggy Circle)**

A. Recitals.

1. Rocky Mountain High, LLC. dba. P&C Express (the “Applicant”) has made application for a Special Use Permit for a Medical Marijuana Cultivation Facility, as defined in Section 4.3.4.N of the Unified Development Code, for a property located at Section: 33 Township: 7 Range: 88 Subdivision: VILLAGE BUSINESS CENTER Lot: 56 Through Lot: 58 Carbondale, Garfield County, Colorado, with a street address of 615 Buggy Circle, (“subject property”).

2. The subject property is presently zoned as part of the Commercial Industrial (CI) zone district pursuant to the Roaring Fork Village PUD.

3. A Medical Marijuana Cultivation Facility may be allowed as a special use within the Commercial Industrial (C/I) zone district of the Roaring Fork Village Planned Unit Development pursuant to Table 4.2-1 of the Unified Development Code.

4. On February 10, 2019, after all required public notices, the Planning and Zoning Commission held a public hearing concerning this application during which it heard and considered comments from Town Staff, legal counsel, the applicant and members of the public and approved the application.

5. Having considered the application and closed the public hearing, the Planning and Zoning Commission finds as follows with respect to this special use permit application:

- (a) The application was complete and Applicant has complied with all applicable application procedures.
- (b) The Applicant’s request complies with the Special Review Use Approval Criteria in Section 2.5.2.3.b and Section 4.3.4. N of the Unified Development Code and should be approved upon the terms and conditions set forth herein.
- (c) The proposed use meets the purposes of the Commercial/Industrial Zone District in the Roaring Fork Village PUD.

- (d) The Medical Marijuana Cultivation Facility shall be required to comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare.
- (e) The proposed use does not have an adverse impact on the traffic and parking in the neighborhood.
- (f) The Medical Marijuana Cultivation Facility does not have an adverse effect upon the character of surrounding uses.
- (g) With the conditions of approval, the impacts of the proposed use on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner.
- (h) The impacts of the Medical Marijuana Cultivation Facility, including but not limited to its operation, parking, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, will not create a nuisance and such impacts would be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.
- (i) The project is in scale with the existing neighborhood.

B. Approval of a Special Use Permit for a Medical Marijuana Cultivation Facility.

The Planning Commission of the Town of Carbondale, Colorado hereby approves a special use permit, authorizing the operation of a Medical Marijuana Cultivation Facility upon the subject property subject to the conditions set forth herein and all applicable provisions of the Carbondale Municipal Code and Unified Development Code pertinent to the operation of a Medical Cultivation Facility.

C. Conditions of Approval.

1. The Special Use Permit shall be limited to a Medical Marijuana Cultivation operation.
2. All parking shall be limited to the employees of the operation and shall not impact the other units in the building.
3. That the operation shall significantly control or mitigate any odor, waste water and hazardous material impacts to the Town and surrounding properties.

4. The Applicant shall comply at all times with State Regulations governing the operation of a Medical Marijuana Cultivation operation.
5. The Applicant shall comply at all times with any Town regulations relating to the operation and licensing of the use.
6. The Applicant shall comply with all applicable fire and building code provisions for the protection of the health and safety of adjacent properties, units and the general public.
7. The Applicant shall apply for any applicable building permits and inspections as deemed necessary by the Building Official before any operations are to commence.
8. That the Owner is to provide Material Data Safety Sheets (MSDS) to the Town for all chemicals on site to be forwarded to the Fire Marshall and the Town Utility Director for review.
9. All representations of the Applicant made before the Town during public hearings shall be considered a condition of approval.

D. Transfer, Duration and Revocation of the Permit.

This Special Use Permit shall be subject to all provisions if of the Unified Development Code Section 2.5.2.3.b related to transferability, duration, and revocation.

E. Fees.

1. Prior to commencement of operation of the facility, the Applicant shall reimburse the Town for all applicable development review fees and reimbursable expenses, as set forth in the Municipal Code.

F. Recordation.

This Special Use Permit shall be recorded in the Garfield County real property records at the Applicant's expense. Thereafter, the terms and conditions of this permit shall run with title to the subject property until operation of a Medical Marijuana Cultivation Facility is permanently ceased thereon in accordance with Section 2.5.2.C of the UDC.

Duly adopted by vote of the Planning and Zoning Commission of the Town of Carbondale at its regular meeting on July 26, 2018.

THE TOWN OF CARBONDALE

By: _____
Michael Durant, Chair

**SPECIAL USE PERMIT
TOWN OF CARBONDALE, COLORADO**

**A SPECIAL USE PERMIT AUTHORIZING A MEDICAL MARIJUANA
CULTIVATION FACILITY TO BE OPERATED
ON SECTION: 33 TOWNSHIP: 7 RANGE: 88 SUBDIVISION: VILLAGE
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5. Having considered the application and closed the public hearing, the Planning and Zoning Commission finds as follows with respect to this special use permit application:

- (a) The application was complete and Applicant has complied with all applicable application procedures.
- (b) The Applicant’s request complies with the Special Review Use Approval Criteria in Section 2.5.2.3.b and Section 4.3.4. N of the Unified Development Code and should be approved upon the terms and conditions set forth herein.
- (c) The proposed use meets the purposes of the Commercial/Industrial Zone District in the Roaring Fork Village PUD.

- (d) The Medical Marijuana Cultivation Facility shall be required to comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the Town of Carbondale for the protection of public health, safety and welfare.
- (e) The proposed use does not have an adverse impact on the traffic and parking in the neighborhood.
- (f) The Medical Marijuana Cultivation Facility does not have an adverse effect upon the character of surrounding uses.
- (g) With the conditions of approval, the impacts of the proposed use on adjacent properties and the surrounding neighborhood have been minimized in a satisfactory manner.
- (h) The impacts of the Medical Marijuana Cultivation Facility, including but not limited to its operation, parking, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, will not create a nuisance and such impacts would be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.
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5. The Applicant shall comply at all times with any Town regulations relating to the operation and licensing of the use.
6. The Applicant shall comply with all applicable fire and building code provisions for the protection of the health and safety of adjacent properties, units and the general public.
7. The Applicant shall apply for any applicable building permits and inspections as deemed necessary by the Building Official before any operations are to commence.
8. That the Owner is to provide Material Data Safety Sheets (MSDS) to the Town for all chemicals on site to be forwarded to the Fire Marshall and the Town Utility Director for review.
9. All representations of the Applicant made before the Town during public hearings shall be considered a condition of approval.

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E. Fees.

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F. Recordation.

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Duly adopted by vote of the Planning and Zoning Commission of the Town of Carbondale at its regular meeting on July 26, 2018.

THE TOWN OF CARBONDALE

By: _____
Michael Durant, Chair



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Planning Commission Agenda Memorandum

Meeting Date: 1-24-19

TITLE: 296 S. 3rd Street – Minor Site Plan Review and Special Use Permit for New Single Family Dwelling with an Accessory Dwelling Unit, Variances and Conditional Use Permit

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Letter from Dan and Shannon Muse dated 1-16-2019
E-Mail from Ellen Sassano and Jeff Maus 1-18-2019
Land Use Application

BACKGROUND

This is a public hearing to consider a Minor Site Plan Review and Special Use Permit for a new Single Family Dwelling with an Accessory Dwelling Unit, Variances and Conditional Use Permit. The Planning Commission is required to hold a public hearing and approve the application, approve it with conditions, or deny the application. The Commission may also continue the public hearing.

The property is located on the northeast corner of 3rd Street and Sopris Avenue. There currently is a 935 sq. ft. single family home on the lot. It was constructed in 1886. The applicants had originally intended to rehabilitate the house but found there were too many issues to overcome. As a result, the applicants are proposing to demolish the structure and construct a single family detached dwelling with an ADU in the basement.

The house would be a two-story structure with a full basement. The building footprint is 18 ft. wide and 80 ft. long, or 1,440 sq. ft. The single family residence would be 3,880 sq. ft. with a 440 sq. ft. ADU for a total square footage of 4,320 sq. ft. The building would be straw bale construction.

The property is located in the Old Town Residential (OTR) zone district. The parcel is 2,750 sq. ft. The required lot size in the UDC is 4,125 sq. ft. for a single family dwelling, and 5,500 sq. ft. for a single family dwelling with an ADU. The required lot dimensions in the OTR zone district are 37.5 ft. in width and 100 ft. in depth. This lot is 25 ft. wide and 110 ft. deep.

As a result, this is a legal non-conforming lot. UDC Section 7.5.2. allows a nonconforming lot to be developed as long as all development criteria are met with the

exception of lot size and/or minimum lot dimensions. Also, UDC Section 7.5.1. requires a conditional use permit for a change in use on a legal nonconforming lot to allow the new construction of a single family dwelling and an ADU. This was included in the application.

The application includes a number of variances. These are as follows:

1. Variance from the minimum lot size of 5,500 sq. ft. to allow a single family dwelling and an ADU on a 2,750 sq. ft. lot. (Table 3.2-3)
2. Variance from the required off-street parking requirement of one parking space for the single family dwelling and two parking spaces for the ADU to allow the use of on-street parking with no on-site parking. (Table 5.8-1)
3. Variance for the size of the ADU as the OTR limits ADUs to 10% of lot size, or in this case 275 sq. ft. The proposal is for a 440 sq. ft. ADU. (UDC Section 4.4.4.A.5.e)
4. Variance from allowed maximum impervious lot coverage of 44% to allow 55% lot coverage. (Table 3.7.2)
5. Variance from the street side setback of 10 ft. to allow a 2 ft. setback for the structure and 0 ft. setback for the roof eave along 3rd Street. (Table 3.2-3)
6. Variance from the allowed height of a vertical wall that is parallel to and within five feet of a side yard setback to exceed 20 ft. (UDC Section 5.6.6.B.5)
7. Variance to allow the projection of eave into side yard setback on east side. (Table 3.8-1)
8. Variance from the 42" maximum fence height allowed in front yard to construct a 6 ft. high fence (Table 5.4-3)

DISCUSSION

Generally, the Staff report would go into a detailed analysis of the zoning and development standards and compliance with those standards. However, with this application, Staff will focus on overall compliance with the Comprehensive Plan, purpose statement of the OTR zone district and the variance criteria.

2013 Comprehensive Plan

This property is designated as "Old Town" in the 2013 Comprehensive Plan. The Comprehensive Plan acknowledges that this is the oldest residential neighborhood in Town and notes that it was zoned Old Town Residential (OTR) in 2008. The OTR zone district emphasizes the historic character of the Old Town neighborhood. The

Comprehensive Plan indicates there is an opportunity to preserve the small-town feel of a town-grid historic neighborhood. It encourages that the impact of structures on adjacent properties be mitigated to maintain open access to sunlight and air flow. It encourages the step down of buildings in scale as they approach alleys and limit height on vertical walls. The Comprehensive Plan also encourages alley loaded parking.

The Comprehensive Plan also reflects in Section 4.1 on Page 40 that the Town's infill development goals for existing neighborhood require that "special care should be taken to ensure mass and scale conform to the existing neighborhoods beyond what is allowed in the current underlying zoning."

Old Town Residential – Purpose (UDC Section 3.2.3.)

The purpose statement in the OTR zone district is as follows:

The purpose of the Old Town Residential district is to allow residential uses and densities that are consistent with the historic character of Old Town Carbondale. This area has unique scenic, historic, natural, and design features that should be preserved and integrated into new development. Special emphasis shall be placed on the quality and character of the built environment in this district, and the unique lot and home sizes characteristic of the original Townsite. The OTR zone district should emphasize pedestrians more than cars. Single-family dwelling units continue to be the predominant development type in this district.

Variance Criteria (UDC Section 2.7.3.b)

This code section states that in the original Townsite and Weaver's Addition, the placement of residential structures and/or the division of lots prior to zoning and subdivision regulations may have made nonconforming situations or may prevent an owner expanding an existing building or affecting new construction without violating setback requirements. The Town may grant a variance for these situations. An applicant must meet the following criteria:

1. The structure to be built or altered is a residential dwelling unit or an accessory structure to the residential unit;
2. The lot must be located in the Old Town site or Weaver's Addition;
3. The applicant may not have caused the situation or hardship by his/her own actions. An exception may be granted if the owner/applicant built or placed the structure, or split the lot prior to subdivision or zoning regulations being instituted in the Town;
4. The new construction, alteration or addition could not be reasonably placed in another location;

5. The new construction, alteration or addition is designed in a reasonable fashion and results in the variance requested being the minimum amount required in order to achieve the purpose of the variance request;
6. The variance requested does not harm the public or injure the value of adjacent properties; and
7. The granting of a variance will be consistent with the spirit and purpose of the Code.

Staff Findings

The application is complete and detailed. Overall, the design of the building is attractive and appears to be in compliance with the building design standards in the OTR zone district. The rooflines are broken up and the building façade has been varied with the use of dormers, a covered porch, a balcony and windows. However, Staff does not support this proposed development based on the following findings:

1. The Comprehensive Plan indicates that the impact of structures on adjacent properties be mitigated to maintain open access to sunlight and air flow. Due to the mass and scale of the structure, Staff questions whether this intent has been achieved. In addition, no off-street parking is proposed even though there is an opportunity to do so because of the location of the alley to the north of the parcel. Finally, the infill development goals in the Comprehensive Plan require that special care should be taken to ensure mass and scale conform to the existing neighborhoods beyond what is allowed in the current underlying zoning. The proposal does not achieve this goal.
2. The proposal is inconsistent with the purpose section of the OTR zone district as the mass and scale of the proposed structure should be reduced to better integrate into the neighborhood.
3. Staff cannot make the finding that the proposal is in compliance with Variance Criteria #4, #5, #6, and #7. Specifically, the variances requested are not the minimum amount required in order to reasonably develop the property. The building envelope could be reduced to mitigate the impacts on the adjacent properties.

While Staff does not support this proposal as currently designed, it is recognized that variances may be needed to reasonably develop this property. In particular, Staff understands that a street side setback variance and a variance to have projection of eaves into each side yard setback may be warranted. A variance from the maximum impervious lot coverage may also be needed but it should be the minimum necessary.

However, the mass and scale of the structure should be brought down to scale with the neighborhood. Staff would suggest that the length of the building be reduced and two parking spaces constructed off the alley.

When Staff had initially met with the applicant, an ADU was not proposed. However, based on the floor plans, it appeared a future ADU was contemplated. Staff encouraged the applicant to include the ADU request in this application. If the size of the structure is reduced and two parking spaces added at the rear of the yard, this would help mitigate the impacts of ADU on the neighborhood. If the applicant pursues the ADU, it would require the need for the two variances: size of ADU and required lot size of 5,500 sq. ft. to support a single family residence and an ADU.

Staff is not supportive of the variance to allow increased height of a vertical walls that are parallel to and within five feet of the side yard setbacks. That standard was written into the OTR zone district to mitigate mass and scale of structures on neighboring properties.

Staff is also not supportive of the variance to allow a 6 ft. high fence in the front yard.

Staff's recommendation is for denial of the project. However, the Commission may also continue the public hearing if the applicant is inclined to make changes to the proposed development to bring it into compliance with the 2013 Comprehensive Plan and Purpose Section of the OTR zone district. The Variance Criteria should also be considered. If the Commission is inclined to continue the item, Staff would recommend it be continued to the February 28, 2019 meeting. Staff would request that the revised application be submitted by February 7, 2019 to allow time to review the application for compliance with the UDC.

FISCAL ANALYSIS

There would be no fiscal impacts on the Town if this application is approved.

RECOMMENDATION

Staff recommends that the following motion be approved: **Move to deny the Minor Site Plan Review and Special Use Permit for a new Single Family Dwelling with an Accessory Dwelling Unit, Variances and Conditional Use Permit with the following findings:**

Findings

1. The proposal is not in compliance with the Comprehensive Plan as the impact of the structure on adjacent properties has not been mitigated to maintain open access to sunlight and air flow due to the mass and scale of the structure. In addition, no off-street parking is proposed even though there is an opportunity to have alley loaded parking. In addition, the proposal does not comply with the

goals regarding infill development set out in Section 4.1 (Page 40) that special care should be taken to ensure mass and scale conform to the existing neighborhoods beyond what is allowed in the current underlying zoning.

2. The proposal is inconsistent with the purpose section of the OTR zone district as the mass and scale of the proposed structure should be reduced to better integrate into the neighborhood.
3. The proposal is not in compliance with Variance Criteria #4, #5, #6, and #7. Specifically, the variances requested are not the minimum amount required in order to reasonably develop the property. The building envelope could be reduced to mitigate the impacts on the adjacent properties.

Prepared By: Janet Buck, Planning Director

Dan and Shannon Muse
289 Sopris Ave.
Carbondale, Co. 81623

January 16, 2019
Janet Buck and the Carbondale Department of Planning and Zoning
Carbondale, Colorado 81623

Re: Proposal for Minor Site Plan Review, Special Use Permit, Conditional Use Permit and
Variances for 296 S. Third Street

Dear Carbondale Planning and Zoning Commission,

We are located at 289 Sopris Ave, and own the property adjacent along the east side of the Applicants property.

We would like to include the following comments as part of the public hearing on January 24th, 2019, regarding a Minor Site plan review, Special Use permit, Conditional Use permit, and other Variances request for the property development located at 296 S. 3rd St.

We have reviewed this application in detail, and most recently we have met with the applicants to discuss their proposal, as it has evolved from the original P&Z submittal. It is our understanding that in the effort to meet the submittal deadline, what was submitted was still being evaluated and revised. If the ADU proposal has been removed, as we have been told, then I assume the Special Use Permit and Conditional Use are no longer being requested. However, if this were not the case, we would like to be in a position to address the ADU request.

Of the six request put into the public notice, the following is our response based on what we know of the current proposal by the applicants:

1. Maximum Impervious Lot Coverage:

A foot print of the original 'proposed' structure in the P&Z submission has been reduced to a size where this criterion is met or is within a percentage point of the 44% required.

If this is not the case at the time of the public hearing we would take issue with this variance.

2. Eave projections into side yard setbacks:

Our response on this variance and all the other dimensional standards of OTR are:

The standards are in place due of the compactness and density of this part of 'old town residential'. It is the very fact that this lot is 50% of a normal lot size and considered non conforming, that makes these standards all the more important to maintain...Not less important. In a compressed spatial situation like this, the impacts become even greater.

Dan and Shannon Muse
289 Sopris Ave.
Carbondale, Co. 81623

3. Maximum Fence Height- Front Yard:

The original proposed 6' high fence on the property line has been removed from the proposal.
If this is not the case at the time of the public hearing we would take issue with this variance.

4. Side Yard Setbacks:

Our concern would be on the east side due to the depth of the foundation due to a full basement. The study of potential surcharge loading during construction on an adjacent property is always a responsible requirement. However it appears only the west side (street side) setback is where the applicant is looking for relief. This is understandable.

5. Required # of Parking spaces:

This requirement should no longer be difficult to meet, with the withdrawal of the ADU request, and the reduction in the overall foot print size.

If this is not the case at the time of the public hearing we would take issue with this variance.

6. Building Height – vertical wall within 5 foot of setback

Our response on this variance and all the other dimensional standards of OTR are:
The standards are in place due of the compactness and density of this part of 'old town residential'. It is the very fact that this lot is 50% of a normal lot size and considered non conforming, that makes these standards all the more important to maintain...Not less important. In a compressed spatial situation like this, the impacts become even greater.

The wording in section 5.6.6 "Supplemental Standards: Old Town Residential District seem to ring true in the six provisions given. We would ask that these criteria be upheld.

Respectfully submitted,



Dan Muse and Shannon Muse

Date:

1/16/2019

970-963-0566

From: Ellen Sassano [<mailto:ellensassano@sopris.net>]

Sent: Friday, January 18, 2019 11:41 AM

To: Janet Buck <jbuck@carbondaleco.net>

Subject: Comments RE: Minor Site Plan Review, Special Use Permit, Conditional Use Permit and Variances for 296 S. Third St.

Janet,

My husband, Jeff Maus and I live at 315 S. 2nd St., and received notice regarding the public hearing for consideration of the *Minor Site Plan Review, Special Use Permit, Conditional Use Permit and Variances for 296 S. Third St.*. We appreciate the opportunity to comment, and request that our comments be conveyed to the Planning and Zoning Commission and entered into the public record.

We have reviewed and concur with all of the comments submitted by Dan and Shannon Muse, who are the neighbors immediately adjacent to this property, and are significantly impacted by redevelopment of this property. It is important to reiterate the fact that the Town went through a fairly recent effort with significant public input to rewrite the UDC, with a focus and a lot of stakeholder input on developing/modifying the zone districts to ensure that as re-development occurs, it is at a scale that is in balance with lot size and neighborhood character. Particularly given that recent effort by the Town, and the public input that helped shape the outcome, we concur completely with Dan and Shannon's following conclusion and recommendation regarding the applicant's request:

"The (OTR zoning) standards are in place due of the compactness and density of this part of 'old town residential'. It is the very fact that this lot is 50% of a normal lot size and considered non conforming, that makes these standards all the more important to maintain...Not less important. In a compressed spatial situation like this, the impacts become even greater. The wording in section 5.6.6 "Supplemental Standards: Old Town Residential District seem to ring true in the six provisions given. (With the exception of the request for the west side (street side,) variance, which seems reasonable,) we would ask that these criteria be upheld."

Respectfully submitted,

Jeff Maus and Ellen Sassano

296 So. 3rd Street Land Use Application



Variances

- To accommodate new SFD on small, non-conforming lot

Special Use Permit/Minor Site Plan (ADU)

Variances

- On-site parking
- SF of ADU
- Lot size for ADU
- To accommodate construction of a non-conforming lot

Carbondale, Colorado
December 2018

SECTION 1

Application Forms and Documents

- **Master Land-use application Form**
- **Letter of Authorization**
- **Special Use Permit Checklist**
- **Minor Site Plan Review Checklist**
- **Variance Application Checklist**
- **Project Team**



Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
(970)963-2733

Pre-Application Meeting Date _____
Fees _____ Date Pd _____

Land Use Application

PART 1 - APPLICANT INFORMATION

Applicant Name: KRISTIN CARROLL, KURTIS SPARROW & PAMELA MAGUIRE Phone: 970-379-6146

Applicant Address: 240 EUCLID AVE - CARBONDALE

E-mail: KRISTOCC@GMAIL.COM

Owner Name: SAME AS ABOVE Phone: _____

Address: _____

E-mail: _____

Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:

LOT 13, BL 7 OLD TOWNSITE

PART 2 - PROJECT DESCRIPTION

General project description:

DEMOLITION OF EXISTING HOME & CONSTRUCTION OF NEW HOME & ADU

Size of Parcel: 2750 SF # Dwelling Units: 2 Sq Ftg Comm: NA

Type of Application(s): VARIANCE, MINOR SITE PLAN, SPECIAL USE PERMIT

Existing Zoning: OTR Proposed Zoning: OTR

PART 3 - SIGNATURES

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

Kurtis Sparrow & Kristin Carroll 12/15/18
Applicant/Signature Date

Signature of all owners of the property must appear before the application is accepted.

Kurtis Sparrow 12/15/18 Kristin Carroll 12/15/18
Owner Signature Date Owner Signature Date

STATE OF COLORADO

COUNTY OF GARFIELD

)
) ss.
)

The above and foregoing document was acknowledged before me this 15 day of Dec. 2018 by Kristin Carroll & Kurtis Sparrow

Witness my hand and official
My commission expires:

RENEE Y CALDERON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124056190
MY COMMISSION EXPIRES 08/30/2020

Notary Public



Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
(970)963-2733

Pre-Application Meeting Date _____
Fees _____ Date Pd _____

Land Use Application

PART 1 - APPLICANT INFORMATION

Applicant Name: KRISTIN CARROLL, KURTIS SPARROW & PAMELA MAGUIRE Phone: 970-379-6146
Applicant Address: 240 EUCLID AVE - CARBONDALE
E-mail: KRISTOC @GMAIL.COM
Owner Name: SAME AS ABOVE Phone: _____
Address: _____
E-mail: _____

Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:

LOT 13, BL 7 OLD TOWNSITE

PART 2 - PROJECT DESCRIPTION

General project description:

DEMOLITION OF EXISTING HOME & CONSTRUCTION
OF NEW HOME & ADU

Size of Parcel: 2750 SF # Dwelling Units: 2 Sq Ft Comm: NA

Type of Application(s): VARIANCE, MINOR SITE PLAN, SPECIAL USE PERMIT

Existing Zoning: OTR Proposed Zoning: OTR

PART 3 - SIGNATURES

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

Pamela M. Maguire December 15, 2018
Applicant Signature Date

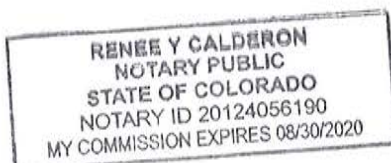
Signature of all owners of the property must appear before the application is accepted.

Pamela M. Maguire 12-15-18
Owner Signature Date

STATE OF COLORADO }
COUNTY OF GARFIELD } ss.

The above and foregoing document was acknowledged before me this 15 day of Dec 2018, by Pamela Mitchell

Witness my hand and official
My commission expires:



Renee Y Calderon
Notary Public

December 11, 2018


Janet Buck, Director
Town of Carbondale Planning Department
511 Colorado Ave.
Carbondale, CO 81623

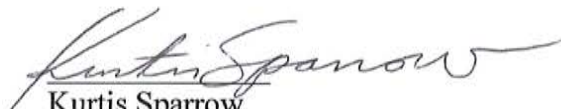
RE: 296 So. 3rd Street land use application

This letter authorizes Mark Chain of Mark Chain Consulting, LLC to submit a land use application for the purposes of obtaining approvals for removal of an existing single-family detached dwelling and construction of a new dwelling at the above noted address. Variances are required due to the nonconforming lot size. An Accessory Dwelling Unit is also part of the application. This letter also authorizes Jeff Dickinson and Robin Scher of Energy and Sustainable Design, Inc. to represent the owners during any discussion in the land use and review process.

Sincerely,


Pamela Maguire
PO Box 4410
Basalt, CO 81621


Kristin Carroll
240 Euclid Ave.
Carbondale, CO 81623


Kurtis Sparrow
240 Euclid Ave.
Carbondale, CO 81623



**Town of Carbondale
Special Use Permit
Checklist**
(970) 963-2733

Project Name:

Applicant:

Applicant Address:

Location:

Date:

Staff Member:

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

Required Attachments

☒ Filing Fee of \$400 for Special Use Permit & Land Use Application (separate attachment).

☒ A letter requesting the review of the proposed plan for the building project.

☒ Proof of property ownership.

☒ A site plan showing the footprint of all buildings, existing and proposed parking configurations, trash locations, driveways and circulation, alleys, sidewalks, fences, open space, the location of all utilities and easements, and the design of each structure proposed, and other details demonstrating conformance with regulations and development standards applicable to the proposed use, the site, and the zoning district in which the use will be located.

☒ A description of the uses on the adjacent properties (including the number of dwelling units if known) and on the surrounding block, to the extent this can be determined by observation and photographs of the streets (and where applicable, alleys) to document the existing site, surrounding uses and parking conditions.

☒ **NA** Rules and regulations to govern the proposed use if applicable;

☒ If applicable, conceptual building elevations with notes indicating types of construction, exterior finishes, location of entry doors, decks, etc. Such plans shall be drawn at a scale suitable for definitive review.

☒ Parking counts for the entire block if the proposed use will generate the need for additional parking (both sides of street and in the alley if applicable). These counts shall be taken at 7:30 a.m. and 7:30 p.m. one day during the week and on a weekend day (allowances will be given for winter applications). A table of site data calculations indicating

- ☒ i. Total number of dwelling units and number of each type of unit (studio, one bedroom, etc).
- ☒ ii. Total area of all impervious surfaces, including area covered by primary buildings and accessory buildings, area covered by parking areas and garages, driveways, decks, sidewalks and other pervious surfaces.
- ☒ iii. Building or structure height.
- ☒ iv. Total landscaped area.
- ☒ v. The amount of private outdoor open space and the amount of bulk storage space.
- ☒ vi. Approximate size of each type of dwelling unit.
- ☒ vii. A list of all property owners within 300 feet.
- ☒ viii. A map showing adjoining zone districts within 300 feet if this area includes different zone districts than the subject site.
- ☒ x. Other details, plans or proposals that will aid the determination of whether the proposed use is in conformance with all regulations, development standards and review criteria applicable to the proposed use, the site, and the zone district in which the use will be located, or otherwise demonstrate that any impacts of the proposed use will not have a unreasonable adverse impact upon surrounding uses.

☐ Additional information requested at the pre-application meeting:



**Town of Carbondale
Minor Site Plan Review
Checklist**
(970) 963-2733

Project Name:

Applicant:

Applicant Address:

Location:

Date:

Staff Member:

**Section 2.3 of the UDC requires a pre-application meeting with
planning staff prior to submittal of a land use application.**

**Per Section 2.3.2.B of the UDC, the Planning Director shall
determine the form and number of application materials required.**

Required Attachments

- ☒ Filing Fee of \$600 and Land Use Application (separate attachment)
- ☒ The applicant shall submit to the Director all of the information required in the application packet, along with any information identified in the pre-application meeting and all required information stated elsewhere in this Code for a minor site plan review. At minimum, the application shall include the following:
 - ☒ a. A site plan on a dimensioned plat of the property clearly indicating the following information:
 - i. The site location, dimensions and topography. Topography shall be at two-foot contours for properties with less than ten percent slope and five foot contours for properties with greater than ten percent slope;
 - ii. The immediately adjoining properties and an indication of the land uses existing on adjoining properties;
 - iii. The location on the site of all existing and proposed buildings and structures;
 - v. The location of all parking areas (vehicle and bicycle), driveways, and sidewalks;
 - v. The location of all proposed landscaping and fencing or walls. Elevations of fences and walls shall be provided if proposed;
 - vi. The location of existing and/or proposed drainage facilities;

- vii. The location of streets, alleys, trails;
- viii. The location of all solid waste containers;
- ix. The location of all snow storage areas; and
- x. The location and size of existing and proposed utilities, existing and proposed easements and an indication of any changes in these utilities which will be necessitated by the proposed project.

- ☒ b. A table of site data calculations indicating:
 - i. Total number of dwelling units and number of each type of unit (studio, one bedroom, etc.);
 - ii. Floor area of each dwelling unit;
 - iii. Lot size and dimensions;
 - iv. Setbacks to be maintained;
 - v. Total area of all impervious surfaces, including area covered by primary buildings and accessory buildings, area covered by parking areas and garages, driveways, decks, sidewalks and other impervious surfaces;
 - vi. The amount of private outdoor open space and the amount of bulk storage space;
 - vii. Total landscaped area;
 - viii. Total number of parking spaces (vehicle and bicycle) provided;
- ☒ c. Conceptual building elevations with notes indicating type of construction, exterior finishes, location of entry doors, decks, and other external structures;
- d. Sample material boards with proposed façade treatments, roofing materials, and other relevant building treatments; and
- ☒ e. A final grading plan which shows both present and proposed drainage. The drainage plan should be submitted by a licensed engineer if appropriate.

☐ Additional information requested at the pre-application meeting:



Town of Carbondale

Variance

Checklist

(970) 963-2733

Project Name:

Applicant:

Applicant Address:

Location:

Date:

Staff Member:

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

Required Attachments

- ☒ Filing Fee of \$300 and Land Use Application (separate attachment)
- ☒ A site plan showing the footprint and proposed use of all buildings, parking configuration and other details necessary to demonstrate that the proposed use and site conforms with all other requirements of the zone district and variance requirements.
- ☒ A written statement indicating how the variance will meet the criteria in section 2.7.1.c.3.a or 2.7.1.c.3.b, whichever is applicable.
- ☐ Additional information requested at the pre-application meetings:



**Town of Carbondale
Conditional Use Permit
Checklist**
(970) 963-2733

Project Name:

Applicant:

Applicant Address:

Location:

Date:

Staff Member:

Section 2.3 of the UDC requires a pre-application meeting with planning staff prior to submittal of a land use application.

Per Section 2.3.2.B of the UDC, the Planning Director shall determine the form and number of application materials required.

Required Attachments

☐ Filing Fee of \$300 and Land Use Application (separate attachment)

☒ Proof of Ownership

☒ A site plan showing the footprint and proposed use of all buildings, proposed parking configuration, location of all utilities and easements, and other details necessary to demonstrate that the proposed use and site conforms with requirements of the applicable district.

☐ Additional information requested at the pre-application meeting:

PROJECT TEAM

Owner/Applicant

Pamela Mitchell Maguire
Kristin Carrol & Kurtis Sparrow
PO Box 4410
Basalt, CO 81621

Architect

Energy & Sustainable Design, Inc.
Jeff Dickinson
82 Weant Boulevard
Carbondale CO, 81623
970.963.0114
Jeff@EnergyandSustainableDesign.com

Planning/Coordination

Mark Chain
Mark Chain Consulting, LLC
811 Garfield Avenue
Carbondale, CO 81623
970.309.3655 (cell)
mchain@sopris.net

SECTION 2

Background Information

- **Introductory Narrative**
- **Project Data**
- **Zoning/Vicinity Map**
- **Neighborhood Density/Context**
- **Development Program**
- **OTR Zone District Purpose Statement**
- **Compliance with Comprehensive Plan**
- **Neighborhood Parking Study**

296 So. 3RD STREET LAND USE APPLICATION

Legal Description: (Lot 13, Block 7 of Original Carbondale Townsite).

Owner: Pamela Mitchell Maguire & Kurtis Sparrow and Kristin Carroll

Land-use Application Components

ADU in OTR Zone District: Special Use Permit (Table 4.2-1 – Allowed Uses UDC)

ADU in OTR Zone District: Minor Site Plan Review – (per 4.4.4A.6 of UDC)

Variance requests related to ADU:

- **Lot Size -5500 ft.² required for ADU in OTR (per Table 3.2-3 of UDC)**
- **Size of ADU in OTR(max - to 10% of lot size per section 4.4 4.A.5.d)**

Variance requests – other

- **Maximum Impervious Lot Coverage in OTR (per Table 3.7.2)**
- **Projections into Setback (for eaves – within setback and less than 5 feet from property line - per Table 3.8-1/Sec 3. 8.3 F.2)**
- **Maximum Fence Height – front yard (Request to be higher than 42” – per Sec 5.4.6 A)**
- **Side yard setbacks – (per Table 3.2-3)**
- **Required # of Parking spaces – (per Table 5.8-1)**
- **Building Height – vertical wall within 5 foot of setback (per Sec 5.6.6.B.5)**

A change in use or expansion of use or structure – Nonconforming Sites or Lots (7.5.1 – UDC)

- **All new improvements shall comply with applicable development standards.**

REQUEST

Kristin Carrol and Kurtis Sparrow, along with Pamela Maguire, purchased property at 296 S. 3rd St. (northeast corner of 3rd Street/Sopris Avenue) in June 2018. Kristin and Kurtis are longtime Carbondale residents and have rented an ADU in the neighborhood since 2005. Their long-term goal has always been to purchase a property and reside in Old Town Carbondale and continue their working and artistic lives.

They purchased the above noted property with the original intent of remodeling the small, old house that was built on a corner “miners” lot – 25’ x 110’ in size. During their due diligence period, they discovered that the existing structure had

numerous problems and it was prohibitive to remodel the existing structure. Some of these issues included extensive mold, no permanent foundation, rotted wood foundation, lead contamination, asbestos in the joint compound, elevated radon, leaking roof and skylights, some water damage and walls, roof past useful life and some other issues. In addition, the cabin encroaches into the Town right-of-way, and the eastern cabin wall is located 1.4 feet from adjacent property line (non-right-of-way). An off-site problem is the fact that the home to the East (Muse Residence) is located slightly more than 1 foot from the property line – so there is a total separation of only 2 feet 3 ½ inches. Needless to say, after much consideration they have decided to purchase the property, raze the existing structure and build a new single-family detached home.

Construction on such a small lot (25 feet in width) creates situations where a variance is required in order to build any habitable structure. Regardless, their intention is to move forward with the project assuming certain variances are approved. They have given considerable thought to their desired needs and construction goals and have been involved with preliminary site designing through Energy and Sustainable Design of Carbondale. They are making a comprehensive application by planning any potential use that they foresee on the property through their lifetimes.

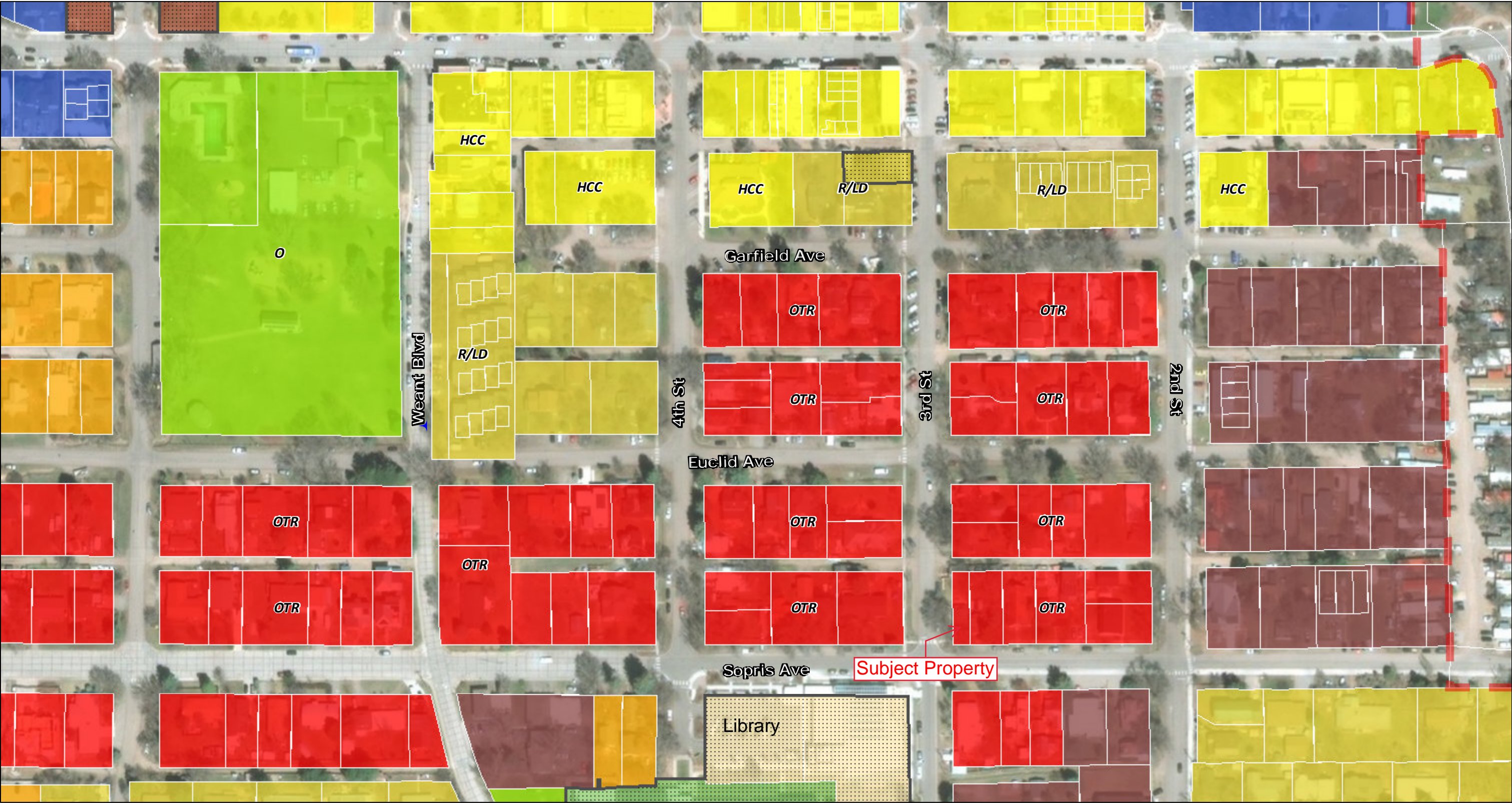
They understand that this complicates the application. However, they are confident that the proposed building program as designed will meet their future needs and will not compromise the neighborhood or the immediate adjacent properties. In fact, removal of the existing structures allows increased separation from the residence to the east and removes projections into the town right-of-way.

PROJECT SUMMARY

As one can see from the list of components of this land use application, the review and responses to approval criteria can be quite extensive. However, the development plan can be succinctly stated. The goal is to:

- Remove the existing house from the site. The front section of the house will be repurposed and used at the Beaver Creek Lodge in marble.
- Multi-repurposing of other portions of the existing structures. The back shed may be used off-site. The previous owner will reclaim some of the existing counters and cabinets.
- Build a new single-family home on the property, incorporating into the plan their lifestyle and all future needs – energy efficiency, space for their artistic professions, and providing a home for a family member in the future that has special needs.
- Remove existing encroachments into the town right-of-way for the cabin, fenced yard and storage shed.

Town of Carbondale Zoning



2/26/2018, 2:58:56 PM

Roads

- Road
- Town Boundary
- Planned Unit Development (PUD)
- Parcels (Garfield County)

Straight Zoning District

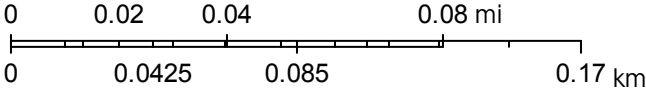
- Commercial/Transitional (C/T)
- Historic Commercial Core (HCC)
- Old Town Residential (OTR)
- Open Space (O)
- Residential/High Density (R/HD)

- Residential/Low Density (R/LD)
- Residential/Medium Density (R/M)
- Residential/Medium Density & Community Facilities (R/M/CF)
- PUD Only Zoning Districts**
- Commercial (C)

Obsolete Zoning Districts

- Open Space/School (O/S)

1:2,257



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Increase the setback of the new construction with the neighbor to the east. The present structure is 1.4 feet from that property line.
- Make extensive efforts to comply with the Town's Comprehensive Plan, development goals via the UDC and fit into the existing fabric of the historic town.

We feel the owner's desires are consistent with the Town's goal of providing reasonably sized residential units in the Town's core, while at the same time respecting present use patterns and not overwhelming the local neighborhoods.

SITE DESCRIPTION

The site is located at the northeast corner of 3rd and Sopris Avenue and is a single, original miners lot 2750 ft.² in size. It is in the original Townsite and is zoned Old Town Residential (OTR). Location/Zoning map is attached. Both the Sopris and 3rd Street rights-of-way are 75 ft. in width, characteristic of Oldtown. The property is presently served by all utilities.

The site is relatively flat. A survey is provided in Section 3. That survey shows the existing encroachments. There was a lease for these encroachments but any lease extension or new leases are only available to a subsequent property owner by specific action of the Board of Trustees. The present owners have not pursued a lease at this time. There is only one area where a lease may be pursued.

The main house was originally constructed in 1886 and is approximately 935 ft.² in size. It is a one-story wood frame structure that has had , barn wood siding placed over the former exterior surface within the last 10 years. The site should be well drained, as the soils are similar to other alluvial soils that are characteristic of this part of town. There are no known site or engineering constraints with the subject property. 3rd Street has had recent streetscape improvements featuring an enlarged sidewalk on the west side of the street, resurfaced asphalt lanes, and defined parking areas highlighted by concrete gutter pans and crusher fine/gravel surfaces. Drought tolerant grasses/Clover have been planted in the right-of-way and the ditch system improved and modern hookups available to adjacent property owners. Streetlights have also been installed. This is all part of the update to the Third Street corridor to provide improvements from Main Street to the Third Street Center on the south. 3rd Street has also become more highly traveled – both from a vehicular and pedestrian standpoint due to the recent construction of the local branch of the Garfield Public Library.

Historically, parking for the property has occurred within the adjacent right-of-way. Many of the surrounding properties provide their parking in the right-of-way and we find this to be consistent with the neighborhood. Providing all required

parking on site is inconsistent with the neighborhood development pattern and providing parking on-site for small lots of this size was very unusual in the past. Placing any parking on the subject property is not only very difficult but would probably result in a garage or carport that would dominate the lot and that particular corner and section of streetscape. The only possibility for parking on-site would be off of the alley, but the site is so constrained, the new owners are hoping to utilize the bulk of the lot for their residence and living needs. D

Most of the property landscaping was provided in the backyard area which partly extended into town right-of-way. See fenced area on survey.

CONFORMANCE/NONCONFORMANCE

There are number of nonconforming situations from the town's dimensional requirements in the OTR Zone District. Nonconformities, both those existing and those that would come from an updated development plan generally arise from the lot size (2750 ft.²) and lot dimensions (25 x 110). The existing structure encroaches into the town right-of-way and is nonconforming related to front and side setbacks- including both the streetside setback and regular side yard setback adjacent to private property on the east. There are also nonconformities related to lot size and lot dimensions.

The redevelopment of the site will also have some nonconformities, logical given the dimensions. For example, taking the existing side yard and streetside setback in the OTR zone District, only a 10-foot-wide structure would be possible, and that does not take into account the fact that eave projections are no longer allowed within 5 feet of an adjacent property line. Lot dimensions also make it very difficult to comply with impervious surface requirements etc. These will be explained in more detail later on in the application. The architects have provided floor plans, building elevations and sketch up model to help describe the situation.

DESCRIPTION OF NEIGHBORHOOD

The neighborhood is at the southern limits of the OTR Zone District and is the area defined as "Old Town" in the Comprehensive Plan. Many of the structures in the immediate neighborhood, especially the area zoned OTR are single-family in nature with a number of ADU's. As one leaves the OTR zone District, it becomes more mixed density. The local branch of the Public Library, Bridges High school and parts of the RE-1 School Districts administrative functions are located catty corner – Southwest – of the lot. The area to the south between 2nd and 3rd streets tends to become more multifamily the further one proceeds to the South on the way towards the Third Street center. This particular block of Sopris Avenue between second and third Street includes a triplex and at least 4 ADU's.

DIMENSIONAL STANDARDS & ZONING STATUS - 296 S. 3rd STREET

Issue	Standard	Comment	code section	Action
lot area, minimum	4,125	Existing lot : non- conforming	table 3.2-3	None - existing situation
lot width, min	50 ft.	Existing lot : non- conforming	table 3.2-3	None - existing situation
lot depth, min	100 ft.	Existing lot : non- conforming	table 3.2-3	None - existing situation
Lot size for ADU	5500 SF Lot for ADU	OTR - std is 5500 SF for having an ADU	table 3.2-3	Variance required
off-street parking	1.5 per 1 BR unit	for existing SF res	Section 5.8.1	existing situation for SFD hom
off-street parking	2 per adu	OTR - allow reduction of parking for ADU - historic residence	4.4.4. A.5.c.	Can be allowed per site plan
Size of ADU	up to 10% lot size	OTR - max ADU size based on lot size, not size of main house	4.4.4. A.5.e	Variance required
Max impervious lot coverage	44%	New construction would exceed	3.7.2 - Lot coverage	variance required
setbacks, side yard	5 ft.	New construction will conform	table 3.2-3	none - will comply
setbacks, street side	10 ft.	New building proposed to be in setback	table 3.2-3	Variance Required
height - sidewall w/in 5 ft of setback	20 ft.	exceeds ar dormer only	5.6.6.B.5	variance required
Eave projection into setback	2 ft., but must be 5 ft. from PL	Projections into setbacks no longer allowed w/ UDC	Table 3.8-1	Variance Required
Max Fence Height, front yd.	42 "	Privacy request - only open space is front yard - busy street	Table 5.4-3	Variance Required
Expansion of Use or Structure	existing non-conforming	All new improvements shall comply with code	Sec 7.5.1	Conditional use permit

Zoning and Development Criteria/Data

Item	Standard	Provided	Comment
Front Setback			
House - from Sopris	15 Ft	25 ft	Conforms
Rear Setback (north -alley)			
House - Rear Entry	5 FT	5 ft	Conforms
Side Setback			
side, private property	5 FT	5 ft.	eave projects into setback 2 ft.
side, street	10 FT	2 ft	front stoop/roof projects - 2 ft (75 ft ROW)
Height			
Main Building	25 Ft.	21'10.5"	Conforms
Vertical wall: 5 ft- setback	20 ft	20' 6"	exceeds only at dormer
Lot Size & related (SF)			
Lot Area Min	4,125	2,750	Pre-existing
Lot Area , with ADU	5,500	2,750	ADU in basement (long term future)
Lot Dimensions (ft)			
Lot depth, min	100 ft	110 ft	Conforms
Lot width, min	50 ft.	25 ft.	Pre-existing
General Data			
Open Space/pervious	56%	45%	
Impervious surface	44%	55%	home 80' x 18' - plus entry areas, etc.
No. Parking spaces/SFD	1.5	0	1 BR - Note spaces adjacent
ADU	2	0	P&Z can grant variance for 1 space
SF ADU - max	10% lot area (275 sf)	440 SF	Measured from inside of wall

Notes

Zone District	OTR	
Sopris Ave. ROW	75 ft. wide	similar width to most ROW's in Old Town
3rd St ROW	75 ft wide	similar width to most ROW's in Old Town

There is no predominant architectural style of the neighborhood. A neighborhood context map showing density and development pattern on neighboring properties is provided.

SURROUNDING ZONING

North:	OTR
East:	OTR
South & East:	OTR & R/HD
West:	R/LD
Southwest:	PUD – R/MD/CF (public library)

The area north of Sopris Avenue between 2nd and 4th street is zoned OTR. The great majority of properties south of Sopris Avenue are zoned either R/HD or PUD-R/MD/CF (Community Facilities). There are many small multifamily developments in the area south of the subject property. The new School District housing is just 500 feet away south of 3rd and Sopris Avenue.

PROPOSED BUILDING PROGRAM

Building Description.

The building is an 18-foot-wide straw bale building – 80 feet in length. Interior building dimensions are less, due to the approximate 18 inch width of each straw bale wall section. The lot width – 25 feet – make this what used to be called a “shotgun building”. The building will have a gable roof. The horizontal length of the building is broken up by different exterior textures, materials and breaks in the façade. Numerous dormers are being utilized to also provide visual interest and assist with breaking up the mass.

Main floor

- pantry, laundry, mechanical and bathroom area
- kitchen/dining room combination
- stairway and elevator area
- living room
- den

2nd story

- master bathroom

- master closet
- bedroom
- multipurpose room- office/exercise/art
- stairway and elevator area

lower floor

- band room/control room
- stairway and elevator area
- proposed ADU (efficiency unit)

Relevant ADU Information

ADU Size: 440 SF (inside dimension used due to straw bale design)
 # bedrooms: 0 (efficiency unit)

Floor plans are provided in Section 3

Additional Building and land use chart below

LAND-USE AND BUILDING DATA – 296 S. 3RD ST.

Land Use Data			Building Data	
Zoning	OTR		Height	21'10.5" at mid-span
Lot Size	2750 SF			25'6.5" at peak
Proposed # units	2			
# Bedrooms	SFD- 1 BR		Building footprint	1440 SF (outside walls)
	ADU - Efficiency			
Parking provided	0 on-site		Bldg Size elements	(Inside dimensions)
Parking in ROW	5		Upper floor	1065 FT
			Main floor	1155 SF
Access	Sopris Ave./3 rd St		Basement	1248 SF
			Bldg Size elements	(outside dimensions)
			Upper floor	1440 SF
			Main floor	1440 SF
			Basement	1440 SF

Issues/Improvements/Mitigation

As noted throughout, the Design Team is making efforts to mitigate a number of issues. Emphasis is being placed on relationship to the streetscape – both 3rd Street and Sopris Avenue. The existing cabin is being removed and the new structure being located 5 feet from the east property boundary. This conforms with side yard setback criterion in the OTR District. However, the roof eave does project into the setback area approximately 2 feet. Please note that projections in the previous code were allowed to extend into a setback area by 2 feet. This is what is typical with most development codes. Adoption of the UDC changed this provision and has actually resulted in some buildings being placed further away from setback lines. This is an item that should be discussed as part of the UDC review and update.

The new separation between the proposed building and the Muse residence to the east will be approximately 6 feet, a distinct improvement.

The existing house encroached into the front yard setback and also encroached into the 3rd Street right-of-way. The new design has a 25-foot front yard setback – Sopris Avenue.

Lot width constraints are problematic, especially with a straw bale home. The west wall is being placed 2 feet from the 3rd Street right-of-way. Proposed eave projection extends to the right-of-way boundary. Roof projection from the third Street entry comes to the property line. Placement of the west wall close to the right-of-way line provides less problems as the right-of-way width is 75 feet. This right-of-way width is characteristic of all streets in the older part of town, with the exception of the busiest streets – Main Street and 8th Street – which are each 60 feet in width

The fence that projected considerably in the Third Street right-of-way will be removed. Applicant proposes to use on-street parking in order to mitigate any carport/garage predominance on the home.

The side wall along the east setback line has been reduced as much as possible while still allowing for a second floor on such a narrow lot. If this lot was wider, other mitigation techniques or step down may have been used.

Lack of space at this point has led the owner to propose a 6-foot fence height in the front yard along Sopris order to provide some privacy for the identified open space area. From an initial visual inspection, it does not appear that fence height in the front setback would compromise site angles at the intersection.

PURPOSE STATEMENT – OTR ZONE DISTRICT

The Design Team and the applicants have worked hard to ensure that the proposed project is in conformance with the Purpose statement for the OTR Zone District. Obviously, this lot is a prime example of the “unique” lot and home size characteristics of the original town site – and we want to point out that the lot size and the dimensional issues were created even before the Town of Carbondale was incorporated. The design team has worked extensively on the “quality” and the “character” of the lot. We have taken a cue from the existing house and propose that all parking occur out in the right-of-way. With such a small lot, this will allow the house to not be dominated by a garage and to emphasize the pedestrian and streetscape elements of the “old town”.

The application does propose an ADU, and that will be placed below grade in order to accommodate it and to minimize additional massing issues. There are numerous ADU’s in the surrounding neighborhood which one can see on the Neighborhood Context Map. So, the plan is consistent with the general land uses in that area.

As previously noted, there is no predominant architectural style in the neighborhood. Architecturally, the gable roof, addition of numerous dormers and changes in materials on the visible sides are utilized to help the building fit in despite the narrow lot which dictates a long, narrow rectangular building.

COMPREHENSIVE PLAN

This area is designated “Old Town” according to the Comprehensive Plan 2013. We feel that the proposal is consistent with the Comprehensive Plan. We will note conformance briefly in this section and not go through the exercise of pointing out various Goals/Objectives/policies. Instead, we refer you to section 4.2 Old town from the comprehensive plan in the future land use section of the Plan and to Figure 4.2 – Future Land Use Designation Summary Table. These are included in Section 5 – miscellaneous documents of the application.

The Comp Plan does discuss a number of major categories while discussing the Old Town concept. We will point out the compliance below:

Relationship of development to streets:

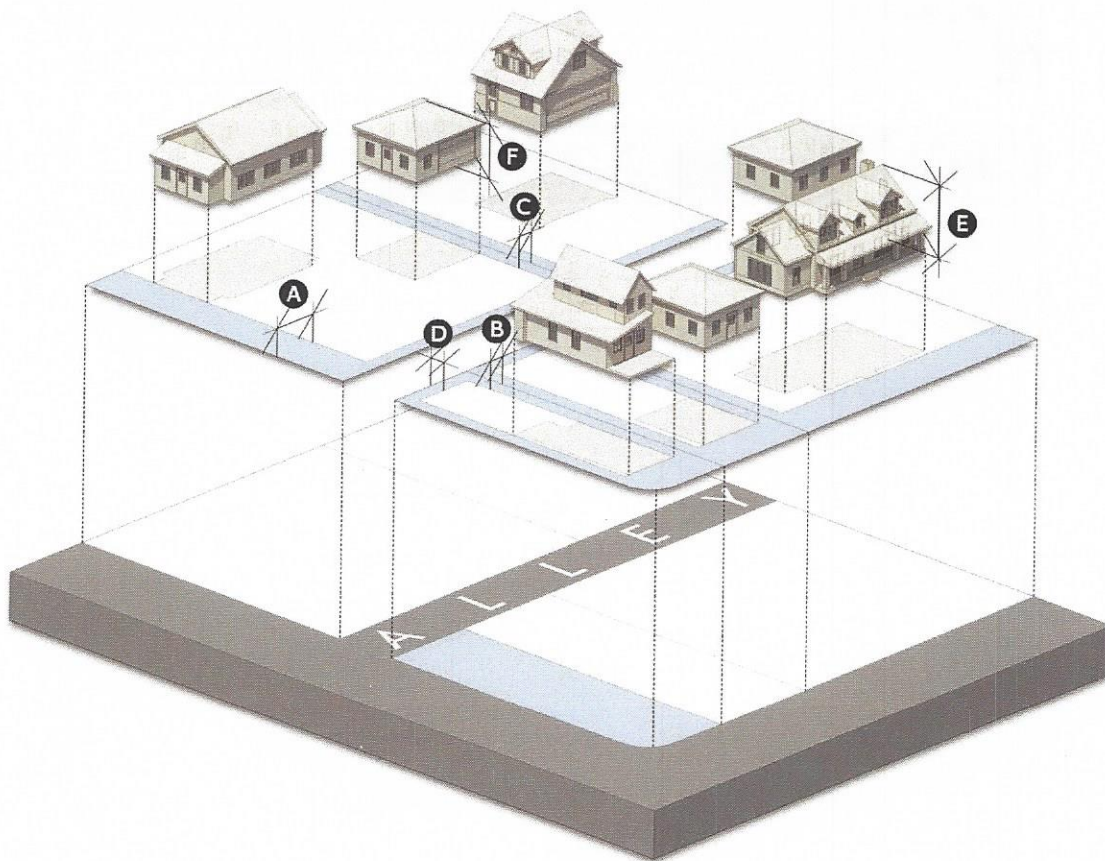
- the development plan does emphasize pedestrians over cars. No garages are proposed for the small lot. Please note that this area is part of the 3rd Street Streetscape project that was finished within the last two years.

Uses:

3.2.3. OLD TOWN RESIDENTIAL (OTR)**A. Purpose**

The purpose of the Old Town Residential district is to allow residential uses and densities that are consistent with the historic character of Old Town Carbondale. This area has unique scenic, historic, natural, and design features that should be preserved and integrated into new development. Special emphasis shall be placed on the quality and character of the built environment in this district, and the unique lot and home sizes characteristic of the original Townsite. The OTR district should emphasize pedestrians more than cars. Single-family dwelling units continue to be the predominant development type in this district.

Figure 3.2.3-A: OTR District



- as per the Comp Plan, the uses are single-family. The proposed ADU is below grade and does not impact the site visually.

Building mass, scale and architecture:

- the vertical sidewalls are as limited as possible in height in order to accommodate a second story. This is very important because of the narrowness of the lot which almost requires a narrow, rectangular vertical structure.
- The ADU is visually secondary to the main dwelling (not visible at all except for the designated entry)
- the project avoids a prominent garage facing the street.

Landscaping:

- Landscaping is very important to the owners. They are going through their own Landscaping Concept using the town's designated street tree and plant guidelines.
- Connectivity. The project is in an area which is walkable to Main Street and directly adjacent to the 3rd Street Corridor project.

NEIGHBORHOOD PARKING PATTERNS

As noted, the applicant proposes to request that the historical parking pattern for the property be continued to be provided in the town rights-of-way for the existing, primary unit as well as the proposed ADU. Total parking required by UDC is 3.5 parking spaces.

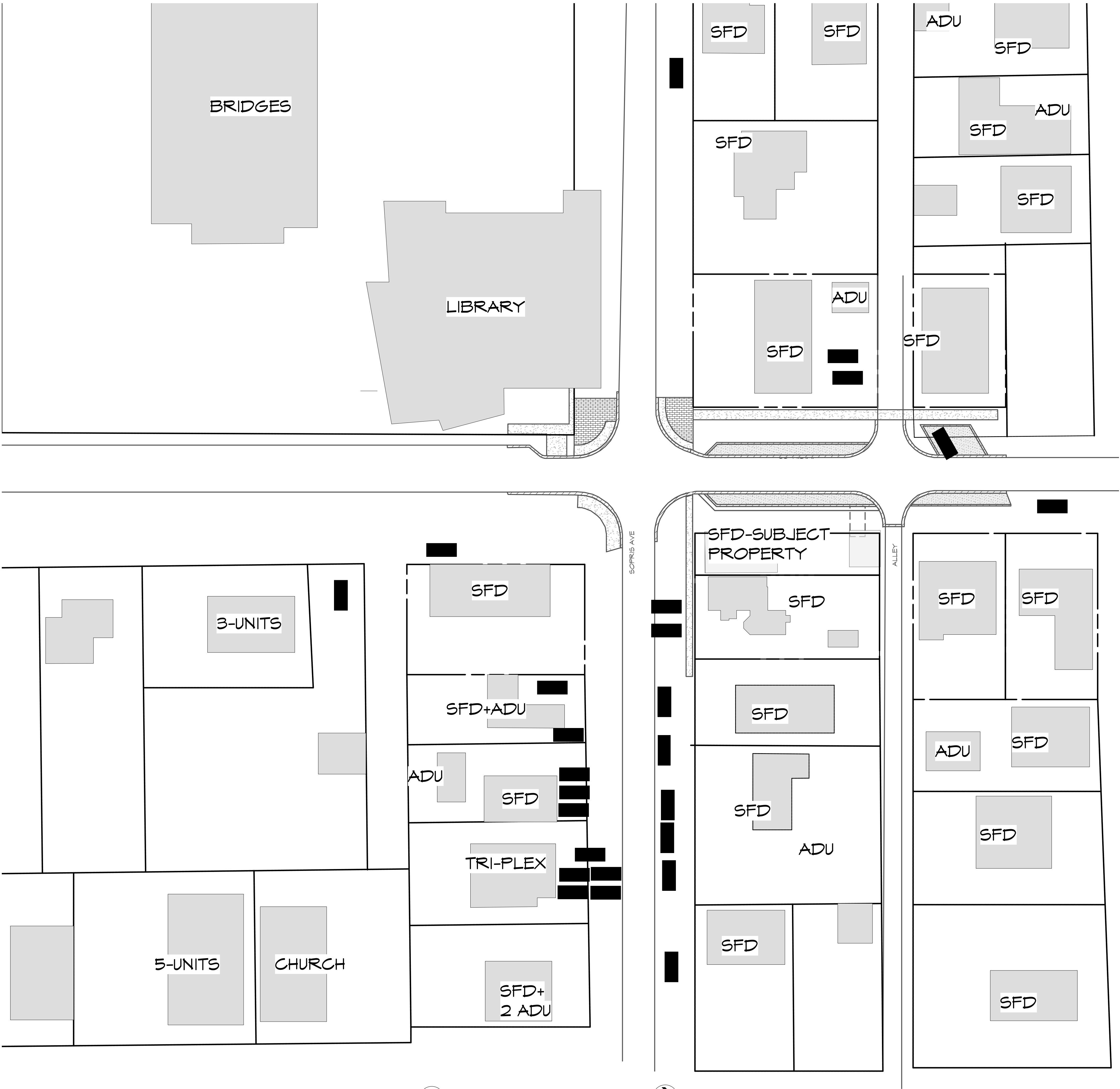
We feel that the proposal is justified for multiple reasons. First, there are 4 improved and designated spaces directly adjacent to the property as a result of the Third Street improvements. Parking spaces exist along the right-of-way directly adjacent to the property and all the way down 3rd Street. Second, the majority of the properties in the immediate neighborhood utilize the existing right-of-way for some or all of their parking needs. Third, I did discuss the issue of providing parking on the street with the towns Public Works Director. He noted that even after the construction of the Public Library, that there appeared to be adequate parking in the street rights-of-way.

There was some concern regarding the impact of traffic and parking on the neighborhood from the Public Library. In order to properly evaluate this, we provided parking counts at 3:30 PM in addition to the normal early morning and late afternoon designated parking analysis times designated in the UDC. We chose 3:30 because in talking to library staff members, library occupancy jumps up after 3 PM on schooldays. We can share these with staff at their request.

PARKING COUNTS

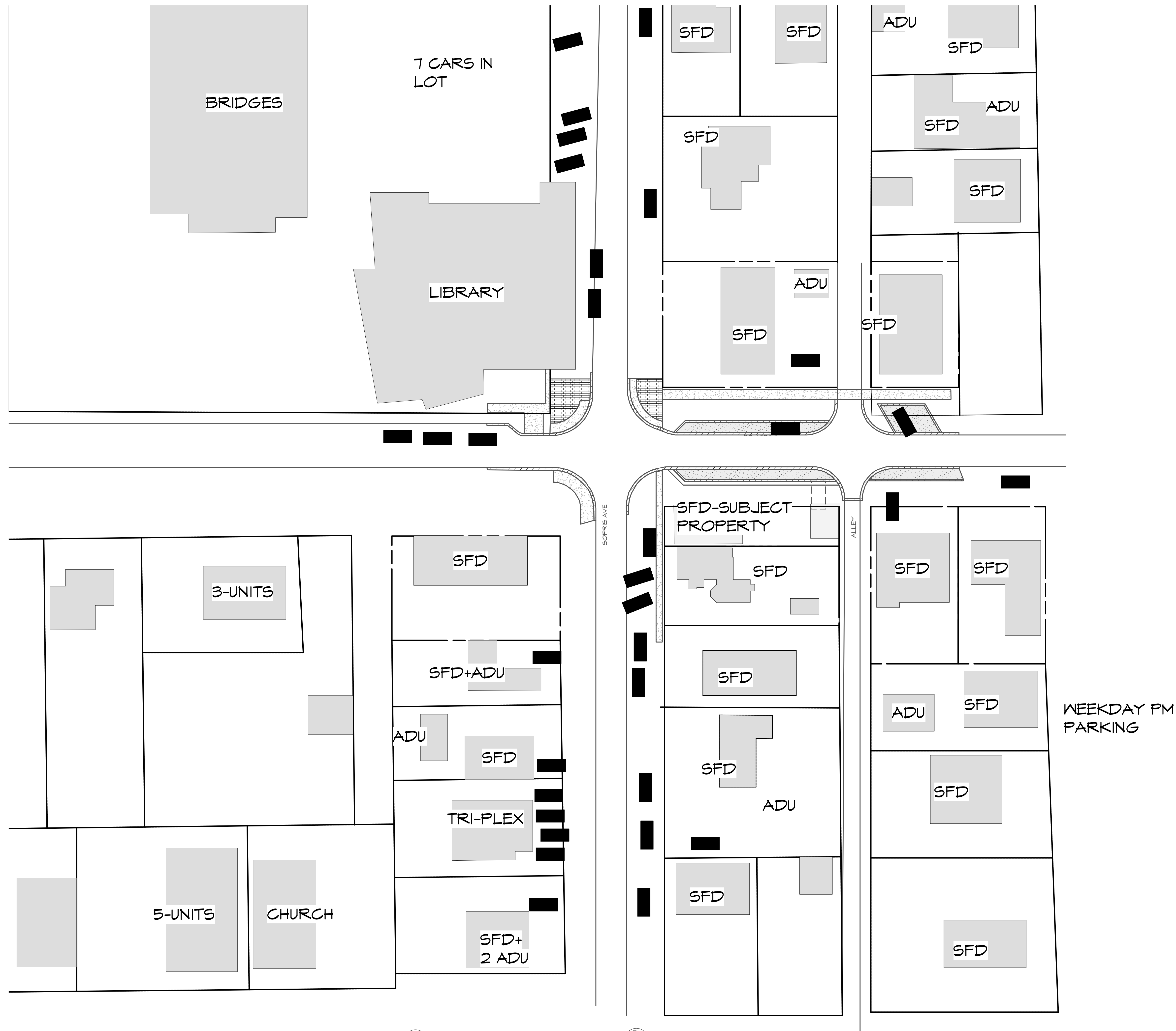
Parking counts for the neighborhood were taken on three separate days from December 7 through December 15.

We divided the neighborhood into the general areas in the chart noted below. These parking counts are for the infill and special use permit applications. We provided location of the parking spaces in relationship to the properties and buildings shown on the Neighborhood Context Plan (attached). Photos of the parking are included in Section 5 of the application.

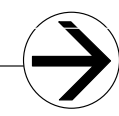


1 SITE PLAN
Scale: 1" = 10'-0"



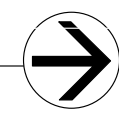


1 SITE PLAN
Scale: 1" = 10'-0"



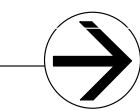


1 SITE PLAN
Scale: 1" = 10'-0"





1 SITE PLAN
Scale: 1" = 10'-0"



Parking counts for 296 So. 3rd Street

Weekend Summary

NEIGHBORHOOD AREA	AM COUNT ROW/LOT	PM COUNT ROW/LOT
Sopris Ave. - from 3 rd west to 4 th	4/1	3/1
Sopris Ave – between 3 rd and 4 th	7/11	9/9
3 rd Street Sopris to Euclid	5/2	4/4
3 rd Street Sopris to end of library	3/3	2/2

Weekday Summary

NEIGHBORHOOD AREA	AM COUNT ROW/LOT	PM COUNT ROW/LOT
Sopris Ave. - from 3 rd west to 4 th	1/0	8/0
Sopris Ave – between 3 rd and 4 th	11/7	10/6
3 rd Street Sopris to Euclid	2/2	3/2
3 rd Street Sopris to end of library	1/1	3/0

The charts show a pattern where about just as many vehicles are parked in the town right-of-way as there is on private property. About half of the property owners in those various blocks utilize town right -of-way, and that is especially so on Sopris Avenue in the block between 3rd Street and 2nd Street.

Of course, Sopris Avenue from 3rd Street towards 4th Street has much more right-of-way parking the library usage. This is concentrated in the time from 3 PM until closing. Please note that we did not include the Bridges/Library parking lot in the charts above but I have that data.

While the Third Street corridor door and the library are fairly heavily used, parking does not seem to overwhelm the neighborhood. As one remembers that the subject property has had a single-family house on for over hundred years, the only additional parking needed is that for the ADU.

We find that the addition of the ADU does not compromise neighborhood parking.

SECTION 3

Technical Drawings

Survey

Sketch Up Image/Context

A1.1 Site Plan

A1.3 Building Extents/Allowed Building Envelope

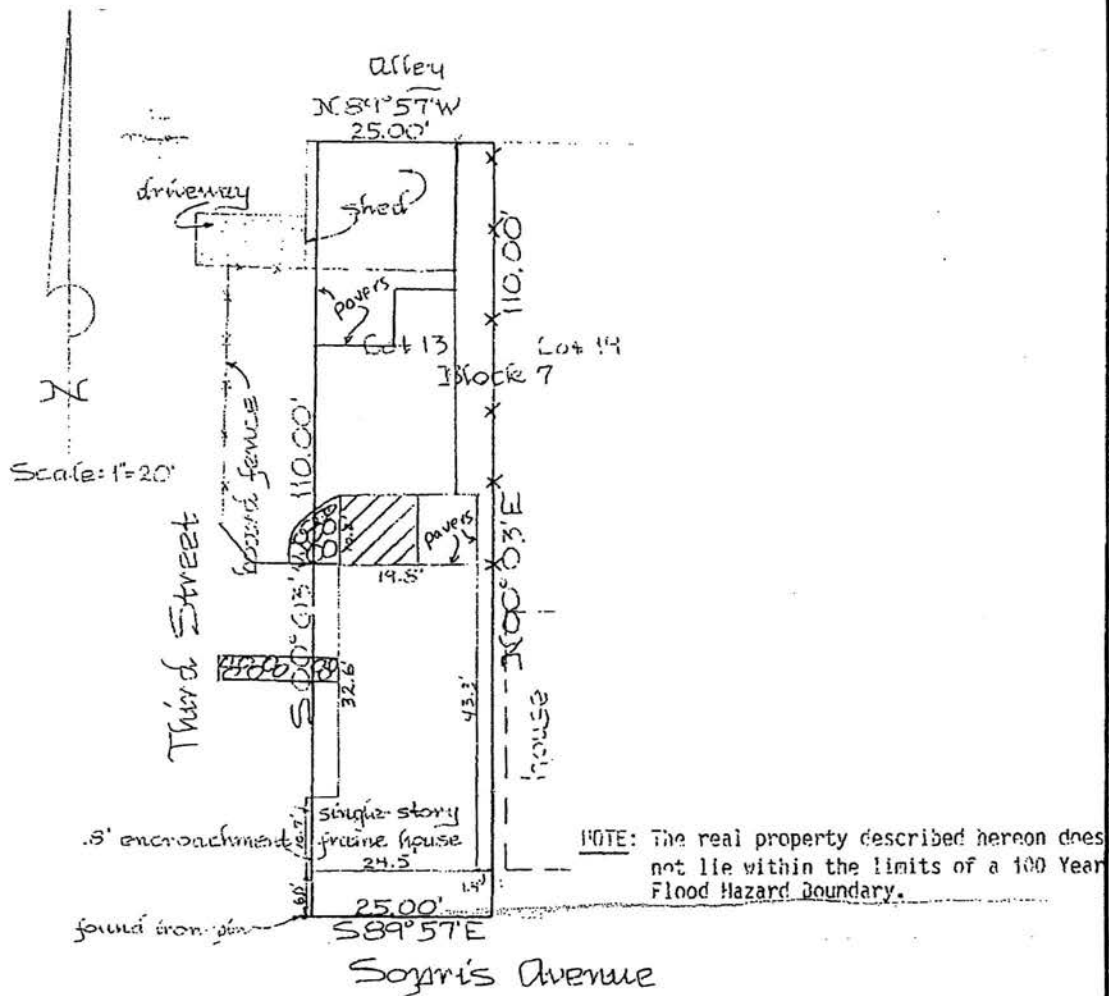
A2.1 Lower Floor Plan

A2.2 Main Floor Plan

A2.3 Upper Floor Plan

A3.1 Architectural Elevations

A4.1 Building Sections



I hereby certify that this Improvement Location Certificate of Lot 13, Block 7, Town of Carbondale, State of Colorado, was prepared by me, the improvement location being based on a previous property survey that has been monumented by others, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, 23 September 1978, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

By: Sydney Lincicome
Sydney Lincicome LS 14111



Street Address: 296 Third Street
Carbondale, Colorado

SURVEY PLAT

Improvement Location Certificate
Lot 13, Block 7, Carbondale, Colo.

BY: **LINES IN SPACE**

SYDNEY LINCICOME (L.S. 14111)

Revised 08/11/2006

BOX 121 CARBONDALE, COLO.

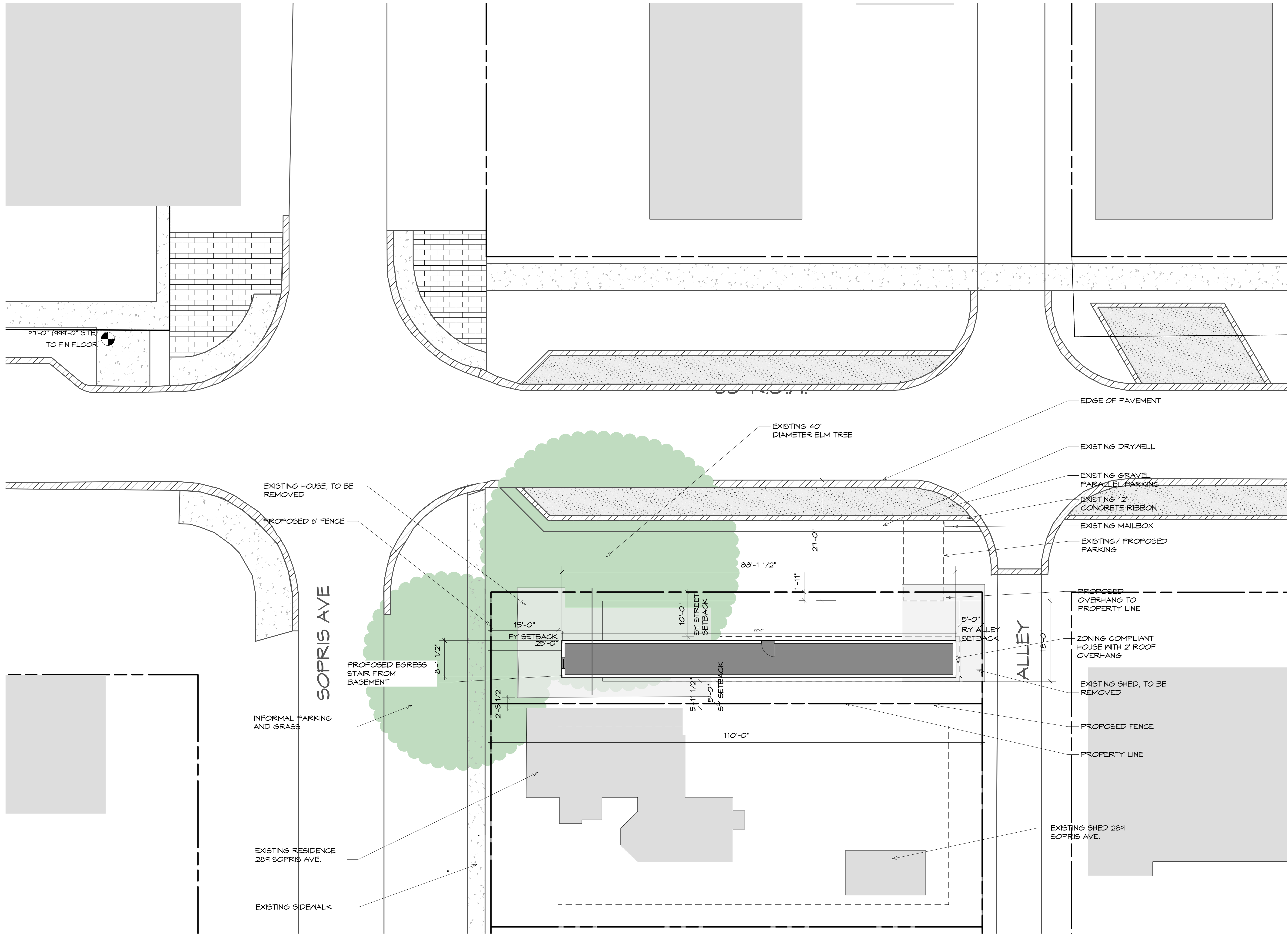
303-963-3852

Revised 3/8/91

26 Sept. 1978

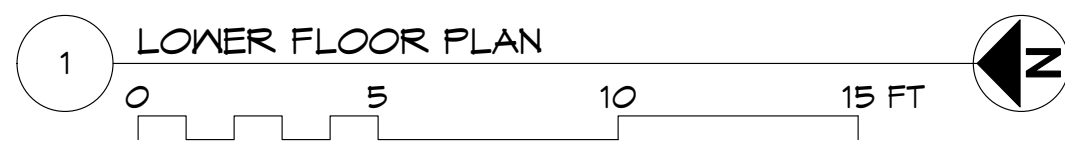
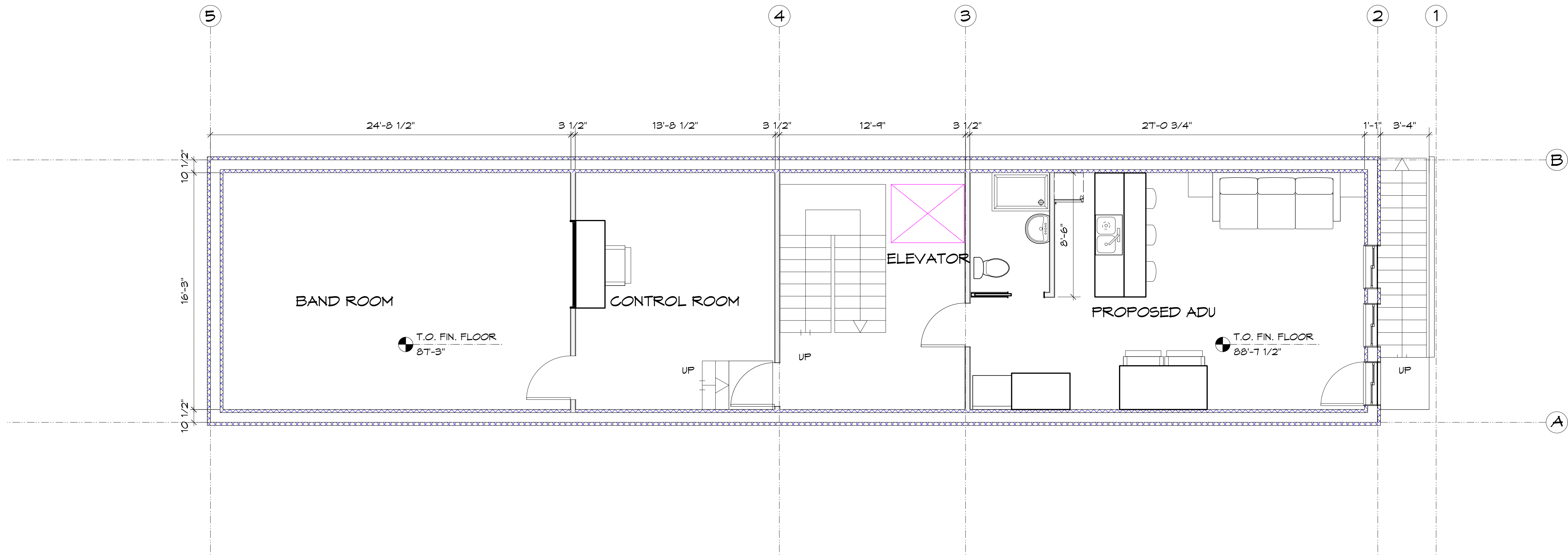
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1 SITE PLAN
Scale: 1" = 10'-0"





82 WEANT BLVD, CARBONDALE, COLORADO 81623

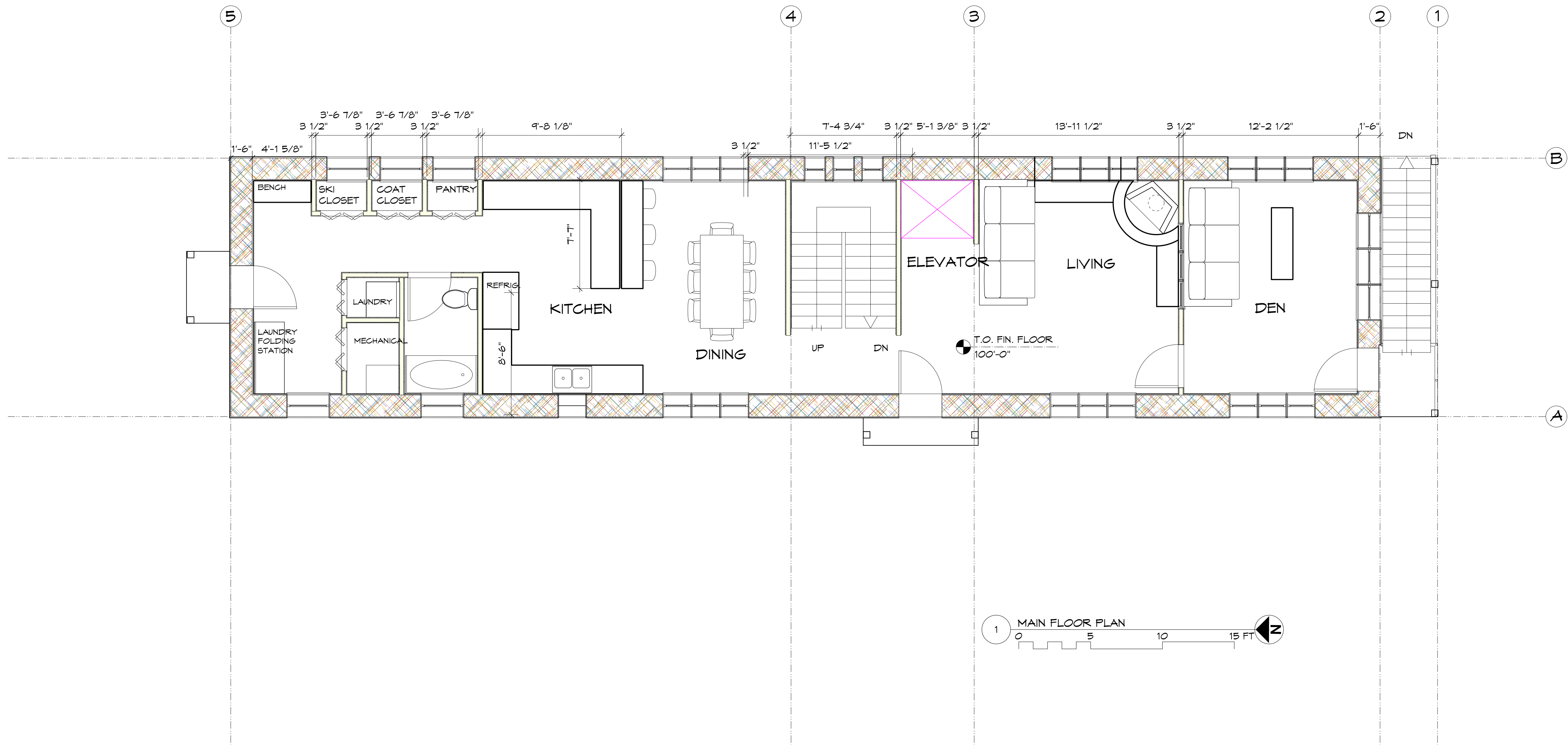
JEFF DICKINSON
ARCHITECT
ENERGY &
SUSTAINABLE DESIGN, INC.

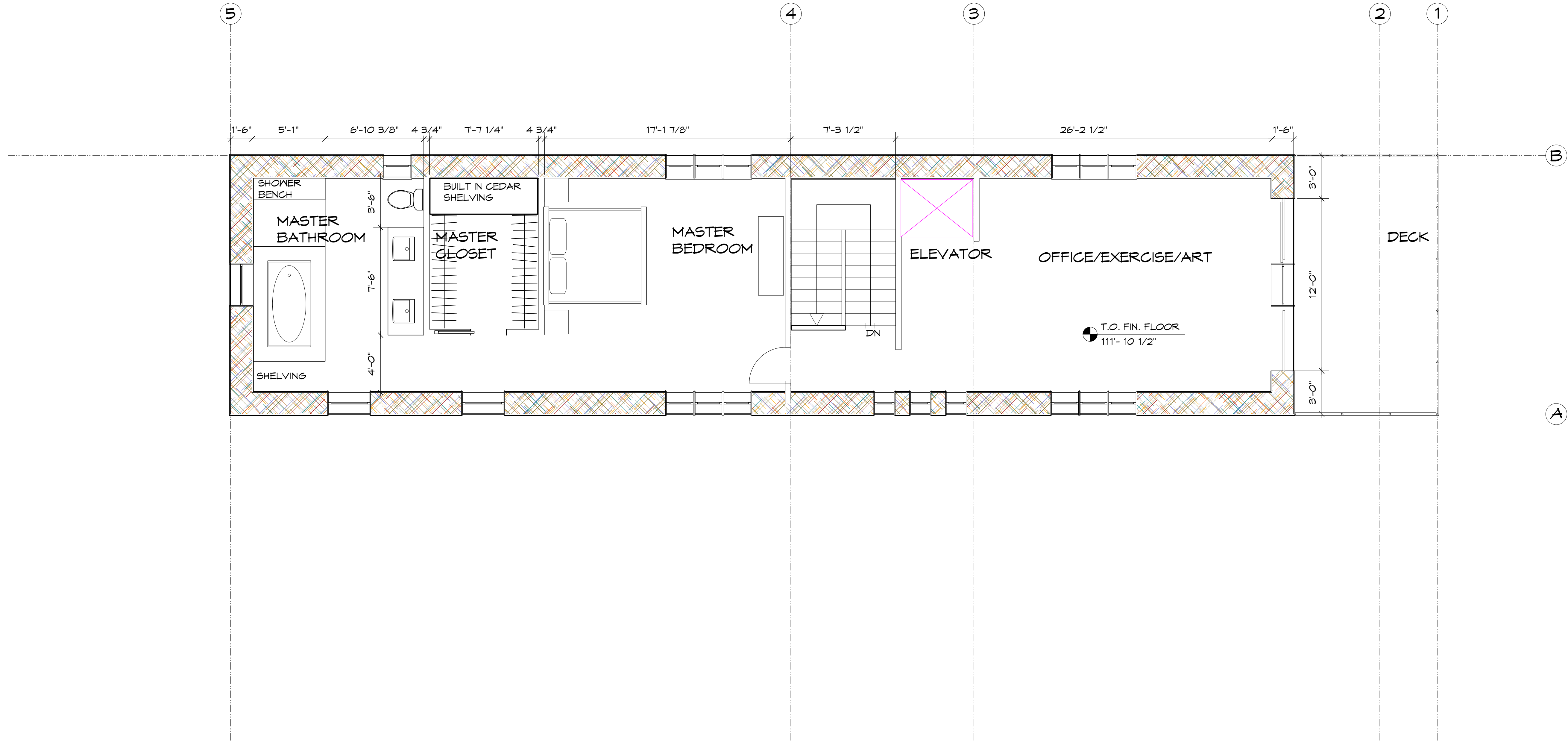
(970) 963-0114 - PHONE/FAX BIOSPACE@SOPRIS.NET - EMAIL

CARROLL SPARROW RESIDENCE
296 S 3RD ST CARBONDALE
GARFIELD COUNTY, CO

SHEET NAME:
MAIN LEVEL PLANS
PLANNING SUBMITTAL DATE:
12/17/18

A2.1



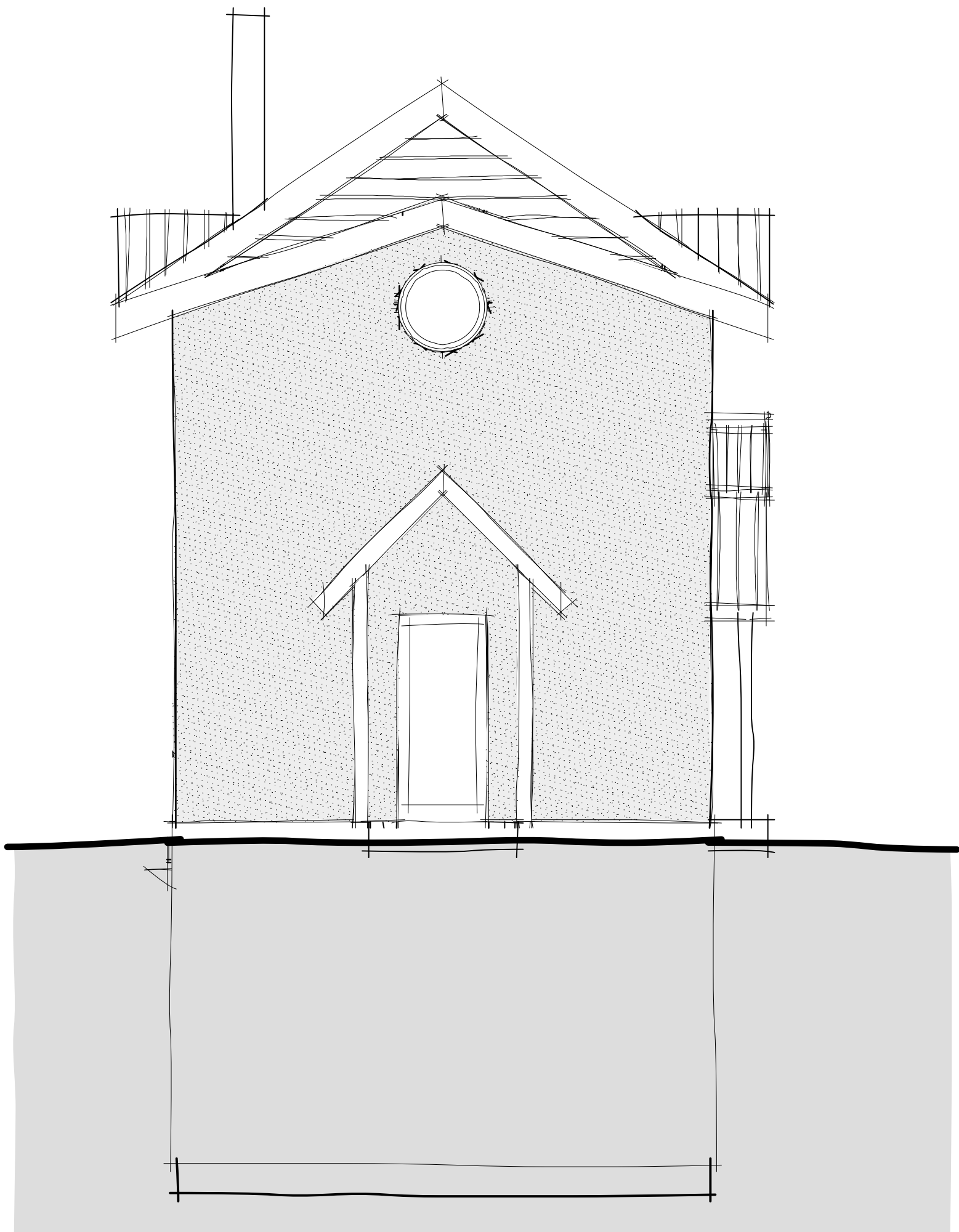
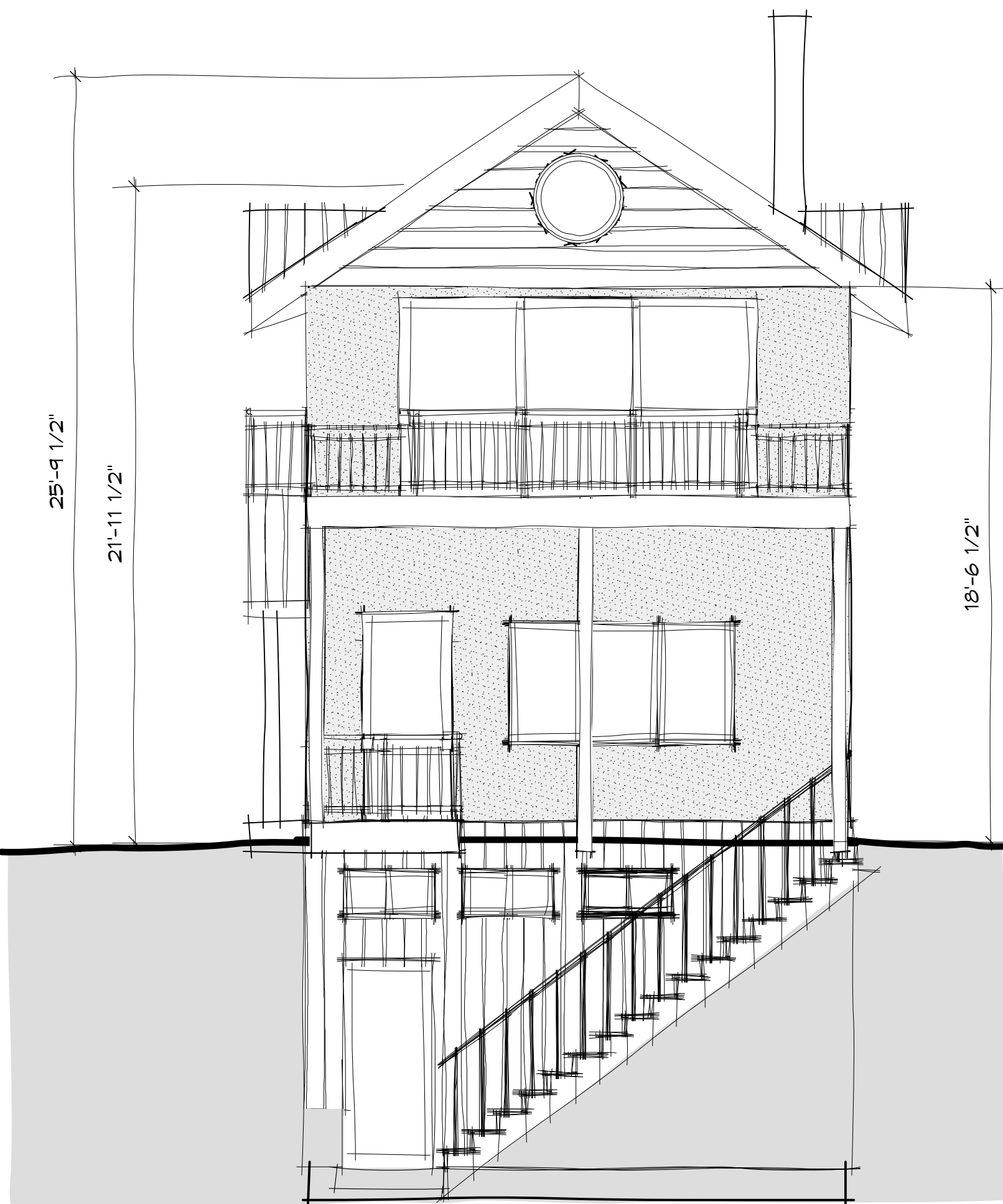


CARROLL SPARROW RESIDENCE
296 S 3RD ST CARBONDALE
GARFIELD COUNTY, CO

SHEET NAME:
UPPER
LEVEL
PLAN
PLANNING
SUBMITTAL
DATE:
12/17/18

82 WEANT BLVD, CARBONDALE, COLORADO 81623
JEFF DICKINSON
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SUSTAINABLE DESIGN, INC.
(970) 963-0114 - PHONE/FAX BIOSPACE@SOPRIS.NET - EMAIL

A2.3



82 WEANT BLVD, CARBONDALE, COLORADO 81623

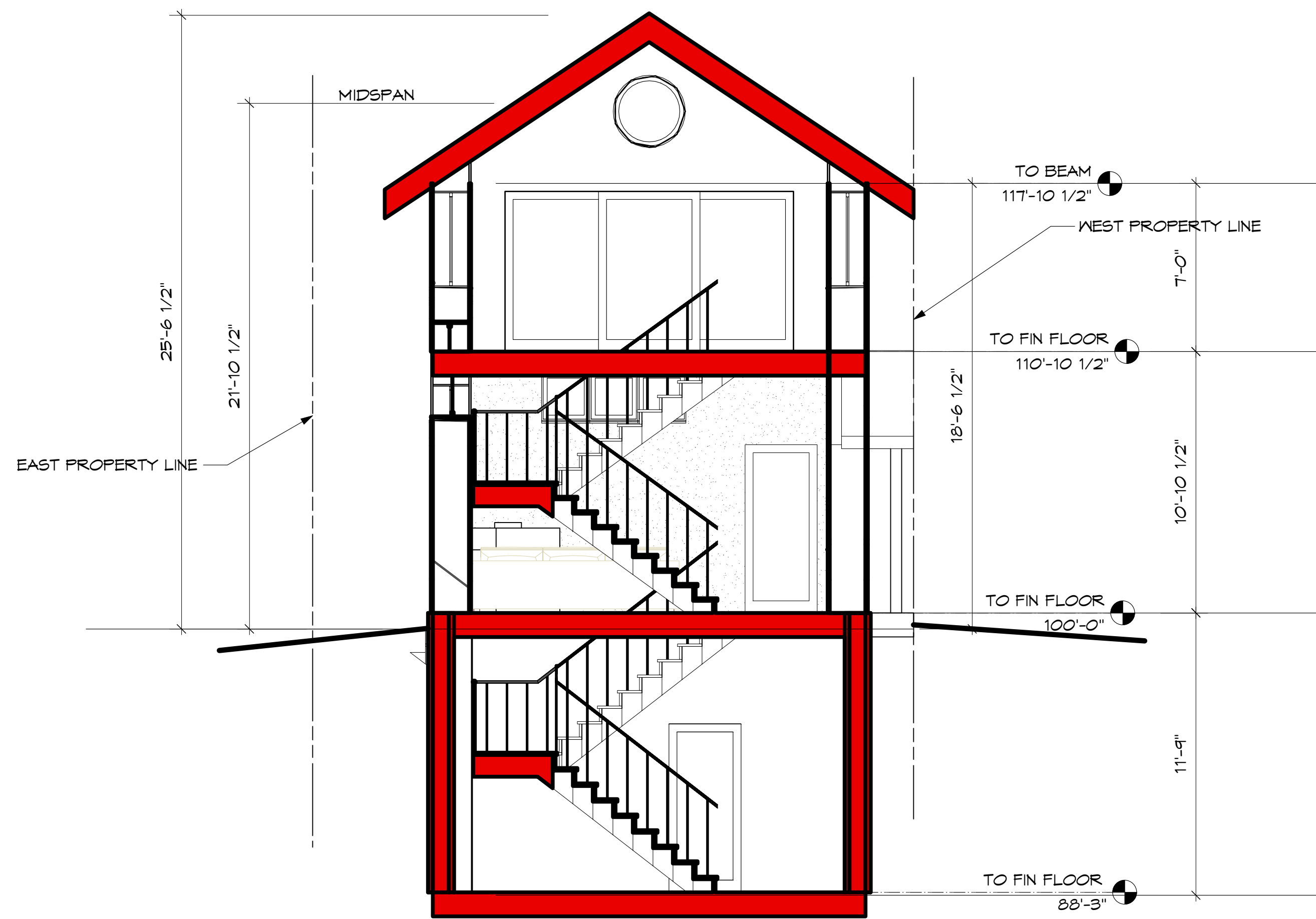
JEFF DICKINSON
ARCHITECT
SUSTAINABLE DESIGN, INC.
(970) 963-0114 - PHONE/FAX BIOSPACE@SOPRIS.NET - EMAIL

CARROLL SPARROW RESIDENCE
296 S 3RD ST CARBONDALE
GARFIELD COUNTY, CO

SHEET NAME:
PROPOSED
ELEVATIONS

PLANNING
SUBMITTAL
DATE:
12/17/18

A3.1



1 BUILDING SECTION-LOOKING NORTH
Scale: 1/4"=1'-0"

CARROLL SPARROW RESIDENCE
2916 S 3RD ST CARBONDALE
GARFIELD COUNTY, CO

SHEET NAME:
SECTION

PLANNING
SUBMITTAL
DATE:
12/17/18

82 WEANT BLVD, CARBONDALE, COLORADO 81623
JEFF DICKINSON
ARCHITECT
ENERGY &
SUSTAINABLE DESIGN, INC
(970) 963-0114 - PHONE/FAX BIOSPACE@SOPRIS.NET - EMAIL

A4.1

Section 4

Application Narrative & Justification

Dimensional Variances

ADU Special Use Permit

ADU Minor Site Plan Review

Variance – Lot Size for ADU and reduction in # of parking spaces

Conditional Use Permit – Nonconforming Sites or Lots

INTRODUCTION

This portion of the application specifies the multiple variance requests from dimensional requirements for the new construction, the ADU which would require a special use permit and minor site plan, as well as a conditional use permit for construction related to the nonconforming lot. All criteria must be addressed. What we have done is bundled some of the reviews in order to reduce some of the repetition. Therefore, the section is divided into four components which address and justify the application. These are:

- Component 1 – Variances related to all dimensional requirements.
- Component 2 – ADU construction, and the related special use permit and minor site plan applications.
- Component 3 – ADU related variances, to allow less parking than required and for an ADU to be built on the lot smaller than 5500 ft.²
- Component 4 – conditional use permit for construction issues on the nonconforming lot.

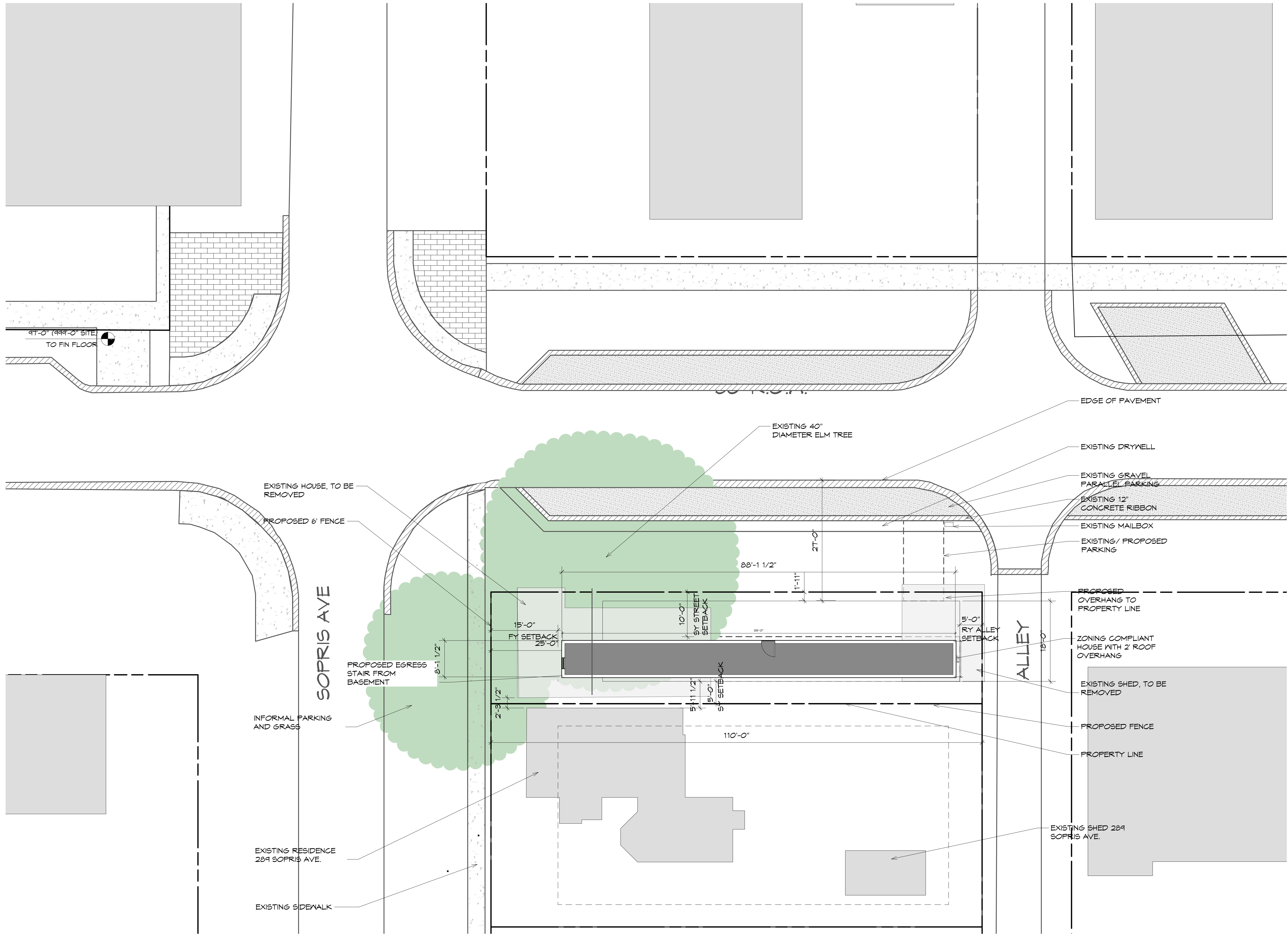
APPLICATION COMPONENT 1 – STANDARDS RELATED TO DIMENSIONAL REQUIREMENTS

Type of Application: Variance

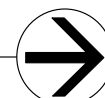
Variances required for the following:

- **Maximum Impervious Lot Coverage (Table 3.7.2)**
- **setbacks, side yard (Table 3.2-3)**
- **Setbacks, street side (Table 3.2-3)**
- **Height – sidewall within 5 feet of setback (Sec 5.6.6.B.5)**
- **Eave projection into setback - 2 feet, but must be 5 feet from PL (Table 3.8-1)**
- **Maximum Fence Height, front yard – (Table 5.4-3)**

The above dimensional requirements need variance approval. There are many, but they all revolve around the simple fact of the small lot size and the very small width. On the following pages we are repeating the chart with all the dimensional standards and required variances as well as the chart showing the zoning and development data – specifically how the final plan would relate to code standards. This is designed to



1 SITE PLAN
Scale: 1" = 10'-0"



DIMENSIONAL STANDARDS & ZONING STATUS - 296 S. 3rd STREET

Issue	Standard	Comment	code section	Action
lot area, minimum	4,125	Existing lot : non- conforming	table 3.2-3	None - existing situation
lot width, min	50 ft.	Existing lot : non- conforming	table 3.2-3	None - existing situation
lot depth, min	100 ft.	Existing lot : non- conforming	table 3.2-3	None - existing situation
Lot size for ADU	5500 SF Lot for ADU	OTR - std is 5500 SF for having an ADU	table 3.2-3	Variance required
off-street parking	1.5 per 1 BR unit	for existing SF res	Section 5.8.1	existing situation for SFD hom
off-street parking	2 per adu	OTR - allow reduction of parking for ADU - historic residence	4.4.4. A.5.c.	Can be allowed per site plan
Size of ADU	up to 10% lot size	OTR - max ADU size based on lot size, not size of main house	4.4.4. A.5.e	Variance required
Max impervious lot coverage	44%	New construction would exceed	3.7.2 - Lot coverage	variance required
setbacks, side yard	5 ft.	New construction will conform	table 3.2-3	none - will comply
setbacks, street side	10 ft.	New building proposed to be in setback	table 3.2-3	Variance Required
height - sidewall w/in 5 ft of setback	20 ft.	exceeds ar dormer only	5.6.6.B.5	variance required
Eave projection into setback	2 ft., but must be 5 ft. from PL	Projections into setbacks no longer allowed w/ UDC	Table 3.8-1	Variance Required
Max Fence Height, front yd.	42 "	Privacy request - only open space is front yard - busy street	Table 5.4-3	Variance Required
Expansion of Use or Structure	existing non-conforming	All new improvements shall comply with code	Sec 7.5.1	Conditional use permit

Zoning and Development Criteria/Data

Item	Standard	Provided	Comment
Front Setback			
House - from Sopris	15 Ft	25 ft	Conforms
Rear Setback (north -alley)			
House - Rear Entry	5 FT	5 ft	Conforms
Side Setback			
side, private property	5 FT	5 ft.	eave projects into setback 2 ft.
side, street	10 FT	2 ft	front stoop/roof projects - 2 ft (75 ft ROW)
Height			
Main Building	25 Ft.	21'10.5"	Conforms
Vertical wall: 5 ft- setback	20 ft	20' 6"	exceeds only at dormer
Lot Size & related (SF)			
Lot Area Min	4,125	2,750	Pre-existing
Lot Area , with ADU	5,500	2,750	ADU in basement (long term future)
Lot Dimensions (ft)			
Lot depth, min	100 ft	110 ft	Conforms
Lot width, min	50 ft.	25 ft.	Pre-existing
General Data			
Open Space/pervious	56%	45%	
Impervious surface	44%	55%	home 80' x 18' - plus entry areas, etc.
No. Parking spaces/SFD	1.5	0	1 BR - Note spaces adjacent
ADU	2	0	P&Z can grant variance for 1 space
SF ADU - max	10% lot area (275 sf)	440 SF	Measured from inside of wall

Notes

Zone District	OTR	
Sopris Ave. ROW	75 ft. wide	similar width to most ROW's in Old Town
3rd St ROW	75 ft wide	similar width to most ROW's in Old Town

demonstrate what would be required on such a small lot with exceptionally narrow dimensionally per UDC is also shown with the above-mentioned charts.

To stop needless repetition, we are making just one set of responses for all the above requests utilizing the criteria in Section 2.7.1.C.3.b of the UDC (Special Variances and Original Townsite and Weavers Addition). The criteria are addressed one by one. We will then follow up with a brief paragraph try new specifically state in simple language the heart of the matter for a few of the above standards which need some explanation or maybe things you have not encountered before.

The standards are:

1. The structure to be built or altered is a residential dwelling unit or an accessory structure to the residential unit;

Response: The structure to be built as a residential unit.

2. The lot must be located in the Old Town site or Weaver's Addition;

Response: The property is located in the Old Town site

3. The applicant may not have caused the situation or hardship by his/her own actions. An exception may be granted if the owner/applicant built or placed the structure, or split the lot prior to subdivision or zoning regulations being instituted in the town;

Response: the applicant did not cause a situation/hardship by their own actions. The property was part of the original townsite where the typical lots are 25 feet in width. In nearly all cases, these lots were assembled/purchased where some person/group/entity purchased more than one lot together and combine them for development. Single-lot only land holdings are not totally unknown. Examples are:

- *the vacant lot next to the Pour House*
- *the lot which formerly housed Sopris Surfers and is immediately to the east of Allegria Restaurant*
- *the former Carbondale Veterinary Clinic next to Fat Belly Burgers*

These lots in the original Townsite where platted in 1888, well before the adoption of Zoning and Subdivision Regulations which occurred in 1973.

4. The new construction, alteration or addition could not be reasonably placed in another location;

Response: This is the most reasonable place for any development on the lot. It is only 25 feet in width. The only leeway would be to move any structure closer to Sopris Avenue and have a little bit more open space towards the alley.

5. The new construction, alteration or addition is designed in a reasonable fashion and results in the variance requested being the minimum amount required in order to achieve the purpose of the variance request;

Response: The project is the minimum amount required from a dimensional sense. The ADU is constructed below grade and will not add to the mass. While the home is fairly large, If the lot was any wider or larger, the Design Team does not think they would be adding additional space. They are not just trying to build to total available zoning. They have defined needs and are also trying to accommodate future living situation with a family member with special needs. They are trying to build what they call their "Forever House".

6. The variance requested does not harm the public or injure the value of adjacent properties;

Response: The variance does not harm the public or injure adjacent properties. In fact, it improves the compatibility with the Muse residence to the east. Specifically, the separation between the units is changing from 2'3" to 6'.

7. The granting of a variance will be consistent with the spirit and purpose of the Code

Response: The variance is consistent with the spirit and purpose of UDC and Comprehensive Plan of the town.

PRACTICAL COMMENTS ON SPECIFIC DIMENSIONAL REQUIREMENTS/REQUESTS

Maximum Impervious Lot Coverage. There are few options related to a lot covered with such a small, narrow footprint. Proposed development is approximately 55% impervious surface – with 44% being the standard.

Height of sidewall within 5 feet of setback. Once again, the reason for this variance can be simply put – the narrowness of the lot. If this lot was 40-foot width, it would be easy to meet the standard. Please note that the height of the sidewall at the setback is less than the required 20 feet - it does exceed 20 feet at the dormer.

Eave projections and to setbacks. This is the standard that would not have been an issue with the previous code. Historically, and every code that I am aware of, allow eaves to project into required setbacks anywhere from 18 inches to 36 inches. Carbondale always allowed a 2-foot projection into a setback. The adoption of the UDC allows projections of up to 2 feet, but that projection cannot occur less than 5 feet to the Property Line. I have found no reason for the standard and have meant to bring it up as part of the UDC amendment discussions.

Maximum Fence Height. Once again, this is because of the small lot size and width. The owners have a high priority on having their open space to the south – to allow sunshine to flow into their yard as well as into the south side of the building. However, because of the busyness of the area, the applicants prefer a 6-foot-high fence at the front setback boundaries. They are pursuing designs in order to minimize opaqueness/solid nature of the fence and to create a welcoming and public street presence. Also, in investigating the site distance, our initial findings are that cars at the intersection still have adequate site distance from approaching traffic.

APPLICATION COMPONENT 2 – CONSTRUCTION OF AN ACCESSORY DWELLING UNIT IN BASEMENT – 416 SF in size (inside dimensions)

Type of Application: Special Use Permit (Table 4.2-1 – Allowed Uses UDC) and Minor Site Plan Review (per 4.4.4A.6 of UDC)

Relevant standards for Accessory Dwelling Units and structures are listed in Section 4.4.4. A

An application for a special use permit must address application criteria on a one - by - one basis. The UDC also indicates that an accessory dwelling unit in the OTR Zone District is subject to the procedures of a Minor Site Plan Review. This component of the application will address these criteria below.

Quick summary. The structure to be built at 296 S. 3rd Street includes a proposed ADU on the lower level. The ADU would be an efficiency unit and 416ft.² in size. See lower level floor plan

Before going into approval criteria for a special use permit or minor site plan review, general standards for ADU's and structures will be summarized and justified below. General standards for ADU's are:

- only one ADU on the property.
- ADU's are required to be attached, except in the OTR Zone district. (Criteria outlined below)
- A detached ADU shall be located on the side or rear of the primary structure
- the ADU will have a separate exterior entrance
- the ADU will be an efficiency unit (criterion is no more than one bedroom)
- separate water and sewer service will not be provided
- the ADU will not be under separate ownership

The application will meet all those standards noted above. Additional ADU requirements for residential structures of historical significance within the OTR Zone District per 4.4.4.A.5 are below:

- a. A residential structure in the OTR zone district is of historical significance if the majority of the predominant elements of the structure were constructed prior to 1925.

Response: The existing structure was built in approximately 1886, but it will be removed. Reasons noted in previous section of application.

- b. Detached ADU's may be permitted on a lot containing a residential structure of historical significance within the OTR zone district.

Response: The ADU is being placed in the basement in order to minimize impact.

- c. The Planning Commission may allow a reduction in the parking standards for an ADU in the OTR district pursuant to Section 5.8 when it is demonstrated that the reduction will contribute to the preservation of the historical character of a residence of historical significance within the OTR zoning district and such reduction will not adversely affect neighboring properties.

Response: The applicant and the Design Team request the on-site parking for the ADU to be reduced from 2 to 0 parking spaces. This parking will be accommodated by utilizing the adjacent parking spaces along the western side of the property installed as part of the 3rd Street Corridor Project. Requiring these spaces on-site is not necessary in our opinion as most of the parking in the neighborhood presently takes place in the right-of-way. A parking analysis showing inventory of neighborhood parking in the morning and evening hours is included at the end of Section 2. Finally, 4 improved parking spaces are provided on-site and along the adjacent right-of-way for this particular property which is characteristic of many properties in the OTR zone district

- d. The minimum size of an ADU shall be 300 ft.².

Response: the ADU is proposed to be 416 ft.² in size

- e. The maximum size of an ADU shall be 10% of the total lot size up to a maximum unit size of 650 ft.².

Response: we respectfully request a variance from the above criterion. The 10% maximum would The ADU at 275 ft.². The ADU as designed is reasonable in size and not lavish and is designed to be accessible. We have addressed variance criteria later this section.

Special Use Permit

All Special Use Permits must meet the following criteria contained in Section 2.5.2.C.3.b.ii of the UDC:

- a. An approved special use shall meet the purposes of the zone district in which it will be located, and all the criteria and regulations specified for such use in that zone district, including but not limited to height, setbacks and lot coverage;

Response: Care has been taken to meet all criteria, regulations and dimensional requirements that could possibly be met except for those noted for which variances are required (e.g. open space, side yard setbacks, eave projections. The proposed ADU is located on the lower level. It is our opinion that the purpose of the zone district is met. See Section 2, which demonstrates compliance with the OTR Purpose Statement.

- b. An approved special use shall comply with all applicable fire, building, occupancy and other municipal code provisions adopted by the town of Carbondale for the protection of public health, safety and welfare;

Response: All applicable fire, building, and occupancy standards will be met, except for the previously identified dimensional criteria, including setbacks, which have not been met historically for this property. In fact, the present structure encroaches onto Town property. Placement of the new structure improves compliance from a dimensional perspective.

- c. An approved special use shall adequately mitigate traffic impacts in a neighborhood;

Response: We see no traffic impacts created by inclusion of the ADU to the development program. An ADU generates approximately 6.6 trips per day per the International Transportation Engineers Trip Generation Manual, 7th edition. This is non-consequential given neighborhood patterns including traffic at the Branch Library, RE-1 housing area, Third Street center etc.

- d. An approved special use shall not otherwise have an adverse effect upon the character of surrounding uses.

Response: There are no other adverse impacts being created on surrounding land uses.

- e. Impacts of the proposed use on adjacent properties and the surrounding neighborhood or such impacts have been minimized in a satisfactory manner.

Response: Impacts on the adjacent properties and neighborhood are nonexistent or minimized. Distance between the proposed structure and the Muse residence is being improved (distance between structures increased).

- f. The impacts of the use, including but not limited to its design and operation, parking and loading, traffic, noise, access to air and light, impacts on privacy of adjacent uses, and others, shall not create a nuisance and such impacts shall be borne by the owners and residents of the property on which the proposed use is located rather than by adjacent properties or the neighborhood.

Response: No adverse impacts or nuisances are created by the ADU.

- g. Access to the site shall be adequate for the proposed use, considering the width of adjacent streets and alleys, and safety.

Response: Access to the site is adequate. Access to the site has not changed. Street dimensions are adequate and defined parking spaces have been constructed immediately adjacent to the Western boundary of the building.

- h. The project is in scale with the existing neighborhood or will be considered to be in scale with the neighborhood as it develops in the immediate future.

Response: The project is designed to minimize impacts regarding scale and blend in with the surrounding neighborhood. Efforts have been made to reduce massing by adding dormers, different building materials, etc. Project complies with height standards.

- i. The project maximizes the use of the site's desirable, natural characteristics.

Response: This criterion has been met. A tiny parcel being utilized for housing and one additional dwelling unit. The design emphasizes pedestrian scale improvements and architectural variety and interests, not a garage or a boxy design.

Site Plan Standards

Approval Criteria for All Types of Site Plan Review per section 2.5.3.C (UDC)

1. The site plan is consistent with the Comprehensive Plan;

Response: the site is designated as "Old Town". The Future Land Use Designation Summary Table is attached in Section 5. See Section 2 for discussion on compliance. It notes the following:

- *this area is the oldest residential neighborhood in the historic town grid*

- *single-family dwellings are the predominant development type, with opportunities for accessory dwellings and home occupations*
- *ADU should be visually secondary to the primary dwelling*
- *limit the height of vertical sidewalls*
- *avoid prominent garage is facing streets*

2. The site plan is consistent with any previously approved subdivision plat, planned unit development, or any other precedent plan or land-use approval as applicable;

Response: There is no previously approved subdivision plat or PUD or any other concept for that property or that block.

3. The site plan complies with all applicable development and design standards set forth in this code; and

Response: As noted in the introduction of the application, there are a number of development/dimensional criteria such as minimum amount of open space and setbacks which are not met by the existing site plan. That is part of the reality of a standalone 2750 ft.² standalone lot that was part of the original town site. The ADU is being built in the basement level.

4. Traffic generated by the proposed development will be adequately served by existing streets within Carbondale, where the decision-making body finds at such traffic impacts will be sufficiently mitigated.

Response: Traffic generation is minimal. See previous commentary.

APPLICATION COMPONENT 3 – VARIANCE REQUEST – TO ALLOW THE PROPOSED ADU AT 296 3rd STREET ON A LOT LESS THAN 5500 FT.² IN SIZE AND TO ALLOW A REDUCTION IN NUMBER PARKING SPACES FROM 2 TO 1 SPACE

Type of Application: Variance

Quick Summary: Two variance requests are required for this application. The first is related to lot size. An ADU in the OTR zone district requires a 5500 ft.² lot. This is not possible in this case as the lot is 2750 ft.² in size. We feel that the location of the site near the downtown which is walkable, the mix of single-family and small multifamily units in close proximity and the fact that the ADU can be placed within an existing structure is a good development proposal for this part of town. The proposal for a 2-space on-site reduction in parking for the ADU also requires a variance. As noted, neighborhood parking for adjoining residents was incorporated into the 3rd Street Improvement Project. There are four improved spaces along the 3rd Street right-of-way and one additional space immediately adjacent to the property along Sopris Avenue. A total of 3.5 parking spaces would be required by Section 5.8 of the UDC.

We have attached a parking summary for the neighborhood (See Neighborhood Parking Study in Background Section). As noted in that section, approximately half of the parking in the neighborhood occurs on the public right-of-way. The parking diagram shows the parking provided in relationship to the right of ways and private property. There is considerable parking and traffic associated with the Library, but much of that excess parking is handled in the Bridges/Library parking lot and much of the associated traffic is from 3 PM until closing

In summary, we feel that the property and the neighborhood are better served by utilizing these extra wide rights-of-way (75 feet in width) rather than providing parking within the property boundary itself. It better serves the town and the property and is consistent with the parking pattern of the neighborhood.

We are processing these two variance requests per the process noted in Section 2.7.1.C.3.b – *Special Variances in Original Townsite and Weavers Addition*. These variances are appropriate for the original Townsite and Weavers Addition due to historical development patterns and the placement of structures prior to zoning regulations being instituted. The criteria are noted below with related responses. The responses are so similar for both variance requests that they are consolidated to help simplify review.

1. The structure to be built or altered is a residential dwelling unit or an accessory structure to the residential unit;

Response: The structure to be altered is an accessory structure.

2. The lot must be located in the Old Town site or Weaver's Addition;

Response: The property is located in the Old Town site

3. The applicant may not have caused the situation or hardship by his/her own actions. An exception may be granted if the owner/applicant built or placed the structure, or split the lot prior to subdivision or zoning regulations being instituted in the town;

Response: the applicant did not cause a situation/hardship by their own actions. A standalone miner lot was created well in advance of any Town Zoning and Subdivision Regulations. The lot size makes it very difficult for any structure to meet such dimensional standards as setbacks, minimal open space etc. Without variances the site is unbuildable (see narrow building which dimensional requirements would prescribe to be built in Section 3). The property was subdivided into a nonconforming (related to lot size) lot well in advance of the Town's Zoning and Subdivision regulations. The lot size made it very difficult for any structure to be set back and minimum open space criteria. The garage was built in the early 1990s by virtue of a variance approval.

4. The new construction, alteration or addition could not be reasonably placed in another location;

Response: This (basement location) is the most reasonable place for any utilization of an ADU. The ADU does not add visible mass to the structure.

5. The new construction, alteration or addition is designed in a reasonable fashion and results in the variance requested being the minimum amount required in order to achieve the purpose of the variance request;

Response: The project is the minimum amount required related to development on the property. The ADU is constructed within the basement area. The ADU could be slightly smaller in size but as it is proposed the basement, there will be no visible effect on the mass of the building etc.

6. The variance requested does not harm the public or injure the value of adjacent properties;

Response: The variance does not harm the public or injure adjacent properties.

7. The granting of a variance will be consistent with the spirit and purpose of the Code

Response: The variance is consistent with the spirit and purpose of UDC and Comprehensive Plan of the town.

APPLICATION COMPONENT 4 – NONCONFORMING SITES OR LOTS

Type of Application: Conditional Use Permit

Section 7.5.1 - Change in Use or Expansion of User Structure

On a site or lot that does not conform to the standards of the zoning district in which it is located, a change in use or expansion of the use or structure requires a conditional use permit from the director and shall comply with the following:

- A. If the total cumulative area of all expansions occurring after the effective date of this code increases the gross floor area or developed site area of the use by more than 20% of that existing prior to the effective date of the code, all existing site improvements, except existing nonconforming structures, shall be made to comply with the applicable standards of this code.**
- B. All new improvements shall comply with applicable development standards of this code and with all applicable regulations of this chapter.**

The project site does not conform to the standards of the zoning district and any expansion of the use shall address Conditional Use Permit criteria. We have addressed all the practical, technical and code related issues in previous parts of this application. Still, the criteria in this section needs to be addressed as part of this application.

It is our contention that virtually any development on the site needs a number of variances in order for the site to be buildable. As noted previously, the uses proposed or allowed by code, some by Special Use Permit, some by Minor Site plan review etc. We will be as direct as possible with addressing these criteria.

Conditional Use criteria are contained in Section 2.5.1.C.3.a.i. The UDC allows the Planning Director to approve a proposed conditional use. Criteria are:

- a. The site, building(s), and use meet all criteria specified for the use and all applicable regulations and development standards as specified in this Code and for the zone district in which it is located;

Response: The various standards have been addressed in other portions of the application. It is also been noted which standards are difficult or virtually impossible to meet.

- b. The proposed use is consistent with the Comprehensive Plan:

Response: the proposed uses are consistent with the Comprehensive Plan. Please see Section 2 where we demonstrate this compliance.

- c. The site, if nonconforming with the development standards of the zone District which located, will be brought into conformance with those standards if required to do so per Chapter 17.07: Nonconformities.

The Development Program conforms as much as possible. We have improved conformance with distance from building on adjacent property to the east. That is a key health and safety issue.

- d. The proposed uses plan in a manner that will minimize adverse impacts on the traffic in the neighborhood or surrounding uses;

Response: Traffic is not an issue for this proposal. A single-family home has existed on the site since the 1880s. Only an ADU will be added.

- e. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (including hours of operation, noise, odor, dust and/or other external impacts;

Response: The residential use has no operating characteristics which should impact neighboring properties. The residential uses similar to most other uses in the surrounding area.

WRAP UP AND SUMMARY

While there are many components of this land use application, the end result and request is straightforward. That is, to allow construction of a new single-family detached house and an ADU on a small, narrow lot in the OTR Zone District. The building envelope allowed by the OTR's dimensional requirements is very narrow. The Applicants and Design Team have improved the relationship to the adjacent residence to the east by moving the new structure to the specified setback line. Efforts have been made to reduce mass. All parking is being proposed in the public right-of-way on new parking spaces constructed as part of the Third Street Corridor Project. The ADU is being placed below grade in order to minimize any additional massing aspects. Traffic impacts from the ADU are nonexistent. The Project Architect is designing the house to

emphasize streetscape and pedestrian level scale. Finally, parking will occur as it always has, within the town rights-of-way. While there are constraints due to the minimum dimensions of the site, we feel that the project complies as much as possible with OTR dimensional criteria, that the standards of the special use permit and minor site plan are met and that the project is in compliance with the OTR Purpose statement and the Town's Comprehensive Plan.

Section 5

Miscellaneous Documents

Deed

List of Property Owners within 300 ft.

Comprehensive Plan Information. Old Town Future Land Use Summary

Selected parking photos

WARRANTY DEED

THIS DEED, made this 30th day of June, 2018, between

KENNET VAN KESTEREN ALSO KNOWN AS KENNETH VAN KESTEREN AND KELLY GERHART, IN JOINT TENANCY
whose address is 2605 Eden Ave #6, Cincinnati, OH 45219, GRANTOR(S), and

PAMELA MITCHELL MAGUIRE, AND KURTIS TREVOR SPARROW AND KRISTIN CAMILLE CARROLL
whose address is PO Box 4410, Basalt, CO 81621, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, grantee's heirs and assigns forever, not in tenancy in common but IN JOINT TENANCY, all the real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado, described as follows:

The Lot 13,
Block 7,
TOWN OF CARBONDALE

also known by street and number as: 296 S 3rd Street, Carbondale, CO 81623

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or 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, grantee's heirs and assigns forever. The grantor, for the grantor, grantor's heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, grantee's heirs and assigns, that at the time of the enrolling and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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 general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

[Signature]
Kenneth Van Kesteren, also known as Kenneth Van Kesteren

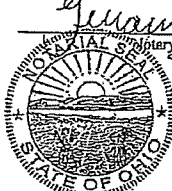
[Signature]
Kelly Gerhart

State of Ohio }
County of Hamilton } 5

The foregoing instrument was acknowledged, subscribed and sworn to before me this 30th day of June, 2018 by Kennet Van Kesteren, also known as Kenneth Van Kesteren and Kelly Gerhart

My Commission Expires: 2-7-2020

Witness my Hand and Official Seal



Terrance Smith
Notary Public, State of Ohio
My Commission Expires 02-17-2020

Garfield County Land Explorer

Parcel	Physical Address	Owner	Account Num	Mailing Address
23933430D002	396 S 3RD ST CARBONDALE	WEBCHILD LLC	R083277	2010 EASTBANK POINT CARBONDALE, CO 81623
23933430P001	320 SOPRIS AVE CARBONDALE	GARFIELD COUNTY PUBLIC LIBRARY DISTRICT, A COLORADO LIBRARY DISTRICT ACTING BY AND THROUGH THE BOARD OF TRUSTEES	R082832	796 MEGAN AVENUE RIFLE, CO 81650
23933430P002	Not available CARBONDALE	ROARING FORK SCHOOL DISTRICT, NO. RE-1	R082833	1405 GRAND AVE GLENWOOD SPRINGS, CO 81601
23933430P003	Not available CARBONDALE	ROARING FORK SCHOOL DISTRICT, NO. RE-1	R082835	1405 GRAND AVE GLENWOOD SPRINGS, CO 81601
239334327007	351 EUCLID CARBONDALE	MANISCALCHI, MARIA E	R340270	5157 COUNTY ROAD 154 GLENWOOD SPRINGS, CO 81601- 9670
239334329003	206 S 3RD ST CARBONDALE	TEITLER, KENNETH E & STUKEY, KARLA MARIA	R340389	206 S 3RD STREET CARBONDALE, CO 81623-2008
239334329004	236 S 3RD ST CARBONDALE	PLETCHER, KENNETH R & BONNIE B	R340166	236 S 3RD STREET CARBONDALE, CO 81623
239334329005	296 S 3RD ST CARBONDALE	MAGUIRE, PAMELA MITCHELL & SPARROW, KURTIS TREVOR & CARROLL, KRISTIN CAMILLE	R340221	PO BOX 4410 BASALT, CO 81621
239334329006	289 SOPRIS AVE CARBONDALE	MUSE, DAN D & SHANNON	R340083	289 SOPRIS AVENUE CARBONDALE, CO 81623
239334329007	259 SOPRIS AVE CARBONDALE	259 SOPRIS LLC	R340589	816 CHESTNUT STREET ROCK SPRINGS, WY 82901
239334330004	359 SOPRIS AVE CARBONDALE	BARBER, THOMAS D	R340252	PO BOX 4726 WICHITA FALLS, TX 76308
239334330005	319 SOPRIS AVE CARBONDALE	PREMICH, MICHAEL S JR & JOYCE A	R340036	319 SOPRIS AVENUE CARBONDALE, CO 81623-2036
239334330008	358 EUCLID AVE CARBONDALE	CHAPMAN, ANNE REVOCABLE TRUST	R580260	358 EUCLID AVE CARBONDALE, CO 81623-2022
239334330009	Not available CARBONDALE	CANNON, TREVOR & NICOLLE	R580261	PO BOX 1912 CARBONDALE, CO 81623
239334330010	235 S 3RD ST CARBONDALE	CANNON, TREVOR & NICOLLE	R580262	235 SOUTH 3RD STREET CARBONDALE, CO 81623
239334330011	266 S 4TH ST CARBONDALE	WILLIAMS, KENDALL S	R580440	266 S 4TH STREET CARBONDALE, CO 81623-2018
239334330012	389 SOPRIS AVE CARBONDALE	ABBATICCHIO, TARA	R580441	389 SOPRIS AVENUE CARBONDALE, CO 81623
239334330013	EUCLID AVE	BAUER, CHARLES T & MARTHA	R045240	3970 HEATHER STREET

Parcel	Physical Address	Owner	Account Num	Mailing Address
	CARBONDALE	LOUISE		MOAB, UT 84532-3727
239334342005	246 SOPRIS AVE CARBONDALE	BARLOW, CRISTA L & JOSEPH R III & MICHALE, EDWARD SCOTT	R041853	246 SOPRIS AVE CARBONDALE, CO 81623
239334342006	326 S 3RD ST CARBONDALE	BARLOW, JOSEPH RAY III & CHRISTA LEIGH	R041854	326 S 3RD ST CARBONDALE, CO 81623
239334352001	195 S 3RD ST CARBONDALE	DAWSON, LOUIS W & LISA SPIELER	R340741	195 S 3RD STREET CARBONDALE, CO 81623-2005
239334352002	189 S 3RD ST CARBONDALE	ISAACS, JOHN	R340742	189 SOUTH 3RD STREET CARBONDALE, CO 81623
239334364001	150 S 3RD ST CARBONDALE	BIER, JEFFREY M	R580114	PO BOX 100 CARBONDALE, CO 81623-0100
239334364002	279 EUCLID AVE CARBONDALE	SMOLLEN, JOHN	R580115	279 EUCLID AVENUE CARBONDALE, CO 81623
239334406006	385 S 2ND ST CARBONDALE	CARBONDALE COMMUNITY UNITED METHODIST CHURCH	R341029	PO BOX 793 CARBONDALE, CO 81623-0793
23933440D001	386 1/2 S 3RD ST CARBONDALE	CARBONDALE COMMUNITY METHODIST CHURCH	R083276	PO BOX 793 CARBONDALE, CO 81623-0793
23933440T001	219 SOPRIS AVE CARBONDALE	JEFFREYS, PHILIP C & MALLORY, MIRTE B	R083472	PO BOX 360 ASPEN, CO 81612
23933440T002	219 SOPRIS AVE CARBONDALE	JEFFREYS, PHILIP C & MALLORY, MIRTE B	R083473	PO BOX 360 ASPEN, CO 81612
239334428006	251 EUCLID AVE CARBONDALE	EZRA, ROBERT NATHAN & KATHLEEN ESTHER	R340027	251 EUCLID AVENUE CARBONDALE, CO 81623-2126
239334429001	202 EUCLID AVE CARBONDALE	ERZINGER, CORINA R, TRUSTEE OF THE KATHRIN ERZINGER LIVING TRUST DATED JULY 14, 2010	R340152	VOGESENSTR. 103 4056 BASEL SWITZERLAND SWITZERLAND
239334429008	243 SOPRIS AVE CARBONDALE	CRISWELL, JOHN RUSSELL	R340614	837 SOPRIS AVENUE CARBONDALE, CO 81623-1855
239334442001	315 S 2ND ST CARBONDALE	SASSANO, ELLEN L	R340210	315 S 2ND STREET CARBONDALE, CO 81623-2109
239334442002	242 SOPRIS AVE CARBONDALE	MILE, CHRISTAIN T LIVING TRUST	R340584	3113 CARPENTER ROAD YPSILANTI, MI 48197
239334442004	238 SOPRIS AVE CARBONDALE	238 SOPRIS LLC	R340244	24187 DEER VALLEY ROAD GOLDEN, CO 80401
239334446001	238 EUCLID AVE CARBONDALE	BRUELL, MARC & DEBBIE	R041302	238 EUCLID AVENUE CARBONDALE, CO 81623
239334446002	234 EUCLID AVE CARBONDALE	KNAUS, CHAD J & LORRAINE	R041303	234 EUCLID CARBONDALE, CO 81623
239334447001	231 EUCLID AVE	CAMP, RICHARD B & KATHRYN D	R041334	231 EUCLID AVENUE

Parcel	Physical Address	Owner	Account Num	Mailing Address
	CARBONDALE			CARBONDALE, CO 81623-2126
239334447002	211 EUCLID AVE CARBONDALE	NEMHAUSER, GLENN W AS TRUSTEE GLENN W NEMHAUSER 2005 TRUST	R041335	PO BOX 7404 CATATI, CA 94931-7404
ROW	Not available null			

4.2 Old Town

Old Town is collectively the oldest residential neighborhood in town. This designation encompasses the portion of the historic residential town grid that was zoned as Old Town Residential in 2008. This zone district emphasizes the historic character of the Old Town neighborhood. Single-family dwelling units are the predominant development type and this designation presents an opportunity to preserve the small-town feel of a town-grid historic residential neighborhood. Accessory dwelling units currently exist, but the majority of single family lots do not contain them.



Figure 4.3 - Existing Single- Family in Old Town (with ADU on Right)

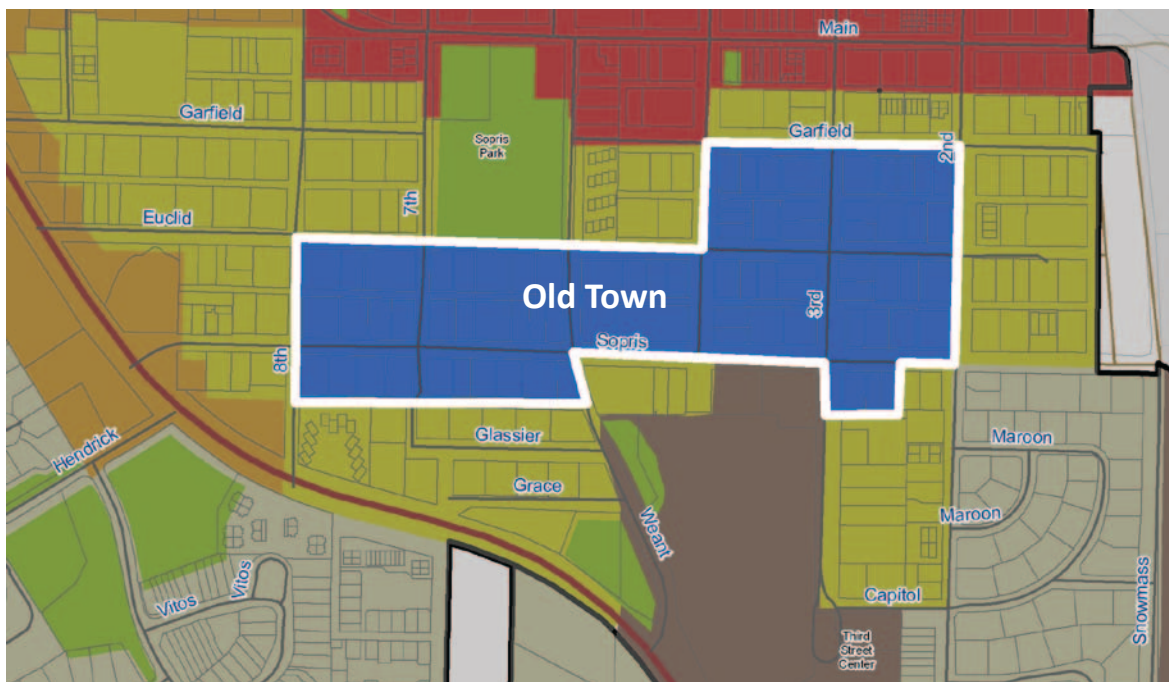


Figure 4.4 - Old Town Residential Designation

Relationship of development to streets: Emphasize pedestrians more than cars. As viewed from the street, emphasize sidewalks, green space, trees and the buildings themselves more than off-street parking, garages and carports. Buildings should be the focal point of the site by locating them close to the sidewalk and/or street. Modest front yards should be provided where possible. Utilize the town streets right-of-way to accommodate sidewalks, trees and other elements of the streetscape.

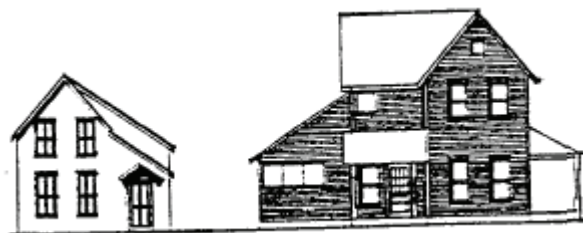


Figure 4.5 - Building Step-Down Design in Old Town

Uses: Single-family dwelling units continue to be the predominant development type in this portion of the original town site. Explore the possibilities for a simplified review/permitting process for smaller, lower occupancy accessory dwelling units (ADUs) that are attached and/or visually accessory to the primary dwelling. Allow low-impact home occupations to encourage citizens to live and work in Carbondale.

Building mass, scale and architecture: Mitigate impacts of structures on adjacent properties and streets and maintain open access to sunlight and air flow.

- Step buildings down in scale as they approach alleys.
- Limit height on vertical sidewalls.
- The bulk of detached ADUs need to be scaled to be visually secondary to the main dwelling.
- Encourage architectural variety in new buildings and redevelopment of existing buildings.
- Avoid prominent garages facing streets.

Parking: Encourage alley loaded parking/garages/carports as properties redevelop. Alley loaded parking/garages/carports, shared driveways and shared parking lots can be utilized to minimize the number of needed curb cuts and increase the function and safety of sidewalks and streets. On-street parking can include parallel and diagonal parking configurations, depending on the available street right-of-way. On-street parking should be designed to accommodate the system of multi-mobility corridors described in Chapter 4. Link parking requirements to the size and/or likely occupancy of the ADU. The 2 space per unit standard in place for ADUs today should be reduced to one space per unit for smaller, lower-occupancy ADUs.



Landscaping: Plant and maintain large shade trees in front along the street. Work in partnership with irrigation water entities to maintain existing ditches and uncover and expand the ditch system so that irrigation water can be made more readily available. Utilize sustainable storm water practices such as naturalized detention, bio-swales, rain gardens, terracing and porous pavements.



Figure 4.6 - Parking Configuration Example: Town Grid Alley Loaded Parking and Garages for Single Family Homes

Connectivity: Utilize the town streets right-of-way to accommodate improvements called for in **Chapter 3 - Multi-Modal Mobility**. Site specific conditions such as street right-of-way width, neighborhood character, and traffic volumes, all need to be taken into consideration when designing and installing sidewalks, pathways and other multimodal improvements. For example, right-of-way width on many streets may accommodate detached sidewalks, but landscaped drainage-ways would be more consistent with neighborhood character and naturalized storm water treatment practices than a traditional curb, gutter and sidewalk configuration. Curb cuts should be limited to avoid pedestrian and bike traffic conflicts.

Figure 4.2 - Future Land Use Designation Summary Table

Designation	Character Element	Description
<p>Old Town</p>  	Location/context	Encompasses the oldest residential neighborhood in the historic town grid.
	Relationship of development to streets	Street emphasis on sidewalks, trees, homes not parking. Minimize curb cuts across sidewalks.
	Uses	Single-family dwelling units are predominant. Opportunity for accessory dwellings and home occupations.
	Building mass and scale and architecture	Mitigate visual/solar impacts: step buildings down, limit vertical sidewall height.
	Parking	Alley loaded parking/garages/carports where possible.
	Landscaping	Emphasize street trees, sustainable storm-water management, and sidewalks. Where fiscally feasible maintain existing ditches and resurface piped ditches.
	Connectivity	Improve priority multi-modal corridors as described in Ch. 3 with sensitivity to street character/context and width.

SELECTED PICTURES FOR PARKING AT 296 S. 3RD ST. NEIGHBORHOOD



Looking south from 3rd & Sopris



Looking east from 3rd & Sopris - AM



Afternoon near Library - west from 3rd & Sopris



Weekend AM Parking by Library



AM Parking -_north from Sopris & 3rd



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

Planning and Zoning Commission Agenda Memorandum

Meeting Date: 1-24-19

TITLE: Garfield County Referral, Go Storage; Limited Impact Review and Land Use Change Permit for Self-Storage Facility

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Application

BACKGROUND

Planning Staff received a referral from Garfield County. The referral concerns an application for the development of a mini storage facility to be located at 12744 Highway 82. The site is currently used by the Planted Earth Nursery located in the Dixon Subdivision for material and equipment storage and is 2.7 +/- acres in size. It appears that Planted Earth will continue operations on the other adjacent parcels. The County review of the application includes a limited impact review similar to our Site Plan review and also included a Land Use Change permit for the change of uses on the site. The Property is Zoned Rural.

DISCUSSION

The facility is to be a three-story self-contained storage building to be approximately 99,407 +/- square feet in size.

The operation is to include a self-service kiosk for 24-hour service to rent and move into units at any time. There will also be an onsite office that will be open from 8:30 am to 5:30 pm Monday through Friday and Saturday from 9:00 am to 1:00 PM.

These units are climate controlled and the facility will be fenced with a computerized gate access and security cameras to prevent theft. The facility will also have on hand trucks and trailers for delivery and moving services. No outdoor storage is allowed on the site.

The applicant has indicated that the building will use non-reflective materials and will follow the Garfield County lighting standards to minimize impacts of the exterior lighting.

The county standards are similar to the Towns in that lighting is required to be downcast and fully shielded from view.

In the memo dated 11-20-18 from Yancy Nichol of Sopris Engineering points out that the existing Dixon Subdivision does not appear to have an existing CDOT Access Permit and may be a “grandfathered” Access point, the memo goes on to state that the change in use may require a new access permit to be issued dependent on the traffic generated. The memo is attached and includes estimated traffic counts.

RECOMMENDATION

Staff recommends that the Planning Commission review the attached application then discuss the referral. The Commission may then direct staff to provide comments to Garfield County. Comments are due to the County by Thursday January 31, 2019.

Prepared By: John Leybourne



SELF STORAGE

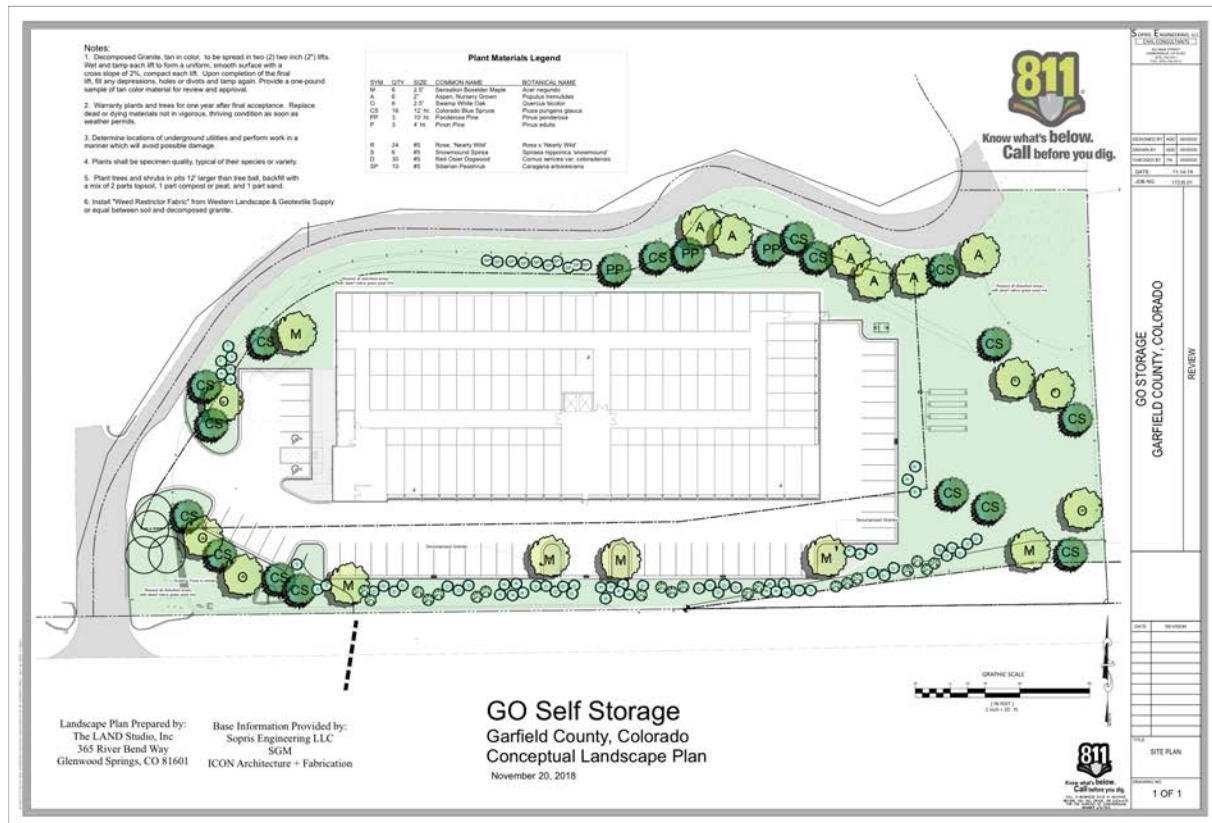
Limited Impact Review

Garfield County, Colorado

Parcel ID# 2393-274-01-004

12744 Hwy. 82, Carbondale, CO 81623

November 20, 2018



Prepared by:

The Land Studio, Inc.
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Glenwood Springs, CO 81601
Phone 970-927-3690
landstudio2@comcast.net

Prepared for:

GO Self Storage
HWY 82, LLC
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Kansas City, MO 64171

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Application Team

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Balcomb & Green, P.C.
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Architect

Icon Architecture and Fabrication
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Kansas City, MO 64106
816.221.0250

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H-P/Kumar
Contact: Daniel E. Hardin, P.E., C.C.E.
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Glenwood Springs, CO 81601
970.945.7988

Pre-Application Conference Summary



PRE-APPLICATION CONFERENCE SUMMARY

TAX PARCEL NUMBER: 2393-274-01-004

DATE: 3/2/18

APPLICANT: Go Self Storage – Wes Grammer

CURRENT OWNER: HIPA HIPA LLC

PLANNER/REPRESENTATIVE: Doug Pratte, The Land Studio

PRACTICAL LOCATION: 12744 Hwy. 82, Carbondale, CO 81623. The property is located in Section 27, T7S, R88W and is just northeast of the Town of Carbondale on the north side of Highway 82.

TYPE OF APPLICATION: Limited Impact Review – Land Use Change Permit for a Mini Storage Facility

ZONING: Rural

I. GENERAL PROJECT DESCRIPTION

The Property Owner is proposing development of a mini storage facility on the 2.7 acre property. A limited impact review Land Use Change Permit would be required. Preliminary plans for the facility indicate approximately 85,000 sq.ft. of structures configured in multiple buildings. The main building is anticipated to have approximately 75,000 sq.ft. of floor area on 3 floors. An office will be included and services for the facility are anticipated to be a private well and onsite waste water system (OWTS). The Applicant has also indicated that they anticipate leasing trucks/trailers to customers of the facility as an accessory service under the mini storage Land Use Change Permit. The property is located in the Dixon Subdivision and has been part of the Planted Earth Greenhouse Nursery commercial use. Access exists off of Highway 82 but may require an upgraded access permit from CDOT. Consistency with any plat notes or conditions of approval for the Dixon Subdivision would be required. Of note the project will be subject to payment of traffic impact fees at the time of building permit. Section 7-405 of the Land Use and Development Code should be consulted for additional information.

II. REGULATORY PROVISIONS APPLICANT IS REQUIRED TO ADDRESS

- Garfield County Comprehensive Plan 2030 as amended.
- Garfield County Land Use and Development Code as amended.
- Rural Zone District - Use Table (Table 3-403).
- Rural Zone District - Lot/Building Requirements (Table 3-201)
- Review Process (Section 4-104) and Procedures (Section 4-101).
- Table 4-102 Common Review Procedures and Required Notice.
- Application Materials (Table 4-201 and Section 4-203).
- Waivers, Section 4-118 (Standards) and Section 4-202 (Submittal Requirements).
- Article 7, Standards – Division 1, 2 & 3 as applicable.
- Section 7-1001 – Industrial Use Standards
- Article 15, Definitions – Storage, Mini

III. REVIEW PROCESS

The Application will follow the Limited Impact Review Process contained in Sections 4-101 and 4-104 and in Table 4-102 (see attached flow chart):

- Pre-application Conference
- Submittal of Application (3 hard copies plus one digital PDF copy on CD or USB Stick)
- Determination of Completeness, if Technically Complete the Applicant will be notified and the request scheduled for a public hearing before the Board of County Commissioners. If it is not technically complete the Applicant will be advised of the deficiencies and has 60 days to complete the application.
- Once determined to be complete, the Application is sent out to referral agencies.
- A Public hearing before the Board of County Commissioners is scheduled.
- Four additional hardcopies of the Application are provided for the Board of County Commissioners review.
- Applicant completes public notice for the public hearing (mailing, posting, and publication) a minimum of 30 days prior to the hearing.
- Staff prepares a report including public and referral comments
- Review and Action by the Board of County Commissioners at the public hearing.
- The Commissioners action is formalized by a resolution.
- If approved with conditions the Applicant must meet the conditions prior to issuance of the Land Use Change Permit.
- The Applicant has one year to meet all conditions of approval.

IV. SUBMITTAL REQUIREMENTS

Application submittal requirements are detailed in Table 4-201, and Section 4-203, Description of Submittal Requirements. Please use the summary provided below as a supplemental check list.

- ☐ General Application Materials (application forms, agreement to pay form, Statement of Authority for Trusts, corporations or LLC's, authorization to represent, and payment of fees).
- ☐ Evidence of ownership such as a deed for the property and title work if available.
- ☐ Narrative description of the proposal.
- ☐ List of property owners within 200 feet and any mineral rights owners on the property. A statement on how mineral owners were researched is required.
- ☐ Vicinity Map (including the area generally within 3 miles of the site).
- ☐ Site plan with information on proposed location of the facilities, other existing structures, and significant features on the property including but not limited to topography, easements, utilities, ditches, access roads/driveways, wells, existing and proposed waste water treatment systems (OWTS).
- ☐ Grading and drainage Plans. Given the amount of impervious surface associated with the proposal, preliminary plans or engineering reports on grading and drainage are needed. Information on any retaining walls, detention facilities and related features needs to be provided.
- ☐ Landscaping Plans
- ☐ Impact Analysis. This section includes information on a variety of potential impacts including but not limited to hours of operation and mitigation for any nuisance impacts such as noise and lighting. Potential waivers regarding sections on environmental impacts on wildlife habitat may be requested. Please contact the staff planner for additional information on available resources and potential waiver requests.
- ☐ Legal access, physical access, and compliance with Roadway Standards Table 7-107. Demonstration of adequacy of the roadway and compliance with Roadway standards must be submitted. Waivers from roadway standards may be requested in accordance with the attached roadway waiver policy. A copy of any existing CDOT access permits should also be provided or the status of any upgrades or amended permits provided.
- ☐ Traffic Study: The Traffic study needs to address Highway 82 impacts and access issues.
- ☐ Water Supply Plan and supporting documentation including well permits, pump testing, and water quality testing. A waiver to delay submittal of some documentation to be addressed as conditions of approval may be requested, however, based on the scale of the project provision of water supply plan information at the time of submittal is recommended.
- ☐ Wastewater treatment plans and supporting documentation. Needs to include information on the proposed OWTS, permitting and capacity for the proposal uses.
- ☐ Information to address applicable sections of Article 7, Divisions 1, 2, and 3, needs to be provided. Application formatting that addresses each section of Article 7 are recommended.

Application Submittal

3 Hard Copies

1 Digital PDF Copy (on CD or USB stick)

Both the paper and the digital copy should be split into individual sections. Please refer to the list included in your pre-application conference summary for the submittal requirements that are appropriate for your application:

- General Application Materials
- Vicinity Map
- Site Plan
- Grading and Drainage Plan
- Landscape Plan
- Impact Analysis
- Traffic Study
- Water Supply/Distribution Plan
- Wastewater Management Plan
- Article 7 Standards

- ☐ Significant Article 7 Standards for this project are anticipated to include: zoning compliance, comprehensive plan compliance, compatibility, natural hazards, slopes, drainage and erosion, fire protection (including potential fire suppression sprinkler requirements), lighting, parking, access, signage, water and sanitation and Section 7-1001 Industrial Use Standards and setbacks.
- ☐ It is recommended that the Applicant contact the Carbondale Fire Protection District on potential fire protection requirements, CDOT on access permit requirements, and the Garfield County Building Department on estimates of traffic impact fees prior to submittal.
- ☐ Zoning Compliance includes maximum lot coverage. Table 3-201 only includes a Residential Maximum Lot Coverage for the Rural Zone District (.15). The Applicant proposes a lot coverage of approximately .35 which is less than the maximum limitation for Commercial and Industrial Zone Districts (.85 and .75 respectively). The proposed site plan and lot coverage will be addressed as part of the review process.
- ☐ Parking requirements for uses not listed in Table 7-302.A. are to be determined by the Director of Community Development. The Applicant needs to provide a detailed plan for parking and include a request for determination of the parking requirement as part of the review process.

The Application submittal needs to include 3 hard copies of the entire Application and 1 Digital PDF Copy on a CD or USB Stick. Both the paper and digital copies should be split into individual sections. Please refer to the pre-application summary for submittal requirements that are appropriate for your Application.

Any request for a waiver from standards shall be processed pursuant to Section 4-118 of the Land Use and Development Code. Submittal waiver requests should be consistent with the Pre-Application summary, and Section 4-202.

V. APPLICATION REVIEW

- a. Review by:** Staff for completeness recommendation and referral agencies for additional technical review
- b. Public Hearing:**
- ☐ Director's Decision (with notice – not a public hearing)
 - ☐ Planning Commission
 - ☒ Board of County Commissioners
 - ☐ Board of Adjustment
- c. Referral Agencies:** May include but are not limited to County Attorney, County Building Department, Carbondale Fire Protection District, CDOT, Division of Water Resources, Town of Carbondale, County Road and Bridge, County Vegetation Manager, County Environmental Health, County Consulting Engineer.

VI. APPLICATION REVIEW FEES

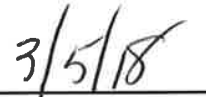
- a. Planning Review Fees:** \$ 400
- b. Referral Agency Fees:** \$ TBD – consulting engineer/civil engineer fees
- c. Total Deposit:** \$ 400 (additional hours are billed at \$40.50 /hour)
-

VII. GENERAL APPLICATION PROCESSING

The foregoing summary is advisory in nature only and is not binding on the County. The summary is based on current zoning, which is subject to change in the future, and upon factual representations that may or may not be accurate. This summary does not create a legal or vested right. The summary is valid for a six month period, after which an update should be requested. The Applicant is advised that the Application submittal once accepted by the County becomes public information and will be available (including electronically) for review by the public. Proprietary information can be redacted from documents prior to submittal.

Pre-application Summary Prepared by:

Glenn Hartmann
Principal Planner



Date

Application Form



Community Development Department
108 8th Street, Suite 401
Glenwood Springs, CO 81601
(970) 945-8212
www.garfield-county.com

LAND USE CHANGE PERMIT APPLICATION FORM

TYPE OF APPLICATION	
<input type="checkbox"/> Administrative Review	<input type="checkbox"/> Location and Extent Review
<input checked="" type="checkbox"/> Limited Impact Review	<input type="checkbox"/> Development in 100-Year Floodplain
<input type="checkbox"/> Major Impact Review	<input type="checkbox"/> Designation of Flood Fringe/Floodway
<input type="checkbox"/> Amendments to an Approved LUCP <input type="checkbox"/> LIR <input type="checkbox"/> MIR <input type="checkbox"/> SUP	<input type="checkbox"/> Rezoning <input type="checkbox"/> Zone District <input type="checkbox"/> PUD <input type="checkbox"/> PUD Amendment
<input type="checkbox"/> Minor Temporary Housing Facility	<input type="checkbox"/> ULUR Text Amendment
<input type="checkbox"/> Vacation of a County Road/Public ROW	<input type="checkbox"/> Appeal of Administrative Interpretation
<input type="checkbox"/> Pipeline Development	<input type="checkbox"/> 1041 Regulations
<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Major <input type="checkbox"/> Minor	<input type="checkbox"/> Variance
	<input type="checkbox"/> Time extension

INVOLVED PARTIES
Owner/Applicant Name: HWY 82, LLC Phone: (816) 285-3872 Mailing Address: 316 East 31st St City: Kansas City State: MO Zip Code: 64108 E-mail: terry.anderson@platformv.com
Representative (Authorization Required) Name: The Land Studio, Inc. Phone: (970) 927-3690 Mailing Address: 365 River Bend Way City: Glenwood Springs State: CO Zip Code: 81601 E-mail: landstudio2@comcast.net
PROJECT NAME AND LOCATION
Project Name: Go Self Storage Mini Storage Facility
Assessor's Parcel Number: 2393-274-01-004 - - - - -
Physical/Street Address: 12744 Hwy. 82, Carbondale, CO 81623
Legal Description: attached in Title Commitment
Zone District: Rural Property Size (acres): 2.79 acres

PROJECT DESCRIPTION

Existing Use: _____

Landscape Storage Yard, previously part of Planted Earth Nursery.

Proposed Use (From Use Table 3-503): Mini Storage FacilityDescription of Project: The proposed use is a 3-story self-contained, climate controlled storage facility and drive-up self-storage of approximately 99,407 s.f. The facility will have adequate parking, loading, access, ramps, elevators, and in-unit power outlets.Office hours will be 8:30 am until 5:30 pm Monday through Friday and Saturday 9:00 am until 1:00 pm.**REQUEST FOR WAIVERS****Submission Requirements**

- ☐
- The Applicant requesting a Waiver of Submission Requirements per Section 4-202. List:

Section: _____ Section: _____

Section: _____ Section: _____

Waiver of Standards

- ☒
- The Applicant is requesting a Waiver of Standards per Section 4-117. List:

Section: 7-107 Section: _____

Section: _____ Section: _____

I have read the statements above and have provided the required attached information which is correct and accurate to the best of my knowledge.



Signature of Property Owner



Date

OFFICIAL USE ONLY

File Number: _____ - _____

Fee Paid: \$ _____

Statements of Authority

Reception#: 908620
06/28/2018 02:41:28 PM Jean Alberico
1 of 1 Rec Fee:\$13.00 Doc Fee:0.00 GARFIELD COUNTY CO



STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned executes this Statement of Authority on behalf of HWY 82, LLC, a Colorado Limited Liability Company (corporation, limited liability company, general partnership, registered limited liability partnership, registered limited liability limited partnership, limited partnership association, government agency, trust or other), an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is HWY 82, LLC
and is formed under the laws of the State of Colorado
The mailing address for the Entity is 316 East 31st St, Kansas City, MO 64108

The name and/or position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is Terry Anderson, Manager

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows (if no limitations, insert "None"): None

Other matters concerning the manner in which the Entity deals with any interest in real property are (if no other matter, leave this section blank): _____

EXECUTED this 28 day of June, 2018.

Signature: [Signature]
Name (printed): Terry Anderson
Title (if any): Manager, HWY 82, LLC

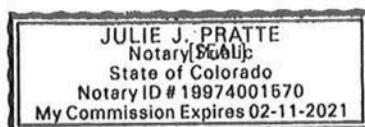
STATE OF Colorado)
)SS.
COUNTY OF Garfield)

The foregoing instrument was acknowledged before me this 28 day of June, 2018
by Terry Anderson, on behalf of HWY 82, LLC, a
Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 2-11-2021
(Date)

[Signature]
(Notary Public)



Reception #: 908622
 06/20/2018 02:41:28 PM Jean Alberico
 1 of 1 Rec Fee: \$13.00 Doc Fee: 0.00 GARFIELD COUNTY CO



STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned executes this Statement of Authority on behalf of HIPA HIPA LLC, a Colorado Limited Liability Company (corporation, limited liability company, general partnership, registered limited liability partnership, registered limited liability limited partnership, limited partnership association, government agency, trust or other), an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is HIPA HIPA LLC
 and is formed under the laws of the State of Colorado.
 The mailing address for the Entity is PO Box 5061, Aspen, CO 81612

The name and/or position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is _____
Glenn Loper member and Laurie Rosedale Loper, member.

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows (if no limitations, insert "None"): None

Other matters concerning the manner in which the Entity deals with any interest in real property are (if no other matter, leave this section blank): _____

EXECUTED this 20 day of June, 2018.

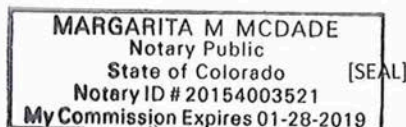
Signature: [Signature]
 Name (printed): Glenn Loper and Laurie Rosedale Loper
 Title (if any): members HIPA HIPA LLC

STATE OF Colorado)
)SS.
 COUNTY OF Pitkin)

The foregoing instrument was acknowledged before me this 20 day of June, 2018
 by Glenn and Laurie Loper, on behalf of HIPA HIPA LLC, a
Colorado LLC.

Witness my hand and official seal.

My commission expires: 11/28/2019 (Date) [Signature] (Notary Public)



Payment Agreement Form**PAYMENT AGREEMENT FORM**

GARFIELD COUNTY ("COUNTY") and Property Owner ("APPLICANT") _____
HWY 82, LLC _____ agree as follows:

1. The Applicant has submitted to the County an application for the following Project: _____
GO Self Storage Limited Impact Review Application _____.
2. The Applicant understands and agrees that Garfield County Resolution No. 2014-60, as amended, establishes a fee schedule for each type application, and the guidelines for the administration of the fee structure.
3. The Applicant and the County agree that because of the size, nature or scope of the proposed project, it is not possible at this time to ascertain the full extent of the costs involved in processing the application. The Applicant agrees to make payment of the Base Fee, established for the Project, and to thereafter permit additional costs to be billed to the Applicant. The Applicant agrees to make additional payments upon notification by the County, when they are necessary, as costs are incurred.
4. The Base Fee shall be in addition to and exclusive of any cost for publication or cost of consulting service determined necessary by the Board of County Commissioners for the consideration of an application or additional County staff time or expense not covered by the Base Fee. If actual recorded costs exceed the initial Base Fee, the Applicant shall pay additional billings to the County to reimburse the County for the processing of the Project. The Applicant acknowledges that all billing shall be paid prior to the final consideration by the County of any Land Use Change or Division of Land.

I hereby agree to pay all fees related to this application:

Billing Contact Person: Terry Anderson Phone: (816) 285-3872
Billing Contact Address: 316 East 31st St.
City: Kansas City State: MO Zip Code: 64108
Billing Contact Email: terry.anderson@platformv.com

Printed Name of Person Authorized to Sign: Terry Anderson

(Signature)

7/11/2018

(Date)

Letters of Authorization

June 26, 2018

Garfield County Community Development Department
108 8thth Street, Suite 401
Glenwood Springs, CO 81601

RE: Authorization Letter for Limited Impact Review Application

Dear Garfield County,

This letter is to certify that HWY 82, LLC has authorized Douglas and Julie Pratte of The Land Studio, Inc. to represent them for the Limited Impact Review - Land Use Change Permit Application for a Mini Storage Facility in Garfield County on Parcel C of the Dixon Subdivision with Garfield County Parcel ID # 239327401004.

The contact information for The Land Studio Inc, is:

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

Sincerely,

A handwritten signature in black ink, appearing to read "T. Anderson", is written over a horizontal line.

Terry Anderson, Manager
HWY 82, LLC

November 14, 2018

Garfield County Community Development Department
108 8th Street, Suite 401
Glenwood Springs, CO 81601

RE: Limited Impact Review Application, File No. LIPA -07-18-8659, Parcel C
of the Dixon Subdivision with Garfield County Parcel ID#239327401004.

Dear Garfield County,

HIPA HIPA LLC is the owner of the real property which is the subject of the above-referenced Application. HIPA HIPA LLC hereby authorizes Terry Anderson, Manager of HWY 82, LLC to sign the Application on their behalf and take such actions as may be reasonably associated with the subject Application.

Sincerely,
HIPA HIPA LLC

By: 
Glenn Loper

By: 
Laurie Rosedale Loper

Waiver Request

November 20, 2018

Glenn Hartmann
Senior Planner
Garfield County Community Development
108 8th Street #401
Glenwood Springs, CO 81601

Re: Road Waiver for Access Easement, GO Self-Storage Facility
SE Project #: 17235

Glenn,

Following Policy 01-14, Sopris Engineering has reviewed Table 7-107 of the Roadway Standards for the Existing Right of Way for the existing private access to the Dixon Subdivision. The proposed self-storage facility and four five single family homes result in approximately 227 Average Daily Trips (ADT) for the private access drive. This places the access under "Secondary Access" category within Table 7-107 of the Garfield County Land Use Code, Article 7.

Upon a site visit and review of the existing conditions survey, the existing private access roadway meets the designs standards of 7-107, except for the minimum Right-of-Way width and required shoulder width. Additionally, it appears as though the existing access falls slightly outside of the platted Right-of-Way easement location.

Minimum Right-of-Way Width- The existing platted ROW easement is 30', which does not meet the requirement for Secondary Access. However, the existing roadway fits within a 30' width and is maintained within the 30' width. The existing access has functioned for many years at higher traffic volumes than is expected for the proposed development. It is therefore our opinion that there is no reason to increase the ROW easement width. The applicant will be seeking a waiver from this design requirement.

Since the Final Plat will need to be amended as part of the Limited Impact Review approval, the applicant will propose to re-describe the proposed easement to fit the existing access location.

Shoulder Width- The 6' shoulder width required within 7-107 for Secondary Access is typically required for safe vehicle staging during potential breakdowns, and is not applicable to the proposed roadway use. The existing paved shoulder is 3'+/- on each side with 11' travel lanes. The applicant will be seeking a waiver from this design standard.

Garfield County Policy 01-14 allows for potential waivers of specific design standards within the LUDC provided the following criteria are met, according to Section 4-118:

- 1) An alternative design achieves the intent of the subject standard to the same or better degree;-We are proposing no changes to the existing roadway which has functioned its current state for many years. It is our opinion that the road will continue to function well with the proposed development

502 Main Street • Suite A3 • Carbondale, CO 81623 • (970) 704-0311 • Fax (970) 704-0313

SOPRIS ENGINEERING • LLC

civil consultants

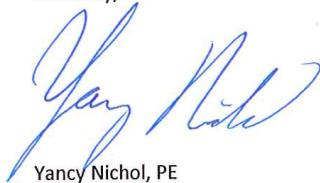
November 20, 2018

- 2) The proposed alternative will impose no greater impacts on adjacent properties than would occur through compliance with the specific standard. **It is our opinion that maintaining the existing access dimensions will impose no greater impacts on the adjacent properties.**

SUMMARY: Based on the information above, Sopris Engineering believes the existing roadway functioned well for many years, accommodates emergency vehicles and is more than adequate to support the proposed development.

If you have any questions or need any additional information, please call.

Sincerely,



Yancy Nichol, PE
Principal

502 Main Street • Suite A3 • Carbondale, CO 81623 • (970) 704-0311 • Fax (970) 704-0313

SOPRIS ENGINEERING • LLC

civil consultants

4-203.B.2 - Ownership Information

See Title Commitment attached as an Exhibit to this Application.

Per the Deed recorded September 4, 1973 as Book 449 at Page 153, a portion of the southwest corner of what is now Parcel C of Dixon Subdivision (Amended Plat recorded May 17, 1996 as reception no. 493122) was transferred to The Colorado Department of Highways. This transfer should have been shown on the Amended Plat. This area is shown on at least two CDOT Right-of-Way maps. Regarding the portion of Parcel C adjoining the Ryobi Foundation Property (platted as reception no. 896391) described in the Order and Decree Quieting Title, this portion was transferred to Kimiko Powers per the Order and Decree recorded August 4, 2003 and based upon a fence line in place. The Applicant requests that an Amended Final Plat be required as a condition of approval to address the CDOT Deed and The Ryobi Foundation Quiet Title action.

CDOT Right of Way Plan Sheet and Deed as well as the Recorded Plat and Quiet Title for The Ryobi Foundation Property have been included as an Exhibit to this Application.

4-203.B - Property Owners within 200'

Garfield County Land Explorer

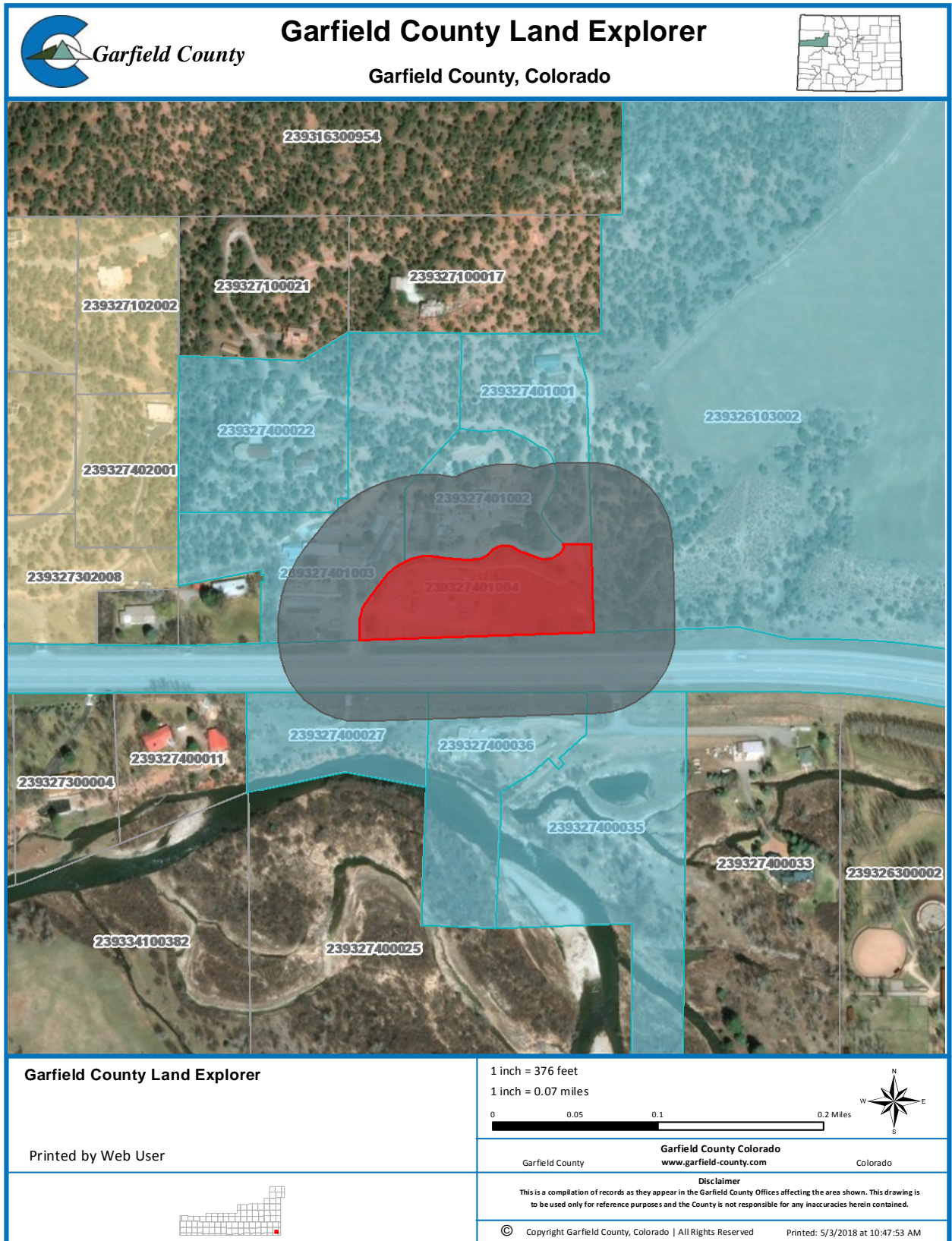
Parcel	Physical Address	Owner	Account Num	Mailing Address
239326103002	13110 82 HWY CARBONDALE	RYOBI FOUNDATION	R084006	13110 HIGHWAY 82 CARBONDALE, CO 81623
239327400022	12746 82 HWY CARBONDALE	EFFRESS, DAVID S	R011613	18778 HORSE CREEK STREET PARKER, CO 80134
239327400027	Not available CARBONDALE	SOPRIS PROPERTIES LLC	R111491	44 SOUTHBRIDGE COURT CARBONDALE, CO 81623
239327400035	82 HWY CARBONDALE	JOINER, THOMAS S & MARY BETH	R111961	220 NORTH 12TH STREET CARBONDALE, CO 81623
239327400036	12905 82 HWY CARBONDALE	STAHL, MICHAEL KEITH	R111962	12905 HIGHWAY 82 CARBONDALE, CO 81623-9505
239327401001	12752 82 HWY CARBONDALE	BOLLOCK, KATHRYN ANN & WILLIAM J	R112090	12752 HIGHWAY 82 CARBONDALE, CO 81623
239327401002	Not available CARBONDALE	HIPA HIPA LLC	R112092	PO BOX 5061 ASPEN, CO 81612
239327401003	12744 82 HWY CARBONDALE	HIPA HIPA LLC	R112089	PO BOX 5061 ASPEN, CO 81612
239327401004	82 HWY CARBONDALE	HIPA HIPA LLC	R112091	PO BOX 5061 ASPEN, CO 81612
ROW	Not available null			

4-203.B - Mineral Owners and Lessees

The following process was followed in June 2018:

1. Review of the current ownership deed for the property for mineral interests or exceptions to title.
2. Review of a title insurance policy.
3. Checked with the Assessor's office to determine no mineral interest has been reserved from the subject property.
4. Research of the legal description of the property with the Clerk and Recorder's computer, no other mineral owners found.
5. Research of whether a Notice of Mineral Estate Ownership was filed for the subject property, no documents found.
6. Research of any transfer deed of the mineral interest to present day.

4-203.B - Adjacent Property Owners Map



4-203.B - Project Description



The proposed Self Storage Facility is planned for Parcel C of the Dixon Subdivision, a 2.7± acre property in Garfield County, Colorado. The property is accessed by Highway 82 via an existing road that has serviced three commercial parcels occupied by Planted Earth Nursery and four adjoining residential properties. Planted Earth has been a Roaring Fork institution for decades, and this proposed Self Storage Facility is located on one of the parcels currently occupied by Planted Earth.

The subject property is currently utilized by Planted Earth for landscape material storage/sales, and equipment and vehicle storage. The property is zoned Rural, and a Self Storage Facility is allowed as a Limited Impact Review use. A Land Use Change Permit is necessary for the proposed use, but no rezoning is required.

The facility will include a 3-story self-contained storage building and drive-up self storage of approximately 99,407± square feet. The facility will have adequate parking, loading, access, ramps, elevators, and in-unit power outlets. Customers can visit the property, rent a unit, and move in on the spot by using a handy rental kiosk. The facility will be accessible and equipped to handle move-ins any time, 24 hours a day.

The office will be open from 8:30 am until 5:30 pm Monday through Friday, and Saturday 9:00 am until 1:00 pm. During business hours clients can call the office if other arrangements need to be made.

Climate control will keep the storage units at a stable temperature and humidity level, allowing clients to keep their belongings in good shape while they're being stored. This helps avoid damage like rust, warping, melting, fading, cracking, swelling, and more.

The facility will be fenced and gated with computerized gate access and equipped with a system of security cameras that are constantly recording all activity on the property.

Go Self Storage will also provide onsite trucks and trailers for delivery services and for clients to utilize on moving day.

The following is a short list of potential opportunities that this Self Storage Facility will provide in the Roaring Fork Valley:

Downsize – While real estate prices continue to escalate in the Roaring Fork Valley, residents may choose to downsize their residence to maintain affordability. This Self Storage Facility will provide opportunities for these residents to scale back their residence size, and retain their belongings in this facility

Winter/Summer Toys – Storing winter and summer recreation equipment in the off-season is often difficult to do at a residence. Many HOAs will not allow recreational vehicles or equipment to be stored in driveways. Self storage will allow these vehicles and equipment to be stored in an enclosed central Roaring Fork Valley location.

Small Business – Small businesses often have the need to store merchandise and equipment. Again, this Self Storage Facility will provide small businesses with this opportunity for storage in a central Roaring Fork Valley location.

More Space – As home sizes decrease in the Roaring Fork Valley and as children choose to stay longer or move back home after college, space becomes limited in smaller homes. Self storage can provide more space for families in smaller residences, and retain the ability for expensive residential floor area to be used for living.

Travel – Many residents of the Roaring Fork Valley travel on a regular basis. While the valley is an incredible destination for both winter and summer, some residents choose to travel elsewhere during “their” off seasons. This storage facility will allow these residents to securely store their belongings while traveling.

Part Time Residents – Many people reside in the Roaring Fork Valley on a part time basis and choose to rent their homes when not in the valley. Again, this storage facility will allow these residents to securely store their belongings while not residing in the Roaring Fork Valley.

In summary, the focus of this facility is to provide secure, enclosed, fire protected, climate controlled, accessible, and clean self storage, in a convenient location for Roaring Fork Valley residents.

Existing Conditions Photos







4-203.C - Vicinity Map



4-203.D - Site Plan

A Site and Drainage Plan has been prepared by Sopris Engineering and is included as an Exhibit to this Application.

4-203.E - Grading and Drainage Plan

A Site and Drainage Plan has been prepared by Sopris Engineering and is included as an Exhibit to this Application.

Drainage and Erosion Control have been addressed in an Engineering Report prepared by Sopris Engineering which is included as an Exhibit to this Application.

4-203.F - Landscape Plan

A Landscape Plan has been included as an Exhibit to this Application.

4-203.G - Impact Analysis

1. *Adjacent Land Use. Existing use of adjacent property and neighboring properties within 1,500-foot radius.*

The neighboring properties to the west and north have historically been commercial use as a Nursery and Garden Center. The property to the east is agriculture and residential. The site plan shows 100' setbacks from property with residential use. The adjacent property to the south is Highway 82. See attached map for Adjacent Land Owners.

2. *Site Features. A description of site features such as streams, areas subject to flooding, lakes, high ground water areas, topography, vegetative cover, climatology, and other features that may aid in the evaluation of the proposed development.*

No extreme topography and very little native vegetation exists within the proposed development area, which has previously been used as a landscape storage yard.

3. *Soil Characteristics. A description of soil characteristics of the site that have a significant influence on the proposed use of the land.*

A Subsoil Study has been provided by H-P Kumar and is included as an Exhibit to this Application.

4. *Geology and Hazard. A description of geologic characteristics of the area including any potential natural or manmade hazards, and a determination of what effect such factors would have on the proposed use of the land.*

No natural or manmade hazards exist on the proposed site. A Subsoil Study has been provided by H-P Kumar and is included as an Exhibit to this Application.

5. *Groundwater and Aquifer Recharge Area. Evaluation of the relationship of the subject parcel to Floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal, the Slope of the land, the effect of sewage effluents, and the pollution of surface Runoff, stream flow, and groundwater.*

A Subsoil Study has been provided by H-P Kumar and is included as an Exhibit to this Application.

6. *Environmental impacts. Determination of the existing environmental conditions on the parcel to be developed and the effects of development on those conditions.*

No outside processing of materials will occur on site. Vehicle trips for the proposed storage facility will be minimal and the parking area will paved to eliminate dust. No hazardous materials will be used or discharged into water from the proposed use. An Onsite wastewater treatment system will process any waste water from the wash bay or kitchen uses. No extreme topography or natural hazards and very little native vegetation exists within the proposed development area.

7. *Nuisance. Impacts on adjacent land from generation of vapor, dust, smoke, noise, glare or vibration or other emanations.*

The Applicant agrees to use non reflective natural building materials to eliminate glare and will follow Garfield County lighting standards to minimize impacts of exterior lighting on the surrounding neighborhood. Lighting will be off on the upper 2 levels unless there is a customer accessing a unit. Then, only the lights required to create the path to that unit will come on until that person leaves. A Lighting Plan is included as an Exhibit to this Application.

No dust, vapor, smoke, or noise will be created with this storage facility as all activity will be contained inside the building. No outdoor storage of any kind will be permitted.

8. *Hours of Operation. The Applicant shall submit information on the hours of operation of the proposed use.*

The office will be open from 8:30 am until 5:30 pm Monday through Friday, and Saturday 9:00 am until 1:00 pm. During business hours clients can call the office if other arrangements need to be made. The facility will be accessible and equipped to handle move-ins any time, 24 hours a day.

4-203.L - Traffic Study

A Traffic Analysis has been completed by Sopris Engineering and is included in the Engineering Report as an Exhibit to this Application.

4-203.M - Water Supply and Distribution Plan

The existing property is served by the Tepoel Well located on Parcel A of the Dixon Subdivision. A Water Supply Evaluation from Wright Water Engineering regarding the physical supply and water quality analysis has been included as an Exhibit to this Application.

4-203.N - Wastewater Management and System Plan

Based on existing conditions and a soils report prepared by HP Kumar, the installation of a site specific Onsite Wastewater treatment system to serve the proposed development is feasible, is anticipated to be located on the east side of the development and will meet County minimum setback requirements. Sopris Engineering will prepare a detailed OWTS design at the time of building permit application.

Division 1. General Approval Standards

7-101. Zone District Use Regulations

The 2.7± acre property is zoned Rural and requires a Land Use Change Permit via Limited Impact Review for the proposed self storage use. The proposed use will comply with the 40' non-residential height limit, the 10' side yard setback, the 25' front yard setback, the 50' Highway 82 setback, and the 100' setback from residential property lines. There will be no outdoor storage allowed that will trigger a 100' setback from all property lines. There is not a non-residential lot coverage maximum in the Rural Zone District. This Application proposes a 30% lot coverage maximum for the self storage use.

7-102. Comprehensive Plan and Intergovernmental Agreements

The Commercial land use of this parcel was in place prior to the Garfield County Comprehensive Plan 2030 adopted in 2010. Though the Plan was developed to "provide a general statement of direction for land use" the existing commercial use was not recognized in this plan. The following Plan Elements have been addressed to help understand the use of this parcel.

Plan Element Goals from the Garfield County Comprehensive Plan:

Housing: No housing is proposed as part of this Application

Transportation: The proposed use for this property will not create a significant need for public transportation as the activity will utilize minimal site employees. The parcel is on the Highway 82 corridor and has access to public transit services.

Recreation, Open Space, and Trails: This property does not contain public access to trails.

Economic Opportunity: This parcel has historically been used for a commercial business for the past 35 years. The proposed use will continue this opportunity to maintain a strong and diverse economic base with a viable commercial use that meets the needs of Garfield County residents.

Agriculture: No agriculture activities currently exist on this property and no agricultural activities on adjoining properties will be negatively impacted by the self storage use on this site.

Water and Sewer Services: GO Self Storage will utilize an existing well with a commercial well permit for its self storage water use. Scott Grosscup of Balcomb and Green and Jonathan Kelly of Wright Water Engineers have provided reports on the legal and physical water supply for the proposed self storage use. An engineered OWTS will be designed for the proposed facility at building permit as part of the engineering plans to be prepared by Sopris Engineering.

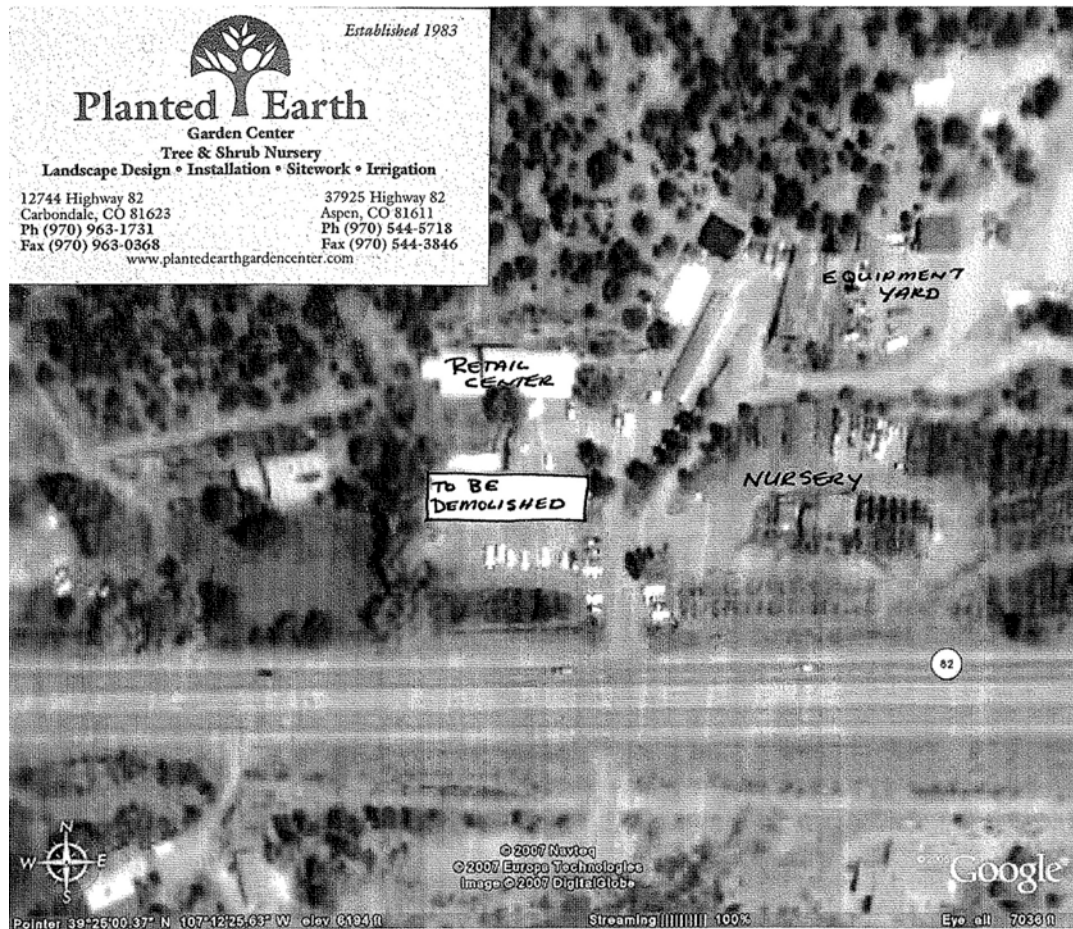
Natural Resources: Very little natural vegetation and no natural waterbodies exist on the parcel. No offsite natural water bodies or vegetation will be negatively impacted by the proposed self storage use. A Landscape Plan is provided to illustrate proposed plant materials for the facility.

Mineral Extraction: No mineral extraction project is proposed with this Application.

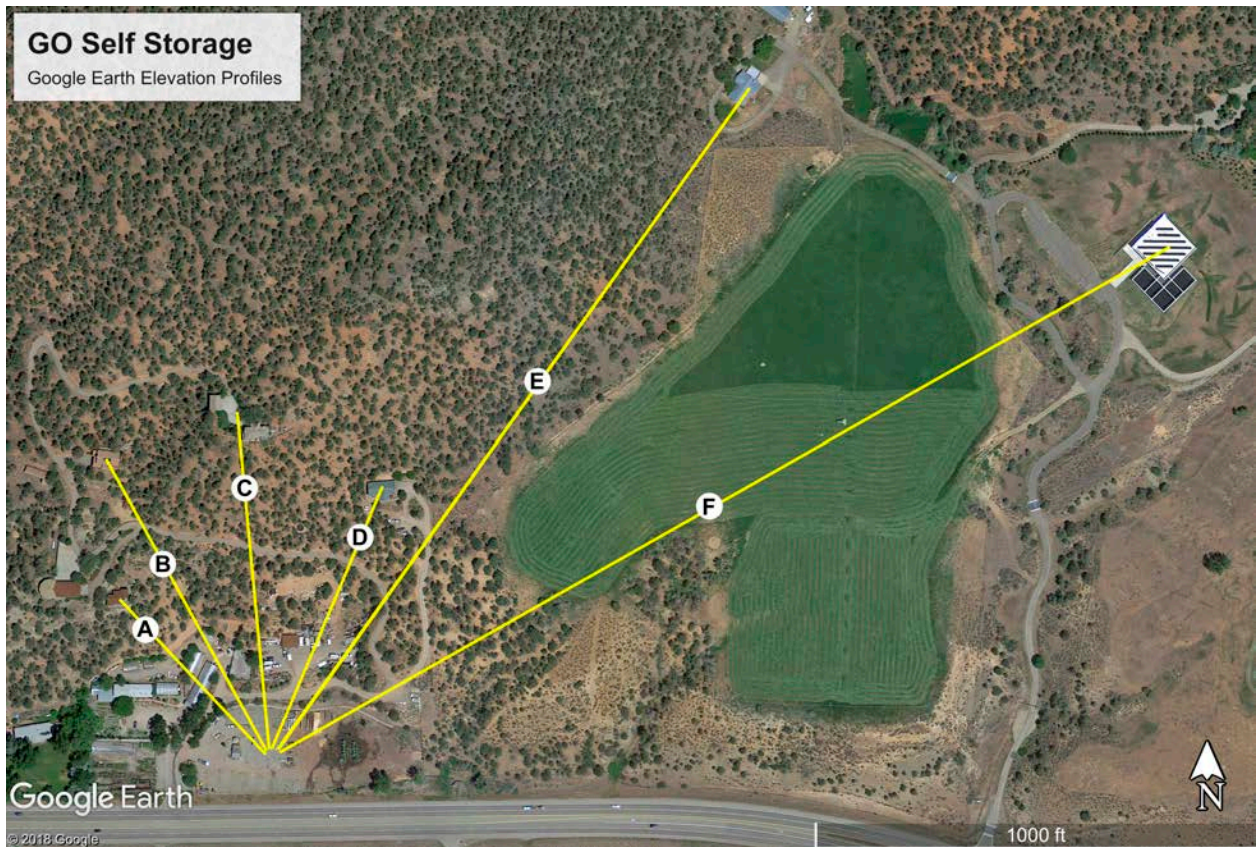
7-103. Compatibility

The proposed Self Storage Facility is located in a previous nursery yard that has also been utilized to store vehicles and landscape materials related to the Planted Earth business that has occupied this site for the past 35 years. Historically, Planted Earth has utilized the parcel to the north of the Self Storage Facility parcel as an equipment yard, and the parcel to the west has contained a retail center, retail nursery, greenhouse, and shade structures. The parcel to the east is a large ranch with defined building envelopes for residential, art center/museum, and ranch headquarters uses. The proposed

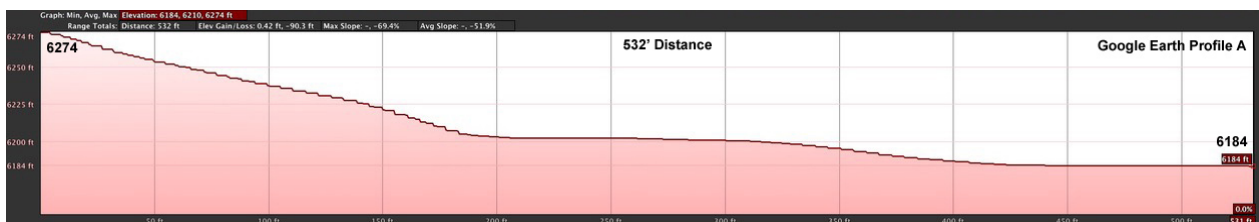
Self Storage Facility is set back 100' from the residential property line to the east. The illustration below depicts Planted Earth uses from Garfield County records for a 2007 Demolition Permit for an existing greenhouse.

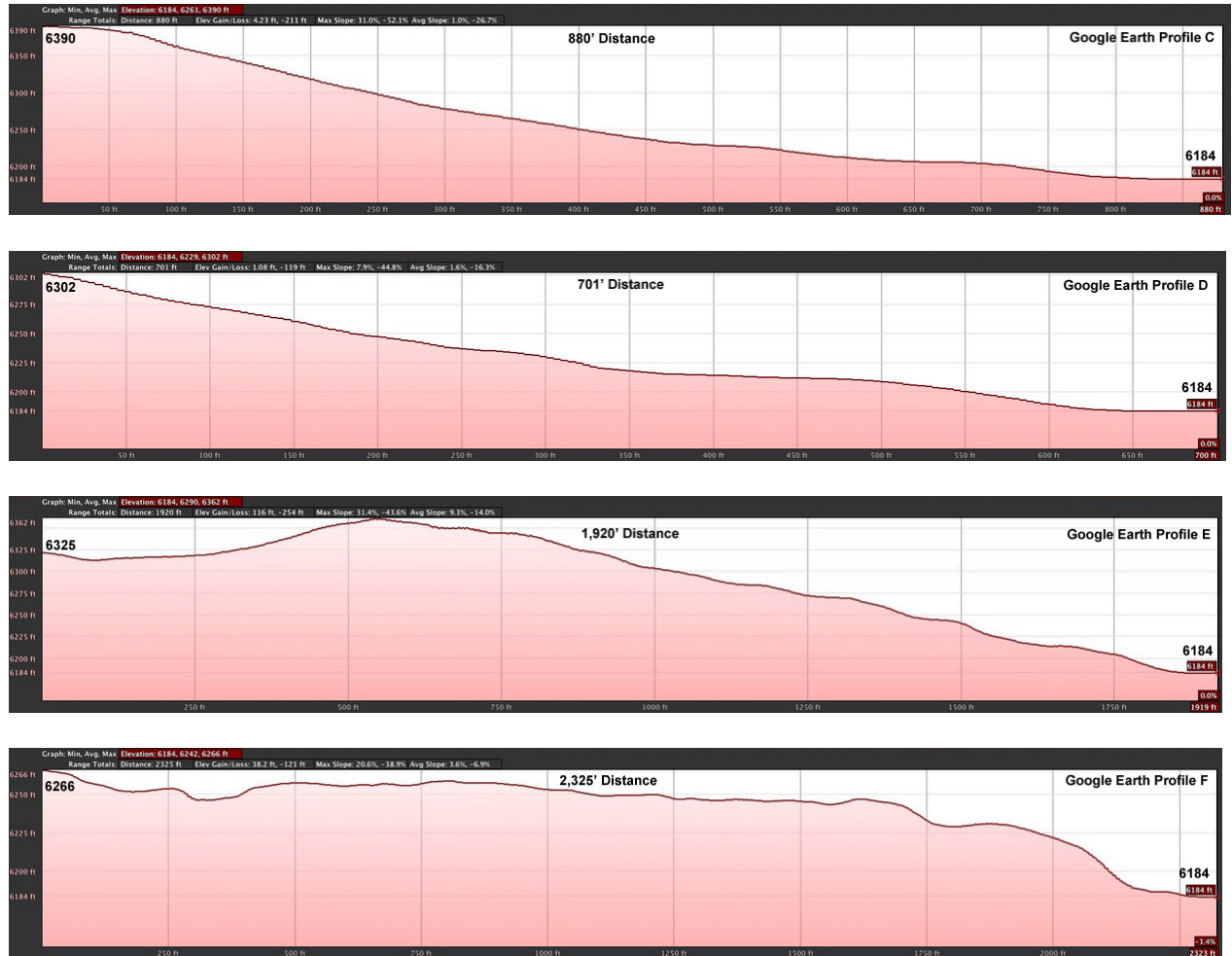


The proposed Self Storage Facility is located below four residences to the north/northwest that share access to Highway 82 and below the Ryobi Foundation ranch parcel to the east. Generally, the storage facility will reside lower than the developed areas of these parcels per the following Google Earth profiles and table:



GO Self Storage Google Earth Elevation Profiles				
	Existing Grade (ft.)		Vertical	Horizontal
Profile	Storage	Neighbor	Distance (ft.)	Distance (ft.)
A	6184	6274	90	532
B	6184	6334	150	819
C	6184	6390	206	880
D	6184	6302	118	701
E	6184	6325	141	1920
F	6184	6266	82	2325





As illustrated in the exhibits above, the GO Self Storage Facility existing grade resides 82' – 206' below the existing grade of neighboring structures and 532' – 2,325' horizontally from them.

Architectural renderings and visual imagery of the proposed GO Self Storage Facility have been included as an Exhibit to this Application.

7-104. Source of Water

See section 4-203.M

7-105. Central Water Distribution and Wastewater Systems

See section 4-203.N

7-106. Public Utilities

Sopris Engineering has provided an Engineering Report and a Utility Plan that is included as an Exhibit to this Application.

7-107. Access and Roadways

Access and Roadways are addressed in the Engineering Report prepared by Sopris Engineering and included as an Exhibit to this Application.

7-108. Use of Land Subject to Natural Hazards

No extreme topography or natural hazards and very little native vegetation exists within the proposed development area, which has previously been used as a landscape storage yard with very little vegetative cover.

7-109. Fire Protection

Per the Colorado Wildfire Risk Assessment, the Go Self Storage site has a low fire intensity rating. The Applicant agrees to maintain vegetation control on the property to minimize any potential impacts from wildfire following State Forest Service guidelines for defensible space.

The Applicant met with Carbondale and Rural Fire Protection District on June 15, 2018 to discuss emergency vehicle ingress/egress as well as fire protection requirements. See the Sopris Engineering's report included as an Exhibit to this Application for details related to fire protection.

Division 2. General Resource Protection Standards.**7-201. Agricultural Lands**

No agricultural operation currently exist on the proposed development parcel and no other agricultural operations will be negatively impacted by the proposed Storage Facility.

7-202. Wildlife Habitat Areas

There will be no impact on native vegetation for the proposed development. This parcel has been nearly void of native vegetation due to previous disturbance and use as a landscape storage yard.

7-203. Protection of Waterbodies

No waterbodies exist on the proposed development parcel and no nearby waterbodies will be negatively impacted by the proposed Storage Facility.

7-204. Drainage and Erosion

A Site and Drainage Plan has been prepared by Sopris Engineering and is included as an Exhibit to this Application.

Drainage and erosion control have also been addressed in an Engineering Report prepared by Sopris Engineering, which is included as an Exhibit to this Application.

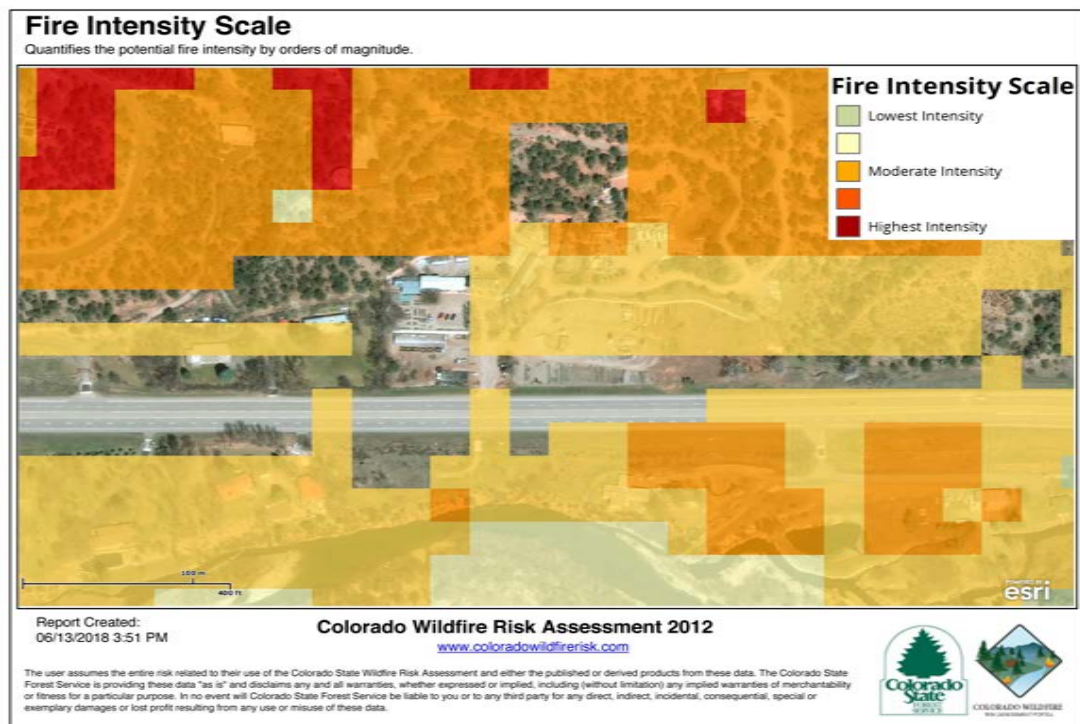
7-205. Environmental Quality

No outside processing of materials will occur on site. Vehicle trips for the proposed storage facility will be minimal and the parking area will be paved to eliminate dust.

No hazardous materials will be used or discharged into water from the proposed use. On site wastewater treatment system will process any waste water from the wash bay or kitchen uses.

7-206. Wildfire Hazards

Per the following 2012 Colorado Wildfire Risk Assessment, the Go Self Storage site has a low fire intensity rating. The Applicant agrees to maintain vegetation control on the property to minimize any potential impacts from wildfire following State Forest Service guidelines for defensible space.



7-207. Natural and Geologic Hazards

See the Subsoil Study provided by HP-Kumar included as an Exhibit to this Application.

7-208. Reclamation

See the Site and Drainage Plan and the Landscape Plan included as an Exhibit to this Application.

Division 3. Site Planning and Development Standards**7-301. Compatible Design**

The proposed Self Storage Facility is located in a previous nursery yard that has also been utilized to store vehicles and landscape materials related to the Planted Earth business that has occupied this site for the past 35 years. Historically, Planted Earth has utilized the parcel to the north of the Self Storage Facility parcel as an equipment yard, and the parcel to the west has contained a retail center, retail nursery, greenhouse, and shade structures. The parcel to the east is a large ranch with defined building envelopes for residential, art center/museum, and ranch headquarters uses. The proposed Self Storage Facility is set back 100' from the residential property line to the east.

The proposed Self Storage Facility is also located below four residences to the north/northwest that share access to Highway 82 and below the Ryobi Foundation ranch parcel to the east. Generally, the storage facility will reside lower than the developed areas of these parcels per the Google Earth profiles and table provided previously. As illustrated in these exhibits, the GO Self Storage Facility existing grade resides 82' – 206' below the existing grade of neighboring structures and 532' – 2,325' horizontally from them.

Architectural renderings and visual imagery of the proposed GO Self Storage Facility have been included as an Exhibit to this Application.

7-302. Off-Street Parking and Loading Standards

See the Site and Drainage Plan provided by Sopris Engineering for parking layout and design. 1 space per 2,000 square feet of Floor Area is proposed for this facility per the parking standards for Warehouse in Table 7-302.A.: Minimum Off-Street Parking Standards By Use in the Garfield County Land Use and Development Code.

7-303. Landscaping Standards

A Landscape Plan has been submitted as an Exhibit to this Application.

7-304. Lighting Standards

The Applicant will follow Garfield County lighting standards to minimize impacts of exterior lighting on the surrounding neighborhood. Lighting will be off on the upper 2 levels unless there is a customer accessing a unit. Then, only the lights required to create the path to that unit will come on until that person leaves. A Lighting Plan is included as an Exhibit to this Application.

7-305. Snow Storage Standards

The Applicant has areas sufficient to store snow without impacting off-street parking or public roadways. Snow storage has been addressed on the included Site Plan.

7-306. Trail and Walkway Standards

No recreational or community facilities are applicable for this Application.

Division 10. Additional Standards for Industrial Uses**7-1001. Industrial Use Standards****A. Residential Subdivisions**

This Application is not on property platted as a residential Subdivision.

B. Setbacks

The proposed storage facility has a 100' setback from the nearest residential property line, a 50' setback from Highway 82, a 25' setback from the front yard property line and a 10' setback from the side property lines.

C. Concealing and Screening

The storage facility will be a 3-story self-contained storage facility and drive-up self storage. The facility will be fenced and gated with no outdoor storage of products or materials.

D. Storing

No hazardous products will be stored on this property.

E. Industrial Wastes

No flammable or explosive solids or gases and hazardous materials will be stored at this property.

F. Noise

Noise levels will not exceed State noise standards, all activity will be contained within the enclosed storage facility, no heavy equipment or machinery will be in use for this proposed use.

G. Ground Vibration

The Applicant agrees to the limits of ground vibration at any point of any boundary line of the property. No ground vibration will occur from this storage facility use.

H. Hours of Operation

The office will be open from 8:30 am until 5:30 pm Monday through Friday, and Saturday 9:00 am until 1:00 pm. During business hours clients can call the office if other arrangements need to be made. The facility will be accessible and equipped to handle move-ins any time, 24 hours a day.

I. Interference, Nuisance, or Hazard

The Applicant does not propose any use of items that will create glare, flaring of gases, reflective materials or other legal requirements for safety. The Applicant proposes to implement either an anti-reflective glass on the façade or printed imagery on glass to accomplish reduction of glare. Lighting will be off on the upper 2 levels unless there is a customer accessing a unit. Then, only the lights required to create the path to that unit will come on until that person leaves. Site lighting will be bollard fixtures at the front entry and downlights above the bay doors.

Exhibits:

Title Commitment, Land Title Guarantee Company
Traffic Analysis Letter, Sopris Engineering
Engineering Report and CDOT Access Permit Application, Sopris Engineering
Subsoil Study, H-P Kumar
Site Plan and Drainage Plan, Sopris Engineering
Utility Plan, Sopris Engineering
Water Supply Evaluation, Wright Water Engineers, Inc.
Legal Water Supply Letter, Balcomb and Green
Architectural Renderings and Visual Imagery
Lighting Plan
Landscape Plan, The Land Studio, Inc.
Improvement Survey Plat, SGM

**Title Commitment, Land Title Guarantee Company
Quiet Title, Kimiko Powers
Ryobi Foundation Recorded Plat**

**Engineering Report, Sopris Engineering
And
CDOT Access Permit Application**

Subsoil Study, H-P Kumar

Site Plan and Drainage Plan, Sopris Engineering

Utility Plan, Sopris Engineering

Water Supply Evaluation, Wright Water Engineers, Inc.

Legal Water Supply Letter, Balcomb and Green

**Architectural Renderings
and
Visual Imagery**

Lighting Plan

Landscape Plan, The Land Studio, Inc.

Improvement Survey Plat, SGM



Land Title Guarantee Company Customer Distribution



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **ABJ63012264-6**

Date: **04/19/2018**

Property Address: **12744 HIGHWAY 82, CARBONDALE, CO 81623**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

Kimberly Parham
533 E HOPKINS #102
ASPEN, CO 81611
(970) 925-1678 (Work)
(303) 393-4870 (Work Fax)
kparham@ltgc.com
Contact License: CO414945
Company License: CO44565

Closer's Assistant

Nikki Durrett
533 E HOPKINS #102
ASPEN, CO 81611
(970) 925-1678 (Work)
(800) 318-8202 (Work Fax)
ndurrett@ltgc.com
Company License: CO44565

For Title Assistance

Sandy Johnson
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4126 (Work)
sandyjohnson@ltgc.com

Buyer/Borrower

MONARCH XIV, LLC
(816) 589-6267 (Other)
(816) 309-1975 (Other)
Ryan.Anderson@platformv.com
Terry.Anderson@platformv.com
Delivered via: Electronic Mail

Agent for Seller

ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL REALTY
Attention: CASEY SLOSSBERG
415 E HYMAN AVE
ASPEN, CO 81611
(970) 925-6060 (Work)
(970) 920-9993 (Work Fax)
casey.slossberg@sothebysrealty.com
Delivered via: Electronic Mail

Seller/Owner

HIPA HIPA, LLC
(970) 948-1701 (Cell)
(970) 366-2598 (Work)
lrosedale@comcast.net
groundskeepers@icloud.com
Delivered via: Electronic Mail

Attorney for Buyer

GENSHAFT CRAMER LLP
Attention: DARYL CRAMER
420 E MAIN ST
ASPEN, CO 81611
(970) 925-9450 (Work)
(561) 714-3350 (Home)
dcramer@genshaftcramer.com
Delivered via: Electronic Mail

Agent for Buyer

ASPEN ASSOCIATES - REALTY GROUP
Attention: PATRICK BORY
510 E HYMAN AVE #21
ASPEN, CO 81611
(970) 544-5800 (Work)
(970) 319-2178 (Home)
(970) 544-8185 (Work Fax)
pj@pjbory.com
Delivered via: Electronic Mail

Agent for Buyer

ASPEN ASSOCIATES - REALTY GROUP
Attention: ASHLEY CHOD
510 E HYMAN AVE #21
ASPEN, CO 81611
(970) 544-5800 (Work)
(970) 274-9588 (Home)
(970) 544-8185 (Work Fax)
ashley@aspenassociatesrealty.com
Delivered via: Electronic Mail

Attorney for Seller

LAW OFFICES OF PRESTON FOX PC
Attention: PRESTON FOX
205 S MILL ST #301A
ASPEN, CO 81611
(970) 920-0105 (Work)
(970) 920-0106 (Work Fax)
preston@foxpc.net
Delivered via: Electronic Mail

GENSHAFT CRAMER LLP

Attention: DOROTHY MARKOWSKI
420 E MAIN ST
ASPEN, CO 81611
(970) 925-9450 (Work)
DMARKOWSKI@GENSHAFTCRAMER.COM
Delivered via: Electronic Mail



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **ABJ63012264-6**

Date: **04/19/2018**

Property Address: **12744 HIGHWAY 82, CARBONDALE, CO 81623**

Parties: **MONARCH XIV, LLC, A _____ LIMITED LIABILITY COMPANY**
HIPA HIPA LLC, A COLORADO LIMITED LIABILITY COMPANY

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"ALTA" Owner's Policy 06-17-06 Reissue Rate	\$2,092.00
Deletion of Standard Exception(s)	\$100.00
Endorsement Patent-06 #9	\$100.00
Tax Certificate (X 3 PARCELS)(TO BE ORDERED PRIOR TO CLOSING)	\$78.00
	Total \$2,370.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Chain of Title Documents:

[Garfield county recorded 06/27/2014 under reception no. 850765](#)

Plat Map(s):

[Garfield county recorded 05/17/1996 under reception no. 493122](#)

[Garfield county recorded 01/12/2004 under reception no. 644474](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: **ABJ63012264-6**

Property Address:

12744 HIGHWAY 82, CARBONDALE, CO 81623

1. Effective Date:

03/23/2018 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 06-17-06 Reissue Rate

\$2,300,000.00

Proposed Insured:

MONARCH XIV, LLC, A _____ LIMITED LIABILITY
COMPANY

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A Fee Simple

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

HIPA HIPA LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land referred to in this Commitment is described as follows:

LOT A, AMENDED FINAL PLAT OF LOT A OF THE DIXON SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 2004 UNDER RECEPTION NO. [644474](#) ALSO ACCORDING TO DIXON SUBDIVISION THIRD AMENDED PLAT OF LOT A RECORDED DECEMBER 23, 2015 UNDER RECEPTION NO. [871742](#);

AND

PARCEL C, DIXON SUBDIVISION AMENDED PLAT, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1996 AT RECEPTION NO. [493122](#),
LESS THAT PORTION DESCRIBED IN ORDER AND DECREE QUIETING TITLE RECORDED AUGUST 4, 2003 IN BOOK 1501 AT PAGE [322](#);

AND

PARCEL D, DIXON SUBDIVISION AMENDED PLAT, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1996 AT RECEPTION NO. [493122](#),

ALL IN THE COUNTY OF GARFIELD, STATE OF COLORADO.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABJ63012264-6

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ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B-1
(Requirements)

Order Number: ABJ63012264-6

The following are the requirements to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. RELEASE OF DEED OF TRUST DATED JUNE 27, 2014 FROM HIPA HIPA LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF GARFIELD COUNTY FOR THE USE OF ALPINE BANK ASPEN TO SECURE THE SUM OF \$750,000.00 RECORDED JUNE 27, 2014, UNDER RECEPTION NO. [850767](#).
2. RELEASE OF DEED OF TRUST DATED JULY 24, 2014 FROM HIPA HIPA LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF GARFIELD COUNTY FOR THE USE OF COLORADO LENDING SOURCE, LTD TO SECURE THE SUM OF \$620,000.00 RECORDED JULY 29, 2014, UNDER RECEPTION NO. [851908](#).

SAID DEED OF TRUST WAS ASSIGNED TO U.S. SMALL BUSINESS ADMINISTRATION IN ASSIGNMENT RECORDED JULY 29, 2014 UNDER RECEPTION NO. [851910](#).

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED JULY 29, 2014, UNDER RECEPTION NO. [851911](#).

THIRD PARTY LENDER AGREEMENT BY AND BETWEEN ALPINE BANK, A COLORADO BANKING CORPORATION, AND COLORADO LENDING SOURCE, LTD., RECORDED JULY 29, 2014 UNDER RECEPTION NO. [851912](#).

3. ~~(THIS ITEM WAS INTENTIONALLY DELETED)~~
4. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF HIPA HIPA LLC, A COLORADO LIMITED LIABILITY COMPANY AS A LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

5. CERTIFICATE OF GOOD STANDING OF MONARCH XIV, LLC, A _____ LIMITED LIABILITY COMPANY, ISSUED BY THE SECRETARY OF STATE OF PROPER JURISDICTION.
6. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR MONARCH XIV, LLC, A _____ LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B-1
(Requirements)

Order Number: ABJ63012264-6

The following are the requirements to be complied with:

7. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF MONARCH XIV, LLC, A _____ LIMITED LIABILITY COMPANY AS A LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

8. WARRANTY DEED FROM HIPA HIPA LLC, A COLORADO LIMITED LIABILITY COMPANY TO MONARCH XIV, LLC, A _____ LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.

NOTE: THE OPERATING AGREEMENT FOR HIPA HIPA LLC, A COLORADO LIMITED LIABILITY COMPANY, DISCLOSES GLENN LOPER AND LAURIE ROSEDALE LOPER AS THE MEMBERS, BOTH OF WHOM MUST SIGN TO EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.

AS TO THE OWNER'S POLICY ONLY:

NOTE: ITEMS 1-3 OF THE STANDARD EXCEPTIONS WILL BE DELETED FROM THE POLICY WHEN ISSUED.

UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM NO. 4 OF THE STANDARD EXCEPTIONS ON THE OWNER'S POLICY, WILL BE AMENDED AS FOLLOWS:

ITEM NO. 4 OF THE STANDARD EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF HIPA HIPA LLC, A COLORADO LIMITED LIABILITY COMPANY. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF MONARCH XIV, LLC, A _____ LIMITED LIABILITY COMPANY.

NOTE: ITEM 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

NOTE: UPON PROOF OF PAYMENT OF 2017 TAXES, ITEM 6 WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

NOTE: ITEMS 7(A) AND 7(B) OF THE STANDARD EXCEPTIONS ARE HEREBY DELETED.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B-2

(Exceptions)

Order Number: ABJ63012264-6

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
- 2. Easements, liens or encumbrances, or claims thereof, 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 and not shown by the Public Records.**
- 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. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
- 8. EXISTING LEASES AND TENANCIES.**
- 9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AND RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 26, 1895, IN BOOK 12 AT PAGE [366](#).**
- 10. EASEMENTS AND RIGHTS OF WAY AS RESERVED IN INSTRUMENTS RECORDED SEPTEMBER 18, 1956 IN BOOK 295 AT PAGE [178](#) AND RECORDED MAY 17, 1961 IN BOOK 334 AT PAGE [169](#), THE SPECIFIC LOCATIONS OF WHICH ARE NOT DEFINED.**
- 11. EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN INSTRUMENT RECORDED APRIL 9, 1962 IN BOOK 340 AT PAGE [349](#).**
- 12. TERMS AND CONDITIONS OF GARFIELD COUNTY RESOLUTION NO. 79-60 RECORDED JUNE 12, 1979 IN BOOK 529 AT PAGE [704](#).**
- 13. EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN WARRANTY DEED RECORDED JULY 1, 1980 IN BOOK 551 AT PAGE [64](#).**
- 14. EASEMENTS AND RIGHTS OF WAY AS CONTAINED IN WARRANTY DEED RECORDED SEPTEMBER 10, 1985 IN BOOK 675 AT PAGE [324](#).**

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B-2

(Exceptions)

Order Number: ABJ63012264-6

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

15. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN AGREEMENT RECORDED NOVEMBER 14, 1988 IN BOOK 744 AT PAGE [172](#).

16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DIXON SUBDIVISION AMENDED RECORDED MAY 17, 1996 UNDER RECEPTION NO. [493122](#).

17. UTILITY EASEMENT AS CONTAINED IN INSTRUMENT RECORDED MAY 20, 1999 IN BOOK 1130 AT PAGE [825](#).

NOTE: PARTIAL VACATION AND ABANDONMENT OF EASEMENT IN CONNECTION THEREWITH RECORDED DECEMBER 18, 2017, UNDER RECEPTION NO. [901375](#)

18. (THIS ITEM WAS INTENTIONALLY DELETED)

19. EASEMENTS AND RIGHTS OF WAY FOR UTILITIES AS CONTAINED IN INSTRUMENT RECORDED APRIL 17, 2000 IN BOOK 1182 AT PAGE [581](#).

20. EASEMENTS AND RIGHTS OF WAY FOR UTILITY PURPOSES AS CONTAINED IN INSTRUMENT RECORDED MARCH 26, 2001 UNDER RECEPTION NO. [578050](#).

NOTE: NOTE: PARTIAL VACATION AND ABANDONMENT OF EASEMENT IN CONNECTION THEREWITH RECORDED DECEMBER 18, 2017, UNDER RECEPTION NO. [901375](#)

21. (THIS ITEM WAS INTENTIONALLY DELETED)

22. (THIS ITEM WAS INTENTIONALLY DELETED)

23. (THIS ITEM WAS INTENTIONALLY DELETED)

24. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENTS RECORDED NOVEMBER 27, 2001 AT RECEPTION NO. [592490](#) AND AGREEMENT RECORDED NOVEMBER 27, 2001 UNDER RECEPTION NO. [592491](#) AND RECORDED NOVEMBER 27, 2001 UNDER RECEPTION NO. [592492](#).

25. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS OF BOUNDARY LINE ADJUSTMENT RECORDED JANUARY 07, 2004 AT RECEPTION NO. [644309](#) AND MAP RECORDED JANUARY 7, 2004 UNDER RECEPTION NO. [644310](#).

26. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DIXON SUBDIVISION RECORDED JANUARY 12, 2004 UNDER RECEPTION NO. [644474](#).

27. EASEMENTS AND RIGHTS OF WAY GRANTED TO HOLY CROSS IN INSTRUMENT RECORDED APRIL 16, 2008 UNDER RECEPTION NO. [746592](#).

28. DIXON SUBDIVISION THIRD AMENDED PLAT OF LOT A, VACATING THE CONSERVATION EASEMENT ON LOT A OF DIXON SUBDIVISION RECORDED DECEMBER 23, 2015 UNDER RECEPTION NO. [871742](#).

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B-2

(Exceptions)

Order Number: ABJ63012264-6

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

29. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT SURVEY PLAT CERTIFIED OCTOBER 19, 2017 PREPARED BY SMG, JOB #2014-400.002:
SAID DOCUMENT STORED AS OUR ESI IMAGE NO. 8291173

A. THE ENCROACHMENT OF A GREENHOUSE AND THREE HOOP HOUSES ONTO THAT CERTAIN EASEMENT GRANTED TO HOLLY CROSS ENERGY BY INSTRUMENT RECORDED APRIL 16, 2008 UNDER RECEPTION NO. 746592.

B. EXISTING FENCE LINES DO NOT COINCIDE WITH THE EXACT BOUNDARIES OF THE LAND.



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The 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.

Note: Effective September 1, 1997, CRS 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 of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 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". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is 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: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company and Meridian Land Title, LLC, as agents for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment to Insure ALTA Commitment - 2006 Rev.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, (Company), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company. All liability and obligation under this commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

Conditions and Stipulations

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 acquires 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 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 the 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 thereon 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 www.alta.org.

Standard Exceptions

In addition to the matters contained in the Conditions and Stipulations and Exclusions from Coverage above referred to, this Commitment is also subject to the following:

1. Rights or claims of parties in possession not shown by the Public records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey or inspection of the Land would disclose and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore 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 the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

President



Old Republic National Title Insurance
Company, a Stock Company
400 Second Avenue South
Minneapolis, Minnesota 55401
(612)371-1111

Mark Bilbrey, President

Rande Yeager, Secretary



GARFIELD COUNTY TREASURER

Certificate of Taxes Due

Account Number R112089
Parcel 239327401003

Assessed To
HIPA HIPA LLC
PO BOX 5061
ASPEN, CO 81612

Certificate Number 2018-00636
Acres 4.621
Order Number
Vendor ID 4
Land Title
1317 Grand Ave
#200
Glenwood Springs, CO 81601

Legal Description

Section: 27 Township: 7 Range: 88 Subdivision: DIXON SUB AMD PLAT Lot: A THIRD AMENDED PLAT OF LOT 012744 82 HWY
A RECEPTION #871742.

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2017	\$16,063.56	\$0.00	\$0.00	\$0.00	\$16,063.56
Total Tax Charge					\$16,063.56
Grand Total Due as of 04/05/2018					\$16,063.56

Tax Billed at 2017 Rates for Tax Area 011 - 1R-MF - 011

Authority	Mill Levy	Amount	Values	Actual	Assessed
GARFIELD COUNTY	13.6550000	\$3,034.28	MERCHANDISING-LAND	\$426,230	\$123,610
CARBONDALE & RURAL FIRE	9.3060000	\$2,067.89	MERCHANDISING-IMPROVEMENT	\$327,830	\$95,070
BASALT WATER CONSER	0.0390000	\$8.67	SPEC.PURPOSE-IMPROVEMENTS	\$12,170	\$3,530
COLO RIVER WATER CONS	0.2540000	\$56.44			
SCHOOL DISTRICT RE-1	44.0380000	\$9,785.68	Total	\$766,230	\$222,210
COLORADO MTN COLLEGE	3.9970000	\$888.17			
GARFIELD COUNTY PUBLIC LIBR	1.0010000	\$222.43			
Taxes Billed 2017	72.2900000	\$16,063.56			

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's Office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes - September 1, 2018, Real Property - September 1, 2018. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK. 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.

TREASURER, GARFIELD COUNTY
KARLA J. BAGLEY



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

GARFIELD COUNTY TREASURER

Certificate of Taxes Due

Account Number R112091
Parcel 239327401004

Assessed To
HIPA HIPA LLC
PO BOX 5061
ASPEN, CO 81612

Certificate Number 2018-00637
Acres 0.00
Order Number
Vendor ID 4
Land Title
1317 Grand Ave
#200
Glenwood Springs, CO 81601

Legal Description

Section: 27 Township: 7 Range: 88 Subdivision: DIXON SUB AMD PLAT Lot: C EXCEPT A TR CONT 5689 SF AS 82 HWY
DESC IN QUIET TITLE BK 1501 PG 322.

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2017	\$8,277.92	\$0.00	\$0.00	\$0.00	\$8,277.92
Total Tax Charge					\$8,277.92
Grand Total Due as of 04/05/2018					\$8,277.92

Tax Billed at 2017 Rates for Tax Area 011 - 1R-MF - 011

Authority	Mill Levy	Amount	Values	Actual	Assessed
GARFIELD COUNTY	13.6550000	\$1,563.63	MERCHANDISING-LAND	\$394,870	\$114,510
CARBONDALE & RURAL FIRE	9.3060000	\$1,065.63	Total	\$394,870	\$114,510
BASALT WATER CONSER	0.0390000	\$4.47			
COLO RIVER WATER CONS	0.2540000	\$29.09			
SCHOOL DISTRICT RE-1	44.0380000	\$5,042.78			
COLORADO MTN COLLEGE	3.9970000	\$457.70			
GARFIELD COUNTY PUBLIC LIBR	1.0010000	\$114.62			
Taxes Billed 2017	72.2900000	\$8,277.92			

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's Office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes - September 1, 2018, Real Property - September 1, 2018. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK. 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.

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In witness whereof, I have hereunto set my hand and seal.

TREASURER, GARFIELD COUNTY
KARLA J. BAGLEY



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

GARFIELD COUNTY TREASURER

Certificate of Taxes Due

Account Number R112092
Parcel 239327401002

Assessed To
HIPA HIPA LLC
PO BOX 5061
ASPEN, CO 81612

Certificate Number 2018-00638
Acres 0.00
Order Number
Vendor ID 4
Land Title
1317 Grand Ave
#200
Glenwood Springs, CO 81601

Legal Description

Situs Address

Section: 27 Township: 7 Range: 88 Subdivision: DIXON SUB AMD PLAT Lot: D AKA: PARCEL D

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2017	\$3,999.80	\$0.00	\$0.00	\$0.00	\$3,999.80
Total Tax Charge					\$3,999.80
Grand Total Due as of 04/05/2018					\$3,999.80

Tax Billed at 2017 Rates for Tax Area 011 - 1R-MF - 011

Authority	Mill Levy	Amount	Values	Actual	Assessed
GARFIELD COUNTY	13.6550000	\$755.53	VACANT COMMERCIAL	\$187,010	\$54,230
CARBONDALE & RURAL FIRE	9.3060000	\$514.90	LOTS		
BASALT WATER CONSER	0.0390000	\$2.16	NON-RESIDENTIAL IMPROVEMENT	\$3,790	\$1,100
COLO RIVER WATER CONS	0.2540000	\$14.05			
SCHOOL DISTRICT RE-1	44.0380000	\$2,436.62	Total	\$190,800	\$55,330
COLORADO MTN COLLEGE	3.9970000	\$221.15			
GARFIELD COUNTY PUBLIC LIBR	1.0010000	\$55.39			
Taxes Billed 2017	72.2900000	\$3,999.80			

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's Office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes - September 1, 2018, Real Property - September 1, 2018. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK. 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.

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In witness whereof, I have hereunto set my hand and seal.

TREASURER, GARFIELD COUNTY
KARLA J. BAGLEY



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

District Court, Garfield County, Colorado 109 Eighth Street, Suite 104 Glenwood Springs, CO 81601	COMBINED COURT OF GARFIELD COUNTY GLENWOOD SPRINGS, COLORADO Certified to be a full, true and correct copy of the original in my custody. Dated <u>August 1, 2003</u> By <u>JAMES C. BRADFORD</u> Clerk <u>Suzanne J. Jahn</u> Deputy
Plaintiff: KIMIKO MAEDA POWERS, as Personal Representative of the ESTATE OF JOHN G. POWERS, Deceased.	▲ Court Use Only ▲ Case No. 02 CV 36-A
Defendants: DIVIDE CREEK LAND AND CATTLE COMPANY; DUDLEY W. L. HAWKINS; ALPINE BANK AND TRUST; and GEORGIA CHAMBERLAIN in her capacity As Public Trustee of Garfield County, Colorado.	
ORDER AND DECREE QUIETING TITLE	

The Court, having considered the Motion For entry of Order and Decree Quieting Title filed by Plaintiff ("Plaintiff's Motion") and the Stipulation To Entry of Order and Decree signed by counsel for all parties, FINDS that all Plaintiff and Defendants Divide Creek Land and Cattle Company and Dudley W. L. Hawkins have entered into a Settlement Agreement dated July 1, 2003, a copy of which was attached to and incorporated into Plaintiff's Motion, and that all Parties, by their respective counsel, have approved as to form and stipulated to the entry of this Order and Decree Quieting Title.

The Court therefore Orders, Adjudicates and Decrees that:

1. Plaintiff is the owner, in fee simple, of the real property described on Exhibit A, attached (the "Property");
2. None of the Defendants have any right, title or interest in the Property. The Property is part of a larger parcel of land that is subject to the lien a Deed of Trust to Defendant Public Trustee of Garfield County, Colorado for the use and benefit of Defendant Alpine Bank and Trust, recorded May 21, 1996 in Book 978 at Page 743 in the Office of the Garfield County Clerk and Recorder. Upon the recordation of a certified copy of this Order and Decree, the Property, and only the Property, is hereby released from such deed of trust and the lien of such deed of trust against the Property is hereby discharged. Similarly, the encumbrance against the Property of the Assignment of Rents recorded May 21, 1996 in Book 978 at Page 750 is released and discharged. The release and discharge of the encumbrance of said Deed of Trust and Assignment of Rents effected by this Order and Decree applies to and affects only the Property described on Exhibit A and not any other property encumbered by said Deed of Trust and

322

514
251

Assignment of Rents. The said Deed of Trust and Assignment of Rents remain in full force and effect with respect to all property described therein except the Property described in Exhibit A.

3. It is not the intent of this Order and Decree that the Property be subdivided as a new parcel of land. The Property, and the adjacent parcel of property owned by Plaintiff, lying east of and adjacent to the Property, as described on Exhibit B, attached, shall hereafter constitute a single parcel of property for purposes of application of the subdivision resolution of Garfield County, Colorado.

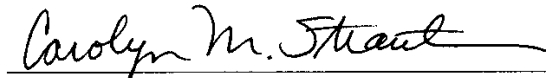
4. All of Plaintiff's Second Through Fifth Claims For Relief are hereby dismissed with prejudice, except that if and to the extent that Plaintiff's Amended Complaint states a claim for damages based upon alleged contamination of the Property by the release or deposit thereon of toxic or hazardous substances or petroleum products, such claim is dismissed without prejudice.

Done this 28th day of July, 2003.


District Court Judge.

Approved as to form:

Schenk, Kerst & deWinter, LLP

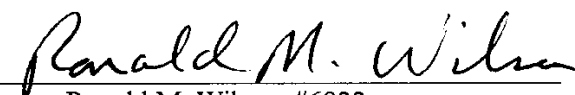
By: 
Carolyn M. Strautman # 24802

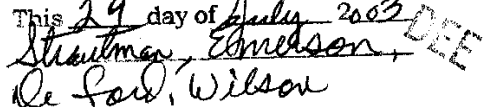
Attorneys for Defendants Divide Creek Land and Cattle Company and Dudley W. L. Hawkins

Robert B. Emerson, P.C.

By: _____
Robert B. Emerson # 1123
Attorney for Defendant Alpine Bank and Trust

Don K. DeFord #6672
Attorney for Defendant Georgia Chamberlain as Garfield County Public Trustee


Ronald M. Wilson #6922
Attorney for Plaintiff

CERTIFICATE OF MAILING
I certify that a copy of
Foregoing was mailed to all
Counsel of Record
This 29 day of July 2003

DEE



633266 08/04/2003 10:31A B1501 P324 M ALSDORF
3 of 5 R 26.00 D 0.00 GARFIELD COUNTY CO

~~Assignment of Rents. The said Deed of Trust and Assignment of Rents remain in full force and effect with respect to all property described therein except the Property described in Exhibit A.~~

3. It is not the intent of this Order and Decree that the Property be subdivided as a new parcel of land. The Property, and the adjacent parcel of property owned by Plaintiff, lying east of and adjacent to the Property, as described on Exhibit B, attached, shall hereafter constitute a single parcel of property for purposes of application of the subdivision resolution of Garfield County, Colorado.

4. All of Plaintiff's Second Through Fifth Claims For Relief are hereby dismissed with prejudice, except that if and to the extent that Plaintiff's Amended Complaint states a claim for damages based upon alleged contamination of the Property by the release or deposit thereon of toxic or hazardous substances or petroleum products, such claim is dismissed without prejudice.

Done this ____ day of July, 2003.

District Court Judge.

Approved as to form:

Schenk, Kerst & deWinter, LLP

By: _____

Carolyn M. Strautman # 24802

Attorneys for Defendants Divide Creek Land and Cattle Company and Dudley W. L. Hawkins

Robert B. Emerson, P.C.

By:  _____

Robert B. Emerson # 1123

Attorney for Defendant Alpine Bank and Trust

Don K. DeFord #6672

Attorney for Defendant Georgia Chamberlain as Garfield County Public Trustee

Ronald M. Wilson #6922

Attorney for Plaintiff

Assignment of Rents. The said Deed of Trust and Assignment of Rents remain in full force and effect with respect to all property described therein except the Property described in Exhibit A.

3. It is not the intent of this Order and Decree that the Property be subdivided as a new parcel of land. The Property, and the adjacent parcel of property owned by Plaintiff, lying east of and adjacent to the Property, as described on Exhibit B, attached, shall hereafter constitute a single parcel of property for purposes of application of the subdivision resolution of Garfield County, Colorado.

4. All of Plaintiff's Second Through Fifth Claims For Relief are hereby dismissed with prejudice, except that if and to the extent that Plaintiff's Amended Complaint states a claim for damages based upon alleged contamination of the Property by the release or deposit thereon of toxic or hazardous substances or petroleum products, such claim is dismissed without prejudice.

Done this ____ day of July, 2003.

District Court Judge.

Approved as to form:

Schenk, Kerst & deWinter, LLP

By: _____

Carolyn M. Strautman # 24802

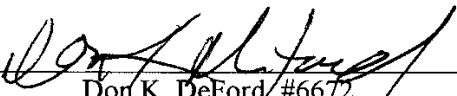
Attorneys for Defendants Divide Creek Land and Cattle Company and Dudley W. L. Hawkins

Robert B. Emerson, P.C.

By: _____

Robert B. Emerson # 1123

Attorney for Defendant Alpine Bank and Trust



Don K. DeFord #6672

Attorney for Defendant Georgia Chamberlain as Garfield County Public Trustee

Ronald M. Wilson #6922
Attorney for Plaintiff

EXHIBIT A

Legal Description - Fence Encroachment on Parcel C (Planted Earth)

A strip of land situated in Parcel C, Dixon Subdivision Amended Plat, in Section 27, Township 7 South, Range 88 West of the 6th Principal Meridian, Garfield County, Colorado, being more particularly described as follows:

Beginning at the Southeast Corner of said Parcel C whence the E1/4 Corner of said Section 27 bears N 68°17'00"E 1454.96 feet; thence S 89°20'00"W 17.41 feet along the Southerly boundary line of said Parcel C to a point in a fenceline as built and in place; thence along said fenceline on the following three (3) courses: N 03°20'46"W 149.22 feet; thence N 02°05'38"W 87.20 feet; thence N 01°01'22"W 1.10 feet; thence leaving said fenceline on a course bearing East for 29.34 feet to the Northeast Corner of said Parcel C; thence South 237.00 feet along the Easterly boundary line of said Parcel C to the point of beginning, containing 5689 square feet more or less.

Lines in Space
P.O. Box 121
Carbondale, Co. 81623

25 August 1999

633266 08/04/2003 10:31A B1501 P326 M ALSDORF
5 of 5 R 26.00 D 0.00 GARFIELD COUNTY CO

RYOBI FOUNDATION PROPERTY

SHEET 1 OF 6
CERTIFICATIONS & NOTES
SHEET INDEX

RYOBI FOUNDATION CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED RYOBI FOUNDATION, A COLORADO NONPROFIT CORPORATION, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN GARFIELD COUNTY, COLORADO, AS DESCRIBED ON SHEET 2 HEREOF:

1. DOES HEREBY SUBDIVIDE AND PLAT THE PROPERTY INTO FOUR PARCELS IN EXCESS OF THIRTY-FIVE ACRES SUBSIDIARY TO GARFIELD COUNTY LAND USE AND DEVELOPMENT CODE SECTION 5-201.8.1 AND C.R.S. § 30-38-101(J)(IB). FOUR PARCELS BEING PARCELS 1, 2, 4 AND 5. THIS IS A LEGALLY SUBDIVIDED TRACT OF LAND PER THAT DEED RECORDED JULY 13, 1972 AS PARCEL NO. 259162 (BOOK 447 PAGE 178). THIS PARCEL PLAT DEPICTS ALL OF PARCELS 1, 2, 3, 4 AND 5, PARCEL PLAT OF RYOBI FOUNDATION PROPERTY, AS DESCRIBED HEREON ("THE PARCEL PLAT").
2. DOES HEREBY SUBDIVIDE AND PLAT THE PROPERTY INTO PARCELS 1, 2, 3, 4 AND 5, PARCEL PLAT OF RYOBI FOUNDATION PROPERTY, AS DEPICTED AND DESCRIBED HEREON ("THE PARCEL PLAT");
3. DOES HEREBY FULLY AND FOREVER VACATE, TERMINATE AND REVOKE THE POWERS ART LEARNING CENTER PARCEL AS RECORDED IN RECEPTION NO. 73679 OF THE GARFIELD COUNTY RECORDS IN ITS ENTIRETY AND MERGE SAID PROPERTY WITH OTHER LANDS DESCRIBED IN THE SUBJECT PROPERTY DESCRIPTION DEPICTED AND DESCRIBED ON SHEET 2 OF THE PARCEL PLAT;
4. DOES HEREBY FULLY AND FOREVER VACATE, TERMINATE AND REVOKE IN ITS ENTIRETY THE 20 FOOT WIDE ACCESS AND UTILITY EASEMENT GRANTED IN THE 20 FOOT WIDE ACCESS AND UTILITY EASEMENT RECORDED AS RECEPTION NO. 579332 OF THE GARFIELD COUNTY RECORDS IN FAVOR OF THE ACCESS AND UTILITY EASEMENT GRANTED IN THE 20 FOOT WIDE CERTIFICATE OF DEDICATION AND OWNERSHIP PARAGRAPH 4 BELOW;
5. DOES HEREBY DEDICATE AND GRANT 20 FOOT WIDE PERPETUAL, NON-EXCLUSIVE ACCESS AND UTILITY EASEMENTS OVER AND UPON THE VEHICULAR WAYS FROM STATE HIGHWAY NO. 82 TO AND FOR THE USE AND BENEFIT OF PARCELS 1, 2 AND 3 AS SHOWN AND DEPICTED ON SHEET 5 ("BENEFITED PROPERTIES"), FOR THE USE AND BENEFIT OF THE RECORD OWNERS OF SAID BENEFITED PROPERTIES AND THE GUESTS, TENANTS, INVITEES AND EMPLOYEES OF SUCH OWNERS, FOR PURPOSES OF VEHICULAR ACCESS AND UTILITY SERVICE, SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS:

a. ALL INGRESS AND EGRESS OVER SAID EASEMENTS WILL BE RESTRICTED BY AN ELECTRONIC GATE ACROSS SAID VEHICULAR WAY AT THE HIGHWAY 82 INTERSECTION. ACCESS THROUGH THIS GATE WILL BE GRANTED BY THE OWNERS OF PARCEL 2 OR THEIR DESIGNATED EMPLOYEES.

- a. USE OF THE 20 FOOT EASEMENTS FOR SERVICE UTILITIES IS FOR PURPOSES OF INGRESS AND EGRESS FOR THE CONSTRUCTION, INSTALLATION, ENLIGHTENMENT, USE, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF UNDERGROUND DRY UTILITIES INCLUDING ELECTRICITY, TELEPHONE AND INTERNET/CABLE TV, TOGETHER WITH ASSOCIATED EQUIPMENT AND MATERIALS. ACCESS THROUGH THE 20 FOOT EASEMENTS SHALL BE GRANTED BY THE OWNER OF PARCELS 1, 2 AND 3, TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR SUCH PURPOSES REQUIRED ABOVE GROUND IN LOCATIONS APPROVED IN ADVANCE BY THE OWNER OF PARCELS 1, 2 AND 3.
- b. DOES HEREBY DEDICATE AND GRANT FOR THE USE AND BENEFIT OF SAID PARCELS 1, 2 AND 3, A 10 FOOT WIDE PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENT OVER AND UPON PARCEL 2 FROM STATE HIGHWAY NO. 82 TO THE SOUTH/EASTLY CORNER OF PARCEL 3, FOR PURPOSES OF UTILITY SERVICE, SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS:
 - a. USE OF SAID 10 FOOT WIDE UTILITY EASEMENT IS FOR PURPOSES OF INGRESS AND EGRESS FOR THE CONSTRUCTION, INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF AN UNDERGROUND TELEPHONE LINE, TOGETHER WITH ASSOCIATED EQUIPMENT REQUIRED ABOVE GROUND IN LOCATIONS APPROVED IN ADVANCE BY THE OWNER OF PARCEL 2, TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR SUCH PURPOSES, WHICH ACCESS WILL BE RESTRICTED BY AN ELECTRONIC GATE ACROSS THE 10 FOOT UTILITY EASEMENT. ACCESS THROUGH THE 10 FOOT UTILITY EASEMENT SHALL BE GRANTED BY THE OWNER OF PARCEL 2 OR THEIR ASSIGNED & UTILITY EASEMENT GRANTED IN PARAGRAPH 3 ABOVE AT THE HIGHWAY 82 INTERSECTION. ACCESS THROUGH THIS GATE WILL BE GRANTED BY THE OWNER OF PARCEL 2 OR THEIR DESIGNATED EMPLOYEES). THE ACTUAL LOCATION OF SUCH UTILITY EASEMENT SHALL BE DEEMED AUTOMATICALLY AMENDED TO COINCIDE WITH THE AS-BUILT LOCATION OF THE TELEPHONE LINE (IRRIGATION EASEMENT").
 - b. DOES HEREBY DEDICATE AND GRANT FOR THE USE AND BENEFIT OF PARCELS 1, 2 AND 3, A PERPETUAL, NON-EXCLUSIVE EASEMENT ALONG THE ENTIRE COURSE OF THE DOMESTIC WATER LINE SHOWN AND DEPICTED ON SHEET 6 OF THE PARCEL PLAT, FOR PURPOSES OF CONSTRUCTION, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF A PRIVATE UNDERGROUND WATER LINE AND NECESSARY SURFACE IMPROVEMENTS, TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES (THE "DOMESTIC WATER LINE EASEMENT"). THE ACTUAL LOCATION OF SUCH WATER LINE EASEMENT SHALL BE DEEMED AUTOMATICALLY AMENDED TO COINCIDE WITH THE AS-BUILT LOCATION OF THE WATER LINE.
 - c. DOES HEREBY DEDICATE AND GRANT FOR THE USE AND BENEFIT OF PARCELS 1, 2 AND 3, A PERPETUAL, NON-EXCLUSIVE EASEMENT ALONG THE ENTIRE COURSE OF THE IRRIGATION LINE/ DITCH SHOWN AND DEPICTED ON SHEET 6 OF THE PARCEL PLAT, FOR PURPOSES OF CONSTRUCTION, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF A PRIVATE IRRIGATION DITCH AND/OR PNEUMATIC AND NECESSARY SURFACE IMPROVEMENTS, TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES (THE "IRRIGATION EASEMENT"). THE ACTUAL LOCATION OF SUCH IRRIGATION EASEMENT SHALL BE DEEMED AUTOMATICALLY AMENDED TO COINCIDE WITH THE AS-BUILT LOCATION OF THE IRRIGATION LINE/ DITCH.

EXECUTED THIS 19 DAY OF August, A.D., 2017.

OWNER: RYOBI FOUNDATION, A COLORADO NONPROFIT CORPORATION

BY: Kimiko Powers
KIMIKO POWERS, PRESIDENT

STATE OF COLORADO)

COUNTY OF GARFIELD)

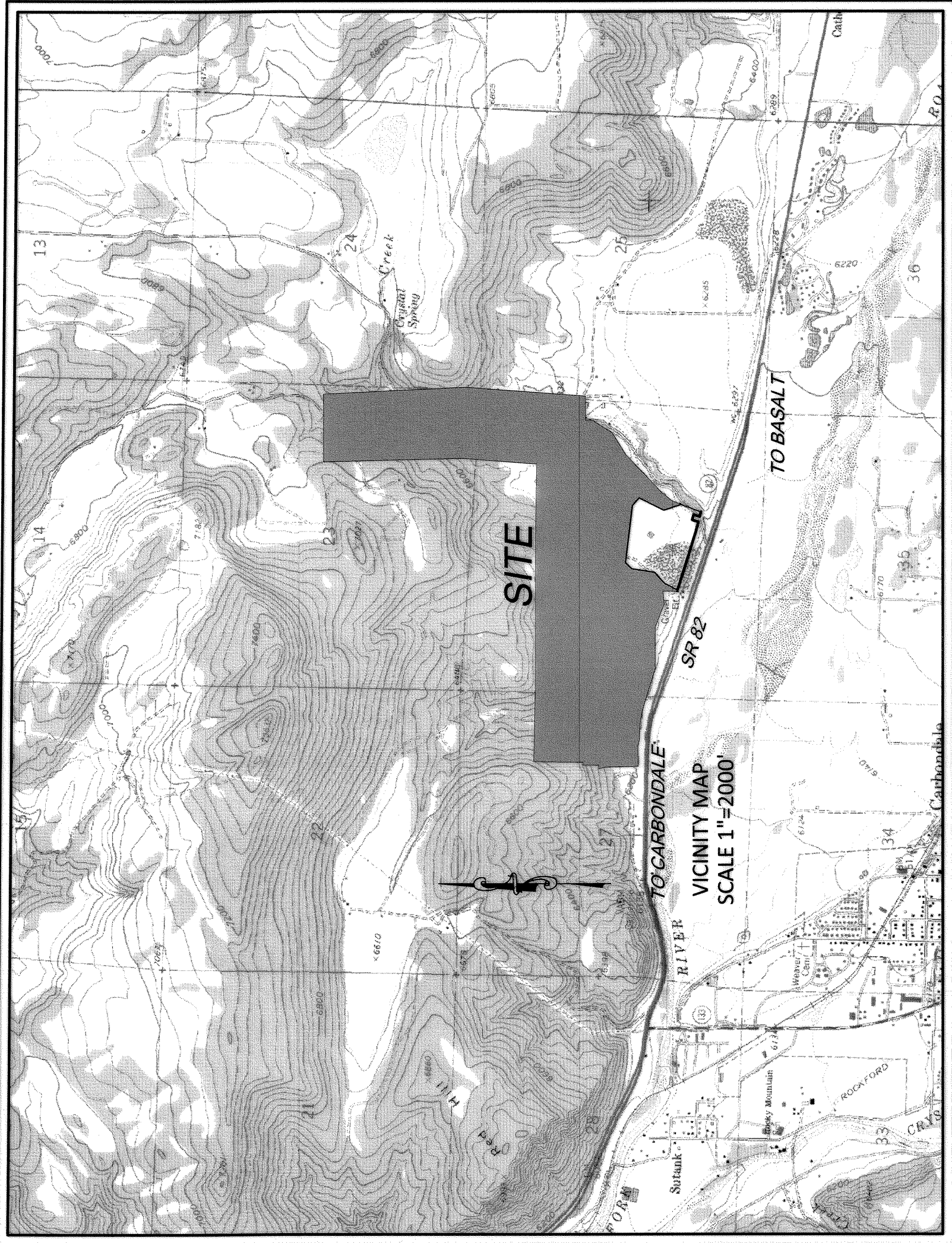
THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF August, A.D., 2017, BY Kenniko Powers AS President OF THE RYOB1 FOUNDATION, A COLORADO NONPROFIT CORPORATION

MY COMMISSION EXPIRES: 2-11-2021 WITNESS MY HAND AND OFFICIAL SEAL _____

JULIE J. PRATY
Notary Public
State of Colorado
Notary ID #: 19974001570
My Commission Expires 02-13-2021

Julius P. Hatle NOTARY PUBLIC

896391-1



1) DATE OF FIELD WORK: APRIL - SEPTEMBER, 2001; APRIL 21, 23, 2007; APRIL 24, 2013; JUNE 23, 28, JULY 1, 5, 6, SEPTEMBER 21 AND OCTOBER 18, 2016 AND JANUARY 18 AND 27, 2017.

- 3) BASIS OF BEARING: A BEARING OF S89°59'06"E BETWEEN THE N1/4 16 CORNER SECTION OF 26 & 27, A FOUND BLM ALUMINUM CAP AND THE N/C 1716 CORNER SECTION 26, A FOUND BLM ALUMINUM CAP. THIS BASIS OF BEARING WAS ESTABLISHED FROM A GPS NORTH ORIENTATION OBSERVATION FROM THE U.S.G.S. STATION "WESHAAR".
- 4) BASIS OF SURVEY: THE 1869 GENERAL LAND OFFICE PLAT OF TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH P.M. THE 1975 AND 1995 BUREAU OF LAND MANAGEMENT PLATS OF DEPENDENT RESURVEYS AND SURVEY OF TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6TH P.M., THE COLORADO STATE HIGHWAY DEPARTMENT PROJECT NO. W.P.S.S.-366-C AND PROJECT NO. CX(C)24-0082-26 RIGHT-OF-WAY MAPS, THE IMPROVEMENT SURVEY PREPARED BY SOPRIS ENGINEERING DATED FEBRUARY 1, 2002, THE CX(C)24-0082-26 RIGHT-OF-WAY MAPS, THE IMPROVEMENT SURVEY PREPARED BY SOPRIS ENGINEERING DATED FEBRUARY 1, 2002, THE CX(C)24-0082-26 PREPARED BY HIGH COUNTRY ENGINEERING DATED MARCH 21, 2000 AND THE FOUND SECTION, GOVERNMENT LOT, SUBDIVISION AND LOT CORNER MONUMENTS, AS SHOWN.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH, SIGHTS ENGINEERING, LLC (SEE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND/OR TITLE TO BECOME SE RELEAED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NO. GC63911030 WITH AN EFFECTIVE DATE OF JULY 25, 2016.
- 6) THE LINEAR UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 7) RESOLUTION NO. 2011-77, RECORDED DECEMBER 14, 2011 AS RECEPTION NO. 811974 AND THE LAND USE CHANGE PERMIT RECORDED JULY 15, 2015 AS RECEPTION NO. 863355 AFFECT THE LAND USE FOR A PORTION OF THE SUBJECT PROPERTY.

7) RESOLUTION NO. 2011-77, RECORDED DECEMBER 14, 2011 AS RECEPTION NO. 811974 AND THE LAND USE CHANGE PERMIT RECORDED JULY 15, 2015 AS RECEPTION NO. 865355 AFFECT THE LAND USE FOR A PORTION OF THE SUBJECT PROPERTY.

MARK S. BECKER, A REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE SAME IS BASED ON FIELD SURVEYS PERFORMED UNDER MY SUPERVISION; THAT THIS SURVEY WAS PLANNED, DESIGNED, AND CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS, STATE OF TEXAS; THAT THIS SURVEY COMPLETES THE REQUIREMENTS OF A LAND SURVEY AS SET FORTH IN C.S. SECTION 38.51-106; THE CONTROL PRECISION IS GREATER THAN 1 IN 10,000. RECORDED EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS ARE THOSE SET FORTH IN SECTION 2 OF THE SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY ORDER NO. CG50311030, WITH AN EFFECTIVE DATE OF JULY 25, 2016.

COATED 10/15/20 2013
 MARK S. BECKLER, P.L.S. # 28643

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT _____ O'CLOCK P.M., ON
THE 23RD DAY OF APRIL, A.D. 2017, AND IS DULY RECORDED IN RECEPTION NO. 896397

DRAWER 22A
FEE 63.00

Dean Adkins

502 MAIN STREET, SUITE A3 CARBONDALE, COLORADO
81623 (970) 704-0311

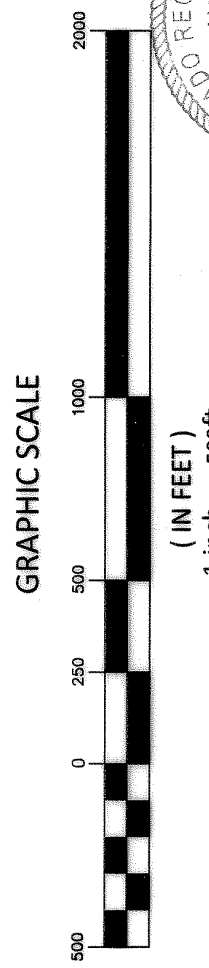
CIVIL CONSULTANTS
1502 MAIN STREET, SUITE A3 CARBONDALE, COLORADO
81623 (970) 704-0311

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SIGNING HEREON.

RYOBI FOUNDATION PROPERTY

OVERALL BOUNDARY

Line Table		
Line #	Direction	Length
L54	N37° 37' 23"E	208.62
L55	S88° 40' 35"E	226.59'
L56	S2° 19' 46"W	261.68'
L57	S43° 34' 04"E	139.26'
L58	S2° 19' 46"W	116.06'
L59	N87° 40' 14"W	447.09'
L60	N2° 19' 46"E	300.40'
L61	N68° 02' 37"W	562.30'



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN



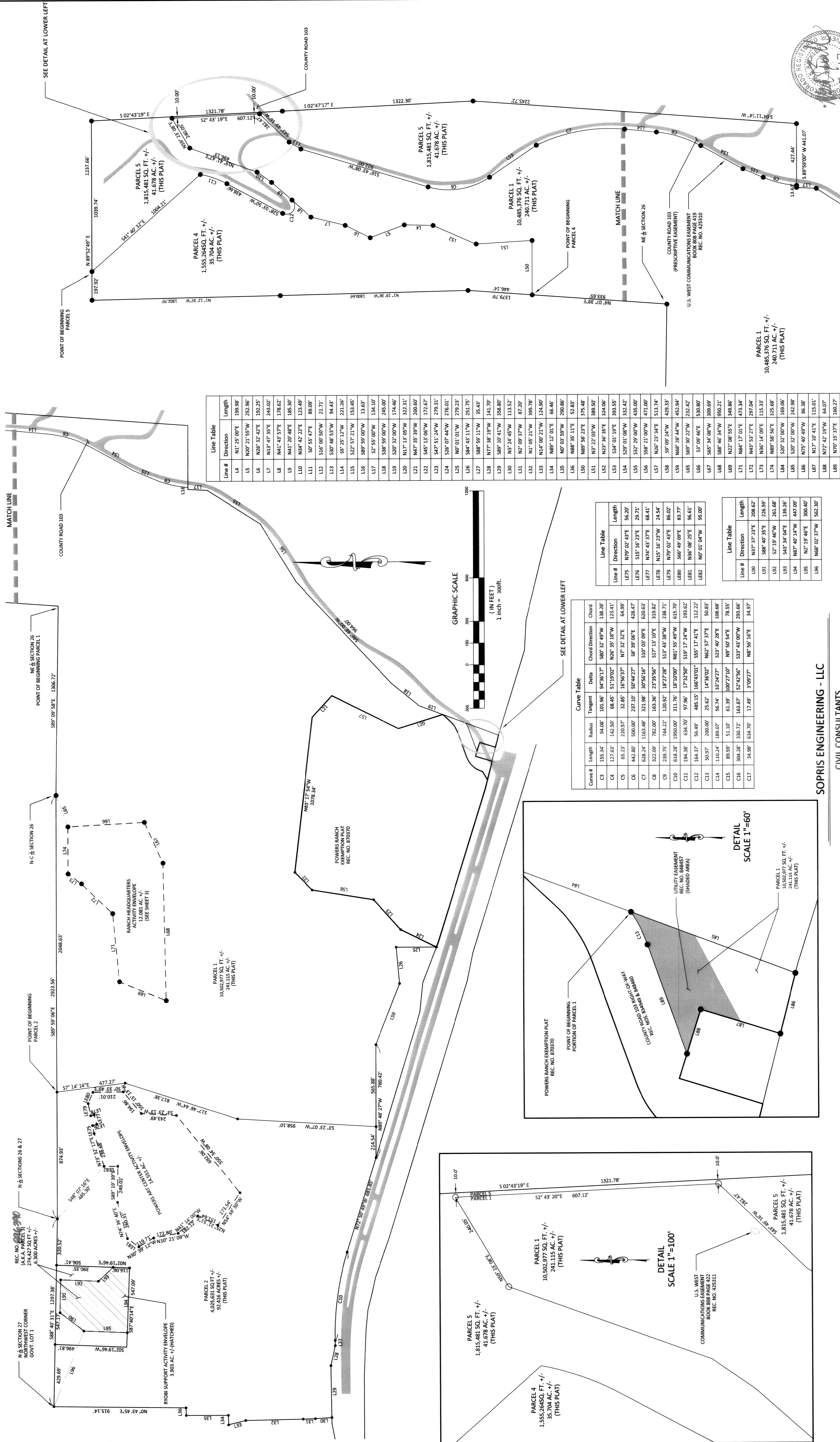
PARCEL PLAT OF:

RYOBI FOUNDATION PROPERTY

A PARCEL OF LAND SITUATED IN THE E₁S₁E₄ OF SECTION 23, NE₁NE₄ AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 OF SECTION 26 LOTS 1, 6, 7, 8, AND 9 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF GARFIELD, STATE OF COLORADO.

SHEET 3 OF 6

PARCELS AND ENVELOPES CREATED BY THIS PLAT



NOTICE: ACCORDING TO COLORADO LAW AND WEST COMMERCIAL AND LEGAL SURVEYING PRACTICES, THIS PLAT IS BASED ON THE BEST AVAILABLE DATA AND IS NOT GUARANTEED TO BE FREE OF ERRORS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THIS SERVICE. NO OTHER WARRANTIES ARE MADE BY THE SURVEYOR.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3 CARBONDALE, COLORADO
81623 (970) 704-0311

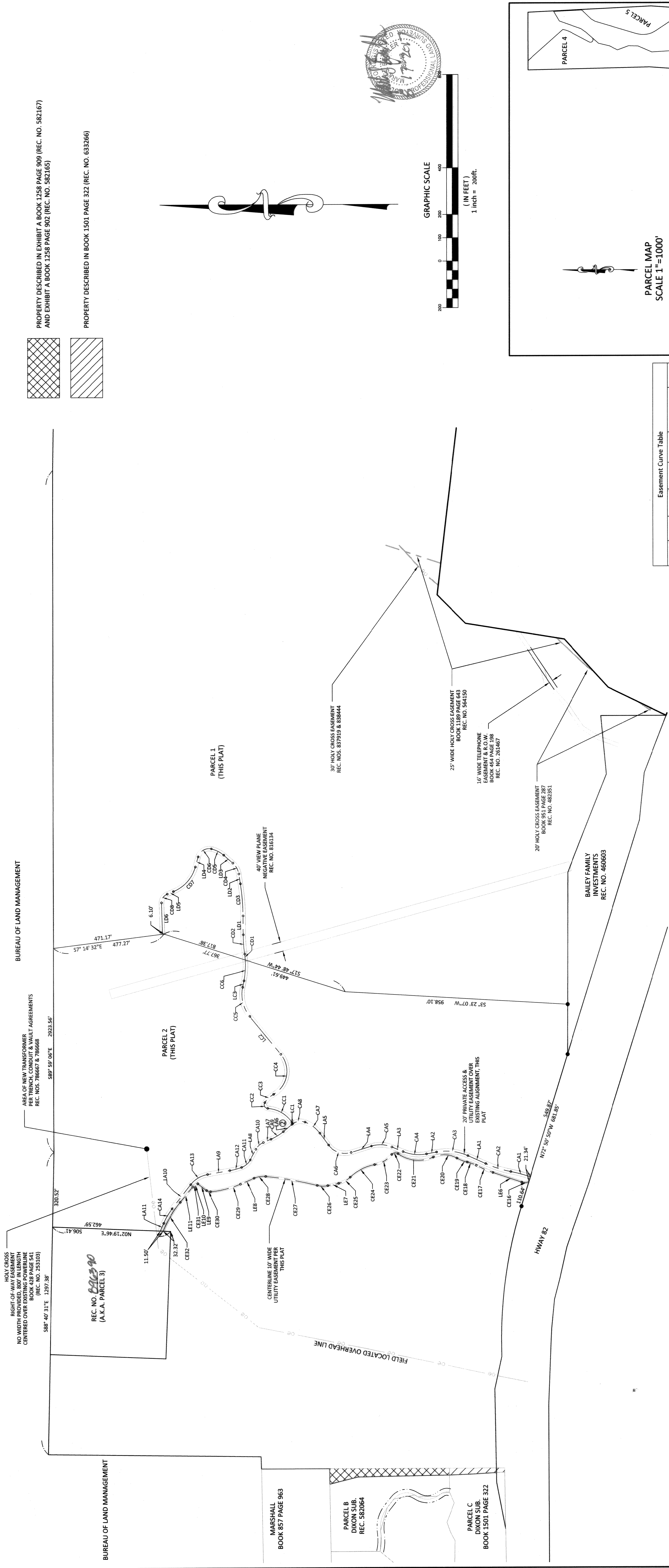
PARCEL PLAT OF:

RYOBI FOUNDATION PROPERTY

A PARCEL OF LAND SITUATED IN THE E¹S¹E¹4 OF SECTION 23, NE¹4 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 OF SECTION 26 LOTS 1, 6, 7, 8, AND 9 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF GARFIELD, STATE OF COLORADO.

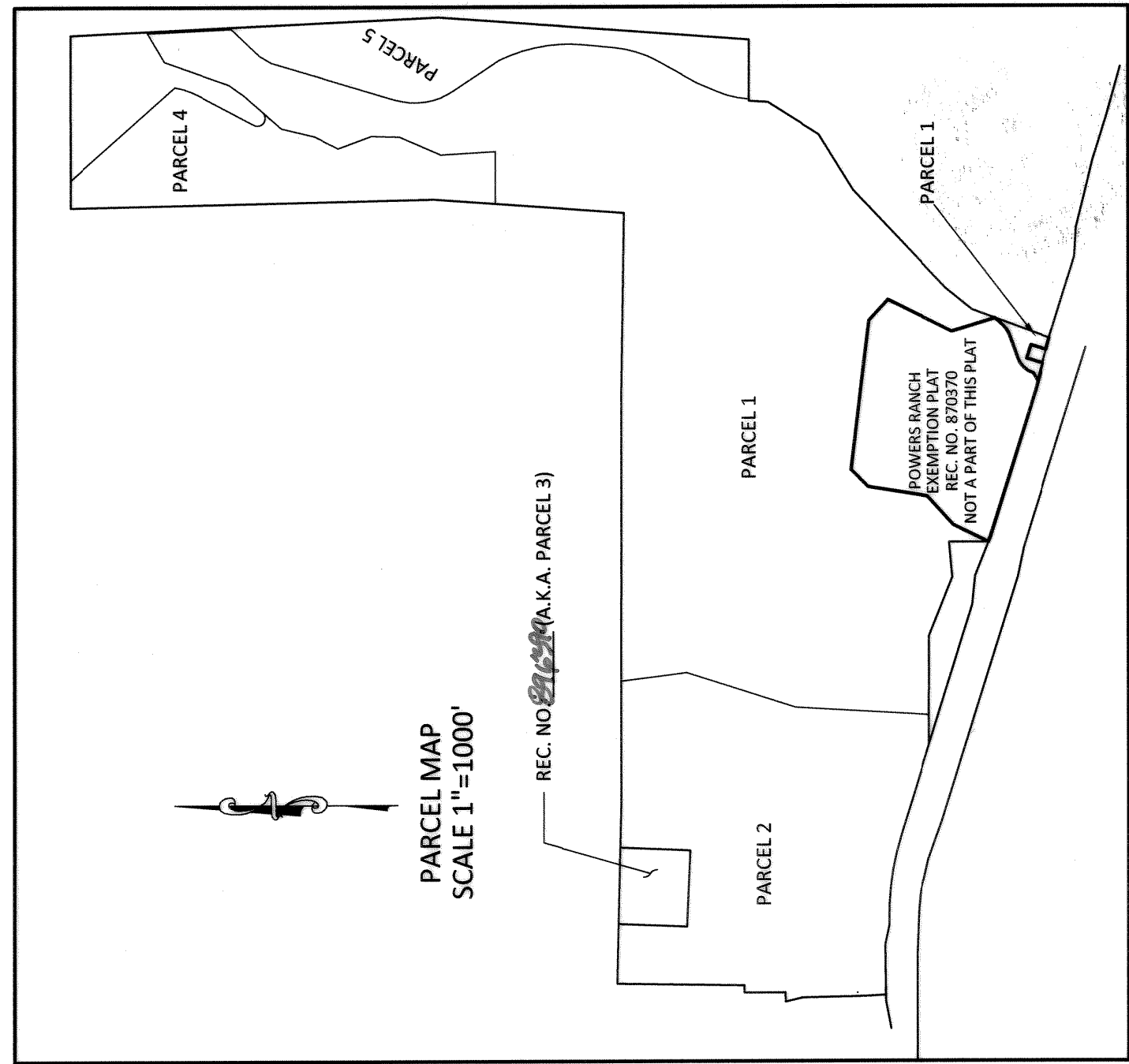
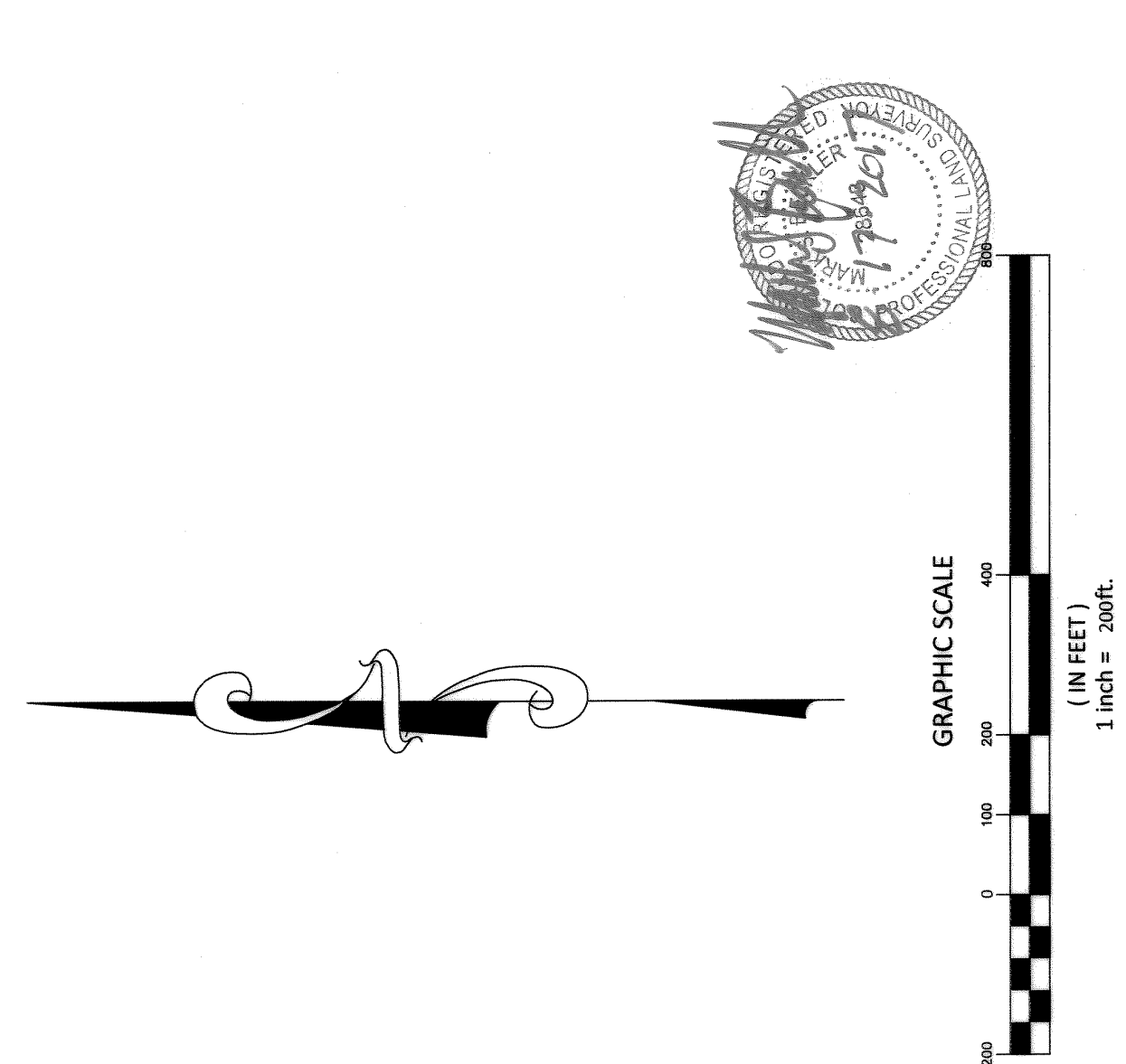
SHEET 5 OF 6

EXISTING EASEMENTS & ACCESS & UTILITY EASEMENTS CREATED BY THIS PLAT



PROPERTY DESCRIBED IN EXHIBIT A BOOK 1258 PAGE 909 (REC. NO. 582167) AND EXHIBIT A BOOK 1258 PAGE 902 (REC. NO. 582165)

PROPERTY DESCRIBED IN BOOK 1501 PAGE 322 (REC. NO. 633266)



Easement Curve Table					
Curve #	Length	Radius	Tangent	Delta	Chord Direction
CE16	31.87	38.27	15.90	47°39'57"	N4° 58' 09"W
CE17	78.14	500.00	39.15	8°57'14"	N23° 20' 52"E
CE18	41.02	20.64	15°40'03"		N19° 59' 07"E
CE19	46.80	150.00	23.59	17°52'29"	N21° 05' 20"E
CE20	106.00	111.00	57.43	54°43'01"	N2° 40' 09"E
CE21	193.57	150.00	88.27	69°57'07"	N85° 47' 07"E
CE22	36.54	20.00	19.14	87°29'37"	N7° 59' 08"W
CE23	87.48	120.00	45.79	41°46'08"	N80° 20' 52"W
CE24	120.29	200.00	62.03	34°27'43"	N26° 41' 00"W
CE25	56.39	100.00	28.97	32°18'7"	N27° 46' 18"W
CE26	45.46	100.00	23.13	26°02'52"	N41° 24' 21"E
CE27	223.93	1405.00	112.18	8°34'56"	N107° 08' 19"E
CE28	50.71	100.00	25.91	29°03'11"	N8° 40' 44"W
CE29	133.59	420.00	67.36	18°13'27"	N14° 05' 35"W
CE30	18.75	25.00	9.84	42°58'42"	N16° 30' 29"E
CE31	9.28	25.00	4.69	21°16'48"	N89° 45' 59"W
CE32	145.03	500.00	73.03	16°37'09"	N88° 52' 43"W

Easement Curve Table					
Curve #	Length	Radius	Tangent	Delta	Chord Direction
CD1	25.45	338.00	12.79	4°18'51"	S88° 03' 52"W
CD2	83.25	610.00	41.69	7°49'10"	S85° 49' 02"W
CD3	138.50	950.00	69.36	8°37'31"	S85° 24' 51"W
CD4	54.37	78.00	28.34	39°56'26"	S61° 07' 53"W
CD5	60.80	122.00	31.05	28°39'16"	S28° 53' 02"W
CD6	73.09	48.00	45.79	87°14'57"	S31° 01' 04"E
CD7	146.22	158.00	78.82	53°01'24"	S48° 07' 50"E
CD8	47.71	39.00	27.35	70°05'09"	S58° 39' 49"E

Easement Line Table			
Line #	Direction	Length	Chord
LD1	S89° 43' 27"W	80.38	101.65
LD2	S81° 06' 05"W	42.51	
LD3	S41° 09' 00"W	52.13	
LD4	S74° 38' 32"E	45.09	
LD5	S21° 37' 09"E	29.44	

Easement Curve Table					
Curve #	Length	Radius	Tangent	Delta	Chord Direction
CE1	101.80	547.12	51.05	10°29'38"	S59° 31' 42"W
CE2	122.32	135.00	65.72	51°54'45"	S29° 47' 18"W
CE3	51.89	112.00	26.42	26°32'46"	N45° 18' 20"W
CE4	198.88	115.00	134.46	99°05'17"	N79° 34' 35"W
CE5	132.38	150.00	70.85	50°33'53"	S76° 09' 43"W
CE6	88.80	338.00	45.17	15°13'22"	N86° 10' 02"W

Easement Curve Table					
Curve #	Length	Radius	Tangent	Delta	Chord Direction
CA1	86.87	648.00	43.50	7°40'51"	N15° 05' 05"E
CA2	113.22	486.00	56.86	13°04'43"	N17° 47' 10"E
CA3	137.08	224.00	70.74	35°09'02"	N6° 47' 53"E
CA4	103.28	178.00	53.14	33°44'41"	N5° 52' 42"E
CA5	90.57	131.00	47.18	39°24'48"	N2° 42' 39"E
CA6	100.34	88.00	62.99	71°11'23"	N18° 05' 18"E
CA7	80.13	135.00	41.29	34°03'34"	N18° 05' 16"W
CA8	60.25	88.00	31.49	60°04'41"	N37° 37' 36"W
CA9	62.00	214.00	31.22	16°35'00"	N37° 37' 36"W
CA10	43.71	66.00	22.69	37°54'48"	N42° 18' 02"W
CA11	50.69	70.00	26.46	41°59'56"	N40° 38' 57"W
CA12	52.55	293.00	26.34	10°16'33"	N14° 49' 11"W
CA13	86.04	116.00	45.11	42°29'00"	N30° 49' 31"W
CA14	71.61	273.00	36.01	15°01'04"	N50° 35' 39"W

Easement Line Table			
Line #	Direction	Length	Chord
LA1	N54° 11' 52"E	114.53	
LA2	N54° 51' 31"E	422.93	

Easement Curve Table			
Line #	Direction	Length	Chord
LC1	S55° 44' 41"W	8.44	
LC2	S50° 52' 46"W	233.52	
LC3	N78° 33' 21"W	28.39	

Easement Line Table			
Line #	Direction	Length	Chord
LA4	N27° 19' 24"E	81.08	
LA5	N27° 19' 24"E	43.97	
LA6	N27° 31' 03"E	51.69	
LA7	N39° 55' 36"W	91.74	
LA8	N39° 55' 36"W	62.07	
LA9	N27° 19' 24"E	47.95	
LA10	N61° 16' 25"W	35.36	
LA11	N61° 16' 25"W	51.96	
LA12	N61° 34' 55"W	97.72	
LA13	N61° 34' 55"W	131.67	
LA14	N61° 06' 31"W	36.45	

NOTICE: ACCORDING TO COLORADO LAW AND BEST PRACTICES, ANY LEGAL ACTION MUST BE BROUGHT WITHIN THE STATUTE OF LIMITS. NO WARRANTY IS MADE BY THE ENGINEER FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT DUE TO INADEQUATE INFORMATION PROVIDED BY THE CLIENT.

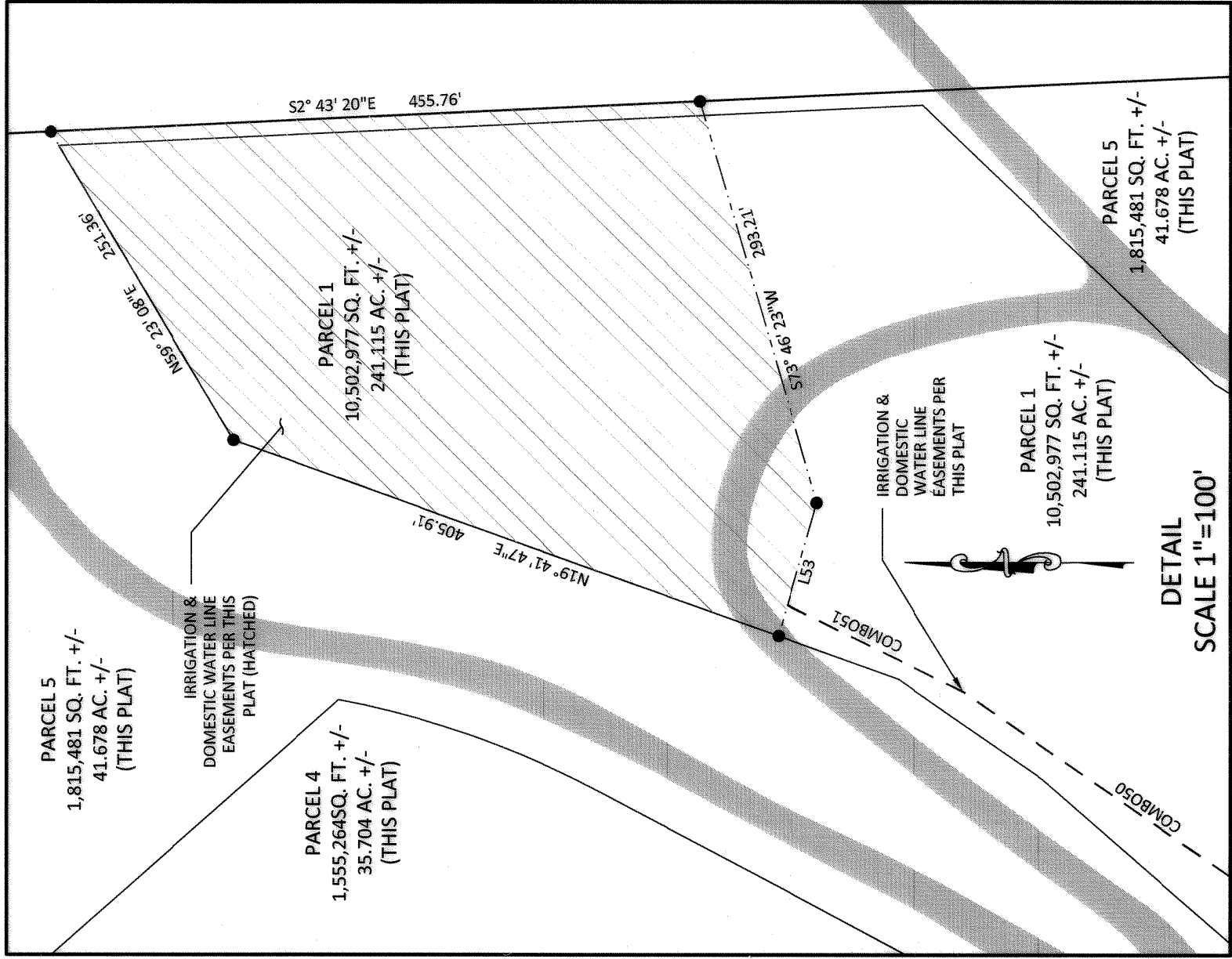
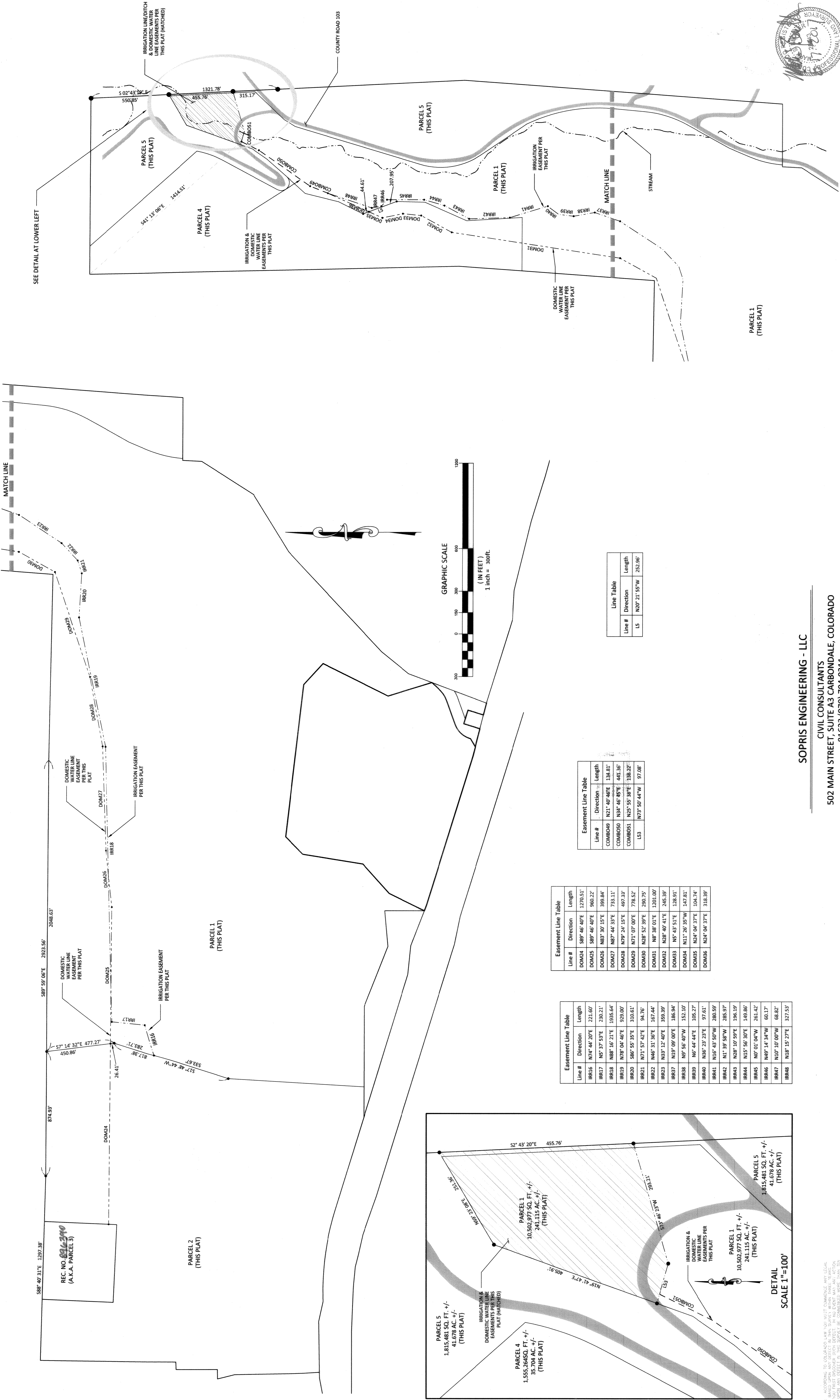
SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3 CARBONDALE, COLORADO
81623 (970) 704-0311

RYOBI FOUNDATION PROPERTY

A PARCEL OF LAND SITUATED IN THE E1/4 OF SECTION 23, NE1/4 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 OF SECTION 26 LOTS 1, 6, 7, 8, AND 9 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF GARFIELD, STATE OF COLORADO.

DOMESTIC & IRRIGATION WATER LINE EASEMENTS CREATED BY THIS PLAT

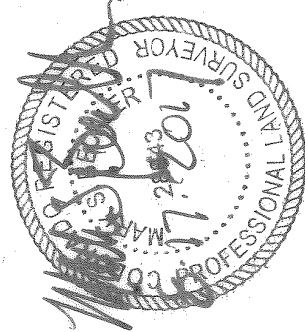
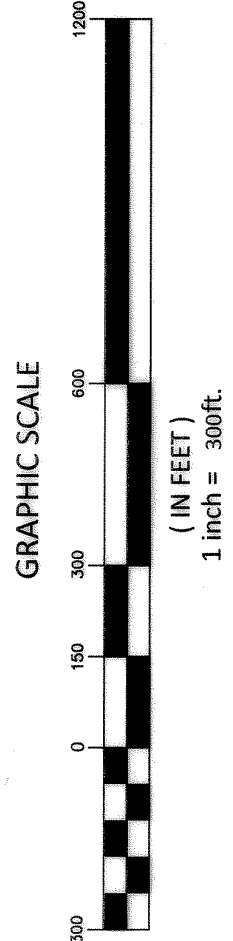
SHEET 6 OF 6



Easement Line Table			
Line #	Direction	Length	
DOM24	S89° 46' 40"E	1270.51'	
DOM25	S89° 46' 40"E	960.22'	
DOM26	N83° 30' 15"E	399.84'	
DOM27	N87° 44' 39"E	733.11'	
DOM28	N79° 24' 15"E	497.33'	
DOM29	N71° 07' 00"E	778.52'	
DOM30	N88° 52' 39"E	230.75'	
DOM31	N6° 38' 01"E	1201.00'	
DOM32	N28° 40' 41"E	245.39'	
DOM33	N5° 43' 51"E	128.91'	
DOM34	N11° 26' 35"W	147.81'	
DOM35	N24° 04' 37"E	318.39'	
DOM36	N24° 04' 37"E	318.39'	

Easement Line Table			
Line #	Direction	Length	
IRR16	N74° 44' 20"E	221.60'	
IRR17	N5° 37' 53"E	230.21'	
IRR18	N88° 16' 21"E	1935.64'	
IRR19	N78° 04' 46"E	929.00'	
IRR20	S86° 55' 35"E	310.61'	
IRR21	N71° 57' 42"E	94.76'	
IRR22	N46° 31' 36"E	167.44'	
IRR23	N93° 12' 40"E	359.39'	
IRR24	N19° 09' 00"E	186.94'	
IRR25	N9° 55' 40"W	152.10'	
IRR26	N6° 44' 44"E	105.27'	
IRR27	N36° 23' 23"E	97.61'	
IRR28	N16° 43' 50"W	280.59'	
IRR29	N1° 39' 58"W	285.97'	
IRR30	N28° 10' 59"E	196.19'	
IRR31	N15° 56' 30"E	149.89'	
IRR32	N0° 01' 04"W	261.42'	
IRR33	N98° 14' 34"W	60.17'	
IRR34	N10° 10' 00"W	68.82'	
IRR35	N82° 15' 27"E	317.52'	

Line Table		
Line #	Direction	Length
LS	N20° 21' 55"W	252.96'



SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3 CARBONDALE, COLORADO
81623 (970) 704-0311

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMPLY WITH LEGAL REQUIREMENTS FOR THE PROTECTION OF YOUR RIGHTS AND INTERESTS. AFTER THE FIRST PRODUCTION OF THIS PLAT, THE FIRST MAY BE A FURTHER PRODUCTION OF THIS PLAT, AND THE FIRST MAY BE A FURTHER PRODUCTION OF THIS PLAT.

896391-6

Recorded at 8:50 o'clock A.M. September 4, 1973 19____
Reception No. 259803 Ella Stephens,

Book 449
Page 153
Recorder

Know All Men By These Presents

That I, or We,

STATE DOCUMENTARY FEE
SEP 4 1973

ROGER M. DIXON

the Grantor or Grantors,

of the _____ and County of Garfield, and State of Colorado,
for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations to the said Grantor or Grantors
in hand paid, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these
presents do hereby GRANT, BARGAIN, SELL AND CONVEY unto

The Department of Highways, State of Colorado,

Grantee, its successors and assigns forever, the following real property situate in the _____ and County of Garfield
and State of Colorado, to-wit:

A tract or parcel of land No. 11 of the State Department of Highways, Division of
Highways, State of Colorado, Project No. S 0082(3) containing 0.088 acres, more or less,
in Lot 9 of Section 27, Township 7 South, Range 88 West, of the Sixth Principal Meridian,
in Garfield County, Colorado, said tract or parcel being more particularly described as
follows:

Beginning at a point on the east property line in Lot 9 in Sec. 27 from which the
E $\frac{1}{4}$ corner of Sec. 27 bears N. 69° 29' 30" E. a distance of 1,441.7 feet;

1. Thence S. 89° 08' 30" W. a distance of 61.0 feet;
2. Thence S. 82° 08' 30" W. a distance of 201.5 feet to the northerly right
of way line of S.H. 82 (May 1972);
3. Thence N. 88° 57' E., along the northerly right of way line of S.H. 82
(May 1972), a distance of 260.7 feet to the SE property corner;
4. Thence North, along the east property line, a distance of 23.7 feet, more or
less, to the point of beginning.

The above described parcel contains 0.088 acres, more or less.

AFTER RECORDING PLEASE MAIL TO
The Department of Highways of the State of Colorado
Highway Office Building
1001 East Colfax Avenue
Denver, Colorado 80222
ATTENTION: Right of Way Section

Reserving unto the grantor all coal, oil, gas and other hydrocarbons, and all clay
and other valuable minerals in and under said premises; provided, however, and the grantor
hereby covenants and agrees that the grantee shall forever have the right to take and use,
without payment of further compensation to the grantor, any and all sand, gravel, earth,
rock, and other road building materials found in or upon said Parcel No. 11.

The grantor further covenants and agrees that no exploration for, or development of
any of the products hereby reserved will ever be conducted on or from the surface of the
premises hereinabove described, and that in the event any of such operations may hereafter
be carried on beneath the surface of said premises, the grantor shall perform no act which
may impair the subsurface or lateral support of said premises. This reservation and the
covenants and agreements hereunder, shall inure to and be binding upon the grantor and
his heirs, personal and legal representatives, successors and assigns forever.

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said Grantee and its successors and assigns forever. And the said Grantor or Grantors, for themselves, their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said Grantee and its successors and assigns, that at the time of the execution and delivery of these presents, they were well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in Fee Simple, and had good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid; that the same are free and clear from all other grants, bargains, sales, liens, taxes, assessments and encumbrances of what ever kind or nature soever, by, through or under the Grantor or Grantors; that the said Grantor or Grantors will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the said Grantee, and its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said Grantor or Grantors.

IN WITNESS WHEREOF, the said Grantor or Grantors have hereunto set their hands this 9th day of

August, A.D., 19 73.

Signed in the presence of:

Roger M. Dixon
ROGER M. DIXON

STATE OF Texas }
and County of Dallas } ss.

The foregoing instrument was acknowledged before me this 9th day of August, 19 73,

by Roger M. Dixon

WITNESS my hand and Official Seal,

My Commission Expires: June 1st, 1975

Elizabeth
Notary Public

STATE OF _____ }
and County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____,

by _____

WITNESS my hand and Official Seal,

My Commission Expires: _____

Notary Public

259803

PROJECT S 0082(3)
LOCATION Carbondale - East
PARCEL 11

SPECIAL
Warranty Deed
FROM

ROGER M. DIXON

TO

The Department of Highways
State of Colorado

STATE OF COLORADO }
and County of GARFIELD } ss.

I, the County Clerk and Recorder of the County aforesaid, do hereby certify that the within document was filed for record in my office on the day of SEP 4, 1973, A.D., 19____, at the hour of 8:50 AM, and was thereafter by me duly recorded in Book _____, Page _____ of the records of my office.

Elizabeth
Clerk and Recorder

Deputy

4.00

AFTER RECORDING PLEASE MAIL TO:

The Department of Highways of the State of Colorado
Highway Office Building
4201 East Arkansas Avenue
Denver, 22, Colorado

ATTENTION: Right of Way Section

Memorandum

To: Doug Pratte, The Land Studio, Inc
cc: Wes Grammer
From: Yancy Nichol, PE
Date: 11-20-18
Re: Go Self Storage Facility- Engineering Report
12744 Highway 82, Parcel C of the Dixon Subdivision
SE Project #17235

Sopris Engineering has prepared this memo to summarize the Civil Engineering aspects for the proposed Go Self Storage facility located on Parcel C of the Dixon Subdivision (PID 239327401004). The proposed storage facility will be an approximately 99,407 square foot structure across 3 individual floors. Proposed improvements additionally include asphalt parking/drive lanes, stormwater mitigation infrastructure and installation of the necessary utilities to support the development. Below is a summary of the feasibility of the proposed site improvements per the Garfield County Land Use and Development Code (LUDC)

7-204.E- Drainage and Erosion Control

The existing site topography generally slopes slightly from north to south and from east to west, with slopes ranging from 2-3% according to the survey completed by Sopris Engineering in 2018. An existing 12' high +/- modular block wall retains a steep hillside on the north side of the development. This hillside extends to the existing Dixon Subdivision main access road just north of the development site. The existing steep hillside extends to the east side of the property from the property/fence line to the existing staging area associated with the historic nursery operations. There is an existing modular block retaining wall along the majority of the southern property line allowing establishing a relatively flat site approximately 4' above the Colorado Department of Transportation (CDOT) Right of Way to the south.

The proposed building is anticipated to be built next to the existing hillside to the north. A proposed swale along the north side of the building will collect runoff from the hillside to the north and divert drainage around the proposed structure. Positive drainage is proposed to divert drainage away from the building. A series of inlets, open channel swales, and storm collection pipes are anticipated to collect stormwater runoff from the development and convey the runoff to proposed onsite detention facilities. The proposed detention facilities will be sized to detain the 2- and 25-year design storm to pre development levels. Based on the impervious area shown the project is estimated to require approximately 6,000 c.f. of detention. The storage volume will accommodate for the 100-year design storm event per the requirements of 7-204C of the LUDC. This volume of runoff will be collected in an onsite detention basin or a series of onsite detention ponds and subsurface detention chambers such as StormTech or similar product. Please refer to the Drainage and Grading plan for details, Civil plan sheet C3.0.

Disconnection of impervious areas will be utilized wherever possible to help reduce mobilized sediment. The proposed detention facility will be designed with a water quality treatment forebay meeting the requirements of 7-204C.3.d of the LUDC.

Temporary erosion control Best Management Practices will be during construction to prohibit mobilized sediment from leaving the site during construction. A Colorado Department of Public Health and the Environment (CDPHE) permit for Stormwater Discharges associated with Construction Activity will be obtained by the project's contractor as construction activity will impact greater than 1 acre.

Detailed drainage design and stormwater detention calculations will be provided in support of any future Building Permit application.

4-203.L- Traffic

According to CDOT officials, the existing Dixon Subdivision has direct access to Highway 82, though does not appear to have an existing Access Permit. The original Dixon Subdivision access likely predates CDOT's Access Code 06 1981 and is therefore a "grandfathered access". However any change in use may require a new CDOT Access Permit depending upon the resulting traffic impacts.

Planted Earth Garden Center and landscape contracting operations historically encompassed the majority of Lot A, Lot D as well as the entirety of Parcel C of the Dixon Subdivision. The prospective developers intend to construct 99,407 square feet of self-storage facilities on Parcel C of the subdivision. No new development is currently proposed on Lot A or Parcel D at this time. However, the new owner has expressed some interest constructing a future single family residence on the upper reaches of Lot A at some point in the future. Existing nursery operations or a contractor storage yard may continue to operate. Therefore, conservative traffic estimates were applied for the remaining disturbed area on Lot A as well as Parcel D consistent with existing commercial uses. Should future proposed uses exceed projected traffic demands, further analysis will be required at that time.

The existing Planted Earth nursery and retail center has downsized operations and background traffic data could therefore not be obtained for the current intersection. Additionally, this intersection was not counted as part of the CDOT Region 3 Access Control Plan. As such, the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition was utilized to gather Peak Hour vehicle trip estimates based on historic employee data provided by Planted Earth. Planted Earth has estimated they have historically employed an average of 48 people for the approximately 4.95 acres of current operation (9.7 employees/acre).

In addition to the Dixon Subdivision, the existing access serves four (4) existing single-family residences. The ITE Manual was also utilized to apply background traffic data to the single-family units.

Peak Hour vehicle trips were estimated for the proposed. The multilevel containing a full-time staffed sales office and public restroom access would be available at this facility. Since the existing nursery operations "grandfathered" usage, SE projected traffic estimates for Lot A and Parcel D based on the existing impacted acreage. SE estimated an anticipated 27 future employees by applying the above calculated ratio of 9.7 employees to the 2.75 approximate acres operation. Based on this information, below is a summary of the anticipated vehicle trips for the existing conditions compared to the proposed development:

Existing Conditions

ITE Code 817 (Nursery, Garden Center):

AM, Peak Hour: 2.26 vehicle trips per employee => (2.26)(48)= 108.48 PHV

PM, Peak Hour: 2.55 vehicle trips per employee => (2.55)(48)= **122.40 PHV**

ITE Code 210 (Single-Family Detached Housing):

AM, Peak Hour: 0.77 vehicle trips per unit => (0.77)(4)= 3.08 PHV

PM, Peak Hour: 1.02 vehicle trips per unit => (1.02)(4)= **4.08 PHV**

Proposed Development

ITE Code 151 (Mini-Warehouse):

Weekday, AM Peak Hour: 0.28 vehicle trips per 1,000 sf => (0.28)(90,407/1,000)= 25.31 PHV

Weekday, PM Peak Hour: 0.29 vehicle trips per 1,000 sf => (0.29)(90,407/1,000)= **26.22 PHV**

Weekday, Average Day: 2.50 vehicle trips per 1,000 sf => (2.05)(90,407/1,000)= 226.0 ADV

ITE Code 210 (Single-Family Detached Housing):

AM, Peak Hour: 0.77 vehicle trips per unit => (0.77)(5)= 3.85 PHV

PM, Peak Hour: 1.02 vehicle trips per unit => (1.02)(5)= **5.10 PHV**

Weekday, Average Day: 9.57 vehicle trips per unit => (9.57)(5)= 47.9 ADV

ITE Code 817 (Nursery, Garden Center):

AM, Peak Hour: 2.26 vehicle trips per employee => (2.26)(27)= 61.02 PHV

PM, Peak Hour: 2.55 vehicle trips per employee => (2.55)(27)= **68.85 PHV**

Total Existing Peak Hour Vehicle Trips 126.48 PHV

Total Proposed Peak Hour Vehicles Trips 100.17 PHV

Total Proposed Average Daily Vehicles Trips 273.9 PHV

SE sent this preliminary traffic estimation to CDOT on March 22, 2018 for input prior to Garfield County Limited Impact Review approval. Subsequently, Dan Roussin CDOT Region 3 Permit Coordinator responded via email in the following manner:

"Yancy- as discussed, we think your numbers are too high for the nursery. We would be in support of 70 DHV for all the uses (nursery, storage, 4 homes) and we would agree that the additional storage units don't increase the traffic by 20%. I would suggest that we document this with an access permit that doesn't require any improvements. Having the access permit will answer any questions in the future."

Accordingly, SE has prepared an Access Permit to document the 70 Design Hour Vehicles for the existing access per CDOT's request. The development is proposing 26.6 DHV. Combined with the four existing single family homes the existing access will be at 30.3 PHV. This leaves approximately 40 vehicle trips available for any potential future development within the subdivision. A copy of the Access Permit application and the email from Dan Roussin is attached to this report for reference.

Construction activity for the project is anticipated to be contained within the limits of Parcel C. No additional temporary roads or access points are anticipated as part of the development's construction operations. No traffic impacts are anticipated to County Roads as a result of the proposed improvements. Traffic impacts to Highway 82 resulting from construction are anticipated to be associated with occasional material deliveries, gravel and concrete deliveries, and construction employee trips. Construction traffic can be highly variable, is a result of the proposed contractor's workflow schedule and is therefore difficult to estimate at this time. However, the traffic impacts from construction activity are anticipated to be commiserate or less than the daily volumes during active retail operations of the historic Planted Earth facility.

Staging and storage of materials is anticipated to occur within the development area depicted on the Site Plan. Development area may vary based on the means and methods of the project's contractor however activity is anticipated to be contained within the eastern portion of the parcel. Heavy truck traffic is anticipated primarily during the first few months of construction in the form of material deliveries, concrete foundation and concrete slab construction. Additional truck traffic will occur during the construction of project access aisles and parking in the form of road base, asphalt and concrete deliveries. No lane closures on Highway 82 are anticipated during construction.

4-203.M- Water Supply and Distribution Plan

The existing property is served by the Tepoel Well located on Parcel A of the Dixon Subdivision. Please refer to Wright Water Engineering plans and report for further information regarding physical and legal water supply as well as water quality analysis results.

A water service distribution line is anticipated to be extended from the Tepoel Well south toward the development site on Parcel C as depicted on the Site Improvements and Utility Plan. The water service line will extend to the fire suppression storage tank(s) which will utilize an internal float to maintain minimum storage volumes. A separate wastewater distribution service line will branch from the mainline once onsite and will extend directly to the building's mechanical room.

4-203.N- Wastewater Management and Distribution Plan

There is no municipal sewer service to the subject property. SE will prepare an onsite wastewater treatment system (OWTS) plan that will account for existing and proposed site constraints in accordance with the current Garfield County and CDPHE standards. The OWTS requirements for the site will be designed based on available the soils report dated June 22, 2018 prepared by HP Kumar. Based on the existing conditions, the installation of a site specific OWTS to serve the proposed development is feasible and is anticipated to be located on the east side of the development and will meet County minimum setback requirements. A detailed OWTS design will be provided in support of any future Building Permit application.

7-107- Access and Roadways

The existing Dixon Subdivision has direct access to Highway 82, though this existing does not currently have an existing Access Permit from CDOT. According to CDOT officials, the original Dixon Subdivision access likely predates CDOT's Access Code 06 1981 and is therefore a grandfathered access. The historic access will be required to obtain a new Access Permit from CDOT, however the proposed development is not anticipated to trigger any improvements to Highway 82.

The existing private drive generally meets the standards of 7-107. It has an approximate 28' width to the project's entrance. The surface is paved and has an approximate 2% grade from edge of existing Highway 82 pavement to the right of way, and approximate 8.5% grade to the project's entrance thereafter. The dedicated ROW Easement within the Dixon subdivision however does not meet minimum County standards. The proposed development has attached a Design Waiver request to maintain the existing 30' width. Additionally requested is a waiver from the minimum shoulder width in 7-107 to maintain the existing roadway platform.

7-109- Fire Protection

Sopris Engineering met with the Carbondale & Rural Fire Protection District to discuss emergency vehicle ingress/egress as well as fire protection requirements. Due to the size of the proposed structure, the building will be required to have a sprinkler fire suppression system and storage tank(s) to meet a 90 minute fire storage duration. Buried fiberglass storage tank(s) are proposed beneath the asphalt on the west side to the proposed structure. The proposed tank(s) will be filled from the Topeol and contain an internal float to maintain storage volume. A tank distribution line will feed a fire suppression pump sized to meet the requirements of the sprinkler layout and minimum pressures. A dry hydrant will also be connected to the fire storage tank and will provide the Fire Department with access to the storage tanks.

A detailed fire suppression sprinkler design will be provided in support of any future Building Permit application, will be coordinated with the project's Mechanical Engineer and the Carbondale & Rural Fire Protection District.

Additional Information

Natural Gas

There is no natural gas service in the area according to recent discussions with Black Hills Energy Corporation. The development will evaluate the usage of propane or electrically supplied boilers during the HVAC design at building permit.

Telephone

According to recent discussions with CenturyLink, the property is currently provided a 25 pair telephone service to an existing phone pedestal #12744 on Parcel C of the subdivision near the Highway 82 access point. There is ample room within the pedestal to support future redevelopment. There is no fiber optic service within the area.


Electric

An existing single phase overhead electric line encumbers the property in an east-west alignment across Lot A and Parcel D of the subdivision within an existing 30-ft wide Holy Cross ROW Easement (Rec. #746592). Coordination with Holy Cross has taken place to discuss the possibility of extending 3 phase power to the site. The conceptual site and utility plan depicts extending 3 phase overhead power to the site and installing a pad mounted transformer per Holy Cross representative.

Cable

Comcast Cable does not currently serve the subdivision and does not have any existing infrastructure in the vicinity of the property.

Based on the information presented above, the proposed self storage facility can be feasibly constructed and supported by the site improvements should the project obtain Limited Impact Review approval from the Garfield County Commissioners.



Yancy Nichol
Principal

Dan Roussin
Permit Unit Manager
Traffic and Safety, CDOT Region 3
222 South 6th Street, Room 100
Grand Junction, CO 81501-2769

**Re: Letter of Request: Access Application, Go Self Storage
Garfield County, Colorado
SE Project #: 17235**

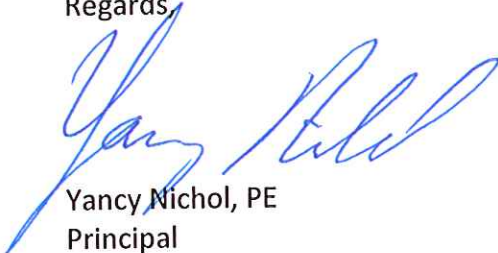
Dear Dan,

Enclosed is an Access Permit application intended to document and existing "grandfathered" access to State Highway 82, approximately 2,500 feet west of Mile Post 13W, as requested.

Please additionally see attached our previous correspondence documenting the allowable 70 Design Hour Vehicles for the access and your assessment that the proposed access will not require any improvements.

Please feel free to contact our office should you have any questions or need additional information.

Regards,



Yancy Nichol, PE
Principal

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application
acceptance date:

Instructions:

**Please print
or type**

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at <http://www.dot.state.co.us/AccessPermits/index.htm>

1) Property owner (Permittee) Hipa Hipa LLC; Glenn Loper/ Laurie Rosedale Loper		2) Applicant or Agent for permittee (if different from property owner) Yancy Nichol	
Street address 307 AABC Suite K		Mailing address 502 Main Street, Suite A-3	
City, state & zip Aspen, CO 81612	Phone # 970-948-1122	City, state & zip Carbondale, CO 81623	Phone # (required) (970) 704-0311
E-mail address groundskeepers@icloud.com		E-mail address if available ynichol@sopriseng.com	
3) Address of property to be served by permit (required) 12744 CO-82, Carbondale, CO 81623 (Planted Earth)			
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? county Garfield subdivision Dixon block C lot C section 26 township 7 range 88			
5) What State Highway are you requesting access from? Highway 82		6) What side of the highway? <input checked="" type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W	
7) How many feet is the proposed access from the nearest mile post? 2,517 feet <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W from: MP 13		How many feet is the proposed access from the nearest cross street? 778 feet <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W from: Los Abodes Drive	
8) What is the approximate date you intend to begin construction? 5/1/2019			
9) Check here if you are requesting a: <input type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated:) <input type="checkbox"/> improvement to existing access <input checked="" type="checkbox"/> change in access use <input type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)			
10) Provide existing property use Topsoil sales, landscape nursery			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: and/or, permit date:			
12) Does the property owner own or have any interests in any adjacent property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - please describe:			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input checked="" type="checkbox"/> no <input type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agricultural field access - how many acres will the access serve? NO			
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each. business/land use square footage business square footage GO STORAGE/Storage Facility 100,000 Parcel C Nursery Lot A, Parcel D			
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units? type number of units type number of units Single Family Home 5			
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts. Indicate if your counts are <input checked="" type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes. # of passenger cars and light trucks at peak hour volumes 70 # of multi unit trucks at peak hour volumes 0 # of single unit vehicles in excess of 30 ft. 0 # of farm vehicles (field equipment) 0 Total count of all vehicles 70			

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

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

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

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

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

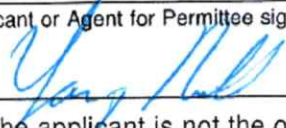
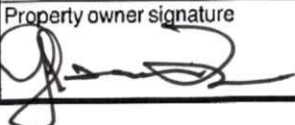
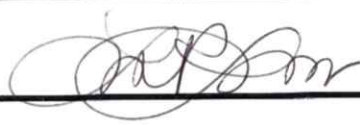
Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

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

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

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

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

Applicant or Agent for Permittee signature 	Print name Yancy Nichol	Date 11/15/2018
If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.		
Property owner signature  	Print name Glenn Lopez Laurie Rosendo Lopez	Date 11/16/18

**INSTRUCTIONS FOR COMPLETING APPLICATION FOR ACCESS PERMIT
(CDOT FORM NO. 137)
January 2010**

To construct, relocate, close, or modify access(es) to a State Highway or when there are changes in use of such access point(s), an application for access permit must be submitted to the Colorado Department of Transportation (CDOT) or the local jurisdiction serving as the issuing authority for State Highway Access Permits. Contact the CDOT Regional Access Unit in which the subject property is located to determine where the application must be submitted. The following link will help you determine which CDOT Region office to contact:

http://www.dot.state.co.us/AccessPermits/PDF/Region_Address_and_Map.pdf

All applications are processed and access permits are issued in accordance to the requirements and procedures found in the most current version of the State Highway Access Code (Access Code). Copies of the Access Code and the application form are available from the CDOT Headquarters, Access Unit located at 4201 East Arkansas Avenue, Denver, CO 80222 and in each of the six Regional CDOT offices. The locations of CDOT Regional Offices, the Access Code and the application form are also available from CDOT's web site at:

<http://www.dot.state.co.us/AccessPermits/index.htm>

Please complete all information requested accurately. Access permits granted based on applications found to contain false information may be revoked. An incomplete application will not be accepted. If additional information, plans and documents are required, attach them to the application. Keep a copy of your submittal for your records. Please note that only the original signed copy of the application will be accepted. Do not send or enclose any permit fee at this time. A permit fee will be collected if an access permit is issued. The following is a brief description of the information to be provided on each enumerated space on the application form (CDOT Form 137, 2010).

- 1. Property Owner (Permittee):** Please provide the full name, mailing address and telephone number and the E-mail address (if available) of the legal property owner (owner of the surface rights). Please provide a telephone number where the Permittee can be reached during business hours (8:00 a.m. to 5:00 p.m.). Having a contract on the property is not a sufficient legal right to that property for purposes of this application. If the access is to be on or across an access easement, then a copy of the easement **MUST** accompany this application. If federal land is involved, provide the name of the relevant federal agency **AND** attach copy of federal authorization for property use.

- 2. Agent for permittee:** If the applicant (person completing this application) is different than the property owner (Permittee), provide entity name (if applicable), the full name of the person serving as the Agent, mailing address, telephone number, and the E-mail address (if available). Please provide a telephone number where the Agent can be reached during business hours (8:00 a.m. to 5:00 p.m.). Joint applications such as owner/lessee may be submitted. Corporations must be licensed to do business in Colorado: All corporations serving as, or providing, an Agent as the applicant must be licensed to do business in Colorado.

3. **Address of Property to be Served:** Provide if property to be served has an official street address. If the access is a public road, note the name (or future name) of the road.
4. **Legal Description of Property:** Fill in this item to the extent it applies. This information is available at your local County Courthouse, or on your ownership deed(s). A copy of the deed may be required as part of this application in some situations. To determine applicability, check with the CDOT's Regional Access Manager or issuing authority staff.
5. **State Highway:** Provide the State Highway number from which the access is requested.
6. **Highway Side:** Mark the appropriate box to indicate what side of the highway the requested access is located.
7. **Access Mile Point:** Without complete information, we may not be able to locate the proposed access. To obtain the distance in feet, drive the length between the mile point and the proposed access, rounding the distance on the odometer to the nearest tenth of a mile; multiply the distance by 5,280 feet to obtain the number of feet from the mile point. Then enter the direction (i.e. north, south, east, west) from the mile point to the proposed access. Finally, enter the mile point number. It is helpful in rural or undeveloped areas if some flagging is tied to the right-of-way fence at the desired location of the access. Also, if there is a cross street or road close to the proposed access, note the distance in feet (using the same procedures noted above) from that cross street or road.
8. **Access Construction Date:** Fill in the date on which construction of the access is planned to begin.
9. **Access Request:** Mark items that apply. More than one item may be checked.
10. **Existing property use:** Describe how the property is currently being used. For example, common uses are Single Family Residential, Commercial or Agricultural.
11. **Existing Access:** Does the property have *any other legal alternatives to reach a public road* other than the access requested in this application? Note the access permit number(s) for any existing state highway access point(s) along with their issue date(s). If there are no existing access point(s), mark the "no" box.
12. **Adjacent Property:** Please mark the appropriate box. If the "yes" box is marked, provide a brief description of the property (location of the property in relation to the property for which this access application is being made).
13. **Abutting Streets:** If there are any other existing or proposed public roads or easements abutting the property, they should be shown on a map or plan attached to this application.
14. **Agricultural Acres:** Provide number of acres **to be served**.

15. Access Use: List the land uses and square footage of the site as it will be when it is fully developed. The planned land uses as they will be when the site is fully developed are used to project the amount of traffic that the site will generate, peak hour traffic levels and the type of vehicles that can be expected as a result of the planned land uses. There may be exceptional circumstances that would allow phased installation of access requirements. This is at the discretion of the CDOT Regional Access Unit or issuing authority staff.

16. Estimated Traffic Count: Provide a reasonable estimate of the traffic volume expected to use the access. Note the type of vehicles that will use the access along with the volume (number of vehicles in and out at either the peak hour or average daily rates) for each type of vehicle. A vehicle leaving the property and then returning counts as two trips. If 40 customers are expected to visit the business daily, there would be 80 trips in addition to the trips made by all employees and other visitors (such as delivery and trash removal vehicles). If the PDF on-line version of this application is being used, the fields for each type of vehicle will automatically be added together to populate the last field on the page.

17. Documents and Plans: The CDOT Regional Access Manager or issuing authority staff will determine which of these items must be provided to make the application complete. Incomplete applications will not be accepted. If an incomplete application is received via U.S. mail or through means other than in the hand of the Access Manager or issuing authority staff, it will not be processed. ***It is the responsibility of the applicant to verify with the CDOT Regional Access Manager or issuing authority staff whether the application is complete at the time of submission.***

Signature: Generally, if the applicant is not the property owner, then the property owner or a legally authorized representative must sign the application. With narrow exceptions, proof of the property owner's consent is required to be submitted with the application (proof may be a power of attorney or a similar consent instrument). The CDOT Regional Access Manager or issuing authority staff will determine if the exception provided in the Access Code (2.3 (3) (b)) is applicable.

If CDOT is the issuing authority for this application, direct your questions to the CDOT Regional Access Manager or the issuing authority staff serving the subject property.

http://www.dot.state.co.us/AccessPermits/PDF/Region_Address_and_Map.pdf

If the application is accepted, it will be reviewed by the CDOT Regional Access Manager or the issuing authority staff. If an Access Permit is issued, be sure to read all of the attached Terms and Conditions before signing and returning the Access Permit. The Terms and Conditions may require that additional information be provided prior to issuance of the Notice to Proceed.

The CDOT Regional Access Manager (or issuing authority staff) **MUST** be contacted prior to commencing work on any Access Permit project. ***A Notice to Proceed that authorizes the Permittee to begin access related construction MUST be issued prior to working on the access in the State Highway right-of-way.*** The Notice to Proceed may also have Terms and Conditions that must be fulfilled before work may begin on the permitted access.

Re: Lot A Parcel C Dixon Sub. Go Self Storage Facility (SE Job # 17235)

From : Roussin - CDOT, Daniel <daniel.roussin@state.co.us> Tue, May 01, 2018 10:55 AM
Subject : Re: Lot A Parcel C Dixon Sub. Go Self Storage Facility
(SE Job # 17235)
To : Yancy Nichol <ynichol@sopriseng.com>
Cc : nkilbourn <nkilbourn@sopriseng.com>, landstudio2
<landstudio2@comcast.net>

External images are not displayed. [Display images below](#)

Yancy - As discussed, we think your numbers are too high for the nursery. We would be in support of 70 DHV for all the uses (nursery, storage, 4 homes) and we would agree that the additional storage units don't increase the traffic by 20%. I would suggest that we document this with an access permit that doesn't require any improvements. Having the access permit will answer any questions in the future.

Let me know if you have any questions.

Dan

Dan Roussin
Permit Unit Manager
Traffic and Safety



P 970.683.6284 | F 970.683.6290
222 South 6th Street, Room 100, Grand Junction, CO 81501
daniel.roussin@state.co.us | www.codot.gov/ | www.cotrip.org



On Fri, Mar 23, 2018 at 12:04 PM, Yancy Nichol <ynichol@sopriseng.com> wrote:
Sorry forgot to attached the exhibits.

Thanks,

Yancy T. Nichol, P.E.
SOPRIS ENGINEERING, LLC
502 MAIN STREET, SUITE A-3
CARBONDALE, CO 81623

Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, Summit County, Colorado

**SUBSOIL STUDY
FOR FOUNDATION DESIGN
PROPOSED STORAGE BUILDING
12744 HIGHWAY 82
GARFIELD COUNTY, COLORADO**

PROJECT NO. 18-7-367

JUNE 22, 2018

PREPARED FOR:

**GO SELF STORAGE
ATTN: WES GRAMMER
P.O. BOX 22876
KANSAS CITY, MISSOURI 64113
wgrammer@skyre.com**

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PURPOSE AND SCOPE OF STUDY

This report presents the results of a subsoil study for a proposed storage building to be located at 12744 Highway 82, Garfield County, Colorado. The project site is shown on Figure 1. The purpose of the study was to develop recommendations for the foundation design. The study was conducted in accordance with our proposal for geotechnical engineering services to GO Self Storage, dated May 11, 2018.

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

PROPOSED CONSTRUCTION

The proposed storage building will be a large, 3-story structure with a slab-on-grade ground floor. The ground floor will likely be close to the current ground surface. Grading for the structure is assumed to be relatively minor with cut depths between about 4 to 6 feet. We assume relatively light to moderate foundation loadings, typical of the proposed type of construction.

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

SITE CONDITIONS

The proposed building area is the site of the former "Planted Earth" tree nursery/storage area. The site is relatively flat and was created by shallow fill placed on the south side and a large cut

on the north side. The southern fill area is south of the proposed building footprint and is retained by an MSE wall with masonry facing. The northern cut is retained with large, interlocking concrete blocks. Alluvial sand and gravel was exposed in a cut slope to the northeast of Boring 4.

SUBSIDENCE POTENTIAL

Bedrock of the Pennsylvanian age Eagle Valley Evaporite underlies the site. These rocks are a sequence of gypsiferous shale, fine-grained sandstone and siltstone with some massive beds of gypsum and limestone. There is a possibility that massive gypsum deposits associated with the Eagle Valley Evaporite underlie portions of the lot. Dissolution of the gypsum under certain conditions can cause sinkholes to develop and can produce areas of localized subsidence. During previous work in the area, several sinkholes were observed scattered throughout the Roaring Fork Valley. These sinkholes appear similar to others associated with the Eagle Valley Evaporite in areas of the Roaring Fork Valley.

Sinkholes were not observed in the immediate area of the subject site. No evidence of cavities was encountered in the subsurface materials; however, the exploratory borings were relatively shallow, for foundation design only. Based on our present knowledge of the subsurface conditions at the site, it cannot be said for certain that sinkholes will not develop. The risk of future ground subsidence on this site throughout the service life of the proposed storage building, in our opinion, is low; however, the owner should be made aware of the potential for sinkhole development. If further investigation of possible cavities in the bedrock below the site is desired, we should be contacted.

FIELD EXPLORATION

The field exploration for the project was conducted on June 1, 2018. Four exploratory borings were drilled at the locations shown on Figure 1 to evaluate the subsurface conditions. The borings were advanced with 4 inch diameter continuous flight augers powered by a truck-mounted CME-45B drill rig. The borings were logged by a representative of H-P/Kumar.

Samples of the subsoils were taken with 1½ inch and 2 inch I.D. spoon samplers. The samplers were driven into the subsoils at various depths with blows from a 140 pound hammer falling 30

inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. Below up to 5 feet of organic clayey sand and gravel fill, the subsoils consist of about 17 to 22 feet of medium dense clayey silty sand overlying relatively dense silty sand and gravel at depths of 22 to 26½ feet down to the maximum depth drilled of 31 feet. Dense alluvial sand and gravel with cobbles and small boulders was encountered in Boring 4 below about 1 foot of fill. Drilling in the dense alluvial gravel soils with auger equipment was difficult due to the cobbles and boulders and drilling refusal was encountered in the deposit.

Laboratory testing performed on samples obtained from the borings included natural moisture content, density, Atterberg limits and gradation analyses. Results of swell-consolidation testing performed on relatively undisturbed drive samples of the clayey sand soils, presented on Figures 4 and 5, indicate low to moderate compressibility under conditions of loading and wetting. Results of gradation analyses performed on a small diameter drive sample (minus 1½ inch fraction) of the coarse granular subsoils from Boring 4 are shown on Figure 6. Atterberg limits testing indicates the clayey sand soils have low plasticity. The laboratory testing is summarized in Table 1.

No free water was encountered in the borings at the time of drilling and the subsoils were slightly moist to moist.

DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsurface conditions encountered in the exploratory borings and the nature of the proposed construction, we recommend the storage building be founded with spread footings

bearing on the natural clayey sand soils. Sub-excavation to below design bearing level may be needed along the downhill, south side of the building to completely remove unsuitable fill soils.

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

- 1) Footings placed on the undisturbed natural granular soils should be designed for an allowable bearing pressure of 2,000 psf. Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be about 1 inch or less with additional settlement potential if the bearing soils are wetted.
- 2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.
- 3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 36 inches below exterior grade is typically used in this area.
- 4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least 12 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.
- 5) All existing fill, topsoil and any loose or disturbed soils should be removed and the footing bearing level extended down to the relatively firm natural clayey sand soils. The exposed soils in footing area should then be moistened and compacted.
- 6) A representative of the geotechnical engineer should observe all footing excavations prior to concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 50 pcf for backfill consisting of the on-site clayey sand soils. Cantilevered retaining structures which are separate from the storage building and can be expected to deflect sufficiently to mobilize the full active earth

pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 40 pcf for backfill consisting of the on-site clayey sand soils.

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

Backfill should be placed in uniform lifts and compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum. Care should be taken not to overcompact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill. Backfill should not contain organics, debris or rock larger than about 6 inches.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.35. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 325 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum.

FLOOR SLABS

The natural on-site soils, exclusive of topsoil, are suitable to support lightly loaded slab-on-grade construction. To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained

vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4 inch layer of free-draining gravel should be placed beneath slabs for support. This material should consist of minus 2 inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve.

Existing fill should be completely removed from beneath the building area. Fill materials for support of floor slabs should be placed and compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill can consist of the on-site soils devoid of vegetation, topsoil and oversized rock.

UNDERDRAIN SYSTEM

Although free water was not encountered during our exploration, it has been our experience in this area that local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can also create a perched condition. We recommend below-grade construction, such as retaining walls and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system. The proposed slab-on-grade floor level should not need an underdrain.

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

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the storage building has been completed:

- 1) Inundation of the foundation excavations and underslab areas should be avoided during construction.
- 2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.
- 3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 6 inches in the first 10 feet in unpaved areas and a minimum slope of 2½ inches in the first 10 feet in paved areas. Free-draining wall backfill (if any) should be capped with about 2 feet of the on-site soils to reduce surface water infiltration.
- 4) Roof downspouts and drains should discharge well beyond the limits of all backfill.
- 5) Landscaping which requires regular heavy irrigation should be located at least 10 feet from foundation walls. Consideration should be given to use of xeriscape to reduce the potential for wetting of soils below the building caused by irrigation.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings drilled at the locations indicated on Figure 1, the proposed type of construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory borings and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications to the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Respectfully Submitted,

H-P≡KUMAR


Daniel E. Hardin, P.E.



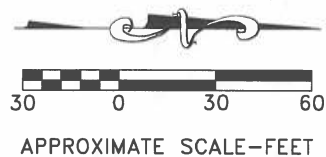
Reviewed by:



Steven L. Pawlak, P.E.

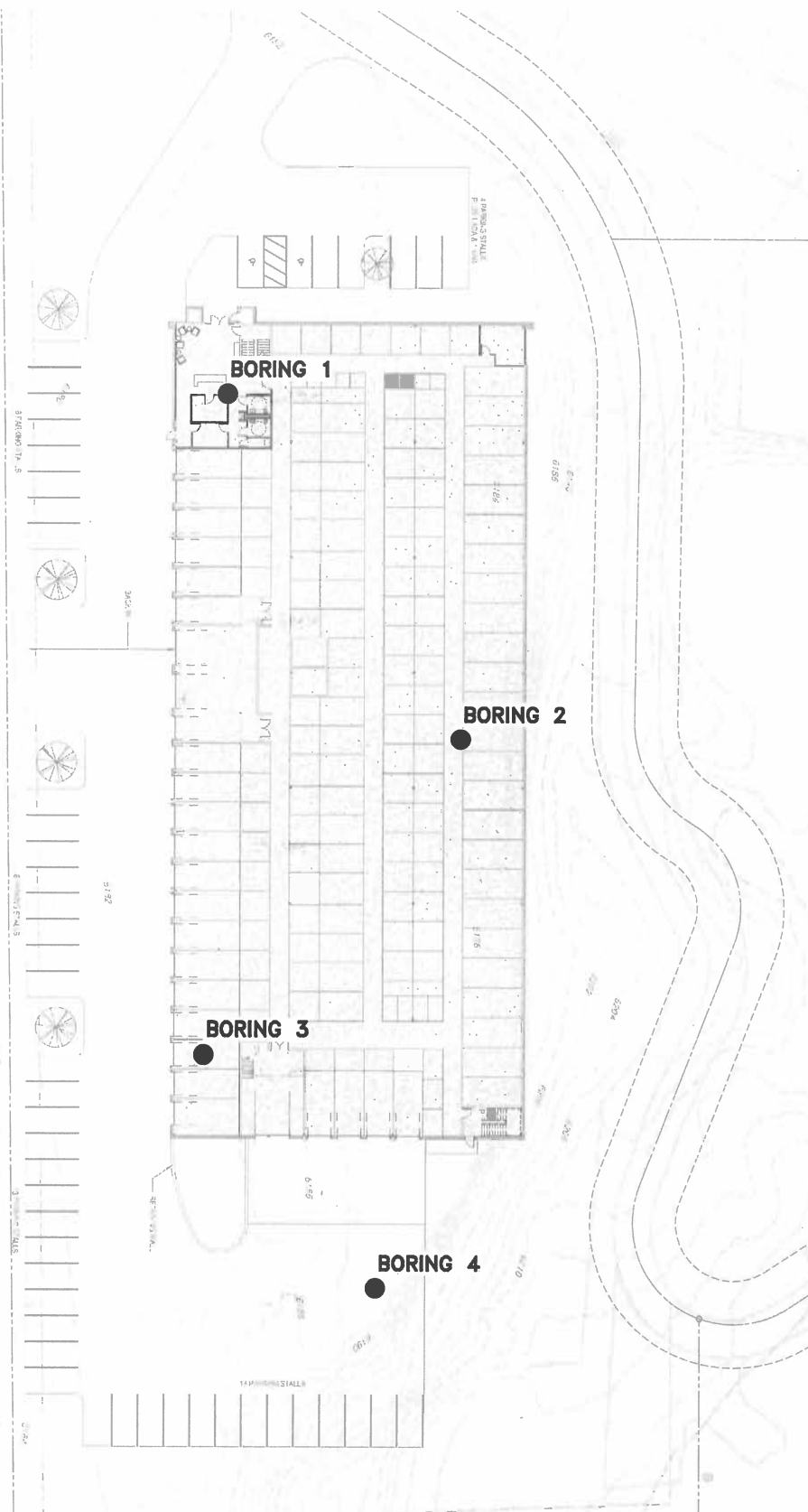
DEH/kac

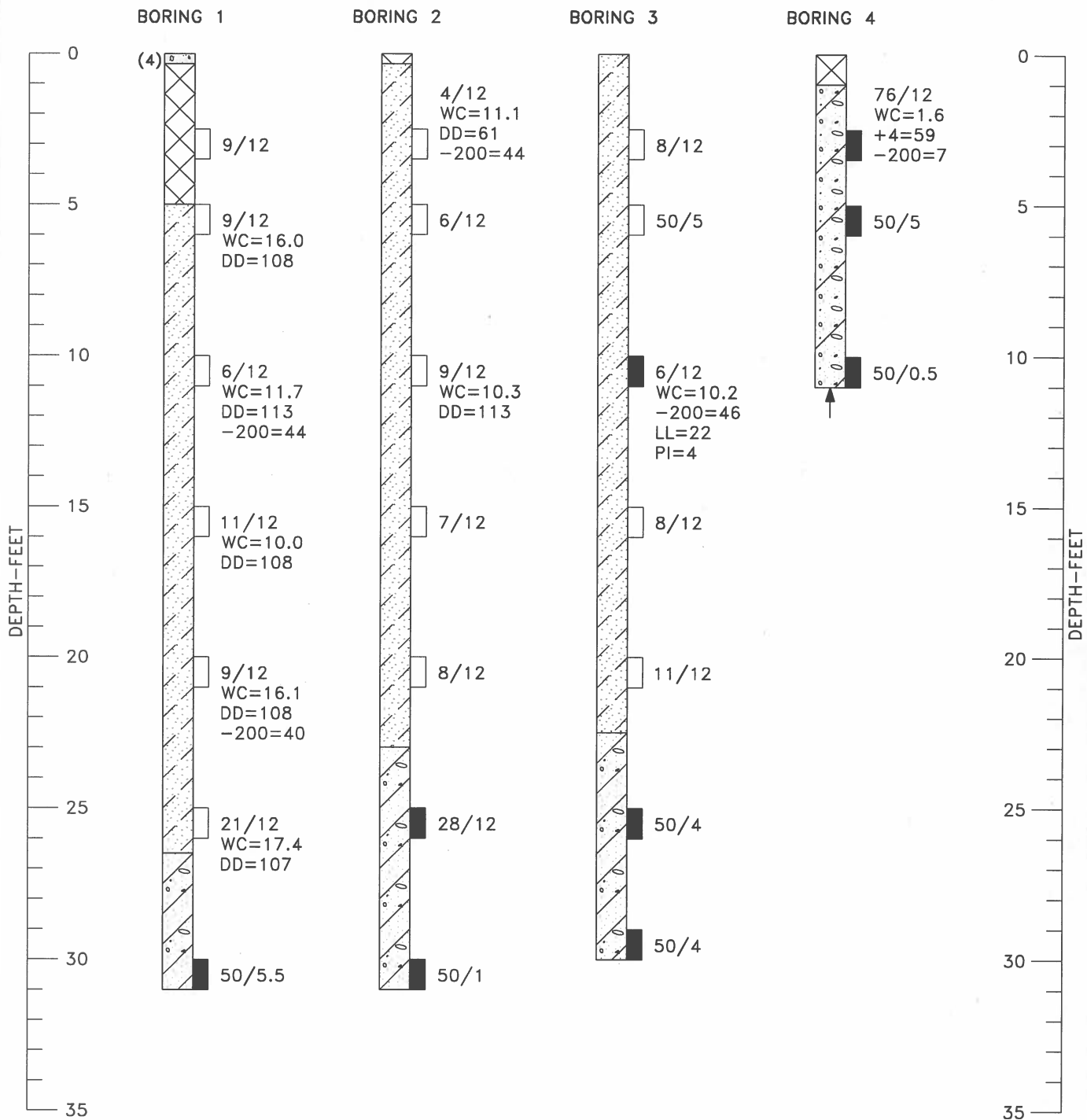
cc: The Land Studio – Doug Pratte (landstudio2@comcast.net)



STATE HIGHWAY 82







50 TOTAL PARKING STALLS





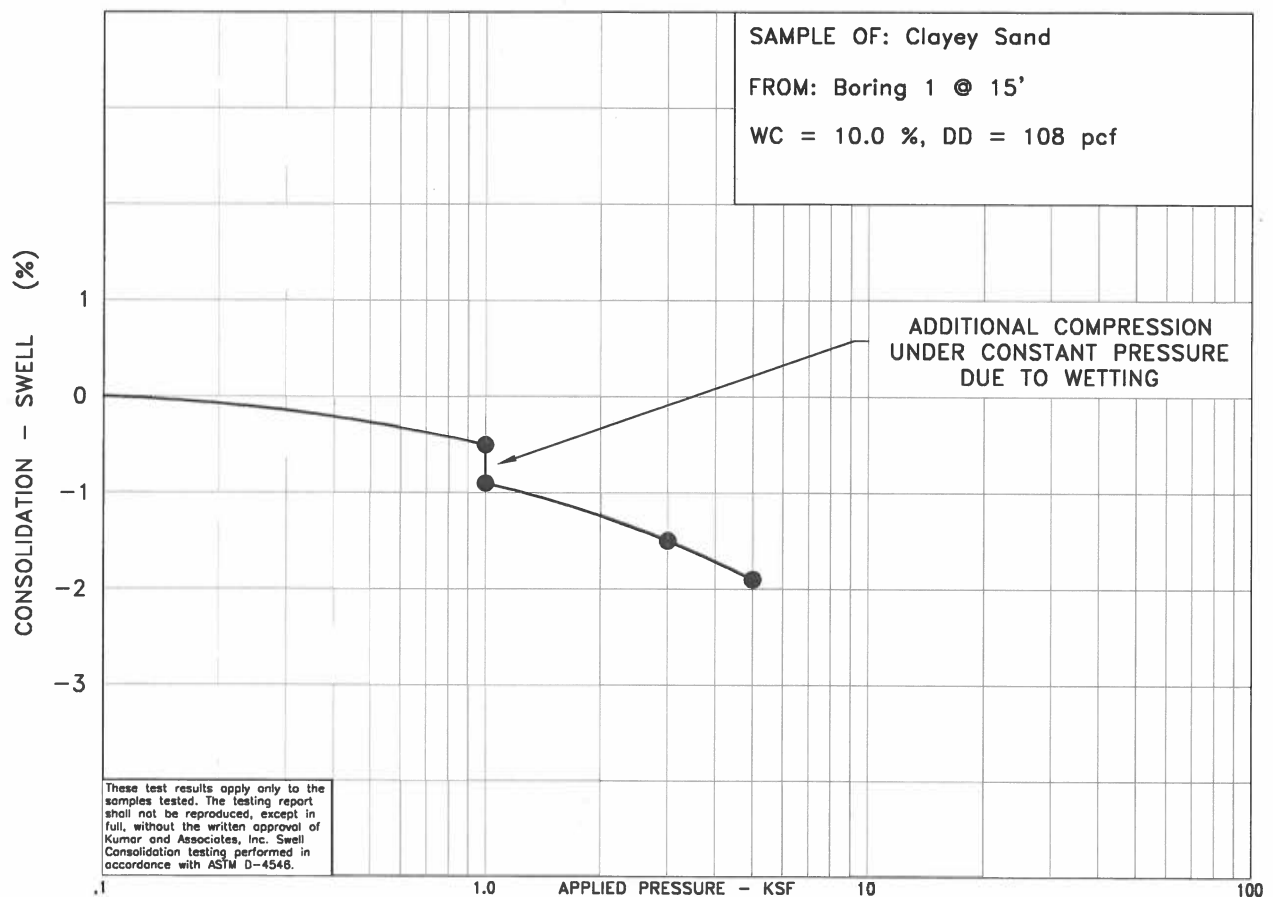
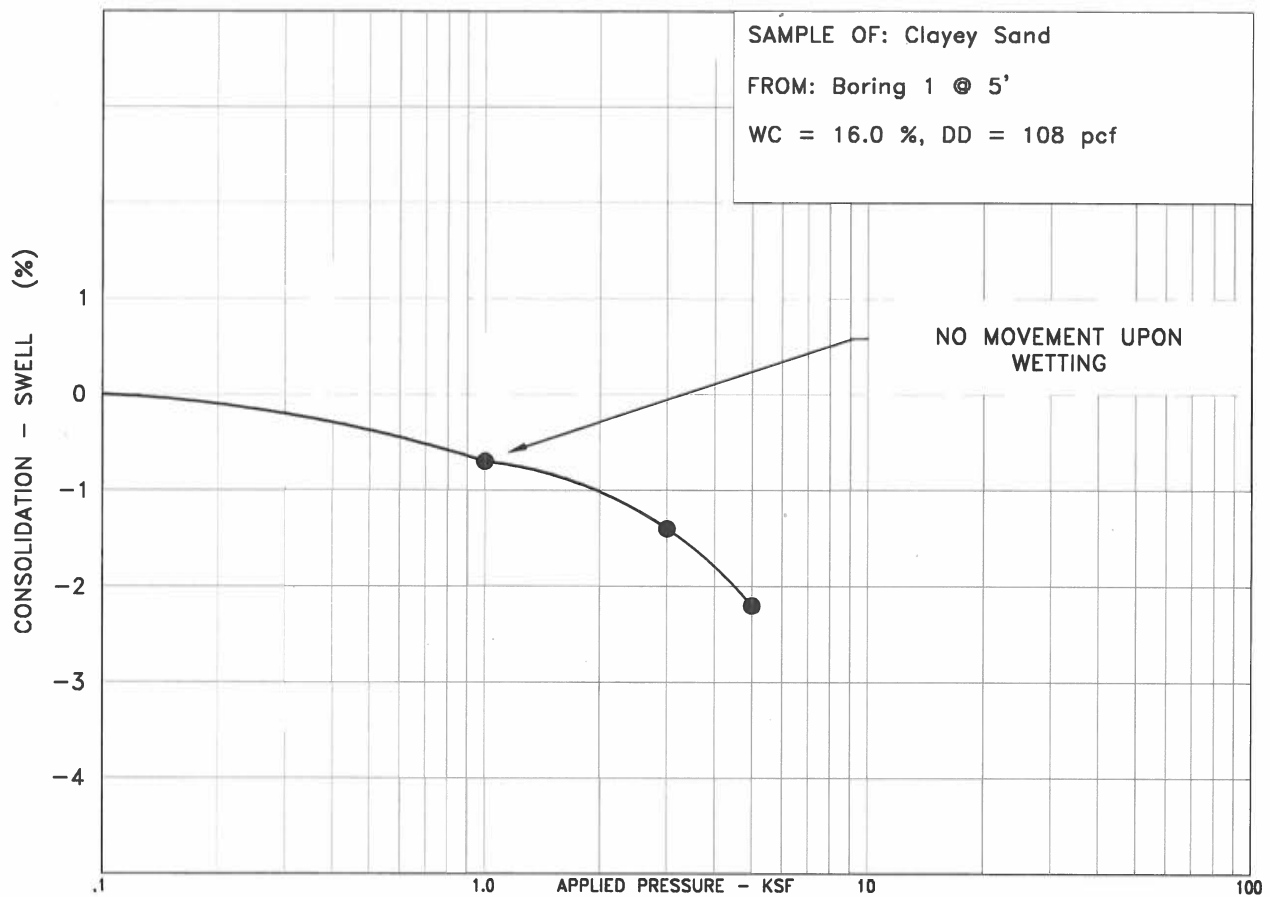
June 26, 2018 - 10:11am
 V:\Projects\2018\18-7-367 Subsea Study, Proposed Storage Buildings, Former, Plotted EarthTrem Numaary Lo\Drafting\187367-02 to 03.dwg

LEGEND

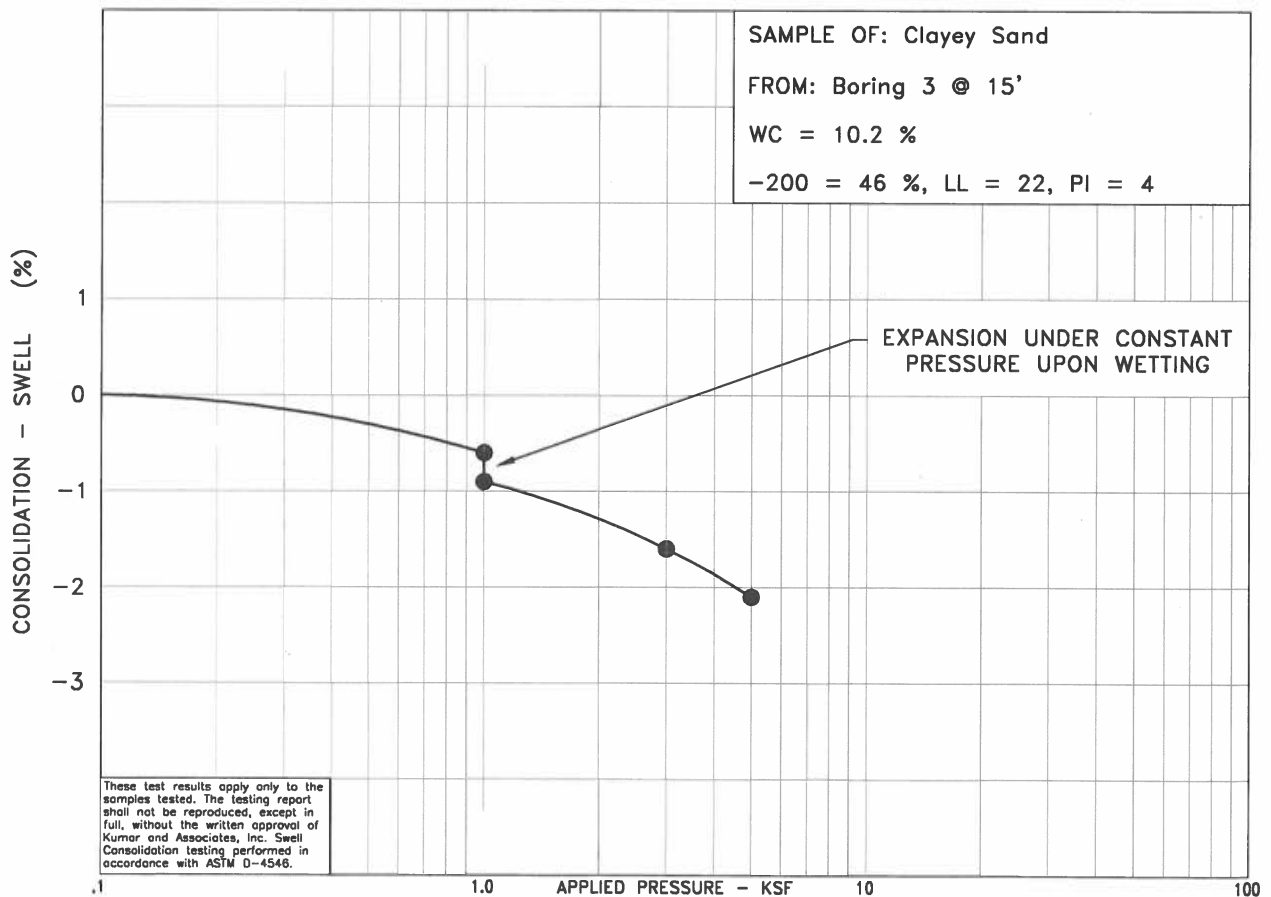
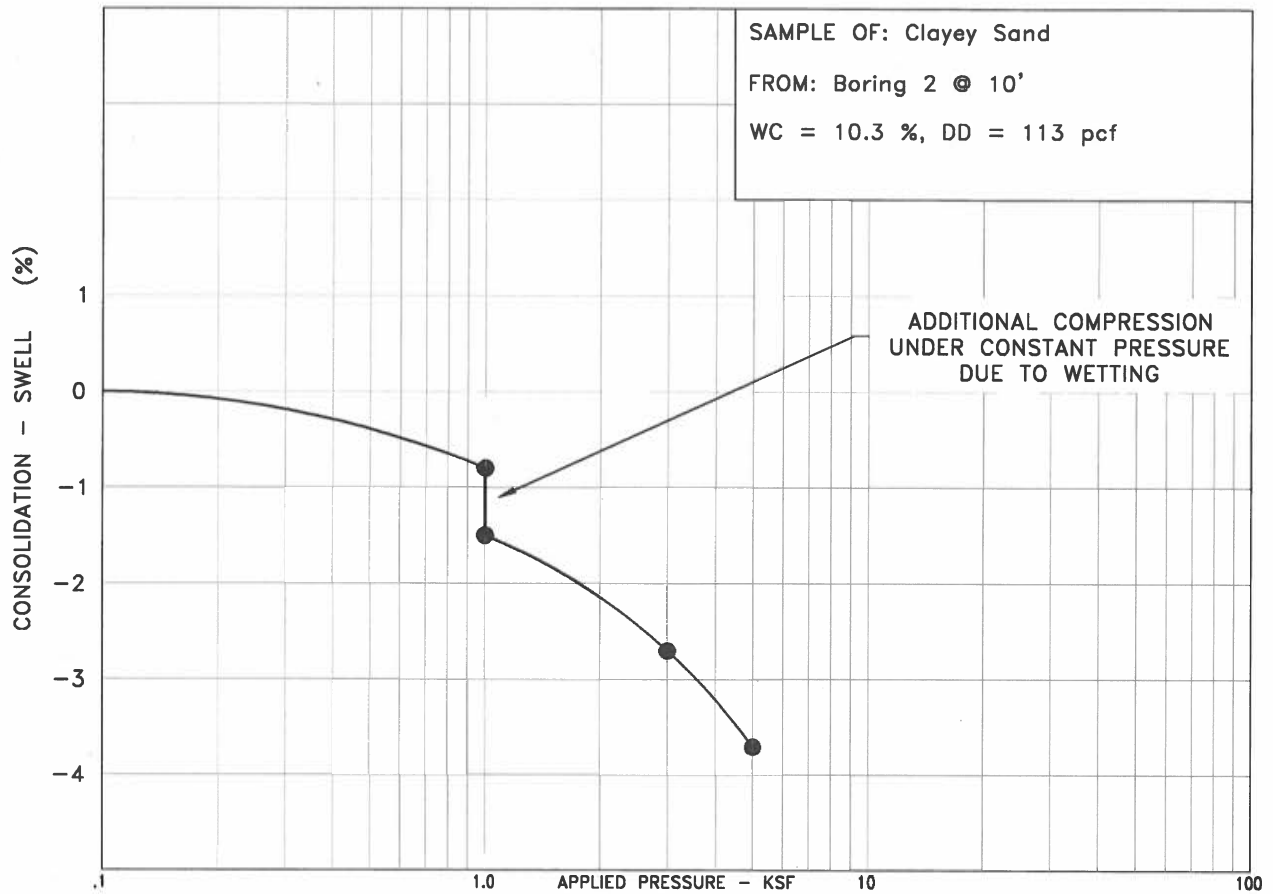
- (4)  BASECOURSE, THICKNESS IN INCHES SHOWN IN PARENTHESES TO LEFT OF THE LOG. BORING 1 ONLY.
-  FILL: SAND AND GRAVEL, CLAYEY WITH ORGANICS, ROOTS, LOOSE, MOIST, BROWN.
-  SAND (SC); CLAYEY, SILTY, MEDIUM STIFF TO MEDIUM DENSE, MOIST, BROWN.
-  SAND AND GRAVEL (SM-GM); SILTY, WITH COBBLES, VERY DENSE, SLIGHTLY MOIST, BROWN.
-  GRAVEL (GM-GP); SANDY, SLIGHTLY SILTY WITH COBBLES AND SMALL BOULDERS, DENSE, SLIGHTLY MOIST, LIGHT BROWN. BORING 4 ONLY.
-  RELATIVELY UNDISTURBED DRIVE SAMPLE; 2-INCH I.D. CALIFORNIA LINER SAMPLE.
- 9/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 9 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE CALIFORNIA OR SPT SAMPLER 12 INCHES.
- ↑ PRACTICAL AUGER REFUSAL.

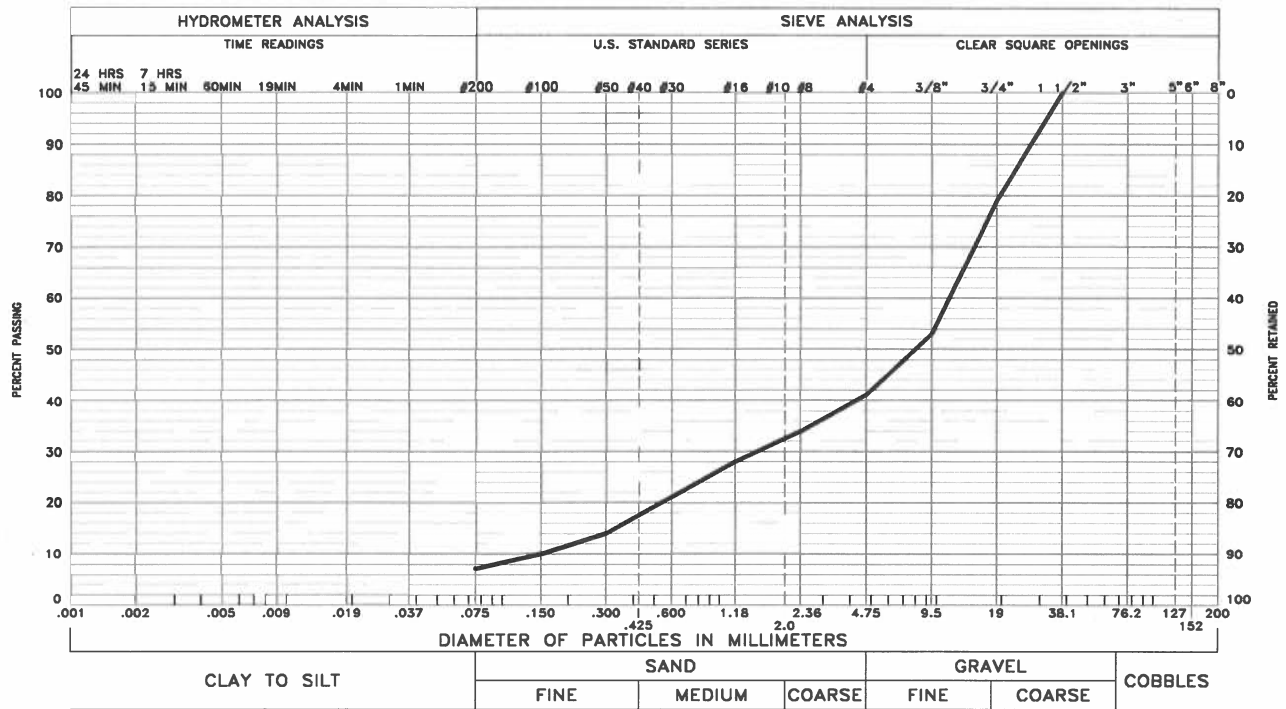
NOTES

- THE EXPLORATORY BORINGS WERE DRILLED ON JUNE 1, 2018 WITH A 4-INCH DIAMETER CONTINUOUS FLIGHT POWER AUGER.
- THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.
 - THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY TAPING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.
- THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE NOT MEASURED AND THE LOGS OF THE EXPLORATORY BORINGS ARE PLOTTED TO DEPTH.
- THE EXPLORATORY BORING LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
- THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
- GROUNDWATER WAS NOT ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING OR WHEN CHECKED # DAYS LATER.
- LABORATORY TEST RESULTS:
 - WC = WATER CONTENT (%) (ASTM D 2216);
 - DD = DRY DENSITY (pcf) (ASTM D 2216);
 - +4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D 422);
 - 200 = PERCENTAGE PASSING NO. 200 SIEVE (ASTM D 1140);
 - LL = LIQUID LIMIT (ASTM D 4318);
 - PI = PLASTICITY INDEX (ASTM D 4318).



These test results apply only to the samples tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar and Associates, Inc. Swell Consolidation testing performed in accordance with ASTM D-4548.





LIQUID LIMIT _____ PLASTICITY INDEX _____

SAMPLE OF: Slightly Silty Sandy Gravel FROM: Boring 4 @ 2.5'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D422, ASTM C136 and/or ASTM D1140.

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

[illegible]

**Wright Water Engineers, Inc.**

818 Colorado Avenue, Suite 307, P.O. Box 219
Glenwood Springs, Colorado 81602
(970) 945-7755 TEL
(970) 945-9210 FAX

www.wrightwater.com
e-mail: jkelly@wrightwater.com

July 10, 2018

Via Email

Wes Grammer
GO Self Storage
P.O. Box 22876
Kansas City, MO 64113

Re: Water Supply Evaluation for Proposed GO Self Storage Facility

Dear Mr. Grammer:

Wright Water Engineers, Inc. (WWE) has prepared this letter report to document the methodology used to estimate the daily water demands for the proposed GO Self Storage facility. In addition, we evaluated the adequacy of the physical water supply to meet the proposed water demands. The project is proposed to be developed on Parcel C of the Dixon Subdivision at 12744 Highway 82 in Garfield County, Colorado. The well for the self-storage facility is located on Lot A of the Dixon Subdivision. The Improvement Survey Plat is attached to show the locations of the lots and the well.

WATER DEMAND

The water uses associated with the proposed self-storage facility include three bathrooms, an employee kitchen, and a vehicle washbay. To estimate the daily water demand associated with these uses, WWE consulted the Garfield County On-Site Wastewater Treatment System (OWTS) Regulations. Table 6-2 of the Regulations provided estimates of average daily wastewater flow for various uses in gallons per day (gpd). While Table 6-2 does not provide estimates for the exact uses associated with the proposed self-storage facility, WWE was able to use the table as a guide and used engineering judgment for the best fits.

The estimated wastewater flow for each restroom was based on a residential lavatory (sink) and water closet (toilet) with rates of 8.4 and 24.8 gpd, respectively. With each of the three restrooms rated at 33.2 gpd, all three total to an estimated 99.6 gpd of wastewater flow.

The employee kitchen was based on a residential kitchen with a dishwasher (1.8 gpd) and kitchen sink (5.8 gpd) for a total wastewater flow of 7.6 gpd. The vehicle washbay was assumed to be equivalent to two utility sinks, each at 8.4 gpd, for a total of 16.8 gpd.

Therefore, the total estimated wastewater flow for the proposed facility is 124 gpd. Assuming that 90 percent of the water used at the facility becomes wastewater (10 percent consumption), the water demand for the facility is 137.8 gpd, or rounding up to 140 gpd.

WWE did a literature search to verify the reasonableness of the water demand of 140 gpd, or 0.157 acre-feet per year. We found values of 0.13 to 0.174 acre-feet per year for similar facilities; however, these estimates were typically dominated by outdoor use for landscape irrigation. For example, of the annual demand of 0.174 acre-feet, only 0.024 acre-feet was for indoor use. Therefore, we conclude that our estimate is very conservative due to outdoor irrigation demand being satisfied by the irrigation ditch.

WATER SUPPLIES

The property is served by the TePoel Well operating under Permit No. 45419-F-R (see attached) located on Lot A of the Dixon Subdivision. The permit allows for pumping at a rate of up to 30 gallons per minute (gpm), and “the use of ground water from this well is limited to drinking and sanitary purposes and the irrigation of 0.70 acres [sic] of landscaping/agricultural materials at the Planted Earth.” Historically, the well served a single-family residence and various uses and facilities associated with the Planted Earth nursery and greenhouse. The property has shares in the Lower Kelso Ditch Company, and the Kelso Ditch is the primary source of irrigation water for the exiting nursery and greenhouse.

The existing well was drilled by Shelton Drilling on March 9, 2001 (see attached Well Construction and Test Report). The well was drilled to a total depth of 141 feet encountering Maroon Formation from depths of 74 feet to TD. The well was completed with perforated casing in the bottom 40 feet of the well. The static water level at the time of drilling was 80 feet.

For the proposed facility, all potable uses will come from the TePoel Well and all landscape irrigation will be provided by the Kelso Ditch. The water demand of the facility estimated at 140 gpd will be served by the well, which may also continue to serve the historical uses on the three lots.

WELL YIELD

A 20-gpm pump was installed by Samuelson Pump Company on April 19, 2001 (see attached Pump Installation and Test Report). A pumping test was performed on April 20, with a static water level of 82 feet, 4 inches. After pumping for an unknown time at 20 gpm, the water level was 83 feet, 2½ inches.

WWE conducted a pumping test on the well on May 31, 2018. The well plumbing was configured such that the well would cycle on to fill three pressure tanks and then cycle off while the tanks emptied. Based on previous tests showing little drawdown, we determined that a 4-hour test would likely be adequate.

Prior to starting the pumping test, the initial water level was 69.20 feet below the top of casing. The pumping test was started at 10:15 am. The pumping test was performed by closing all valves to the remainder of the property except for the pressure tanks. A hose was connected to a bib at the pressure tank and turned on. A flow rate was also established by measuring the time it took to fill a 15-gallon bucket from the hose. The discharge was approximately 10 to 12 gallons per minute.

For the first hour of the pumping test, a water level was acquired in the well, with the use of a water level indicator. A measurement was taken about every minute and noted. During the pumping test when the pump would cycle on, the water level would drop approximately 10 inches and then maintain a constant depth. Once the pump would turn off, the water level would return relatively quickly to where it was before the pump turned on. Figure 1 is a graph showing the water level measurement during the pumping test.

The test was continued for another 3 hours until approximately 2:15 pm. During that time, the water level was evaluated to verify there had not been any changes. During the last 15 minutes of the pumping test, the water levels were evaluated once more and determined the same drawdown and recover were taking place to a static water level of 69.40 feet below the top of casing. Since recovery of the water level was almost immediate, there was no need to continue to monitor the water level after the test had been completed. WWE estimated that between 2,400 and 2,880 gallons were pumped during the four-hour test.

The current property owner provided well meter readings from water year 2016 (See Table 1). The records indicate the winter time use of about 1,070 gpd, then the water use ramping up to a maximum of 6,345 gpd in June. It is unclear whether the additional use included irrigation, or just additional uses associated with the nursery and greenhouse operation during the irrigation season. Regardless, the data show that the well has demonstrated it is capable of supplying a water demand in excess of 6,000 gpd.

WELL WATER QUALITY

WWE collected water quality samples for laboratory analysis near the end of the pumping test. The suite of parameters tested are a subset of those parameters that have drinking water standards that WWE typically uses for private well water supplies.

Table 2 summarizes the laboratory results for the well water. As shown in the table, none of the parameters had a detected level that exceeded the primary or secondary standards, where applicable. The water had a hardness of 344 mg/L, which is typical of well water completed in bedrock. A water softener would be recommended to reduce scaling on pipes. The total dissolved solids (TDS) was also high at 492 mg/L, making the water marginal for irrigation. Both of these parameters are purely aesthetic and have no adverse health risk.

CONCLUSION

The water demand associated with the proposed self-storage facility is conservatively estimated to be 140 gpd. The well has demonstrated both historically and during our pumping test to be able to satisfy a demand far in excess of the proposed demand. Therefore, even if historical uses continue on Lot A and Parcel D, the well will be able to provide an adequate physical supply, especially since the outdoor irrigation uses will be satisfied via the Kelso Ditch. The water quality of the well water showed good water quality with the only treatment needed for aesthetic purposes and disinfection.

Mr. Wes Grammer
July 10, 2018
Page 4

Please do not hesitate to call if you have any questions.

Very truly yours,

WRIGHT WATER ENGINEERS, INC.

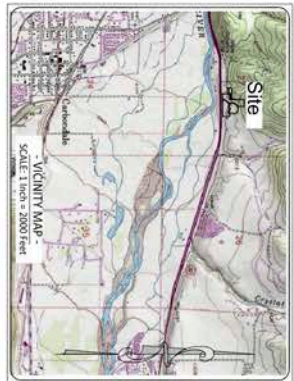
By 
Jonathan M. Kelly, P.E.
Senior Water Resources Engineer

Attachments: SGM Improvement Survey Plat
Well Permit No. 45419-F-R
Well Construction and Test Report
Pump Installation and Test Report
Figure 1 – Water Level Measurement
Table 1 – 2016 Well Meter Readings
Table 2 – Water Quality Analysis
ACZ Laboratories Water Quality Report

cc: Doug Pratte, The Land Studio

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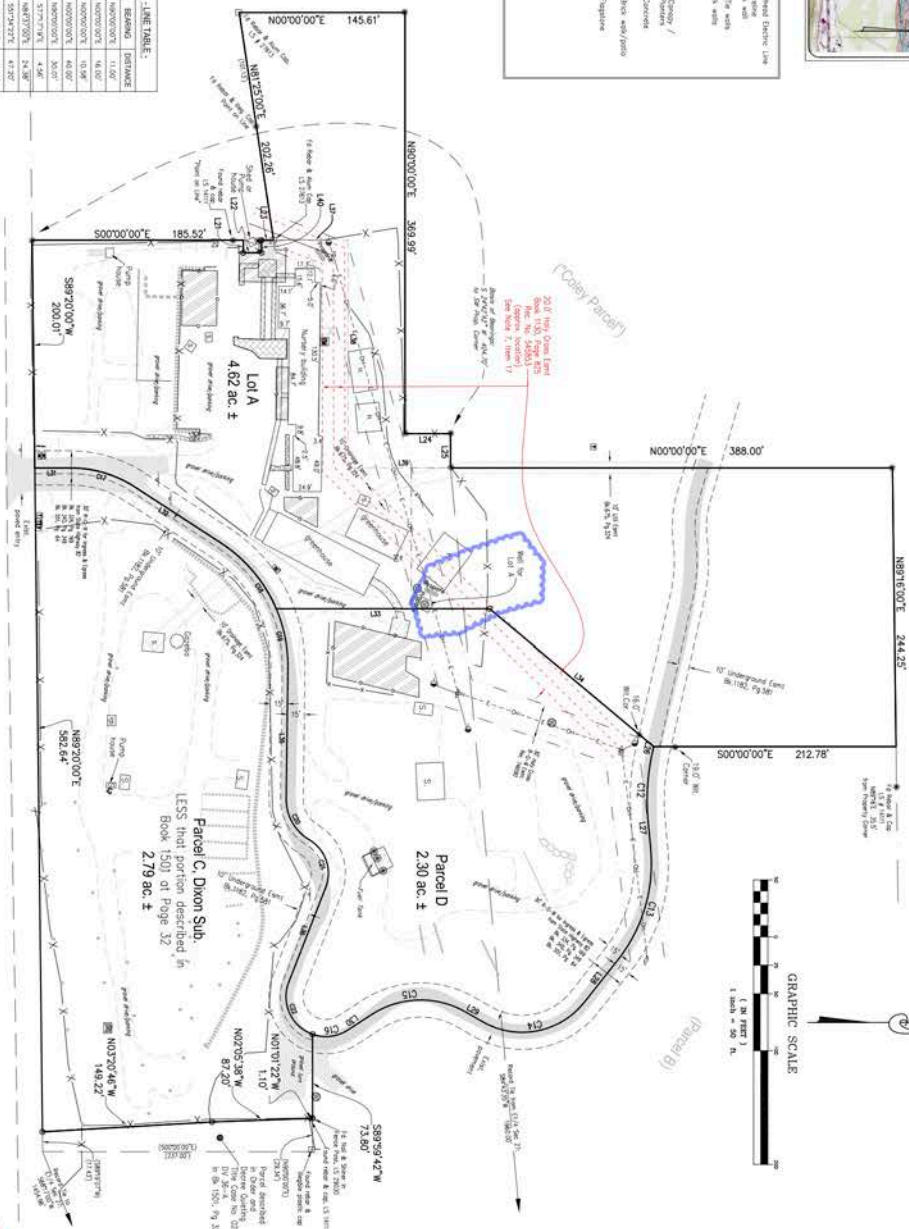
- Improvement Survey Plat -

[illegible]

28030
10-9-17

-CORE TABLE-					
DRIVE #	ARC LENGTH	RADIUS	DETA ANGLE	BENDING	CORROD LENGTH
C12	10.43	194.57	47.8284°	58.57284°	61.17
C11	16.347	136.38	47.8284°	57.57284°	102.00
C14	99.04	69.61	87.3175°	57.02742°	80.80
C13	88.047	79.12	67.2938°	57.02742°	82.66
C18	33.21	30.06	32.7884°	50.04731°	33.67
C17	30.79	103.51	32.7884°	54.02711°	34.05
C16	31.15	129.80	37.0558°	54.04731°	35.05
C19	35.65	129.80	32.5024°	61.05242°	33.87
C20	43.50	44.43	60.7217°	60.72171°	44.01
C21	47.99	34.01	60.7217°	57.04751°	46.38
C22	54.11	34.01	60.7217°	50.04751°	48.06

LINE TABLE		
LINE#	BEARING	DISTANCE
1.21	N60°00'00"E	11.60'
1.22	N00°00'00"E	96.00'
1.23	N00°00'00"E	10.48'
1.24	N00°00'00"E	30.00'
1.25	N00°00'00"E	20.01'
1.26	S71°01'00"E	4.46'
1.27	N68°01'00"E	24.38'
1.28	S51°24'00"E	61.20'
1.29	S29°24'00"E	11.64'
1.30	S19°01'00"E	20.64'
1.31	S00°00'00"E	31.31'
1.32	S13°01'00"E	95.50'
1.33	S00°00'00"E	18.21'
1.34	N00°00'00"E	19.86'
1.35	S00°00'00"E	114.00'
1.36	S64°04'00"E	60.47'
1.37	N00°00'00"E	63.47'
1.38	N00°00'00"E	200.00'
1.39	N00°00'00"E	90.00'
1.40	N00°00'00"E	11.00'



Colorado State Highway No. 82

REVIEW COPY

#	Revision	Date	By
1			
2			
3			
4			
5			

Improvement Survey Plat

Job No.	2014400.002
Drawn by	ds
Date	10/9/17
Approved	
Reviewed	mmh/arc/11/1
File	

of 1



118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

12744 Highway 82,
Carbondale, CO

Improvement Survey Plat

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

1095

WELL PERMIT NUMBER 45419 -F R
DIV. 5 WD 38 DES. BASIN MD

APPLICANT

Lot: A Block: Filing: Subdiv: DIXON

DIVIDE CREEK LAND & CATTLE CO
C/O LEAVENWORTH & KARP PC
P O DRAWER 2030
GLENWOOD SPRINGS, CO 81602-

(970) 945-2261

APPROVED WELL LOCATION
GARFIELD COUNTY
NW 1/4 SE 1/4 Section 27
Township 7 S Range 88 W Sixth P.M.

DISTANCES FROM SECTION LINES
2400 Ft. from South Section Line
1850 Ft. from East Section Line

UTM COORDINATES
Northing: Easting:

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(2) and State Engineer Hearing Case no. 92-SE-03 for the replacement of an existing well, permit no. 45419-F-R, appropriating ground water tributary to the Roaring Fork River, as an alternate point of diversion to the Basalt Conduit, on the condition that the well shall be operated only when the Basalt Water Conservancy District's substitute water supply plan, approved by the State Engineer, is in effect and when a water allotment contract between the well owner and the Basalt Water Conservancy District for the release of replacement water from Ruedi Reservoir is in effect, or under an approved plan for augmentation. BWCD contract #3.3.5.135(a). The old well must be plugged and abandoned in accordance with Rule 16 of the Water Well Construction Rules. A Well Abandonment Report form must be submitted within sixty (60) days after construction of the new well, affirming that the old well was plugged and abandoned.
- 4) The use of ground water from this well is limited to drinking and sanitary purposes and the irrigation of 0.70 acres of landscaping/agricultural materials at the Planted Earth. All use of this well will be curtailed unless the water allotment contract or a plan for augmentation is in effect. This well is known as TePoel Well, Water Court Case No. W-1506. Physical well address is 12744 Highway 82, Carbondale, CO 81623.
- 5) Approval of this replacement permit shall not result in an expanded use of ground water.
- 6) The maximum pumping rate of this well shall not exceed 30 GPM.
- 7) The average annual amount of ground water to be appropriated shall not exceed two (2) acre-foot (651,700 gallons).
- 8) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 9) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 10) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 11) This well shall be constructed at least 600 feet from any existing well, except permit nos. 164088 and 162494, which were the subject of State Engineer Hearing Case no. 92-SE-03 or any well that is not owned by the applicant.
- 12) The change/expansion of use from the decreed use of this well (TePoel Well, Case no. W-1506) is a change in water right. An application should be made to the Division 5 Water Court for this change of water right.

NOTE: Parcel Identification Number (PIN): 23-2393-274-01-003

NOTE: Assessor Tax Schedule Number: R112089

DMW
03/07/2001

APPROVED
DMW

Hel A. Srinivasan
State Engineer

DATE ISSUED **MAR 07 2001**

By: D. M. Whithead
By EXPIRATION DATE **MAR 07 2002**

Receipt No. 9500488

FOR OFFICE USE ONLY

MAR 21 2001

WATER RESOURCES
STATE ENGINEER
COLO.
APPROVAL # GWS31-91-03

1. WELL PERMIT NUMBER		045419-F-R	
2. Owner Name(s) : Divide Creek Land & Cattle Mailing Address : 12744 Hwy 82 City, St. Zip : Carbondale, Co. 81623 Phone : (970) 963-1731			
RECEIVED MAR 21 2001 WATER RESOURCES STATE ENGINEER COLORADO APPROVAL # GWS31-91-03			
3. WELL LOCATION AS DRILLED:		NW 1/4 SE 1/4 Sec. 27 Twp. 07S Range 88W	
DISTANCES FROM SEC. LINES: 2400 ft. from South Sec. line. and		1850 ft. from East Sec. line. OR	
SUBDIVISION : Dixon		LOT A BLOCK FILING(UNIT)	
STREET ADDRESS AT WELL LOCATION :			
4. GROUND SURFACE ELEVATION ft.		DRILLING METHOD Air Rotary	
DATE COMPLETED 03/09/01		TOTAL DEPTH 141 ft. DEPTH COMPLETED 141 ft.	
5. GEOLOGIC LOG :		6. HOLE DIAM. (in)	
Depth	Type of Material (Size, Color, and Type)	FROM (ft)	
000-035	Red Dirt, Rocks	TO (ft)	
035-074	Maroon formation (Broken, Loose)	9.0	
074-141	Maroon formation	0	
		74	
		141	
		7. PLAIN CASING	
		OD (in)	Kind
		7.0	Steel
		5.5	PVC
		PERF. CASING : Screen Slot Size :	
		5.5	PVC
		.250	101
			141
		8. Filter Pack	
		Material :	
		Size :	
		Interval :	
		9. Packer Placement	
		Type :	
		Depth :	
11. DISINFECTION : Type : HTH		Amt. Used : oz.	
12. WELL TEST DATA : [] Check Box if Test Data is Submitted On Supplemental Form.			
TESTING METHOD : Air Compressor			
Static Level : 80 ft. Date/Time Measured : 3/9/01		Production Rate : 30 gpm	
Pumping Level : Total ft. Date/Time Measured : 3/9/01		Test Length : 2 hrs.	
Remarks :			
13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. (Pursuant to Section 24-4-104 (13)(e) CRS, the making of false statements constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.)			
CONTRACTOR : Shelton Drilling Corp.		Phone : (970) 927-4182	
Mailing Address : P.O. Box 1059 Basalt, CO. 81621		Lic. No. 1095	
Name / Title (Please Type or Print) Wayne Shelton / President		Signature _____ Date 03/19/01	

ORIGINAL

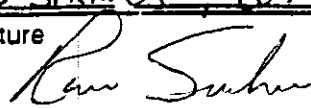
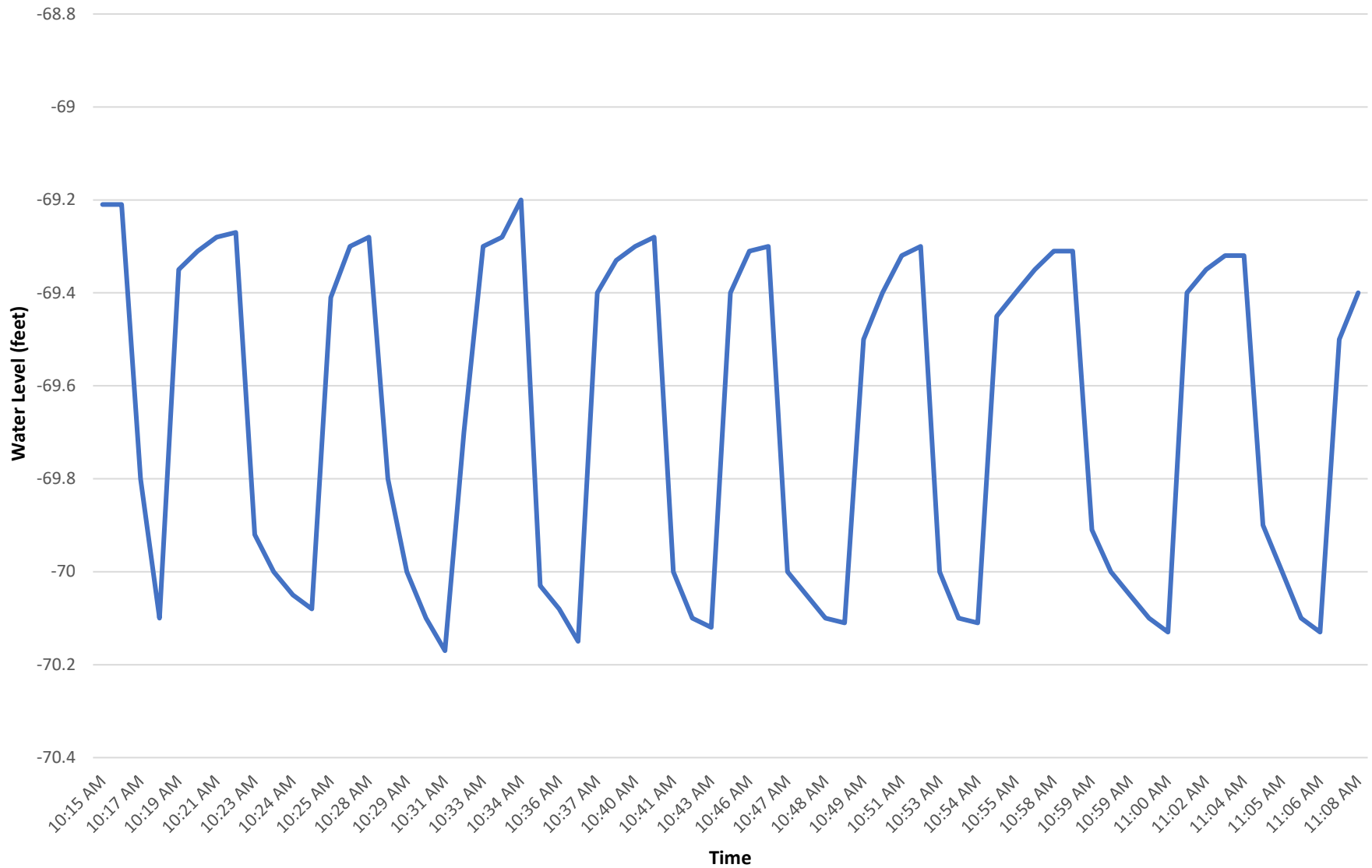
FORM NO. GWS-32 10/94	PUMP INSTALLATION AND TEST REPORT STATE OF COLORADO, OFFICE OF THE STATE ENGINEER	For Office Use only RECEIVED <div style="font-size: 1.2em; font-weight: bold;">9500488</div> MAY 23 2001 WATER RESOURCES STATE ENGINEER COLO.
1.	WELL PERMIT NUMBER <u>45419-F R</u>	
2.	OWNER NAME(S) <u>DIVINE CRK. LAND & CATTLE CO.</u> <u>% LEAVENWORTH & KAPP P.C.</u> Mailing Address <u>P.O. DRAWER 2030</u> City, St. Zip <u>GLENWOOD SPRS., CO. 81602</u> Phone (970) 945-2281	
3.	WELL LOCATION AS DRILLED: <u>NW 1/4 SE 1/4, Sec. 27 Twp. 7 S, Range 88 W</u> DISTANCES FROM SEC. LINES: <u>2400</u> ft. from <u>SOUTH</u> Sec. line. and <u>1850</u> ft. from <u>EAST</u> Sec. line. <small>(north or south) (east or west)</small> SUBDIVISION: _____ LOT _____ BLOCK _____ FILING(UNIT) _____ STREET ADDRESS AT WELL LOCATION: _____	
4.	PUMP DATA: Type <u>SUBMERSIBLE</u> Installation Completed <u>4/19/01</u> Pump Manufacturer <u>STA-RITE</u> Pump Model No. <u>20R4F02H-03</u> Design GPM <u>20</u> at RPM <u>3450</u> , HP <u>1 1/2</u> Hp, Volts <u>230V</u> , Full Load Amps <u>11.2</u> Pump Intake Depth <u>125'</u> Feet, Drop/Column Pipe Size <u>1 1/4</u> Inches, Kind <u>JCH 80PRC</u> ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM: TURBINE DRIVER TYPE: <input type="checkbox"/> Electric <input type="checkbox"/> Engine <input type="checkbox"/> Other _____ Design Head _____ feet, Number of Stages _____, Shaft size _____ inches.	
5.	OTHER EQUIPMENT: Airline Installed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Orifice Depth ft. _____, Monitor Tube Installed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Depth ft. _____ Flow Meter Mfg. _____ Meter Serial No. _____ Meter Readout <input type="checkbox"/> Gallons, <input type="checkbox"/> Thousand Gallons, <input type="checkbox"/> Acre feet, <input type="checkbox"/> Beginning Reading _____	
6.	TEST DATA: <input type="checkbox"/> Check box if Test data is submitted on Supplemental Form. Date <u>4/20/01</u> Total Well Depth <u>130'</u> Time _____ Static Level <u>82'-4"</u> Rate (GPM) <u>20 GPM</u> Date Measured <u>4/20/01</u> Pumping Lvl. <u>83'-2 1/2"</u>	
7.	DISINFECTION: Type <u>CLOROX</u> Amt. Used <u>1 GAL</u>	
8.	Water Quality analysis available. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9.	Remarks _____ _____ _____ _____ _____	
10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]		
CONTRACTOR <u>SAMUELSON PUMP Co. Inc.</u> Phone <u>(970) 945-6309</u> Lic. No. <u>1050</u> Mailing Address <u>P.O. Box 297 GLENWOOD SPRINGS, CO. 81602</u>		
Name/Title (Please type or print) <u>RAVN SAMUELSON PRES.</u>	Signature 	Date <u>5/20/01</u>

FIGURE 1
GO Self Storage - TePoel Well
Water Level Measurement May 31, 2018



GO Self Storage - TePoel Well
Well Water Level Measurement - May 31, 2018

Time	Water Level (ft)	Note
10:15:00 AM	69.21	Pump off
10:17:04 AM	69.21	Pump on
10:17:38 AM	69.8	
10:19:10 AM	70.1	Pump off
10:19:40 AM	69.35	
10:20:40 AM	69.31	
10:21:30 AM	69.28	
10:23:07 AM	69.27	Pump on
10:23:34 AM	69.92	
10:23:46 AM	70	
10:24:08 AM	70.05	
10:25:07 AM	70.08	Pump off
10:25:49 AM	69.41	
10:27:12 AM	69.3	
10:28:59 AM	69.28	Pump on
10:29:13 AM	69.8	
10:29:47 AM	70	
10:30:00 AM	70.1	
10:31:01 AM	70.17	Pump off
10:32:50 AM	69.7	
10:33:07 AM	69.3	
10:34:22 AM	69.28	
10:34:56 AM	69.2	Pump on
10:35:52 AM	70.03	
10:36:21 AM	70.08	
10:37:04 AM	70.15	Pump off
10:37:39 AM	69.4	
10:39:21 AM	69.33	
10:40:22 AM	69.3	
10:41:04 AM	69.28	Pump on
10:41:31 AM	70	
10:42:17 AM	70.1	
10:43:03 AM	70.12	Pump off
10:43:49 AM	69.4	

Time	Water Level (ft)	Note
10:46:33 AM	69.31	
10:46:52 AM	69.3	Pump on
10:47:24 AM	70	
10:47:40 AM	70.05	
10:48:25 AM	70.1	
10:49:10 AM	70.11	Pump off
10:49:37 AM	69.5	
10:49:52 AM	69.4	
10:51:19 AM	69.32	
10:52:52 AM	69.3	Pump on
10:53:23 AM	70	
10:53:55 AM	70.1	
10:54:56 AM	70.11	Pump off
10:55:32 AM	69.45	
10:55:58 AM	69.4	
10:57:03 AM	69.35	
10:58:01 AM	69.31	Pump on
10:58:50 AM	69.31	
10:59:17 AM	69.91	
10:59:25 AM	70	
10:59:32 AM	70.05	
10:59:50 AM	70.1	
11:00:55 AM	70.13	Pump off
11:01:50 AM	69.4	
11:02:59 AM	69.35	
11:04:11 AM	69.32	
11:04:47 AM	69.32	Pump on
11:05:06 AM	69.9	
11:05:26 AM	70	
11:05:44 AM	70.1	
11:06:49 AM	70.13	Pump off
11:07:18 AM	69.5	
11:08:01 AM	69.4	

TABLE 1
HIPA HIPA LLC
WATER RIGHTS DIVERSIONS

Year: 2016

MONTH	DAY	METER READING	DIVERSION AMOUNT		
			GALLONS	GALLONS PER DAY	ACRE FEET
NOVEMBER '15	1	2,480,390			
DECEMBER '15	3	2,510,400	30,010	1,072	0.09
JANUARY		-	0		0.00
FEBRUARY		-	0		0.00
MARCH		-	0		0.00
APRIL	5	2,630,201	119,801	4,792	0.37
MAY		2,720,406	90,205	2,910	0.28
JUNE		2,910,765	190,359	6,345	0.58
JULY		3,000,295	89,530	2,888	0.27
AUGUST		3,050,775	50,480	1,628	0.15
SEPTEMBER		3,104,325	53,550	1,785	0.16
OCTOBER	31	3,207,300	102,975	3,322	0.32

TABLE 2
GO Self Storage - Water Quality Analysis
Sampled on May 31, 2018

ANALYTE	UNITS	Method	Tepoel Well	MCL ¹	MCLG ²	SMCL ³
Aluminum (Total)	mg/L	EPA 200.7	<0.03			0.050-0.2
Antimony (Total)	mg/L	EPA 200.8	<0.0004	0.006	0.006	
Arsenic (Total)	mg/L	EPA 200.8	0.001	0.010	0	
Barium (Total)	mg/L	EPA 200.7	0.020	2	2	
Beryllium (Total)	mg/L	EPA 200.8	<0.00005	0.004	0.004	
Cadmium (Total)	mg/L	EPA 200.7	<0.005	0.005	0.005	
Calcium (Dissolved)	mg/L	EPA 200.7	84.3			
Chromium (Dissolved)	mg/L	EPA 200.7	<0.01	0.1	0.1	
Copper (Total)	mg/L	EPA 200.7	<0.01	1.3	1.3	1.0
Iron (Total)	mg/L	EPA 200.7	<0.02			0.3
Lead (Total)	mg/L	EPA 200.8	0.0005	0.015	0	
Magnesium (Dissolved)	mg/L	EPA 200.7	32.5			
Manganese (Total)	mg/L	EPA 200.7	<0.005			0.05
Mercury (Total)	mg/L	EPA 245.1	<0.0002	0.002	0.002	
Nickel (Total)	mg/L	EPA 200.7	<0.008	0.1		
Potassium (Dissolved)	mg/L	EPA 200.7	2.4			
Selenium (Total)	mg/L	EPA 200.8	0.002	0.05	0.05	
Silica (Dissolved)	mg/L	EPA 200.7	27.1			
Silver (Total)	mg/L	EPA 200.7	<0.01			0.10
Sodium (Dissolved)	mg/L	EPA 200.7	38.0			
Thallium (Total)	mg/L	EPA 200.8	<0.0001	0.002	0.0005	
Uranium	mg/L	EPA 200.8	0.0091			
Zinc (Total)	mg/L	EPA 200.7	<0.01			5
Alkalinity, Total as CaCO ₃	mg/L	SM2320B	267			
Chloride	mg/L	SM4500Cl-E	10.8			250
Corrosivity, Langelier Index		SM 2330	1.1			
Cyanide, Total	mg/L	EPA 335.4	<0.003	0.2	0.2	
Fluoride	mg/L	SM4500F-C	0.44	4	4	2
Hardness, Total as CaCO ₃	mg/L	SM 2340B	344			
Nitrogen, Nitrate	mg/L	NO ₃ NO ₂ -NO ₂	0.89	10	10	
Nitrogen, Nitrate+Nitrite	mg/L	EPA 353.2	0.89			
Nitrogen, Nitrite	mg/L	EPA 353.2	<0.01	1	1	
pH	su	SM4500H+B	8.2			6.5-8.5
Phosphorus, Total	mg/L	EPA 365.1	<0.02			
Solids, Total Dissolved	mg/L	SM2540C	492			
Solids, Total Suspended	mg/L	SM2540D	<5			
Specific Conductivity	umhos/cm	SM2510B	754			
Sulfate	mg/L	SM4500 SO ₄ -D	130			250
Turbidity	NTU	EPA 180.1	<0.1			0.5
Gross Alpha	pCi/L		7.3	15		
Gross Beta	pCi/L		3.3	50		

¹Maximum Contaminant Level (MCL) - The highest level of a contaminant that is allowed in drinking water.

MCLs are set as close to MCLGs as feasible using the best available treatment technology and taking cost into consideration. MCLs are enforceable standards.

²Maximum Contaminant Level Goal (MCLG) - The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety and are non-enforceable public health goals.

³National Secondary Drinking Water Regulations (NSDWRs or secondary standards) are non-enforceable guidelines regulating contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water. EPA recommends secondary standards to water systems but does not require systems to comply.

Wright Water Engineers

Project ID: 181-053.000

Sample ID: WELL TEPEOL

ACZ Sample ID: **L44642-01**

Date Sampled: 05/31/18 14:56

Date Received: 06/01/18

Sample Matrix: Drinking Water

Inorganic Prep

Parameter	EPA Method	Dilution	Result	Qual	XQ	Units	MDL	PQL	Date	Analyst
Cyanide, total	M335.4 - Manual Distillation								06/14/18 10:08	jlg
Phosphorus, total	M365.1 - Auto Ascorbic Acid Digestion								06/06/18 14:13	jlg/las
Total Recoverable Digestion	M200.2 ICP-MS								06/06/18 13:08	mfm
Total Recoverable Digestion	M200.2 ICP								06/19/18 10:19	dcm

Metals Analysis

Parameter	EPA Method	Dilution	Result	Qual	XQ	Units	MDL	PQL	Date	Analyst
Aluminum, total recoverable	M200.7 ICP	1		U		mg/L	0.03	0.2	06/20/18 17:30	aeH
Antimony, total recoverable	M200.8 ICP-MS	1		U		mg/L	0.0004	0.002	06/14/18 13:08	bsu
Arsenic, total recoverable	M200.8 ICP-MS	1	0.001	B		mg/L	0.0005	0.002	06/14/18 13:08	bsu
Barium, total recoverable	M200.7 ICP	1	0.020		*	mg/L	0.003	0.02	06/20/18 17:30	aeH
Beryllium, total recoverable	M200.8 ICP-MS	1		U		mg/L	0.00005	0.0003	06/14/18 13:08	bsu
Cadmium, total recoverable	M200.7 ICP	1		U	*	mg/L	0.005	0.02	06/20/18 17:30	aeH
Calcium, dissolved	M200.7 ICP	1	84.3			mg/L	0.1	0.5	06/19/18 4:50	dcm
Chromium, dissolved	M200.7 ICP	1		U	*	mg/L	0.01	0.05	06/19/18 4:50	dcm
Copper, total recoverable	M200.7 ICP	1		U	*	mg/L	0.01	0.05	06/20/18 17:30	aeH
Iron, total recoverable	M200.7 ICP	1		U		mg/L	0.02	0.05	06/20/18 17:30	aeH
Lead, total recoverable	M200.8 ICP-MS	1	0.0005			mg/L	0.0001	0.0005	06/14/18 13:08	bsu
Magnesium, dissolved	M200.7 ICP	1	32.5			mg/L	0.2	1	06/19/18 4:50	dcm
Manganese, total recoverable	M200.7 ICP	1		U		mg/L	0.005	0.03	06/20/18 17:30	aeH
Mercury, total	M245.1 CVAA	1		U		mg/L	0.0002	0.001	06/16/18 11:34	che
Nickel, total recoverable	M200.7 ICP	1		U	*	mg/L	0.008	0.04	06/20/18 17:30	aeH
Potassium, dissolved	M200.7 ICP	1	2.4		*	mg/L	0.2	1	06/19/18 4:50	dcm
Selenium, total recoverable	M200.8 ICP-MS	1	0.002	B		mg/L	0.001	0.005	06/14/18 13:08	bsu
Silica, dissolved	M200.7 ICP	1	27.1			mg/L	0.2	1	06/19/18 4:50	dcm
Silver, total recoverable	M200.7 ICP	1		U	*	mg/L	0.01	0.03	06/20/18 17:30	aeH
Sodium, dissolved	M200.7 ICP	1	38.0			mg/L	0.2	1	06/19/18 4:50	dcm
Thallium, total recoverable	M200.8 ICP-MS	1		U		mg/L	0.0001	0.0005	06/14/18 13:08	bsu
Uranium, total recoverable	M200.8 ICP-MS	1	0.0091			mg/L	0.0001	0.0005	06/14/18 13:08	bsu
Zinc, total recoverable	M200.7 ICP	1		U		mg/L	0.01	0.05	06/20/18 17:30	aeH

Wright Water Engineers

Project ID: 181-053.000

Sample ID: WELL TEPEOL

ACZ Sample ID: **L44642-01**

Date Sampled: 05/31/18 14:56

Date Received: 06/01/18

Sample Matrix: Drinking Water

Wet Chemistry

Parameter	EPA Method	Dilution	Result	Qual	XQ	Units	MDL	PQL	Date	Analyst
Alkalinity as CaCO ₃	SM2320B - Titration									
Bicarbonate as CaCO ₃		1	267			mg/L	2	20	06/12/18 0:00	ecc
Carbonate as CaCO ₃		1		U		mg/L	2	20	06/12/18 0:00	ecc
Hydroxide as CaCO ₃		1		U		mg/L	2	20	06/12/18 0:00	ecc
Total Alkalinity		1	267			mg/L	2	20	06/12/18 0:00	ecc
Cation-Anion Balance	Calculation									
Cation-Anion Balance			0.6			%			06/22/18 0:00	calc
Sum of Anions			8.5			meq/L			06/22/18 0:00	calc
Sum of Cations			8.6			meq/L			06/22/18 0:00	calc
Chloride	SM4500Cl-E	1	10.8		*	mg/L	0.5	2	06/18/18 13:20	wtc
Conductivity @25C	SM2510B	1	754			umhos/cm	1	10	06/12/18 17:21	ecc
Corrosivity (calc.)	SM 2330 - CaCO ₃ SI		1.1		*	SI Unit			06/22/18 0:00	calc
Cyanide, total	M335.4 - Colorimetric w/ distillation	0.5		U	*	mg/L	0.003	0.01	06/14/18 23:42	pjb
Fluoride	SM4500F-C	1	0.44			mg/L	0.05	0.3	06/18/18 18:09	enb
Hardness as CaCO ₃ (dissolved)	SM2340B - Calculation		344			mg/L	0.2	5	06/22/18 0:00	calc
Lab Filtration (0.45um filter)	SOPWC050	1							06/18/18 11:25	enb
Lab Filtration (0.45um) & Acidification	M200.7/200.8	1							06/15/18 15:30	aeH
Nitrate as N, dissolved	Calculation: NO ₃ NO ₂ minus NO ₂		0.89			mg/L	0.02	0.1	06/22/18 0:00	calc
Nitrate/Nitrite as N, dissolved	M353.2 - Automated Cadmium Reduction	1	0.89		*	mg/L	0.02	0.1	06/01/18 21:48	pjb
Nitrite as N, dissolved	M353.2 - Automated Cadmium Reduction	1		U	*	mg/L	0.01	0.05	06/01/18 21:48	pjb
pH (lab)	SM4500H+ B									
pH		1	8.2	H		units	0.1	0.1	06/12/18 0:00	ecc
pH measured at		1	20.2			C	0.1	0.1	06/12/18 0:00	ecc
Phosphorus, total	M365.1 - Auto Ascorbic Acid (digest)	1		U	*	mg/L	0.02	0.05	06/12/18 15:40	wtc
Residue, Filterable (TDS) @180C	SM2540C	1	492			mg/L	10	20	06/06/18 13:48	kja
Residue, Non-Filterable (TSS) @105C	SM2540D	1		U	*	mg/L	5	20	06/06/18 17:28	oah
Sulfate	SM4500 SO ₄ -D	1	130		*	mg/L	10	50	06/18/18 11:57	enb
TDS (calculated)	Calculation		500			mg/L			06/22/18 0:00	calc
TDS (ratio - measured/calculated)	Calculation		0.98						06/22/18 0:00	calc
Turbidity	M180.1 - Nephelometric	1		U	*	NTU	0.1	0.5	06/01/18 16:32	emk


Report Header Explanations

<i>Batch</i>	A distinct set of samples analyzed at a specific time
<i>Found</i>	Value of the QC Type of interest
<i>Limit</i>	Upper limit for RPD, in %.
<i>Lower</i>	Lower Recovery Limit, in % (except for LCSS, mg/Kg)
<i>MDL</i>	Method Detection Limit. Same as Minimum Reporting Limit unless omitted or equal to the PQL (see comment #5). Allows for instrument and annual fluctuations.
<i>PCN/SCN</i>	A number assigned to reagents/standards to trace to the manufacturer's certificate of analysis
<i>PQL</i>	Practical Quantitation Limit. Synonymous with the EPA term "minimum level".
<i>QC</i>	True Value of the Control Sample or the amount added to the Spike
<i>Rec</i>	Recovered amount of the true value or spike added, in % (except for LCSS, mg/Kg)
<i>RPD</i>	Relative Percent Difference, calculation used for Duplicate QC Types
<i>Upper</i>	Upper Recovery Limit, in % (except for LCSS, mg/Kg)
<i>Sample</i>	Value of the Sample of interest

QC Sample Types

<i>AS</i>	Analytical Spike (Post Digestion)	<i>LCSWD</i>	Laboratory Control Sample - Water Duplicate
<i>ASD</i>	Analytical Spike (Post Digestion) Duplicate	<i>LFB</i>	Laboratory Fortified Blank
<i>CCB</i>	Continuing Calibration Blank	<i>LFM</i>	Laboratory Fortified Matrix
<i>CCV</i>	Continuing Calibration Verification standard	<i>LFMD</i>	Laboratory Fortified Matrix Duplicate
<i>DUP</i>	Sample Duplicate	<i>LRB</i>	Laboratory Reagent Blank
<i>ICB</i>	Initial Calibration Blank	<i>MS</i>	Matrix Spike
<i>ICV</i>	Initial Calibration Verification standard	<i>MSD</i>	Matrix Spike Duplicate
<i>ICSAB</i>	Inter-element Correction Standard - A plus B solutions	<i>PBS</i>	Prep Blank - Soil
<i>LCSS</i>	Laboratory Control Sample - Soil	<i>PBW</i>	Prep Blank - Water
<i>LCSSD</i>	Laboratory Control Sample - Soil Duplicate	<i>PQV</i>	Practical Quantitation Verification standard
<i>LCSW</i>	Laboratory Control Sample - Water	<i>SDL</i>	Serial Dilution

QC Sample Type Explanations

Blanks	Verifies that there is no or minimal contamination in the prep method or calibration procedure.
Control Samples	Verifies the accuracy of the method, including the prep procedure.
Duplicates	Verifies the precision of the instrument and/or method.
Spikes/Fortified Matrix	Determines sample matrix interferences, if any.
Standard	Verifies the validity of the calibration.

ACZ Qualifiers (Qual)

B	Analyte concentration detected at a value between MDL and PQL. The associated value is an estimated quantity.
H	Analysis exceeded method hold time. pH is a field test with an immediate hold time.
L	Target analyte response was below the laboratory defined negative threshold.
U	The material was analyzed for, but was not detected above the level of the associated value. The associated value is either the sample quantitation limit or the sample detection limit.

Method References

- (1) EPA 600/4-83-020. Methods for Chemical Analysis of Water and Wastes, March 1983.
- (2) EPA 600/R-93-100. Methods for the Determination of Inorganic Substances in Environmental Samples, August 1993.
- (3) EPA 600/R-94-111. Methods for the Determination of Metals in Environmental Samples - Supplement I, May 1994.
- (4) EPA SW-846. Test Methods for Evaluating Solid Waste.
- (5) Standard Methods for the Examination of Water and Wastewater.

Comments

- (1) QC results calculated from raw data. Results may vary slightly if the rounded values are used in the calculations.
- (2) Soil, Sludge, and Plant matrices for Inorganic analyses are reported on a dry weight basis.
- (3) Animal matrices for Inorganic analyses are reported on an "as received" basis.
- (4) An asterisk in the "XQ" column indicates there is an extended qualifier and/or certification qualifier associated with the result.
- (5) If the MDL equals the PQL or the MDL column is omitted, the PQL is the reporting limit.

For a complete list of ACZ's Extended Qualifiers, please click:

<http://www.acz.com/public/extquallist.pdf>

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Alkalinity as CaCO3

SM2320B - Titration

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449279													
WG449279PBW1	PBW	06/12/18 15:56				U	mg/L		-20	20			
WG449279LCSW3	LCSW	06/12/18 16:13	WC180531-2	820.0001		815	mg/L	99	90	110			
L44675-01DUP	DUP	06/12/18 18:08			129	130	mg/L				1	20	
WG449279LCSW6	LCSW	06/12/18 19:48	WC180531-2	820.0001		823	mg/L	100	90	110			
WG449279PBW2	PBW	06/12/18 19:55				U	mg/L		-20	20			
WG449279LCSW9	LCSW	06/12/18 23:07	WC180531-2	820.0001		808	mg/L	99	90	110			
WG449279PBW3	PBW	06/12/18 23:14				2	mg/L		-20	20			
WG449279LCSW12	LCSW	06/13/18 2:03	WC180531-2	820.0001		827	mg/L	101	90	110			
WG449279PBW4	PBW	06/13/18 2:10				U	mg/L		-20	20			
WG449279LCSW15	LCSW	06/13/18 5:40	WC180531-2	820.0001		834	mg/L	102	90	110			

Aluminum, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		1.93	mg/L	97	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.09	0.09			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.066	0.066			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	1.0019		1.008	mg/L	101	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	1.0019	.16	1.2	mg/L	104	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	1.0019	.16	1.195	mg/L	103	70	130	0	20	

Antimony, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.02		.01853	mg/L	93	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.0012	0.0012			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.00088	0.00088			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.01		.01059	mg/L	106	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.01	U	.01082	mg/L	108	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.01	U	.01107	mg/L	111	70	130	2	20	

Arsenic, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.04996	mg/L	100	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.0015	0.0015			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.0011	0.0011			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.0501		.04901	mg/L	98	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.0501	U	.05002	mg/L	100	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.0501	U	.051	mg/L	102	70	130	2	20	

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ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Barium, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		1.9775	mg/L	99	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.009	0.009			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.0066	0.0066			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.5025		.5027	mg/L	100	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.5025	.007	.5068	mg/L	99	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.5025	.007	.5066	mg/L	99	70	130	0	20	

Beryllium, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.048886	mg/L	98	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.00015	0.00015			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.00011	0.00011			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.05035		.049414	mg/L	98	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.05035	U	.049949	mg/L	99	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.05035	U	.050048	mg/L	99	70	130	0	20	

Cadmium, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		2.0013	mg/L	100	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.015	0.015			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.011	0.011			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.4975		.5002	mg/L	101	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.4975	U	.5008	mg/L	101	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.4975	U	.4993	mg/L	100	70	130	0	20	

Calcium, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	100		99.55	mg/L	100	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.3	0.3			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	68.22088		68.74	mg/L	101	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	68.22088	100	164.6	mg/L	95	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	68.22088	100	165.4	mg/L	96	85	115	0	20	

Chloride

SM4500Cl-E

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449717													
WG449717ICB	ICB	06/18/18 12:18				U	mg/L		-1.5	1.5			
WG449717ICV	ICV	06/18/18 12:18	WI180530-1	54.89		58.22	mg/L	106	90	110			
WG449717LFB1	LFB	06/18/18 13:18	WI171229-5	30.03		32.97	mg/L	110	90	110			
L44622-03DUP	DUP	06/18/18 13:20			22	21.58	mg/L				2	20	
L44642-01AS	AS	06/18/18 13:20	WI171229-5	30.03	10.8	43.16	mg/L	108	90	110			
WG449717LFB2	LFB	06/18/18 13:35	WI171229-5	30.03		31.51	mg/L	105	90	110			

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ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Chromium, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	2		1.968	mg/L	98	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.03	0.03			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	.5		.519	mg/L	104	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	.5	U	.515	mg/L	103	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	.5	U	.525	mg/L	105	85	115	2	20	

Conductivity @25C

SM2510B

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449279													
WG449279LCSW2	LCSW	06/12/18 16:01	PCN55811	1410		1460	umhos/cm	104	90	110			
L44675-01DUP	DUP	06/12/18 18:08			263	260	umhos/cm				1	20	
WG449279LCSW5	LCSW	06/12/18 19:36	PCN55811	1410		1450	umhos/cm	103	90	110			
WG449279LCSW8	LCSW	06/12/18 22:56	PCN55811	1410		1450	umhos/cm	103	90	110			
WG449279LCSW11	LCSW	06/13/18 1:51	PCN55811	1410		1440	umhos/cm	102	90	110			
WG449279LCSW14	LCSW	06/13/18 5:28	PCN55811	1410		1430	umhos/cm	101	90	110			

Copper, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		1.958	mg/L	98	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.03	0.03			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.022	0.022			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.4975		.501	mg/L	101	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.4975	U	.499	mg/L	100	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.4975	U	.496	mg/L	100	70	130	1	20	

Cyanide, total

M335.4 - Colorimetric w/ distillation

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449533													
WG449533ICV	ICV	06/14/18 22:06	WI180613-2	.3003		.2821	mg/L	94	90	110			
WG449533ICB	ICB	06/14/18 22:07				U	mg/L		-0.003	0.003			
WG449535													
WG449446LRB	LRB	06/14/18 23:37				U	mg/L		-0.003	0.003			
WG449446LFB	LFB	06/14/18 23:37	WI18060818-2	.2		.1824	mg/L	91	90	110			
L44569-10DUP	DUP	06/14/18 23:39			U	U	mg/L				0	20	RA
L44569-11LFM	LFM	06/14/18 23:41	WI18060818-2	.2	U	.1892	mg/L	95	90	110			

Fluoride

SM4500F-C

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449719													
WG449719ICV	ICV	06/18/18 17:15	WC180611-13	1.996		1.995	mg/L	100	95	105			
WG449719ICB	ICB	06/18/18 17:21				U	mg/L		-0.15	0.15			
WG449719LFB1	LFB	06/18/18 17:30	WC180508-10	5.015		5	mg/L	100	90	110			
L42793-17AS	AS	06/18/18 17:46	WC180508-10	5.015	.31	5.178	mg/L	97	90	110			
L42793-17ASD	ASD	06/18/18 17:54	WC180508-10	5.015	.31	5.1	mg/L	96	90	110	2	20	
WG449719LFB2	LFB	06/18/18 20:39	WC180508-10	5.015		4.953	mg/L	99	90	110			

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Iron, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		1.937	mg/L	97	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.06	0.06			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.044	0.044			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	1.0011		1.008	mg/L	101	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	1.0011	.15	1.166	mg/L	101	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	1.0011	.15	1.16	mg/L	101	70	130	1	20	

Lead, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.05177	mg/L	104	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.0003	0.0003			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.00022	0.00022			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.0496		.04922	mg/L	99	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.0496	.0018	.05104	mg/L	99	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.0496	.0018	.05107	mg/L	99	70	130	0	20	

Magnesium, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	100		99.45	mg/L	99	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.6	0.6			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	50.05667		48.81	mg/L	98	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	50.05667	7.3	56.86	mg/L	99	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	50.05667	7.3	56.85	mg/L	99	85	115	0	20	

Manganese, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		1.9818	mg/L	99	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.015	0.015			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.011	0.011			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.5005		.508	mg/L	101	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.5005	U	.5119	mg/L	102	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.5005	U	.5107	mg/L	102	70	130	0	20	

Mercury, total

M245.1 CVAA

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449591													
WG449591ICV1	ICV	06/16/18 10:54	HG180607-3	.004995		.00488	mg/L	98	95	105			
WG449591ICB	ICB	06/16/18 10:57				U	mg/L		-0.0002	0.0002			
WG449593													
WG449593LRB	LRB	06/16/18 11:32				U	mg/L		-0.00044	0.00044			
WG449593LFB	LFB	06/16/18 11:33	HG180530-3	.002002		.00184	mg/L	92	85	115			
L44816-01LFM	LFM	06/16/18 11:39	HG180530-3	.002002	U	.0019	mg/L	95	85	115			
L44816-01LFMD	LFMD	06/16/18 11:40	HG180530-3	.002002	U	.00187	mg/L	93	85	115	2	20	

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Nickel, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2.004		1.9792	mg/L	99	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.024	0.024			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.0176	0.0176			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.5015		.51	mg/L	102	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.5015	U	.5151	mg/L	103	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.5015	U	.5095	mg/L	102	70	130	1	20	

Nitrate/Nitrite as N, dissolved

M353.2 - Automated Cadmium Reduction

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG448576													
WG448576ICV	ICV	06/01/18 20:47	WI180301-7	2.416		2.415	mg/L	100	90	110			
WG448576ICB	ICB	06/01/18 20:49				U	mg/L		-0.02	0.02			
WG448576LFB1	LFB	06/01/18 20:54	WI180103-12	2		2.032	mg/L	102	90	110			
WG448576LFB2	LFB	06/01/18 21:34	WI180103-12	2		2.045	mg/L	102	90	110			
L44614-02AS	AS	06/01/18 21:41	WI180103-12	2	U	1.899	mg/L	95	90	110			
L44622-01DUP	DUP	06/01/18 21:43			U	U	mg/L				0	20	RA

Nitrite as N, dissolved

M353.2 - Automated Cadmium Reduction

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG448576													
WG448576ICV	ICV	06/01/18 20:47	WI180301-7	.609		.621	mg/L	102	90	110			
WG448576ICB	ICB	06/01/18 20:49				U	mg/L		-0.01	0.01			
WG448576LFB1	LFB	06/01/18 20:54	WI180103-12	1		1.012	mg/L	101	90	110			
WG448576LFB2	LFB	06/01/18 21:34	WI180103-12	1		1.032	mg/L	103	90	110			
L44614-02AS	AS	06/01/18 21:41	WI180103-12	1	U	.59	mg/L	59	90	110			M2
L44622-01DUP	DUP	06/01/18 21:43			U	U	mg/L				0	20	RA

pH (lab)

SM4500H+ B

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449279													
WG449279LCSW1	LCSW	06/12/18 15:59	PCN54162	6.01		6.1	units	101	5.9	6.1			
L44675-01DUP	DUP	06/12/18 18:08			8.3	8.3	units				0	20	
WG449279LCSW4	LCSW	06/12/18 19:34	PCN54162	6.01		6.1	units	101	5.9	6.1			
WG449279LCSW7	LCSW	06/12/18 22:54	PCN54162	6.01		6	units	100	5.9	6.1			
WG449279LCSW10	LCSW	06/13/18 1:49	PCN54162	6.01		6	units	100	5.9	6.1			
WG449279LCSW13	LCSW	06/13/18 5:26	PCN54162	6.01		6	units	100	5.9	6.1			

Phosphorus, total

M365.1 - Auto Ascorbic Acid (digest)

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449264													
WG449264ICV	ICV	06/12/18 13:28	WI180601-8	.65228		.651	mg/L	100	90	110			
WG449264ICB	ICB	06/12/18 13:30				U	mg/L		-0.02	0.02			
WG449274													
WG448844LRB	LRB	06/12/18 15:25				U	mg/L		-0.02	0.02			
WG448844LFB	LFB	06/12/18 15:26	WI180605-7	.5		.492	mg/L	98	90	110			
L44605-02LFM	LFM	06/12/18 15:28	WI180605-7	.5	U	.505	mg/L	101	90	110			
L44613-01DUP	DUP	06/12/18 15:30			.43	.374	mg/L				14	20	

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Potassium, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	20		19.88	mg/L	99	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.6	0.6			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	99.72934		100	mg/L	100	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	99.72934	6.3	109.4	mg/L	103	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	99.72934	6.3	109.7	mg/L	104	85	115	0	20	

Residue, Filterable (TDS) @180C

SM2540C

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG448864													
WG448864PBW	PBW	06/06/18 13:45				U	mg/L		-20	20			
WG448864LCSW	LCSW	06/06/18 13:46	PCN55373	260		262	mg/L	101	80	120			
L44675-01DUP	DUP	06/06/18 14:01			194	196	mg/L				1	10	

Residue, Non-Filterable (TSS) @105C

SM2540D

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG448878													
WG448878PBW	PBW	06/06/18 17:00				U	mg/L		-15	15			
WG448878LCSW	LCSW	06/06/18 17:02	PCN55373	160		157	mg/L	98	80	120			
L44642-01DUP	DUP	06/06/18 17:31			U	U	mg/L				0	10	RA

Selenium, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.0545	mg/L	109	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.003	0.003			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.0022	0.0022			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.05005		.0489	mg/L	98	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.05005	U	.0492	mg/L	98	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.05005	U	.0504	mg/L	101	70	130	2	20	

Silica, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	42.8		41.44	mg/L	97	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.6	0.6			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	21.415		22.89	mg/L	107	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	21.415	52.5	72.86	mg/L	95	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	21.415	52.5	72.46	mg/L	93	85	115	1	20	

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Silver, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	1.001		1.005	mg/L	100	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.03	0.03			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.022	0.022			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.5		.497	mg/L	99	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.5	U	.493	mg/L	99	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.5	U	.493	mg/L	99	70	130	0	20	

Sodium, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	100		100.44	mg/L	100	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.6	0.6			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	100.6711		101.8	mg/L	101	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	100.6711	22.2	125.2	mg/L	102	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	100.6711	22.2	125.4	mg/L	103	85	115	0	20	

Sulfate

SM4500 SO4-D

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449698													
WG449698PBW	PBW	06/18/18 11:50				U	mg/L		-30	30			
WG449698LCSW	LCSW	06/18/18 11:53	WC170902-4	100		102	mg/L	102	80	120			
L44860-05DUP	DUP	06/18/18 12:32			290	281	mg/L				3	20	

Thallium, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.0528	mg/L	106	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.0003	0.0003			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.00022	0.00022			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.0501		.0504	mg/L	101	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.0501	U	.05032	mg/L	100	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.0501	U	.05054	mg/L	101	70	130	0	20	

Turbidity

M180.1 - Nephelometric

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG448570													
WG448570ICV	ICV	06/01/18 16:21	PCN54180	205		213	NTU	104	90	110			
WG448570ICV1	ICV	06/01/18 16:23	PCN54180	205		213	NTU	104	90	110			
WG448570ICB	ICB	06/01/18 16:24				U	NTU		-0.3	0.3			
L44642-01DUP	DUP	06/01/18 16:33			U	U	NTU				0	20	RA

Wright Water EngineersACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Uranium, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.05049	mg/L	101	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.0003	0.0003			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.00022	0.00022			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.05		.04982	mg/L	100	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.05	.0017	.05247	mg/L	102	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.05	.0017	.05293	mg/L	102	70	130	1	20	

Zinc, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		2.015	mg/L	101	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.03	0.03			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.022	0.022			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.4942		.524	mg/L	106	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.4942	U	.522	mg/L	106	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.4942	U	.522	mg/L	106	70	130	0	20	

Wright Water Engineers

ACZ Project ID: **L44642**

ACZ ID	WORKNUM	PARAMETER	METHOD	QUAL	DESCRIPTION
L44642-01	RG639152	Corrosivity (calc.)	SM 2330 - CaCO3 SI	ZZ	Laboratory measured pH and temperature were used in this calculation. Sampler did not report either field pH, field temperature, or both.
	WG449535	Cyanide, total	M335.4 - Colorimetric w/ distillation	RA	Relative Percent Difference (RPD) was not used for data validation because the concentration of the duplicated sample is too low for accurate evaluation (< 10x MDL).
	WG448576	Nitrate/Nitrite as N, dissolved	M353.2 - Automated Cadmium Reduction	RA	Relative Percent Difference (RPD) was not used for data validation because the concentration of the duplicated sample is too low for accurate evaluation (< 10x MDL).
			M353.2 - Automated Cadmium Reduction	ZU	Analysis date/time preceeds filter date/time. A portion of sample was filtered and analyzed prior to the creation of a Filter workgroup.
		Nitrite as N, dissolved	M353.2 - Automated Cadmium Reduction	M2	Matrix spike recovery was low, the recovery of the associated control sample (LCS or LFB) was acceptable.
			M353.2 - Automated Cadmium Reduction	RA	Relative Percent Difference (RPD) was not used for data validation because the concentration of the duplicated sample is too low for accurate evaluation (< 10x MDL).
			M353.2 - Automated Cadmium Reduction	ZU	Analysis date/time preceeds filter date/time. A portion of sample was filtered and analyzed prior to the creation of a Filter workgroup.
	WG448878	Residue, Non-Filterable (TSS) @105C	SM2540D	RA	Relative Percent Difference (RPD) was not used for data validation because the concentration of the duplicated sample is too low for accurate evaluation (< 10x MDL).
	WG448570	Turbidity	M180.1 - Nephelometric	RA	Relative Percent Difference (RPD) was not used for data validation because the concentration of the duplicated sample is too low for accurate evaluation (< 10x MDL).

Wright Water Engineers

Project ID: 181-053.000

Sample ID: WELL TEPEOL

Locator:

ACZ Sample ID: **L44642-01**

Date Sampled: 05/31/18 14:56

Date Received: 06/01/18

Sample Matrix: *Drinking Water*

Gross Alpha & Beta

Prep Method:

M900.0

Parameter	Measure Date	Prep Date	Result	Error(+/-)	LLD	Units	XQ	Analyst
Alpha	06/16/18 0:07		7.3	3.3	2.4	pCi/L	*	slm/jlg
Beta	06/16/18 0:07		3.3	3.4	3.4	pCi/L	*	slm/jlg

Report Header Explanations

<i>Batch</i>	A distinct set of samples analyzed at a specific time
<i>Error(+/-)</i>	Calculated sample specific uncertainty
<i>Found</i>	Value of the QC Type of interest
<i>Limit</i>	Upper limit for RPD, in %.
<i>LCL</i>	Lower Control Limit, in % (except for LCSS, mg/Kg)
<i>LLD</i>	Calculated sample specific Lower Limit of Detection
<i>PCN/SCN</i>	A number assigned to reagents/standards to trace to the manufacturer's certificate of analysis
<i>PQL</i>	Practical Quantitation Limit
<i>QC</i>	True Value of the Control Sample or the amount added to the Spike
<i>Rec</i>	Amount of the true value or spike added recovered, in % (except for LCSS, mg/Kg)
<i>RER</i>	Relative Error Ratio, calculation used for Dup. QC taking into account the error factor.
<i>RPD</i>	Relative Percent Difference, calculation used for Duplicate QC Types
<i>UCL</i>	Upper Control Limit, in % (except for LCSS, mg/Kg)
<i>Sample</i>	Value of the Sample of interest

QC Sample Types

<i>DUP</i>	Sample Duplicate	<i>MS/MSD</i>	Matrix Spike/Matrix Spike Duplicate
<i>LCSS</i>	Laboratory Control Sample - Soil	<i>PBS</i>	Prep Blank - Soil
<i>LCSW</i>	Laboratory Control Sample - Water	<i>PBW</i>	Prep Blank - Water

QC Sample Type Explanations

Blanks	Verifies that there is no or minimal contamination in the prep method procedure.
Control Samples	Verifies the accuracy of the method, including the prep procedure.
Duplicates	Verifies the precision of the instrument and/or method.
Matrix Spikes	Determines sample matrix interferences, if any.

ACZ Qualifiers (Qual)

H	Analysis exceeded method hold time.
---	-------------------------------------

Method Prefix Reference

M	EPA methodology, including those under SDWA, CWA, and RCRA
SM	Standard Methods for the Examination of Water and Wastewater.
D	ASTM
RP	DOE
ESM	DOE/ESM

Comments

- (1) Solid matrices are reported on a dry weight basis.
- (2) Preparation method: "Method" indicates preparation defined in analytical method.
- (3) QC results calculated from raw data. Results may vary slightly if the rounded values are used in the calculations.
- (4) An asterisk in the "XQ" column indicates there is an extended qualifier and/or certification qualifier associated with the result.

For a complete list of ACZ's Extended Qualifiers, please click:

<http://www.acz.com/public/extquallist.pdf>

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Alpha		M900.0										Units: pCi/L				
ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Error	LLD	Found	Error	LLD	Rec%	Lower	Upper	RPD/RER	Limit	Qual
WG449738																
WG449728PBW	PBW	06/16/18						.06	0.83	1.1			2.2			
WG449728LCSW	LCSW	06/16/18	PCN55778	100				100	8.7	1.7	100	67	144			
L44642-01DUP	DUP-RPD	06/16/18			7.3	3.3	2.4	9.6	3.6	2.2				27	20	RG
L44642-01DUP	DUP-RER	06/16/18			7.3	3.3	2.4	9.6	3.6	2.2				0.47	2	
L44703-02DUP	DUP-RPD	06/16/18			4.8	3	2.5	4.8	3	2.5				0	20	
L44736-05MS	MS	06/16/18	PCN55778	100	2.9	2.3	5.7	85	8.9	4.6	82	67	144			

Beta		M900.0										Units: pCi/L				
ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Error	LLD	Found	Error	LLD	Rec%	Lower	Upper	RPD/RER	Limit	Qual
WG449738																
WG449728PBW	PBW	06/16/18						2	2	1.9			3.8			
WG449728LCSW	LCSW	06/16/18	RC180320-10	100				92	6.2	2.6	92	82	122			
L44642-01DUP	DUP-RPD	06/16/18			3.3	3.4	3.4	8.5	3.5	3.1				88	20	RG
L44642-01DUP	DUP-RER	06/16/18			3.3	3.4	3.4	8.5	3.5	3.1				1.07	2	
L44703-02DUP	DUP-RPD	06/16/18			3.1	3	3	3.6	3.4	3.4				15	20	
L44736-07MS	MS	06/16/18	RC180320-10	100	3.9	3	7.3	100	7	7.8	96	82	122			

Wright Water Engineers

ACZ Project ID: **L44642**

ACZ ID	WORKNUM	PARAMETER	METHOD	QUAL	DESCRIPTION
L44642-01	WG449738	Alpha	M900.0	RG	Sample concentration is less than 5x LLD; RPD was not used for data validation. Replicate Error Ratio (RER) is less than 2. Precision judged to be in control.
		Beta	M900.0	RG	Sample concentration is less than 5x LLD; RPD was not used for data validation. Replicate Error Ratio (RER) is less than 2. Precision judged to be in control.

Wright Water Engineers

ACZ Project ID: **L44642**

Metals Analysis

The following parameters are not offered for certification or are not covered by NELAC certificate #ACZ.

Barium, total recoverable	M200.7 ICP
Cadmium, total recoverable	M200.7 ICP
Chromium, dissolved	M200.7 ICP
Copper, total recoverable	M200.7 ICP
Nickel, total recoverable	M200.7 ICP
Potassium, dissolved	M200.7 ICP
Silver, total recoverable	M200.7 ICP

Wet Chemistry

The following parameters are not offered for certification or are not covered by NELAC certificate #ACZ.

Chloride	SM4500Cl-E
Phosphorus, total	M365.1 - Auto Ascorbic Acid (digest)
Residue, Non-Filterable (TSS) @ 105C	SM2540D
Sulfate	SM4500 SO4-D

Wright Water Engineers
181-053.000

ACZ Project ID: L44642
Date Received: 06/01/2018 11:05
Received By:
Date Printed: 6/4/2018

Receipt Verification

	YES	NO	NA
1) Is a foreign soil permit included for applicable samples?			X
2) Is the Chain of Custody form or other directive shipping papers present?	X		
3) Does this project require special handling procedures such as CLP protocol?		X	
4) Are any samples NRC licensable material?			X
5) If samples are received past hold time, proceed with requested short hold time analyses?	X		
6) Is the Chain of Custody form complete and accurate?	X		
7) Were any changes made to the Chain of Custody form prior to ACZ receiving the samples?		X	

Samples/Containers

	YES	NO	NA
8) Are all containers intact and with no leaks?	X		
9) Are all labels on containers and are they intact and legible?	X		
10) Do the sample labels and Chain of Custody form match for Sample ID, Date, and Time?	X		
11) For preserved bottle types, was the pH checked and within limits? ¹	X		
12) Is there sufficient sample volume to perform all requested work?	X		
13) Is the custody seal intact on all containers?			X
14) Are samples that require zero headspace acceptable?			X
15) Are all sample containers appropriate for analytical requirements?	X		
16) Is there an Hg-1631 trip blank present?			X
17) Is there a VOA trip blank present?			X
18) Were all samples received within hold time?	X		

NA indicates Not Applicable

Chain of Custody Related Remarks

Client Contact Remarks

Shipping Containers

Cooler Id	Temp (°C)	Temp Criteria (°C)	Rad (µR/Hr)	Custody Seal Intact?
3963	1.4	<=6.0	15	Yes

Was ice present in the shipment container(s)?

Yes - Wet ice was present in the shipment container(s).

Client must contact an ACZ Project Manager if analysis should not proceed for samples received outside of their thermal preservation acceptance criteria.

Wright Water Engineers
181-053.000

ACZ Project ID: L44642
Date Received: 06/01/2018 11:05
Received By:
Date Printed: 6/4/2018

¹ The preservation of the following bottle types is not checked at sample receipt: Orange (oil and grease), Purple (total cyanide), Pink (dissolved cyanide), Brown (arsenic speciation), Sterile (fecal coliform), EDTA (sulfite), HCl preserved vial (organics), Na₂S₂O₃ preserved vial (organics), and HG-1631 (total/dissolved mercury by method 1631).

2773 Downhill Drive Steamboat Springs, CO 80487 (800) 334-5493

649.3 44642

Report to:

Name: Scott Schreiber
Company: Wright Water Engineers, Inc.
E-mail: SSchreiber@wrightwater.com

Address: 818 Colorado Ave, Ste 307
Glenwood Springs, Co 81601
Telephone: 970-945-7755

Copy of Report to:

Name: _____

Company: _____

E-mail: _____

Telephone: _____

Invoice to:

Name: same

Company: _____

E-mail: _____

Address: _____

Telephone: _____

If sample(s) received past holding time (HT), or if insufficient HT remains to complete analysis before expiration, shall ACZ proceed with requested short HT analyses?

YES	<input checked="" type="checkbox"/>
NO	<input type="checkbox"/>

If "NO" then ACZ will contact client for further instruction. If neither "YES" nor "NO" is indicated, ACZ will proceed with the requested analyses, even if HT is expired, and data will be qualified

Are samples for SDWA Compliance Monitoring?

Yes		No	<input checked="" type="checkbox"/>
-----	--	----	-------------------------------------

If yes, please include state forms. Results will be reported to PQL for Colorado.

Sampler's Name: SDS Sampler's Site Information State CO Zip code 81623 Time Zone mm

*Sampler's Signature: [Signature]

*I attest to the authenticity and validity of this sample. I understand that intentionally mislabeling the time/date/location or tampering with the sample in anyway, is considered fraud and punishable by State Law.

PROJECT INFORMATION

ANALYSES REQUESTED (attach list or use quote number)

Quote #:	
PO#: 181-053.000	
Reporting state for compliance testing: N/A	
Check box if samples include NRC licensed material?	

of Containers

SEE ATTACHED

SAMPLE IDENTIFICATION	DATE:TIME	Matrix
-----------------------	-----------	--------

[illegible]

Matrix	SW (Surface Water) · GW (Ground Water) · WW (Waste Water) · DW (Drinking Water) · SL (Sludge) · SO (Soil) · OL (Oil) · Other (Specify)
--------	----------------------------------------------------------------------------------------------------------------------------------------

REMARKS

Please refer to ACZ's terms & conditions located on the reverse side of this COC.

RELINQUISHED BY:

DATE:TIME

RECEIVED BY:

DATE:TIME

Scott Schneiders	5/31/18 3:45 PM	BCR	6/1/18 1105

Account: WRIGHT/Wright Water Engineers
Bottle Order: BO39882**Bill to Account:** Bill to ACZ
Ship Date Requested: 05/18/2018
Request Placed at: 05/17/2018 14:23
Service Requested: UPS Ground**Sampling supplies**

PACK	Qty	ACZ ID	Type	Description
<input type="checkbox"/>	1	COC	Chain of Custody	Chain of Custody, 1 for 10 samples.
<input type="checkbox"/>	2	SEAL	Custody Seal	Custody seals for cooler, two for each cooler.
<input type="checkbox"/>	1	RETURN	Return Address	Return Address label, one for each cooler.
<input type="checkbox"/>	7	LABELS	Sample Labels	ACZ supplied labels for sample containers

ACZ Coolers

PACK	Qty	ACZ ID	Size	Weight	UPS Tracking Number
<input type="checkbox"/>	1	3963	Medium	7	1Z8101300317193360

Quote number: WRIGHT-DW-2018**Sample Quantity:** 1 ☐Analysis of Primary and Secondary inorganic DW paramaters -
ACZ is responsible for necessary sample filtering

PACK	Qty	Type	Size	Filter/Raw/Preserve	Instructions
<input checked="" type="checkbox"/>	1	GREEN	125 ML	Filtered/Nitric	Metals (dissolved except ICPMS) - This is a filtered sample. Completely fill container.
<input type="checkbox"/>	1	PURPLE	250 ML	Raw/NaOH	Cyanide - Do not overfill as there is Sodium Hydroxide in the bottle.
<input checked="" type="checkbox"/>	1	RAW	500 ML	Raw	Wet Chemistry (analyses that do not require preservative or filtration) - Completely fill container.
<input checked="" type="checkbox"/>	1	RED PC	250 ML	Red pre-cleaned Raw/Nitric	Metals (total including ICPMS) - Do not overfill as there is Nitric Acid in the bottle.
<input checked="" type="checkbox"/>	0	RED PC WM	1 L	Red pre-cleaned wide mouth Raw/Nitric	Metals (total ICPMS) - Do not overfill as there is Nitric Acid in the bottle.
<input type="checkbox"/>	1	RED RAD	1000 ML	Raw/Nitric	Radiochemistry (total) - Do not overfill as there is Nitric Acid in the bottle.
<input checked="" type="checkbox"/>	1	WHITE	250 ML	Filtered	Wet chemistry (dissolved) - This is a filtered sample. Completely fill container.
<input checked="" type="checkbox"/>	1	YELLOW	250 ML	Raw/Sulfuric	For total wet chemistry analyses. Do not overfill as there is Sulfuric Acid in the bottle.

Prepared By/Date: _____

SW

Scott Grosscup
Office (970) 945-6546
Direct (970) 928-3468
sgrosscup@balcombgreen.com

July 10, 2018

Douglas Pratte, ASLA
The Land Studio, Inc.
365 River Bend Way
Glenwood Springs, Colorado 81601

landstudio2@comcast.net

Re: GO Self Storage – Land Use Change Permit – Legal Water Supply

Dear Doug:

Go Self Storage is applying to Garfield County requesting a land use change permit for a mini storage facility on a parcel of land described as Parcel C of the Dixon Subdivision. The parcel is one of three parcels owned by Hipa Hipa, LLC and has been used for commercial purposes by The Planted Earth of Carbondale. This letter describes the legal supply of water available to the project.

Located on Lot A of the Planted Earth properties is a well permitted under well permit number 45419-F-R. Diversions from the well for commercial and irrigation purposes at Planted Earth are augmented pursuant to Basalt Water Conservancy District contract number 3.3.5.1(135) in the amount of two acre feet per year. Pursuant to the report from Wright Water Engineer, total estimated diversions for existing buildings and proposed self-storage will not exceed two acre feet per year by use from the new self storage and existing commercial use on the property.

Therefore, provided total diversions do not exceed two acre feet per year for the three parcels, well permit 45419-F-R provides a legal water supply to the properties. A copy of the permit is attached.

Outdoor irrigation on the property can occur through shares in the Lower Kelso Ditch Company to be transferred by the current owners to GO Self Storage at closing.

Sincerely,



Scott Grosscup

cc: Wes Granner

Colorado Division of Water Resources

Colorado's Well Permit Search

THIS PAGE IS NOT THE ACTUAL PERMIT

The information contained on this page is a summary of the permit file and may not reflect all details of the well permit. ([Full Disclaimer](#))

Well Constructed

[Help](#) Last Refresh:

Receipt: 9500488 **Division:** 5
Permit #: 45419-F -R **Water District:** 38
Well Name / #: **County:** GARFIELD
Designated Basin: **Management District:**
Case Number: W1506
WDID:

[\[-\] Imaged Documents - Permit File](#)

Document Name	Date Imaged	Annotated
Change in Owner Name/Address/Location	08/18/2014	No
Well Construction	12/01/2007	No
Pump Installation	12/01/2007	No
Correspondence, Memos, Findings & Hearings	12/01/2007	No
General Purpose Application	11/29/2007	No
Well Permit	11/29/2007	No
Correspondence, Memos, Findings & Hearings	11/29/2007	No

[\[-\] Applicant/Contact](#)

Applicant/Contact Name	Mailing Address	City/State/Zip
HIPA HIPA LLC	PO BOX 5061	ASPEN, CO 81612

[\[-\] Location Information](#)

Approved Well Location:

Q40	Q160	Section	Township	Range	PM	Footage from Section Lines
NW	SE	27	7S	88W	Sixth	2400 S 1850 E

Northing (UTM y): 4365388.7 **Easting (UTM x):** 310061.8
Location Accuracy: Spotted from section lines

Subdivision Name

DIXON

Filing Block Lot

A

Parcel ID: 23-2393-274-01-003

Acres in Tract:

[\[-\] Permit Details](#)

Date Issued: 03/07/2001 **Date Expires:** 03/07/2002

Uses (See [Imaged Documents](#) for more information)

General Use(s): Commercial

Aquifer(s): ALL UNNAMED AQUIFERS

Special Use:

Area which may be irrigated: 0.7 ACRES

Annual volume of appropriation:

Statute:

Cross Reference Permit(s): **Permit Number** **Receipt**
 45419-F -R 0436641

Comments: LOTS A,C,D. BASALT WTR CONS DISTRICT CONTRACT #3.3.5.135(A). NOT ONLY WELL ON TRACT. AT PLANTED EARTH. TOPOEL WELL ALT POINT TO BASALT FOR 13 GPM.

[\[-\] Construction/Usage Details](#)

Well Construction Date: 03/09/2001

Pump Installation Date: 04/19/2001

Well Plugged:

1st Beneficial Use:

Elevation	Depth	Perforated Casing (Top)	Perforated Casing (Bottom)	Static Water Level	Pump Rate
141		101	141		

Driller	Lic #	Name	Address	Phone Number
Pump Installer	1095	SHELTON, WAYNE	BOX 1059 BASALT, CO 81621	9709274182
	1050	SAMUELSON, RAUN	BOX 297 GLENWOOD SPRINGS, CO 81602	9709456309

[\[-\] Application/Permit History](#)

Change in Owner Name / Mailing Address	08/07/2014
Pump Installed	04/19/2001
Well Constructed	03/09/2001
Permit Issued	03/07/2001
Application Received	03/06/2001

Disclaimer

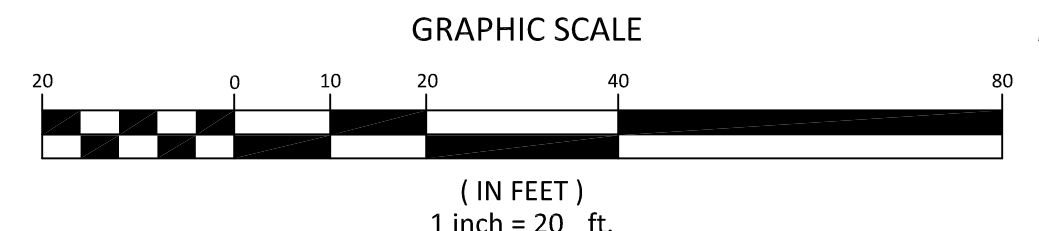
***The information contained on this page is a summary of the permit file and may not reflect all details of the well permit. THIS PAGE IS NOT THE ACTUAL PERMIT.**

This page should not be used as a basis for any legal consideration, to determine the allowed uses of the well, to determine construction information, or to determine the terms and conditions under which the well can operate. The complete well permit file should be viewed to obtain details on the allowed uses and other relevant information. A complete copy of this file is available in the "Imaged Documents" section of this page, and can be viewed by opening all of the documents listed under that section (documents will open as pdf files).

Note that all of the terms and conditions under which a well can operate, particularly for non-exempt wells, may not be specified on the well permit. Wells may also be subject to relevant statutes, rules and decrees. To learn more about well permitting in Colorado, please visit [DWR's Well Permitting Page](#). If you have any questions about this well permit file, please contact the [DWR Ground Water Information Desk](#).










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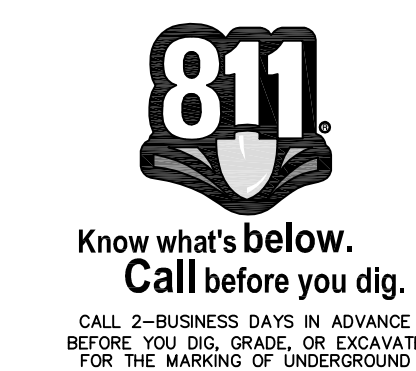
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[illegible]

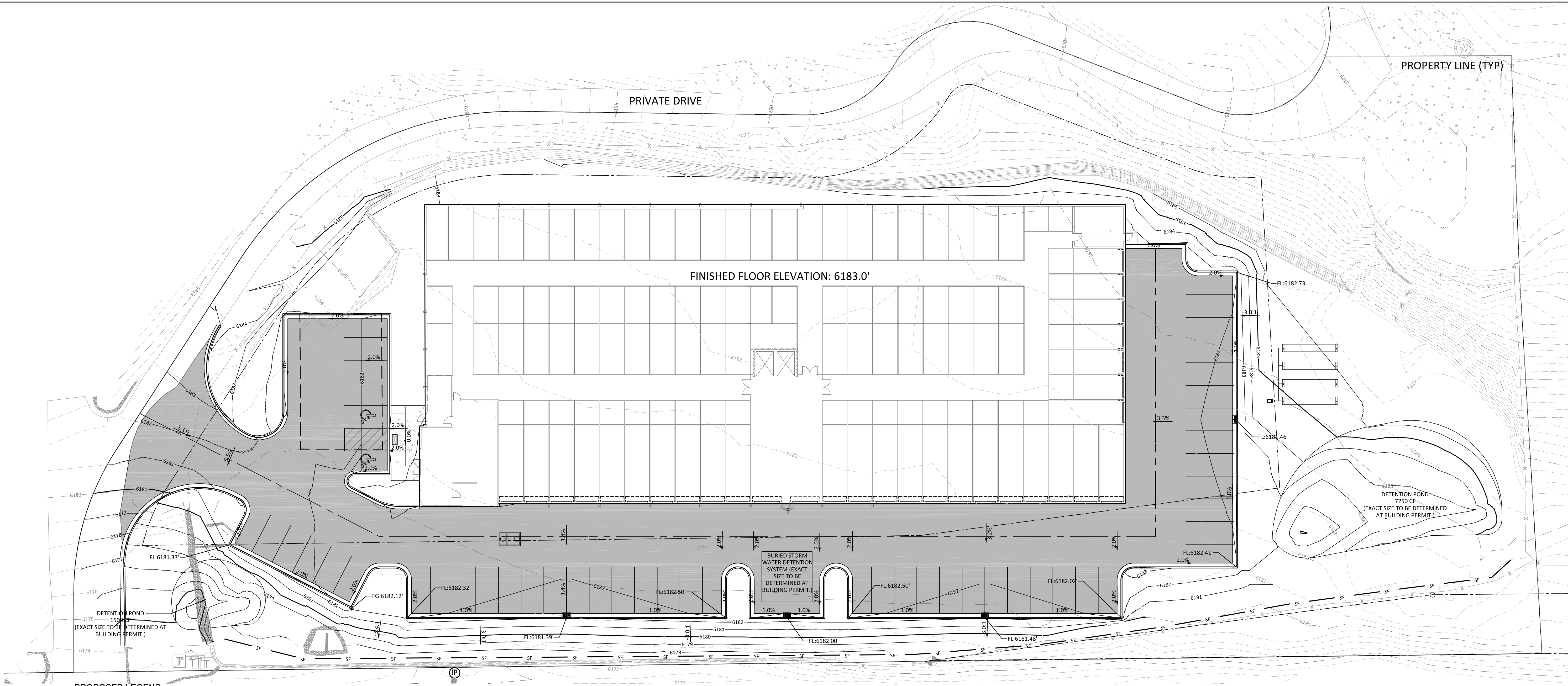
17235 - SNOW STORAGE CALCULATIONS					
SITE	PLOW AREA (SF)	PLOW VOL. (CF) [1]	STORAGE AREA (SF)	STORAGE VOL. (CF) [2]	NET +/- (CF)
Parking Lot	23,572	11,786	9,500	28,500	16,714
TOTAL =	23,572	11,786	9,500	28,500	16,714

[1] = ASSUME A 12" SNOW STORM THAT COMPACTS DOWN TO 6" DEPTH
 [2] = ASSUME AVERAGE STORAGE DEPTH IS 3'

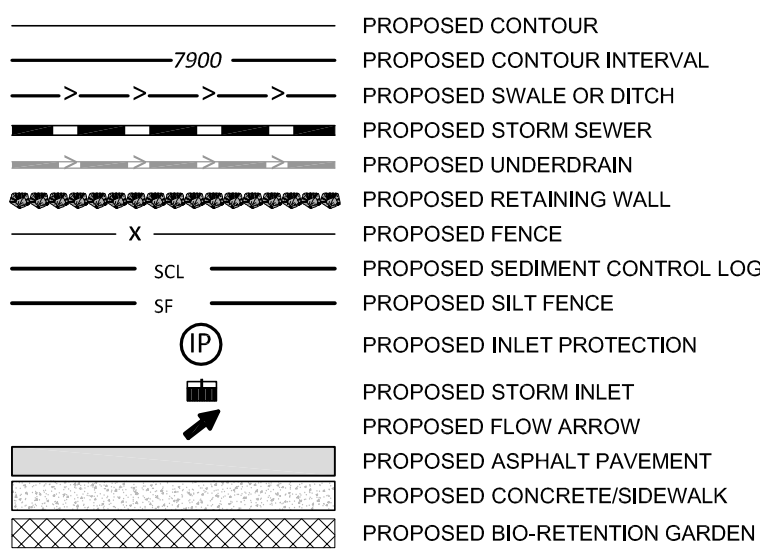
- ## SITE IMPROVEMENTS LEGEND
- | | |
|---------------------------------------------------------------------------------------|----------------------------|
|  | PROPOSED SWALE OR DITCH |
|  | PROPOSED STORM SEWER |
|  | PROPOSED STORM INLET |
|  | PROPOSED ASPHALT PAVEMENT |
|  | PROPOSED CONCRETE/SIDEWALK |
|  | PROPOSED SNOW STORAGE AREA |
|  | EXISTING EASEMENT |
|  | EXISTING PROPERTY LINE |
|  | EXISTING SETBACK LINE |



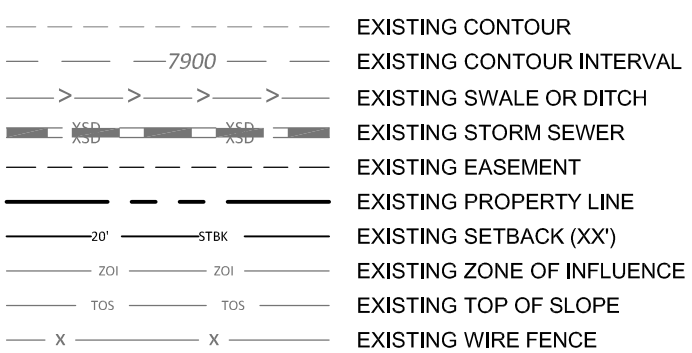
6:2017137235-GO SELF STORAGE/CIVIL DWG/SPLOT/COMPLETENESS SUBMITTAL 2018-11-20 17:23:51 DRAINAGE PLAN DWG - Nov 20, 2018 - 11:28am



PROPOSED LEGEND



EXISTING LEGEND



SPOT ELEVATION LEGEND

BOW = BOTTOM OF WALL
EOA = EDGE OF ASPHALT
EX = EXISTING GRADE
FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
FL = FLOW LINE
HP = HIGH POINT
LP = LOW POINT
MATCH EX = MATCH EXISTING
RIM = RIM ELEVATION
TBC = TOP BACK OF CURB
TOC = TOP OF CONCRETE

DRAINAGE DIRECTION/SLOPE

2.0%

SPOT ELEVATION

XXXX.XXXX'

EXAMPLE: TOP OF CONCRETE @ 7900.00' =

TOC:7900.00'

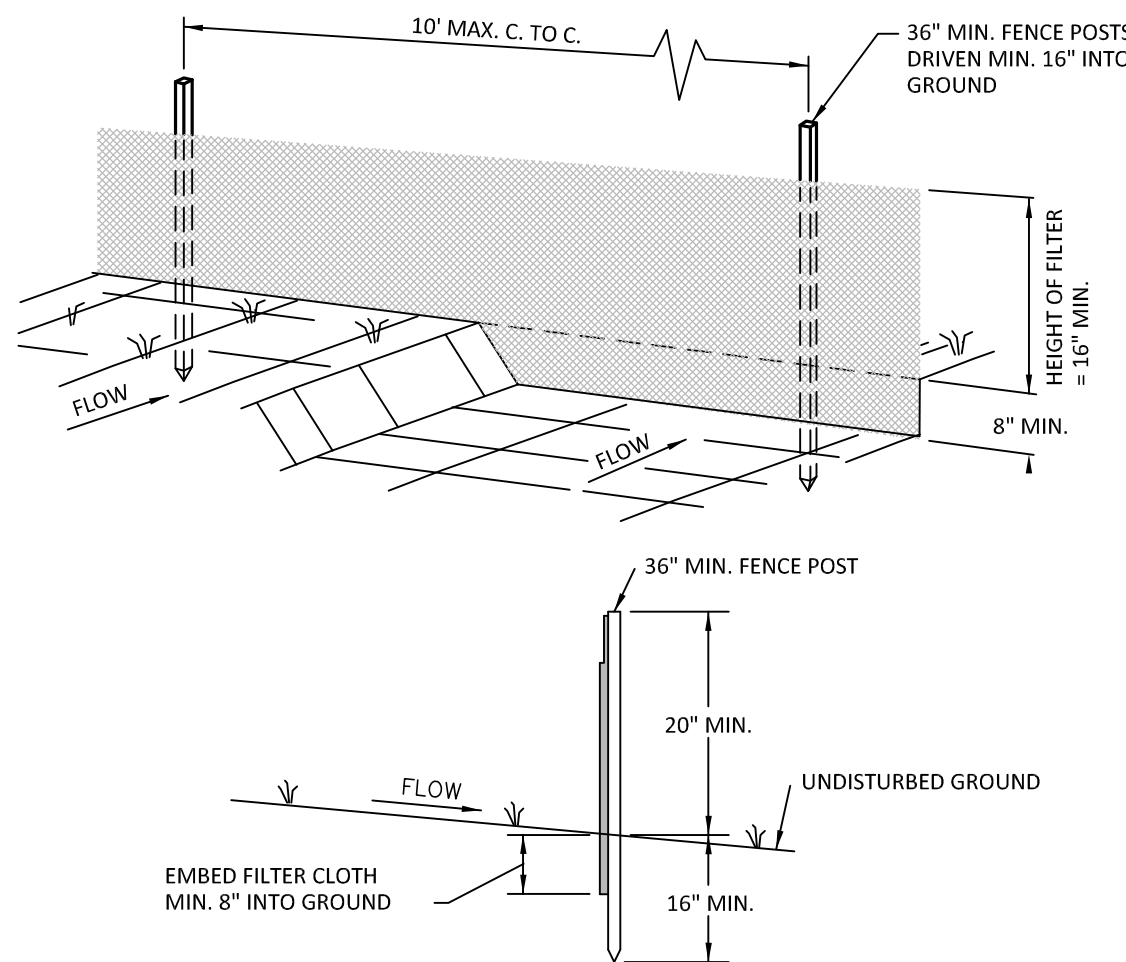
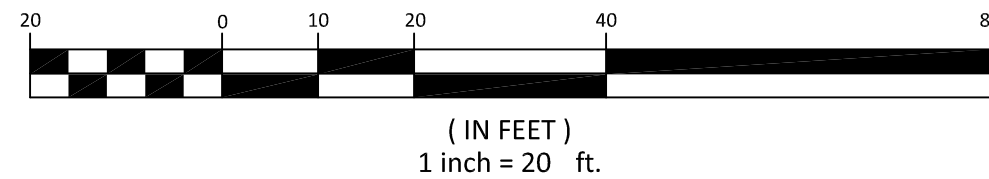
FINAL GRADING & DRAINAGE NOTES:

- EXISTING CONTOURS ILLUSTRATED HEREIN ARE AT 1 FT INTERVAL, BASED ON SOPRIS ENGINEERING FIELD TOPOGRAPHY PERFORMED IN 2018.
- PROPOSED CONTOURS ARE AT 1 FT INTERVALS.
- GRADE LANDSCAPE AND HARDSCAPE SURFACES AROUND BUILDING PERIMETER AS NEEDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR WALLS.
- CONTRACTOR TO VERIFY GRADES ACROSS SITE TO ENSURE THAT THE INSTALLATION OF THE GRADING & DRAINAGE IMPROVEMENTS ARE IN COMPLIANCE WITH THE INTENT OF THE DESIGN RECOMMENDATIONS ILLUSTRATED HEREIN AND ON THE DRAINAGE PLAN. THE ENGINEER OF RECORD SHOULD BE MADE AWARE OF ANY EXISTING GRADES THAT MAY IMPEDE THE CONSTRUCTION OF THE GRADING AND DRAINAGE IMPROVEMENTS.
- DOWNSPOUT FOR BUILDING ROOF DRAIN SYSTEM TO BE COORDINATED WITH THE ARCHITECT AND MECHANICAL ENGINEER.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE IN SUCH A MANNER THAT IT WILL CONTAIN DUST PARTICLES TO THE IMMEDIATE AREA OF THE WORK. THE CONTRACTOR MUST PERFORM SUCH TREATMENT WITHIN 2 HOURS AFTER NOTIFICATION BY THE COUNTY THAT AN AIRBORNE DUST NUISANCE EXISTS.
- THE CONTRACTOR MUST IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE THE TRANSPORTATION OF SEDIMENT BEYOND THE LIMITS OF DISTURBANCE.
- THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS TO THE AREA WITHIN THE ACTIVITY ENVELOPE. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED.
- COMPACTION IN EXCAVATED AREAS SHALL BE 95% STANDARD PROCTOR DENSITY.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES THAT ARE TO REMAIN.
- THE UTILITIES AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
- ALL SPOT ELEVATIONS AND GRADING CONCEPTS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DEVIATIONS SHALL BE COORDINATED WITH THE ENGINEER OF RECORD AND LANDSCAPE ARCHITECT.
- ALL GEOTECHNICAL RECOMMENDATIONS MUST BE ADHERED TO.
- ALL SITE RETAINING WALLS BY OTHERS.
- ALL STORM PIPES SHALL BE GASKETED PVC SDR-35 OR AS NOTED ON PLANS. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR ALL ROOF DRAIN LOCATIONS.
- PROVIDE A CLEANOUT WITH FRAME AND GRATE AT ALL DOWNSPOUT LOCATIONS AND A MINIMUM OF 150 FT. IF INLETS ARE NOT PROVIDED. GRATE COVERS TO BE 4" BRASS WITH "STORM" EMBEDDED ON COVER.
- ALL INLETS, TRENCH DRAINS AND BASINS WITHIN THE DRIVEWAY SHALL BE TRAFFIC RATED PER MANUFACTURERS REQUIREMENTS. A
- CONTRACTOR TO ENSURE A MINIMUM OF 4" SEPARATION BETWEEN BUILDING FOUNDATION AND OUTSIDE DIAMETER OF STORM PIPES.
- INSTALL RODENT SCREENS AND OUTFALL PROTECTION AT THE OUTFALL OF ALL DRAIN LINES.
- CONTRACTOR TO ADHERE TO ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS.
- CONTRACTOR TO FIELD VERIFY DRAINAGE CONCEPT ILLUSTRATED HEREIN TO ACTUAL FIELD CONDITIONS.
- ANY DEVIATION FROM THE STORMWATER IMPROVEMENTS AS ILLUSTRATED HEREIN MUST BE PRE-APPROVED BY THE ENGINEER OF RECORD.
- HEAT TAPE SHALL BE PROVIDED FOR ALL DAYLIGHT PIPES AND PIPES THAT ARE BURIED LESS THAN 42" FROM FINAL GRADE.
- ALL TRENCH DRAIN LOCATIONS ARE TO BE FIELD VERIFIED BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER PRIOR TO INSTALLATION.
- REVEGETATION OF THE SITE TO BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPE AND PLANTING PLANS

EROSION CONTROL NOTES:

- CONTRACTOR MUST UTILIZE "BEST MANAGEMENT PRACTICES" (BMP), TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
- DUST CAUSED BY DEMOLITION, EXCAVATION, TOPSOIL REMOVAL OPERATIONS, OR ROAD BASE PLACEMENT SHALL BE CONTROLLED BY THE CONTRACTOR AT HIS EXPENSE. THE ENGINEER OR CITY MAY REQUIRE THE CONTRACTOR AT ANY TIME TO DISCONTINUE CONSTRUCTION ACTIVITIES UNTIL DUST CONDITIONS ARE REDUCED TO THE COUNTY'S SATISFACTION.
- BMP'S SHALL BE INSTALLED BEFORE ANY EARTH DISTURBING AND/OR DEMOLITION ACTIVITIES COMMENCE.
- STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES SHALL NOT CAUSE, HAVE THE REASONABLE POTENTIAL TO CAUSE, OR MEASURABLY CONTRIBUTE TO AN EXCEEDANCE OF ANY WATER QUALITY STANDARD.
- CONSTRUCTION SHALL BE PHASED IN A MANNER TO LIMIT EARTH DISTURBING ACTIVITIES (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION).
- SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE CONSTRUCTION SITE.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND ANY OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT PROTECTION TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
- THE EROSION CONTROL PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED BEST MANAGEMENT PRACTICES (BMP'S) DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE CONSTRUCTION SITE. UPDATES MUST BE MADE WITHIN 72 HOURS FOLLOWING THE CHANGE IN BMP'S.
- THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE (INCLUDING ALL BMP'S, STORAGE CONTAINERS, AND CONSTRUCTION EQUIPMENT) A MINIMUM OF EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OR SNOW MELT THAT MAY CAUSE SURFACE EROSION.
- THE CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ON SITE AND AVAILABLE FOR REVIEW BY COUNTY STAFF. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- STRAW BALES SHALL NOT BE USED FOR PRIMARY EROSION OR SEDIMENT CONTROL (I.E. STRAW BALES MAY BE USED FOR REINFORCEMENT BEHIND ANOTHER BMP SUCH AS SILT FENCE).
- BMP'S INTENDED FOR SHEET FLOW SEDIMENT RUNOFF SHALL BE PLACED PARALLEL TO THE SLOPE.
- ALL BMP'S SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN OF THE BMP UNLESS OTHERWISE SPECIFIED.
- A VEHICLE TRACKING PAD (VTP) AND/OR STABILIZED STAGING AREAS SHALL BE PLACED AT ALL EXITS FROM THE SITE TO PREVENT TRACK-OUT ONTO CITY STREETS. IF TRACK-OUT DOES OCCUR, THE CONTRACTOR SHALL IMMEDIATELY SWEEP THE STREET OF DEBRIS.
- ALL PORTA-POTTY STRUCTURES MUST BE FIRMLY SECURED WITH #4 REBAR ANCHORS OR EQUAL. MUST BE PLACED AWAY FROM FLOW LINES OF STREET, SWALES, RAIN GARDENS & AWAY FROM INLETS.
- STOCKPILES OF SOIL OR OTHER ERODABLE MATERIALS MUST BE MANAGED SO THAT STORMWATER DOES NOT COME IN CONTACT WITH THE PILE AND POTENTIALLY WASH POLLUTANTS OFFSITE. AT A MINIMUM STOCKPILES SHALL BE ROUTINELY WETTED AND/OR BLANKETED AS WELL AS INCLUDE AN EROSION SOCK PERIMETER BARRIER TO PREVENT WIND EROSION AND SEDIMENT TRANSPORT OFFSITE. STOCKPILES THAT ARE INACTIVE FOR MORE THAN 7 DAYS WILL REQUIRE SOIL BINDER OR HAVE MUCH MULCH TACKIFIER APPLIED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES EXCEEDING 3:1.

GRAPHIC SCALE



SILT FENCE DETAIL

- NOTES:
- SILT FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD.
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970) 704-0313

DESIGNED BY	ADD	11/14/18
DRAWN BY	ADD	11/14/18
CHECKED BY	YN	11/19/18
DATE:	11-19-18	
JOB NO.	17235.01	

GO SELF STORAGE
PARCEL C DIXON SUBDIVISION
GARFIELD COUNTY, COLORADO
LIMITED IMPACT REVIEW

DATE	REVISION

TITLE
GRADING &
DRAINAGE PLAN

DRAWING NO.

C-3.0

[illegible]

811

**Know what's below.
Call before you dig.**

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

12744 Highway 82
Garfield County, CO

506 Grand Boulevard
Kansas City, MO 64106
p:816.221.0250 f:816.221.0251

REVISIONS	EXTERIOR ELEVATIONS
ISSUE DATE 11/19/18	EXTERIOR ELEVATIONS
PROJECT NUMBER 2018-124	
SHEET NUMBER A2.0	



SEAL

GO SELF STORAGE

12744 Highway 82
Garfield County, CO

icon:
ARCHITECTURE

506 Grand Boulevard
Kansas City, MO 64106
p:816.221.0250 f:816.221.0251

REVISIONS

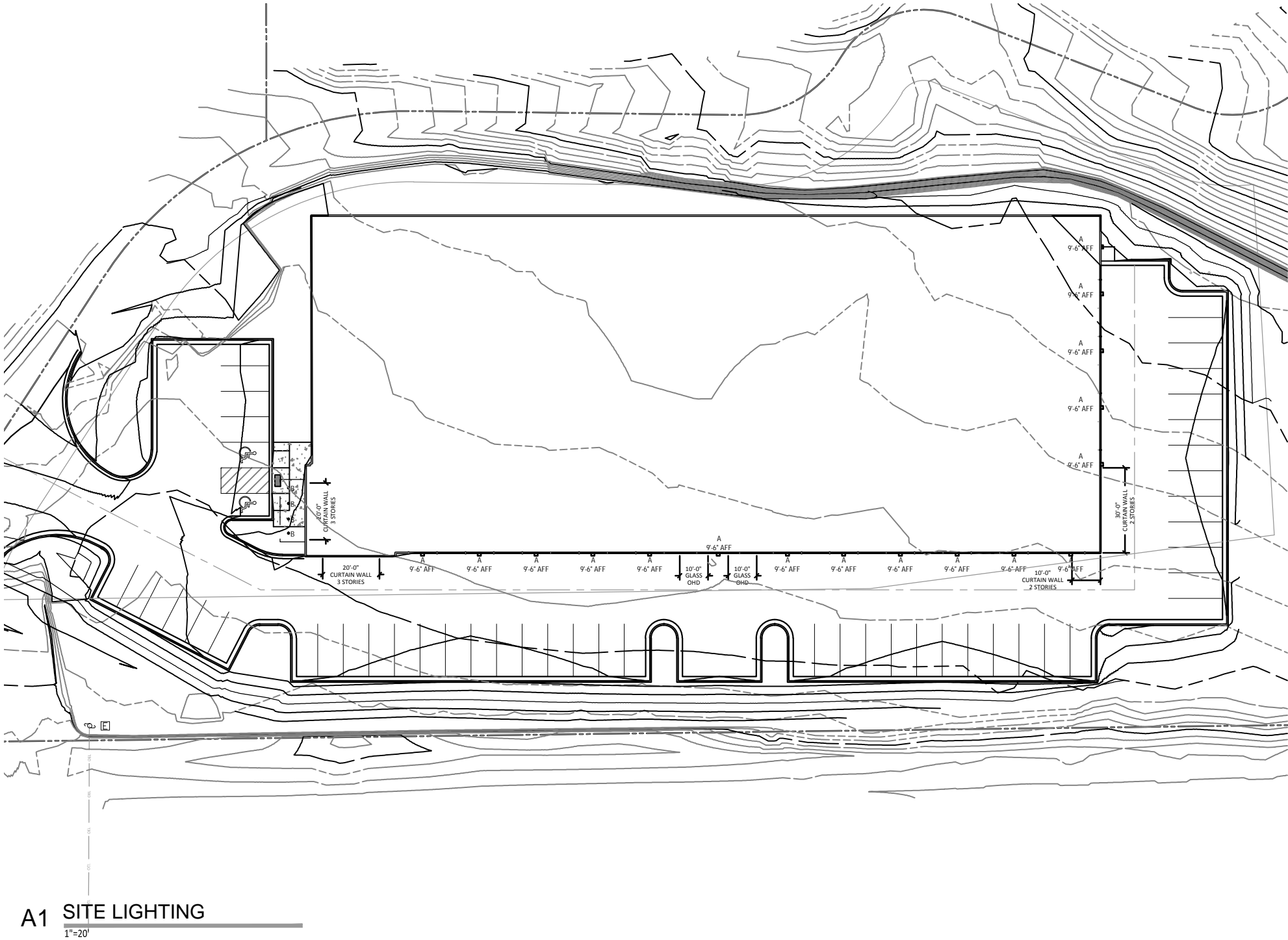
ISSUE DATE
11/19/18

PROJECT NUMBER
2018-124

SHEET NUMBER

A2.1

EXTERIOR PERSPECTIVE



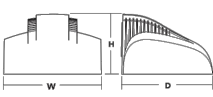
A1 SITE LIGHTING
1"=20'



A: ASW1 LED-42C-350-30K-SR3
LED Wall Luminaire

Specifications

Width: 15" (38.1 cm)
Depth: 13-3/4" (34.9 cm)
Height: 9-1/4" (23.8 cm)
Weight (max): 34 lbs (15.4 kg)



Introduction

The Aerie™ family combines sleek, fluid forms and crisp edges into a striking architectural aesthetic that can be echoed throughout entire sites. The ASW1 LED integrates the latest LED technology with the designer aesthetic of the Aerie™ family for stylish, high-performance illumination that lasts. The ASW1 LED is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: ASW1 LED 42C 700 40K SR4 MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting
ASW1 LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA	300K 3000K 40K 4000K 50K 5000K	SR2 Type I SR3 Type II SR4 Type IV	MVOLT ¹ 277 ¹ 120 ¹ 347 208 ¹ 480 240 ¹	Shipped included (blank) Surface mount Shipped separately BBW Surface-mounted back box (for conduit entry) ¹

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configuration shown, within the tolerance allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Lighting fixture	Driver Current (mA)	System Watts	Opt. Type	40K (IESNA LM-79-08)				
				Beam diameter	B	H	L	P/W
42C (42 LEDs)	350	40W	SR2	4,033	1	0	1	82
			SR3	3,908	1	0	1	82
			SR4	3,971	1	0	1	81
			SR5	3,971	1	0	1	81
	530	750W	SR2	7,348	2	0	2	95
			SR3	7,128	1	0	2	95
			SR4	7,258	1	0	2	94
			SR5	7,258	1	0	2	94
	700	900W	SR2	8,564	2	0	2	87
			SR3	8,533	2	0	2	87
			SR4	8,676	2	0	2	86
			SR5	8,676	2	0	2	86

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient Temp	32°F	Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.04
20°C	68°F	1.01
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Table references the anticipated performance projections for the ASW1 LED 42C 700 platform in a 25°C ambient, based on 10,000 hours of LED testing (based per IESNA LM-80-08 and projected per IESNA TM-21-11).

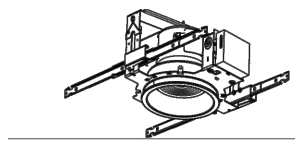
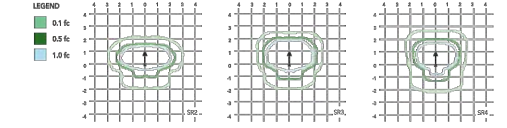
To calculate LM, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	LM	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.92	0.85

Photometric Diagrams

To see complete photometric reports or download .lvs files for this product, visit Lithonia Lighting's ASW1 LED homepage.

Isocandela plots are considered to be representative of available optical distributions.



Gotham Architectural Downlighting
Compact Fluorescent Downlights

8" LGF
Round Lens

Wet Location
Horizontal Triple-Tube Lamp



B: -2/42TRT-8RW-T73

OPTICAL SYSTEM

- Aluminum upper reflector coated with highly reflective white paint provides high efficiency and an evenly illuminated aperture appearance.
- Available with tempered prismatic lens (T73), flat Fresnel lens (FFL) or flat opal lens (FOL).
- Recessed white door (RW) or stepped black baffle (SB) provided standard with white painted flange.
- Door is retained by self-aligning, torsion support springs, preventing gaps between door and ceiling.

MECHANICAL SYSTEM

- 16-gauge galvanized steel mounting/plaster frame with integral yoke to retain optical system. Maximum 1-1/2" ceiling thickness.
- 16-gauge galvanized steel mounting bars with continuous 4" vertical adjustment are shipped pre-installed. Post installation adjustment possible without the use of tools from above or below ceiling.
- Galvanized steel junction box with hinged access covers and spring latch. Two combination 1/2"-3/4" and three 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out) No. 12 AWG conductors, rated for 90°C.

ELECTRICAL SYSTEM

- Galvanized steel lampholder housing.
- Horizontally-mounted, four-pin, positive-latch, thermoplastic sockets.
- Class II, thermally protected, high-power-factor, electronic ballast(s) mounted to the junction box.

LISTING

- Fixtures are UL Listed for thru-branch wiring, non-IC recessed mounting and wet locations. Listed and labeled to comply with Canadian standards.

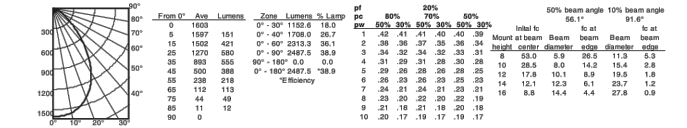
WARRANTY

1-year limited warranty. Complete warranty terms located at www.aconlighting.com/CustomersResources/terms_and_conditions.aspx

EXAMPLE: LGF 2/42TRT 8RW T73 MVOLT

Series	Number of lamps/	Wattage/Lamp	Door frame	Lens type	Voltage	Ballast ¹
LGF	1	16TRT ¹	8RW	Recessed white door	FFL	Flat Fresnel lens
		26TRT ¹	8SB	Stepped black baffle	FOL	Flat opal lens
		32TRT ¹	8SB	Stepped black baffle	PFC	Prismatic polycarbonate lens
		42TRT ¹	8SB	Stepped black baffle	PFC	Prismatic polycarbonate lens

LGF 2/42TRT 8RW T73 42TRT LAMP, 1.1 5/MH, 3200 RATED LUMENS, TEST NO. LTL14198



GO SELF STORAGE
12744 Highway 82
Garfield County, CO



506 Grand Boulevard
Kansas City, MO 64106
p:816.221.0250 f:816.221.0251

REVISIONS

ISSUE DATE
11/19/18
PROJECT NUMBER
2018-124
SHEET NUMBER

AS-L
ARCHITECTURAL SITE LTG

1. Decomposed Granite, tan in color, to be spread in two (2) two inch (2") lifts. Wet and tamp each lift to form a uniform, smooth surface with a cross slope of 2%, compact each lift. Upon completion of the final lift, fill any depressions, holes or divots and tamp again. Provide a one-pound sample of tan color material for review and approval.

3. Determine locations of underground utilities and perform work in a manner which will avoid possible damage.

5. Plant trees and shrubs in pits 12' larger than tree ball, backfill with a mix of 2 parts topsoil, 1 part compost or peat, and 1 part sand.

Plant Materials Legend

<u>SYM</u>	<u>QTY</u>	<u>SIZE</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
M	6	2.5"	Sensation Boxelder Maple	Acer negundo
A	6	2"	Aspen, Nursery Grown	Populus tremuloides
O	6	2.5"	Swamp White Oak	Quercus bicolor
CS	16	12' ht.	Colorado Blue Spruce	Picea pungens glauca
PP	3	10' ht.	Ponderosa Pine	Pinus ponderosa
P	3	4' ht.	Pinon Pine	Pinus edulis
R	24	#5	Rose, 'Nearly Wild'	Rosa x 'Nearly Wild'
S	6	#5	Snowmound Spirea	Spiraea nipponica 'snowmound'
D	30	#5	Red Osier Dogwood	Cornus sericea var. coloradensis
SP	10	#5	Siberian Peashrub	Caragana arborecens

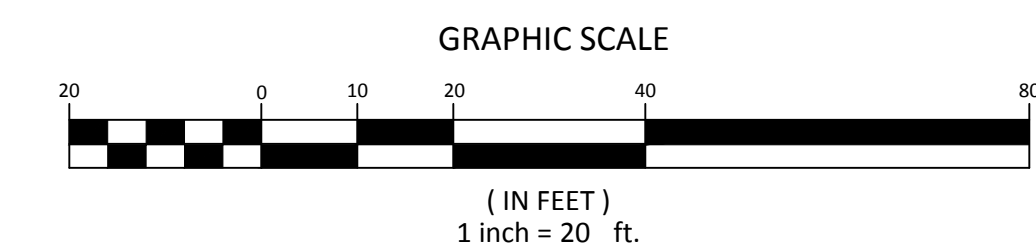


**Know what's below.
Call before you dig.**



Base Information Provided by:
Sopris Engineering LLC
SGM
ICON Architecture + Fabrication

November 20, 2018



**Know what's below.
Call before you dig.**

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.		
CIVIL CONSULTANTS		
502 MAIN STREET CARBONDALE, CO 81623 (970) 704-0311 FAX: (970) 704-0313		
DESIGNED BY	ADD	00/00/00
DRAWN BY	ADD	00/00/00
CHECKED BY	YN	00/00/00
DATE:		11-14-18
JOB NO.		17235.01
GO STORAGE GARFIELD COUNTY, COLORADO		REVIEW
DATE	REVISION	
TITLE		
SITE PLAN		
DRAWING NO.		
1 OF 1		

EXISTING FENCE LINES DO NOT COINCIDE WITH THE EXACT BOUNDARIES OF THE LAND.

**Wright Water Engineers, Inc.**

818 Colorado Avenue, Suite 307, P.O. Box 219
Glenwood Springs, Colorado 81602
(970) 945-7755 TEL
(970) 945-9210 FAX

www.wrightwater.com
e-mail: jkelly@wrightwater.com

July 10, 2018

Via Email

Wes Grammer
GO Self Storage
P.O. Box 22876
Kansas City, MO 64113

Re: Water Supply Evaluation for Proposed GO Self Storage Facility

Dear Mr. Grammer:

Wright Water Engineers, Inc. (WWE) has prepared this letter report to document the methodology used to estimate the daily water demands for the proposed GO Self Storage facility. In addition, we evaluated the adequacy of the physical water supply to meet the proposed water demands. The project is proposed to be developed on Parcel C of the Dixon Subdivision at 12744 Highway 82 in Garfield County, Colorado. The well for the self-storage facility is located on Lot A of the Dixon Subdivision. The Improvement Survey Plat is attached to show the locations of the lots and the well.

WATER DEMAND

The water uses associated with the proposed self-storage facility include three bathrooms, an employee kitchen, and a vehicle washbay. To estimate the daily water demand associated with these uses, WWE consulted the Garfield County On-Site Wastewater Treatment System (OWTS) Regulations. Table 6-2 of the Regulations provided estimates of average daily wastewater flow for various uses in gallons per day (gpd). While Table 6-2 does not provide estimates for the exact uses associated with the proposed self-storage facility, WWE was able to use the table as a guide and used engineering judgment for the best fits.

The estimated wastewater flow for each restroom was based on a residential lavatory (sink) and water closet (toilet) with rates of 8.4 and 24.8 gpd, respectively. With each of the three restrooms rated at 33.2 gpd, all three total to an estimated 99.6 gpd of wastewater flow.

The employee kitchen was based on a residential kitchen with a dishwasher (1.8 gpd) and kitchen sink (5.8 gpd) for a total wastewater flow of 7.6 gpd. The vehicle washbay was assumed to be equivalent to two utility sinks, each at 8.4 gpd, for a total of 16.8 gpd.

Therefore, the total estimated wastewater flow for the proposed facility is 124 gpd. Assuming that 90 percent of the water used at the facility becomes wastewater (10 percent consumption), the water demand for the facility is 137.8 gpd, or rounding up to 140 gpd.

WWE did a literature search to verify the reasonableness of the water demand of 140 gpd, or 0.157 acre-feet per year. We found values of 0.13 to 0.174 acre-feet per year for similar facilities; however, these estimates were typically dominated by outdoor use for landscape irrigation. For example, of the annual demand of 0.174 acre-feet, only 0.024 acre-feet was for indoor use. Therefore, we conclude that our estimate is very conservative due to outdoor irrigation demand being satisfied by the irrigation ditch.

WATER SUPPLIES

The property is served by the TePoel Well operating under Permit No. 45419-F-R (see attached) located on Lot A of the Dixon Subdivision. The permit allows for pumping at a rate of up to 30 gallons per minute (gpm), and “the use of ground water from this well is limited to drinking and sanitary purposes and the irrigation of 0.70 acres [sic] of landscaping/agricultural materials at the Planted Earth.” Historically, the well served a single-family residence and various uses and facilities associated with the Planted Earth nursery and greenhouse. The property has shares in the Lower Kelso Ditch Company, and the Kelso Ditch is the primary source of irrigation water for the existing nursery and greenhouse.

The existing well was drilled by Shelton Drilling on March 9, 2001 (see attached Well Construction and Test Report). The well was drilled to a total depth of 141 feet encountering Maroon Formation from depths of 74 feet to TD. The well was completed with perforated casing in the bottom 40 feet of the well. The static water level at the time of drilling was 80 feet.

For the proposed facility, all potable uses will come from the TePoel Well and all landscape irrigation will be provided by the Kelso Ditch. The water demand of the facility estimated at 140 gpd will be served by the well, which may also continue to serve the historical uses on the three lots.

WELL YIELD

A 20-gpm pump was installed by Samuelson Pump Company on April 19, 2001 (see attached Pump Installation and Test Report). A pumping test was performed on April 20, with a static water level of 82 feet, 4 inches. After pumping for an unknown time at 20 gpm, the water level was 83 feet, 2½ inches.

WWE conducted a pumping test on the well on May 31, 2018. The well plumbing was configured such that the well would cycle on to fill three pressure tanks and then cycle off while the tanks emptied. Based on previous tests showing little drawdown, we determined that a 4-hour test would likely be adequate.

Prior to starting the pumping test, the initial water level was 69.20 feet below the top of casing. The pumping test was started at 10:15 am. The pumping test was performed by closing all valves to the remainder of the property except for the pressure tanks. A hose was connected to a bib at the pressure tank and turned on. A flow rate was also established by measuring the time it took to fill a 15-gallon bucket from the hose. The discharge was approximately 10 to 12 gallons per minute.

For the first hour of the pumping test, a water level was acquired in the well, with the use of a water level indicator. A measurement was taken about every minute and noted. During the pumping test when the pump would cycle on, the water level would drop approximately 10 inches and then maintain a constant depth. Once the pump would turn off, the water level would return relatively quickly to where it was before the pump turned on. Figure 1 is a graph showing the water level measurement during the pumping test.

The test was continued for another 3 hours until approximately 2:15 pm. During that time, the water level was evaluated to verify there had not been any changes. During the last 15 minutes of the pumping test, the water levels were evaluated once more and determined the same drawdown and recover were taking place to a static water level of 69.40 feet below the top of casing. Since recovery of the water level was almost immediate, there was no need to continue to monitor the water level after the test had been completed. WWE estimated that between 2,400 and 2,880 gallons were pumped during the four-hour test.

The current property owner provided well meter readings from water year 2016 (See Table 1). The records indicate the winter time use of about 1,070 gpd, then the water use ramping up to a maximum of 6,345 gpd in June. It is unclear whether the additional use included irrigation, or just additional uses associated with the nursery and greenhouse operation during the irrigation season. Regardless, the data show that the well has demonstrated it is capable of supplying a water demand in excess of 6,000 gpd.

WELL WATER QUALITY

WWE collected water quality samples for laboratory analysis near the end of the pumping test. The suite of parameters tested are a subset of those parameters that have drinking water standards that WWE typically uses for private well water supplies.

Table 2 summarizes the laboratory results for the well water. As shown in the table, none of the parameters had a detected level that exceeded the primary or secondary standards, where applicable. The water had a hardness of 344 mg/L, which is typical of well water completed in bedrock. A water softener would be recommended to reduce scaling on pipes. The total dissolved solids (TDS) was also high at 492 mg/L, making the water marginal for irrigation. Both of these parameters are purely aesthetic and have no adverse health risk.

CONCLUSION

The water demand associated with the proposed self-storage facility is conservatively estimated to be 140 gpd. The well has demonstrated both historically and during our pumping test to be able to satisfy a demand far in excess of the proposed demand. Therefore, even if historical uses continue on Lot A and Parcel D, the well will be able to provide an adequate physical supply, especially since the outdoor irrigation uses will be satisfied via the Kelso Ditch. The water quality of the well water showed good water quality with the only treatment needed for aesthetic purposes and disinfection.

Mr. Wes Grammer
July 10, 2018
Page 4

Please do not hesitate to call if you have any questions.

Very truly yours,

WRIGHT WATER ENGINEERS, INC.

By 

Jonathan M. Kelly, P.E.
Senior Water Resources Engineer

Attachments: SGM Improvement Survey Plat
Well Permit No. 45419-F-R
Well Construction and Test Report
Pump Installation and Test Report
Figure 1 – Water Level Measurement
Table 1 – 2016 Well Meter Readings
Table 2 – Water Quality Analysis
ACZ Laboratories Water Quality Report

cc: Doug Pratte, The Land Studio

G:\WWE\181-053\000\Docs\GO Self Storage Water Supply.docx

Form No.

GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES
 818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
 (303) 866-3581

1095

APPLICANT

WELL PERMIT NUMBER 45419 -F R
 DIV. 5 WD 38 DES. BASIN MD

Lot: A Block: Filing: Subdiv: DIXON

DIVIDE CREEK LAND & CATTLE CO
 C/O LEAVENWORTH & KARP PC
 P O DRAWER 2030
 GLENWOOD SPRINGS, CO 81602-

(970) 945-2261

PERMIT TO CONSTRUCT A WELL

APPROVED WELL LOCATION

GARFIELD COUNTY

NW 1/4 SE 1/4 Section 27

Township 7 S Range 88 W Sixth P.M.

DISTANCES FROM SECTION LINES

2400 Ft. from South Section Line

1850 Ft. from East Section Line

UTM COORDINATES

Northing:

Easting:

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(2) and State Engineer Hearing Case no. 92-SE-03 for the replacement of an existing well, permit no. 45419-F-R, appropriating ground water tributary to the Roaring Fork River, as an alternate point of diversion to the Basalt Conduit, on the condition that the well shall be operated only when the Basalt Water Conservancy District's substitute water supply plan, approved by the State Engineer, is in effect and when a water allotment contract between the well owner and the Basalt Water Conservancy District for the release of replacement water from Ruedi Reservoir is in effect, or under an approved plan for augmentation. BWCD contract #3.3.5.135(a). The old well must be plugged and abandoned in accordance with Rule 16 of the Water Well Construction Rules. A Well Abandonment Report form must be submitted within sixty (60) days after construction of the new well, affirming that the old well was plugged and abandoned.
- 4) The use of ground water from this well is limited to drinking and sanitary purposes and the irrigation of 0.70 acres of landscaping/agricultural materials at the Planted Earth. All use of this well will be curtailed unless the water allotment contract or a plan for augmentation is in effect. This well is known as TePoel Well, Water Court Case No. W-1506. Physical well address is 12744 Highway 82, Carbondale, CO 81623.
- 5) Approval of this replacement permit shall not result in an expanded use of ground water.
- 6) The maximum pumping rate of this well shall not exceed 30 GPM.
- 7) The average annual amount of ground water to be appropriated shall not exceed two (2) acre-foot (651,700 gallons).
- 8) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 9) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 10) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 11) This well shall be constructed at least 600 feet from any existing well, except permit nos. 164088 and 162494, which were the subject of State Engineer Hearing Case no. 92-SE-03 or any well that is not owned by the applicant.
- 12) The change/expansion of use from the decreed use of this well (TePoel Well, Case no. W-1506) is a change in water right. An application should be made to the Division 5 Water Court for this change of water right.

NOTE: Parcel Identification Number (PIN): 23-2393-274-01-003

NOTE: Assessor Tax Schedule Number: R112089

DMW
 03/07/2001

APPROVED
DMW

Hel W. Srinivasan
 State Engineer

By M. Whitteard

Receipt No. 9500488

DATE ISSUED **MAR 07 2001**By **MAR 07 2002**
EXPIRATION DATE

FOR OFFICE USE ONLY

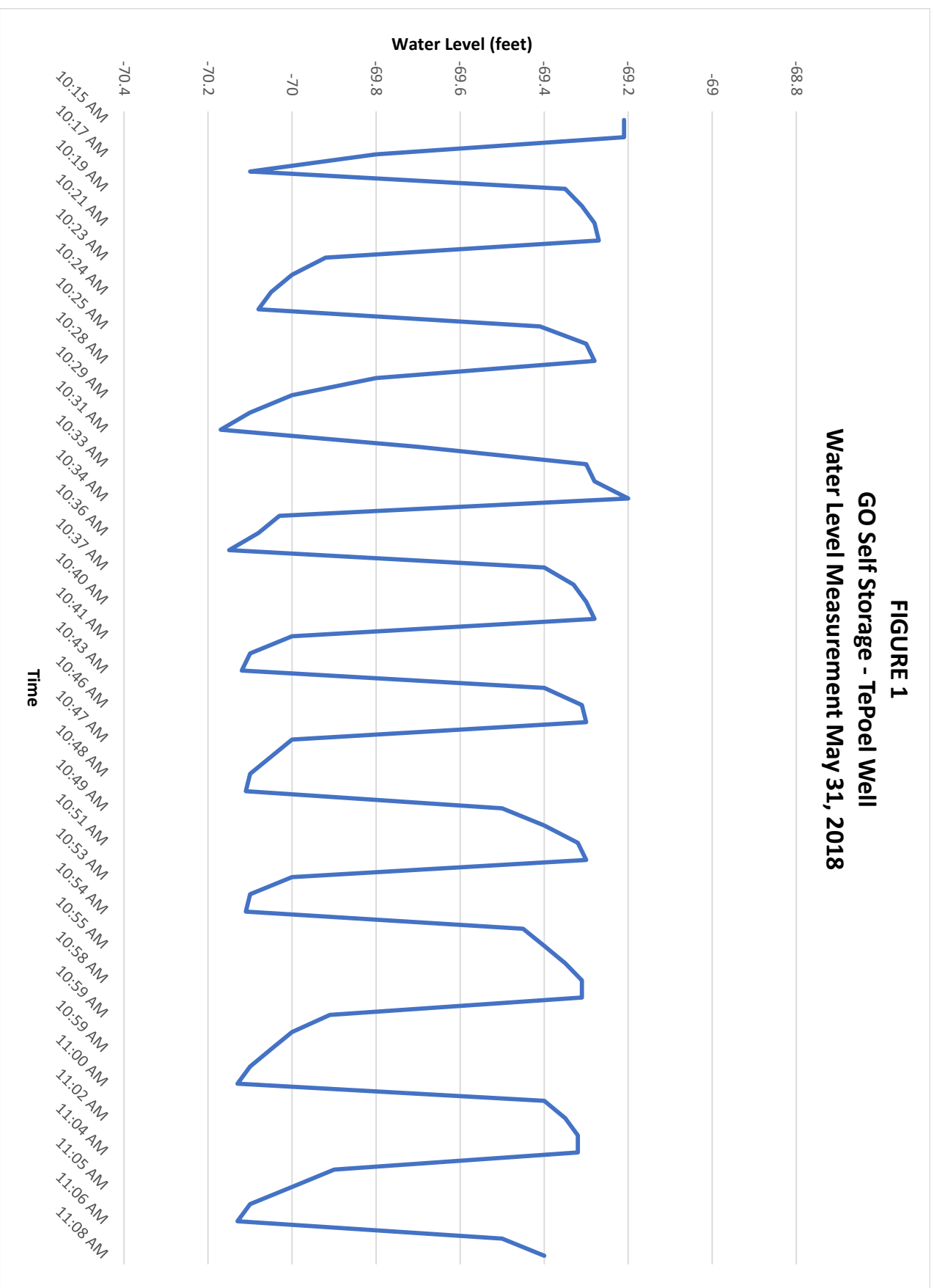
MAR 21 2001

WATER RESOURCES
STATE ENGINEER
COLO.
APPROVAL # GWS31-91-03

ORIGINAL

FORM NO. GWS-32 10/84	PUMP INSTALLATION AND TEST REPORT STATE OF COLORADO, OFFICE OF THE STATE ENGINEER	For Office Use only RECEIVED <div style="font-size: 1.2em; font-weight: bold;">9500488</div> MAY 23 2001 WATER RESOURCES STATE ENGINEER COLO.
1. WELL PERMIT NUMBER <u>45419-F R</u>		
2. OWNER NAME(S) <u>DIVINE CRK. LAND & CATTLE CO.</u> <u>70 LEAVENWORTH & KOPP P.C.</u> Mailing Address <u>P.O. DRAWER 2030</u> City, St. Zip <u>GLENWOOD SPRS., CO. 81602</u> Phone (970) 945-2281		
3. WELL LOCATION AS DRILLED: <u>NW 1/4 SE 1/4, Sec. 27 Twp. 7 S, Range 88 W</u> DISTANCES FROM SEC. LINES: <u>2400</u> ft. from <u>SOUTH</u> Sec. line. and <u>1850</u> ft. from <u>EAST</u> Sec. line. <small>(north or south) (east or west)</small> SUBDIVISION: _____ LOT _____ BLOCK _____ FILING(UNIT) _____ STREET ADDRESS AT WELL LOCATION: _____		
4. PUMP DATA: Type <u>SUBMERSIBLE</u> Installation Completed <u>4/19/01</u> Pump Manufacturer <u>STA-RITE</u> Pump Model No. <u>20P4F02H-03</u> Design GPM <u>20</u> at RPM <u>3450</u> , HP <u>1 1/2 Hp</u> , Volts <u>230V</u> , Full Load Amps <u>11.2</u> Pump Intake Depth <u>125'</u> Feet, Drop/Column Pipe Size <u>1 1/4</u> Inches, Kind <u>JCN 80PVC</u> ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM: TURBINE DRIVER TYPE: <input type="checkbox"/> Electric <input type="checkbox"/> Engine <input type="checkbox"/> Other _____ Design Head _____ feet, Number of Stages _____, Shaft size _____ inches.		
5. OTHER EQUIPMENT: Airline Installed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Orifice Depth ft. _____, Monitor Tube Installed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Depth ft. _____ Flow Meter Mfg. _____ Meter Serial No. _____ Meter Readout <input type="checkbox"/> Gallons, <input type="checkbox"/> Thousand Gallons, <input type="checkbox"/> Acre feet, <input type="checkbox"/> Beginning Reading _____		
6. TEST DATA: <input type="checkbox"/> Check box if Test data is submitted on Supplemental Form. Date <u>4/20/01</u> Total Well Depth <u>130'</u> Time _____ Static Level <u>82'-4"</u> Rate (GPM) <u>20 gpm</u> Date Measured <u>4/20/01</u> Pumping Lvl. <u>83'-2 1/2"</u>		
7. DISINFECTION: Type <u>CLOROX</u> Amt. Used <u>1 GAL</u>		
8. Water Quality analysis available. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
9. Remarks _____ _____ _____ _____ _____		
10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]		
CONTRACTOR <u>SAMUELSON PUMP Co. INC.</u> Phone (970) <u>945-6309</u> Lic. No. <u>1050</u> Mailing Address <u>P.O. Box 297 GLENWOOD SPRINGS, CO. 81602</u>		
Name/Title (Please type or print) <u>RAVN SAMUELSON PRES.</u>	Signature <u>Ravn Samuelson</u>	Date <u>5/20/01</u>

FIGURE 1
GO Self Storage - Tepoel Well
Water Level Measurement May 31, 2018



GO Self Storage - TePoel Well
Well Water Level Measurement - May 31, 2018

Time	Water Level (ft)	Note
10:15:00 AM	69.21	Pump off
10:17:04 AM	69.21	Pump on
10:17:38 AM	69.8	
10:19:10 AM	70.1	Pump off
10:19:40 AM	69.35	
10:20:40 AM	69.31	
10:21:30 AM	69.28	
10:23:07 AM	69.27	Pump on
10:23:34 AM	69.92	
10:23:46 AM	70	
10:24:08 AM	70.05	
10:25:07 AM	70.08	Pump off
10:25:49 AM	69.41	
10:27:12 AM	69.3	
10:28:59 AM	69.28	Pump on
10:29:13 AM	69.8	
10:29:47 AM	70	
10:30:00 AM	70.1	
10:31:01 AM	70.17	Pump off
10:32:50 AM	69.7	
10:33:07 AM	69.3	
10:34:22 AM	69.28	
10:34:56 AM	69.2	Pump on
10:35:52 AM	70.03	
10:36:21 AM	70.08	
10:37:04 AM	70.15	Pump off
10:37:39 AM	69.4	
10:39:21 AM	69.33	
10:40:22 AM	69.3	
10:41:04 AM	69.28	Pump on
10:41:31 AM	70	
10:42:17 AM	70.1	
10:43:03 AM	70.12	Pump off
10:43:49 AM	69.4	

Time	Water Level (ft)	Note
10:46:33 AM	69.31	
10:46:52 AM	69.3	Pump on
10:47:24 AM	70	
10:47:40 AM	70.05	
10:48:25 AM	70.1	
10:49:10 AM	70.11	Pump off
10:49:37 AM	69.5	
10:49:52 AM	69.4	
10:51:19 AM	69.32	
10:52:52 AM	69.3	Pump on
10:53:23 AM	70	
10:53:55 AM	70.1	
10:54:56 AM	70.11	Pump off
10:55:32 AM	69.45	
10:55:58 AM	69.4	
10:57:03 AM	69.35	
10:58:01 AM	69.31	Pump on
10:58:50 AM	69.31	
10:59:17 AM	69.91	
10:59:25 AM	70	
10:59:32 AM	70.05	
10:59:50 AM	70.1	
11:00:55 AM	70.13	Pump off
11:01:50 AM	69.4	
11:02:59 AM	69.35	
11:04:11 AM	69.32	
11:04:47 AM	69.32	Pump on
11:05:06 AM	69.9	
11:05:26 AM	70	
11:05:44 AM	70.1	
11:06:49 AM	70.13	Pump off
11:07:18 AM	69.5	
11:08:01 AM	69.4	

TABLE 1
HIPA HIPA LLC
WATER RIGHTS DIVERSIONS

Year: 2016

MONTH	DAY	METER READING	DIVERSION AMOUNT		
			GALLONS	GALLONS PER DAY	ACRE FEET
NOVEMBER '15	1	2,480,390			
DECEMBER '15	3	2,510,400	30,010	1,072	0.09
JANUARY		-	0		0.00
FEBRUARY		-	0		0.00
MARCH		-	0		0.00
APRIL	5	2,630,201	119,801	4,792	0.37
MAY		2,720,406	90,205	2,910	0.28
JUNE		2,910,765	190,359	6,345	0.58
JULY		3,000,295	89,530	2,888	0.27
AUGUST		3,050,775	50,480	1,628	0.15
SEPTEMBER		3,104,325	53,550	1,785	0.16
OCTOBER	31	3,207,300	102,975	3,322	0.32

TABLE 2
GO Self Storage - Water Quality Analysis
Sampled on May 31, 2018

ANALYTE	UNITS	Method	Tepoel Well	MCL ¹	MCLG ²	SMCL ³
Aluminum (Total)	mg/L	EPA 200.7	<0.03			0.050-0.2
Antimony (Total)	mg/L	EPA 200.8	<0.0004	0.006	0.006	
Arsenic (Total)	mg/L	EPA 200.8	0.001	0.010	0	
Barium (Total)	mg/L	EPA 200.7	0.020	2	2	
Beryllium (Total)	mg/L	EPA 200.8	<0.00005	0.004	0.004	
Cadmium (Total)	mg/L	EPA 200.7	<0.005	0.005	0.005	
Calcium (Dissolved)	mg/L	EPA 200.7	84.3			
Chromium (Dissolved)	mg/L	EPA 200.7	<0.01	0.1	0.1	
Copper (Total)	mg/L	EPA 200.7	<0.01	1.3	1.3	1.0
Iron (Total)	mg/L	EPA 200.7	<0.02			0.3
Lead (Total)	mg/L	EPA 200.8	0.0005	0.015	0	
Magnesium (Dissolved)	mg/L	EPA 200.7	32.5			
Manganese (Total)	mg/L	EPA 200.7	<0.005			0.05
Mercury (Total)	mg/L	EPA 245.1	<0.0002	0.002	0.002	
Nickel (Total)	mg/L	EPA 200.7	<0.008	0.1		
Potassium (Dissolved)	mg/L	EPA 200.7	2.4			
Selenium (Total)	mg/L	EPA 200.8	0.002	0.05	0.05	
Silica (Dissolved)	mg/L	EPA 200.7	27.1			
Silver (Total)	mg/L	EPA 200.7	<0.01			0.10
Sodium (Dissolved)	mg/L	EPA 200.7	38.0			
Thallium (Total)	mg/L	EPA 200.8	<0.0001	0.002	0.0005	
Uranium	mg/L	EPA 200.8	0.0091			
Zinc (Total)	mg/L	EPA 200.7	<0.01			5
Alkalinity, Total as CaCO ₃	mg/L	SM2320B	267			
Chloride	mg/L	SM4500Cl-E	10.8			250
Corrosivity, Langelier Index		SM 2330	1.1			
Cyanide, Total	mg/L	EPA 335.4	<0.003	0.2	0.2	
Fluoride	mg/L	SM4500F-C	0.44	4	4	2
Hardness, Total as CaCO ₃	mg/L	SM 2340B	344			
Nitrogen, Nitrate	mg/L	NO3NO2-NO2	0.89	10	10	
Nitrogen, Nitrate+Nitrite	mg/L	EPA 353.2	0.89			
Nitrogen, Nitrite	mg/L	EPA 353.2	<0.01	1	1	
pH	su	SM4500H+B	8.2			6.5-8.5
Phosphorus, Total	mg/L	EPA 365.1	<0.02			
Solids, Total Dissolved	mg/L	SM2540C	492			
Solids, Total Suspended	mg/L	SM2540D	<5			
Specific Conductivity	umhos/cm	SM2510B	754			
Sulfate	mg/L	SM4500 SO4-D	130			250
Turbidity	NTU	EPA 180.1	<0.1			0.5
Gross Alpha	pCi/L		7.3	15		
Gross Beta	pCi/L		3.3	50		

¹Maximum Contaminant Level (MCL) - The highest level of a contaminant that is allowed in drinking water.

MCLs are set as close to MCLGs as feasible using the best available treatment technology and taking cost into consideration. MCLs are enforceable standards.

²Maximum Contaminant Level Goal (MCLG) - The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety and are non-enforceable public health goals.

³National Secondary Drinking Water Regulations (NSDWRs or secondary standards) are non-enforceable guidelines regulating contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water. EPA recommends secondary standards to water systems but does not require systems to comply.

Wright Water Engineers

Project ID: 181-053.000
Sample ID: WELL TEPEOL

ACZ Sample ID: **L44642-01**
Date Sampled: 05/31/18 14:56
Date Received: 06/01/18
Sample Matrix: Drinking Water

Inorganic Prep

Parameter	EPA Method	Dilution	Result	Qual	XQ	Units	MDL	PQL	Date	Analyst
Cyanide, total	M335.4 - Manual Distillation								06/14/18 10:08	jlg
Phosphorus, total	M365.1 - Auto Ascorbic Acid Digestion								06/06/18 14:13	jlg/las
Total Recoverable Digestion	M200.2 ICP-MS								06/06/18 13:08	mfm
Total Recoverable Digestion	M200.2 ICP								06/19/18 10:19	dcm

Metals Analysis

Parameter	EPA Method	Dilution	Result	Qual	XQ	Units	MDL	PQL	Date	Analyst
Aluminum, total recoverable	M200.7 ICP	1		U		mg/L	0.03	0.2	06/20/18 17:30	aeH
Antimony, total recoverable	M200.8 ICP-MS	1		U		mg/L	0.0004	0.002	06/14/18 13:08	bsu
Arsenic, total recoverable	M200.8 ICP-MS	1	0.001	B		mg/L	0.0005	0.002	06/14/18 13:08	bsu
Barium, total recoverable	M200.7 ICP	1	0.020		*	mg/L	0.003	0.02	06/20/18 17:30	aeH
Beryllium, total recoverable	M200.8 ICP-MS	1		U		mg/L	0.00005	0.0003	06/14/18 13:08	bsu
Cadmium, total recoverable	M200.7 ICP	1		U	*	mg/L	0.005	0.02	06/20/18 17:30	aeH
Calcium, dissolved	M200.7 ICP	1	84.3			mg/L	0.1	0.5	06/19/18 4:50	dcm
Chromium, dissolved	M200.7 ICP	1		U	*	mg/L	0.01	0.05	06/19/18 4:50	dcm
Copper, total recoverable	M200.7 ICP	1		U	*	mg/L	0.01	0.05	06/20/18 17:30	aeH
Iron, total recoverable	M200.7 ICP	1		U		mg/L	0.02	0.05	06/20/18 17:30	aeH
Lead, total recoverable	M200.8 ICP-MS	1	0.0005			mg/L	0.0001	0.0005	06/14/18 13:08	bsu
Magnesium, dissolved	M200.7 ICP	1	32.5			mg/L	0.2	1	06/19/18 4:50	dcm
Manganese, total recoverable	M200.7 ICP	1		U		mg/L	0.005	0.03	06/20/18 17:30	aeH
Mercury, total	M245.1 CVAA	1		U		mg/L	0.0002	0.001	06/16/18 11:34	che
Nickel, total recoverable	M200.7 ICP	1		U	*	mg/L	0.008	0.04	06/20/18 17:30	aeH
Potassium, dissolved	M200.7 ICP	1	2.4		*	mg/L	0.2	1	06/19/18 4:50	dcm
Selenium, total recoverable	M200.8 ICP-MS	1	0.002	B		mg/L	0.001	0.005	06/14/18 13:08	bsu
Silica, dissolved	M200.7 ICP	1	27.1			mg/L	0.2	1	06/19/18 4:50	dcm
Silver, total recoverable	M200.7 ICP	1		U	*	mg/L	0.01	0.03	06/20/18 17:30	aeH
Sodium, dissolved	M200.7 ICP	1	38.0			mg/L	0.2	1	06/19/18 4:50	dcm
Thallium, total recoverable	M200.8 ICP-MS	1		U		mg/L	0.0001	0.0005	06/14/18 13:08	bsu
Uranium, total recoverable	M200.8 ICP-MS	1	0.0091			mg/L	0.0001	0.0005	06/14/18 13:08	bsu
Zinc, total recoverable	M200.7 ICP	1		U		mg/L	0.01	0.05	06/20/18 17:30	aeH

Wright Water Engineers

Project ID: 181-053.000
Sample ID: WELL TEPEOL

ACZ Sample ID: **L44642-01**
Date Sampled: 05/31/18 14:56
Date Received: 06/01/18
Sample Matrix: Drinking Water

Wet Chemistry

Parameter	EPA Method	Dilution	Result	Qual	XQ	Units	MDL	PQL	Date	Analyst
Alkalinity as CaCO ₃	SM2320B - Titration									
Bicarbonate as CaCO ₃		1	267			mg/L	2	20	06/12/18 0:00	ecc
Carbonate as CaCO ₃		1		U		mg/L	2	20	06/12/18 0:00	ecc
Hydroxide as CaCO ₃		1		U		mg/L	2	20	06/12/18 0:00	ecc
Total Alkalinity		1	267			mg/L	2	20	06/12/18 0:00	ecc
Cation-Anion Balance	Calculation									
Cation-Anion Balance			0.6			%			06/22/18 0:00	calc
Sum of Anions			8.5			meq/L			06/22/18 0:00	calc
Sum of Cations			8.6			meq/L			06/22/18 0:00	calc
Chloride	SM4500Cl-E	1	10.8		*	mg/L	0.5	2	06/18/18 13:20	wtc
Conductivity @25C	SM2510B	1	754			umhos/cm	1	10	06/12/18 17:21	ecc
Corrosivity (calc.)	SM 2330 - CaCO ₃ SI		1.1		*	SI Unit			06/22/18 0:00	calc
Cyanide, total	M335.4 - Colorimetric w/ distillation	0.5		U	*	mg/L	0.003	0.01	06/14/18 23:42	pjb
Fluoride	SM4500F-C	1	0.44			mg/L	0.05	0.3	06/18/18 18:09	enb
Hardness as CaCO ₃ (dissolved)	SM2340B - Calculation		344			mg/L	0.2	5	06/22/18 0:00	calc
Lab Filtration (0.45um filter)	SOPWC050	1							06/18/18 11:25	enb
Lab Filtration (0.45um) & Acidification	M200.7/200.8	1							06/15/18 15:30	aeh
Nitrate as N, dissolved	Calculation: NO ₃ NO ₂ minus NO ₂		0.89			mg/L	0.02	0.1	06/22/18 0:00	calc
Nitrate/Nitrite as N, dissolved	M353.2 - Automated Cadmium Reduction	1	0.89		*	mg/L	0.02	0.1	06/01/18 21:48	pjb
Nitrite as N, dissolved	M353.2 - Automated Cadmium Reduction	1		U	*	mg/L	0.01	0.05	06/01/18 21:48	pjb
pH (lab)	SM4500H+ B									
pH		1	8.2	H		units	0.1	0.1	06/12/18 0:00	ecc
pH measured at		1	20.2			C	0.1	0.1	06/12/18 0:00	ecc
Phosphorus, total	M365.1 - Auto Ascorbic Acid (digest)	1		U	*	mg/L	0.02	0.05	06/12/18 15:40	wtc
Residue, Filterable (TDS) @180C	SM2540C	1	492			mg/L	10	20	06/06/18 13:48	kja
Residue, Non-Filterable (TSS) @105C	SM2540D	1		U	*	mg/L	5	20	06/06/18 17:28	oah
Sulfate	SM4500 SO4-D	1	130		*	mg/L	10	50	06/18/18 11:57	enb
TDS (calculated)	Calculation		500			mg/L			06/22/18 0:00	calc
TDS (ratio - measured/calculated)	Calculation		0.98						06/22/18 0:00	calc
Turbidity	M180.1 - Nephelometric	1		U	*	NTU	0.1	0.5	06/01/18 16:32	emk



Report Header Explanations

<i>Batch</i>	A distinct set of samples analyzed at a specific time
<i>Found</i>	Value of the QC Type of interest
<i>Limit</i>	Upper limit for RPD, in %.
<i>Lower</i>	Lower Recovery Limit, in % (except for LCSS, mg/Kg)
<i>MDL</i>	Method Detection Limit. Same as Minimum Reporting Limit unless omitted or equal to the PQL (see comment #5). Allows for instrument and annual fluctuations.
<i>PCN/SCN</i>	A number assigned to reagents/standards to trace to the manufacturer's certificate of analysis
<i>PQL</i>	Practical Quantitation Limit. Synonymous with the EPA term "minimum level".
<i>QC</i>	True Value of the Control Sample or the amount added to the Spike
<i>Rec</i>	Recovered amount of the true value or spike added, in % (except for LCSS, mg/Kg)
<i>RPD</i>	Relative Percent Difference, calculation used for Duplicate QC Types
<i>Upper</i>	Upper Recovery Limit, in % (except for LCSS, mg/Kg)
<i>Sample</i>	Value of the Sample of interest

QC Sample Types

<i>AS</i>	Analytical Spike (Post Digestion)	<i>LCSWD</i>	Laboratory Control Sample - Water Duplicate
<i>ASD</i>	Analytical Spike (Post Digestion) Duplicate	<i>LFB</i>	Laboratory Fortified Blank
<i>CCB</i>	Continuing Calibration Blank	<i>LFM</i>	Laboratory Fortified Matrix
<i>CCV</i>	Continuing Calibration Verification standard	<i>LFMD</i>	Laboratory Fortified Matrix Duplicate
<i>DUP</i>	Sample Duplicate	<i>LRB</i>	Laboratory Reagent Blank
<i>ICB</i>	Initial Calibration Blank	<i>MS</i>	Matrix Spike
<i>ICV</i>	Initial Calibration Verification standard	<i>MSD</i>	Matrix Spike Duplicate
<i>ICSAB</i>	Inter-element Correction Standard - A plus B solutions	<i>PBS</i>	Prep Blank - Soil
<i>LCSS</i>	Laboratory Control Sample - Soil	<i>PBW</i>	Prep Blank - Water
<i>LCSSD</i>	Laboratory Control Sample - Soil Duplicate	<i>PQV</i>	Practical Quantitation Verification standard
<i>LCSW</i>	Laboratory Control Sample - Water	<i>SDL</i>	Serial Dilution

QC Sample Type Explanations

Blanks	Verifies that there is no or minimal contamination in the prep method or calibration procedure.
Control Samples	Verifies the accuracy of the method, including the prep procedure.
Duplicates	Verifies the precision of the instrument and/or method.
Spikes/Fortified Matrix	Determines sample matrix interferences, if any.
Standard	Verifies the validity of the calibration.

ACZ Qualifiers (Qual)

B	Analyte concentration detected at a value between MDL and PQL. The associated value is an estimated quantity.
H	Analysis exceeded method hold time. pH is a field test with an immediate hold time.
L	Target analyte response was below the laboratory defined negative threshold.
U	The material was analyzed for, but was not detected above the level of the associated value. The associated value is either the sample quantitation limit or the sample detection limit.

Method References

- (1) EPA 600/4-83-020. Methods for Chemical Analysis of Water and Wastes, March 1983.
- (2) EPA 600/R-93-100. Methods for the Determination of Inorganic Substances in Environmental Samples, August 1993.
- (3) EPA 600/R-94-111. Methods for the Determination of Metals in Environmental Samples - Supplement I, May 1994.
- (4) EPA SW-846. Test Methods for Evaluating Solid Waste.
- (5) Standard Methods for the Examination of Water and Wastewater.

Comments

- (1) QC results calculated from raw data. Results may vary slightly if the rounded values are used in the calculations.
- (2) Soil, Sludge, and Plant matrices for Inorganic analyses are reported on a dry weight basis.
- (3) Animal matrices for Inorganic analyses are reported on an "as received" basis.
- (4) An asterisk in the "XQ" column indicates there is an extended qualifier and/or certification qualifier associated with the result.
- (5) If the MDL equals the PQL or the MDL column is omitted, the PQL is the reporting limit.

For a complete list of ACZ's Extended Qualifiers, please click:

<http://www.acz.com/public/extquallist.pdf>

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Alkalinity as CaCO3

SM2320B - Titration

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449279													
WG449279PBW1	PBW	06/12/18 15:56				U	mg/L		-20	20			
WG449279LCSW3	LCSW	06/12/18 16:13	WC180531-2	820.0001		815	mg/L	99	90	110			
L44675-01DUP	DUP	06/12/18 18:08			129	130	mg/L				1	20	
WG449279LCSW6	LCSW	06/12/18 19:48	WC180531-2	820.0001		823	mg/L	100	90	110			
WG449279PBW2	PBW	06/12/18 19:55				U	mg/L		-20	20			
WG449279LCSW9	LCSW	06/12/18 23:07	WC180531-2	820.0001		808	mg/L	99	90	110			
WG449279PBW3	PBW	06/12/18 23:14				2	mg/L		-20	20			
WG449279LCSW12	LCSW	06/13/18 2:03	WC180531-2	820.0001		827	mg/L	101	90	110			
WG449279PBW4	PBW	06/13/18 2:10				U	mg/L		-20	20			
WG449279LCSW15	LCSW	06/13/18 5:40	WC180531-2	820.0001		834	mg/L	102	90	110			

Aluminum, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		1.93	mg/L	97	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.09	0.09			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.066	0.066			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	1.0019		1.008	mg/L	101	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	1.0019	.16	1.2	mg/L	104	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	1.0019	.16	1.195	mg/L	103	70	130	0	20	

Antimony, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.02		.01853	mg/L	93	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.0012	0.0012			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.00088	0.00088			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.01		.01059	mg/L	106	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.01	U	.01082	mg/L	108	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.01	U	.01107	mg/L	111	70	130	2	20	

Arsenic, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.04996	mg/L	100	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.0015	0.0015			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.0011	0.0011			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.0501		.04901	mg/L	98	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.0501	U	.05002	mg/L	100	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.0501	U	.051	mg/L	102	70	130	2	20	

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Barium, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		1.9775	mg/L	99	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.009	0.009			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.0066	0.0066			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.5025		.5027	mg/L	100	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.5025	.007	.5068	mg/L	99	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.5025	.007	.5066	mg/L	99	70	130	0	20	

Beryllium, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.048886	mg/L	98	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.00015	0.00015			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.00011	0.00011			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.05035		.049414	mg/L	98	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.05035	U	.049949	mg/L	99	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.05035	U	.050048	mg/L	99	70	130	0	20	

Cadmium, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		2.0013	mg/L	100	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.015	0.015			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.011	0.011			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.4975		.5002	mg/L	101	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.4975	U	.5008	mg/L	101	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.4975	U	.4993	mg/L	100	70	130	0	20	

Calcium, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	100		99.55	mg/L	100	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.3	0.3			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	68.22088		68.74	mg/L	101	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	68.22088	100	164.6	mg/L	95	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	68.22088	100	165.4	mg/L	96	85	115	0	20	

Chloride

SM4500Cl-E

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449717													
WG449717ICB	ICB	06/18/18 12:18				U	mg/L		-1.5	1.5			
WG449717ICV	ICV	06/18/18 12:18	WI180530-1	54.89		58.22	mg/L	106	90	110			
WG449717LFB1	LFB	06/18/18 13:18	WI171229-5	30.03		32.97	mg/L	110	90	110			
L44622-03DUP	DUP	06/18/18 13:20			22	21.58	mg/L				2	20	
L44642-01AS	AS	06/18/18 13:20	WI171229-5	30.03	10.8	43.16	mg/L	108	90	110			
WG449717LFB2	LFB	06/18/18 13:35	WI171229-5	30.03		31.51	mg/L	105	90	110			

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Chromium, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	2		1.968	mg/L	98	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.03	0.03			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	.5		.519	mg/L	104	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	.5	U	.515	mg/L	103	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	.5	U	.525	mg/L	105	85	115	2	20	

Conductivity @25C

SM2510B

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449279													
WG449279LCSW2	LCSW	06/12/18 16:01	PCN55811	1410		1460	umhos/cm	104	90	110			
L44675-01DUP	DUP	06/12/18 18:08			263	260	umhos/cm				1	20	
WG449279LCSW5	LCSW	06/12/18 19:36	PCN55811	1410		1450	umhos/cm	103	90	110			
WG449279LCSW8	LCSW	06/12/18 22:56	PCN55811	1410		1450	umhos/cm	103	90	110			
WG449279LCSW11	LCSW	06/13/18 1:51	PCN55811	1410		1440	umhos/cm	102	90	110			
WG449279LCSW14	LCSW	06/13/18 5:28	PCN55811	1410		1430	umhos/cm	101	90	110			

Copper, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		1.958	mg/L	98	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.03	0.03			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.022	0.022			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.4975		.501	mg/L	101	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.4975	U	.499	mg/L	100	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.4975	U	.496	mg/L	100	70	130	1	20	

Cyanide, total

M335.4 - Colorimetric w/ distillation

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449533													
WG449533ICV	ICV	06/14/18 22:06	WI180613-2	.3003		.2821	mg/L	94	90	110			
WG449533ICB	ICB	06/14/18 22:07				U	mg/L		-0.003	0.003			
WG449535													
WG449446LRB	LRB	06/14/18 23:37				U	mg/L		-0.003	0.003			
WG449446LFB	LFB	06/14/18 23:37	WI18060818-2	.2		.1824	mg/L	91	90	110			
L44569-10DUP	DUP	06/14/18 23:39			U	U	mg/L				0	20	RA
L44569-11LFM	LFM	06/14/18 23:41	WI18060818-2	.2	U	.1892	mg/L	95	90	110			

Fluoride

SM4500F-C

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449719													
WG449719ICV	ICV	06/18/18 17:15	WC180611-13	1.996		1.995	mg/L	100	95	105			
WG449719ICB	ICB	06/18/18 17:21				U	mg/L		-0.15	0.15			
WG449719LFB1	LFB	06/18/18 17:30	WC180508-10	5.015		5	mg/L	100	90	110			
L42793-17AS	AS	06/18/18 17:46	WC180508-10	5.015	.31	5.178	mg/L	97	90	110			
L42793-17ASD	ASD	06/18/18 17:54	WC180508-10	5.015	.31	5.1	mg/L	96	90	110	2	20	
WG449719LFB2	LFB	06/18/18 20:39	WC180508-10	5.015		4.953	mg/L	99	90	110			

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Iron, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		1.937	mg/L	97	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.06	0.06			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.044	0.044			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	1.0011		1.008	mg/L	101	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	1.0011	.15	1.166	mg/L	101	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	1.0011	.15	1.16	mg/L	101	70	130	1	20	

Lead, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.05177	mg/L	104	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.0003	0.0003			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.00022	0.00022			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.0496		.04922	mg/L	99	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.0496	.0018	.05104	mg/L	99	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.0496	.0018	.05107	mg/L	99	70	130	0	20	

Magnesium, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	100		99.45	mg/L	99	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.6	0.6			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	50.05667		48.81	mg/L	98	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	50.05667	7.3	56.86	mg/L	99	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	50.05667	7.3	56.85	mg/L	99	85	115	0	20	

Manganese, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		1.9818	mg/L	99	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.015	0.015			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.011	0.011			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.5005		.508	mg/L	101	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.5005	U	.5119	mg/L	102	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.5005	U	.5107	mg/L	102	70	130	0	20	

Mercury, total

M245.1 CVAA

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449591													
WG449591ICV1	ICV	06/16/18 10:54	HG180607-3	.004995		.00488	mg/L	98	95	105			
WG449591ICB	ICB	06/16/18 10:57				U	mg/L		-0.0002	0.0002			
WG449593													
WG449593LRB	LRB	06/16/18 11:32				U	mg/L		-0.00044	0.00044			
WG449593LFB	LFB	06/16/18 11:33	HG180530-3	.002002		.00184	mg/L	92	85	115			
L44816-01LFM	LFM	06/16/18 11:39	HG180530-3	.002002	U	.0019	mg/L	95	85	115			
L44816-01LFMD	LFMD	06/16/18 11:40	HG180530-3	.002002	U	.00187	mg/L	93	85	115	2	20	

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Nickel, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2.004		1.9792	mg/L	99	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.024	0.024			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.0176	0.0176			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.5015		.51	mg/L	102	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.5015	U	.5151	mg/L	103	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.5015	U	.5095	mg/L	102	70	130	1	20	

Nitrate/Nitrite as N, dissolved

M353.2 - Automated Cadmium Reduction

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG448576													
WG448576ICV	ICV	06/01/18 20:47	WI180301-7	2.416		2.415	mg/L	100	90	110			
WG448576ICB	ICB	06/01/18 20:49				U	mg/L		-0.02	0.02			
WG448576LFB1	LFB	06/01/18 20:54	WI180103-12	2		2.032	mg/L	102	90	110			
WG448576LFB2	LFB	06/01/18 21:34	WI180103-12	2		2.045	mg/L	102	90	110			
L44614-02AS	AS	06/01/18 21:41	WI180103-12	2	U	1.899	mg/L	95	90	110			
L44622-01DUP	DUP	06/01/18 21:43			U	U	mg/L				0	20	RA

Nitrite as N, dissolved

M353.2 - Automated Cadmium Reduction

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG448576													
WG448576ICV	ICV	06/01/18 20:47	WI180301-7	.609		.621	mg/L	102	90	110			
WG448576ICB	ICB	06/01/18 20:49				U	mg/L		-0.01	0.01			
WG448576LFB1	LFB	06/01/18 20:54	WI180103-12	1		1.012	mg/L	101	90	110			
WG448576LFB2	LFB	06/01/18 21:34	WI180103-12	1		1.032	mg/L	103	90	110			
L44614-02AS	AS	06/01/18 21:41	WI180103-12	1	U	.59	mg/L	59	90	110			M2
L44622-01DUP	DUP	06/01/18 21:43			U	U	mg/L				0	20	RA

pH (lab)

SM4500H+ B

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449279													
WG449279LCSW1	LCSW	06/12/18 15:59	PCN54162	6.01		6.1	units	101	5.9	6.1			
L44675-01DUP	DUP	06/12/18 18:08			8.3	8.3	units				0	20	
WG449279LCSW4	LCSW	06/12/18 19:34	PCN54162	6.01		6.1	units	101	5.9	6.1			
WG449279LCSW7	LCSW	06/12/18 22:54	PCN54162	6.01		6	units	100	5.9	6.1			
WG449279LCSW10	LCSW	06/13/18 1:49	PCN54162	6.01		6	units	100	5.9	6.1			
WG449279LCSW13	LCSW	06/13/18 5:26	PCN54162	6.01		6	units	100	5.9	6.1			

Phosphorus, total

M365.1 - Auto Ascorbic Acid (digest)

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449264													
WG449264ICV	ICV	06/12/18 13:28	WI180601-8	.65228		.651	mg/L	100	90	110			
WG449264ICB	ICB	06/12/18 13:30				U	mg/L		-0.02	0.02			
WG449274													
WG448844LRB	LRB	06/12/18 15:25				U	mg/L		-0.02	0.02			
WG448844LFB	LFB	06/12/18 15:26	WI180605-7	.5		.492	mg/L	98	90	110			
L44605-02LFM	LFM	06/12/18 15:28	WI180605-7	.5	U	.505	mg/L	101	90	110			
L44613-01DUP	DUP	06/12/18 15:30			.43	.374	mg/L				14	20	

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Potassium, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	20		19.88	mg/L	99	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.6	0.6			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	99.72934		100	mg/L	100	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	99.72934	6.3	109.4	mg/L	103	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	99.72934	6.3	109.7	mg/L	104	85	115	0	20	

Residue, Filterable (TDS) @180C

SM2540C

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG448864													
WG448864PBW	PBW	06/06/18 13:45				U	mg/L		-20	20			
WG448864LCSW	LCSW	06/06/18 13:46	PCN55373	260		262	mg/L	101	80	120			
L44675-01DUP	DUP	06/06/18 14:01			194	196	mg/L				1	10	

Residue, Non-Filterable (TSS) @105C

SM2540D

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG448878													
WG448878PBW	PBW	06/06/18 17:00				U	mg/L		-15	15			
WG448878LCSW	LCSW	06/06/18 17:02	PCN55373	160		157	mg/L	98	80	120			
L44642-01DUP	DUP	06/06/18 17:31			U	U	mg/L				0	10	RA

Selenium, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.0545	mg/L	109	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.003	0.003			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.0022	0.0022			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.05005		.0489	mg/L	98	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.05005	U	.0492	mg/L	98	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.05005	U	.0504	mg/L	101	70	130	2	20	

Silica, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	42.8		41.44	mg/L	97	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.6	0.6			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	21.415		22.89	mg/L	107	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	21.415	52.5	72.86	mg/L	95	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	21.415	52.5	72.46	mg/L	93	85	115	1	20	

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Silver, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	1.001		1.005	mg/L	100	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.03	0.03			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.022	0.022			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.5		.497	mg/L	99	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.5	U	.493	mg/L	99	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.5	U	.493	mg/L	99	70	130	0	20	

Sodium, dissolved

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449759													
WG449759ICV	ICV	06/19/18 4:29	II180612-1	100		100.44	mg/L	100	95	105			
WG449759ICB	ICB	06/19/18 4:35				U	mg/L		-0.6	0.6			
WG449759LFB	LFB	06/19/18 4:47	II180608-2	100.6711		101.8	mg/L	101	85	115			
L44826-01AS	AS	06/19/18 5:15	II180608-2	100.6711	22.2	125.2	mg/L	102	85	115			
L44826-01ASD	ASD	06/19/18 5:24	II180608-2	100.6711	22.2	125.4	mg/L	103	85	115	0	20	

Sulfate

SM4500 SO4-D

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449698													
WG449698PBW	PBW	06/18/18 11:50				U	mg/L		-30	30			
WG449698LCSW	LCSW	06/18/18 11:53	WC170902-4	100		102	mg/L	102	80	120			
L44860-05DUP	DUP	06/18/18 12:32			290	281	mg/L				3	20	

Thallium, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.0528	mg/L	106	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.0003	0.0003			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.00022	0.00022			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.0501		.0504	mg/L	101	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.0501	U	.05032	mg/L	100	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.0501	U	.05054	mg/L	101	70	130	0	20	

Turbidity

M180.1 - Nephelometric

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG448570													
WG448570ICV	ICV	06/01/18 16:21	PCN54180	205		213	NTU	104	90	110			
WG448570ICV1	ICV	06/01/18 16:23	PCN54180	205		213	NTU	104	90	110			
WG448570ICB	ICB	06/01/18 16:24				U	NTU		-0.3	0.3			
L44642-01DUP	DUP	06/01/18 16:33			U	U	NTU				0	20	RA

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Uranium, total recoverable

M200.8 ICP-MS

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449470													
WG449470ICV	ICV	06/14/18 12:59	MS180423-2	.05		.05049	mg/L	101	90	110			
WG449470ICB	ICB	06/14/18 13:01				U	mg/L		-0.0003	0.0003			
WG448814LRB	LRB	06/14/18 13:04				U	mg/L		-0.00022	0.00022			
WG448814LFB	LFB	06/14/18 13:05	MS180522-2	.05		.04982	mg/L	100	85	115			
L44655-01LFM	LFM	06/14/18 13:12	MS180522-2	.05	.0017	.05247	mg/L	102	70	130			
L44655-01LFMD	LFMD	06/14/18 13:13	MS180522-2	.05	.0017	.05293	mg/L	102	70	130	1	20	

Zinc, total recoverable

M200.7 ICP

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Found	Units	Rec%	Lower	Upper	RPD	Limit	Qual
WG449981													
WG449981ICV	ICV	06/20/18 17:01	II180612-1	2		2.015	mg/L	101	95	105			
WG449981ICB	ICB	06/20/18 17:08				U	mg/L		-0.03	0.03			
WG449789LRB	LRB	06/20/18 17:24				U	mg/L		-0.022	0.022			
WG449789LFB	LFB	06/20/18 17:27	II180608-2	.4942		.524	mg/L	106	85	115			
L44799-01LFM	LFM	06/20/18 17:37	II180608-2	.4942	U	.522	mg/L	106	70	130			
L44799-01LFMD	LFMD	06/20/18 17:40	II180608-2	.4942	U	.522	mg/L	106	70	130	0	20	

Wright Water EngineersACZ Project ID: **L44642**

ACZ ID	WORKNUM	PARAMETER	METHOD	QUAL	DESCRIPTION
L44642-01	RG639152	Corrosivity (calc.)	SM 2330 - CaCO ₃ SI	ZZ	Laboratory measured pH and temperature were used in this calculation. Sampler did not report either field pH, field temperature, or both.
	WG449535	Cyanide, total	M335.4 - Colorimetric w/ distillation	RA	Relative Percent Difference (RPD) was not used for data validation because the concentration of the duplicated sample is too low for accurate evaluation (< 10x MDL).
	WG448576	Nitrate/Nitrite as N, dissolved	M353.2 - Automated Cadmium Reduction	RA	Relative Percent Difference (RPD) was not used for data validation because the concentration of the duplicated sample is too low for accurate evaluation (< 10x MDL).
			M353.2 - Automated Cadmium Reduction	ZU	Analysis date/time preceeds filter date/time. A portion of sample was filtered and analyzed prior to the creation of a Filter workgroup.
		Nitrite as N, dissolved	M353.2 - Automated Cadmium Reduction	M2	Matrix spike recovery was low, the recovery of the associated control sample (LCS or LFB) was acceptable.
			M353.2 - Automated Cadmium Reduction	RA	Relative Percent Difference (RPD) was not used for data validation because the concentration of the duplicated sample is too low for accurate evaluation (< 10x MDL).
			M353.2 - Automated Cadmium Reduction	ZU	Analysis date/time preceeds filter date/time. A portion of sample was filtered and analyzed prior to the creation of a Filter workgroup.
	WG448878	Residue, Non-Filterable (TSS) @105C	SM2540D	RA	Relative Percent Difference (RPD) was not used for data validation because the concentration of the duplicated sample is too low for accurate evaluation (< 10x MDL).
	WG448570	Turbidity	M180.1 - Nephelometric	RA	Relative Percent Difference (RPD) was not used for data validation because the concentration of the duplicated sample is too low for accurate evaluation (< 10x MDL).

Wright Water Engineers

Project ID: 181-053.000

Sample ID: WELL TEPEOL

Locator:

ACZ Sample ID: **L44642-01**

Date Sampled: 05/31/18 14:56

Date Received: 06/01/18

Sample Matrix: *Drinking Water*

Gross Alpha & Beta

Prep Method:

M900.0

Parameter	Measure Date	Prep Date	Result	Error(+/-)	LLD	Units	XQ	Analyst
Alpha	06/16/18 0:07		7.3	3.3	2.4	pCi/L	*	slm/jlg
Beta	06/16/18 0:07		3.3	3.4	3.4	pCi/L	*	slm/jlg

Report Header Explanations

<i>Batch</i>	A distinct set of samples analyzed at a specific time
<i>Error(+/-)</i>	Calculated sample specific uncertainty
<i>Found</i>	Value of the QC Type of interest
<i>Limit</i>	Upper limit for RPD, in %.
<i>LCL</i>	Lower Control Limit, in % (except for LCSS, mg/Kg)
<i>LLD</i>	Calculated sample specific Lower Limit of Detection
<i>PCN/SCN</i>	A number assigned to reagents/standards to trace to the manufacturer's certificate of analysis
<i>PQL</i>	Practical Quantitation Limit
<i>QC</i>	True Value of the Control Sample or the amount added to the Spike
<i>Rec</i>	Amount of the true value or spike added recovered, in % (except for LCSS, mg/Kg)
<i>RER</i>	Relative Error Ratio, calculation used for Dup. QC taking into account the error factor.
<i>RPD</i>	Relative Percent Difference, calculation used for Duplicate QC Types
<i>UCL</i>	Upper Control Limit, in % (except for LCSS, mg/Kg)
<i>Sample</i>	Value of the Sample of interest

QC Sample Types

<i>DUP</i>	Sample Duplicate	<i>MS/MSD</i>	Matrix Spike/Matrix Spike Duplicate
<i>LCSS</i>	Laboratory Control Sample - Soil	<i>PBS</i>	Prep Blank - Soil
<i>LCSW</i>	Laboratory Control Sample - Water	<i>PBW</i>	Prep Blank - Water

QC Sample Type Explanations

Blanks	Verifies that there is no or minimal contamination in the prep method procedure.
Control Samples	Verifies the accuracy of the method, including the prep procedure.
Duplicates	Verifies the precision of the instrument and/or method.
Matrix Spikes	Determines sample matrix interferences, if any.

ACZ Qualifiers (Qual)

H	Analysis exceeded method hold time.
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Method Prefix Reference

M	EPA methodology, including those under SDWA, CWA, and RCRA
SM	Standard Methods for the Examination of Water and Wastewater.
D	ASTM
RP	DOE
ESM	DOE/ESM

Comments

- (1) Solid matrices are reported on a dry weight basis.
- (2) Preparation method: "Method" indicates preparation defined in analytical method.
- (3) QC results calculated from raw data. Results may vary slightly if the rounded values are used in the calculations.
- (4) An asterisk in the "XQ" column indicates there is an extended qualifier and/or certification qualifier associated with the result.

For a complete list of ACZ's Extended Qualifiers, please click:

<http://www.acz.com/public/extquallist.pdf>

Wright Water Engineers

ACZ Project ID: **L44642**

NOTE: If the Rec% column is null, the high/low limits are in the same units as the result. If the Rec% column is not null, then the high/low limits are in % Rec.

Alpha

M900.0

Units: pCi/L

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Error	LLD	Found	Error	LLD	Rec%	Lower	Upper	RPD/RER	Limit	Qual
WG449738																
WG449728PBW	PBW	06/16/18						.06	0.83	1.1			2.2			
WG449728LCSW	LCSW	06/16/18	PCN55778	100				100	8.7	1.7	100	67	144			
L44642-01DUP	DUP-RPD	06/16/18			7.3	3.3	2.4	9.6	3.6	2.2				27	20	RG
L44642-01DUP	DUP-RER	06/16/18			7.3	3.3	2.4	9.6	3.6	2.2				0.47	2	
L44703-02DUP	DUP-RPD	06/16/18			4.8	3	2.5	4.8	3	2.5				0	20	
L44736-05MS	MS	06/16/18	PCN55778	100	2.9	2.3	5.7	85	8.9	4.6	82	67	144			

Beta

M900.0

Units: pCi/L

ACZ ID	Type	Analyzed	PCN/SCN	QC	Sample	Error	LLD	Found	Error	LLD	Rec%	Lower	Upper	RPD/RER	Limit	Qual
WG449738																
WG449728PBW	PBW	06/16/18						2	2	1.9			3.8			
WG449728LCSW	LCSW	06/16/18	RC180320-10	100				92	6.2	2.6	92	82	122			
L44642-01DUP	DUP-RPD	06/16/18			3.3	3.4	3.4	8.5	3.5	3.1				88	20	RG
L44642-01DUP	DUP-RER	06/16/18			3.3	3.4	3.4	8.5	3.5	3.1				1.07	2	
L44703-02DUP	DUP-RPD	06/16/18			3.1	3	3	3.6	3.4	3.4				15	20	
L44736-07MS	MS	06/16/18	RC180320-10	100	3.9	3	7.3	100	7	7.8	96	82	122			

Wright Water Engineers

ACZ Project ID: **L44642**

ACZ ID	WORKNUM	PARAMETER	METHOD	QUAL	DESCRIPTION
L44642-01	WG449738	Alpha	M900.0	RG	Sample concentration is less than 5x LLD; RPD was not used for data validation. Replicate Error Ratio (RER) is less than 2. Precision judged to be in control.
		Beta	M900.0	RG	Sample concentration is less than 5x LLD; RPD was not used for data validation. Replicate Error Ratio (RER) is less than 2. Precision judged to be in control.

Wright Water Engineers

ACZ Project ID: **L44642**

Metals Analysis

The following parameters are not offered for certification or are not covered by NELAC certificate #ACZ.

Barium, total recoverable	M200.7 ICP
Cadmium, total recoverable	M200.7 ICP
Chromium, dissolved	M200.7 ICP
Copper, total recoverable	M200.7 ICP
Nickel, total recoverable	M200.7 ICP
Potassium, dissolved	M200.7 ICP
Silver, total recoverable	M200.7 ICP

Wet Chemistry

The following parameters are not offered for certification or are not covered by NELAC certificate #ACZ.

Chloride	SM4500Cl-E
Phosphorus, total	M365.1 - Auto Ascorbic Acid (digest)
Residue, Non-Filterable (TSS) @105C	SM2540D
Sulfate	SM4500 SO4-D

Wright Water Engineers
181-053.000

ACZ Project ID: L44642
Date Received: 06/01/2018 11:05
Received By:
Date Printed: 6/4/2018

Receipt Verification

	YES	NO	NA
1) Is a foreign soil permit included for applicable samples?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Is the Chain of Custody form or other directive shipping papers present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Does this project require special handling procedures such as CLP protocol?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Are any samples NRC licensable material?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) If samples are received past hold time, proceed with requested short hold time analyses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Is the Chain of Custody form complete and accurate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Were any changes made to the Chain of Custody form prior to ACZ receiving the samples?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Samples/Containers

	YES	NO	NA
8) Are all containers intact and with no leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9) Are all labels on containers and are they intact and legible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10) Do the sample labels and Chain of Custody form match for Sample ID, Date, and Time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11) For preserved bottle types, was the pH checked and within limits? ¹	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12) Is there sufficient sample volume to perform all requested work?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13) Is the custody seal intact on all containers?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14) Are samples that require zero headspace acceptable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15) Are all sample containers appropriate for analytical requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16) Is there an Hg-1631 trip blank present?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17) Is there a VOA trip blank present?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18) Were all samples received within hold time?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NA indicates Not Applicable

Chain of Custody Related Remarks

Client Contact Remarks

Shipping Containers

Cooler Id	Temp (°C)	Temp Criteria (°C)	Rad (µR/Hr)	Custody Seal Intact?
3963	1.4	<=6.0	15	Yes

Was ice present in the shipment container(s)?

Yes - Wet ice was present in the shipment container(s).

Client must contact an ACZ Project Manager if analysis should not proceed for samples received outside of their thermal preservation acceptance criteria.

Wright Water Engineers
181-053.000

ACZ Project ID: L44642
Date Received: 06/01/2018 11:05
Received By:
Date Printed: 6/4/2018

¹ The preservation of the following bottle types is not checked at sample receipt: Orange (oil and grease), Purple (total cyanide), Pink (dissolved cyanide), Brown (arsenic speciation), Sterile (fecal coliform), EDTA (sulfite), HCl preserved vial (organics), Na₂S₂O₃ preserved vial (organics), and HG-1631 (total/dissolved mercury by method 1631).

Laboratories, Inc.

2773 Downhill Drive Steamboat Springs, CO 80487 (800) 334-5493

CHAIN of CUSTODY

Report to:

Name: Scott Schreiber
Company: Wright Water Engineers, Inc.
E-mail: sschreiber@wrightwater.com

Address: 818 Colorado Ave, Ste 307
Glenwood Springs, Co 81601
Telephone: 970-945-7755

Copy of Report to:

Name: _____
Company: _____

E-mail: _____
Telephone: _____

Invoice to:

Name: same

Company: _____

E-mail: _____

Address: _____

 Telephone: _____

If sample(s) received past holding time (HT), or if insufficient HT remains to complete analysis before expiration, shall ACZ proceed with requested short HT analyses?

YES	<input checked="" type="checkbox"/>
NO	<input type="checkbox"/>

If "NO" then ACZ will contact client for further instruction. If neither "YES" nor "NO" is indicated, ACZ will proceed with the requested analyses, even if HT is expired, and data will be qualified.

Are samples for SDWA Compliance Monitoring?

Yes		No	<input checked="" type="checkbox"/>
-----	--	----	-------------------------------------

If yes, please include state forms. Results will be reported to PQL for Colorado.

Sampler's Name: SDS Sampler's Site Information State CO Zip code 81623 Time Zone mm

*Sampler's Signature: [Signature]

PROJECT INFORMATION

ANALYSES REQUESTED (attach list or use quote number)

Quote #:

PO#: 181-053.000

Reporting state for compliance testing: N/A

Check box if samples include NRC licensed material?

of Containers

SEE ATTACHED

SAMPLE IDENTIFICATION	DATE:TIME	Matrix
-----------------------	-----------	--------

WELL TEPEOL	5/31/18 2:56 PM	GW
-------------	-----------------	----

Matrix	SW (Surface Water) · GW (Ground Water) · WW (Waste Water) · DW (Drinking Water) · SL (Sludge) · SO (Soil) · OL (Oil) · Other (Specify)
--------	----------------------------------------------------------------------------------------------------------------------------------------

REMARKS

Please refer to ACZ's terms & conditions located on the reverse side of this COC.

RELINQUISHED BY:

DATE:TIME

RECEIVED BY:

DATE:TIME

Scott Schneiders

5/31/18 3:45 PM

807

6/1/8 NCS

Account: **WRIGHT/Wright Water Engineers**
Bottle Order: **BO39882**

Bill to Account: **Bill to ACZ**
Ship Date Requested: **05/18/2018**
Request Placed at: **05/17/2018 14:23**
Service Requested: **UPS Ground**

Sampling supplies

PACK	Qty	ACZ ID	Type	Description
<input type="checkbox"/>	1	COC	Chain of Custody	Chain of Custody, 1 for 10 samples.
<input type="checkbox"/>	2	SEAL	Custody Seal	Custody seals for cooler, two for each cooler.
<input type="checkbox"/>	1	RETURN	Return Address	Return Address label, one for each cooler.
<input type="checkbox"/>	7	LABELS	Sample Labels	ACZ supplied labels for sample containers

ACZ Coolers

PACK	Qty	ACZ ID	Size	Weight	UPS Tracking Number
<input type="checkbox"/>	1	3963	Medium	7	1Z8101300317193360

Quote number: **WRIGHT-DW-2018**

Sample Quantity: **1**

Analysis of Primary and Secondary inorganic DW paramaters -
ACZ is responsible for necessary sample filtering

PACK	Qty	Type	Size	Filter/Raw/Preserve	Instructions
<input checked="" type="checkbox"/>	1	GREEN	125 ML	Filtered/Nitric	Metals (dissolved except ICPMS) - This is a filtered sample. Completely fill container.
<input type="checkbox"/>	1	PURPLE	250 ML	Raw/NaOH	Cyanide - Do not overfill as there is Sodium Hydroxide in the bottle.
<input checked="" type="checkbox"/>	1	RAW	500 ML	Raw	Wet Chemistry (analyses that do not require preservative or filtration) - Completely fill container.
<input checked="" type="checkbox"/>	1	RED PC	250 ML	Red pre-cleaned Raw/Nitric	Metals (total including ICPMS) - Do not overfill as there is Nitric Acid in the bottle.
<input checked="" type="checkbox"/>	0	RED PC WM	1 L	Red pre-cleaned wide mouth Raw/Nitric	Metals (total ICPMS) - Do not overfill as there is Nitric Acid in the bottle.
<input type="checkbox"/>	1	RED RAD	1000 ML	Raw/Nitric	Radiochemistry (total) - Do not overfill as there is Nitric Acid in the bottle..
<input checked="" type="checkbox"/>	1	WHITE	250 ML	Filtered	Wet chemistry (dissolved) - This is a filtered sample. Completely fill container.
<input checked="" type="checkbox"/>	1	YELLOW	250 ML	Raw/Sulfuric	For total wet chemistry analyses. Do not overfill as there is Sulfuric Acid in the bottle.

Prepared By/Date: _____

SW



365 River Bend Way • Glenwood Springs, CO 81601 • Tel 970 927 3690 • landstudio2@comcast.net

December 20, 2018

Mr. Glenn Hartmann
Garfield County Building and Planning Department
108 8th St., Suite 401
Glenwood Springs, CO 81601

Re: Limited Impact Review Land Use Change Permit – Mini Storage – Garfield County File Number LIPA-07-18-8659.

Dear Glenn,

In connection with Applicant's above-described application, the County has asked us to apply for a waiver from Section 7-1001. A – "Industrial uses shall not occupy a lot in a platted residential Subdivision." As previously communicated to the County, it is the Applicant's position that a waiver is not required, as the subject property ("Property") is not part of a platted residential subdivision.

There is no definition of a "platted residential Subdivision" in the County Code. The Property is one of four lots (Parcel C) in the Dixon Subdivision Exemption ("Subdivision") that was initially approved by Resolution No. 79-60 in 1979. None of the resolutions affecting the Subdivision and none of the plats affecting the Subdivision include any designation or restriction relating to use of the Property (or any property within the Subdivision). Further, there are no deed restrictions or restrictive covenants affecting the Property that suggest it must be residential use.

The Property and two of the other lots in the Subdivision (Lot A and Parcel D) have apparently been subject to commercial use as a nursery and related operations since approximately 1983. While one of the structures on one of the lots (Parcel B) was approved for a residence in 2001, commercial use existed in the Subdivision for many years prior (and subsequent to 2001) on all parcels except Parcel B. In fact, a certificate of occupancy was issued by the County for Office/Retail in 1993 on Lot A in the Subdivision. To reiterate, the Subdivision has clearly been subject to mostly non-residential use and the only existing residence was constructed after many years of continuous commercial use (obviously, with full knowledge of such use).

The Property is Zoned Rural and the Applicant has submitted an application for a Land Use Change Permit to allow for the proposed use as required by Section 2-102.A of the County Code. While it is the Applicant's position that Section 7-1001.A of the Code does not apply to the subject Property and consequently, no waiver is required, the Applicant submits the following request for a waiver to the extent necessary to effectuate the approval of the Applicant's use for the GO Self Storage Facility.

4-118 Waiver of Standards

C. Review Criteria.

A waiver may be approved if the Applicant demonstrates that the following criteria have been met by the proposed alternative:

- 1. It achieves the intent of the subject standard to the same or better degree than the subject*

standard; and

2. *It imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this Code.*

In this case, the County has asked the Applicant to apply for a waiver from 7-1001(A) to pursue development of a Self Storage Facility on Parcel C of the Dixon Subdivision Exemption, which, as noted above, has historically been used for commercial purposes since approximately 1983. The original Dixon Subdivision Exemption contains Lot A and Parcels B, C, and D. Parcel C of the Dixon Subdivision Exemption is a 2.7± acre property that is accessed by Highway 82 via an existing road that has serviced three commercial parcels occupied by Planted Earth Nursery and four adjoining residential properties. As noted above, while one of the structures on one of the lots in the Subdivision (Parcel B) was approved for a residence in 2001, commercial use existed in the Subdivision for many years prior and subsequent to 2001 on all parcels except Parcel B.

Planted Earth has been a Roaring Fork institution on Lot A and Parcels C, and D of the Subdivision for decades, and this proposed Self Storage Facility is located on one of the parcels currently occupied by Planted Earth. Parcel B of the Subdivision is the only parcel of the Subdivision with a residence on it. It is important to note that the Self Storage Facility is approximately 700' horizontally and 118' vertically from the existing residence on Parcel B (10 stories below and a couple football fields distance away) and will have minimal impact on it. The proposed Self Storage Development would create Peak Hour Vehicle trips of 26.22 PHV compared to the previous Nursery/ Greenhouse Use which created Peak Hour Vehicle trips of 122.40 PHV. Consequently, traffic impacts on adjacent properties should be greatly diminished from the previous use.

It is also important to note that the Proposed Self Storage Facility will not have the impact of an Industrial Use as identified in the Garfield County Land Use Code definition of "Industrial Use" in that it will not contain "processing, fabrication, alteration or manufacture of raw or semi-processed materials, manufactured goods, or any components thereof". The facility will have no heavy equipment, machinery use, no dust, vapor, smoke, fuel storage, or noise and all activity will be contained inside the building. No outdoor storage of any kind will be permitted, and Office Hours will be from 8:30 am until 5:30 pm Monday through Friday, and Saturday 9:00 am until 1:00 pm. The Applicant believes that the Proposed Self Storage use will have no greater impacts on the adjacent properties than would occur from the previous allowed use of a nursery/greenhouse.

It is the Applicant's position that the proposed Self Storage Use achieves the subject standard of development in a Rural Zone district, which allows various commercial uses through a similar Limited Impact review or Administrative review process, to a similar degree of the previous nursery/greenhouse use. The proposed Self Storage Use will pose no greater impact on the adjacent properties than would occur through compliance with the specific requirements of the code. As a result, to the extent a waiver is still required in light of the introduction above, on behalf of the Applicant, we request a waiver from 7-1001(A).

Sincerely,

THE LAND STUDIO, INC.

By:


Douglas J. Pratte



365 River Bend Way • Glenwood Springs, CO 81601 • Tel 970 927 3690 • landstudio2@comcast.net

November 20, 2018

Glenn Hartmann, Senior Planner
Garfield County Community Development
108 8th Street, #401
Glenwood Springs, CO 81601

Reference: Limited Impact Review Land Use Change Permit – Mini Storage –
Garfield County File Number LIPA-07-18-8659

Dear Glenn:

Enclosed is the November 20, 2018 GO Self Storage resubmittal of Limited Impact Review Land Use Change Permit Application per the requirements identified in the associated Pre-Application Conference Summary. Refinements have been made to the Application to address the request for additional materials as stated in the July 24, 2018 letter from your office. A response has been provided below with an explanation of each item identified in your letter.

The following revisions/additional materials are provided:

Ownership and Authority

1. The legal description of the parcel excepts out a quiet title matter from 2003 whereby a portion of Parcel C is now owned by the property to the east. A plat amendment may be needed to clean up the boundary of Parcel C. Please provide an explanation of this quiet title action and whether a plat amendment has in fact been completed to correct the plat.

The Ownership Information (4-203.B.2) has been updated to clarify the quiet title action and Amended Final Plat.

2. Glenn Loper and Laurie Loper from Hipa Hipa, LLC need to sign the application or designate Terry Anderson to act on the LLC's behalf.

An authorization letter from HIPA HIPA, LLC has been included in the application.

Site Plan

3. The "Site Concept Plan" shows a 3600 square foot "Drive-Up Self Storage" building. However, this building is not included in the landscape plan, utility plan, or drainage plan. Please either remove this building from all plans or include it consistently throughout the application materials.

The Landscape Plan, Utility Plan and Grading Plan included in this Application reflect the desired layout and are consistent throughout the Application.

Grading and Drainage Plan

4. Please provide information for all required sections for a Grading and Drainage Plan identified in Section 4-203(E) and, if necessary, provide information necessary for Section 7-204(C) if impervious surface exceeds 10,000 square feet.

A revised Grading and Drainage Plan has been included to reflect the requirements of Section 7-204(C). Additional information has been provided in Sopris Engineering's report included in this Application.

Access

5. The application states that the CDOT access permit has been submitted. Please provide a copy of that submitted CDOT application with this Land Use Change Permit application.

A copy of the access permit submitted to CDOT has been included as part of the Engineering Report which is an Exhibit to this Application.

6. The driveway does not access directly onto Highway 82 and instead utilized a small section of private roadway to connect to Highway 82. Please provide evidence that the proposed use meets all requirements of Section 7-107.

Access and requirements of Section 7-107 have been addressed in Sopris Engineering's report.

Traffic Study

7. The provided traffic study indicates that it contemplates a 28,875 square foot storage building and a 3,600 square foot drive up storage facility. The application, however, appears to contemplate a 99,407 square foot storage building with no drive up facility. Please update the traffic study to be consistent with the application proposal and reevaluate the conclusion that the traffic volume would not be increased by 20%. In addition, please identify traffic volume in both PHV and ADT.

An updated Traffic Study has been included as part of the Engineering Report in this Application.

8. Please update the traffic study to address all of the items identified within Section 4-203(L) for the Basic Traffic Analysis. Should the updated traffic study that is based on the full proposed development of the site meets the threshold for a Detailed Traffic Study (Section 4- 203(L)(1)(b)), please address those requirements as well.

An updated Traffic Study has been included as part of the Engineering Report in this Application.

Snow Storage

9. Please identify snow storage areas as required in Section 7-305 on the site plan.

Snow Storage has been shown on the revised Site Plan.

Compatibility

10. Please provide a visual impact analysis of the proposal from public vantage points.

Visual imagery has been included as an Exhibit with this Application.

11. Please provide architectural renderings of the building proposed. These renderings should include details of the exterior façade materials (7-301(D)).

Architectural renderings with exterior façade materials noted have been included as an Exhibit with this Application.

Lighting

12. Please provide a lighting plan showing the height, location, intensity, and placement of exterior lighting and interior lighting that may be visible from the outside of the building. The plan needs to also address any illuminated signage as well. The plan needs to demonstrate that the requirements of Section 7-304 will be satisfied as well as demonstrate general compatibility with surrounding property uses.

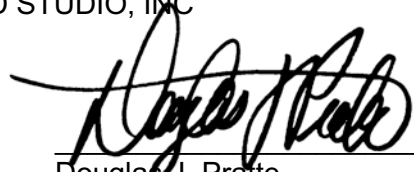
A lighting plan has been included with this Application.

Thank you for this opportunity to respond to issues raised in the July 24, 2018 letter. Please call or email with any discussion and we would be happy to join you at Garfield County Community Development to discuss as needed.

Sincerely,

THE LAND STUDIO, INC

By:


Douglas J. Pratte



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Planning and Zoning Commission Agenda Memorandum

Meeting Date: 1-24-19

TITLE: Garfield County Referral, Blue Mountain self-storage; Limited Impact Review and Land Use Change Permit for Self-Storage Facility

SUBMITTING DEPARTMENT: Planning Department

ATTACHMENTS: Application

BACKGROUND

Planning Staff have received a referral from Garfield County.

The referral concerns an application for the development of a mini storage facility to be located on Parcel# 2391-312-19-001, on the northwest corner of Highway 82 and County Road 100. The site is part of the T.O Ranch Subdivision (Lot 1) and is 5.988 acres in size. The County review of the application includes a Limited Impact Review similar to our Site Plan review and also includes a Land Use Change permit for the change of uses on the site. The property is Zoned Rural.

There is also a concurrent application for a Plat Amendment to the T.O. Ranch Subdivision to adjust the land use summary table to accommodate the proposed use, remove the building envelope from the Lot 1 of the subdivision, update easements and to modify the notes to reflect the modifications to the Protective Covenants. The Plat Amendment is an Administrative Review at the staff level.

DISCUSSION

The facility is to be a three-story self-contained storage building to be approximately 96,900 +/- square feet in size with 32,300 square feet per floor. No outdoor storage is allowed on the site.

The applicant has indicated that the building will use materials that reflect the natural environment of the location and its surroundings. The applicant indicates that the lighting will be 0.00-foot candles at the perimeter of the property and will conform to County Lighting standards. The county standards are similar to the Towns in that lighting is required to be downcast and fully shielded from view.

The applicant has indicated that the lobby of the structure will be used for fundraisers and as a conference room for local organizations.

The memo from Yancy Nichol of Sopris Engineering indicates that a CDOT access permit is not required as access is off of County Road 100.

RECOMMENDATION

Staff recommends that the Planning Commission review the attached application then discuss the referral. The Commission may then direct staff to provide comments to Garfield County. Comments are due to the County by Friday, February 1, 2019.

Prepared By: John Leybourne

Blue Mountain Self Storage

Garfield County, Colorado

Limited Impact Review for Mini Storage

Intersection of County Road 100 and Colorado State Highway 82

Parcel ID# 2391-312-19-001



November 19, 2018

Prepared for:

BlueMountain Garfield, LLC
Mr. Andy Moszynski
845 Brush Creek Road
Aspen, CO 81611

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Application Team

Applicant

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Traffic Engineer

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4-203.B. Project Description

Overview

- The Applicant proposes to construct and operate a fully enclosed, fully sprinklered, indoor, climate-controlled, Self Storage Facility to be located on Garfield County Parcel #2391-312-19-001 at the northwest corner of County Road 100 (Catherine Store Road) and Colorado State Highway 82.
- The property is known as Lot 1 of the T.O. Ranch Subdivision.
- The proposal will develop the northeast portion of the lot and the remaining area will remain undeveloped at this time.
- The Site Plan provides for the Self Storage structure to be situated towards the northernmost side of the lot with the required construction set-back and landscaping requirements taken into consideration.
- The Self Storage structure is planned to be a 3-story structure containing 96,900 square feet of floor area with 32,300 square feet of floor area per floor.
- Building materials will reflect colors and materials in the rural environment in which the facility is located.
- Access is proposed off of County Road 100 and aligned with the existing T.O. Ranch Subdivision Road.
- The north entrance will lead directly south into the parking area for the Self Storage Facility.
- Potential customers inquiring about renting a storage unit will enter and park outside the sales office.
- Customers will exit through a right turn exit only lane to go south to the County Road 100/Highway 82 intersection.
- Those exiting to the north onto County Road 100 will exit through T.O. Ranch Lane.
- Self Storage parking, handicapped access, and loading will be accommodated with forty-seven (47) parking spaces, two (2) handicap parking spaces, and two (2) loading spaces.
- The building will comply with the non-residential height limit of 40'.

Proposed Uses

- High-quality Self Storage unlike other conventional Self Storage facilities and other products currently available in the Mid Roaring Fork Valley.
- Fully staffed and open only during regular business hours, providing security and order to the business operation.
- Targeted towards the discriminating Self Storage consumer seeking a quality storage opportunity in a clean, well-managed facility offering a high level of security.
- The ground floor will have drive-up storage units on three sides of the building. This building will feature materials that reflect the environment in which is located.
- Retail sales will take place out of the ground floor sales office to include the sale of custom imprinted boxes, tape, tape dispensers, bubble wrap, foam and storage door cylinders.
- The ground floor will have drive-up storage units on three sides of the building.
- No outdoor storage of any kind shall be permitted and there will be no rental of vehicles or trailers.
- There will be one 14' van which will be made available "free with move-in".

- A plan will be established for periodic pest control in the building.

Land Use Application

- Lot 1 of the T.O. Ranch Subdivision is zoned Rural in Garfield County, Colorado.
- A Land Use Change Permit is required in the Garfield County Rural Zoned District via Limited Impact Review for the proposed Mini Storage Facility on this property.
- The following Application addresses the requirements and standards in the Garfield County Comprehensive Plan 2030 as amended, and the Garfield County Land Use and Development Code, as amended for Limited Impact Review for a Mini Storage Facility.

Compatibility

- The Comprehensive Plan calls for a Village Center at the intersection of CR 100 and Highway 82. The proposed building may anchor a future Village Center.
- Self Storage is compatible with the Comprehensive Plan, the surrounding "storage" uses, existing gas station, convenience store, and liquor store, and future Village Center uses.
- Neighboring residential uses reside north of the property and behind a screen of existing deciduous trees.
- This site has limited value for residential use due to the proximity to and noise from Hwy. 82.
- Aesthetically pleasing building designed with building materials that reflect colors and materials in the rural environment in which it is located.
- Proposed landscape, which others like contractor yards don't have to do
- The proposed structure will have a minimal impact as follows:
 - Low traffic - a small fraction of retail uses
 - Minimal water and sewer – 3 bathrooms, less than a home.
 - Appropriate lighting for the use and neighborhood having 0.00 foot candles at the perimeter.
 - Storm runoff into detention pond
 - No noise pollution
 - Minimal impact on police & fire
 - No impact on schools
 - Visual – rural mountain character materials
 - Northeast end of the building pushed down 6' below County Road 100
 - Lot coverage is equal to the 15% allowed for residential
 - Economically the project will provide impact fees, property taxes, and a multi-million dollar construction project
 - Upscale storage is needed – it will be a community benefit as others are close to full.
 - Community use of lobby for charity fundraisers & conference room
 - BlueMountain will have a lower impact than other potential uses allowed in the Rural Zone District:
 - *Administrative Review:*
Auto garage – repair, body paint
Contractor's Yard
Cemetery
 - *Limited Impact Review:*
Mineral Waste disposal area
Convenience store
Parking Lot
Material Handling
 - *Major Impact Review:*

Animal Processing
Corrections Facility
Mortuary
Mining extraction
Recycling Collection &
Processing
Storage, Hazardous Materials

Solid Waste Disposal or
Transfer
Car Wash
Vehicles, Machinery & Heavy
Equipment
Salvage Yard

- Self Storage Facilities in the Roaring Fork Valley have a very low vacancy rate and some projects have waiting lists.
- Discretionary users such as retailers, home decorators and remodelers in the Roaring Fork Valley, will likely select Blue Mountain Self Storage.
- Small residence home owners, second home owners, renters, small businesses, families, college students, new college graduates, and VRBOs in the Roaring Fork Valley will all create demand for the Blue Mountain Self Storage Facility.
- Self Storage is a low impact use and compatible with the Village Center designation and surrounding land uses.
- The high quality of Blue Mountain Self Storage, full-time on-site management, and climate-controlled spaces will create a strong potential for the success of this project.
- Land is already zoned for mini storage as a Limited Impact use in the Rural zone district.



Figure 1 - Blue Mountain Self Storage rendering from intersection of Highway 82 and Catherine Store Road



Figure 2 - Blue Mountain Self Storage Illustrative Site / Landscape Plan

4-203.B. Pre-Application Conference Summary



PRE-APPLICATION CONFERENCE SUMMARY

TAX PARCEL NUMBER: 2391-312-19-001

DATE: 12/27/17

PROJECT: Blue Mountain Storage Facility

OWNER: JRP LLC (according to the Count Assessor's Records)

REPRESENTATIVES: Doug Pratte, The Land Studio
Andy Moszynski, Future Property Owner - Developer
Yancy Nichol, Sopris Engineering

PRACTICAL LOCATION: Northwest Corner of the County Road 100 and Hwy. 82
Intersection, approximately 3 ½ miles east of the Town of
Carbondale.

ZONING: Rural (R)

TYPE OF APPLICATION: Limited Impact Review for a Mini Storage Facility

I. GENERAL PROJECT DESCRIPTION

The future property owner is looking into development of a mini storage facility on the site. It is known as Lot 1 of the T.O. Ranch Subdivision. The proposal would only develop the east half of the lot comprised of approximately 2.3 acres. The remaining approximately 2.69 acres would remain undeveloped at this time. Access is proposed off of County Road 100 aligned with the existing T.O. Ranch Subdivision Road. Conceptual plans include a three story mini storage facility with 102,000 sq.ft. Retail sales are anticipated out of the Mini Storage Office. The T.O. Ranch Subdivision includes plat limitations and representations limiting the subdivision to residential uses. A plat amendment will be required to develop the site for commercial/industrial storage uses. A separate pre-application summary and Application will be required for the Plat Amendment.

The site is fairly level and currently utilized for agricultural/open space uses. The use will also be required to comply with the supplemental standards for Industrial Uses (Section 7-1001 of the Land Use and Development Code) including setback requirements from any

adjacent residential property lines. Development considerations of note are summarized below:

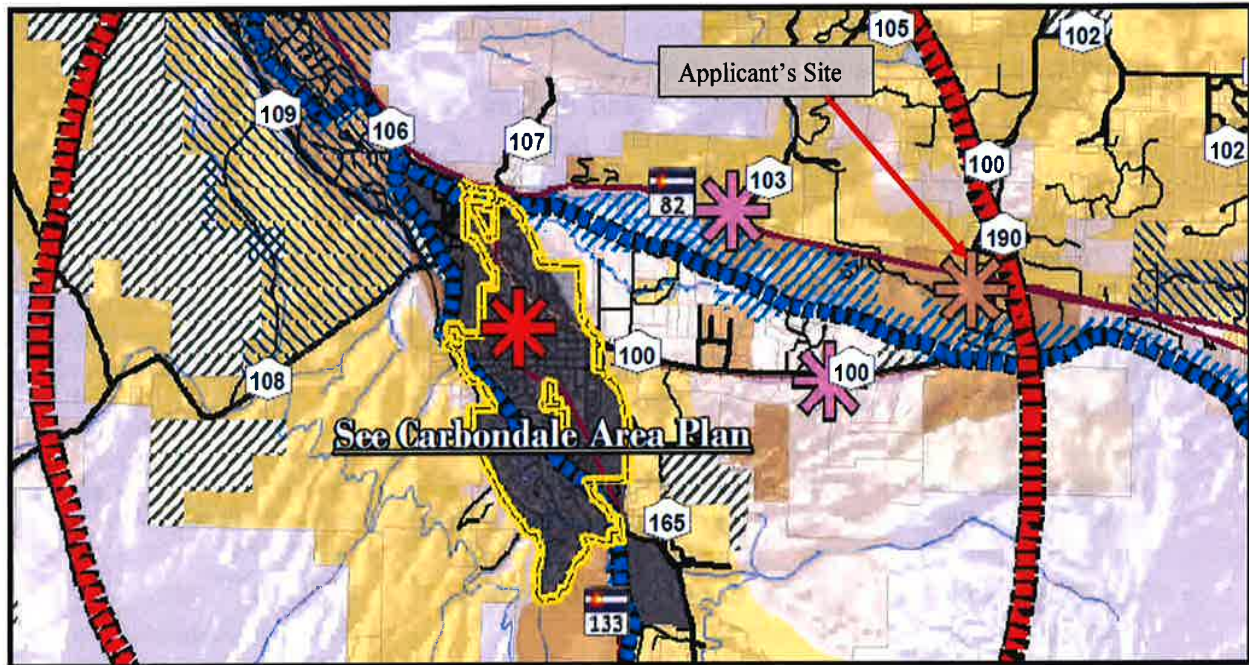
- Building height for Nonresidential Uses in the Rural Zone district is 40'
- Compliance with Section 7-1001 Standards for Industrial Uses will be required.
- 100 ft. setbacks from any adjacent residential property lines will be required. The setback will be measured from the nearest property line and may include the dimension of the adjoining road rights-of-way.
- Upgraded access permits from the County Road and Bridge Department are anticipated to be required.
- Referrals to CDOT will be required and additional CDOT conditions or permitting may be applicable.
- A plat amendment for the T.O. Ranch to address the change in use from residential to industrial mini storage use will need to be completed.
- Maximum lot coverage for Nonresidential uses is not set in Table 3-201 of the Land Use and Development Code. While no formal lot coverage standards is codified, a Land Use Change Permit Application may include limitations on lot coverage established as part of the Land Use Permit review process. It is suggested that a development plan take into consideration that the maximum lot coverage in the Industrial Zone District is 75% and provide a frame of reference when developing plans for industrial uses in the Rural Zone District.
- Off street parking requirements are anticipated to be based on the Commercial Warehouse Use (1 space/2,000 sq.ft. of floor area) and Retail/Service/Office Use (1 space/250 sq.ft. of floor area). The Application can include a request for a Director's Determination of the applicable rate as the Mini Storage Use is not specifically listed (pursuant to Section 7-302.A).

II. REGULATORY PROVISIONS APPLICANT IS REQUIRED TO ADDRESS

- Garfield County Comprehensive Plan 2030 as amended
- Garfield County Land Use and Development Code, as amended
 - Article III, Zoning
 - Rural Zone District - Lot/Building Requirements (Table 3-201)
 - Use Table (Table 3-403) – Mini Storage
 - Article IV, Application and Review Procedures
 - Limited Impact Review (Section 4-104)
 - Common Review Procedures (Section 4-101)
 - Table 4-102 Common Review Procedures and Required Notice
 - Table 4-201 Application Submittal Requirements
 - Description of Submittal Requirements (Section 4-203)
 - Section 4-118 Waiver from Standards
 - Section 4-202 Waiver from Submittal Requirements
 - Article VII, Standards – Division 1 General Standards, Division 2 General Resource Protection Standards, Division 3 Site Planning – as applicable
 - Article 15, Definitions - Storage

III. COMPREHENSIVE PLAN 2030

The site is located within the 3 Mile Area of Influence for the Town of Carbondale. An excerpt from the Comprehensive Plan Future Land Use Map is included below. The site is located in an areas designated as Residential Medium, in the vicinity of Residential Medium High Designations and Village Center Designation.



IV. REVIEW PROCESS

In summary, the Application will follow the Limited Impact Review Process contained in Sections 4-101 and 4-104 and in Table 4-102 (see attached flow chart):

1. Pre-application Conference
2. Submittal of Application (3 hard copies plus one digital PDF copy on CD or USB Stick)
3. Determination of Completeness: If Technically Complete the Applicant will be notified and the request scheduled for a public hearing before the Board of County Commissioners. If it is not technically complete the Applicant will be advised of the deficiencies.
4. Additional copies of the Application are provided for the Board of County Commissioners.
5. Applicant completes public notice for the public hearing (mailing, posting, and publication) a minimum of 30 days prior to the hearing.
6. Staff prepares a report including public and referral comments
7. Review and Action by the Board of County Commissioners at the public hearing.
8. The Commissioners action is formalized by a resolution.

9. If approved with conditions the Applicant must meet the conditions prior to issuance of the Land Use Change Permit.
10. The Applicant has one year to meet all conditions of approval.

V. ADDITIONAL DETAILS ON PROCESSING AND SUBMITTAL REQUIREMENTS

In addition to the submittal requirements documented in Table 4-102 and Section 4-203 the following clarifications are provided.

- A list of property owners within 200 ft. will have to be provided and said owners will receive public notice. Information on mineral rights ownership on the Applicant's site will also be required and owners of mineral rights will also receive public notice. A description of how the mineral rights ownership was researched will also need to be provided.
- A copy of a deed confirming the Applicant's ownership of the property or authorization from the current owners will need to be provided. Any statements of authority for LLC, Corporations, or Trusts will need to be provided.
- The Application will need to demonstrate a legal and physical supply of water (water supply plan) or request a waiver from the submittal requirements and Section 7-104 Standards.
- The Application will need to address legal access, physical and adequate access to the site.
- The Application will also need to address compliance with Section 7-107 Roadway Standards.
- A waste water treatment plan is required.
- The Application will need to address any natural hazards or soils constraints on the site.
- The Site Plan needs to show improvements on the site including proposed locations for access driveways, parking and circulation areas, the proposed structure, and existing structures and demonstration of compliance with setback requirements.
- The Applicant may request waivers from submittal requirements in accordance with Section 4-202. A Development Agreement and Improvements Agreement may not be applicable based on Foot Notes #1 and #2 from Table 4-201.
- Waivers from certain elements of the Impact Report may be appropriate but could warrant additional pre-application discussion. Industrial uses are exempt from Landscaping requirements in Section 7-303, however, screening or buffering may be accomplished through the use of landscaping materials. Some topics may have been addressed as part of the T.O. Ranch Subdivision review.
- A waiver from completion of a full traffic study would be considered based on the waiver criteria, however, traffic and access issues are noted as an important consideration for the proposed use and location.

Application Submittal

3 Hard Copies
1 Digital PDF Copy (on CD or USB stick)

Both the paper and the digital copy should be split into individual sections. Please refer to the list included in your pre-application conference summary for the submittal requirements that are appropriate for your application:

- General Application Materials
- Vicinity Map
- Site Plan
- Grading and Drainage Plan
- Landscape Plan
- Impact Analysis
- Traffic Study
- Water Supply/Distribution Plan
- Wastewater Management Plan
- Article 7 Standards

- The Application will need to address the standards contained in Article 7 and/or request waivers pursuant to Section 4-118. Application formats that follow an outline consistent with Article 7 are an efficient way to expedite the completeness review process.
- A copy of the T.O. Ranch Subdivision Plat and any proposed amendments should be included with the Application Submittal.

The Application submittal needs to include 3 hard copies of the entire Application and 1 Digital PDF Copy of the entire Application (on a CD or USB Stick). Both the paper and digital copies should be split into individual sections. Please refer to this pre-application summary for submittal requirements that are appropriate for your Application. Additional meetings with Staff can be scheduled to address specific questions regarding waiver requests including submittal waivers.

VI. APPLICATION REVIEW

- a. Review by:** Staff for completeness recommendation and referral agencies for additional technical review
- b. Public Hearing:** ☐ Director (noticed but not a public hearing)
☐ Planning Commission
☒ Board of County Commissioners
☐ Board of Adjustment
- c. Referral Agencies:** May include but are not limited to Garfield County Road and Bridge, Garfield County Attorney, Fire Protection District, Garfield County Environmental Health Manager, Colorado Division of Water Resources, Garfield Consulting Engineer, Garfield County Flood Plain Administrator, Town of Silt.

VII. APPLICATION REVIEW FEES

- a. Planning Review Fees:** \$ 400.00
- b. Referral Agency Fees:** \$ TBD (consulting engineer/civil engineer fees)
- c. Total Deposit:** \$ 400.00 (additional hours are billed at \$ 40.50 /hour)
-

VIII. GENERAL APPLICATION PROCESSING

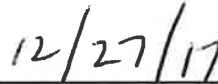
The foregoing summary is advisory in nature only and is not binding on the County. The summary is based on current zoning, which is subject to change in the future, and upon factual representations that may or may not be accurate. This summary does not create a legal or vested right. The summary is valid for a six month period, after which an update

should be requested. The Applicant is advised that the Application submittal once accepted by the County becomes public information and will be available (including electronically) for review by the public. Proprietary information can be redacted from documents prior to submittal.

IX. PRE-APPLICATION SUMMARY PREPARED BY:



Glenn Hartmann
Principal Planner



Date

4-203.B. Application Form



Community Development Department
108 8th Street, Suite 401
Glenwood Springs, CO 81601
(970) 945-8212
www.garfield-county.com

LAND USE CHANGE PERMIT APPLICATION FORM

TYPE OF APPLICATION

<input type="checkbox"/> Administrative Review	<input type="checkbox"/> Development in 100-Year Floodplain
<input checked="" type="checkbox"/> Limited Impact Review	<input type="checkbox"/> Development in 100-Year Floodplain Variance
<input type="checkbox"/> Major Impact Review	<input type="checkbox"/> Code Text Amendment
<input type="checkbox"/> Amendments to an Approved LUCP <input type="checkbox"/> LIR <input type="checkbox"/> MIR <input type="checkbox"/> SUP	<input type="checkbox"/> Rezoning <input type="checkbox"/> Zone District <input type="checkbox"/> PUD <input type="checkbox"/> PUD Amendment
<input type="checkbox"/> Minor Temporary Housing Facility	<input type="checkbox"/> Administrative Interpretation
<input type="checkbox"/> Vacation of a County Road/Public ROW	<input type="checkbox"/> Appeal of Administrative Interpretation
<input type="checkbox"/> Location and Extent Review	<input type="checkbox"/> Areas and Activities of State Interest
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Accommodation Pursuant to Fair Housing Act
<input type="checkbox"/> Pipeline Development	<input type="checkbox"/> Variance
<input type="checkbox"/> Time Extension (also check type of original application)	

INVOLVED PARTIES

Owner/Applicant

Name: BlueMountain Garfield, LLC (Applicant) Phone: (203) 209-1717
Mailing Address: 845 Brush Creek
City: Aspen State: CO Zip Code: 81611
E-mail: andy@BlueMountainSelfStorage.com

Representative (Authorization Required)

Name: The Land Studio, Inc. Phone: (970) 927-3690
Mailing Address: 365 River Bend Way
City: Glenwood Springs State: CO Zip Code: 81601
E-mail: landstudio2@comcast.net

PROJECT NAME AND LOCATION

Project Name:

Blue Mountain Self Storage Limited Impact Review Application for Mini Storage

Assessor's Parcel Number: 2391 312 19 001

Physical/Street Address: County Road 100 & Highway 82, Garfield County, CO

Legal Description: See Attached

Zone District: Rural Property Size (acres): 5.988 Acres

PROJECT DESCRIPTION

Existing Use: The Subject Property consists of approximately six acres of agricultural property defined by Highway 82, County Road 100, and adjoining properties. Access to the Subject Property is located off County Road 100.

Proposed Use (From Use Table 3-403): Mini Storage

Description of Project: The Applicant is proposing to develop a 3-story fully enclosed and fully sprinklered indoor climate-controlled self-storage facility to be located on Garfield County Parcel #2391-312-19-001 at the northwest corner of County Road 100 (Catherine Store Road) and Colorado State Highway 82.

REQUEST FOR WAIVERS**Submission Requirements**

- ☐ The Applicant requesting a Waiver of Submission Requirements per Section 4-202. List:

Section: _____ Section: _____

Section: _____ Section: _____

Waiver of Standards

- ☐ The Applicant is requesting a Waiver of Standards per Section 4-118. List:

Section: _____ Section: _____

Section: _____ Section: _____

I have read the statements above and have provided the required attached information which is correct and accurate to the best of my knowledge.



Manager, BlueMountain Garfield, LLC

October 8, 2018

Date

OFFICIAL USE ONLY

File Number: _____ - _____

Fee Paid: \$ _____

4-203.B. Statement of Authority

Reception#: 908621
06/28/2018 02:41:28 PM Jean Alberico
1 of 1 Rec Fee:\$13.00 Doc Fee:0.00 GARFIELD COUNTY CO



Pursuant to C.R.S. §38-30-172, the undersigned executes this Statement of Authority on behalf of JRP, L.L.C., a Colorado Limited Liability Co. (corporation, limited liability company, general partnership, registered limited liability partnership, registered limited liability limited partnership, limited partnership association, government agency, trust or other), an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is JRP, L.L.C.
and is formed under the laws of the State of Colorado
The mailing address for the Entity is 485 CR 112, Carbondale, CO 81623

The name and/or position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is James R. Pitts, Manager

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows (if no limitations, insert "None"): None

Other matters concerning the manner in which the Entity deals with any interest in real property are (if no other matter, leave this section blank): _____

EXECUTED this 4th day of JANUARY, 2018.

Signature: James R. Pitts
Name (printed): James R. Pitts
Title (if any): Manager, JRP, L.L.C.

STATE OF Colorado
COUNTY OF Garfield JSS.

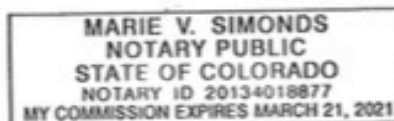
The foregoing instrument was acknowledged before me this 8th day of January, 2018
by James R. Pitts, on behalf of JRP, LLC
Limited Liability Company.

Witness my hand and official seal.

My commission expires: 3/21/2021
(Date)

[Signature]
(Notary Public)

[SEAL]



Reception #: 911542
09/10/2018 11:22:36 AM Jean Alberico
1 of 1 Rec Fee: \$13.00 Doc Fee: 0.00 GARFIELD COUNTY CO



Pursuant to C.R.S. §38-30-172, the undersigned executes this Statement of Authority on behalf of BlueMountain Garfield, LLC, a Colorado Limited Liability Co. (corporation, limited liability company, general partnership, registered limited liability partnership, registered limited liability limited partnership, limited partnership association, government agency, trust or other), an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is BlueMountain Garfield, LLC
and is formed under the laws of the State of Colorado
The mailing address for the Entity is 845 Brush Creek, Aspen, Colorado 81611

The name and/or position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is Andy Moszynski, Manager

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows (if no limitations, insert "None"): None

Other matters concerning the manner in which the Entity deals with any interest in real property are (if no other matter, leave this section blank):

EXECUTED this 21 day of August, 20 18.

Signature: [Signature]
Name (printed): Andy Moszynski
Title (if any): Manager, BlueMountain Garfield, LLC

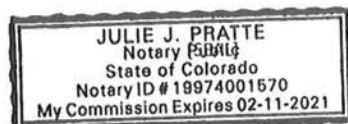
STATE OF Colorado)
COUNTY OF Garfield)

The foregoing instrument was acknowledged before me this 21 day of August, 20 18
by Andy Moszynski, on behalf of BlueMountain Garfield LLC, a
Limited Liability Company.

Witness my hand and official seal.

My commission expires: 2-11-2021
(Date)

Julie J. Pratte
(Notary Public)



September 12, 2018

Garfield County Community Development Department
108 8th Street, Suite 401
Glenwood Springs, CO 81601

RE: Limited Impact Review Application and Final Plat Amendment for T.O. Ranch
Subdivision

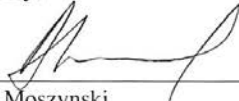
Dear Garfield County,

BlueMountain Garfield, LLC has authorized Douglas and Julie Pratte of The Land
Studio, Inc. to act in all respects as the authorized representative of BlueMountain
Garfield, LLC to submit and process the above-referenced application.

The contact information for The Land Studio Inc, is:

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

Sincerely,



Andy Moszynski
BlueMountain Garfield, LLC

October 25, 2018

Garfield County Community Development Department
108 8th Street, Suite 401
Glenwood Springs, CO 81601

RE: Authorization Letter for Limited Impact Review Application and Final Plat
Amendment for T.O. Ranch Subdivision

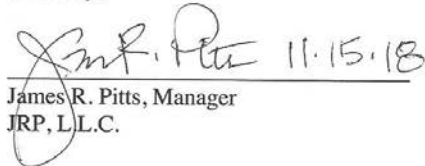
Dear Garfield County,

This letter is to certify that JRP, L.L.C. has authorized Douglas and Julie Pratte of The Land Studio, Inc. to represent them for the Blue Mountain Self Storage Limited Impact Review Land Use Change Permit Application for a Mini Storage Facility on Garfield County Parcel 32391-312-19-001 and for a Final Plat Amendment for the T.O. Ranch Subdivision. This letter also authorizes Andy Moszynski as Manager of BlueMountain Garfield, LLC to sign and submit the above Applications on behalf of JRP, L.L.C.

The contact information for The Land Studio Inc, is:

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

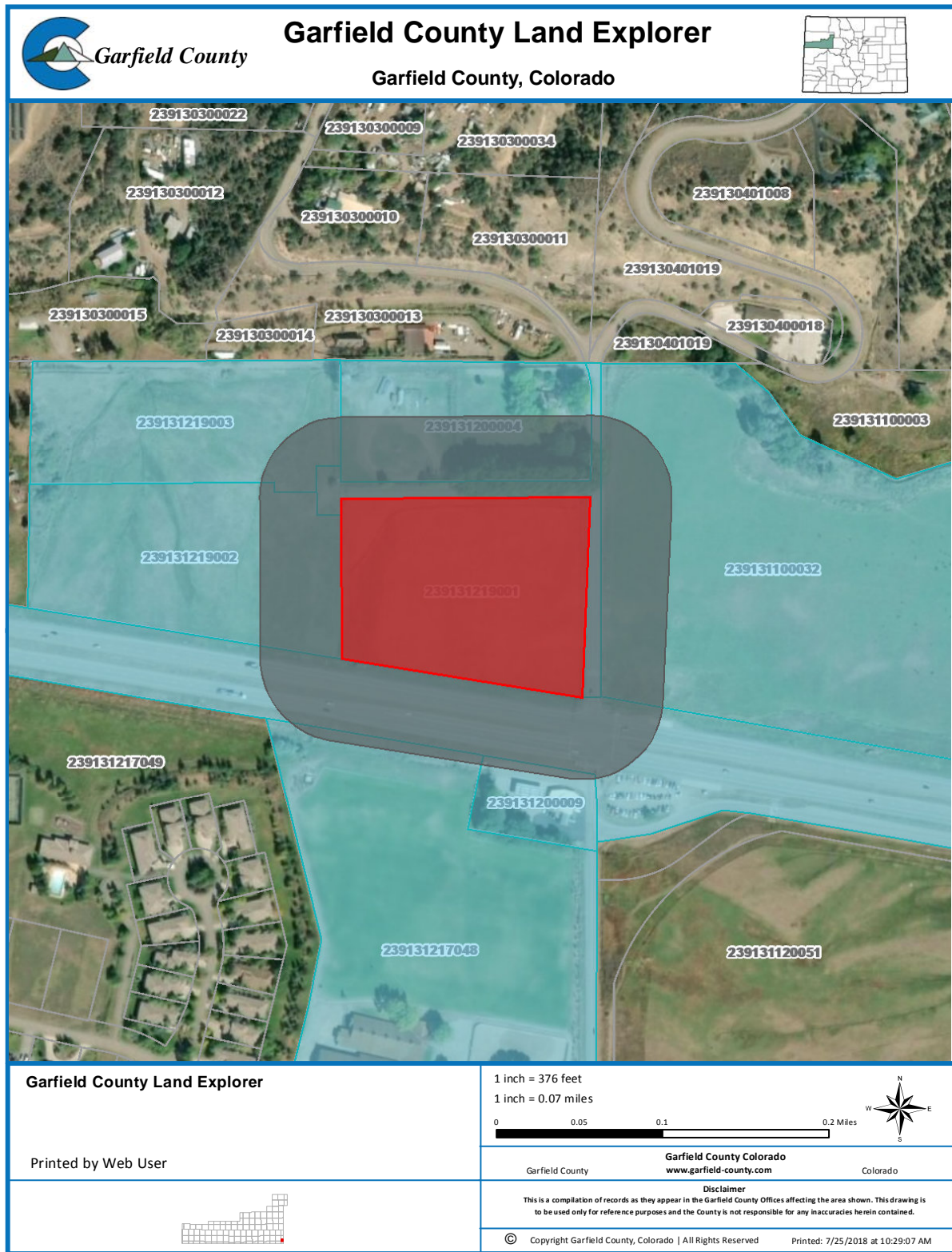
Sincerely,

 11.15.18
James R. Pitts, Manager
JRP, L.L.C.

4-203.B. Ownership Information

See the Title Commitment which has been included as Exhibit A to this Application.

4-203.B. Property Owners within 200'



Garfield County Land Explorer

Parcel	Physical Address	Owner	Account Num	Mailing Address
239131100032	100 COUNTY RD CARBONDALE	BCR FAMILY LLC	R007826	3400 N ADAMS ROAD OAK BROOK, IL 60521
239131200004	3627 100 COUNTY RD CARBONDALE	FUNSTEN, JAMES J	R011542	3627 COUNTY ROAD 100 CARBONDALE, CO 81623
239131200009	15783 82 HWY CARBONDALE	CATHERINE STORE VENTURES, LLC	R111264	PO BOX 1600 CARBONDALE, CO 81623
239131217048	3275 100 COUNTY RD CARBONDALE	ASPEN VALLEY POLO CLUB LLC	R006262	715 W MAIN STREET, SUITE 201 ASPEN, CO 81611
239131219001	Not available CARBONDALE	JRP, LLC	R008547	485 COUNTY ROAD 112 CARBONDALE, CO 81623
239131219002	Not available CARBONDALE	JRP LLC	R008548	485 COUNTY ROAD 112 CARBONDALE, CO 81623
239131219003	Not available CARBONDALE	JRP LLC	R008549	485 COUNTY ROAD 112 CARBONDALE, CO 81623
ROW	Not available null			
ROW	Not available null			

4-203.B. Mineral Owners and Lessees



Chad J. Lee, Esq.*
Telephone (970) 945-6546
clee@balcombgreen.com
*Licensed in CO, WY, and the
U.S. Patent and Trademark Office

September 13, 2018

Garfield County Community Development Department
Planning Manager
108 8th St. #401
Glenwood Springs, CO 81601

Re: *Application for Limited Impact Review – Blue Mountain Management Corporation*

To Whom It May Concern:

The Garfield County Land Use and Development Code requires an Applicant to provide notice to mineral owners in accordance with C.R.S. § 24-65.5-101 “as such owners can be identified through records in the office of the Clerk and Records or Assessor, or through other means.” GCLUDC 4-101(E)(4). Section 24-65.5-101, C.R.S. requires that an applicant notify a mineral estate owner who either (1) is identified as such by the county tax assessor’s records; or (2) has filed in the Clerk and Recorder a request for notification. If such records do not identify any mineral estate owners, including their addresses of record, “the applicant shall be deemed to have acted in good faith and shall not be subject to further obligations...” On September 11, 2018, we conducted the following tasks with regard to Lots 1, 2, and 3, T.O. Ranch Subdivision according to the Amended Final Plat thereof recorded March 14, 2008 as Reception No. 744578:

1. We reviewed the Garfield County Clerk and Recorder’s index of mineral owner requests for notification per C.R.S. § 24-65.5-101 and confirmed that no mineral owner for the subject property has filed a request for notification; and
2. We spoke with Casey at the Garfield County Assessor’s office and he said to their knowledge there are no active or inactive mineral owners for the subject property.

This exceeds our obligations to search mineral owners under Colorado Statute and the Garfield County Code. Please do not hesitate to contact me with further questions.

Sincerely,

BALCOMB & GREEN, P.C.

By: _____

Chad J. Lee

ASPEN | BASALT | GLENWOOD SPRINGS | LAMAR

Post Office Box 790 | Glenwood Springs, Colorado 81602 | 800.836.5928 | 970.945.6546 | BalcombGreen.com

4-203.B. Existing Conditions Photos



Figure 3 - Looking west along T.O. Ranch Lane



Figure 2 – Existing storage uses north of the property



Figure 3 - Existing storage uses on the property



Figure 4 - Looking north from Hwy. 82 across development parcel



Figure 5 - Looking north from Catherine Store to development parcel



Figure 6 - Looking northwest across development parcel

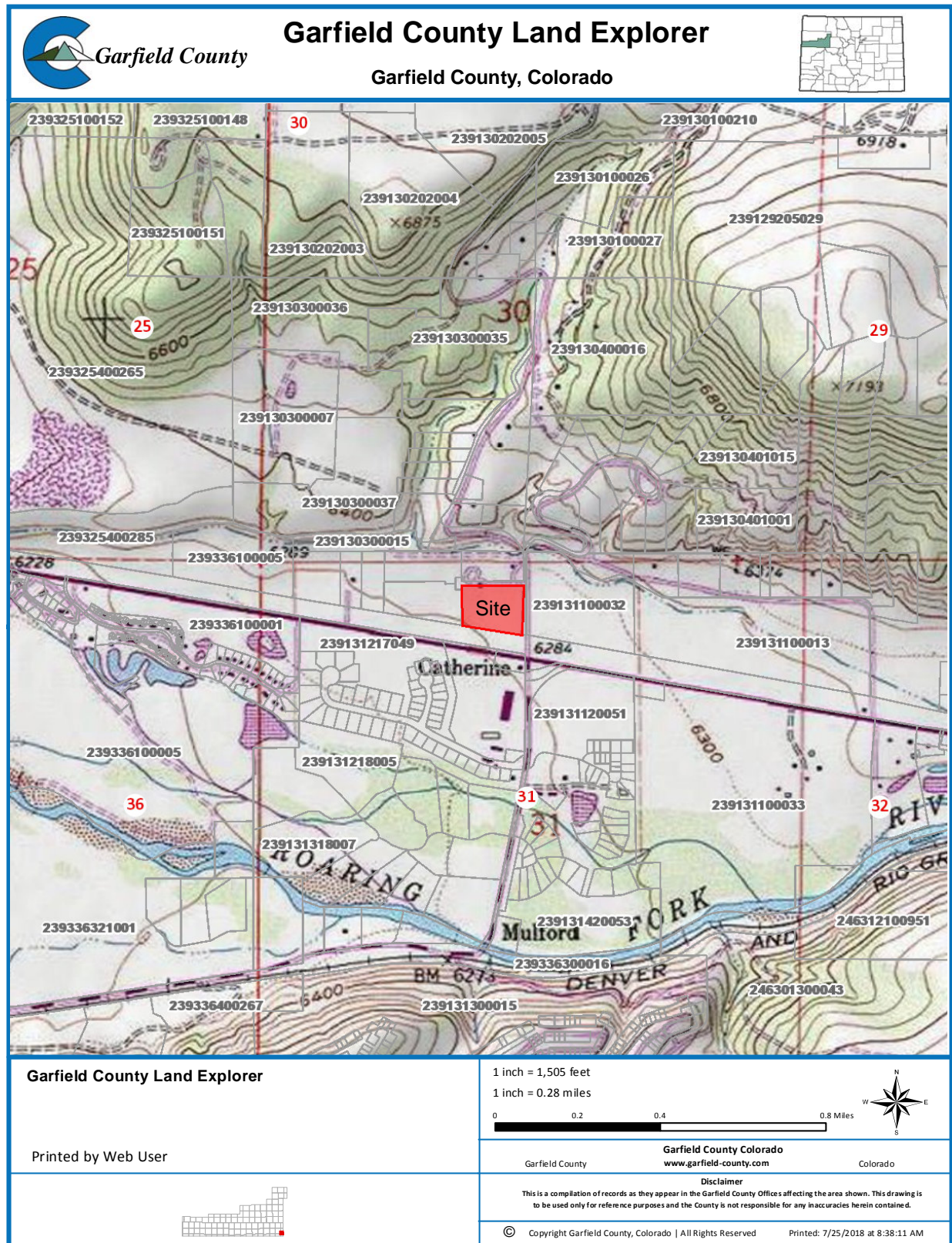


Figure 7 - Looking south towards Catherine Store



Figure 8 - Looking south towards Catherine Store

4-203.C. Vicinity Map



4-203.D. Site Plan

A Site Plan has been prepared by Sopris Engineering and is included as Exhibit K to this Application. There is an existing irrigation ditch located along the northern, eastern and southern property lines. The project is not planning on impacting the existing ditch locations and will provide culverts beneath access points matching the size of existing onsite ditch culverts.

4-203.E. Grading and Drainage Plan

The Grading and Drainage Plan shall include the following elements:

1. Site Map. A Site Map showing locations of any existing structures, Waterbodies or hydrologic features on the site, including intermittent water features, Wetlands, and the 100-year Floodplain boundaries.

A Site Plan has been prepared by Sopris Engineering and is included as Exhibit K to this Application. There is an existing irrigation ditch located along the northern, eastern, and southern property lines. The project is not planning on impacting the existing ditch locations and will provide culverts beneath access points matching the size of existing onsite ditch culverts.

2. Drainage Structures.

- a. Locations of existing and proposed drainage structures or natural drainage features affecting site drainage on the parcel and within 10 feet adjacent to the site boundary, including street gutters, storm sewers, drainage channels, and other water conveyance structures; and Wetlands or other Waterbodies receiving storm Runoff from the site.

An existing conditions and topography survey was performed by Sopris Engineering in the fall of 2017 and is reflected on the attached plans. The existing wetlands/riparian areas on the northeast corner of the property will remain untouched with the proposed improvements.

- b. Preliminary engineering design and construction features for drainage structures to be constructed.

Preliminary engineering analysis has been performed to identify potential stormwater detention locations, preliminary sizing and general stormwater routing to these facilities. A proposed swale along the north, east and west sides of the building will collect runoff from the paved access aisles and parking areas. Collected stormwater will then be diverted around the proposed structure and

directed to the existing vegetated field south of the proposed development site. A stormwater detention system is proposed at the southwest corner of the property to attenuate the runoff from the increased site imperviousness in accordance with Garfield County requirements. The proposed detention facilities have been preliminarily sized based on the proposed site imperviousness compared to the existing, undeveloped conditions. The anticipated detention volume is sized to detain the 2- and 25-year design storm to pre development levels. Based on the impervious area shown the project is estimated to require approximately 11,000 c.f. of detention for the 25-year design storm. The proposed detention facility will additionally be sized to safely pass the 100-year storm event per the requirements of 7-204C of the LUDC.

3. Topography. Existing topography at reasonable contour intervals to provide necessary detail of the site. The map should extend a minimum of 10 feet beyond the property line and show the location of the property line.

An existing conditions and topography survey was performed by Sopris Engineering in the fall of 2017 and is reflected on the attached plans.

4. Grading Plan. A grading plan showing the proposed topography at reasonable contour intervals that provides necessary detail of the site. The plan shall show elevations, dimensions, location, extent, and Slope of all proposed clearing, and Grading including building site and driveway grades.

A Grading Plan has been prepared by Sopris Engineering meeting the requirements above. See Exhibit L for detail.

5. Soil Stockpile and Snow Storage Areas. Probable locations of soil stockpiles and snow storage areas.

No soil stockpiling is anticipated at the proposed development. Sopris Engineering has shown an anticipated snow storage area on the Site Plan.

6. Drainage Plan. Proposed drainage plan.

The proposed drainage plan is depicted on the Grading Plan. A proposed swale along the north, east and west sides of the building will collect runoff from the paved access aisles and parking areas. Collected stormwater will then be diverted around the proposed structure and directed to the existing vegetated field south of the proposed development site. A stormwater detention system is

proposed at the southwest corner of the property to attenuate the runoff from the increased site imperviousness in accordance with Garfield County requirements. The proposed detention facilities have been preliminarily sized based on the proposed site imperviousness compared to the existing, undeveloped conditions. The anticipated detention volume is sized to detain the 2- and 25-year design storm to pre development levels. Based on the impervious area shown the project is estimated to require approximately 11,000 c.f. of detention for the 25-year design storm. The proposed detention facility will additionally be sized to safely pass the 100-year storm event per the requirements of 7-204C of the LUDC. Final sizing and location of proposed stormwater detention facilities will be provided in support of a future Building Permit application.

7. Equipment Storage Areas. Location of storage areas designated for equipment, fuel, lubricants, chemical, and waste storage with an explanation of spill containment structures.

No fuel chemical or waste storage is anticipated for the development beyond what is required for construction. Storage will be contained within the construction area and spill containment will be provided where necessary as required by standard construction practices.

8. Temporary Roads. Location of temporary roads designed for use during the construction period.

No temporary roads are anticipated for the proposed development.

9. Areas of Steep Slope. Areas with Slope of 20% or greater shall be identified by location and percentage of Slope, both for the existing site conditions and within the developed area.

A Slope Analysis has been provided in support of the application and is provided as an attachment to Sopris Engineering's Report attached as Exhibit D. Areas in excess of 20% are generally man-made cut slopes associated with irrigation ditches. No development is proposed in areas in excess of 20% slope.

10. Construction Schedule. Construction schedule indicating the anticipated starting and completion time periods of the site Grading and/or construction sequence, including the installation and removal of erosion and sediment control measures, and the estimated duration of exposure of each area prior to the completion of temporary erosion and sediment control measures.

Construction on the proposed development is anticipated to commence in March of 2019 and is anticipated to take 15 months to complete. Site preparation, stripping of topsoil and foundation excavation is anticipated to take 30 days. Foundation installation and vertical building construction will take approximately 90 days and is anticipated to be complete by June 30, 2019. Stormwater infrastructure, site utilities, concrete flatwork, asphalt, grading, landscaping and final restoration is anticipated to be completed by June 1, 2020. Exact start and finish dates may vary depending upon approval date.

11. Permanent Stabilization. A brief description of how the site will be stabilized after construction is completed.

Final placement of topsoil, landscaping and revegetation with an approved seed mix will occur after site work is complete. Please see the attached Grading Plan (Exhibit L) and Landscape Plan (Exhibit H) for more information.

12. Erosion Control Measures. Plan view drawings of all erosion and sediment control measures showing approximate locations and site

Conceptual Erosion Control BMPs are included on the Grading Plan. Ultimate locations will be provided by the Contractor based on their means and methods of construction when applying for a CDPHE Construction Stormwater Discharge Permit.

Grading and Drainage Plans have been prepared by Sopris Engineering and are included as Exhibit L to this Application.

4-203.F. Landscape Plan

An Illustrative Site/Landscape Plan has been prepared by The Land Studio, Inc. and is included as Exhibit H in this Application.

4-203.G. Impact Analysis

1. *Adjacent Land Use. Existing use of adjacent property and neighboring properties within 1,500-foot radius.*

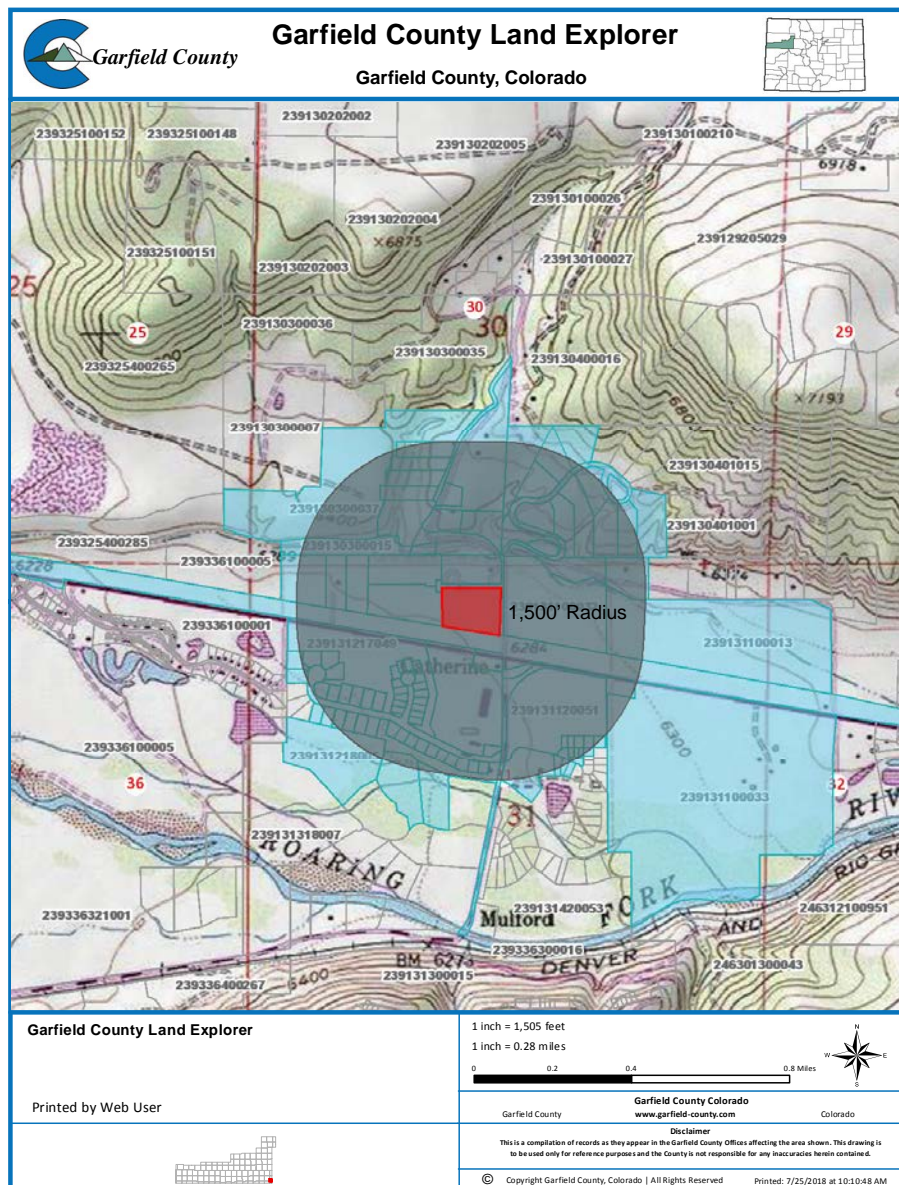
Approximately 3.4 acres of the 5.920 acre parcel of land will be used for the Self Storage Facility. There are no development plans at this time for the balance of acreage.

The neighboring properties contain a variety of uses including agricultural and residential to the east and west, commercial to the south and an industrial

service use as a contractor's service yard to the north. See the following for additional detail regarding adjoining property:

- North – residence and contractor's storage yard
- Northeast and East – agricultural/grazing land
- Southeast – intersection of Highway 82 and County Road 100, followed by a parking lot
- South – Catherine Store and Aspen Valley Polo Club
- Southwest – Highway 82, followed by undeveloped land
- West and -Northwest – agricultural/grazing land and contractor's storage yard

See the following Garfield County Land Explorer Map for properties within a 1,500' radius of T.O. Ranch Subdivision Lot.



2. *Site Features. A description of site features such as streams, areas subject to flooding, lakes, high ground water areas, topography, vegetative cover, climatology, and other features that may aid in the evaluation of the proposed development.*

The Subject Property consists of six acres of property defined by Highway 82, County Road 100, and adjoining properties. Access to the Subject Property is located off County Road 100 on the eastern border of the property. One pad-mounted transformer, an irrigation ditch, and two water wells were observed on the site. Vegetation on the site consists mostly of pasture grass with some native vegetation. No extreme topography exists within the proposed site development location. A Wetlands Report was completed in September of 2000 by Beach Environmental, LLC. Their finding was that there were no indications of a jurisdictional wetland community, however, the north to south ditch outside the eastern property line supports a willow carr community and should not be disturbed. The willow vegetative community represents high habitat value for many species and acts to absorb pollutants from surface runoff. The Wetlands report has been included as Exhibit E to this Application.

3. *Soil Characteristics. A description of soil characteristics of the site that have a significant influence on the proposed use of the land.*

A Subsoil Study for Foundation Design been prepared by HP Kumar and is attached as Exhibit F to this Application.

4. *Geology and Hazard. A description of geologic characteristics of the area including any potential natural or manmade hazards, and a determination of what effect such factors would have on the proposed use of the land.*

A Subsoil Study for Foundation Design been prepared by HP Kumar and is attached as Exhibit F to this Application.

5. *Groundwater and Aquifer Recharge Area. Evaluation of the relationship of the subject parcel to Floodplains, the nature of soils and subsoils and their ability to support waste disposal, the Slope of the land, the effect of sewage effluents, and the pollution of surface Runoff, stream flow, and groundwater.*

A Subsoil Study for Foundation Design been prepared by HP Kumar and is attached as Exhibit F to this Application. An Engineering Report has been prepared by Sopris Engineering and is attached as Exhibit D to this Application.

6. *Environmental impacts. Determination of the existing environmental conditions on the parcel to be developed and the effects of development on those conditions.*

The Subject Property consists of approximately six acres of property defined by Highway 82, County Road 100, and adjoining properties. Access to the Subject Property is located off County Road 100 on the eastern border of the property. One pad-mounted transformer, an irrigation ditch, and two water wells were observed on the site. Vegetation on the site consists mostly of pasture grass with some native vegetation. No extreme topography exists within the proposed site development location. A Wetlands Report was completed in September of 2000 by Beach Environmental, LLC. Their finding was that there were no indications of a jurisdictional wetland community, however, the north to south ditch outside the eastern property line supports a willow carr community and should not be disturbed. The willow vegetative community represents high habitat value for many species and acts to absorb pollutants from surface runoff. The Wetlands report has been included as Exhibit E to this Application. The property is not within a floodplain area and no streams or water features exist on this site. No significant slopes occur within the proposed building area.

7. *Nuisance. Impacts on adjacent land from generation of vapor, dust, smoke, noise, glare or vibration or other emanations.*

The Applicant will use non reflective natural building materials to eliminate glare and will follow Garfield County lighting standards to minimize impacts of exterior lighting on the surrounding neighborhood. No dust, vapor, smoke, or noise will be created with this storage facility as all activity will be contained inside the building. No outdoor storage of any kind shall be permitted. Lights attached to the exterior of the building will be motion activated. All exterior lights will shut off at 9:00 p.m.

8. *Hours of Operation. The Applicant shall submit information on the hours of operation of the proposed use.*

The Self Storage business will be fully staffed and open only during regular business hours and will not offer 24-hour access to the public or to its customers. Office hours will be 9:00 a.m. to 6:00 p.m., access hours will be 6:00 a.m. to 9:00 p.m.

4-203.J. Development Agreement

Per Table 4-201(J) Fn 1, a Development Agreement is only required for a project requesting a vested rights period longer than 3 years. The Applicant is not requesting an extension of vested rights beyond 3 years, so no Development Agreement is required.

4-203.L. Traffic Study

Assessment of traffic impacts is required based upon a Traffic Study prepared in compliance with this section.

Sopris Engineering has provided an investigation into the anticipated traffic impacts to Garfield County Road 100 near the intersection with State Highway 82 resulting from the proposed development. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition was utilized to gather Peak Hour vehicle trip estimates for the proposed mini storage facility.

1. Type of Study Required.

- a. The Traffic Study shall be comprised of a basic Traffic Analysis utilizing existing County traffic counts as mapped, the Manual on Uniform Traffic Control Devices, accepted Trip Generation manuals, and current standards as applied by the CDOT.

The anticipated traffic impacts to Garfield County Road 100 near the intersection with State Highway 82 resulting from the proposed development were estimated utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition was utilized to gather Peak Hour vehicle trip estimates for the proposed mini storage. The anticipated number of peak hour vehicles for the development are 25 Peak Hour Vehicles. Existing peak hour vehicle counts at the intersection of Highway 82 and County Road 100 were performed by McDowell Engineering on June 20th, 2018. Existing Peak hour vehicle trips were counted at 163 vehicle trips in the PM peak. The proposed self-storage facility would increase anticipated traffic during the peak hour by 15.5% based on the counted movements.

- b. The Traffic Study may also include a detailed Traffic Analysis if the Director determines that any 1 of the following thresholds is exceeded:

- (1) Traffic volumes projected at any intersection when a State or Federal highway exceeds current volumes by 20%, as determined by CDOT using current traffic counts and CDOT-approved methodology;

Not Applicable. Traffic impacts to the Highway 82/County Road 100 intersection does not increase by 20% or greater as a result of this development.

(2) Traffic volumes projected on any County road segment exceed current volumes by 20%; or

Existing peak hour vehicle counts were performed by McDowell Engineering on June 20th, 2018. Peak hour vehicle trips were counted at 163 vehicle trips in the PM peak. The proposed self-storage facility is anticipated to increase traffic volumes to County Road 100 on the north side of Highway 82 by 15.5%.

(3) Traffic volumes on any road segment identified or contained within an approved municipal street plan within a 1-mile radius exceed current volumes by 30%.

Not Applicable.

c. Study Preparation. The Traffic Study shall be prepared by a qualified professional engineer, experienced in transportation engineering.

Sopris Engineering and McDowell Engineering meet the qualifications of this requirement.

d. Revisions to Traffic Study. Revisions to the Traffic Study shall be provided as required by the County. The need to require revisions will be based on the completeness of the Traffic Study and the thoroughness of the evaluation.

2. Basic Traffic Analysis. The Basic Traffic Analysis shall include the following information:

a. A map or maps depicting the parcel or activity area and showing the following information:

(1) Existing and proposed internal roads, adjoining roads, access points, and access points for the finished development;

This information is depicted on Sopris Engineering's Site Plan attached as Exhibit K.

(2) All County roads within a 1-mile radius of the development;

See the 1-mile radius map within Sopris Engineering's Report attached as Exhibit D.

(3) The nearest proximate intersections with State or Federal highways likely to receive traffic impacts from the development; and

See the 1-mile radius map within Sopris Engineering's Report attached as Exhibit D.

(4) Activity areas for construction activity.

See the attached Site Plan provide as Exhibit K. Construction activity is anticipated to be contained within the limits of disturbance associated with the site improvements depicted on the attached Site Plan (Exhibit K) prepared by Sopris Engineering.

b. A narrative description of existing land uses on the parcel, including the following information:

(1) Current Trip Generation estimates at existing access points;

See the Traffic Distribution Map included within to Sopris Engineering's Report attached as Exhibit D. Sopris Engineering has assumed 5% of the trips will be from north of the proposed development and 95% of the trips will be from Highway 82.

(2) County driveway permits for the access points and status;

The project's main access will be from the existing TO Ranch Lane. A new County driveway permit will be required for the proposed new right-turn only access to County Road 100.

(3) Permit requirements for access to a State highway, railroad crossings, and status;

No new access to a State Highway is proposed with this development.

(4) All access easements and information regarding the legal status of these easements;

TO Ranch Lane is a dedicated Right of Way for access to the subject lot. TO Ranch Lane was constructed with the original TO Ranch Subdivision Plat.

(5) Other appropriate current traffic information and legal constraints that may apply.

c. A narrative description of proposed land uses and Trip Generation projections for each use, based on current Trip Generation manuals or other credible and defensible analysis. Trip Generation projections shall be required for both the construction phase(s) and for the completed development, with a breakdown of traffic into categories of heavy trucks and other vehicle types for existing, temporary, or proposed new access points.

The anticipated traffic impacts to Garfield County Road 100 near the intersection with State Highway 82 resulting from the proposed development were estimated utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, and are described in further detail within Sopris Engineering's report attached as Exhibit D. Traffic impacts resulting from construction are anticipated to be associated with occasional material deliveries, gravel and concrete deliveries, and construction employee trips. Construction traffic can be highly variable, is a result of the proposed contractor's workflow schedule and is therefore difficult to estimate at this time. However, the proposed development site is approximately 300' from County Road 100's intersection with Highway 82. It is Sopris Engineering's opinion that the existing lighted intersection of County Road 100 and Highway 82 is adequate to facilitate the construction traffic generated by the proposed development.

d. A narrative description of the construction phase(s) of the development, including the following:

(1) Staging and storage areas;

Staging and storage of materials is anticipated to occur within the development area depicted on the Site Plan. Development area may vary based on the means and methods of the project's contractor however activity is anticipated to be contained within the eastern portion of the parcel.

(2) Temporary access points;

No temporary access points are anticipated for construction.

(3) Duration, types, and frequency of heavy truck traffic;

Heavy truck traffic is anticipated primarily during the first few months of construction in the form of material deliveries, concrete foundation and concrete slab construction. Additional truck traffic will occur during the construction of

project access aisles and parking in the form of road base, asphalt and concrete deliveries.

(4) Access road segments to be impacted;

County Road 100 to the intersection with TO Ranch Lane is the designated delivery route.

(5) Projected lane closures or traffic interruption, and a statement of mitigation measures that will be applied to minimize disruption and damage; and

No lane closures on County Road 100 are anticipated during construction. Construction signage may be present during construction and flaggers may be utilized during large truck deliveries.

(6) All County or State permits that will be required.

The project's main access will be from the existing TO Ranch Lane. A new County driveway permit will be required for the proposed new right-turn only access to County Road 100.

e. Map depicting existing Average Daily Traffic count information for all County road segments and State or Federal highway intersections, at the appropriate map scale. The map shall also include the following information:

(1) The likely increase in Average Daily Traffic of trucks for construction activity and Average Daily Traffic for the completed development; and

(2) Where a development has 2 or more access points, the anticipated trip distribution and assignment for each access point, supported by a narrative describing rationale for the projected allocation of trips by access points and road segment.

Please see the traffic distribution map provide as an attachment to Sopris Engineering's report attached as Exhibit D. No traffic from construction or final buildout will impact any other County roads or intersections.

4-203.M. Water Supply and Distribution Plan

Sopris Engineering has prepared a Water Supply and Distribution Plan which is attached as Exhibit M to this Application.

A water service distribution line is anticipated to be extended from the newly constructed well east of the proposed structure as depicted on the Utility Plan. The water line will be directed to a chlorination building located near the proposed fire suppression storage tanks west of the proposed development. The water service line will extend additionally to the fire suppression storage tanks with an internal float to maintain minimum storage volumes. A separate water distribution service line will extend from the chlorination building and extend directly to the building's mechanical room.

4-203.N. Wastewater Management and System Plan

Sopris Engineering has prepared a Wastewater Management System which is attached as Exhibit M to this Application.

Based on the existing conditions, the installation of a site specific OWTS to serve the proposed development is feasible and is anticipated to be located on the west side of the development and will meet County minimum setback requirements. A detailed OWTS design will be provided in support of any future Building Permit Application.

Division 1. General Approval Standards

7-101. Zone District Use Regulations

The property is zoned Rural and Lot 1 is currently platted as 260,852 square feet (5.920± acres). Approximately 3.4 acres of land will be used for the Self Storage Facility. There are no development plans at this time for the balance of acreage. The Conceptual Site Plan calls for a Final Plat Amendment to the County Road 100 ROW and the Land Use Summary Table. The building setbacks will be adjusted to reflect the 100' setback from residential property lines at the north, east, and west, and the 50' setback from Highway 82 at the south. The proposed non-residential lot coverage for T.O. Ranch Lot 1 is 15%. The T.O. Ranch Subdivision Covenants have also been revised. The Amended Final Plat and Revised T.O. Ranch Subdivision Covenants are attached as Exhibits J and G.

7-102. Comprehensive Plan and Intergovernmental Agreements

Purpose of Garfield County Comprehensive Plan

The Garfield County Land Use and Development Code requires that Blue Mountain's Self-Storage Limited Impact Review Application be in "general conformance" with Garfield County's Comprehensive Plan ("Comp Plan", see GarCo LUDC § 7-102). Garfield County adopted its Comp Plan in 2010 to develop a shared vision of what the county would look like in 20–30 years, and to

create goals and policies to help achieve that vision. The Comp Plan was amended in 2013. It is a strategic tool used to help guide development and investment decisions “to achieve a healthy and balanced community.” (GarCo Comp Plan Pp 13).

The overall aim of the Comp Plan is to preserve the “livability” of the county by the broadest means possible. “Livable” means different things to different people, but the Comp Plan defines it as planning for a range of development densities, as well as allowing the flexibility to accommodate economic development in the county. (Pp. 21). To this end, the Comp Plan establishes broad land use, densities, and distribution of residential, non-residential, and mixed uses.

The Comp Plan continues to reinforce a major direction from the County’s previous Comp Plan, namely “that most new growth should occur in areas that have, or can easily be served by, urban services.” (Pp. 21). As such, the Comp Plan designated several “Designated Centers” in which reasonable growth is anticipated and encouraged. These “Designated Centers” are small concentrations of commercial and business uses throughout the County that primarily serve the needs to surrounding rural residents and rural businesses. These centers add to the economic diversity of the county. Specifically, “the ongoing viability of these existing centers, as well as new ones, is encouraged provided they have suitable access and services.” (Pp. 23). New centers, for example, are encouraged at intersections because these locations are more likely to provide suitable access and urban-level services. (Pp. 24).

Consistency with Garfield County Comprehensive Plan, The Proposed Project

The Applicant seeks to develop Lot 1, T.R. Ranch Subdivision (“Subject Property”) into a fully enclosed, fully sprinklered, indoor, climate controlled self-storage facility. This facility is unique in Garfield County as it seeks to serve the discriminating self-storage customer and offers a clean, well-managed facility with a high level of security. The facility will only be open during regular business hours and has been designed to be compatible with adjacent land uses.

Location Within Designated “Village Center.”

The Comp Plan designates the Subject Property within an existing “Designated Center.” Specifically, the Comp Plan’s Future Land Use Map designates the Subject Property as part of a “Village Center,” together with the properties surrounding the intersection, including the Catherine Store. According to the Comp Plan, Village Centers are areas where there is a “concentration of residential development and commercial development that is intended primarily for the convenience needs of surrounding residential development.” (Pp. 24).

Given this designation, the Comp Plan clearly anticipates the type of proposed development on the Subject Property. The facility is designed to meet the regional needs of the surrounding neighborhood and area, both currently and as the surrounding community develops. Not only is the area designated as a “Village Center”, but it is also zoned Rural, in which self-storage is permitted by Limited Impact Review. The use will also complement surrounding uses and businesses within the budding Village Center.

Plan Element Goals from the Garfield County Comprehensive Plan:

Housing: No housing is proposed as part of this Application.

Transportation: With respect to transportation, the Project conforms to the Comp Plan because it has direct access to Highway 82 through a short section of CR 100. (Pp. 45). It does not place demands on ancillary and secondary roadways not designed for commercial traffic. Likewise, given its adjacency to Highway 82, and its location within a designated Village Center, the Property has excellent access to, and opportunities for, public transportation.

Recreation, Open Space, and Trails: This property does not contain public access to trails.

Economic Opportunity: With respect to Economics, the sole goal of our Comp Plan is to “Maintain a strong and diverse economic base (for both employment and income generation). (Pp. 50). The Comp Plan notes that our County’s historical reliance on mineral extraction industry has made it vulnerable to variations that occur suddenly. As a result, there is a “strong desire” to continue to diversify the county economy, as this project will accomplish. (Pp. 49).

Agriculture: The 2030 Land Use designation for this parcel is a Village Center. Village Centers are areas where there is a concentration of residential and commercial development intended for the needs of surrounding residential development. No agriculture will be proposed in this Village Center parcel.

Water and Sewer Services: This Application generally conforms to the Garfield County Comprehensive Plan in specific aspects as well. For example, developments are required to show legal, adequate, dependable, and environmentally sound water and sewage disposal facilities can be provided. (Pp. 60). The Subject Property is within the Basalt Water Conservation District’s “Area A”, the area in which legal water supply is available through an umbrella augmentation plan. Even then, self-storage facility utilizes less water than one single family home with an ADU. Additionally, the ISTS on the Subject Property will be engineered to Garfield County standards.

Natural Resources: The property has little to no native vegetation and is not within a floodplain area. No streams or water features exist on this site and no significant slopes occur within the proposed building area.

Mineral Extraction: No mineral extraction project is proposed with this Application.

This project will provide a much-needed service to residents of the Roaring Fork Valley. It is appropriately located within a “Village Center,” has less impact on water supplies than a single-family home with an ADU, is compatible with adjacent land uses, and will contribute to the economic diversity of the County. In these ways, the project not only meets the needs of the community, but also meets the intent of the Comprehensive Plan.

7-103. Compatibility

The proposed Self Storage Facility is intended to meet the regional needs of the surrounding community, both now and as future development is pursued in the area. A Land Use Change Permit is required for the proposed uses, but no rezoning or Comprehensive Plan Amendment is required. The use will also complement the gas station, convenience store, and liquor store uses that already reside at the intersection and provide for the needs of the Valley community.

The lot subject to this Application was created as Lot 1 of the Amended Final Plat of the T.O. Ranch Subdivision. Lot 1 is 5.920± acres in size and has access to County Road 100 via T.O. Ranch Lane. County Road 100 has access to Highway 82 at a controlled intersection at the southeast corner of the site. A Site Plan is included as Exhibit K with this narrative to depict the relationships of the site to surrounding conditions including access to Highway 82.

The Comp Plan also states a preference that commercial/industrial developments are compatible with adjacent land uses and preserve the visual quality of the county. (Pp. 51). Every effort has been made to ensure compatibility with adjacent land uses, which include a gas station, liquor store, convenience store, contractor’s yard, and a large-lot residential subdivision. The building will be set back from Highway 82, and the building has been designed with high-end finishes consistent with high-end commercial buildings in the Roaring Fork Valley. Additionally, the nearby residential homes will be screened behind a row of trees. Finally, every effort has been made to ensure the lighting of the building is the absolute minimum necessary for the operation, and to ensure the hours of operation are consistent with normal business practices. Exterior lights attached to the exterior of the building will be motion activated. All exterior lights will shut off at 9:00 p.m.

7-104. Source of Water

For the proposed facility, all potable uses will come from the Lot 1 Well and most landscape irrigation will be provided by the Basin Ditch. The water demand of the facility estimated at 240 gpd will be served by the well, which may also continue to serve the historical uses on the three lots. See Wright Water Engineers, Inc Water Supply Evaluation and Balcomb & Green's summary letter of physical and legal water supply included as Exhibit C to this Application.

Also included as part of Exhibit C is the proposed Colorado Division of Water Resources Water Well Permit Application and 600 ft. well spacing statements which can be signed by the neighboring well owners as a condition of approval.

7-105. Central Water Distribution and Wastewater Systems

See section 4-203.M

7-106. Public Utilities

Public utilities are available to T.O. Ranch Subdivision Lot 1. Sopris Engineering has provided "can and will serve" letters from the utility service providers in their Engineering Report which is attached as Exhibit D to this Application.

7-107. Access and Roadways

Lot 1 is 5.920± acres in size and has access to County Road 100 via T.O. Ranch Lane. County Road 100 has access to Highway 82 at a controlled intersection at the southeast corner of the site. A Site Plan is included with this Application to depict the relationships of the site to surrounding conditions including access to Highway 82. Road and driveway plans and a Traffic Impact Report have been prepared by Sopris Engineering and included as Exhibit D with this Application.

7-108. Use of Land Subject to Natural Hazards

Again, the Subject Property consists of approximately six acres of land defined by Highway 82, County Road 100, and adjoining properties. Access to the Subject Property is located off County Road 100 on the eastern border of the property. One pad-mounted transformer, an irrigation ditch, and two water wells were observed on the site. Vegetation on the site consists mostly of pasture grass with some native vegetation. No extreme topography exists within the proposed site development location. A Wetlands Report was completed in September of 2000 by Beach Environmental, LLC. Their finding was that there were no indications of a jurisdictional wetland community, however, the north to south ditch outside the eastern property line supports a willow carr community and should not be disturbed. The willow vegetative community represents high

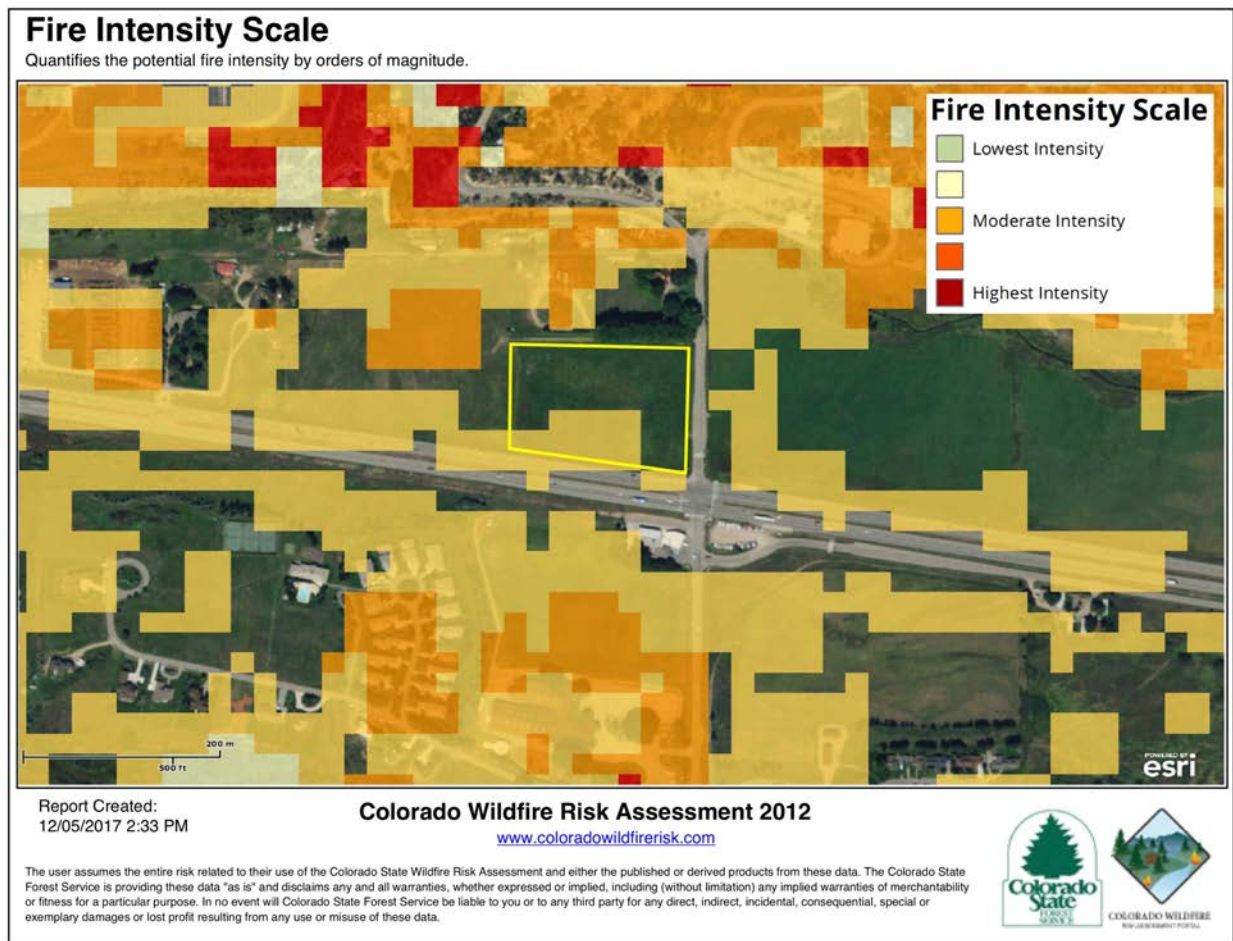
habitat value for many species and acts to absorb pollutants from surface runoff. The Wetlands report has been included as Exhibit E to this Application. The property is not within a floodplain area and no streams or water features exist on this site. No significant slopes occur within the proposed building area.

7-109. Fire Protection

The Applicant agrees to maintain vegetation on the property to minimize any potential impacts from wildfire following State Forest Service guidelines for defensible space. The property is mapped as lowest to low intensity on the following Colorado Wildfire Risk Assessment Map.

The building will be required to have a sprinkler fire suppression system and a storage tank(s) to meet a 90 minute fire storage duration. A buried fiberglass storage tank is proposed beneath an earthen berm on the west side to the proposed structure. The proposed tank will be filled from the newly drilled well and contain an internal float to maintain storage volume. A tank distribution line will feed a fire suppression pump internal to the building sized to meet the requirements of the sprinkler layout and minimum. A dry hydrant will also be connected to the fire storage tank and will provide the Fire Department with a connection location for additional storage volume once they arrive at the scene.

The proposed Fire Protection water storage will be available to the community as needed for wildfire protection.



Division 2. General Resource Protection Standards

7-201. Agricultural Lands

The proposed Self Storage Facility will have no adverse effect to surrounding Agricultural Operations.

7-202. Wildlife Habitat Areas

This proposed development is located on the CPW Species Data map as having the following designations:

- Bald Eagle – winter range
- Black Bear – fall concentration and overall range
- Elk – highway crossing, overall range
- Mountain Lion – overall range
- Mule Deer – highway crossing, summer range, the edge of severe winter range

The T.O. Ranch site is not in a wildlife migration corridor and the pastureland that dominates the site has not been identified as critical wildlife or winter range

habitat. The applicant will refer to the following link which provides fence design standards typically requested by the Division of Wildlife.

<https://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf>

7-203. Protection of Waterbodies

No streams or water features exist on this site. A Wetlands report was completed in September of 2000 by Beach Environmental, LLC. Their finding was that there were no indications of a jurisdictional wetland community, however, the north to south ditch outside the eastern property line supports a willow carr community and should not be disturbed. The willow vegetative community represents high habitat value for many species and acts to absorb pollutants from surface runoff. The Wetlands Report has been included as Exhibit E to this Application.

7-204. Drainage and Erosion

Grading and Drainage plans have been prepared by Sopris Engineering as part of this Application and are included as Exhibit L to this document.

Also see section 4-203.E of this document for Grading and Drainage information.

7-204.C. Stormwater Run-Off

These standards shall apply to any new development within 100 feet of a Waterbody and to any other development with 10,000 square feet or more of impervious surface area.

1. Avoid Direct Discharge to Streams or Other Waterbodies. Stormwater Runoff from project areas likely to contain pollutants shall be managed in a manner that provides for at least 1 of the following and is sufficient to prevent water quality degradation, disturbance to adjoining property, and degradation of public roads.

a. Runoff to Vegetated Areas. Direct run-off to stable, vegetated areas capable of maintaining Sheetflow for infiltration. Vegetated receiving areas should be resistant to erosion from a design storm of 0.5 inches in 24 hours.

The drainage concept for the development is to direct all storm water runoff from impervious areas to the irrigated pasture south of the proposed property.

b. On-Site Treatment. On-site treatment of stormwater prior to discharge to any natural Waterbody by use of best management practices designed

to detain or infiltrate the Runoff and approved as part of the stormwater quality control plan prior to discharge to any natural Waterbody.

Onsite treatment of stormwater has been analyzed through the implementation of landscape buffer and the possibility of shallow infiltration galleries such as Stormtech infiltration chambers or approved equal.

c. Discharge to Stormwater Conveyance Structure. Discharge to a stormwater conveyance structure designed to accommodate the projected additional flows from the proposed project, with treatment by a regional or other stormwater treatment facility.

Onsite stormwater detention facilities have been analyzed with application. Approximately 11,000 cubic feet of detention volume is anticipated for the 25-year design storm based on the impervious area shown. Shallow infiltration chambers may be utilized in conjunction with a shallow detention basing for the attenuation of stormwater runoff for the proposed improvements. Final locations will be provided in support of a future building permit application and will be sized to meet detention volume requirements above at a minimum.

2. Minimize Directly-Connected Impervious Areas. The site design shall minimize the extent of directly-connected impervious areas by including the following requirements:

a. Drainage Through Vegetated Pervious Buffer Strips. Runoff from developed impervious surfaces (rooftops, Parking Lots, sidewalks, etc.) shall drain over stable, vegetated pervious areas before reaching stormwater conveyance systems or discharging to Waterbodies.

Stormwater runoff from impervious paving is routed to site collection swales and dissipated to sheet flow to the vegetated field. Existing site topography will direct sheet flow towards a proposed stormwater detention basin for larger events.

b. Techniques Used in Conjunction with Buffer Strip. The requirement that all impervious areas drain to vegetated pervious buffer strips may be reduced if the outflow from the vegetated pervious buffer strip is directed to other stormwater treatment methods. Examples of other potential techniques to be used in conjunction with vegetated pervious buffer strip are: infiltration devices, grass depressions, constructed Wetlands, sand filters, dry ponds, etc.

Onsite treatment of stormwater has been analyzed through the installation of Stormtech infiltration chambers or approved equal. Final locations and sizing of stormwater treatment method will be provided in support of a future building permit Application.

c. Grass Buffer Strip Slope Design. When impervious surfaces drain onto grass buffer strips, a Slope of less than 10% is encouraged, unless an alternative design is approved by the County.

Less than 10% slopes are provided in the existing vegetated field south of the project. Stormwater runoff from impervious paving is routed to site collection swales and anticipated to sheet flow across the historically vegetated field. Existing site topography will direct sheet flow towards a proposed stormwater detention basin for larger events.

3. Detain and Treat Runoff. Permanent stormwater detention facilities are required to be designed to detain flows to historic peak discharge rates and to provide water quality benefits and maintained to ensure function. Design criteria for detention facilities include:

a. Detention facilities shall ensure the post-development peak discharge rate does not exceed the pre-development peak discharge rate for the 2-year and 25-year return frequency, 24- hour duration storm. In determining Runoff rates, the entire area contributing Runoff shall be considered, including any existing offsite contribution.

Onsite stormwater detention facilities have been conceptually analyzed through the installation of a shallow detention pond and/or Stormtech infiltration chambers or approved equal. Final locations will be provided in support of a future building permit Application and will be sized to meet detention volume requirements above at a minimum.

b. To minimize the threat of major property damage or loss of life, all permanent stormwater detention facilities must demonstrate that there is a safe passage of the 100-year storm event without causing property damage.

Onsite stormwater detention facilities will be designed to safely route the 100 year storm event to existing site discharge locations.

c. Channels downstream from the stormwater detention pond discharge shall be protected from increased channel scour, bank instability, and erosion and sedimentation from the 25-year return frequency, 24-hour design storm.

Noted. Final stormwater detention outfall design will reduce stormwater peak volumes to existing conditions per the requirements above.

d. Removal of pollutants shall be accomplished by sizing dry detention basins to incorporate a 40-hour emptying time for a design precipitation event of 0.5 inches in 24 hours, with no more than 50% of the water being released in 12 hours. If retention ponds are used, a 24-hour emptying time is required. For drainage from Parking Lots, vehicle maintenance facilities, or other areas with extensive vehicular use, a sand and oil grease trap or similar measures also may be required. To promote pollutant removal, detention basins length-to-width ratio should be not less than 2, with a ratio of 4 recommended where site constraints allow. A sedimentation “forebay” is recommended to promote long-term functioning of the structure. Access to both the forebay and pond by maintenance equipment is required.

Noted. Stormwater treatment design will be sized to treat runoff to the standards set for above. By directing collected stormwater to the irrigated pasture south of the development site, smaller “first flush” storm events will percolate through the vegetated soils.

e. Culverts, drainage pipes, and bridges shall be designed and constructed in compliance with AASHTO recommendations for a water live load.

Noted. Stormwater conveyance infrastructure depicted can meet the requirements above.

7-205. Environmental Quality

The proposed project is for a fully enclosed and fully sprinklered indoor climate-controlled Self Storage Facility and would have no substantial temporary or long-term adverse effect on noise, air pollution, odors, or waste-generation. No outdoor activity is proposed as part of this development. Construction related noise effects are generally considered to be temporary.

7-206. Wildfire Hazards

The Applicant agrees to maintain vegetation control on the property to minimize any potential impacts from wildfire following State Forest Service guidelines for defensible space. The property is mapped as lowest to low intensity on the Colorado Wildfire Risk Assessment Map. See the map included in section 7-109. A buried fiberglass storage tank is proposed beneath an earthen berm on the west side to the proposed structure. The proposed tank will be filled from the

newly drilled well and contain an internal float to maintain storage volume. The proposed Fire Protection water storage will be available to the community as needed for wildfire protection.

7-207. Natural and Geologic Hazards

No extreme topography exists within the proposed development area. No streams or water features exist on this site and no significant slopes occur within the proposed building area. A Subsoil Study has been completed by HP Kumar and is included as Exhibit F to this Application.

7-208. Reclamation

An Illustrative Site/Landscape Plan has been prepared by The Land Studio, Inc. and is included as Exhibit H to this Application.

Division 3. Site Planning and Development Standards

7-301. Compatible Design

The proposed Self Storage Facility is intended to meet the regional needs of the surrounding community, both now and as future development is pursued in the area. A Land Use Change Permit is required for the proposed uses, but no rezoning or Comprehensive Plan Amendment is required. The use will also complement the gas station, convenience store, and liquor store uses that already reside at the intersection and provide for the needs of the Valley community.

The lot subject to this Application was created as Lot 1 of the Amended Final Plat of the T.O. Ranch Subdivision. Lot 1 is 5.920± acres in size and has access to County Road 100 via T.O. Ranch Lane. County Road 100 has access to Highway 82 at a controlled intersection at the southeast corner of the site. A Conceptual Site Plan is included with this narrative to depict the relationships of the site to surrounding conditions including access to Highway 82.

For more information on compatibility see Section 7-103 Compatibility in this Application.

7-302. Off-Street Parking and Loading Standards

Self Storage public parking, handicapped access, and loading will be accommodated with forty-seven (47) parking spaces, two (2) handicap parking spaces, and two (2) loading spaces.

7-303. Landscaping Standards

An Illustrative Site/Landscape Plan has been prepared by The Land Studio, Inc. and is included as Exhibit H to this Application.

7-304. Lighting Standards

The Applicant agrees to the exterior lighting standards identified in the Garfield County Land Use and Development Code. A Lighting Plan is attached as Exhibit M to this Application.

7-305. Snow Storage Standards

The Applicant has areas sufficient to store snow without impacting off-street parking or public roadways. Sopris Engineering has illustrated snow storage areas on their Site Plan attached as Exhibit J to this Application.

7-306. Trail and Walkway Standards

No recreational or community facilities are proposed in this Application.

7-404. School Land Dedication

No residential development is proposed with this application and no subdivision is proposed, therefore no School Land Dedication fees are applicable

7-405. Road Impact Fees

Garfield County updated its road impact fee calculation in 2017. The fee is determined by both the square footage of the project, and the benefit district it is located in, and area required to be paid at the time building permits are issued. Prior to the update, half of the fees were collected at the time the property was subdivided, and the other half when a building permit was issued. It is unclear whether previously paid road impact fees for Lot 1 of the TO Ranch Subdivision will be credited towards future applications.

Fees for the proposed development are based on an Industrial usage within in the Eastern Benefit District (\$564/1,000 SF). "Mini Storage" is classified as an Industrial Use as defined by Table 3-403 of the LUDC. Additional Industrial uses allowable by right include items such as: oil and gas drilling production, contractor's storage yard, cabinet making and recycling centers. Mini Storage produces approximately 75% less peak hour vehicle trips (0.26 PHV/1,000 SF) compared to other general "Light Industrial" uses within the ITE Manual (1.08 PHV per 1,000 SF). Accordingly, this project will request a reduction in the traffic

impact fee to \$141 per 1,000 SF given the proposed usage generates far less traffic compared to other “industrial” uses

Exhibits:

- A. Title Commitment
- B. Water Supply Evaluation
- C. Legal Water Supply Letter
- D. Engineering Report/ Traffic Study
- E. Wetlands Report
- F. Subsoil Study by HP Kumar
- G. Second Amended and Restated Declaration of Protective Covenants
- H. Illustrative Site/Landscape Plan
- I. Architectural Rendering
- J. Amended Final Plat
- K. Site Plan
- L. Grading and Erosion Control Plan
- M. Utility Plan
- N. Lighting Plan



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January 8, 2018

Patricia Parish, Senior Planner
Garfield County Community Development Department
108 8th Street, #401
Glenwood Springs, CO 81601

Re: Blue Mountain Self Storage Limited Impact Review and T.O. Ranch
Subdivision Amended Final Plat (Files LIPA-11-18-8699 and FPAA-11-18-8698)

Dear Patricia:

Enclosed are the January 8, 2019 Blue Mountain Self Storage submittal items that address your November 29, 2018 NTC letter for the Limited Impact Review Land Use Change Permit application for a mini-storage facility within the Rural zone district and the Amended Final Plat application for the T.O. Ranch Subdivision. The numerical items listed below are from your November 29, 2018 NTC letter followed by our responses in bold. Exhibits referred to in our responses are attached.

File LIPA-11-18-8699

1. Please address Section 7-1001 (A.-I.) for compliance with the supplemental standards for the proposed Industrial Use. The Use Table 3-403 in the Land Use Code shows mini-storage as an Industrial Use in an R zone district. Specifically address: "A. Industrial Uses shall not occupy a lot in a platted residential subdivision."

Per discussions with Garfield County Community Development, the Second Amended Final Plat of the T.O. Ranch Subdivision has been amended to restrict primary residential development on all lots. Primary residential dwelling units are prohibited on Lots 1, 2 and 3. As a result, the proposed self-storage use will not reside in a platted residential subdivision. The Land Use Summary Table has also been removed from the Second Amended Final Plat of the T.O. Ranch Subdivision. Non-residential uses will be allowed per the Garfield County Land Use and Development Code.

Please note that the Second Amended and Restated Declaration of Protective Covenants have been amended to address the changes on the Amended Final Plat.

2. You have initially addressed the compatibility issue with your submittal as it pertains to the future land use map designation Village Center which calls for a mix of residential and commercial (small civic uses). Also, to be considered is the underlying area shown on the future land use map as Residential Medium – 6-9 acre/ dwelling unit in the Garfield County Comprehensive Plan 2030. Please address how you are compatible with the Residential Medium designation of this property and the surrounding area.

The Applicant has already addressed compatibility with all applicable elements of the Comprehensive Plan and LUDC (see Application Pp. 42-45). The LUDC requires only that the project be in “general conformance” with the Garfield County Comprehensive Plan. The future land use designation map depicts the property and the entire intersection within a “Village Center” designation (see the Future Land Use Map attached as an Exhibit.). The Comprehensive Plan recognizes that these Designated Centers “add to the economic diversity of the county and therefore encourages growth of a “commercial and business uses”. (Pg. 23). The Village Center, specifically, it contemplates a “concentration of residential development and commercial development” within such centers. (Pg. 24). We are a bit puzzled, therefore, by Staff’s suggestion that the surrounding Residential Medium designation might also apply, as it would be completely incompatible with the overlying Village Center designation which expressly contemplates mixed use and economic opportunity at these intersections, where access and utilities are readily available.

This Residential Medium designation does not apply to this project because (a) the project is not residential; and (b) the Village Center designation takes precedence over the “underlying” residential designation. From a legal perspective, seemingly inconsistent provisions are construed so as to attempt to harmonize all provisions without rendering any one provision meaningless. (See, e.g., C.R.S. § 2-4-201). In this case, the only reading which harmonizes each designation is that to the extent an Applicant is proposing a residential use within a Village Center, the Residential Medium designation would inform the BOCC’s analysis. But to the extent the project is non-residential in nature, the Village Center designation and its preference for concentrated mixed uses would apply.

The Comprehensive Plan sets forth broad policies and goals to develop a shared vision of future land use within the County. It is a strategic tool to help guide investment decisions and achieve a healthy and balanced community. Indeed, in the preface to the Future Land Use Table (which defines both the Residential Medium and Village Center designations), it expressly states that “[T]he comprehensive plan does not regulate the detailed specifics of land use, such as allowed uses, minimum lot size, setbacks, etc. These requirements are found in the LUDC.” (Pg. 26, emphasis added). The LUDC allows self-storage in the Rural zone district upon Limited Impact Review, and the Comprehensive Plan encourages this type of use within a Village Center designation. Therefore, the residential medium overlay is not applicable to this project.

With respect to the Village Center, the project is designed to meet the local and regional needs of the surrounding community, including storage of various personal items in a climate controlled, well maintained building. The aesthetics of the building has been designed as an upgrade to current surrounding uses, which include a gas station, liquor/wine store, and multiple contractor’s yards. This project, specifically, may be the beginning of a formal transition of this Village Center into the concentration of residential and commercial uses intended to serve the surrounding residential development as contemplated by the Comprehensive Plan, as well as accommodating economic development within the county which would provide an economic boost to an otherwise stagnant area of the County.

3. The Site Plan shows a 50’ setback from what appears to be a fence line along County Road 100. Please clarify the property line boundary. The 100’ setback requirement for Industrial as measured from a Residential property is measured from the adjacent property, minus the right-of-way width if one exists. Please show how this Site Plan meets that setback distance requirement.

The revised Site Plan shows dimensions from all of the T.O. Ranch Lot 1 property lines and the 100’ minimum setback from all adjoining residential properties.

4. Please indicate the areas that will be undisturbed on the parcel, how the area will be managed (i.e. weed control, etc.) and if any future development is planned.

A limit of disturbance has been identified on the Landscape Plan. All areas outside the disturbance will remain as irrigated pasture at this

time. Weed management notes have been added to the Landscape Plan.

5. Please explain how the Landscape Plan is compliant with Section 7-303(i) concerning Clear Vision Area. The Colorado Blue Spruce at the south exit may be problematic and need to be replaced.

The Colorado Blue Spruce at the south exit has been moved. The Landscape Plan has been revised.

6. Please provide a 4-hour pump test calculation for the well or discuss how the 2-hour test meets our requirements. The report provided states that a 2-hour test was completed on Feb. 5, 2018.

Wright Water Engineers, Inc. has provided an explanation of how, in their professional opinion, the 2-hour test met the requirements.

7. If an Improvement Agreement is not to be provided with this application, please provide a waiver request.

A Waiver Request has been included in the November 19, 2018 Amended Final Plat Application per Section 4-203.K. Please utilize this Waiver Request for both the Limited Impact Review and Amended Final Plat Applications.

8. Provide hydrologic, hydraulic and any other calculations used for the Grading, Drainage and Erosion Plan C-2.0.

The Blue Mountain Self Storage Facility - Engineering Report for Lot 1 of the T.O. Ranch Subdivision prepared by Sopris Engineering and dated 1-4-19 addresses this and is attached.

9. According to Section 7-203, a setback (non-disturbed area) of 35' is required from a wetland area. Please show how this plan is compliant with that setback.

The attached sheet C-1.0 Site Plan identifies the approximate location of non-jurisdictional wetlands based on a September 19, 2000 Beach Environmental report. As noted on the plan, historic disturbed areas associated with haying operations extend to the existing fence line within 35' of the non-jurisdictional wetlands. Proposed grading will be within these historic disturbed areas.

10. Please provide a consistent drive aisle width for circulation within the parking lot. We recommend a minimum of 24' for an Industrial drive aisle.

The Blue Mountain Self Storage Facility - Engineering Report for Lot 1 of the T.O. Ranch Subdivision prepared by Sopris Engineering and dated 1-4-19 addresses this and is attached.

11. Please provide discussion on how this application is in compliance with the Roadway Standards from Section 7-107.

See attached is a waiver request prepared by Sopris Engineering.

12. Please contact Garfield County Road and Bridge Department concerning the two accesses. Originally, the subdivision was approved with one access on County Road 100. Their contact number is (970) 625-8601.

The Blue Mountain Self Storage Facility - Engineering Report for Lot 1 of the T.O. Ranch Subdivision prepared by Sopris Engineering and dated 1-4-19 addresses this and is attached.

13. If an 18' parking stall length is desired, please provide an overhang of 2' for the length of the parking space that doesn't conflict with the sidewalk width of 6'. This would require a stall length at 20' instead of 18' where the stall is up against the sidewalk unless curb stops are installed. These can be troublesome in snowy regions for snow removal purposes.

The Blue Mountain Self Storage Facility - Engineering Report for Lot 1 of the T.O. Ranch Subdivision prepared by Sopris Engineering and dated 1-4-19 addresses this and is attached.

14. Some of the parking stalls appear to be closed boxes on the Site Plan. Please standardize the parking stall drawing.

Sheet C-1.0 Site Plan has been amended and is attached.

15. Please provide scalable plans; preferably full size 24" x 36".

Scalable plans have been provided with this response letter.

16. Please provide a Payment Agreement Form. See attached blank form.

A Payment Agreement Form has been included with this letter.

File FPAA-11-18-8698

1. Please provide a title commitment for all three lots that are included on the plat amendment.

Title Commitments for Lot 2 and Lot 3 have been included with this letter.

2. Please provide addresses for property owners that are 200 feet from all three lots for public notification purposes. Currently, the buffer area only shows property owners for Lot 1.

Addresses for property owners that are within 200 feet of Lot 2 and Lot 3 have been included with this letter.

3. Please provide scalable plats; preferably full size 24" x 36".

Scalable plans have been provided with this response.

The following Exhibits are attached:

Illustrative Site/Landscape Plan
 Wright Water Engineers Memorandum
 Waiver Request for Section 7-107 Roadway Standards
 Sopris Engineering Report
 Utility Plan C-0.0
 Site Plan C-1.0
 Grading and Erosion Control Plan C-2.0
 Revised Second Amended Final Plat
 Revised Second Amended and Restated Declaration of Protective Covenants
 Payment Agreement Form
 Title Commitment for T.O. Ranch Subdivision Lots 2 and 3
 Property Owners within 200' of Lots 2 and 3

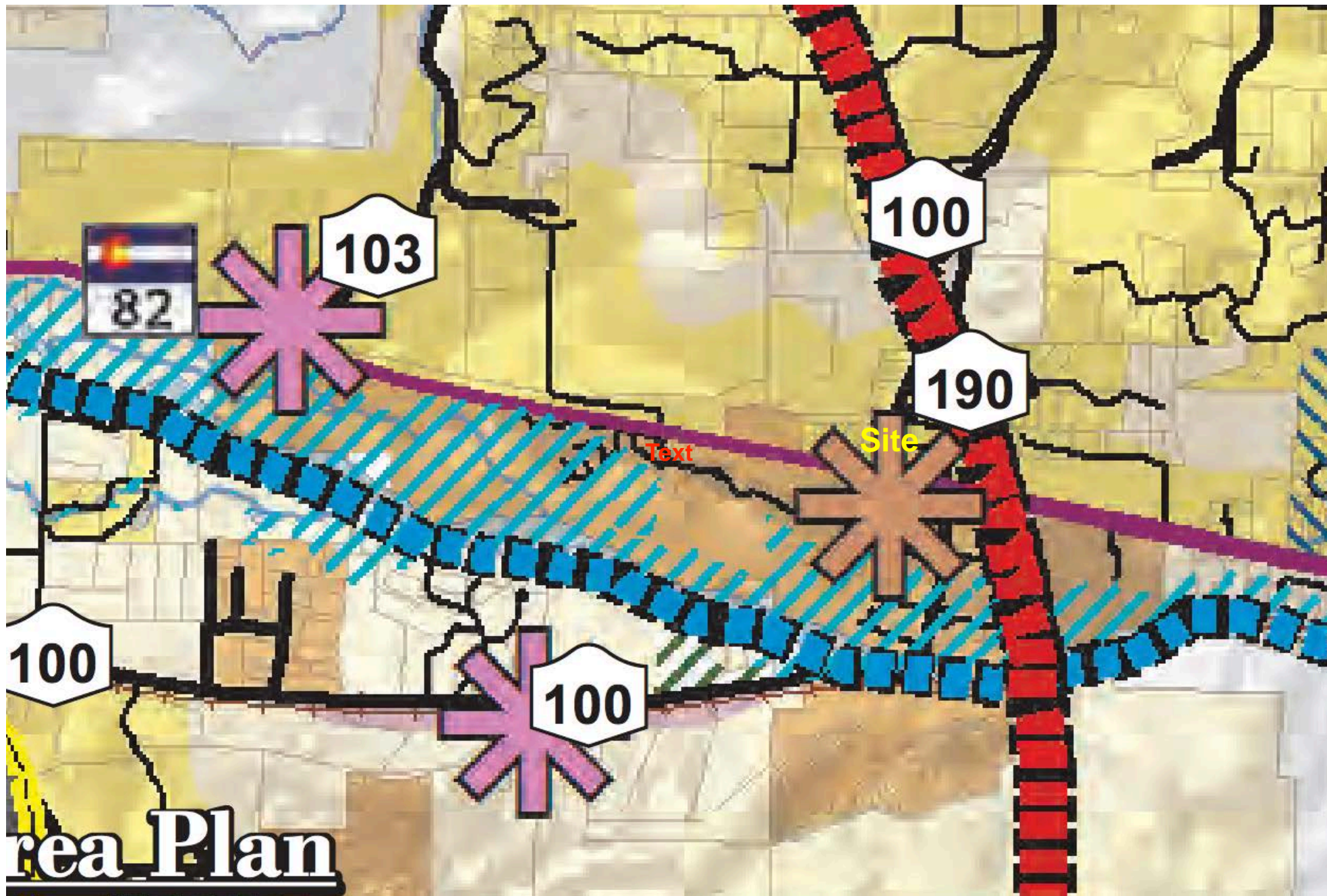
We look forward to continued efforts with you, Garfield County Community Development, and the Garfield Board of County Commissioners regarding this project. Please email or call with additional discussion as necessary.

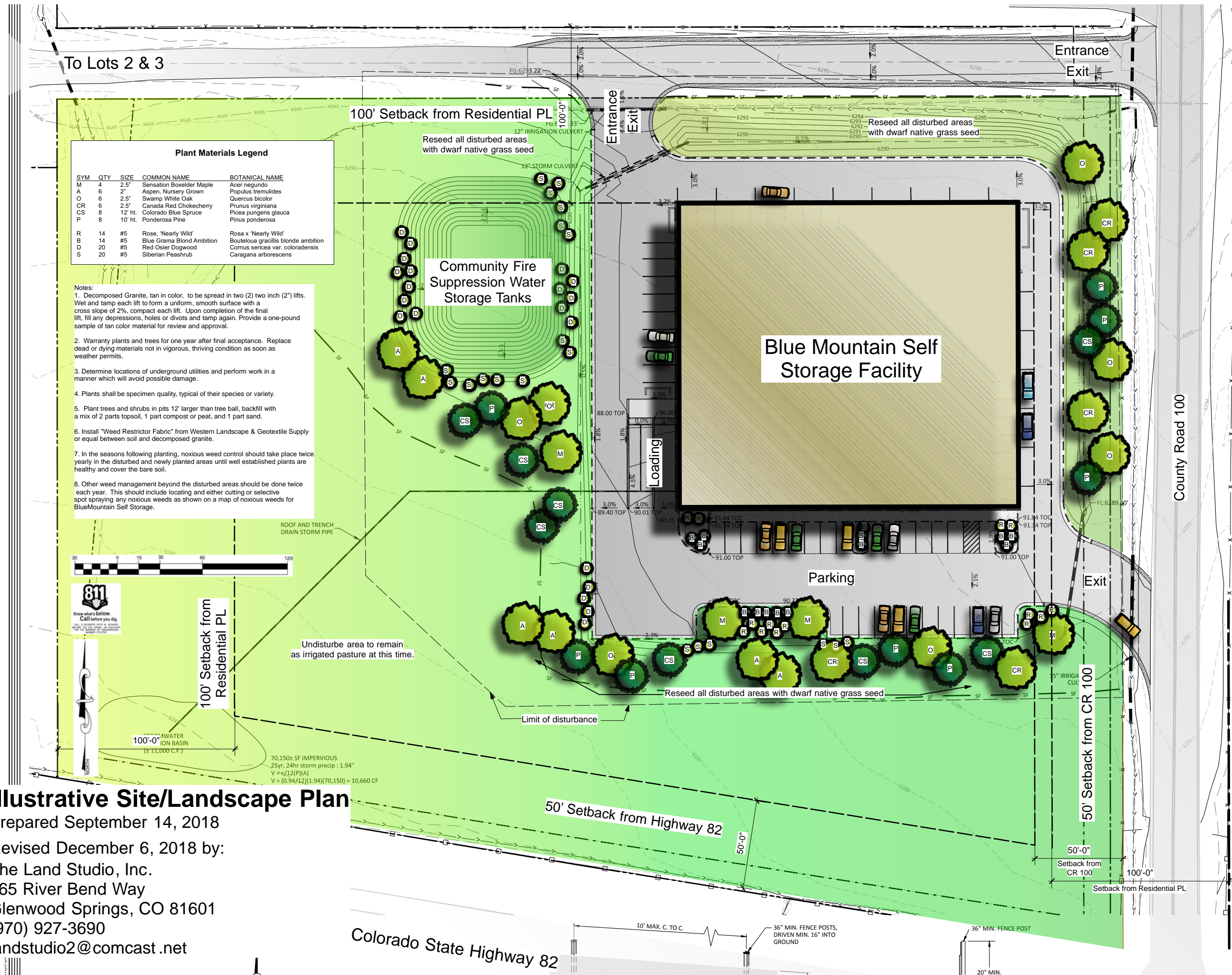
Best regards,

THE LAND STUDIO, INC.

By: 
 Douglas J. Pratte

Future Land Use Map
Garfield County Comprehensive Plan 2030 as Amended





Illustrative Site/Landscape Plan

Prepared September 14, 2018

Revised December 6, 2018 by:

The Land Studio, Inc.

365 River Bend Way

Glenwood Springs, CO 81601

(970) 927-3690

landstudio2@comcast.net

WWE
MEMORANDUM

To: Doug Pratte
The Land Studio
Via Email

From: Wright Water Engineers, Inc.
Jonathan Kelly, P.E.

Date: December 21, 2018

Re: Blue Mountain Self Storage

The Garfield County Land Use Regulations require a minimum of a four-hour pumping test on water supply wells. This test length is typically appropriate for alluvial wells, which have the potential to reach equilibrium quicker than bedrock wells due to higher transmissivity and closer proximity to a recharge source. When testing a well's yield, the ideal situation is to continue the test until the water level is no longer dropping, at which point the discharge from the well is being fully satisfied by the aquifer and the drawdown cone is no longer radiating out from the well. Oftentimes, running a test until equilibrium is reached is not practical due to the iterative approach of finding a flow rate that the aquifer and well can sustain.

In our case, when pumping the T.O. Ranch Well 1A at a rate of approximately 15 gpm (the maximum proposed and permitted rate), this equilibrium condition was reached extremely quickly (5 minutes). We continued monitoring the water level for an additional 90 minutes to confirm equilibrium. Even though the test was originally scheduled for four hours, Wright Water Engineers, Inc. (WWE) exercised our professional judgment by concluding that collection of additional data was unnecessary and would not alter our findings.

WWE had intended to perform the requisite four-hour pumping test on the subject well. The purpose of the test was to evaluate the capability of the well and underlying aquifer to supply the water demand for the proposed self-storage facility. As a result of pumping the well at the maximum permitted rate of 15 gpm for nearly two hours and reaching equilibrium within that timeframe, WWE was able to conclude that the well was capable of meeting the project water demands. More than 1,700 gallons were pumped from the subject well during the test. This amount represents 7 days of the projected in-house water demands at the proposed facility.

cc: Chad Lee, Balcomb & Green PC
Andy Moszynski, Blue Mountain Self Storage

G:\WWE\171-098\000\Docs\Blue Mtn. Storage Water Supply Memo.docx

Glenn Hartmann
Senior Planner
Garfield County Community Development
108 8th Street #401
Glenwood Springs, CO 81601

Re: Road Waiver for Access Easement, Blue Mountain Self-Storage Facility
SE Project #: 17250

Glenn,

Following Policy 01-14, Sopris Engineering has reviewed Table 7-107 of the Roadway Standards for the Existing Right of Way for the existing private access to the Dixon Subdivision. The proposed self-storage facility result in approximately 220 Average Daily Trips (ADT). This places the access under "Secondary Access" category within Table 7-107 of the Garfield County Land Use Code, Article 7. We do not anticipate any future development on the remaining lots will push the ADTs for T.O. Ranch lane above the 400 vehicle trip upper threshold for Secondary Access.

Upon a site visit and review of the existing conditions survey, the existing T.O. Ranch Lane roadway meets the designs standards of 7-107, except for the minimum Right-of-Way width and required shoulder width.

Minimum Right-of-Way Width- The existing platted ROW is 40', which does not meet the requirement for Secondary Access. However, the existing roadway fits within a 40' width and is maintained within the 40' width. The proposed improvements to T.O. Ranch Lane are contained within the existing platted ROW and can be maintained within this width moving forward. It is therefore our opinion that there is no reason to increase the ROW easement width. The applicant will be seeking a waiver from this design requirement.

Shoulder Width- The 6' shoulder width required within 7-107 for Secondary Access is typically required for safe vehicle staging during potential breakdowns, and is not applicable to the proposed roadway use. The proposed roadway width accommodates 12' paved travel lanes and a 2' gravel shoulder which is adequate for the proposed uses. The applicant will be seeking a waiver from the 6' shoulder width design standard.

Garfield County Policy 01-14 allows for potential waivers of specific design standards within the LUDC provided the following criteria are met, according to Section 4-118:

- 1) An alternative design achieves the intent of the subject standard to the same or better degree;-**We are proposing an access and shoulder widths more than adequate for the proposed uses. The majority of the anticipated traffic will utilize the proposed right-out only access to CR 100, further reducing the anticipated vehicle trips on T.O. Ranch Lane. It is our opinion that the proposed improvements to T.O. Ranch Lane meet the design standard intents of 7-107 for Secondary Access.**

- 2) The proposed alternative will impose no greater impacts on adjacent properties than would occur through compliance with the specific standard.—**It is our opinion that the proposed improvements to T.O. Ranch Lane meet the needs of the development and will impose no greater impacts on the adjacent properties.**

SUMMARY: Based on the information above, Sopris Engineering believes the proposed roadway improvements pose no greater impacts to neighboring properties, accommodates emergency vehicles and is more than adequate to support the proposed development.

If you have any questions or need any additional information, please call.

Sincerely,



Yancy Nichol, PE
Principal

Memorandum

To: Doug Pratte, The Land Studio, Inc
cc: Andy Moszynski
From: Yancy Nichol, PE
Date: 1-4-19
Re: Blue Mountain Self Storage Facility- Engineering Report
Lot 1 of the T.O. Ranch Subdivision

Sopris Engineering has prepared this memo to summarize the Civil Engineering aspects for the proposed Blue Mountain Storage Facility located on Lot 1 of the TO Ranch Subdivision (PID). The proposed storage facility will be an approximately 96,900 square foot structure across 3 individual floors. Proposed improvements additionally include asphalt parking/drive lanes, stormwater mitigation infrastructure and installation of the necessary utilities to support the development. Below is a summary of the feasibility of the proposed site improvements per the Garfield County Land Use and Development Code (LUDC).

7-204.E- Drainage and Erosion Control

The existing site topography generally slopes slightly from north to south and from east to west, with slopes ranging from 2-3% based on field topography performed by Sopris Engineering in 2017. Existing irrigation ditches border the project on all four sides which intercept any off-site runoff and direct it around the project location. The project is not planning on impacting the existing ditch locations and will provide culverts beneath access points matching the size of existing onsite ditch culverts. The proposed development site is currently comprised of irrigated and vegetated hay field with no existing site imperviousness.

Site drainage for the proposed conditions intends to mimic existing drainage patterns. The proposed building is anticipated to be built towards the northeast corner of the lot, in accordance with applicable county setbacks. A proposed swale along the north, east and west sides of the building will collect runoff from the paved access aisles and parking areas. Collected stormwater will then be diverted around the proposed structure and directed to the existing vegetated field south of the proposed development site. A stormwater detention system is proposed at the southwest corner of the property to attenuate the runoff from the increased site imperviousness in accordance with Garfield County requirements. The proposed detention facilities have been conceptually sized based on the proposed site imperviousness compared to the existing, undeveloped conditions. The anticipated detention volume is sized to detain the 2- and 25-year design storm to pre development levels. Based on the impervious area shown the project is estimated to require approximately 11,000 c.f. of detention for the 25-year design storm. Precipitation from the 25-year, 24-hour design storm is anticipated to be 1.94" according to National Oceanic and Atmospheric Administration (NOAA) Atlas 14 data. The commonly used Rational method for calculating runoff depth is determined by the runoff coefficient (c), design storm precipitation depth (P) and the tributary area $V_r = (c/12)(P_{25\text{-yr}, 2\text{-hr}})(A_{\text{impv}})$. Therefore, a conservative preliminary estimate to detain runoff from the proposed impervious areas is:

$$V_r = (0.94)(1/12)(1.94")(70,150\text{sf}) = 10,660 \text{ cf}$$

The proposed detention facility will additionally be sized to safely pass the 100-year storm event per the requirements of 7-204C of the LUDC.

Disconnection of impervious areas is anticipated by directing concentrated swale drainage back to the vegetated field south of the development site. Additional water quality treatment has been conceptualized with this development and can be incorporated in the proposed detention basin in accordance with the requirements of 7-204C.3.d of the LUDC.

Temporary erosion control Best Management Practices will be during construction to prohibit mobilized sediment from leaving the site during construction. A Colorado Department of Public Health and the Environment (CDPHE) permit for Stormwater Discharges associated with Construction Activity will be obtained by the project's contractor as construction activity will impact greater than 1 acre.

Detailed drainage design and stormwater detention calculations will be provided in support of any future Building Permit application.

4-203.L- Traffic

The anticipated traffic impacts to Garfield County Road 100 near the intersection with State Highway 82 resulting from the proposed development were estimated utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition was utilized to gather Peak Hour vehicle trip estimates for the proposed mini storage.

The Trip Generation Manual is based on information submitted voluntarily to ITE by public agencies, developers, consulting firms and associations. It is a tool utilized by planners, transportation professionals, zoning boards, etc. to estimate vehicle trips generated by a proposed development.

The anticipated number of Peak Hour Vehicle Trips for the proposed development are as follows:

ITE Code 151 (Mini-Warehouse):

AM, Peak Hour: 0.14 vehicle trips per 1,000 sf => (0.14)(96,900/1,000)=	13.57 PHV (14)
PM, Peak Hour: 0.26 vehicle trips per 1,000 sf => (0.26)(96,900/1,000)=	25.19 PHV (25)

Existing peak hour vehicle counts were performed by McDowell Engineering on June 20th of this year. Peak hour vehicle trips were counted at **163** vehicle trips in the PM peak. CDOT generally requires an Access Permit with traffic improvements when a proposed development increases traffic by 20% or greater. The proposed self-storage facility would increase anticipated traffic during the peak hour by **15.5%** based on the counted movements.

A summary of this analysis was sent to Dan Roussin, CDOT Region 3 Permit Unit Manager for his interpretation. CDOT is in agreement that our development would not increase traffic volumes by 20% to County Road 100 on the north side of Highway 82. CDOT would like to establish an access permit to document existing traffic volumes on the north side of the intersection, however the proposed development should not be responsible to prepare this application. A copy of his email response is attached to this report.

4-203.M- Water Supply and Distribution Plan

The existing property is served by a new well located approximately 275 feet from the proposed structure. This well was drilled February 5, 2018 and is a replacement for the existing well (Permit No. 54929-F) associated with Lot 1 of the T.O. Ranch subdivision. Please refer to Wright Water Engineering plans and report for further information regarding physical and legal water supply as well as water quality analysis results.

A water service distribution line is anticipated to be extended from the newly constructed well east of the proposed structure as depicted on the Conceptual Utility Plan. The water line will be directed to a chlorination building located near the proposed fire suppression storage tanks west of the proposed development. The water service line will extend additionally to the fire suppression storage tanks with an internal float to maintain minimum storage volumes. A separate water distribution service line will extend from the chlorination building and extend directly to the building's mechanical room.

4-203.N- Wastewater Management and Distribution Plan

There is no municipal sewer service to the subject property. SE has conceptually sized an onsite wastewater treatment system (OWTS) plan that will account for existing and proposed site constraints in accordance with the current Garfield County and CDPHE standards. The OWTS requirements for the site will be designed based on the soils report prepared by HP Kumar. Based on the existing conditions, the installation of a site specific OWTS to serve the proposed development is feasible and is anticipated to be located on the west side of the development and will meet County minimum setback requirements. A detailed OWTS design will be provided in support of any future Building Permit application. SE is aware of possible seasonal high ground water onsite. The leach field will be elevated for protection of high ground water.

7-107- Access and Roadways

The existing TO Ranch Subdivision has direct access to CR 100 via TO Ranch Lane. TO Ranch Lane is an existing access and is located approximately 300 feet from County Road 100. The proposed development is anticipating improving a portion of TO Ranch Lane to meet minimum County lane widths for a Secondary Access, and to provide an asphalt surface for aesthetics and

ease of maintenance. Current grades meet the requirements of Table 7-07. The project is additionally proposing a new right-turn only access to County Road 100 out of the development. Upon consultation with Garfield County Road and Bridge department, a new driveway access permit will be submitted for approval for the right-out only connection if/when the development obtains the requested land use approvals. Road and Bridge officials have conveyed no significant concerns with the proposed right-out access through preliminary discussions, however they will have a formal opportunity to review and comment as a referral agency for the Limited Impact Review application.

A variance from the minimum shoulder width and minimum 50' Right of Way required for a Secondary Access is requested as part of this application. The majority of the project's traffic will utilize the proposed right-out only rather than TO Ranch Lane to exit the development.

Internal roads accommodate two way travel, however primary exit from the development will be via the right-turn access to CR 100. The site plan intended to provide 24' minimum two-way travel width wherever head-in parking is proposed adjacent to the building. However, on the west side of the proposed storage facility, the loading docks extended beyond the proposed 20' parking stall length. Therefore, a 20' minimum bi-directional drive width was selected adjacent to the proposed loading docks. Rather than "bumping" aisles around the loading dock, the design team decided to maintain the western edge of pavement alignment for aesthetics, providing a 29' drive width north of the loading docks. The 20' width adjacent to the loading docks is adequate for bi-directional vehicular travel and meets standards for fire truck access.

The access aisle width was increased to 30' on the southern side of the building for optimal circulation, as head-in parking is proposed on both sides of the access aisle.

A 17' one-way travel lane width was selected for access to the eastern and northern sides of the building. The 17' width has proven to be wide enough for optimal for single direction circulation while narrow enough to prevent bi-directional travel based on Sopris Engineering and the Applicant's experience. Adequate fire lane staging width has been provided on the west and south sides of the proposed building.

7-109- Fire Protection

Sopris Engineering met with the Carbondale & Rural Fire Protection District to discuss emergency vehicle ingress/egress as well as fire protection requirements. Due to the size of the proposed structure, the building will be required to have a sprinkler fire suppression system and a storage tank(s) to meet a 90 minute fire storage duration. A buried fiberglass storage tank is proposed beneath an earthen berm west side to the proposed structure. The proposed tank will be filled from the newly drilled well, and contain an internal float to maintain storage volume. A tank distribution line will feed a fire suppression pump internal to the building sized to meet the requirements of the sprinkler layout and minimum. A dry hydrant will also be connected to the fire storage tank and will provide the Fire Department with a connection for additional storage volume once they arrive at the scene.

A detailed fire suppression sprinkler design will be designed by others for any future Building Permit application and will be coordinated with the project's Mechanical Engineer.

7-405- Road Impact Fees

Garfield County updated its road impact fee calculation in 2017. The fee is determined by both the square footage of the project, and the benefit district it is located in. The fees required for the development will be paid at the time a building permit is issued. Prior to January 1, 2017 half of the road impact fees for a development were to be collected at Final Plat, with the remainder collected when a building permit was issued. It is unclear whether road impact fees for Lot 1 of the TO Ranch Subdivision were paid with the original subdivision plat and will be credited to the applicant at the time a Building Permit is issued for the proposed development.

Road Impact Fees for the proposed development are calculated based on Table 7-405 of the LUDC with an Industrial "development type" designation usage within in the Eastern Benefit District (\$564/1,000 SF). "Mini Storage" is classified as an Industrial Use as defined by Table 3-403 of the LUDC. In reality, Mini Storage is a very low traffic generating land use compared

to other Industrial uses allowed within Rural Zoning, such as: oil and gas drilling production, contractor's storage yard, cabinet making and recycling centers.

Based on data provided with the ITE Manual, Mini Storage produces approximately 75% less peak hour vehicle trips (0.26 PHV/1,000 SF) compared to other general "Light Industrial" uses (1.08 PHV per 1,000 SF). On an Average Daily Trip basis, estimated values for Mini Storage (2.50 ADT/1,000 sf) are approximately 65% less compared to Light Industrial (6.97 ADT/1,000 SF).

Given the proposed self-storage facility is projected to generate far less traffic compared to other Industrial development types allowed within the Rural Zoning classification, the applicant is requesting road impact fees be reduced to \$197 per 1,000 square feet of storage (65% of the fee for Industrial uses within the Eastern Benefit District).

Additional Information

Natural gas, electric and telephone services were extended to the west side of CR 100 during the construction of TO Ranch Lane. Service laterals will be extended to the property to support the development. Further detail of the service extensions will be provided at Building Permit. Please see the attached Will Serve letters from the relevant shallow utility providers.

Based on the information presented above, the proposed self-storage facility can be feasibly constructed and supported by the site improvements should the project obtain Limited Impact Review approval from the Garfield County Commissioners.

SOPRIS ENGINEERING, LLC



Yancy Nichol, PE
Principal

Attachments

McDowell Engineering Traffic Counts
Slopes Exhibit
Traffic Distribution Map
1-Mile Radius Map
Will Serve Letters

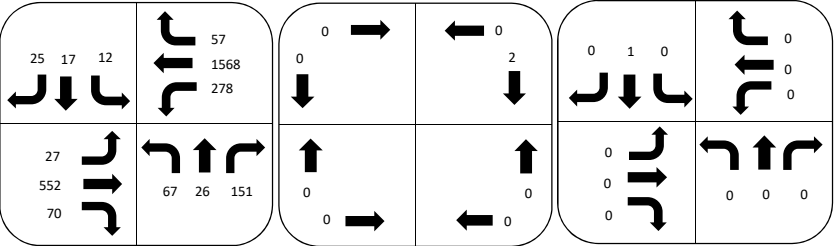
HWY 82 & CR 100 (Catherine Store Road)
CARBONDALE, CO
Traffic Data Collection Date: WEDNESDAY, JULY 20 , 2018
Weather: Sunny



	HWY 82												HWY 82												CR100 (Catherine Store Road)												CR100 (Catherine Store Road)											
	Eastbound												Westbound												Northbound												Southbound											
Time	Left				Thru				Right				Left				Thru				Right				Left				Thru				Right				Left				Thru				Right			
	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik	Car	Trk	Ped	Bik				
4:00 PM	3	1	0	0	114	12	0	0	19	2	0	0	62	9	0	0	297	14	0	1	6	0	0	0	18	1	0	0	5	0	0	2	27	3	0	0	3	0	0	0	4	2	0	0	1	0	0	0
4:15 PM	9	0	0	0	150	12	0	0	10	1	0	0	55	5	1	0	305	19	0	0	9	1	0	0	15	0	0	0	5	1	0	0	35	3	0	0	5	1	0	0	6	2	0	0	9	0	0	0
4:30 PM	3	0	0	0	130	9	0	0	16	0	0	0	80	6	0	0	298	22	0	0	12	0	0	0	25	1	0	0	7	0	0	1	35	5	0	0	3	0	0	0	6	0	0	0	7	0	0	0
4:45 PM	5	0	0	0	148	14	0	0	7	2	0	0	82	3	0	0	304	21	0	0	12	0	0	0	15	5	0	0	6	0	0	1	25	3	0	0	6	0	0	0	3	0	0	0	5	0	0	0
5:00 PM	8	0	0	0	141	11	0	0	16	0	0	0	58	7	2	0	404	27	0	0	13	1	0	0	16	1	0	0	6	0	0	0	38	1	0	0	1	0	0	0	6	0	0	1	3	0	0	0
5:15 PM	9	1	0	0	138	7	0	0	19	3	0	0	59	5	0	0	354	24	0	0	17	2	0	0	18	2	0	0	8	1	0	0	33	0	0	0	4	0	0	0	5	0	0	0				
5:30 PM	0	0	0	0	123	6	0	0	20	1	0	0	70	3	0	0	374	16	0	0	5	0	0	0	11	2	0	0	4	0	0	0	38	0	0	0	1	0	0	0	8	0	0	0				
5:45 PM	7	2	0	0	122	4	0	0	8	3	0	0	75	1	0	0	347	22	0	0	18	1	0	0	17	0	0	0	7	0	0	0	40	1	0	0	6	0	0	0	4	1	0	0	9	0	0	0

Total	44	4	0	0	1066	75	0	0	115	12	0	0	541	39	3	0	2683	165	0	1	92	5	0	0	135	12	0	0	48	2	0	4	271	16	0	0	29	1	0	0	34	6	0	1	47	0	0	0																																																
Peak Hour Total	24	3	0	0	524	28	0	0	63	7	0	0	262	16	2	0	1479	89	0	0	53	4	0	0	62	5	0	0	25	1	0	0	149	2	0	0	12	0	0	0	15	2	0	1	25	0	0	0																																																
Peak Hour Total	27 vph				0 pph				552 vph				0 pph				70 vph				0 pph				278 vph				2 pph				1568 vph				0 pph				57 vph				0 pph				67 vph				0 pph				26 vph				0 pph				151 vph				0 pph				12 vph				0 pph				17 vph				1 pph				25 vph				0 pph			

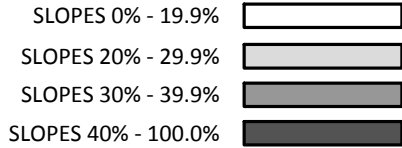
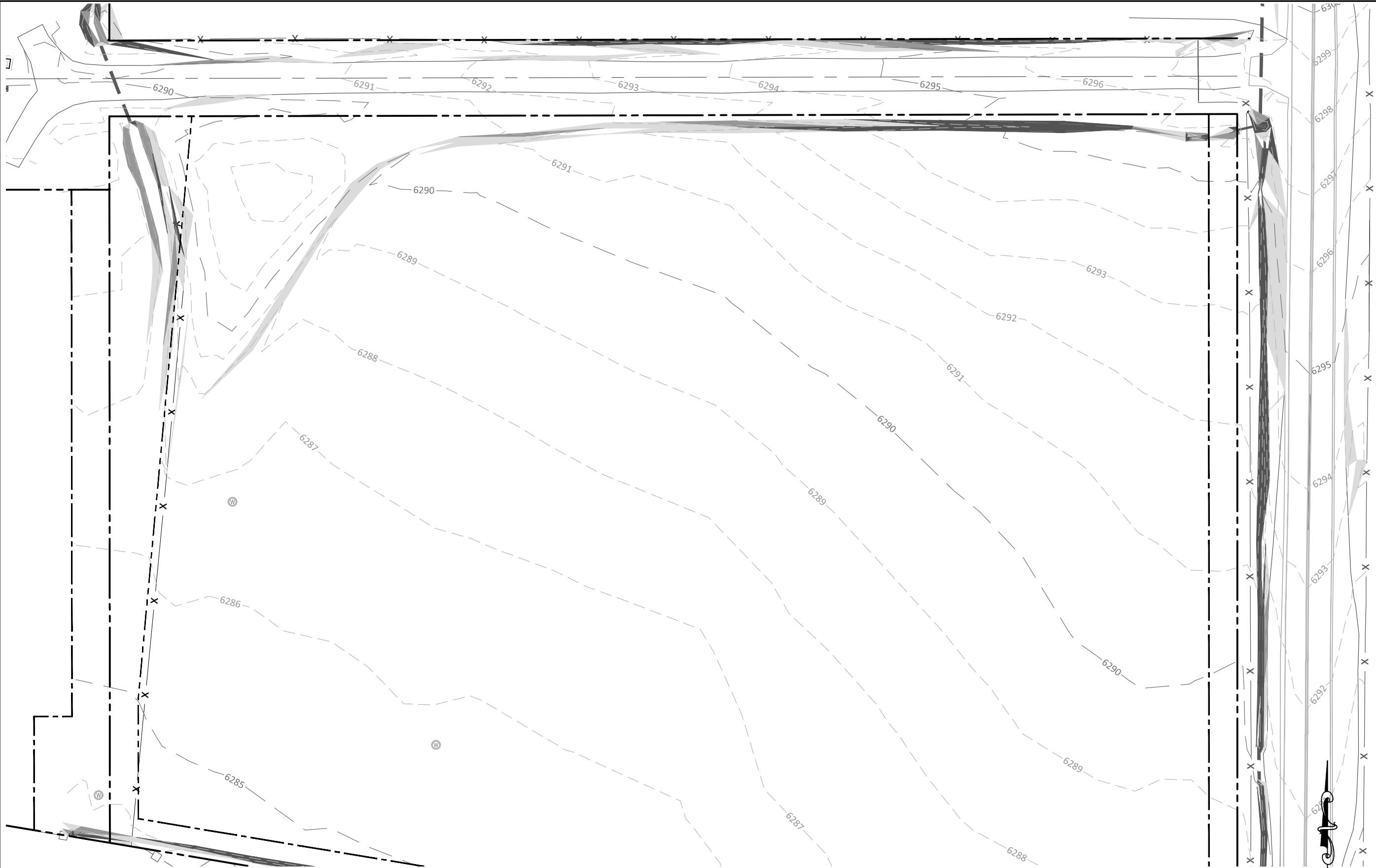
Total Peak Hour Vehicle Traffic at Intersection	2850	vph
Total Peak Hour Peds/Bikes at Intersection	3	pph
Total Peak Hour Traffic (All Modes) at Intersection	2853	pph
Percentage Peak Hour Trucks at Intersection	5.5	%
Peak Hour Factor	0.94	



Peak Hour Data (Cars & Trucks) Peak Hour Pedestrian Data Peak Hour Bicycle Data



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BLUE MOUNTAIN SELF STORAGE
GARFIELD COUNTY, COLORADO

SOPRIS ENGINEERING, LLC.

CIVIL CONSULTANTS

502 MAIN STREET

CARBONDALE, CO 81623

(970) 704-0311

FAX: (970)-704-0313

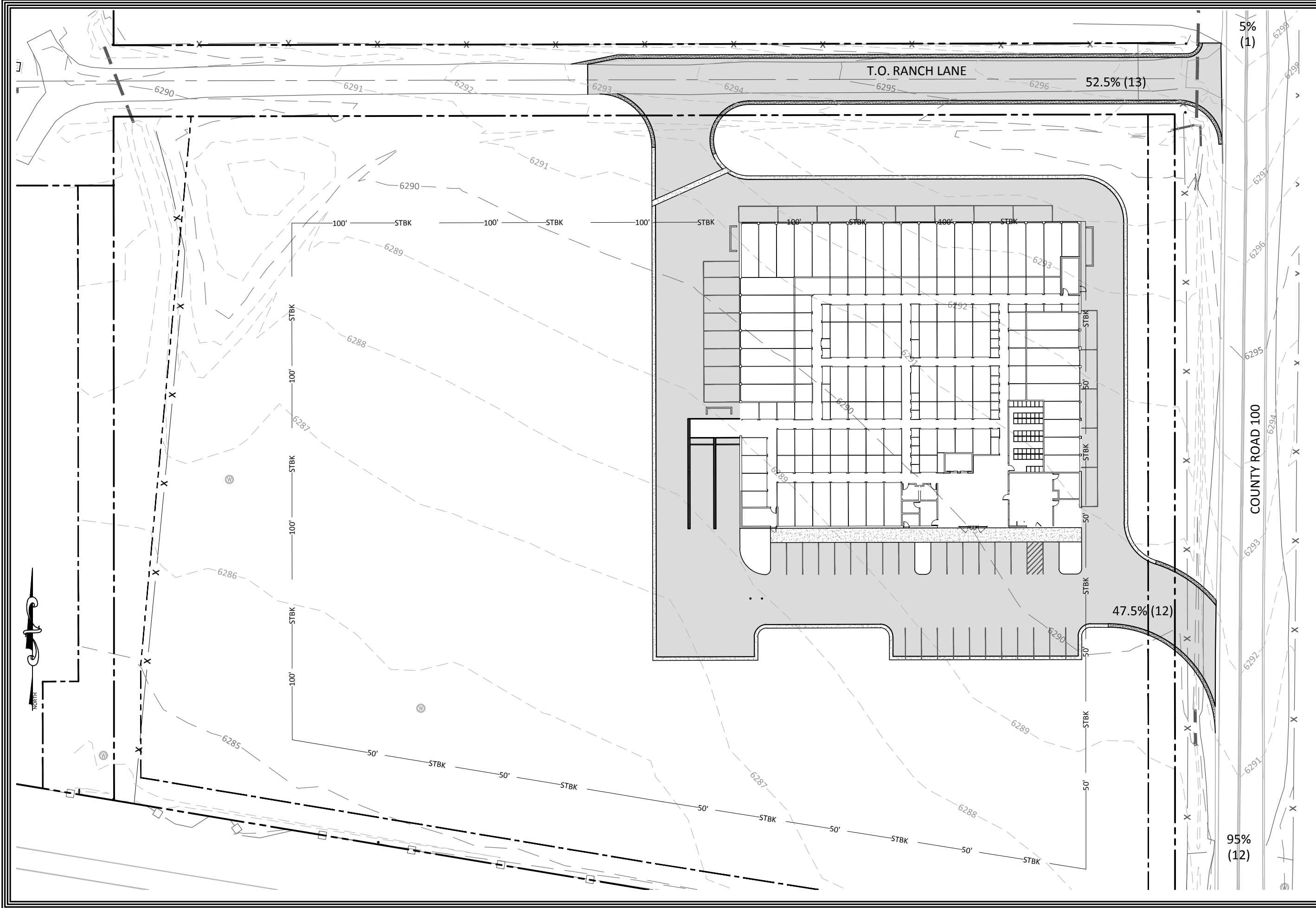
DATE:	09-21-18
JOB NO.	17250
SHEET	1 OF 1

NO.	REVISION	BY	DATE

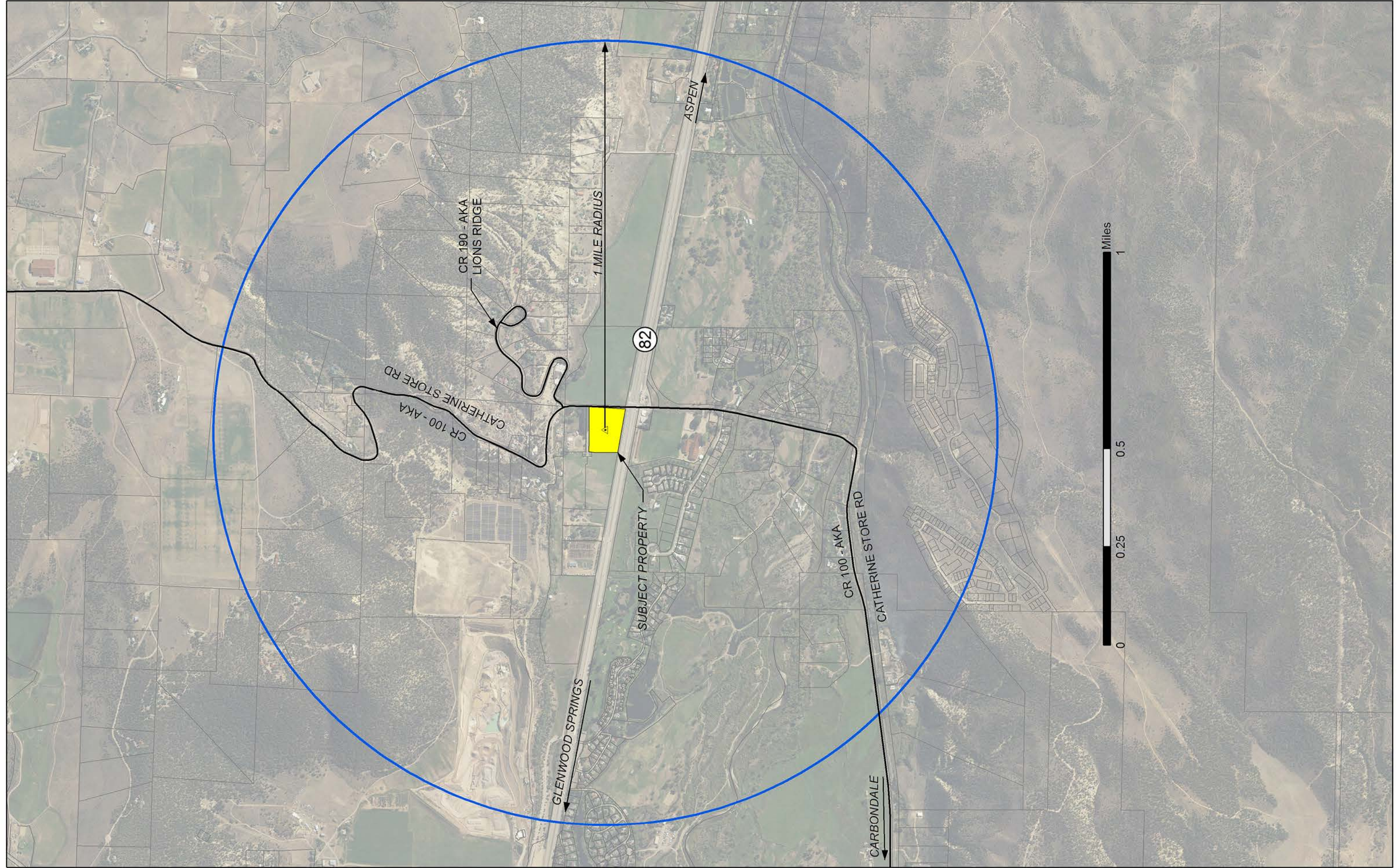
SLOPES EXHIBIT

EXHIBIT

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BLUE MOUNTAIN SELF STORAGE		NO.		REVISION	BY	DATE	S OPRIS ENGINEERING, LLC.	
GARFIELD COUNTY, COLORADO							CIVIL CONSULTANTS	
PEAK HOUR VEHICLE TRIP DISTRIBUTION							502 MAIN STREET	
EXHIBIT							CARBONDALE, CO 81623	
DATE: 09-21-18							(970) 704-0311	
JOB NO. 17250							FAX: (970)-704-0313	
SHEET 1 OF 1								





Erik Lundeen

Utility Construction Specialist
Colorado Gas
erik.lundeen@blackhillscorp.com

Black Hills Energy
198 County Line Rd
Palmer Lake, CO
80133

September 19, 2018

Re: TO Ranch Subdivision, Lot 1

To Whom It May Concern:

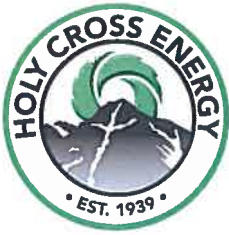
This letter will confirm that Black Hills Energy will provide Natural Gas Distribution service to the parcel commonly known as Lot 1 of TO Ranch Subdivision in Garfield County, Colorado. Black Hills Energy will install a distribution system capable of serving the demand of the development that lies within the BHE certificated service territory.

This service will be subject to Black Hills Energy tariffs filed with the Colorado Public Utilities Commission and the Black Hills Energy Gas Network Main Extension Policy.

If you have any questions please feel free to contact me.

Sincerely,

Erik Lundeen
Utility Construction Specialist
Colorado Gas
erik.lundeen@blackhillscorp.com
Office: (719) 208-3502



3799 HIGHWAY 82 • P.O. BOX 2150
GLENWOOD SPRINGS, COLORADO 81602
(970) 945-5491 • FAX (970) 945-4081

September 19, 2018

Nicholas Kilbourn, P.E.
Sopris Engineering, LLC

RE: TO Ranch Subdivision

Dear Nicholas,

The above mentioned development is within the certified service area of Holy Cross Energy.

Holy Cross Energy has adequate power supply to provide electric power to the development, subject to tariffs, rules and regulations on file. Any power line enlargements, relocations, and new extensions necessary to deliver adequate power to and within the development will be undertaken by Holy Cross Energy upon completion of appropriate contractual agreements and subject to necessary governmental approvals.

Sincerely,

Phyllis Wittet
Engineering Department



September 21, 2018

**Blue Mountain Storage
Attn: Sopris Engineering, LLC.
Garfield County, Colorado**

**RE: Blue Mountain Storage
Carbondale, Colorado**

Please accept this letter as confirmation that Comcast of Colorado/Florida, Inc. has the ability to provide cable service to the captioned location. The provision of service is contingent upon successful negotiations of an Agreement between the developer and Comcast Cable Communications, Inc.

Should you require additional information, please contact Michael Johnson. I can be reached at (970) 930-4713 or by email at Michael_johnson@cable.comcast.com

Sincerely,

A handwritten signature in blue ink that reads 'Michael Johnson'.

**Michael Johnson
Construction/Engineering
Comcast Cable Communications**

This letter is not intended to give rise to binding obligations for either party. Any contractual relationship between the parties will be the result of formal negotiations and will only become effective upon execution of the contract by representatives of the parties authorized to enter into such agreements. During any negotiations, each party will bear its own costs and will not be responsible for any costs or expenses of the other party, unless separately agreed to in writing.

Re: Blue Mountain Storage @ SH 82/CR100 (17250)

From : Roussin - CDOT, Daniel <daniel.roussin@state.co.us> Fri, Sep 21, 2018 05:08 PM
Subject : Re: Blue Mountain Storage @ SH 82/CR100 (17250)
To : Nick Kilbourn <nkilbourn@sopriseng.com>
Cc : Yancy Nichol <ynichol@sopriseng.com>, Kent Harbert <kent.harbert@state.co.us>, ghartmann@garfield-county.com, Kari McDowell <Kari@mcdowelleng.com>

External images are not displayed. [Display images below](#)

I just realized that this development is on the north side not on the south side. The other development is on the south side. Sorry for the confusion.

However, I still would like to do an access permit for the north side of the CR 100. This would be only a documentation of the traffic on the north side. Let me know if you have any questions.

thanks

Dan

Dan Roussin
Permit Unit Manager
Traffic and Safety



P 970.683.6284 | F 970.683.6290
222 South 6th Street, Room 100, Grand Junction, CO 81501
daniel.roussin@state.co.us | www.codot.gov/ | www.cotrip.org



On Fri, Sep 21, 2018 at 2:24 PM, Roussin - CDOT, Daniel <daniel.roussin@state.co.us> wrote:

Thank you for the opportunity to comment on this. As I discussed with you on the phone, this may be more complicated than thought. As we discussed, there was another development that also impacted CR 100/SH 82. CDOT looks at the intersection, not by individual projects. CR 100 is a Garfield County Road and they would be required to apply for the access permit if the traffic volume change in use by more than 20%. This project was called Aspen Valley Polo Development. To determine if there is a 20% change in use, we will also need to add the traffic from Polo development to this count. I recognize that individually, the project may not require an access permit, but combined it may. Please determine if an access permit would be required when you combine both projects. Please go over your math on how you decided this. I have enclosed a copy of the Polo development TIS that Garfield County approved.

If you have any direct questions, please let me know.

thanks

Dan

Dan Roussin
Permit Unit Manager
Traffic and Safety



P 970.683.6284 | F 970.683.6290
222 South 6th Street, Room 100, Grand Junction, CO 81501
daniel.roussin@state.co.us | www.codot.gov/ | www.cotrip.org



On Wed, Aug 29, 2018 at 9:37 AM, Nick Kilbourn <nkilbourn@sopriseng.com> wrote:
Good Morning Dan,

I believe Yancy has spoken with you about a mini storage project we are working on at the NW corner of the Highway 82 and County Road 100 intersection. We are getting ready to submit to Garfield County for Limited Impact Review and wanted to include your opinion on the traffic impacts in our application submittal. I have additionally attached a Conceptual Site Plan for your reference. The project will have it's main access from the existing TO Ranch Lane and is proposing a right-turn only exit out of the facility to CR100.

The anticipated traffic impacts to Garfield County Road 100 near the intersection with State Highway 82 resulting from the proposed development were estimated utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition was utilized to gather Peak Hour vehicle trip estimates for the proposed mini storage.

The anticipated number of Peak Hour Vehicle Trips for the proposed development are as follows:

ITE Code 151 (Mini-Warehouse):

AM, Peak Hour: 0.14 vehicle trips per 1,000 sf => $(0.14)(96,900/1,000) = 13.57$

PHV

PM, Peak Hour: 0.26 vehicle trips per 1,000 sf => (0.26)

$(96,900/1,000) =$

25.19

PHV

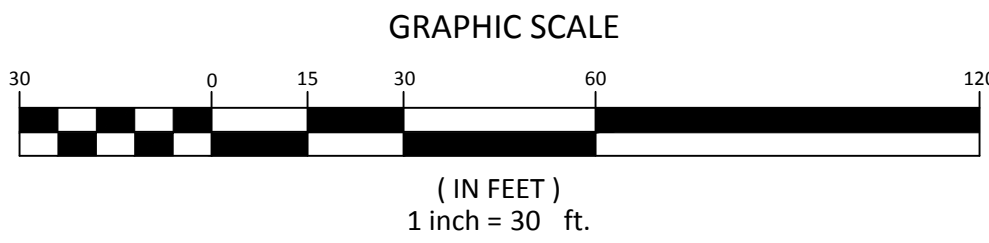
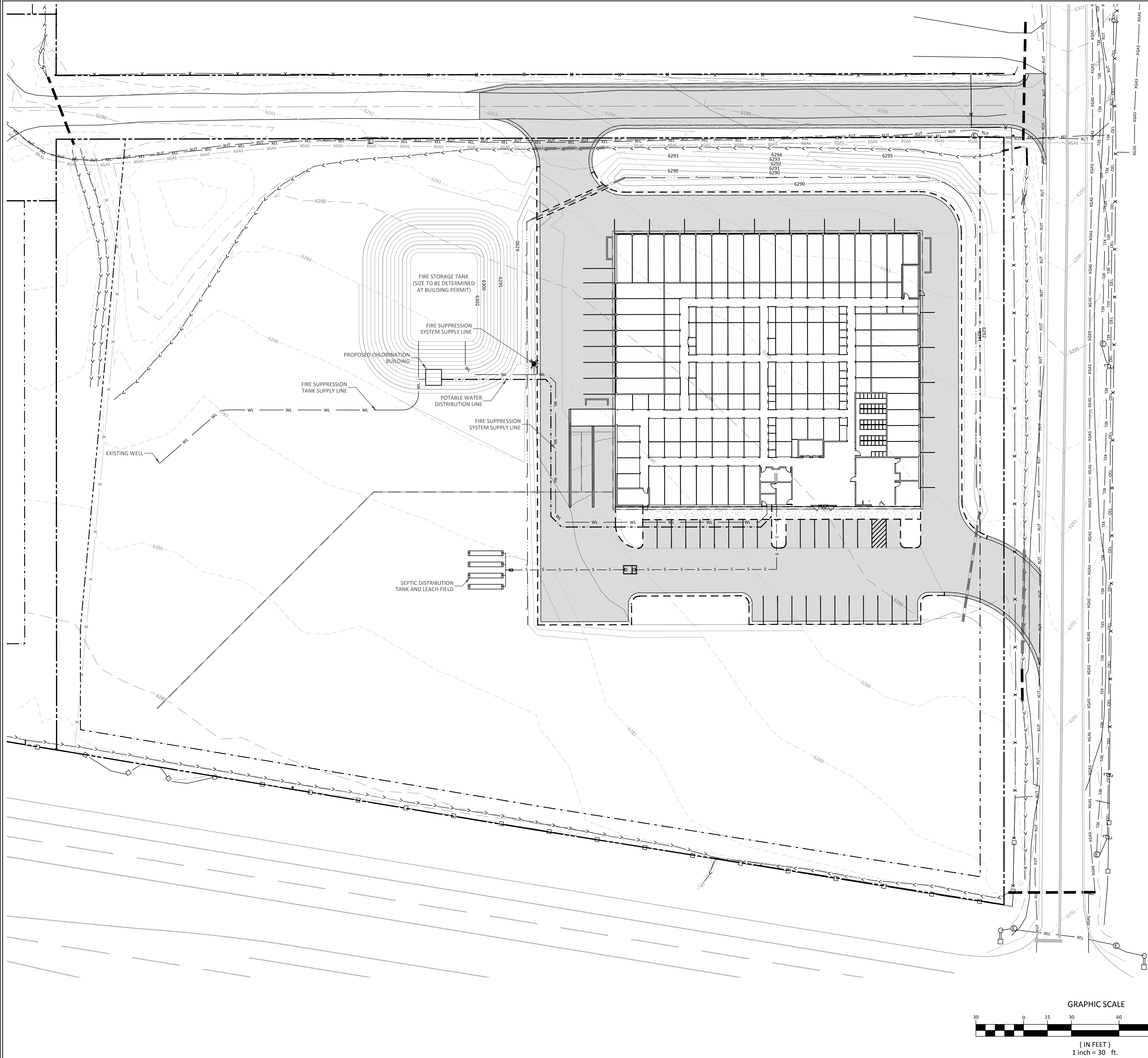
Garfield County last performed traffic counts on CR 100, north of HW 82, in 2014. Total average daily traffic (ADT) volume for CR 100 north of HW 82 was 1,353 vehicle trips. For rural county roads, peak hour traffic is generally 10%-12% of the ADT. Therefore the peak hour traffic rate would be approximately 135.3 PHV. Actual peak hour vehicle counts were performed by McDowell Engineering on June 20th of this year (attached). Peak hour vehicle trips were counted at **163** vehicle trips in the PM peak. The proposed self-storage facility would increase anticipated traffic during the peak hour by **15.5%** based on the counted movements.

Can you please confirm that an Access Permit and improvements to the Highway 82 intersection will not be required from CDOT based on the information provided above? Thanks in advance and feel free to contact our office with any questions.

Regards,

Nicholas Kilbourn, P.E.
Design Engineer
Sopris Engineering, LLC
970-704-0311 x33

G:\2017\17250-BLUE Mtn STORAGE\DWG\DWG\17250-BLUE Mtn STORAGE.dwg - 10/04/2019 - 10:57am



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

- SHALLOW UTILITY NOTES:**
1. ALL MINIMUM DEPTHS, SEPARATION DISTANCES, MATERIALS AND/OR USE OF CONDUIT SHALL BE CONFIRMED AND COORDINATED WITH THE UTILITY PROVIDER PER UTILITY AGREEMENTS.
 2. ALL UTILITY LINES AND/OR CONDUITS TO BE BACKFILLED WITH SUITABLE MATERIAL FREE OF ROCKS >1 1/2" Ø. USE CLASS 5 AGGREGATE BASE MATERIAL FOR BEDDING, AND/OR SUITABLE ONSITE MATERIAL. INSTALL PER UTILITY PROVIDER SPECIFICATIONS. BACKFILL TRENCHES WITH SUITABLE ONSITE MATERIALS. MINIMUM COMPACTION 95% IN PAVED AREAS.
 3. GAS AND ELECTRIC TO BE INSTALLED IN SEPARATE TRENCHES. SEWER SERVICES TO BE INSTALLED A MINIMUM 10' FROM WATER SERVICES AS FEASIBLE. COMMUNICATIONS MAY BE INSTALLED IN COMBINED TRENCHES PER CONSTRUCTION FEASIBILITY AS LONG AS MINIMUM SEPARATION DISTANCES AND DEPTHS OF BURY ARE MAINTAINED. INSTALL WARNING TAPE OVER ALL UTILITY LINES.

UTILITY SERVICE	MINIMUM DEPTH
WATER	5.0'
SEWER	5.0'
ELECTRIC	4.0'
CABLE TV	3.0'
PHONE	3.0'
GAS	3.0'

UTILITY PLAN LEGEND	
---	PROPOSED 8" WATER MAIN
---	PROPOSED 12" WATER MAIN
---	PROPOSED 8" SANITARY SEWER MAIN

---	GAS	---	PROPOSED GAS
---	TEL	---	PROPOSED TELEPHONE
---	CEL	---	PROPOSED UNDERGROUND ELECTRIC
---	CEL	---	PROPOSED OVERHEAD ELECTRIC
---	UTV	---	PROPOSED CABLE

---	IRR	---	PROPOSED IRRIGATION PIPE
---	---	---	PROPOSED STORM SEWER
---	---	---	PROPOSED UNDERDRAIN
---	---	---	PROPOSED ELECTRIC MANHOLE
---	---	---	PROPOSED DRAINAGE DRY-WELL
---	---	---	PROPOSED SEWER MANHOLE
---	---	---	PROPOSED TELEPHONE MANHOLE
---	---	---	PROPOSED UTILITY MANHOLE
---	---	---	PROPOSED GUY WIRE
---	---	---	PROPOSED POWER POLE
---	---	---	PROPOSED FIRE HYDRANT
---	---	---	PROPOSED WATER VALVE
---	---	---	PROPOSED CURB STOP
---	---	---	PROPOSED GAS METER/VALVE

---	---	---	PROPOSED ELECTRIC TRANSFORMER
---	---	---	PROPOSED ELECTRIC METER
---	---	---	PROPOSED TELEPHONE PEDESTAL
---	---	---	PROPOSED CATV PEDESTAL
---	---	---	PROPOSED SEWER CLEANOUT
---	---	---	PROPOSED LIGHT POLE
---	---	---	PROPOSED SIGN
---	---	---	PROPOSED STORM INLET
---	---	---	EXISTING 8" WATER MAIN
---	---	---	EXISTING 8" SANITARY SEWER MAIN
---	---	---	EXISTING ELEC. TELE. CABLE, GAS
---	---	---	EXISTING ELEC. TELE. CABLE
---	---	---	EXISTING GAS
---	---	---	EXISTING TELEPHONE
---	---	---	EXISTING UNDERGROUND ELECTRIC
---	---	---	EXISTING OVERHEAD ELECTRIC
---	---	---	EXISTING CABLE
---	---	---	EXISTING FIBER OPTIC
---	---	---	EXISTING IRRIGATION PIPE
---	---	---	EXISTING SWALE OR DITCH
---	---	---	EXISTING STORM SEWER
---	---	---	EXISTING EASEMENT
---	---	---	EXISTING PROPERTY LINE
---	---	---	EXISTING SETBACK (XX')

---	---	---	EXISTING ELECTRIC MANHOLE
---	---	---	EXISTING DRAINAGE DRY-WELL
---	---	---	EXISTING SEWER MANHOLE
---	---	---	EXISTING TELEPHONE MANHOLE
---	---	---	EXISTING UTILITY MANHOLE
---	---	---	EXISTING GUY WIRE
---	---	---	EXISTING POWER POLE
---	---	---	EXISTING FIRE HYDRANT
---	---	---	EXISTING WATER VALVE
---	---	---	EXISTING CURB STOP
---	---	---	EXISTING GAS METER
---	---	---	EXISTING ELECTRIC TRANSFORMER
---	---	---	EXISTING ELECTRIC METER
---	---	---	EXISTING TELEPHONE PEDESTAL
---	---	---	EXISTING CATV PEDESTAL
---	---	---	EXISTING SEWER CLEANOUT
---	---	---	EXISTING LIGHT POLE
---	---	---	EXISTING SIGN
---	---	---	EXISTING STORM INLET



SOPRIS ENGINEERING, LLC
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970) 704-0313

DESIGNED BY	XXX	00/00/00
DRAWN BY	XXX	00/00/00
CHECKED BY	XXX	00/00/00
DATE:	XX-XX-XX	
JOB NO.	XXXXXX	

BLUE MOUNTAIN STORAGE
GARFIELD COUNTY STORAGE FACILITY
GARFIELD COUNTY, COLORADO

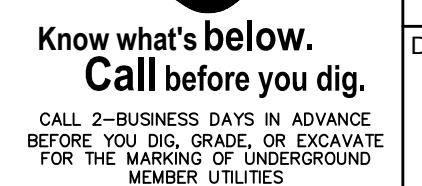
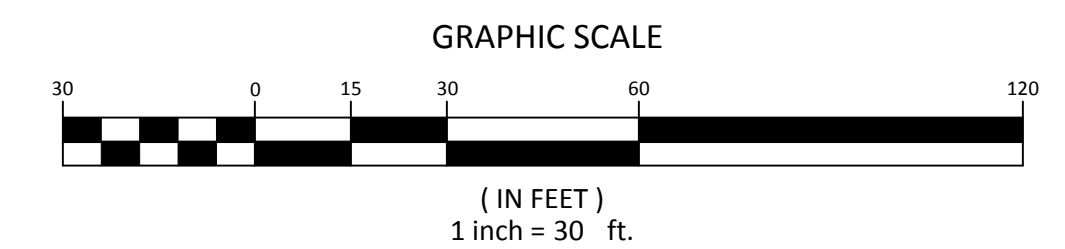
LIMITED IMPACT REVIEW

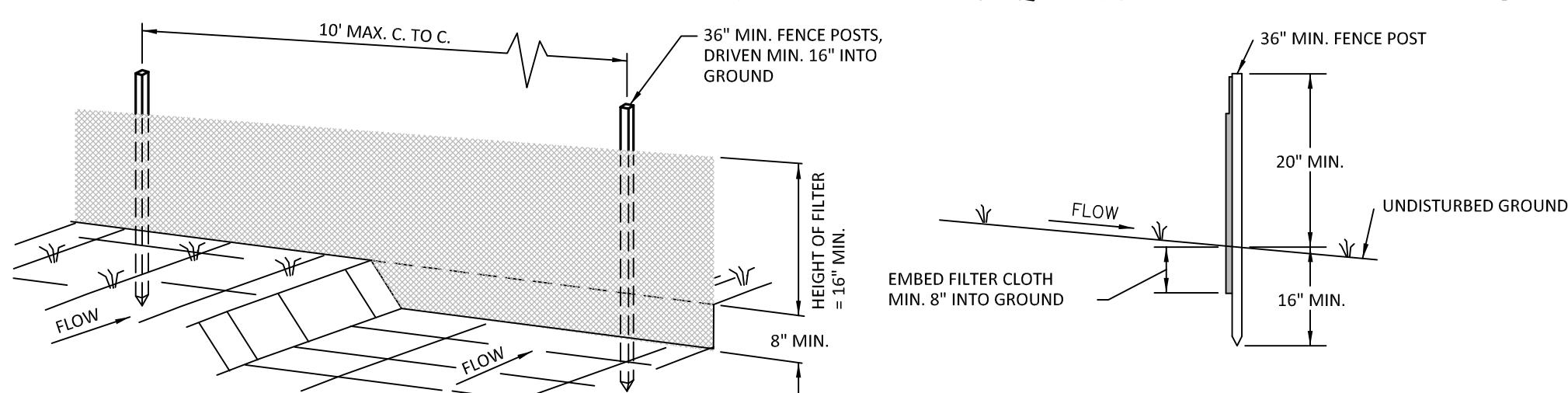
DATE	REVISION
00/00/00	XXX

TITLE	UTILITY PLAN
DRAWING NO.	C-0.0

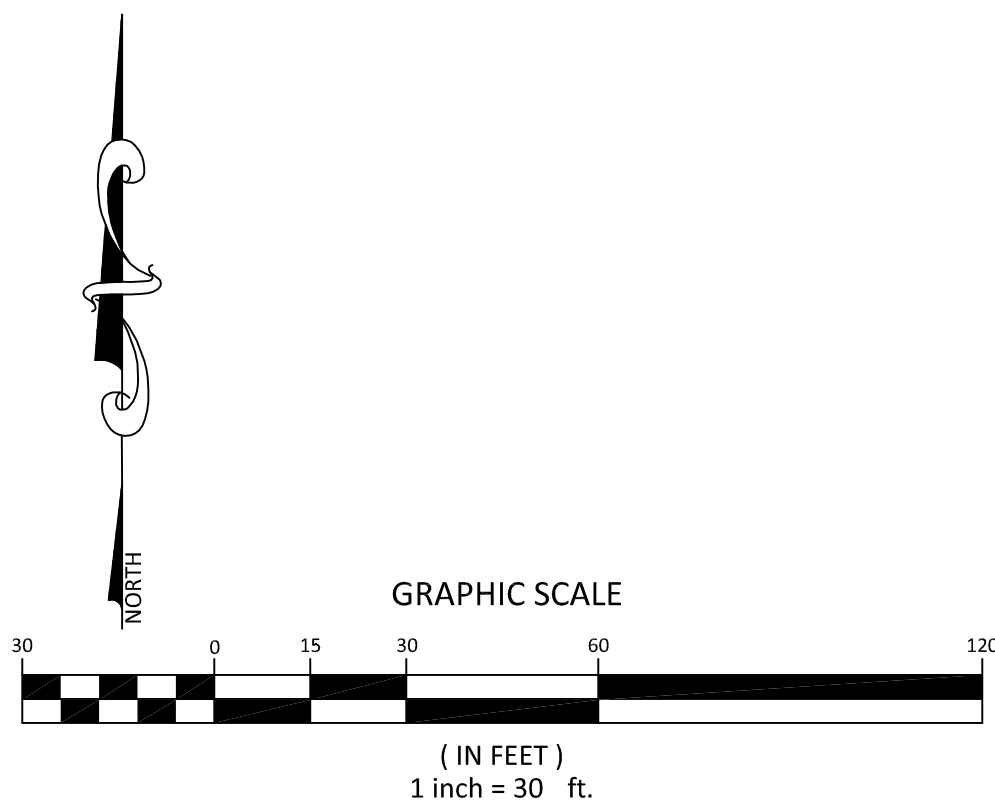
LIMITED IMPACT REVIEW

TITLE	SITE PLAN
DRAWING NO.	C-1.0





BASIS OF ELEVATION: THE 1998 CITY OF ASPEN DREXEL BARREL CONTROL DATUM, WHICH IS BASED ON AN ELEVATION OF 7720.88' (NAVD 1988) ON THE NGS STATION "S-159". THIS ESTABLISHED A SITE BENCHMARK LOCATED AT THE XXXXXX PROPERTY CORNER. LS# XXXX, ELEV: XXXX.XX PER SURVEY PREPARED BY SOPRIS ENGINEERING INC.



- NOTES:
1. SILT FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO FENCE WITH TIES SPACED EVERY 24"AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE. POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD.
- FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

1. EXISTING CONTOURS ILLUSTRATED HEREIN ARE AT 1 FT INTERVAL, BASED ON SPRING ENGINEERING FIELD TOPOGRAPHY PERFORMED IN OCTOBER OF 2017.
2. PROPOSED CONTOURS ARE AT 1 FT INTERVALS.
3. GRADE LANDSCAPE AND HARDCAPE SURFACES AROUND BUILDING PERIMETER AS NEEDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM EXTERIOR WALLS.
4. CONTRACTOR TO VERIFY GRADINGS ACROSS SITE TO ENSURE THAT THE INSTALLATION OF THE GRADING & DRAINAGE IMPROVEMENTS ARE IN COMPLIANCE WITH THE INTENT OF THE DESIGN RECOMMENDATIONS ILLUSTRATED HEREIN AND ON THE DRAINAGE PLAN. THE ENGINEER OF RECORD SHOULD BE MADE AWARE OF ANY EXISTING GRADINGS THAT MAY IMPED THE CONSTRUCTION OF THE GRADING AND DRAINAGE IMPROVEMENTS.
5. DOWNSPOUT FOR BUILDING ROOF DRAIN SYSTEM AND TERRACE/PATIO/DECK DRAINS TO BE COORDINATED WITH THE ARCHITECT AND MECHANICAL ENGINEER.
6. THIS PROPERTY IS SITUATED IN ZONE "C" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY F.E.M.A. FOR RITKIN COUNTY COLORADO, COMMUNITY PANEL NUMBER 0897702020, EFFECTIVE DATE: JUNE 4, 1987).
7. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE IN SUCH A MANNER THAT IT WILL CONTAIN DUST PARTICLES TO THE IMMEDIATE AREA OF THE WORK. THE CONTRACTOR MUST PERFORM SUCH TREATMENT WITHIN 2 HOURS AFTER NOTIFICATION BY THE CITY THAT AN AIRBORNE DUST NUISANCE EXISTS.
8. THE CONTRACTOR MUST IMPLEMENT BEST MANAGEMENT PRACTICES (BMP's) TO MINIMIZE THE TRANSPORTATION OF SEDIMENT BEYOND THE LIMITS OF DISTURBANCE.
9. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS TO THE AREA WITHIN THE ACTIVITY ENVELOPE, THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED.
10. COMPACTION IN EXCAVATED AREAS SHALL BE 95% STANDARD PROCTOR DENSITY.
11. CONTRACTOR SHALL PROTECT ALL EXISTING TREES THAT ARE TO REMAIN.
12. THE UTILITIES AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
13. ALL SPOT ELEVATIONS AND GRADING CONCEPTS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DEVIATIONS SHALL BE COORDINATED WITH THE ENGINEER OF RECORD AND LANDSCAPE ARCHITECT.
14. ALL GEOTECHNICAL RECOMMENDATIONS MUST BE ADHERED TO.
15. ALL SITE RETAINING WALLS BY OTHERS.
16. ALL STORM PIPES SHALL BE GASKETED PVC SDR-35 OR AS NOTED ON PLANS. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
17. REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR ALL ROOF DRAIN LOCATIONS.
18. PROVIDE A CLEANGUT WITH FRAME AND GRATE AT ALL DOWNSPOUT LOCATIONS AND A MINIMUM OF 150 FT. IF INLETS ARE NOT PROVIDED. GRATE COVERS TO BE 4" BRASS WITH "STORM" EMBEDDED ON COVER.
19. ALL INLETS, TRENCH DRAINS AND BASINS WITHIN THE DEVIATION SHALL BE TRAFFIC RATED PER MANUFACTURERS REQUIREMENTS. A
20. CONTRACTOR TO ENSURE A MINIMUM OF 4" SEPARATION BETWEEN BUILDING FOUNDATION AND OUTSIDE DIAMETER OF STORM PIPES.
21. INSTALL RODENT SCREENS AND OUTFALL PROTECTION AT THE OUTFALL OF ALL DRAIN LINES.
22. CONTRACTOR TO ADHERE TO ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS.
23. CONTRACTOR TO FIELD VERIFY DRAINAGE CONCEPT ILLUSTRATED HEREIN TO ACTUAL FIELD CONDITIONS.
24. ANY DEVIATION FROM THE STORMWATER IMPROVEMENTS AS ILLUSTRATED HEREIN MUST BE PRE-APPROVED BY THE ENGINEER OF RECORD.
25. HEAT TAPE SHALL BE PROVIDED FOR ALL DAYLIGHT PIPES AND PIPES THAT ARE BURIED LESS THAN 42" FROM FINAL GRADE.
26. ALL TRENCH DRAIN LOCATIONS ARE TO BE FIELD VERIFIED BY THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER PRIOR TO INSTALLATION.
27. REVEGETATION OF THE SITE TO BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPE AND PLANTING PLANS

1. CONTRACTOR MUST UTILIZE "BEST MANAGEMENT PRACTICES" (BMP), TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
3. DUST CAUSED BY DEMOLITION, EXCAVATION, TOPSOIL REMOVAL, OPERATIONS, OR ROAD BASE PLACEMENT SHALL BE CONTROLLED BY THE CONTRACTOR AT HIS EXPENSE. THE ENGINEER OR CITY MAY REQUIRE THE CONTRACTOR AT ANY TIME TO DISCONTINUE CONSTRUCTION ACTIVITIES UNTIL DUST CONDITIONS ARE REDUCED TO THE COUNTY'S SATISFACTION.
4. BMP'S SHALL BE INSTALLED BEFORE ANY EARTH DISTURBING AND/OR DEMOLITION ACTIVITIES COMMENCE.
5. STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES SHALL NOT CAUSE, HAVE THE REASONABLE POTENTIAL TO CAUSE, OR MEASURABLY CONTRIBUTE TO AN EXCEEDANCE OF ANY WATER QUALITY STANDARD.
6. CONSTRUCTION SHALL BE PHASED IN A MANNER TO LIMIT EARTH DISTURBING ACTIVITIES (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION).
7. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE CONSTRUCTION SITE.
8. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND ANY OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT PROTECTION TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
9. THE EROSION CONTROL PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED BEST MANAGEMENT PRACTICES (BMP'S) DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE CONSTRUCTION SITE. UPDATES MUST BE MADE WITHIN 72 HOURS FOLLOWING THE CHANGE IN BMP'S.
10. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE (INCLUDING ALL BMP'S, STORAGE CONTAINERS, AND CONSTRUCTION EQUIPMENT) A MINIMUM OF EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OR SNOW MELT THAT MAY CAUSE SURFACE EROSION.
11. THE CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ON SITE AND AVAILABLE FOR REVIEW BY COUNTY STAFF. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT.
12. STRAW BALES SHALL NOT BE USED FOR PRIMARY EROSION OR SEDIMENT CONTROL (I.E. STRAW BALES MAY BE USED FOR REINFORCEMENT BEHIND ANOTHER BMP SUCH AS SILT FENCE).
13. BMP'S INTENDED FOR SHEET FLOW SEDIMENT RUNOFF SHALL BE PLACED PARALLEL TO THE SLOPE.
14. ALL BMP'S SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN OF THE BMP UNLESS OTHERWISE SPECIFIED.
15. A VEHICLE TRACKING PAD (VTP) AND/OR STABILIZED STAGING AREAS SHALL BE PLACED AT ALL EXITS FROM THE SITE TO PREVENT TRACK-OUT ONTO CITY STREETS. IF TRACK-OUT DOES OCCUR, THE CONTRACTOR SHALL IMMEDIATELY SWEEP THE STREET OF DEBRIS.
16. ALL PORTA-POTTY STRUCTURES MUST BE FIRMLY SECURED WITH #4 REBAR ANCHORS OR EQUAL. MUST BE PLACED AWAY FROM FLOW LINES OF STREET, SWALES, RAIN GARDENS & AWAY FROM INLETS.
17. STOCKPILES OF SOIL OR OTHER ERODABLE MATERIALS MUST BE MANAGED SO THAT STORMWATER DOES NOT COME IN CONTACT WITH THE PILE AND POTENTIALLY WASH POLLUTANTS OFFSITE. AT A MINIMUM STOCKPILES SHALL BE ROUTINELY WETTED AND/OR BLANKETED AS WELL AS INCLUDING AN EROSION CONTROL PERIMETER BARRIER TO PREVENT WIND EROSION AND SEDIMENT TRANSPORT OFFSITE. STOCKPILES THAT ARE INACTIVE FOR MORE THAN 7 DAYS WILL REQUIRE SOIL BINDER OR HAVE MUCH/MUCHLACK TACKIFIER APPLIED.
18. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES EXCEEDING 3:1.

SOPRIS ENGINEERING, LLC.	
CIVIL CONSULTANTS	
302 MAIN STREET CARBONDALE, CO 81623 (970) 704-0311 FAX: (970) 704-0313	
DESIGNED BY	XXX 00/00/00
DRAWN BY	XXX 00/00/00
CHECKED BY	XXX 00/00/00
DATE:	XX-XX-XX
JOB NO.	XXXXXXX
BLUE MOUNTAIN STORAGE GARFIELD COUNTY STORAGE FACILITY GARFIELD COUNTY, COLORADO	
LIMITED IMPACT REVIEW	
DATE	REVISION
00/00/00	XXX
TITLE	
GRADING & EROSION CONTROL PLAN	
DRAWING NO.	
C-2.0	

CERTIFICATION OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, JRP, LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE SOLE OWNER IN FEE SIMPLE OF ALL THAT PROPERTY DESCRIBED AS:

LOTS 1, 2 AND 3
AMENDED FINAL PLAT
T.O. RANCH SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 2008 AS RECEPTION NO. 744578

THAT THE AFORESAID OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY ON THIS 2ND AMENDED FINAL PLAT AND REAFFIRMS THE SAME AS THE SECOND AMENDED PLAT T.O. RANCH SUBDIVISION, A SUBDIVISION OF A PART OF GARFIELD COUNTY, COLORADO.

AND OWNER DOES HEREBY DEDICATE FOR THE PUBLIC USE THE UTILITY EASEMENT ALONG THE NORTH BOUNDARY OF LOT 1, SHOWN HEREON, FOR THE PURPOSE SO DESIGNATED; AND DOES FURTHER DEDICATE TO THE OWNER(S) OF LOT 2 THE IRRIGATION EASEMENT ALONG THE NORTH SIDE OF LOT 1, SHOWN HEREON, FOR THE OPERATION, MAINTENANCE AND REPAIR OF THE IRRIGATION DITCH WITHIN SAID EASEMENT.

OWNER: JRP, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: JAMES R. PITTS

AS: MANAGER

IN WITNESS HEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS DAY OF A.D., 2018

STATE OF COLORADO)
) SS
COUNTY OF GARFIELD)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2018, BY JAMES R. PITTS AS MANAGER OF JRP, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES:

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

PLAT NOTES:

- THE REAL PROPERTY PLATTED HEREIN IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF: SECOND AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR THE T.O. RANCH SUBDIVISION RECORDED IN THE RECORDS OF THE CLERK AND RECORDER FOR GARFIELD COUNTY, COLORADO ON AS RECEPTION NO. ("COVENANTS")
- THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE CONTROL OF NOXIOUS WEEDS.
- ACCESSORY DWELLING UNITS HAVE BEEN APPROVED FOR LOTS 1, 2 AND 3 SUBJECT TO COMPLIANCE WITH THE TERMS, CONDITIONS AND PROVISIONS OF THE GARFIELD COUNTY LAND USE AND DEVELOPMENT CODE.
- A SITE SPECIFIC GEOTECHNICAL INVESTIGATION SHALL BE CONDUCTED FOR EACH LOT TO DETERMINE PROPER FOUNDATION DESIGN AND MITIGATION OF POTENTIAL GEOLOGIC HAZARDS.
- SEWAGE TREATMENT SHALL BE PROVIDED TO EACH LOT PURSUANT TO AN INDIVIDUAL SEWAGE TREATMENT SYSTEM (STS) DESIGNED BY A PROFESSIONAL ENGINEER AND EACH STS AND ACCOMPANYING ABSORPTION FIELD SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF COLORADO DEPARTMENT OF HEALTH GUIDELINES ON INDIVIDUAL SEWAGE DISPOSAL SYSTEM SETBACKS.
- ALL FENCING SHALL BE RESTRICTED TO FACILITATE WILDLIFE MOVEMENT, OPTIMIZE WILDLIFE HABITAT AVAILABILITY AND REDUCE WILDLIFE MORTALITY.
- EACH LOT ADDRESS SHALL BE MARKED AND LOCATED SO AS TO BE CLEARLY VISIBLE FROM THE NEAREST DEDICATED ROAD.
- ALL OWNERS, GUESTS, EMPLOYEES, AGENTS AND REPRESENTATIVES THEREOF SHALL BE PROHIBITED FROM CHASING, SCARING, FRIGHTENING OR UTILIZING ANY OTHER MEANS OR FORMS OF HARASSMENT TO COERCE WILDLIFE OFF ANY LOTS.
- AT THE TIME OF ISSUANCE OF BUILDING PERMIT, EACH LOT 2 AND LOT 3 SHALL BE REQUIRED TO PAY TO THE DEPARTMENT OF BUILDING AND PLANNING, GARFIELD COUNTY, COLORADO, A ONE TIME OFF-SITE ROAD IMPACT FEE OF TWO THOUSAND EIGHT HUNDRED THIRTY FOUR AND 08/100 DOLLARS (\$2,834.08); LOT 1 SHALL BE REQUIRED TO PAY A ONE TIME OFF-SITE ROAD IMPACT FEE OF ONE HUNDRED NINETY SEVEN AND 40/100 DOLLARS (\$197.40) PER 1,000 SQUARE FEET OF BUILDING.
- ALL COSTS AND EXPENSES RELATING TO THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE PUBLIC ROADS DEDICATED HEREIN SHALL BE BORNE EXCLUSIVELY BY THE LOT OWNERS PRO RATA AS SET FORTH IN THE COVENANTS.
- NO OPEN HEARTH SOLID-FUEL FIREPLACES WILL BE ALLOWED ANYWHERE WITHIN A SUBDIVISION. ONE (1) NEW SOLID FUEL BURNING STOVE AS DEFINED BY C.R.S. 25-7-401, ET SEQ., AND THE REGULATIONS PROMULGATED THEREUNDER, WILL BE ALLOWED IN ANY UNIT. ALL UNITS WILL BE ALLOWED AN UNRESTRICTED NUMBER OF NATURAL GAS BURNING STOVES AND APPLIANCES.
- GARFIELD COUNTY HAS ADOPTED A "RIGHT TO FARM" PROVISION IN THE GARFIELD COUNTY ZONING RESOLUTION, SECTION 1.08, WHICH STATES AMONG OTHER THINGS THAT, "RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF GARFIELD COUNTY'S AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY ASPECT OF LIVING IN A COUNTY WITH STRONG RURAL CHARACTER AND A HEALTHY RANCHING SECTOR.
- STRUCTURES IN EXCESS OF 3,600 SQUARE FEET SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS.
- ALL ACCESSORY DWELLINGS MUST BE DESIGNED TO ALLOW FOR THE VENTILATION OF RADON GAS.
- ALL OWNERS OF LAND, WHETHER RANCH OR RESIDENCE, HAVE OBLIGATIONS UNDER STATE LAW AND COUNTY REGULATIONS WITH REGARD TO THE MAINTENANCE OF FENCES AND IRRIGATION DITCHES, CONTROLLING WEEDS, KEEPING LIVESTOCK AND PETS UNDER CONTROL, USING PROPERTY IN ACCORDANCE WITH ZONING, AND OTHER ASPECTS OF USING AND MAINTAINING PROPERTY. RESIDENTS AND LANDOWNERS ARE ENCOURAGED TO LEARN ABOUT THESE RIGHTS AND RESPONSIBILITIES AND ACT AS GOOD NEIGHBORS AND CITIZENS OF THE COUNTY. A GOOD INTRODUCTORY SOURCE OF INFORMATION IS "A GUIDE TO RURAL LIVING & SMALL SCALE AGRICULTURE" PUT OUT BY THE COLORADO STATE UNIVERSITY EXTENSION OFFICE IN GARFIELD COUNTY.
- PRIMARY RESIDENTIAL DWELLING UNITS ARE PROHIBITED ON LOTS 1, 2 AND 3
- NON RESIDENTIAL USES ARE ALLOWED PER THE GARFIELD COUNTY LAND USE AND DEVELOPMENT CODE

SURVEY NOTES:

- DATE OF SURVEY: DECEMBER, 2017.
- DATE OF PREPARATION: AUGUST – OCTOBER, 2018.
- BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF N 89°52'45" E BETWEEN THE NORTHWEST CORNER OF SECTION 31, BLM BRASS CAP IN PLACE AND THE WITNESS CORNER TO THE NORTH QUARTER CORNER OF SECTION 31, A GARFIELD COUNTY SURVEYOR BRASS CAP IN PLACE.
- BASIS OF SURVEY: THE COUNTY ROAD RIGHT-OF-WAY PLAT RECORDED AS RECEPTION NO. 14178, THE FINAL PLAT OF T.O. RANCH SUBDIVISION RECORDED AS RECEPTION NO. 603359, THE AMENDED FINAL PLAT OF T.O. RANCH SUBDIVISION RECORDED AS RECEPTION NO. 744578; VARIOUS DOCUMENTS OF RECORD AND THE FOUND SECTION AND PROPERTY CORNER SURVEY MONUMENTS, AS SHOWN.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE ABOVE SAID ITEMS DESCRIBED IN SURVEY NOTE 4 AND THE TITLE COMMITMENTS PREPARED BY COMMONWEALTH TITLE COMPANY OF GARFIELD COUNTY, INC. FILE NO. 1806033-1 WITH AN EFFECTIVE DATE OF JUNE 12, 2018 FOR LOT 1 AND FILE NO. 1809027 WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 FOR LOTS 2 AND 3.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SECOND AMENDED FINAL PLAT

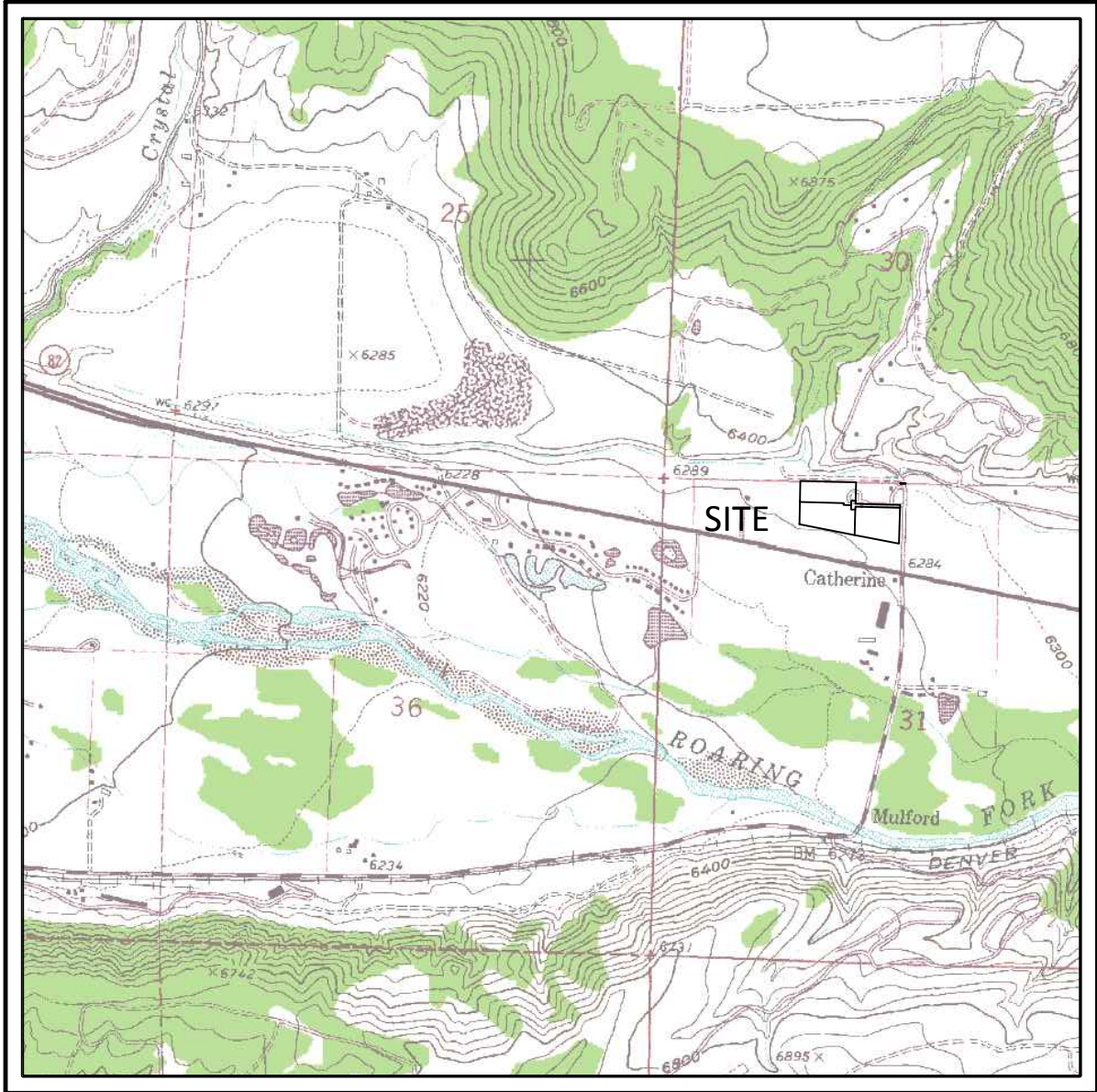
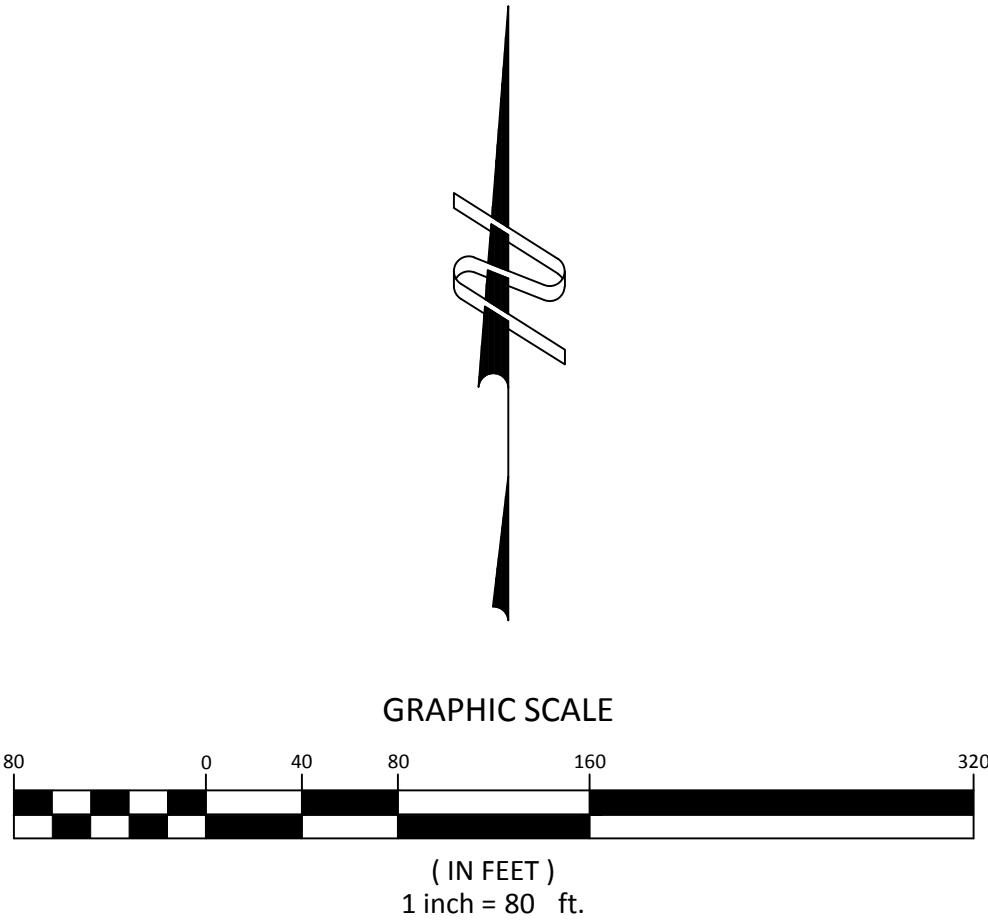
T.O. RANCH SUBDIVISION

LOTS 1, 2 AND 3 OF THE AMENDED FINAL PLAT T.O. RANCH SUBDIVISION
SITUATED IN SECTION 31, TOWNSHIP 7 SOUTH., RANGE 87 WEST OF THE 6TH P.M.,
COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 1

PLAT PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO ADJUST THE RIGHT OF WAY WIDTH OF COUNTY ROAD 100 AND RESTRICT PRIMARY RESIDENTIAL DEVELOPMENT ON ALL LOTS.



TITLE CERTIFICATE

I, AN AGENT AUTHORIZED BY A COMMONWEALTH TITLE COMPANY OF GARFIELD COUNTY, INC., DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN JRP, L.L.C., FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT) EXCEPT AS FOLLOWS:

AND ALL MATTERS OF RECORD SET FORTH UNDER SCHEDULE B-2 "EXCEPTIONS" BY THAT CERTAIN COMMITMENT FOR TITLE INSURANCE DATED SEPTEMBER 10, 2018 (FILE NO. 1809027) AND TITLE INSURANCE DATED JUNE 12, 2018 (1806033-1) BOTH ISSUED BY PATRICK P. BURWELL AS AGENT FOR COMMONWEALTH TITLE COMPANY OF GARFIELD COUNTY, INC. ("COMMITMENT") UPON SATISFACTION OF ALL SCHEDULE B-1 "REQUIREMENTS" AS SET FORTH BY SAID COMMITMENT

DATED THIS DAY OF A.D., 2018.

TITLE COMPANY: COMMONWEALTH TITLE COMPANY OF GARFIELD COUNTY, INC.

(AGENT)

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

BASED UPON THE REVIEW AND RECOMMENDATION OF THE GARFIELD COUNTY DIRECTOR OF COMMUNITY DEVELOPMENT, THE BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO, HEREBY APPROVES THIS 2ND AMENDED FINAL PLAT THIS DAY OF A.D., 2018, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES GARFIELD COUNTY FOR THE FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, PUBLIC ROADS, HIGHWAYS OR EASEMENTS DEDICATED TO THE PUBLIC, EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF COUNTY COMMISSIONERS BY SEPARATE RESOLUTION. THIS APPROVAL SHALL IN NO WAY OBLIGATE GARFIELD COUNTY FOR THE CONSTRUCTION, REPAIR OR MAINTENANCE OF PUBLIC ROADS, HIGHWAYS OR ANY OTHER PUBLIC DEDICATION SHOWN HEREON.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
GARFIELD COUNTY, COLORADO

WITNESS MY HAND AND SEAL OF THE COUNTY OF GARFIELD.

ATTEST: COUNTY CLERK

COUNTY SURVEYOR'S CERTIFICATE

APPROVED FOR CONTENT AND FORM ONLY AND NOT THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING, PURSUANT TO C.R.S. §38-51-101 AND 102, ET SEQ.

DATED THIS DAY OF A.D., 2018.

GARFIELD COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, MARK S. BECKLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE 2ND AMENDED FINAL PLAT T.O. RANCH SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME OR UNDER MY SUPERVISION, AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID AMENDED FINAL PLAT AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS DAY OF A.D., 2018.

MARK S. BECKLER, P.L.S. #28643

CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT O'CLOCK M., ON THE DAY OF A.D. 2018, AND IS DULY RECORDED IN BOOK PAGE RECEPTION NO.

CLERK AND RECORDER

BY: DEPUTY

COUNTY TREASURER CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF 2018, UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL. DATED THIS DAY OF A.D., 2018.

TREASURER OF GARFIELD COUNTY

SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

**SECOND AMENDED AND RESTATED
DECLARATION OF PROTECTIVE COVENANTS
FOR
The T.O. Ranch Subdivision**

THIS SECOND AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR THE T.O. RANCH SUBDIVISION ("Declaration") consisting of Lots 1, 2, and 3, T.O. Ranch Subdivision according to the Amended Final Plat thereof recorded March 14, 2008 as Reception No. 744578 ("Final Plat") is made and entered into this _____ day of _____, 2019 by JRP, L.L.C., a Colorado limited liability company, the Declarant hereunder.

WHEREAS, the original Declaration of Protective Covenants was recorded on May 14, 2002 as Reception No. 603360 in the Office of the Clerk and Recorder of Garfield County, Colorado ("Original Declaration") in conjunction with approval of the T.O. Ranch Subdivision ("Subdivision") more particularly described within Article I of this Declaration; and

WHEREAS, the Declaration was mistakenly terminated pursuant to Termination Declaration recorded on September 4, 2007 as Reception No. 732180 in the Office of the Clerk and Recorder of Garfield County, Colorado ("Termination"); and

WHEREAS, Declarant caused an Amended and Restated Declaration of Protective Covenants to be recorded on October 8, 2007 as Reception No. 734773 in the Office of the Clerk and Recorder of Garfield County, Colorado ("Amended Declaration") to reinstate the Declaration; and

WHEREAS, on _____, 2019 the Garfield County Board of County Commissioners approved the Second Amended Final Plat of the T.O. Ranch Subdivision, which was subsequently recorded on _____, 2019 as Reception No. _____ ("Second Amended Plat"); and

WHEREAS, contemporaneously with the approval of the Second Amended Plat the Garfield County Board of County Commissioners approved this Second Amended and Restated Declaration; and

WHEREAS, Declarant intends that this Declaration replace and supersede the Original Declaration and Amended Declaration; and

WHEREAS, Declarant seeks to record this Declaration with the Office of the Clerk and Recorder of Garfield County, Colorado.

NOW, THEREFORE, Declarant hereby declares that the real property is held, sold, conveyed and occupied subject to the conditions, covenants, restrictions, easements, charges and liens hereinafter set forth.

**ARTICLE I.
PURPOSE OF COVENANTS**

This Declaration shall govern and be applicable to that certain real property situated in Garfield County, Colorado, known as T.O. Ranch Subdivision consisting of three (3) lots (“Lots”) as defined and described in the Second Amended Plat. It is the purpose of this Declaration to allocate the costs and responsibilities of all common elements, maintenance and operation of On-site Wastewater Treatment Systems, use, maintenance and operation of individual water wells, as well as provide rules for the protection of the natural environment. This Second Declaration shall be a burden upon and run with all of the lands within the Subdivision and each owner of a Lot (individually a “Lot Owner” or collectively the “Lot Owners”) shall abide by the terms hereof.

**ARTICLE II.
OWTS DESIGN AND PERFORMANCE STANDARDS**

All On-site Wastewater Treatment Systems (OWTS) in the State of Colorado are subject to the established minimum standards for the location, design, construction, performance, installation, maintenance, alteration and use of OWTS under the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Commission (WQCD), pursuant to:

*REGULATION NO. 43 - ON-SITE WASTEWATER TREATMENT SYSTEM
REGULATION 5 CCR 1002-43*

The current and most recent version of this State regulation as amended by the Garfield County Board of Health and adopted as the Garfield County OWTS Regulations will apply to every On-site Wastewater Treatment Systems (OWTS) installed within the Subdivision and further comply with the following specific requirements:

A. Regulation 43, as authorized by the On-site Wastewater Treatment System Act, C.R.S. § 25-10-101, established the minimum requirements for the adopted Garfield County OWTS Regulations including but not limited to permit application requirements; requirements for issuing permits; the inspection, testing, and supervision of installed systems; the maintenance and cleaning of systems; the disposal of waste material and the issuance of cease and desist orders.

B. Each OWTS in the subdivision must be designed by a professional engineer registered in the State of Colorado pursuant to C.R.S. Section 12-25-101.

C. A site and soil evaluation must be conducted for each property on which an OWTS is proposed, to determine the suitability of a location to support an OWTS, and to provide the designer a sound basis to select the most appropriate OWTS design for the location and application. Each site evaluation must include: preliminary investigation, site reconnaissance, detailed soil investigation, and a report and site plan. A written report must describe the results of the preliminary investigation, reconnaissance, and detailed evaluations. The report may be in text and/or tabular form and must include a drawing locating features relative to the proposed OWTS location and test locations. The report may be included as part of the OWTS design document prepared in accordance with Regulation 43, Section, 43.5, A–I.

D. The minimum OWTS wastewater design flow values and strengths for commercial/industrial uses must be determined, for design purposes, from table values of estimated daily wastewater flows or an analysis of flows and strengths from comparable facilities in accordance with Regulation 43 Table 6-2, Section 43.6, A.4.

E. Each OWTS in the subdivision must be designed based on a minimum treatment level 3 that can be achieved by incorporating various OWTS components in the design, as approved under Regulation 43, Section, 43.6, A.2.

F. The OWTS design shall be capable of producing effluent quality, at prior to infiltration into the ground, which meets or exceeds the requirements of the United States Environmental Protection Agency for Secondary wastewater treatment [30mg/L biological oxygen demand (BOD) and 30mg/L total suspended solids (TSS)]. All OWTS must be designed as pressure dosed systems and constructed to achieve treatment level 3 (TL3) specified by the design to be in compliance with the provisions of Regulation 43, Section 43.6, B and with respect to the included Tables 6-3 and 6-4.

G. Horizontal distances from the various components of a system to pertinent terrain features, including streams, lakes, water courses, springs, wetlands, wells, subsurface drains, cisterns, water lines, suction lines, dry gulches, cut banks, dwellings, other occupied buildings and property lines, must be in accordance with Regulation 43, Section 43.7, and the setback distance indicated in Tables 7-1 and 7-2.

H. Each OWTS in the subdivision must be designed with specified components to be installed and constructed in accordance with the provisions in Regulation 43 covering general design criteria, Section 43.8, component design criteria, Section 43.9, soil treatment area, Section 43.10. and Design Criteria – Higher Level Treatment Systems, Section 43.11

I. Each Lot Owner in the subdivision must obtain final approval of a OWTS permit by the local public health agency, following installation and startup, that must include, receipt of letter from the design engineer certifying construction of the OWTS as per the approved design plan and receipt of a record drawing which includes a scale drawing showing all components of the OWTS including their location from known and findable points, dimensions, depths, sizes, manufacturers' names and models as available, and other information relative to locating and maintaining the OWTS components.

J. All system inspections, monitoring, effluent quality sampling, documentation, maintenance requirements, record drawings and certification letter to be in accordance with Regulation 43 Applicability, Section 43.4 and Operation and Maintenance Section 43.14.

K. Garfield County has the authority to enforce the maintenance, repair, regulatory actions as provided for by County OWTS Regulations to ensure that an Onsite Wastewater Treatment system (OWTS) Installed and located within the Lots is in good operating order in accordance with the terms and provisions of this Declaration and the provisions of applicable State and County regulations regarding OWTS.

L. The provisions of this Article II, shall not be amended or repealed by the Declarant, or Lot Owners without the written consent of the Board of County Commissioners for Garfield County, Colorado

ARTICLE III. OWTS MANAGEMENT PLAN

A. Each Lot Owner must be responsible for maintenance of an OWTS, to be performed by a qualified service provider, pursuant to the provisions of the Garfield County OWTS Regulations and the Design and Performance Standards set forth within Article II. For the required higher level treatment systems with applicable components under a service contract, a clearly visible, permanently attached label or plate giving instructions for obtaining service must be placed at a conspicuous location. For higher level treatment systems, two inspections at six-month intervals are required for the life of the system. The Lot Owner must maintain an active service contract with a qualified maintenance provider at all times and each time his/her current contract with a maintenance provider is renewed or replaced, the owner is required to send a copy to the Garfield County entity acting as the local board of health within 30 days of signing. For an OWTS for which monitoring and sampling of effluent is required the owner is responsible for contracting with a qualified service provider under their maintenance contract or to a delegated third party to collect, test effluent samples and maintain records of testing results to ensure compliance with the Garfield County OWTS Regulations, any permit conditions and the OWTS Maintenance Plan set forth in this Article.

B. The qualified maintenance provider, under contract with the Lot Owner must, as required by regulation, notify the local public health agency when a service contract has been terminated. The qualified maintenance provider must obtain and hold appropriate training/certification for specific proprietary or generally approved treatment products as provided by the manufacturer or other qualified license/certifications (e.g. CPOW, NAWT, LPHA, CDPHE) necessary to provide the required operation and maintenance for the applicable OWTS. For an OWTS for which monitoring and sampling of effluent is required the qualified maintenance provider may be required to collect, test effluent samples and maintain records of testing results to ensure compliance with the Garfield County OWTS Regulations, any permit conditions the and the OWTS Maintenance Plan set forth in this Article.

C. As a condition of OWTS permit approval and acceptance Garfield County may adopt regulations or issue site specific conditions requiring the scheduling of system maintenance/ cleaning, practices adequate to ensure performance of an OWTS, system monitoring, effluent sampling and require submission of proof of maintenance and effluent sampling to the County by the owner of the system. The County may include site specific permit conditions, pursuant to the Garfield County OWTS Regulations, to ensure that the systems are meeting the designed higher level treatment standards in accordance with the provisions of the Garfield County OWTS Regulations and the OWTS Maintenance Plan set forth in this Article. Pursuant to the Garfield County OWTS Regulations, a condition for use of an OWTS may require routine monitoring and effluent sampling for systems located in sensitive areas, Experimental systems; and/or Systems under product development permits. Enforcement of these regulations and/or conditions will remain with the Garfield County entity acting as the local board of health. Sampling may be required by the local public health agency in conjunction with an enforcement action at the owner's expense.

D. The provisions of this Article III, shall not be amended or repealed by the Declarant or Lot Owners without the written consent of the Board of County Commissioners for Garfield County, Colorado

ARTICLE IV. COST SHARING AND USE OF T.O. RANCH LANE

A. **Use of T.O. Ranch Lane.** T.O. Ranch Lane ("Shared Roadway"), as depicted on the Second Amended Plat, shall be utilized by the Owners of Lots 1, 2, and 3, T.O. Ranch Subdivision, and their respective tenants, guests, licensees and invitees, as the primary vehicular and pedestrian ingress and egress to and from each Lot. All use of the Shared Roadway shall be conducted in such a manner so that it does not unreasonably damage the Shared Roadway or any related improvement or unreasonably interfere with the free right and enjoyment of the Shared Roadway by other users.

B. **Maintenance of Shared Roadway.** The three Lot Owners shall share the costs of operating, maintaining, repairing, and replacing the Shared Roadway one-third (1/3) each, which costs shall include, but not necessarily be limited to, snow removal, vegetation control, maintenance of signs, and operation and maintenance of any and all ditches and drainage facilities related to the Shared Roadway. Each Lot Owner shall have the authority to perform operation and maintenance activities on the Shared Roadway without prior notice to the other Lot Owners, except that in the event the cost of any act of operation or maintenance upon the Shared Roadway is estimated to be more than \$5,000.00 the Lot Owner desiring to undertake such work shall meet and confer with the other Lot Owners at least twenty (20) days in advance of commencing such work, unless such work is necessitated by an emergency, in which case the Lot Owners need only exercise good faith efforts to consult with one another prior to commencing any emergency work. During the second calendar quarter of each year the Lot Owners shall meet with one another, account for any work upon the Shared Roadway done by any Lot Owner in the previous year, and financially reconcile between them so that the total cost of all work done in the previous year is shared proportionately.

C. **Damage to Roadway.** In the event the Shared Roadway is damaged, and such damage is caused solely by the negligence of any of the Lot Owners, their agents, tenants, guests, licensees and invitees, the Shared Roadway shall be repaired in a timely manner by the damaging Lot Owner at such Lot Owners sole expense.

D. **Easement of Utilities Under Roadway.** There shall also be reserved unto each Lot Owner an underground easement under T.O. Ranch Lane to the extent reasonably necessary for the purpose of installing, replacing, repairing, and maintaining cable television systems, master television antenna systems, fiber optic cables, security or similar systems,, and all utilities, including but not limited to, telephone, gas, stormwater, wastewater and electricity. In addition, there shall also be reserved unto each Lot Owner a surface easement upon and across T.O. Ranch Lane to the extent reasonably necessary for the purpose of installing, replacing and maintaining pavement, walkways, bicycle pathways, drainage systems, irrigation systems, street lights, utility meter boxes and required road signage. The exercise of this underground utility easement and this surface easement shall not unreasonably interfere with the use of any Lot. Costs for the operating, maintenance, repair and replacement for any utility line shall be the

sole responsibility of the beneficiary Lot Owner thereof, or as otherwise agreed in writing by the Lot Owners.

ARTICLE V. GENERAL PROVISIONS

A. **Lighting/Underground Utility Lines.** All exterior lighting shall be the minimum amount necessary for its intended purpose and shall be directed downward and towards the respective Lot Owner's Lot. All water, sewer, gas, electrical, telephone, cable television and other utility pipes or lines within the limits of the Subdivision shall be buried underground and not carried on overhead poles or above the surface of the ground.

B. **Water Wells.** Domestic water service for the Subdivision shall be provided by three (3) individual wells with one (1) well allocated for each Lot. Each well or any replacement thereof must be properly permitted. At all times the Lot Owners shall comply with all conditions of the applicable well permits. Each Lot Owner shall be responsible for all costs associated with drilling, operating, maintaining, repairing and replacing their respective well.

C. **Noxious or Offensive Activity or Sounds.** No noxious or offensive activity or sounds shall be carried on upon any portion of the Subdivision at any time, nor shall anything be done or permitted which may be or becomes a nuisance to other property or to the Lot Owners thereby by sight or sound. Notwithstanding the foregoing, all Lot Owners acknowledge that the use of any Lot as a self-storage facility does not constitute a noxious or offensive activity or otherwise violation this provision.

D. **No Objection to Land Use Changes.** No Lot Owner shall object to any re-platting, use, change in use and/or rezoning of Lots 1, 2, or 3 T.O. Ranch Subdivision. Nor shall any Lot Owner object to any change in water wells or septic systems.

E. **Declaration to Run.** All of the covenants, conditions and restriction contained in this Declaration shall be a burden on the title to all of the lands in the Subdivision, the benefits thereof shall inure to the Owners, and the benefits and burdens of all said covenants, conditions and restrictions shall run with the title to all of the lands in the Subdivision.

F. **Termination of Declaration.** In the event this Declaration has not been sooner lawfully terminated pursuant to any applicable laws of the State of Colorado and Garfield County, Colorado, and the provisions herein contained, this Declaration may be terminated on January 1, 2025, by a unanimous vote of all three Lot Owners and the consent of Garfield County. If this Declaration is not so terminated, then it shall continue to be in full force and effect for successive twenty-five (25) year periods unless, at the close of a twenty-five (25) year period, this Declaration is terminated by a unanimous vote of all three Lot Owners, together with approval from Garfield County. In the event of any such termination, a properly certified copy of the resolution of termination shall be placed on record in Garfield County, Colorado, not more than six (6) months after the meeting at which such vote is cast.

G. **Amendment of Declaration.** This Declaration may be amended by a unanimous vote of all three Lot Owners, provided a properly certified copy of the resolution of amendment be placed on

record in Garfield County, Colorado, no more than six (6) months after said meeting, and provided that Articles II and III may not be amended without consent from Garfield County.

H. **Severability.** Should any part or parts of this Declaration be declared invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Declaration.

I. **Paragraph Headings.** The paragraph headings within this Declaration are for convenience only and shall not be construed to be a specific part of the terms hereof.

IN WITNESS WHEREOF, the Declarant has executed this Declaration on the date set forth above.

JRP, L.L.C.,
a Colorado limited liability company

By: _____
James Pitts, Manager

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me this ____ day of _____,
2018 by James Pitts as Manager of JRP, L.L.C., a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires:_____.

Notary Public



PAYMENT AGREEMENT FORM

GARFIELD COUNTY ("COUNTY") and Property Owner ("APPLICANT") BlueMountain Garfield, LLC
Andy Moszynski, Manager, BlueMountain Garfield, LLC agree as follows:

1. The Applicant has submitted to the County an application for the following Project: Blue Mountain Self Storage Limited Impact Review and T.O. Ranch Subdivision Amended Final Plat.
2. The Applicant understands and agrees that Garfield County Resolution No. 2014-60, as amended, establishes a fee schedule for each type application, and the guidelines for the administration of the fee structure.
3. The Applicant and the County agree that because of the size, nature or scope of the proposed project, it is not possible at this time to ascertain the full extent of the costs involved in processing the application. The Applicant agrees to make payment of the Base Fee, established for the Project, and to thereafter permit additional costs to be billed to the Applicant. The Applicant agrees to make additional payments upon notification by the County, when they are necessary, as costs are incurred.
4. The Base Fee shall be in addition to and exclusive of any cost for publication or cost of consulting service determined necessary by the Board of County Commissioners for the consideration of an application or additional County staff time or expense not covered by the Base Fee. If actual recorded costs exceed the initial Base Fee, the Applicant shall pay additional billings to the County to reimburse the County for the processing of the Project. The Applicant acknowledges that all billing shall be paid prior to the final consideration by the County of any Land Use Change or Division of Land.

I hereby agree to pay all fees related to this application:

Billing Contact Person: Andy Moszynski Phone: (203) 209-1717
Billing Contact Address: 845 Brush Creek
City: Aspen State: CO Zip Code: 81611
Billing Contact Email: andy@BlueMountainSelfStorage.com

Printed Name of Person Authorized to Sign: Andy Moszynski


(Signature)

12/12/18
(Date)

Commonwealth Title Company of Garfield County, Inc.

**127 E. 5th Street
Rifle, CO 81650
Phone (970) 625-3300 / Fax (970) 625-3305**

**1322 Grand Avenue
Glenwood Springs, CO 81601
Phone (970) 945-4444 / Fax (970) 945-4449**

Date: September 18, 2018

File No. 1809027

**Property Address. , Carbondale
[Tax Information](#)**

Seller

JRP, LLC, a Colorado limited liability company
Email:jim@landscapeworkshopinc.com

Attorney

Balcomb & Green
PO Drawer 790
Glenwood Springs , CO 81601
Attn: Chad Lee
Email:clee@balcombgreen.com

Closing Contacts

Glenwood Springs office - 970-945-4444

Rifle office - 970-625-3300

Linda Gabossi - linda@cwtrifle.com
Connie Rose Robertson - connie@cwtrifle.com

Denna Conwell - denna@cwtrifle.com
Patti Reich - patti@cwtrifle.com

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

File No. 1809027

1. Effective Date: **September 10, 2018 at 7:59 AM**

2. Policy or Policies to be issued:

(a) ALTA OWNER POLICY (ALTA 6-17-06)

\$N/A

Proposed Insured:

(b) ALTA LOAN POLICY (ALTA 6-17-06)

\$N/A

Proposed Insured:

3. The Estate or interest in the land described or referred to in the Commitment and covered herein is Fee Simple and is at the effective date hereof vested in:

JRP, LLC, a Colorado limited liability company

4. The land referred to in this Commitment is situated in the County of Garfield, State of Colorado and described as follows:

Lots 2 and 3

Amended Final Plat

T.O. Ranch Subdivision

According to the plat thereof recorded March 14, 2008 as Reception No. 744578

TITLE CHARGES

Informational Commitment

\$167.00

COUNTERSIGNED: _____ *Patrick P. Burwell* _____
Authorized Officer or Agent

Valid Only if Schedule B and Cover Are Attached

American Land Title Association
Schedule A
(Rev'd 6-06)

Issuing Agent:
Commonwealth Title Company of Garfield County, Inc.
127 East 5th Street Rifle, CO 81650

SCHEDULE B - SECTION 1

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 date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded to the office of the Clerk and Recorder of the County in which said property is located.

1. Note: Per Statement of Authority recorded June 28, 2018 as [Reception No. 908621](#) the person(s) authorized to execute instruments conveying, encumbering or otherwise affecting title to real property are James R. Pitts, Manager on behalf of JRP, LLC, a Colorado limited liability company
2. 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.
3. Pay the agreed amount for the estate or interest to be insured.
4. Pay the premiums, fees, and charges for the Policy to the Company.
5. 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.

This is an informational only commitment and no policy will be issued hereunder.

6. Receipt of satisfactory Improvement Survey Plat certified to the Company (i) prepared from an on-the-ground inspection by a registered land surveyor licensed in the State of Colorado; (ii) currently dated, showing the location of the Property and all improvements, fences, easements, roads, rights-of-way and encroachments or other matters identified in Schedule B - Section 2 of this Commitment, to the extent such matters are capable of being shown, (iii) containing a legal description of the boundaries of the Property by metes and bounds or other appropriate legal description; and (iv) meeting the criteria of Colorado Revised Statute 38-51-102(9), as amended, for an Improvement Survey Plat.

DISCLOSURES

Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph F provides: "Whenever a title entity provides the closing and settlement service that is in conjunction with the issuance of an owner's policy of title insurance, it shall update the title commitment from the date of issuance to be as reasonably close to the time of closing as permitted by the real estate records. Such update shall include all impairments of record at the time of closing or as close thereto as permitted by the real estate records. The title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all undisclosed matters that appear of record prior to the time of closing." Provided Commonwealth Title Insurance Company of Garfield County, Inc. conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued. This Notice is required by Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph G.

Pursuant to Colorado Division of Insurance Regulation 8-1-2, notice is hereby given that affirmative mechanic's lien protection for the prospective insured owner may be available upon compliance with the following conditions:

A. The land described in Schedule A of this Commitment must be a single family residence, which includes a condominium or townhouse unit. B. No labor or materials may have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months. C. The Company must receive appropriate affidavits indemnifying the Company against all unfilled mechanic's and materialmen's liens. D. Any deviation from conditions A through 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. No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay. Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph M.

Pursuant to Colorado Division of Insurance Regulation 8-1-3, notice is hereby given of the availability of a Closing Protection Letter which may, upon request, be provided to certain parties to the transaction.

Pursuant to C.R.S. §10-11-122, notice is hereby given that:

A) The subject real property may be located in a special taxing district; B) A Certificate of Taxes Due listing each taxing jurisdiction may be obtained from the County Treasurer's authorized agent; C) The 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; and D) The company will not issue its policy of policies of title insurance contemplated by the commitment until it has been provided a Certificate of Taxes due 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

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 of an inch. The clerk and recorder may refuse to record or file any document that does not conform.

Pursuant to C.R.S. §10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that 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.

If the transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. §39-22-604.5 (Nonresident withholding).

Pursuant to C.R.S. §38-35-125(2), 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 withdrawal as a matter of right. Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph J. **"Good Funds Law"**

C.R.S. §39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee and Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

SCHEDULE B - SECTION 2

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:

1. Rights or claims of parties in possession not shown by the Public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts, which a correct survey and inspection of the premises would disclose, and which are not shown by the public records.
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 the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Any lien or charge on account of the inclusion of subject property in an improvement district.
8. Any and all water rights, claims, or title to water, whether or not the matters excepted are shown by the public record.
9. 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 and a right of way for ditches or canals as constructed by the authority of the United States, as reserved in United States Patent recorded June 24, 1895 as [Reception No. 18504](#).
10. Right of way for ditches and canals in place and in use.
11. Protective Covenants contained in instrument recorded February 3, 1971 in [Book 416 at Page 578](#).
12. Terms and conditions set forth in Warranty Deed recorded June 22, 1992 in [Book 834 at Page 584](#).
13. Water Allotment contract as evidenced in Memorandum recorded August 12, 1998 in [Book 1083 at Page 131](#), September 16, 1998 in [Book 1088 at Page 800](#), November 10, 1999 in [Book 1160 at Page 821](#) and October 24, 2000 in [Book 1214 at Page 120](#).
14. Garfield County Resolution No. 2001-76 recorded October 31, 2001 in [Book 1298 at Page 378](#).
15. Terms and conditions of Subdivision Improvements Agreement recorded May 14, 2002 in [Book 1354 at Page 884](#) and Addendum recorded May 14, 2002 in [Book 1354 at Page 894](#).
16. Terms, conditions, restrictions and all matters set forth in Amended and Restated Declaration of Protective Covenants for the T.O. Ranch Subdivision recorded October 8, 2007 at [Reception No. 734773](#).
17. Terms and conditions of Trench, Conduit and Vault Agreement recorded May 20, 2002 in [Book 1356 at Page 3](#).
18. Right of Way Easement granted to Holy Cross Electric Association Inc. in instrument recorded December 2, 1970 in [Book 415 at Page 284](#).
19. Easements, rights of way and all matters shown on the Final Plat of T.O Ranch Subdivision recorded May 14, 2002 as [Reception No. 603359](#).
20. Easements, rights of way and all other matters shown on the Amended Final Plat of T.O. Ranch Subdivision recorded March 14, 2008 as [Reception No. 744578](#).
21. Terms and conditions of Termination of Protective covenants recorded June 4, 2018 as [Reception No. 907526](#)
22. 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 and the date on which all of the Schedule B, Part 1-Requirements are met.

NOTE: EXCEPTION(S) N/A WILL NOT APPEAR IN THE POLICY TO BE ISSUED HEREUNDER.

The Owner's Policy of Title Insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B - Section 2, the following items:

- (1) The Deed of Trust, if any, required under Schedule B - Section 1. (2) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof. (3) any and all unpaid taxes, assessments and unredeemed tax sales.

NOTE: The policy (s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

American Land Title Association Commitment

Schedule B - Section 2 Form 1004-12

COMMONWEALTH TITLE COMPANY PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

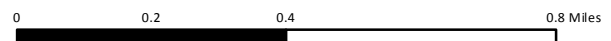
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



Garfield County Land Explorer

Printed by Web User

1 inch = 1,505 feet
1 inch = 0.28 miles



Garfield County

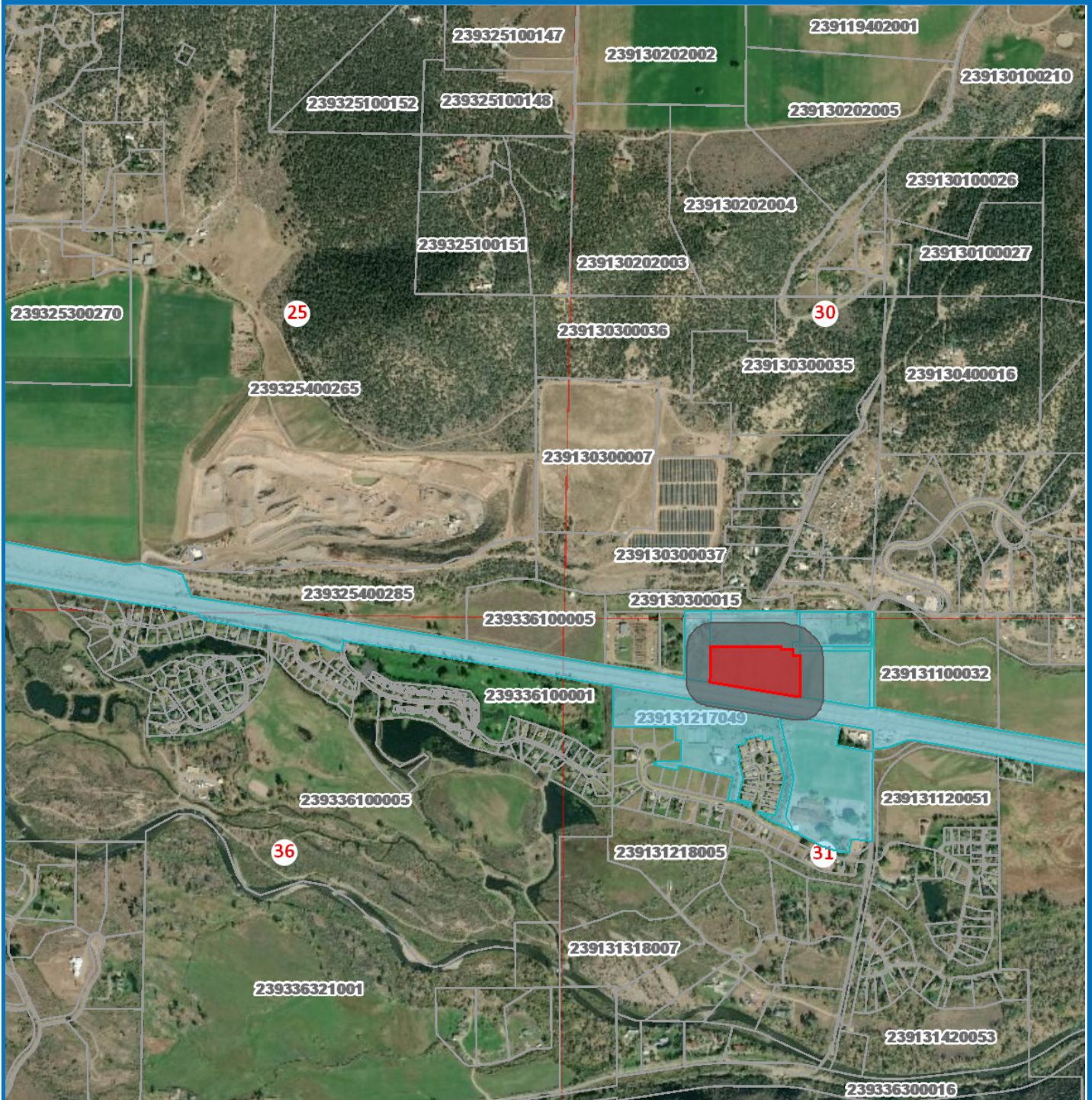
Garfield County Colorado
www.garfield-county.com

Colorado

Disclaimer

This is a compilation of records as they appear in the Garfield County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.



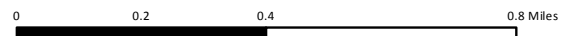


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Garfield County

Garfield County Colorado
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Colorado

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Garfield County Land Explorer

Parcel	Physical Address	Owner	Account Num	Mailing Address
239130300012	3669 100 COUNTY RD CARBONDALE	TACKER, KENNETH C	R011536	3669 COUNTY ROAD 100 CARBONDALE, CO 81623
239130300013	3655 100 COUNTY RD CARBONDALE	HOLGUIN, MARCELINO	R011398	3655 COUNTY ROAD 100 CARBONDALE, CO 81623
239130300014	3657 100 COUNTY RD CARBONDALE	WHITE, ANNA M	R011200	1290 FOX RUN LANE ELKINS, AR 72727
239130300015	3659 100 COUNTY RD CARBONDALE	BURKETT, DONNA M	R011048	1170 COUNTY ROAD 113 CARBONDALE, CO 81623
239130300037	65 SUNNYSIDE LN CARBONDALE	JAMES, RICHARD N & MARY F	R083399	3973 COUNTY ROAD 100 CARBONDALE, CO 81623
239131200004	3627 100 COUNTY RD CARBONDALE	FUNSTEN, JAMES J	R011542	3627 COUNTY ROAD 100 CARBONDALE, CO 81623
239131200021	15524 82 HWY CARBONDALE	TCH INVESTMENTS LLC	R011622	PO BOX 1472 CARBONDALE, CO 81623
239131219001	Not available CARBONDALE	JRP, LLC	R008547	485 COUNTY ROAD 112 CARBONDALE, CO 81623
239131219002	Not available CARBONDALE	JRP LLC	R008548	485 COUNTY ROAD 112 CARBONDALE, CO 81623
239131219003	Not available CARBONDALE	JRP LLC	R008549	485 COUNTY ROAD 112 CARBONDALE, CO 81623
ROW	Not available null			

Garfield County Land Explorer

Parcel	Physical Address	Owner	Account Num	Mailing Address
239131200004	3627 100 COUNTY RD CARBONDALE	FUNSTEN, JAMES J	R011542	3627 COUNTY ROAD 100 CARBONDALE, CO 81623
239131200021	15524 82 HWY CARBONDALE	TCH INVESTMENTS LLC	R011622	PO BOX 1472 CARBONDALE, CO 81623
239131217048	3275 100 COUNTY RD CARBONDALE	ASPEN VALLEY POLO CLUB LLC	R006262	715 W MAIN STREET, SUITE 201 ASPEN, CO 81611
239131217049	Not available CARBONDALE	ASPEN EQUESTRIAN ESTATES HOMEOWNERS ASSOC INC	R006310	PO BOX 4788 ASPEN, CO 81612
239131219001	Not available CARBONDALE	JRP, LLC	R008547	485 COUNTY ROAD 112 CARBONDALE, CO 81623
239131219002	Not available CARBONDALE	JRP LLC	R008548	485 COUNTY ROAD 112 CARBONDALE, CO 81623
239131219003	Not available CARBONDALE	JRP LLC	R008549	485 COUNTY ROAD 112 CARBONDALE, CO 81623
ROW	Not available null			
ROW	Not available null			



**TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623**

Board of Trustees Agenda Memorandum

Meeting Date: 1/22/2019

TITLE: Planning Department Administrative Report

SUBMITTING DEPARTMENT: Planning Department

Thompson Park – In October, the Board approved final agreements to allow the construction of 40 residential units in Thompson Park. Thirty-three (33) of the units are multifamily and there are 7 single family dwellings. Eight of the units will be deed restricted as affordable housing units. The applicant submitted a letter of credit to the Town and the approval documents were recorded on November 14, 2018. It is anticipated that construction will commence in mid-March.

City Market – Utility work, including piping the Rockford Ditch, was ongoing last fall. This included extending sewer and water lines to Lot 2, which is the City Market lot. Many of the roads were roughed in as well.

It is anticipated that construction of City Market will begin this year with the store opening in 2020. This will include the 10,000 sq. ft. retail building associated with City Market as well as the fueling station.

1st Bank - Building permit plans were submitted for the 1st Bank building. During the review, it was determined that the design of the building had a substantial design change. Staff determined that the building design should go back before the Planning Commission at a public hearing. The Commission reviewed the revised application at its November 15, 2018 meeting and approved the changes. The permit is currently ready to issue. This is to be located on Lot 5B of the Carbondale Marketplace property across from Nieslanik Avenue.

Stein Development – In 2017, the Board approved a Major Site Plan Review to allow a mixed-use development with commercial and residential components on the vacant parcel located at the northeast corner of Highway 133 and Main Street. This was to allow 18 residential units and 2,100 sq. ft. of commercial

space. The property has since been placed on the market and Staff has met with potential buyers.

Main Street Marketplace – This proposal is for a mixed-use development with approximately 10,000 sq. ft. of commercial space and 115 residential dwelling units on the 5.37-acre parcel. All of the residential units would be rentals. The Planning Commission recommended approval of the application at its October 11, 2018 meeting. The application was reviewed and approved by the Trustees on November 27, 2018. Staff drafted the approval documents in December; however, they are still under review by the applicant's team. The documents will come before the Board for review and approval within the next month.

Sopris Lodge Assisted Living Community - The application was reviewed and approved by the Board at the February 27, 2018 meeting. The applicant has been working on the engineering component of this development. They have also been working with RFTA on the utility crossings and access agreement. When this work is done, an ordinance of approval and a Development Improvements Agreement will be brought back to the Board for approval. It should be noted that ditch work was done in advance of the ditches being turned on last spring.

Unified Development Code (UDC) Amendments – The groundwork for determining which amendments are necessary has been done. Early on, the Planning Commission decided that the amendments should be split into three phases. The first were related to the child care amendments which were considered by the Planning Commission on July 26, 2018 and approved by the Board on September 11, 2018. The second phase includes the bulk of the amendments which covers the table of allowed uses, definitions, lighting, street trees, solar access, standards and guidelines, mobile home parks, administration and building standards. These redlines were incorporated into the UDC and the Planning Commission reviewed them at its November 15, 2018 meeting. The third phase was Clarion performing modeling to test the zoning parameters in the R/MD and R/HD zone districts. The modeling and associated recommendations were presented to the Planning Commission on December 6, 2018. The Clarion recommendations are being incorporated into the redlined UDC so all of the amendments can be considered together. The Planning Commission asked that they be able to review the consolidated redlines at a regular meeting prior to holding a public hearing. This item is scheduled for the February 14, 2019 Planning Commission meeting as a regular item. If the Planning Commission signs off on the redlines, public hearings will be scheduled before the Planning Commission and Board of Trustees in March/April.

689 Main Street Rezoning – On November 27, 2018, the Board finalized the approval documents to rezone 689 Main Street from a PUD to the HCC zone district and to grant a fee waiver and parking credit request as an incentive to the

property owners to preserve the historic building. These documents were recorded on December 10, 2018.

1150 Highway 133 - Cellular Antennas – The Planning and Zoning Commission approved a Special Use Permit for the installation of cellular antennas to be located on the roof at 1150 Highway 133 on October 25, 2018.

418 Garfield Avenue – The Planning Commission approved a Minor Site Plan for an attached ADU to be located on a parcel owned by the Aspen Center for Environmental Studies. The ADU and proposed house are to be used for teacher housing and the chicken coop and garden are to remain on site to be used for ACES.

275 South 4th Street – The Planning Commission approved a Minor Site Plan for an ADU to be above a proposed garage.

Roaring Fork Valley Regional Housing Authority (RFVRHA) – Planning Staff has been serving on the RFVRHA Affordable Housing Task Force and the Land Use Task Force groups working on the Regional Housing Authority project. The results of the recent housing survey are expected shortly.

Appeal of Staff Interpretation – River Valley Ranch (RVR) - The appeal of Staff's interpretation of the UDC as it relates to the RVR driving range was tabled until 2019. Staff has had no discussions with the new owner of the golf course since the item was tabled.

Childcare and MJ Facilities Distancing Ordinance – On November 13, 2018, the Trustees approved an ordinance allowing childcare facilities in the Industrial Zone District and changing the parking requirements and use-specific standards. The approval included revising the distancing requirements for childcare facilities to marijuana operations. This was accomplished in a separate ordinance.

17 Maroon Place – The Planning Commission approved a Minor Site Plan for an ADU at 17 Maroon Place on December 6, 2018.

Mapping – In October and November, Staff worked with Roaring Fork Geospatial to develop a Phasing and Block Map for River Valley Ranch (RVR). Many of the legal documents associated with RVR are based on the various phases and/or blocks. This makes it difficult for Staff to determine which agreements are applicable to the lots in RVR. The Phasing and Block Map will simplify this process.

Property Inquiries – A number of properties were placed on the market around Town. As a result, Planning and Building Staff have been fielding numerous inquiries on those properties.

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JH
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