

TOWN OF SILT
PLANNING AND ZONING COMMISSION AGENDA
 Tuesday, July, 22 2025 6:30 P.M.
MUNICIPAL COUNCIL CHAMBERS
SPECIAL MEETING

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTOR
	Agenda		Tab A
6:30 5 min	Call to Order		Chair Williams
	Roll Call		
	Pledge of Allegiance		
6:35 5 min	Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		
6:40 5 min	Consent agenda – 1. Minutes of the July 1, 2025 Planning & Zoning Commission meeting	Action Item	Tab B Chair Williams
	Conflicts of Interest		
	Agenda Changes		
6:45 5 min	Laestadian Church - Site Plan Review Continuation	Public Notice Action Item	Tab C Director Centeno
6:50 30 min	Go Rentals - Substantial Compliance for Annexation	Public Notice Action Item/ Recommendation to the Board	Tab D Director Centeno
7:20 5 min	Commissioner Comments		
7:25	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is set for Tuesday, August 5 2025, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. "Estimated Time" is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.

**TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
July 1, 2025 – 6:30 P.M.
HYBRID MEETING**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, July 1, 2025. The meeting was called to order at 6:30PM.

Roll call

Present

Chair Lindsey Williams
Vice Chair Michael Bertaux
Commissioner Jennifer Ghigiarelli
Commissioner Justin Anderson
Alternate Dana Wood
Alternate Jack Ehlers

Absent

Commissioner Eddie Aragon

Also present: Community Development Director, Nicole Centeno; Town Clerk, Sheila McIntyre

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

1. Minutes of the June 24, 2025 Planning & Zoning Commission meeting.

Alternate Wood made a motion to approve the meeting minutes on the consent agenda, seconded by Vice-Chair Bertaux. The motion to approve the consent agenda carried unanimously.

Conflicts of Interest

There were no conflicts of interest.

Agenda Changes

Director Centeno stated that there was an agenda change, as Clerk McIntyre was present and available to swear in the newly appointed Planning and Zoning Commissioners.

Newly Appointed Commissioners- Oath of Office Ceremony

Chair Williams welcomed the new Commissioners, Jennifer Ghigiarelli and Jack Ehlers. She also congratulated the returning Commissioners, Eddie Aragon and Justin Anderson.

Clerk McIntyre was then able to facilitate the Oath of Office Ceremony for Commissioners Ghigiarelli, Ehlers and Anderson. Commissioner Aragon completed his Oath of Office at a later date.

Chair Williams requested that Director Centeno explain the voting abilities of the Commissioners, given the new additions.

Director Centeno specified the following:

Chair Lindsey Williams- Leads the Commission and is always a voting member

Vice Chair Michael Bertaux- Leads the Commission in Chair Williams absent and is always a voting member

Commissioner Eddie Aragon- Is always a voting member

Commissioner Jennifer Ghigiarelli- Is always a voting member

Commissioner Justin Anderson- Is always a voting member

Alternate Dana Wood- Only votes if a voting member is absent. Ms. Wood is the 1st Alternate

Alternate Jack Ehlers- Only votes if two voting members are absent, or if one voting member is absent and Alternate Wood is absent. Mr. Ehlers is the 2nd Alternate

River Trace, Lot 2, Site Plan Review Amendment

Director Centeno introduced the application, stating that the proposal was the 3rd amendment to the Site Plan. She explained that the amendment would include the addition of 16 parking spaces, taking the project total from 123 spaces to 143 spaces. The proposed additional parking is the direct result of the Commission, disclosing to the developer, at the previous Site Plan Amendment, that there have been many complaints about insufficient parking spaces, from the folks that live within the River Trace development.

There is also an element of Lot Line Adjustment, which is typically administrative. Given that the additional parking is contingent upon the adjustment, both were presented at the meeting.

Director Centeno completed her report and recommended that the Commission approve the application and attached Resolution.

Alternate Wood clarified the accessibility of the land affiliated with the Lot 3 being, which was proposed to be conveyed to Lot 2. Centeno confirmed that the piece of land being conveyed is land-locked and only accessible through Lot 2, as there's a fenced irrigation ditch preventing access from Lot 3.

Vice-Chair Bertaux inquired as to how many more spaces would be needed, to bring the development up to current parking requirements. Centeno answered that the development would need roughly 22.5 spaces. She further explained that the applicant met the Town's parking requirements at the time of the original application. The code has since changed, however, the applicant is adding parking, based on demand and feedback, not because it's required.

Commissioner Ghigiarelli asked for clarification on permitting parking process. Mr. Hatle explained the process and confirmed that it was managed and enforced by the Property Professionals.

Mr. Hatle then gave a brief update on how well the development was coming along. Most units are rented and there are two buildings left to C.O.

Chair Williams asked if there was any commercial aspect to the community building. Mr. Hatle confirmed that the building was an amenity to the River Trace community only.

Alternate Wood questioned if there was a contingency plan for overflow parking. Director Centeno clarified that the goal of the application was to add additional parking spaces, but that the development was already approved, permitted and a done deal.

Chair Williams asked for additional clarification on what the Commission can reasonably request from the applicant, as far as requiring more parking. Director Centeno stated that the Commission has four options. They can approve the application, approve the application with conditions, continue the application or deny the application. Director Centeno then explained that realistically, the applicant is not required to add additional parking. If the Commission demands more, the applicant can walk away and not add any. She also explained that the development is built out, there is no additional space on Lot 2, to reconfigure parking. What the applicant has proposed, is the remainder if what will fit and even that requires conveying land from Lot 3 and easements from Lot 1. The Town can't put a condition that developer acquire additional land, to add more parking. The Town can encourage the developer to continue to add parking. Centeno believes the application to be good faith effort on the developer, to proactively add additional parking.

Chair Williams then thanked the applicant for their efforts to mitigate the parking issues. Mr. Hatle expressed that he would continue to work on adding parking spaces, if he could acquire land from an adjacent parcel.

Alternate Ehlers applauded Mr. Hatle and his team for continuing to work on the parking issue, when not required to do so. He expressed support for the application.

Chair Williams opened Public Comment at 7:09pm. There were no comments. The Public Comment was closed at 7:10pm.

Commissioner Ghigiarelli made a motion to approve the River Trace, Lot 2, Site Plan Amendment and Resolution PZ-2, Series of 2025, with the conditions in the staff report and spoken during the meeting. The motion was seconded by Alternate Wood. The motion passed unanimously.

Noise Ordinance

Director Centeno described the time and effort that has been put into the noise ordinance. She explained that the code committee met twice and that there was a lot of research that took place on decibel levels and best practices.

She further explained the redlined changes, pointing items such as decibel levels and where the measurement is taken from.

Alternate Ehlers expressed concern over not adding quiet hours to the code, as he believed that was the timeframe in which more complaints would be received. He also stated that a lawn mower is at 80 decibels. Director Centeno did explain that the measurement is taken at the complainant's property line, which decreased the decibel reading. The lawnmower may read at 80, when your standing next to it, but she stated that it will read 50 at the neighbor's property line.

Director Centeno then encouraged the Commission to continue to ask questions and give feedback, as the code committee spends time picking apart the code re-writes, however, not everyone sees through the same lens. She explained that there are many steps to the re-writes, as the Town wants to ensure that the codes are written in a manner that benefit the community.

Vice-Chair Bertaux added that Chief Kite was also included in the committee meetings, as it was a crucial element to have the Police Department give feedback.

Alternate Wood requested to add idling of semi-trucks and trailers. She expressed that it's an issue where she lives. Director Centeno stated that she would look into this concern.

Chair Williams inquired as to whom serves on the committee. Director Centeno answered that the following members serve on the Code Committee; Manager Mann, Clerk McIntyre, Pro-Tem Hanrahan, Trustee Classen, Vice-Chair Bertaux and herself. Then if warranted, other people may be asked to join a conversation, such as Chief Kite, when relevant to the topic.

There was still a consensus of concern that decibels for quiet hours needed to be added. Commissioner Anderson gave another view point of needing to provide discretion and flexibility to the police department to enable education and soft-touch first contact.

After further discussion, the Commission recommended approval of the code, to the Trustees, with the request for more discussion regarding decibels for quiet hours and idling vehicles.

Appointment of Commission Chair

Director Centeno explained that Silt Municipal Code, Section 2.16.080, reads as follows:

The commission shall elect its chairman and vice-chair from among the non-ex officio members, and shall create and fill such other of its offices as it may determine. The terms of the chairman and vice-chair shall be one year, with eligibility for reelection. Selection of officers shall take place in July of each year or the next scheduled meeting or if a resignation warrants the position to be filled.

She stated that both the Chair and Vice-Chair needed to be appointed annually, during the July meeting.

Chair Williams opened the conversation to her fellow Commissioners, posing the question if everyone was happy in their current role. Everyone agreed that the current roles were working well.

Alternate Wood made a motion to appoint Lindsey Williams to remain as the Planning Commission Chair. The motion was seconded by Vice-Chair Bertaux. The motion passed unanimously.

Appointment of Commission Vice-Chair

Chair Williams made a motion to appoint Vice-Chair Bertaux to remain as the Planning Commission Vice-Chair. The motion was seconded by Alternate Wood. The motion passed unanimously.

Alternate Wood recommended moving the Chair and Vice-Chair appointments to 2-year terms. The Commission all agreed and Director Centeno confirmed that Staff would add that amendment to the ordinance.

Chair Williams asked for clarification as to whether or not there are term limits for Commissioners or Trustees. Alternate Wood and Chair Williams would like to see term limits in the future. Alternate Wood stated that she would like to further discussion term limits for Trustees, but not necessarily the Commissioners.

Planners Report

Director Centeno gave an overview of upcoming projects and events.

Alternate Ehlers asked about booth rental fees and Director Centeno clarified that the Town doesn't charge booth rental fees for Town events. She also clarified that moving vendors to events, rather than a market had proven to be successful.

Commissioner Comments

Alternate Wood inquired about where the Housing Needs Assessment was in process. Director Centeno clarified that the assessment was complete and that Town Staff was taking steps to move to the next step of re-writing the Comprehensive Plan and Municipal Code.

Commissioner Ghigiarelli thanked Public Works for their speedy repair of the water main break next to her house.

Adjournment

Vice-Chair Bertaux made a motion to adjourn the meeting; seconded by Chair Williams. The meeting adjourned at 8:21P.M.

Respectfully submitted,

Approved by the Planning Commission

Nicole Centeno
Community Development Director

Lindsey Williams
Chair

**TOWN OF SILT
PLANNING COMMISSION REGULAR MEETING
July 22, 2025**

AGENDA ITEM SUMMARY

SUBJECT: Laestadian Church Site Plan Review

PROCEDURE: Public Hearing Action Item

RECOMMENDATION: Town Staff recommends continuation of the public notice

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The applicant was not able to get engineering corrections back to the Town for review, so an extension is warranted.

RECOMMENDED MOTION: I move to recommend a continuation of the Laestadian Church Site Plan Review to the next regularly scheduled meeting, on August 5th.

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

RESOLUTION READING DATE: TBD

PRESENTED BY: Nicole Centeno, Community Development Director

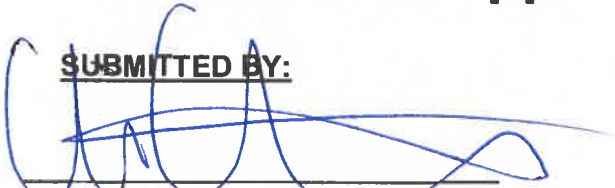
DOCUMENTS ATTACHED: N/A

TOWN ATTORNEY REVIEW ☐ YES ☒ NO

INITIALS

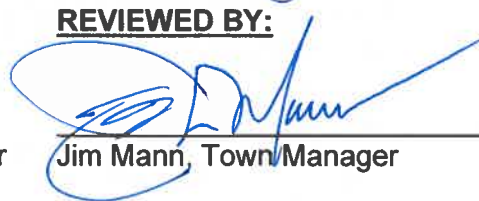


SUBMITTED BY:



Nicole Centeno, Community Development Director

REVIEWED BY:



Jim Mann, Town Manager

**TOWN OF SILT
PLANNING COMMISSION REGULAR MEETING
July 22, 2025**

AGENDA ITEM SUMMARY

SUBJECT: Go Rental Substantial Compliance for Annexation

PROCEDURE: Public Hearing Action Item- Recommendation to the Board of Trustees

RECOMMENDATION: Town Staff recommends approval

SUMMARY AND BACKGROUND OF SUBJECT MATTER: Go Rentals initially applied for a conditional use permit through Garfield County. The Town sent referral comments to the county, as Town utility connections were being proposed. The Town requested annexation, in order to connect to Town utilities. The county re-directed the applicant to further discuss annexation with the Town, as utility connections were inevitably going to be required.

The applicant is now going through the annexation process, with the substantial compliance being the first step.

RECOMMENDED MOTION: I move to recommend approval of Resolution No. TBD, Series 2025, for the Substantial Compliance of annexation for Section: 12 Township: 6 Range: 92 TR IN LOT 2 & PART OF NW, PARCEL B. DUPLICE EXEMPTION 5.49 ACRES, with the conditions noted or verbally added during this meeting.

ORDINANCE FIRST READING DATE: N/A

ORDINANCE SECOND READING DATE: N/A

RESOLUTION READING DATE: July 28, 2025

PRESENTED BY: Nicole Centeno, Community Development Director

DOCUMENTS ATTACHED: Staff Report, BOT Resolution, Referral Comments and Application

TOWN ATTORNEY REVIEW ☒ YES ☐ NO

INITIALS

SUBMITTED BY:

REVIEWED BY:



Nicole Centeno, Community Development Director



Jim Mann, Town Manager

TOWN OF SILT
PLANNING COMMISSION STAFF REPORT
GO RENTALS ANNEXATION- SUBSTANTIAL COMPLIANCE
TUESDAY, JULY 22, 2025 6:30 PM

Project:	Go Rentals
Location:	TBD (Parcel # 217912200660)
Applicant:	Go Rentals
Owner:	Justin Sanford
Current Zoning:	County
Proposed Zoning:	B-I (Business Industrial)
Present Land Use:	Vacant Lot
Proposed Land Use:	Rental Company, High-end Self Storage, Retail

Description of Request

Go Rentals initially applied for a conditional use permit through Garfield County. The Town sent referral comments to the county, as Town utility connections were being proposed. The Town requested annexation, in order to connect to Town utilities. The county re-directed the applicant to further discuss annexation with the Town, as utility connections were inevitably going to be required.

During the pre-application meeting, the proposed property use was described as a rental facility, that included some retail. There is also a high-end storage unit element that evolved out of the conversation, as the original county proposal was shipping container storage units. The developer now agrees to replace the shipping containers for buildings that will meet the Silt Municipal Code requirements.

The applicant is proposing a B-I zoning designation, which matches the adjacent Town Parcel to the west.

The Property

This parcel does not have a common address, as it is currently a vacant county parcel. Once annexed and developed, the Town will assign the parcel an address.

The property is located on the River Frontage Road, to the south east side of Town.

This west boundary line of this parcel is directly adjacent to 4000 River Frontage Road, which is incorporated in Town Limits. The adjacent properties to the north, south and east are unincorporated.



Legal Description

Section: 12 Township: 6 Range: 92 TR IN LOT 2 & PART OF NW, PARCEL B. DUPLICE EXEMPTION 5.49 ACRES



Comprehensive Plan

The Comprehensive Plan, as amended in 2017, designates the adjacent properties as Service and Commercial Support.

Town Staff believes that the proposed uses align with the Comprehensive Plan.

Land Use Designation	Description/Characteristics	Locational Criteria
Service and Commercial Support Zone Districts: B-1, B-2 and B-3 Create new Industrial Zone District	<p>Those properties within the Comprehensive Plan Land Use Designation of “Service and Commercial Support” are outside of the Town’s Downtown area, but are expected to have good visibility from Main Street and/or the I-70 corridor. The “Service and Commercial Support” designation is not expected to extend more than two blocks north of Highway 6. For this reason, it is appropriate to expect that these properties will provide the Town with solid retail and service commercial businesses, such as construction related businesses like supply companies, office-type businesses such as real estate offices, craftsmen-type businesses such as cabinet makers, and other services such as auto repair and small appliance repair, hotels, and convenience stores. These properties should look inviting and aesthetically professional, and the structures should have a western appeal or theme if possible. This area is crucial for the Town’s employment picture, providing local jobs within the core of the community, and keeping the residents close to enjoy the time not spent working with their families and friends. While retail businesses may not be the main focus in the “Service and Commercial Support” area, it is important for the Town to encourage any business that provides clean commercial without air pollution, noise, undesired odor, vibration or wasted resources. As the Town and/or businesses grow(s), this Comprehensive Plan Land Use Designation will have to shrink in order to accommodate a larger “Downtown” area.</p> <p>The Town should carefully scrutinize marijuana applications in this land use designation.</p>	<p>Along the railroad I-70 corridor (extending west of Ukele) and north and south of the river thereby limiting traffic impacts on residential areas. Service and Commercial Support sites should have adequate access to one or more major arterial and highway access capable of handling heavy truck traffic.</p> <p>Industrial uses have access to major highways through the Town’s arterial street system with minimal travel through other less intense land uses.</p> <p>Compatibility with nearby land uses and proximity to other industries are relevant criteria for siting industrial uses.</p>

Schedule of Uses

The current proposal will include elements that require a Special Use Permit, which the applicant will concurrently process at the time of Site Plan Review. Below is a list of possible alignments within our schedule of uses.

TYPE OF BUSINESS	B-I
X = permitted use; SU = special use; PR = prohibited use	
Appliance or equipment rental facilities where rental equipment is within a completely enclosed building	X
Auto body, mechanical repair/modification of vehicles or components, including paint booths, but excluding open storage or outside storage	X
Auto parts retail establishments	SU
Dump truck and/or commercial trucking enterprises	X
Employee residential units above a commercial establishment	PR
Hardware, building materials, animal feed and/or plant materials facilities not confined to a building or structure	X
Mini-warehouse storage facilities, but excluding any open storage, outside storage and vehicle storage	SU
Open storage and outside storage	X
Retail establishments where transactions take place on premises, but not requiring open storage	SU
Retail/wholesale establishments where transactions take place off-premises, but not requiring open storage	SU
Vehicle (passenger) rental facilities	X
Warehouse facilities and mini-storage facilities exclusively used for the storage of goods, vehicles or equipment	SU
Any use not described as a permitted use, special use or a prohibited use	SU

Silt Municipal Code Requirements

While there is not a specific section within the Silt Municipal Code that gives specifications on the requirement of Substantial Compliance at the Planning and Zoning Commission level, there is mention of the Commission's action in the Board Consideration section.

Given the wording of the below code, the Planning Commission will be a recommending body, to the Board of Trustees.

16.08.060 Resolution of substantial compliance—Board consideration.

- A. Town staff shall prepare and the board shall consider the resolution of substantial compliance regarding the annexation petition and annexation application at a regularly scheduled meeting within sixty days following the commission action to approve, approve with conditions or deny the application;
- B. The resolution of substantial compliance is the first step in the annexation process before the board. The board shall determine whether the property is eligible for annexation, per C.R.S. § 31-12-110:
- C. The board, upon approving the resolution of substantial compliance, sets a public hearing no fewer than thirty days nor longer than sixty days from the date of approval of the resolution of substantial compliance;
- D. The applicant for annexation shall publicly notice the time, date and location of public hearing for the resolution of findings of fact and conclusions, per the following guidelines:
 - 1. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the Town of Silt, Colorado;
 - 2. A community of interest exists between the town and the area proposed to be annexed to the Town of Silt, Colorado;
 - 3. The area proposed to be annexed is urban or will be urbanized in the near future;
 - 4. The area proposed to be annexed is integrated or is capable of being integrated with the Town of Silt, Colorado;
 - 5. In establishing the boundaries of the area proposed to be annexed, no real property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate or two or more contiguous tracts or parcels of real estate, will be divided into separate parts or parcels without the written consent of the landowners;
 - 6. In establishing the boundaries of the area proposed to be annexed, no real property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) shall be included without the written consent of the landowners;
 - 7. The property proposed for annexation is not presently part of any incorporated city or town, nor have annexation proceedings commenced for the annexation of part of all of such property to another municipality;
 - 8. The proposed annexation will not result in the detachment of real property from any school district and the attachment of the same to another school district;
 - 9. The proposed annexation will not have the effect of extending the municipal boundary more than three miles in any direction in one year;
- E. The applicant for annexation shall publish in a newspaper the resolution or the petition once a week for four consecutive weeks in a manner prescribed by this title, prior to the public hearing for the resolution of findings of fact and conclusions, per the guidelines set forth in this title;
- F. The applicant for annexation shall also send a copy of the published notice, together with a copy of the resolution of substantial compliance and annexation petition as filed, and the annexation impact report, if not waived, by registered mail, to the clerk of the board of county commissioners and to the county attorney, as well as to any special district or school district having territory within the area to be annexed, no

fewer than twenty-five days prior to the date fixed for the public hearing to consider the resolution of findings of fact;

G. No public hearing may occur if the public notification has not occurred per the provisions of this title.

(Ord. No. 9-2011, § 1, 12-12-2011)

Staff Findings and Conclusions

Overall, staff finds that this application and proposal for annexation meet the criteria to petition.

Upon the Resolution of Substantial Compliance approval, from the Board of Trustee, the Applicant and Town Staff will begin the month-long process of Findings of Facts. During this timeframe, details such as designated water rights, impacts, zoning and sketch plan will be provided and processed for the next Planning Commission meeting for Finding of Facts and Zoning recommendations to the Trustees.

There are many state statute required steps to complete an annexation, which include several public notices and public meetings, in front of both the Commission and Trustees. The goal of the Substantial Compliance is to determine if the parcel qualifies for annexation.

Staff also believes that the B-I zoning designation is what best fits for this property, as it will align with surrounding properties. Zoning will not be determined at this time, but it's worth mentioning to receive an idea of the bigger picture of the application.

Planner Recommendation

Staff advises that the Planning Commission recommend approval of the Resolution of Substantial Compliance for Annexation of Section: 12 Township: 6 Range: 92 TR IN LOT 2 & PART OF NW, PARCEL B. DUPLICE EXEMPTION 5.49 ACRES, with the following conditions:

1. That all written and verbal statements, made by the applicant, both in the application and public meetings be considered conditions of approval, unless modified in any subsequent conditions.
2. That the applicant provides any additional requested documents and pay any remaining fees, prior to proceeding to the next step in the process of annexation and/or building.
3. That the applicant conforms with all Town, State and Federal requirements, including but not limited to what is outlined in the Resolution for Substantial Compliance.

Recommended Motion: I move to recommend approval of Resolution XX, Series 2025, for the Substantial Compliance of annexation for Section: 12 Township: 6 Range: 92 TR IN LOT 2 & PART OF NW, PARCEL B. DUPLICE EXEMPTION 5.49 ACRES, with the conditions noted above or verbally added during this meeting.

**TOWN OF SILT
RESOLUTION NO. XX
SERIES OF 2025**

A RESOLUTION OF THE BOARD OF TRUSTEES APPROVING SUBSTANTIAL COMPLIANCE WITH AN ANNEXATION PETITION FOR A PROPERTY LEGALLY KNOWN AS SECTION:12 TOWNSHIP: 6 RANGE: 92 TR IN LOT 2 & PART OF NW, PARCEL B. DUPLICE EXEMPTION 5.49 ACRES, SILT COLORADO, AND SETTING A PUBLIC HEARING ON SAID PETITION

WHEREAS, on or about March 17, 2025, Justin Sanford (hereinafter referred to as "Owner") submitted an Annexation Application, a Petition for Annexation, and Affidavit of Circulator for that real property specifically described on Exhibit "A" attached hereto and known as SECTION:12 TOWNSHIP: 6 RANGE: 92 TR IN LOT 2 & PART OF NW, PARCEL B. DUPLICE EXEMPTION 5.49 ACRES, SILT COLORADO; or more generally known as the "Property"; and

WHEREAS, the Town of Silt (the "Town") planning staff advised the Board that after a review of the annexation Petition and map, staff determined that the Petition and map are in substantial compliance with the state statutes, as required by C.R.S. §31-12-107; and

WHEREAS, the Petition alleges as follows:

1) It is desirable and necessary that the territory described above be annexed to the Town.

2) The requirements of C.R.S. §31-12-104, as amended, exist or have been met, including without limitation the following:

- a) Not less than 1/6th of the perimeter of the area proposed to be annexed is contiguous with the Town.
- b) A community of interest exists between the area proposed to be annexed and the Town.
- c) The area proposed to be annexed is urban or will be urbanized in the near future.
- d) The area proposed to be annexed is integrated with or is capable of being integrated with the Town.

3) The requirements of C.R.S. §31-12-105, as amended, exist or have been met, including without limitation the following:

- a) In establishing the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

- (1) has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof.
 - (2) comprising twenty (20) acres or more (which together with buildings and improvements situated thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the proposed annexation), has been included without the written consent of the landowners.
- b) No annexation proceedings have been commenced for the annexation to a municipality other than the Town of Silt, Colorado, of all or part of the territory proposed to be annexed.
 - c) The annexation proposed in the Petition will not result in the detachment of area from any school district and the attachment of the same area to another school district.
 - d) The annexation proposed in the Petition will not have the effect of extending the municipal boundary of the Town more than three (3) miles in any direction from any point on the current municipal boundary of the Town in any one year; and

WHEREAS, the Town has or will have in place a plan meeting the requirements of C.R.S. §31-12-105(e) prior to the effective date of the proposed annexation; and

WHEREAS, no election for annexation of the area proposed to be annexed to the Town has been held in the preceding twelve (12) months; and

WHEREAS, the signer of the Petition is the owner of one hundred percent (100%) of the territory proposed to be annexed, exclusive of public streets and alleys; and

WHEREAS, the annexation to the Town of the area proposed to be annexed will not result in a change of county boundaries; and

WHEREAS, the name and mailing address of the signer of the Petition and date of signing are included in the Petition, and the legal descriptions of the land owned by Petitioner is attached to the Petition. No signature on the Petition is dated more than 180 days prior to the date of filing of the Petition for annexation with the Town Clerk; and

WHEREAS, the Petition is accompanied by four (4) or more copies of an Annexation Map containing, among other things, the following information:

- a) A written legal description of the boundaries of the area proposed to be annexed to the Town;
- b) The boundary of the area proposed to be annexed to the Town;
- c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and

- d) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town; and

WHEREAS, none of the area proposed to be annexed to the Town of Silt, Colorado, is presently a part of any incorporated city, city and county, or town, and is not contiguous to any other incorporated city, city and county, or town; and

WHEREAS, on or about July 22, 2025, the Planning & Zoning Commission considered the Annexation Petition and Application materials for the Property and recommended to the Board of Trustees approval of the Annexation Substantial Compliance application; and

WHEREAS, the Silt Board of Trustees has determined that the Petition and appurtenant documents are in substantial compliance with the requirements of sections 31-12-104, 31-12-105, and 31-12-107, C.R.S.;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, THAT:

- 1) The Town incorporates the foregoing recitals as findings by the Town of Silt, Board of Trustees (the "Board").

- 2) The Board of Trustees of the Town of Silt hereby accepts the Petition for Annexation submitted by Owner for the Section: 12 Township: 6 Range: 92 TR IN LOT 2 & PART OF NW, PARCEL B. DUPLICE EXEMPTION 5.49 ACRES Annexation as shown on the attached Exhibit "A".

- 3) The Petition is in substantial compliance with the requirements of the Municipal Annexation Act of 1965, C.R.S. §31-12-107(1), as amended.

- 4) Pursuant to 31-12-108, C.R.S., the Board will hold a hearing upon the Petition for the purpose of determining and finding whether the area proposed to be annexed meets the applicable requirements of C.R.S. §31-12-104 and §31-12-105, as amended, and is considered eligible for annexation. The hearing shall be held on **September 8, 2025**, commencing at the hour of 7 p.m. at 231 N. 7th Street, Silt, Colorado.

- 5) Any person may appear at such hearing and present evidence upon any matter to be determined by the Board of Trustees for the Town of Silt, Colorado.

- 6) The Town Clerk of the Town of Silt, Colorado shall give notice of the hearing to be held upon the Petition by causing notice thereof, in accordance with C.R.S. §31-12-108(2), as amended, to be published once a week for four (4) successive weeks in the *Post Independent*, a newspaper of general circulation in the area proposed to be annexed, the first publication to occur at least thirty (30) days prior to the aforesaid hearing. In addition, a copy of the published notice, together with a copy of this resolution and petition as filed, shall be sent by registered mail by the Town Clerk to the board of county commissioners and to the county attorney and to any special district or school district having territory within the area to be annexed at least twenty-five (25) days prior to the hearing date.

INTRODUCED, READ AND APPROVED at a regular meeting of the Board of Trustees of the Town of Silt, Colorado held on the 28th day of July, 2025.

TOWN OF SILT

ATTEST:

Mayor Keith B. Richel

Town Clerk Sheila M. McIntyre, CMC

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN PART OF GOVERNMENT LOT II,
AND PART OF THE NW1/4 OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN,
GARFIELD COUNTY, COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 12;
THENCE S 57 DEGREES 33'26" W 2034.58 FEET,
TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70,
THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE,
THE FOLLOWING COURSES AND DISTANCES:

N 77 DEGREES 03'30" E 462.45 FEET;
THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 00 DEGREES 31 '02"
W 720.63 FEET; THENCE N 57 DEGREES 24'21" W 316.38 FEET;
THENCE N 80 DEGREES 53'53" W 268.33 FEET;
THENCE N 31 DEGREES 08'56" E 336.59 FET;
THENCE N 36 DEGREES 47'09" W 144.95 FEET,
TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS:

PARCEL B,
DUPLICE SUBDIVISION EXEMPTION,
COUNTY OF GARFIELD, STATE OF COLORADO.

July 17, 2025

Sent via Email
Go Rentals
Justin Sanford
3892 Highway 82
Glenwood Springs, CO 81601

**Re: Go Rental's Application for Annexation, Site Plan, and Special Use Permit
The Town of Silt's Review for Substantial Compliance**

Dear Justin:

Thank you for submitting your application for Annexation, Site Plan Review and a Special Use Permit for Go Rentals. In reviewing Go Rental's application for Annexation into the Town of Silt (the "Town"), there are a few areas that need to be supplemented in order to meet both municipal and state requirements for an annexation.

Although the Town of Silt Board of Trustees (the "Board") ultimately determines whether the property is eligible for annexation (per C.R.S. § 31-12-101 et seq.), the Planning and Zoning Commission (the "Commission") is the first level of review and provides recommendations to the Board. The Commission shall first review and consider the Annexation petition and the application, together with your zoning application and sketch plan application for the Property. See Silt Municipal Code (SMC) § 16.08.101. Next, a resolution of substantial compliance shall be presented to the Board for consideration.

The Board's recommendations and application requirements are based on the SMC requirements and C.R.S. § 31-12-104. Specifically, the requirements of SMC § 16.08.030 are required to be met when submitting an annexation petition and application. Of the requirements, your application should be supplemented to address the following items:

- Community Interest Statement. The applicant shall demonstrate that "a community of interest exists between the area proposed to annexed and the annexing municipality." C.R.S. § 31-21-104(b). Go Rental should bolster its narrative included with Go Rental's Petition to comply with this section of the Code.
- Comprehensive Plan. A statement regarding compliance with the Town's comprehensive plan shall be submitted with the application. SMC 16.08.030(B)(11). There is no narrative included with Go Rental's application that addresses Silt's Comprehensive Plan.

Mail to:
Glenwood Springs
201 14th Street
Suite 200
Glenwood Springs, CO 81602

Aspen
0133 Prospector Road
Suite 4102-J
Aspen, CO 81611

Basalt
200 Basalt Center
Suite 200
Basalt, CO 81621

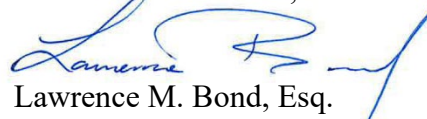
Ridgway
565 Sherman Street
Suite 6
Ridgway, CO 81432

- Water Rights for the property. The Code requires an applicant submit a historical use affidavit concerning the water rights proposed for dedication to the town. See SMC §16.08.030(C). Go Rentals references a water well on the property, with “a permitted well on site, but which is inoperable”. Go Rentals did not provide a copy of the water rights decree or decrees affecting the Property, which information is necessary for the Town to complete its review. Please comply with SMC § 16.08.030(C) to complete this application.
- Zoning Application. Go Rental’s Application did not include an application for zoning for the property. SMC § 16.08.050 provides that an Annexation petition and application shall include an applicant’s zoning application. See also SMC § 16.08.030(A)(6). Go Rental’s application states that the zoning shall retain its existing zoning, however, since the property is currently in Garfield County, no existing zoning exists and a zoning application is needed as part of the annexation process. Silt does have a business-industrial (B-I) zone district under SMC § 17.12.010 (K).
- Sketch Plan Application. Pursuant to SMC § 16.08.010(B), the Commission shall review an applicant’s petition and application, “together with the applicant’s zoning and sketch plan application for the property... “prior to any action by the board on an applicant’s annexation petition and annexation application”. No sketch plan application was provided in accordance with SMC § 16.10.020 for a minor sketch plan application. Materials submitted by Go Rentals did cover most of the application requirements of SMC § 16.10.020, however, I was unable to find any information regarding a “general statement regarding the proposal for water rights dedication, including the number of EQRs per day of water system requirements for proposed subdivision”. SMC § 16.10.020(19). Thus, the Town will need a statement regarding your proposal for water rights dedication, including the number of EQRs per day for your water system requirements.

The Town feels confident that Go Rentals can quickly supplement its applications with the above request and that your applications may be brought before the Commissioners without delay to move things forward. The above information is primarily for Board review. Please correct the above referenced issues as soon as possible, as the Town has you scheduled before the Commission on July 22, 2025.

Sincerely,

KARP NEU HANLON, P.C.


Lawrence M. Bond, Esq.

GENERAL NOTES

1. THE A.I.A DOCUMENT A201 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSRUCTION', LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS, EXCEPT AS AMENDED HEREIN.
2. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
3. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATED TRADES.
4. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT CONDITIONS, WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
5. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND THE ARCHITECT SHALL REVIEW ALL SUCH SAMPLES BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTORS' EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUEST AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH THE GENERAL CONTRACTOR. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR THEIR REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED FOR SAMPLES IN PARAGRAPHS, ABOVE.
7. THE CONTRACTOR SHALL NOTIFY THE BUILDING INSPECTOR OR WHEN THERE IS A NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR BY ANY LOCAL CODE OR ORDINANCE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
9. DO NOT SCALE DRAWINGS.
10. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
11. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
12. CROWN ALL STUDS, JOISTS, AND RAFTERS. CROWN JOISTS AND RAFTERS UP.
13. COORDINATE JOIST PLACEMENT WITH PLUMBING AND ELECTRICAL FIXTURE PLACEMENT.
14. ARCHITECT SHALL FIELD VERIFY BUILDING LOCATION AFTER STAKE OUT IS COMPLETE AND BEFORE THE CONTRACTOR BEGINS ANY SITE CLEARING. NOTIFY THE ARCHITECT 24 HOURS IN ADVANCE TO ARRANGE INSPECTION.
15. CONTACT UTILITY COMPANIES TO FIELD VERIFY LOCATION OR RESPECTIVE SERVICE LINES PRIOR TO BEGINNING CONSTRUCTION.
16. THE PURPOSE OF THESE DRAWINGS IS ONLY TO GRAPHICALLY DEPICT THE GENERAL NATURE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING DIMENSIONS AND SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE ARCHITECT AND/OR ENGINEERS SHALL BE NOTIFIED OF ANY VARIATION FROM DIMENSIONS OR CONDITIONS SHOWN IN THE DRAWINGS.

ABBREVIATIONS

- AFF ABOVE FINISH FLR.
ADJ ADJACENT
AGG AGGREGATE
ARCH ARCHITECTURAL
BM BEAM
BRG BEARING
BTWN BETWEEN
BLDG BUILDING
CL CENTERLINE
CER CERAMIC TILE
CLR CLEAR
CLOS CLOSET
COL COLUMN
CONC CONCRETE
CJ CONSTRUCTION JOINT
CONT CONTINUOUS
DTL DETAIL
DIA DIAMETER
DIM DIMENSION
DW DISHWASHER
DN DOWN
DWG DRAWING
EA EACH
EL ELEVATION
EQ EQUAL
EXIST EXISTING
EXT EXTERIOR
FIN FINISH
FLR FLOOR
FD FLOOR DRAIN
FTG FOOTING
FDN FOUNDATION
GA GAUGE
GALV GALVANIZED
GC GENERAL CONTRACTOR

GL GLASS
GR GRADE
GYP GYPSUM
HDWR HARDWARE
HD HEAD
HT HEIGHT
HORIZ HORIZONTAL
INT INTERIOR
JT JOINT
LAM LAMINATE
LAV LAVATORY
MFGR MANUFACTURER
MATL MATERIAL
MAX MAXIMUM
MECH MECHANICAL
MIN MINIMUM
MISC MISCELLANEOUS
NIC NOT IN CONTRACT
NTS NOT TO SCALE
OC ON CENTER
OFCL OWNER FURNISHED, CONTRACTOR INSTALLED
PERF PERFORATED
PL PLATE
PLY PLYWOOD
REF REFRIGERATOR
REQD REQUIRED
RO ROUGH OPENING
SHT SHEET
SIM SIMILAR
SPEC SPECIFICATION
STL STEEL
TBD TO BE DETERMINED
TEL TELEPHONE
TV TELEVISION
TEMP TEMPERED
THK THICK
T & G TOUNGE AND GROOVE
T & B TOP AND BOTTOM
TO TOP OF
T TREAD
TYP TYPICAL
VIF VERIFY IN FIELD
VERT VERTICAL
WP WATERPROOF
WNDW WINDOW
WD WOOD

ELECTRICAL SYMBOLS

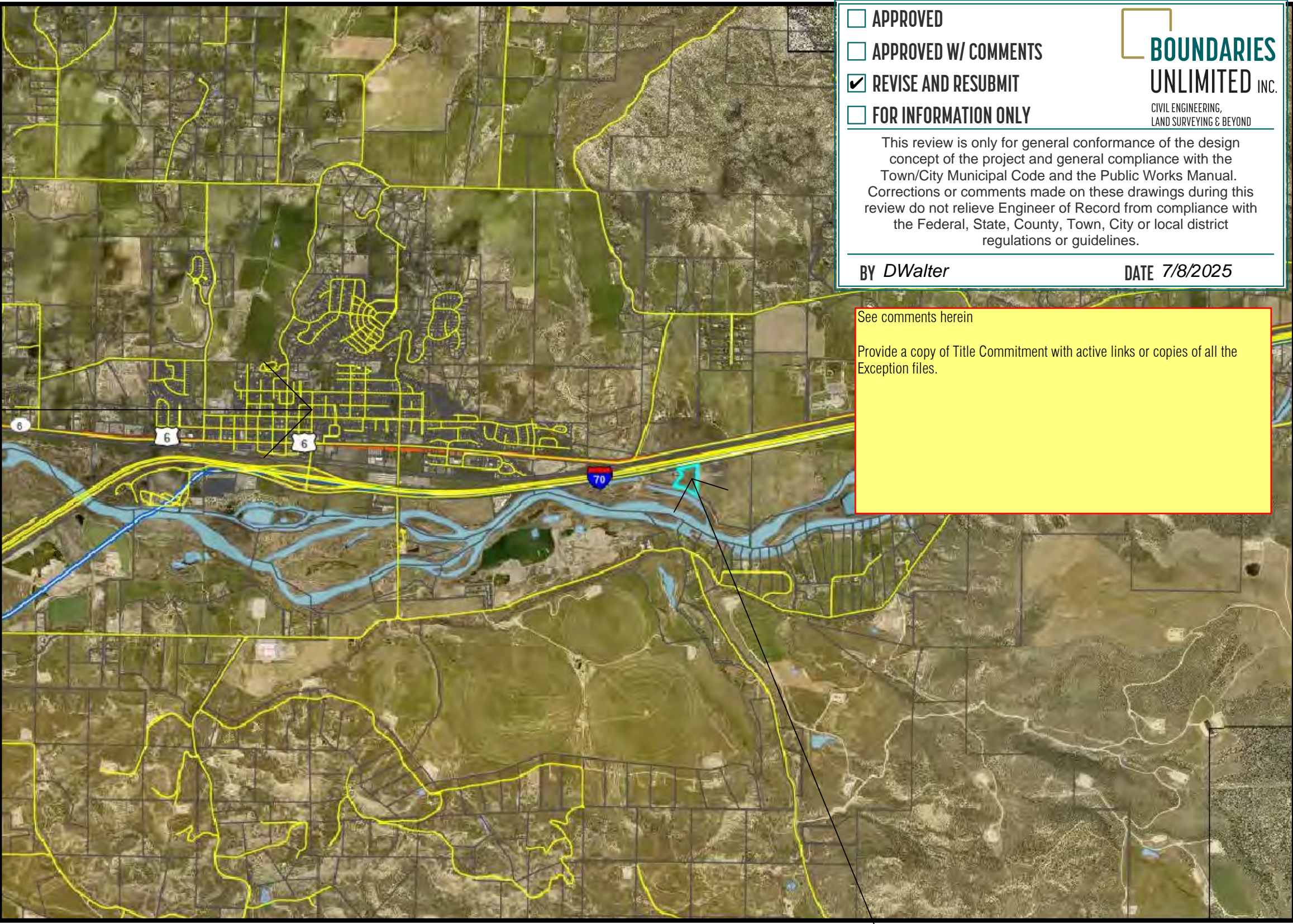
- RECESSED DOWNLIGHT (LOW VOLTAGE L.E.D. IN KITCHEN)
○ SURFACE WALL FIXTURE
○ SURFACE L.E.D.
--- UNDER COUNTER LIGHT STRIP
▲ TORCHIERE SCONCE
○ EXHAUST FAN
DECORATIVE FAN/LIGHT COMBINATION
NATURAL FUEL GAS
CABLE TELEVISION JACK
TELEPHONE JACK
DUPLEX OUTLET
SWITCHED DUBLEX OUTLET
220V 220 VOLT OUTLET
SINGLEPOLE LIGHT SWITCH
3-WAY LIGHT SWITCH
4-WAY LIGHT SWITCH
WATERPROOF DUPLEX OUTLET
GROUND FAULT INTERRUPTED CIRCUIT
ELECTRIC GARAGE DOOR OPENER
WALL MOUNTED FLOOD LIGHT

- 1x4 LED 1x4 SURFACE L.E.D.
2x4 LED 2x4 SURFACE L.E.D.
SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF THE ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WHILE INTERVENING DOORS ARE CLOSED.

LEGEND

- ELEVATION HEIGHTS
ACTUAL (DATUM)
FLOOR ELEVATION
ACTUAL (DATUM)
SECTION CUT/SHEET NUMBER
MATERIAL CHANGE
INTERIOR ELEVATION DENOTATION / SHEET NUMBER

TOWN OF SILT



VICINITY MAP

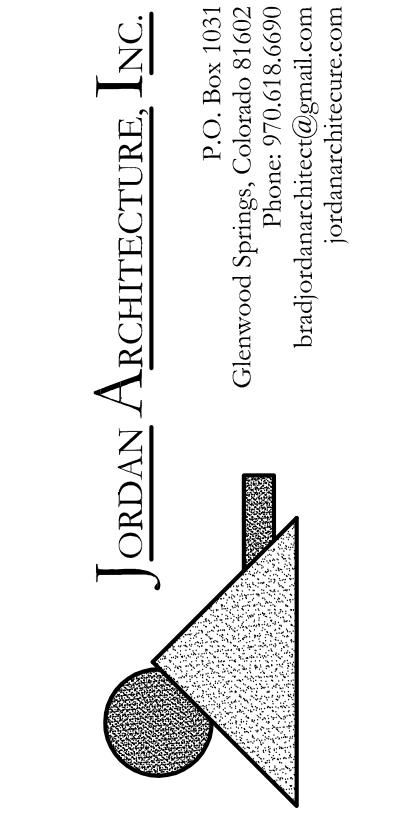
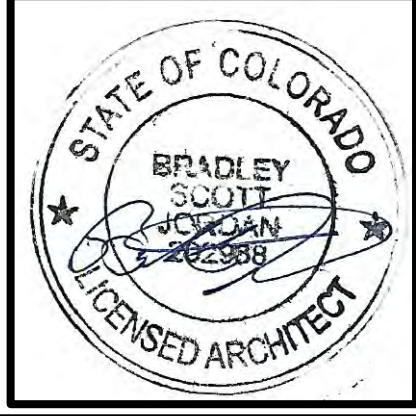
PROJECT SITE



LOCATION MAP

SHEET INDEX

- A 1.1 TITLE SHEET/VICINITY & LOCATION MAPS
T-1 TOPOGRAPHIC SURVEY
C-1 SITE GRADING & DRAINAGE PLAN
A 2.1 ARCHITECTURAL SITE & LANDSCAPE PLAN



A Commercial Project for:

Go Rentals

TBD I-70 Frontage Road
Lot B, Duplice Sub'd. Exemption, Garfield County, Colorado
Parcel #217912202660

Date	09-29-24	Rev. Subm.
Revisions		

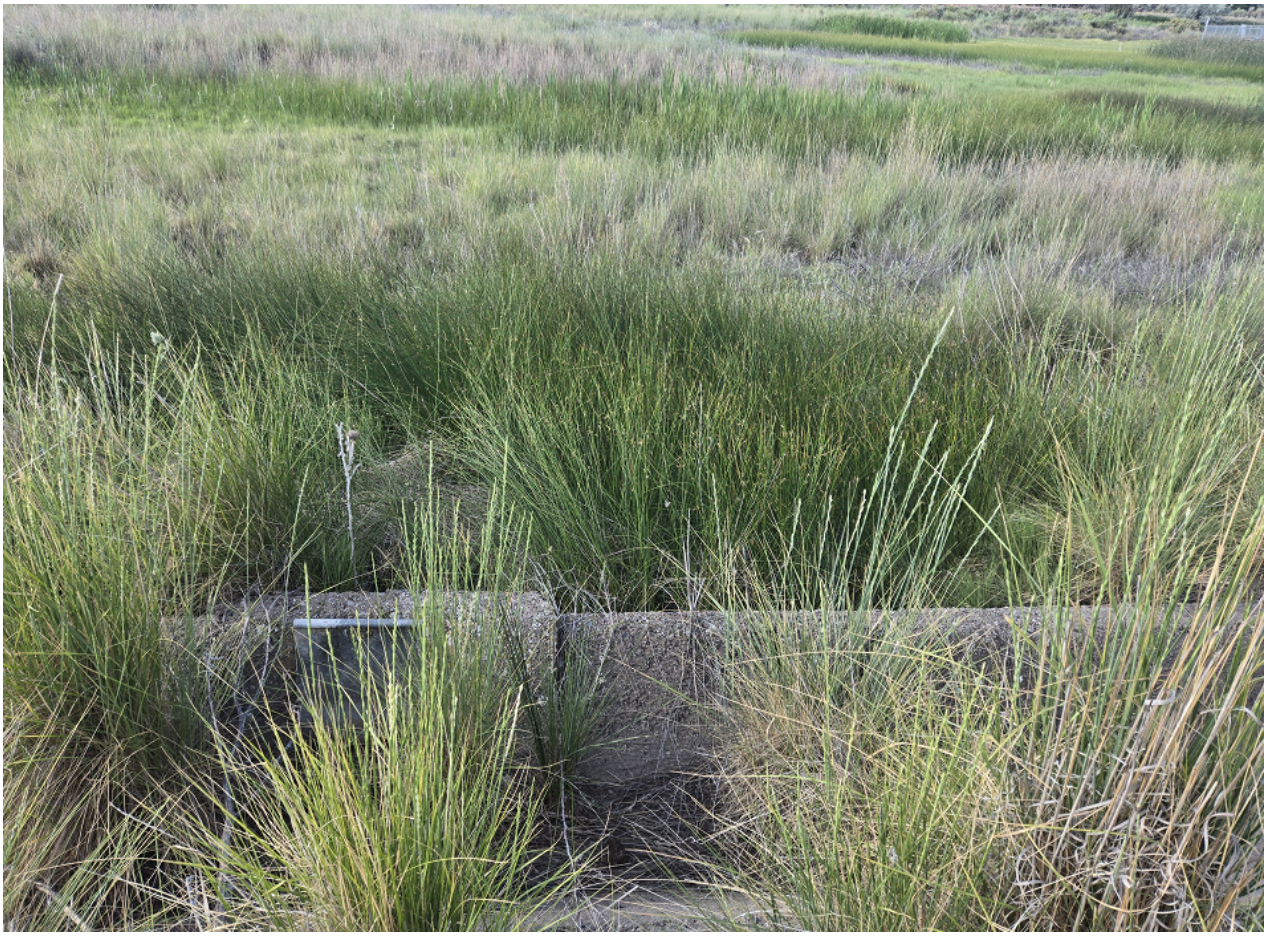
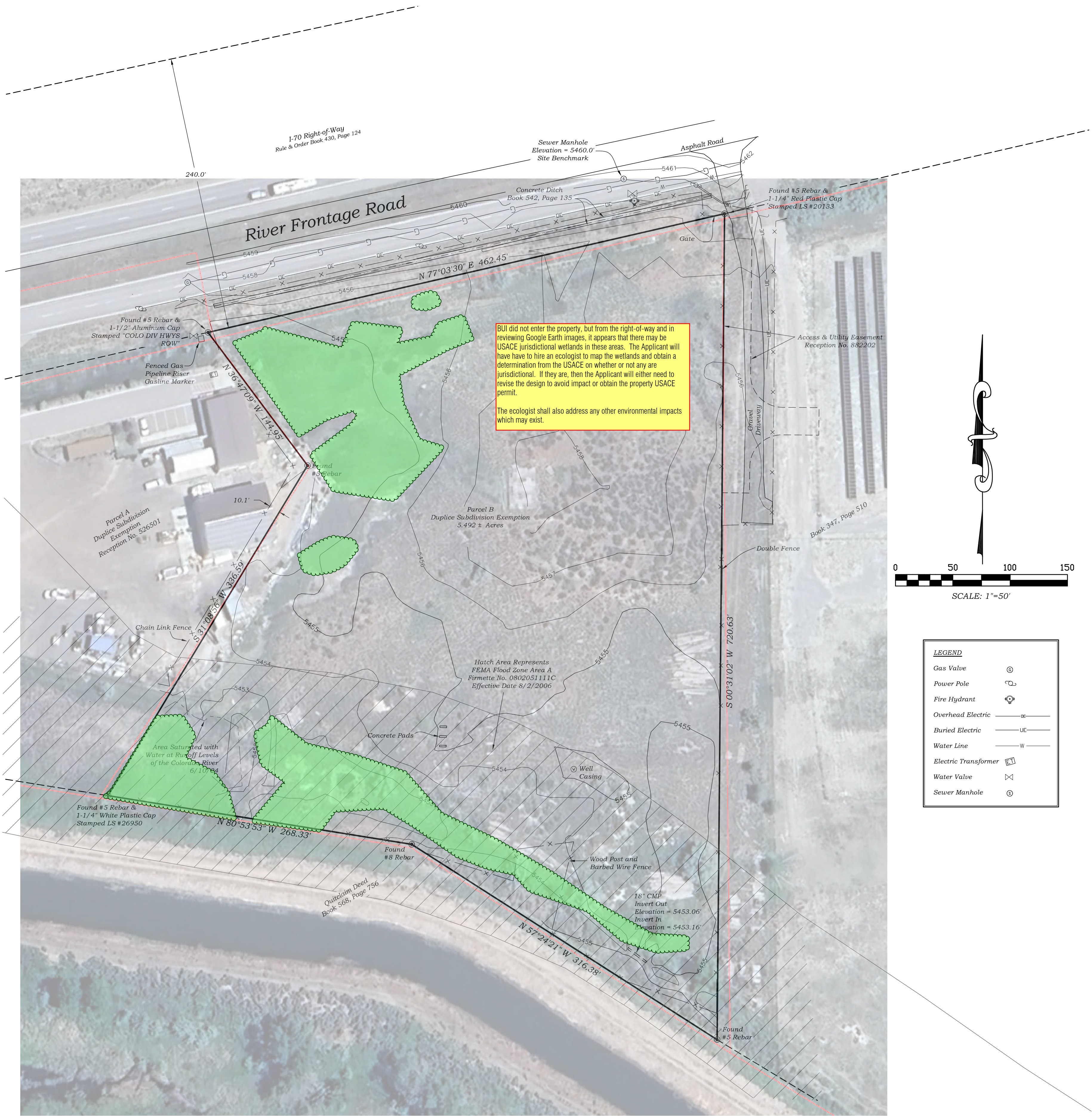
Sheet

A1.1



EXISTING CONDITIONS SURVEY

Parcel B, Duplice Subdivision Exemption



PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN PART OF GOVERNMENT LOT II AND PART OF THE NW1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN, GARFIELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE S 57 DEGREES 33'26" W 2034.58 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70, THE TRUE POINT OF BEGINNING, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:

N 77 DEGREES 03'30" E 462.45 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 00 DEGREES 31'02" W 720.63 FEET; THENCE N 57 DEGREES 24'21" W 316.38 FEET; THENCE N 80 DEGREES 53'53" W 268.33 FEET; THENCE N 31 DEGREES 08'56" E 336.59 FEET; THENCE N 36 DEGREES 47'09" W 144.95 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL B, DUPLICE SUBDIVISION EXEMPTION COUNTY OF GARFIELD, STATE OF COLORADO.

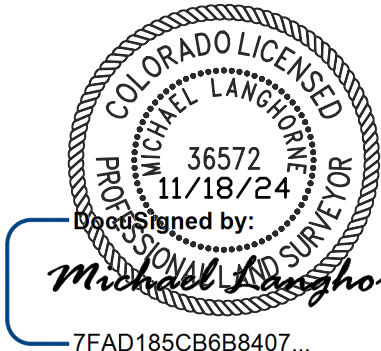
NOTES

- 1.) DATE OF SURVEY WAS JUNE 10, 2024.
- 2.) CONTOUR INTERVAL FOR THIS SURVEY IS ONE FOOT.
- 3.) ELEVATIONS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING THE MESA COUNTY CORS GNSS REFERENCE NETWORK, GEOID 12B TO DERIVE THE NAVD88 ELEVATION OF 5460.0' ON THE SITE BENCHMARK, A SEWER MANHOLE IN THE FRONTAGE ROAD, AS SHOWN HEREON.
- 4.) BURIED ON GROUND UTILITY MARKINGS WERE SEEN AND LOCATED AT THE TIME OF THE EXISTING CONDITIONS FIELD SURVEY. THEY WERE NOT CONTRACTED BY BOOKCLIFF SURVEY SERVICES, INC. AND SHOULD NOT BE RELIED UPON AS A COMPLETE BURIED UTILITY SURVEY. CALL 811 BEFORE YOU DIG.
- 5.) THIS EXISTING CONDITIONS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR OR BOOKCLIFF SURVEY SERVICES, INC. OF THE PROPERTY SHOWN TO DETERMINE OWNERSHIP, COMPATIBILITY WITH ADJOINING PARCELS, OR EASEMENT OR ENCUMBRANCES OF RECORDS AFFECTING THIS PARCEL.

SURVEYOR'S STATEMENT

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

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



REVISION	DESCRIPTION



EXISTING CONDITIONS SURVEY

JUSTIN SANFORD
c/o BRAD JORDAN
bradjordanarchitect@gmail.com

FILE:	16128
DFT:	WK
CK:	MJL
DATE:	6/17/24
PROJECT NO.	EXC
SHEET	1
OF	1

GENERAL NOTES:

1. SILT FENCE SHALL BE INSTALLED ON THE DOWN-GRADIENT SIDE OF THE PROPOSED DISTURBANCE AREA PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
2. SAVE AND REUSE EXISTING TOPSOIL FROM PARKING AREA, FILL AND EXCAVATION AREAS AND REUSE AS COVER SOIL AT ALL DISTURBED AREAS.
3. THE LOCATIONS OF UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR FIELD UTILITY LOCATES, 48 HOURS PRIOR TO CONSTRUCTION.
4. REVEGETATE THE DISTURBED AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
5. FOR BENCH MARK INFORMATION REFER TO SITE TOPOGRAPHIC SURVEY.
6. DRAINAGE FROM THE IMPERVIOUS AREAS WILL SHEET FLOW TO RAIN GARDEN.

Relocate all fencing along the ROW to the property line

Sewer Manhole
Elevation = 5460.0'
Site Benchmark

River Frontage Road

Concrete Ditch - S
Book 542, Page 135

Found #5 Rebar &
1-1/4" Red Plastic Cap
Stamped LS #20133

Either relocate the shared access into the easement or obtain an expanded easement which includes that portion of the shared drive which is outside the easement

Provide dimensions, spot elevations and slope/grade callouts confirming that these spaces are ADA compliant. (1) space is required to be van accessible. Add the accessible walkway(s) to the building entrance.

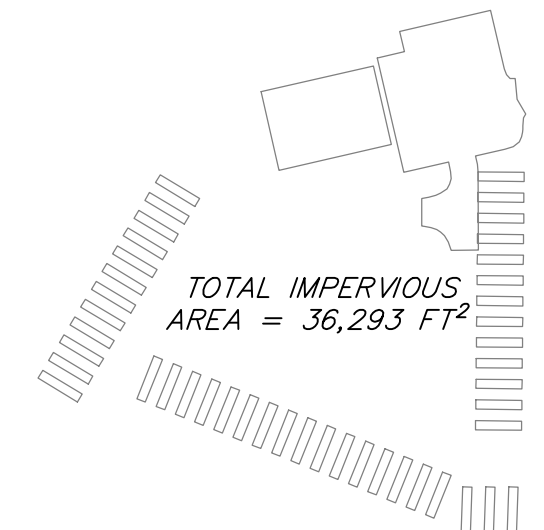
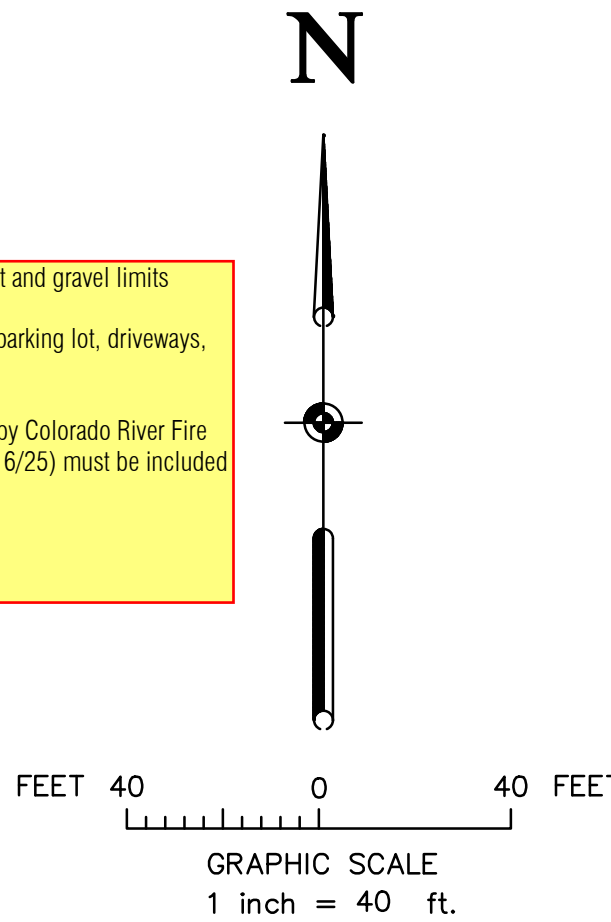
Are vehicles entering the shop in this area or somewhere else? The grade is pretty steep. Add any missing drives/gravels.

Are there gravels between the storage containers or is it going to be vegetated? Add the proper linework/hatching.

provide dimensions and spot elevations for the WQCV rain garden sand base

LEGEND	
Gas Valve	
Power Pole	
Fire Hydrant	
Overhead Electric	
Buried Electric	
Water Line	
Sewer Line	
Electric Transformer	
Water Valve	
Sewer Manhole	

Add hatching for asphalt and gravel limits
Add dimensions to the parking lot, driveways, radii, etc.
All provisions required by Colorado River Fire Rescue (letter dated 2/16/25) must be included in this design.



CALCULATE DETENTION FOR 25-YEAR, 24-HOUR STORM

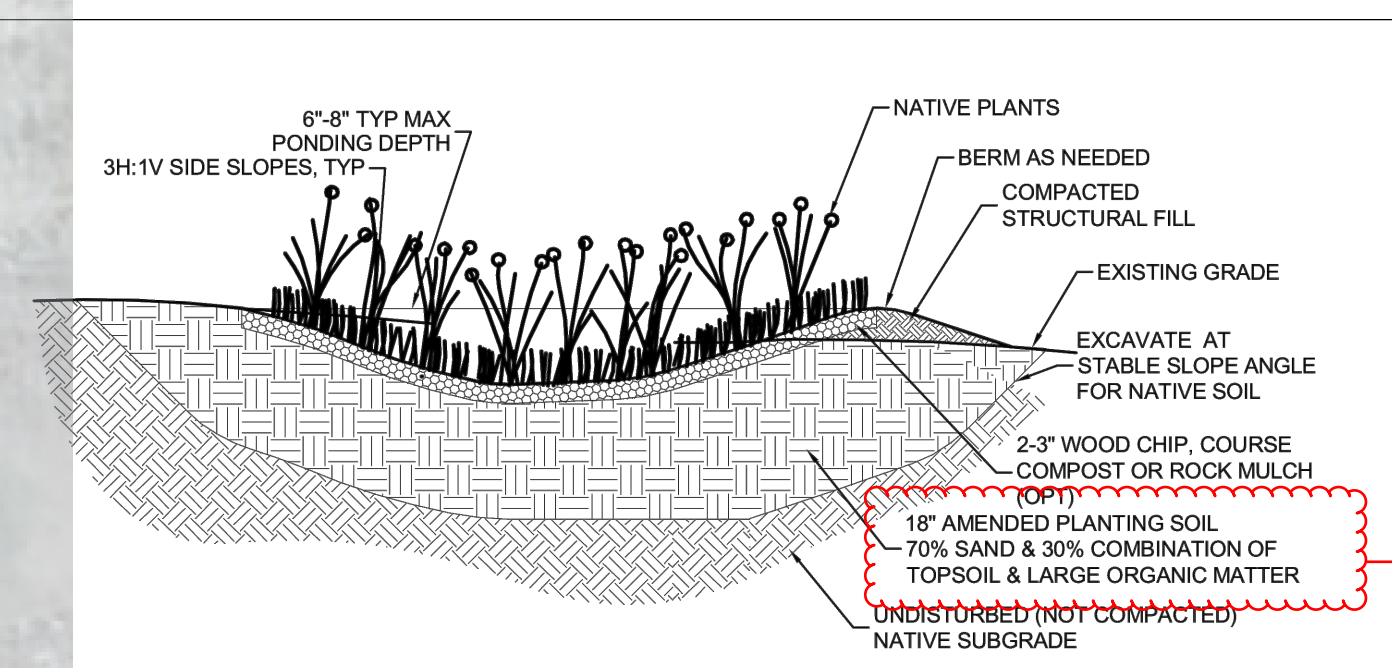
1. PRECIPITATION DEPTH = 1.77 INCHES
2. IMPERVIOUS AREA = 36,293 SQ. FT
3. POST DEVELOPMENT RUNOFF = 36,293 X 1.77 IN / (12IN/FT) = 5,353 CU. FT

THEREFORE IF WE DETAIN 5,353 CU. FT OF STORMWATER THE POST-DEVELOPMENT PEAK RUNOFF WILL BE LESS THAN THE HISTORIC

TOTAL DETENTION VOLUME PROVIDED WITH RAIN GARDEN = 10,695 CU. FT

ASSUME RAIN GARDEN HAS 1 FOOT OF WATER
AT 20 MIN/IN THE DRAIN TIME WOULD BE 4 HOURS

This is not a sufficient analysis. Provide a written Drainage Report which delineates the drainage basin(s), considers offsite drainage impacts, estimates the Historic (pre-development) and Developed peak runoff volumes for the 25-year/100-year events, the WQCV and sizes structures for treatment/detention/conveyance, addresses the floodplain, etc. Given the projects proximity to the Colorado River (which is the Town water source), the design must follow Mile High Flood District Standards and Methods.



Add a note advising the contractor that this material has to be well graded using a large mixer/loader (typically a concrete truck). Site mixing using earthwork equipment is not acceptable.

Infiltration Rain Garden with Planting Soil

NTS

INFILTRATION RAIN GARDEN WITH PLANTING SOIL NOTES

DESIGN NOTES:

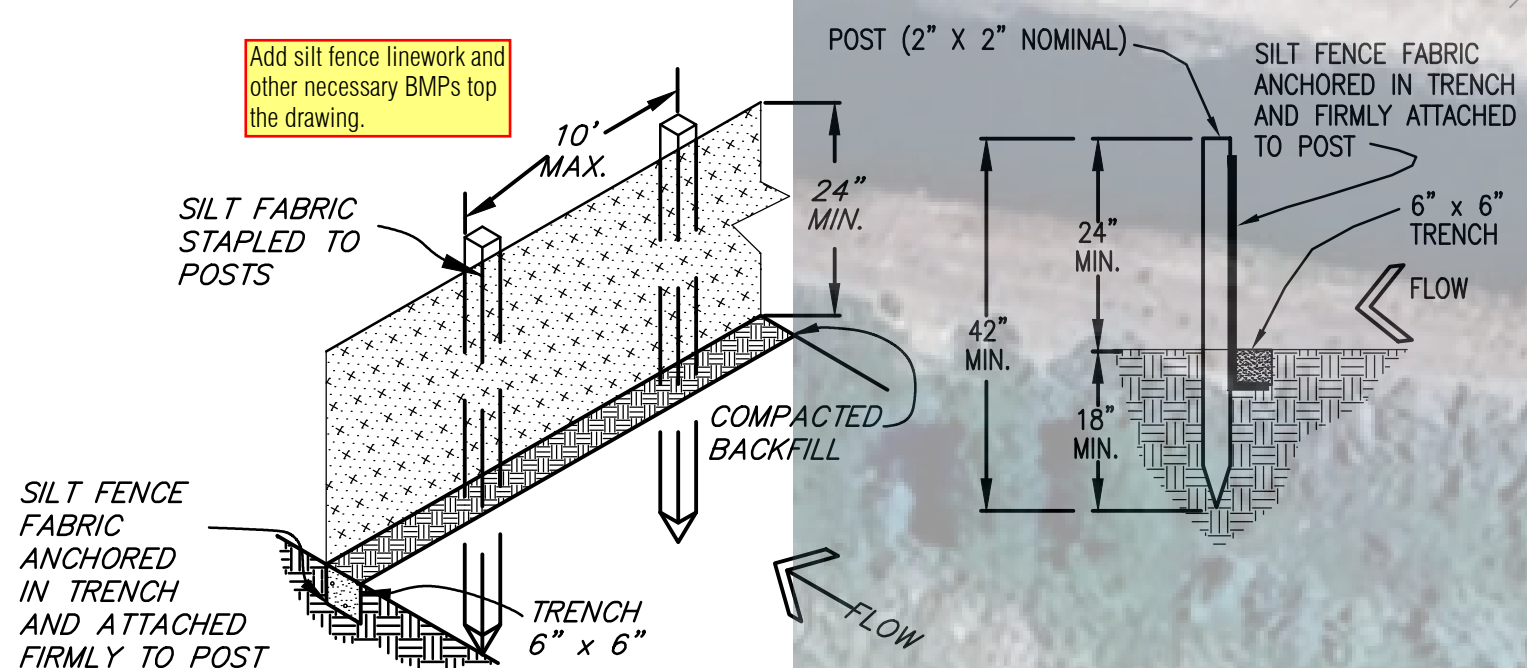
1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN MOVE DOWNSTREAM AND DAMAGE HABITAT. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM HABITAT.

CONSTRUCTION NOTES:

1. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS OR PER LANDSCAPE ARCHITECT/DESIGNER GUIDELINES.
2. INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
3. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.

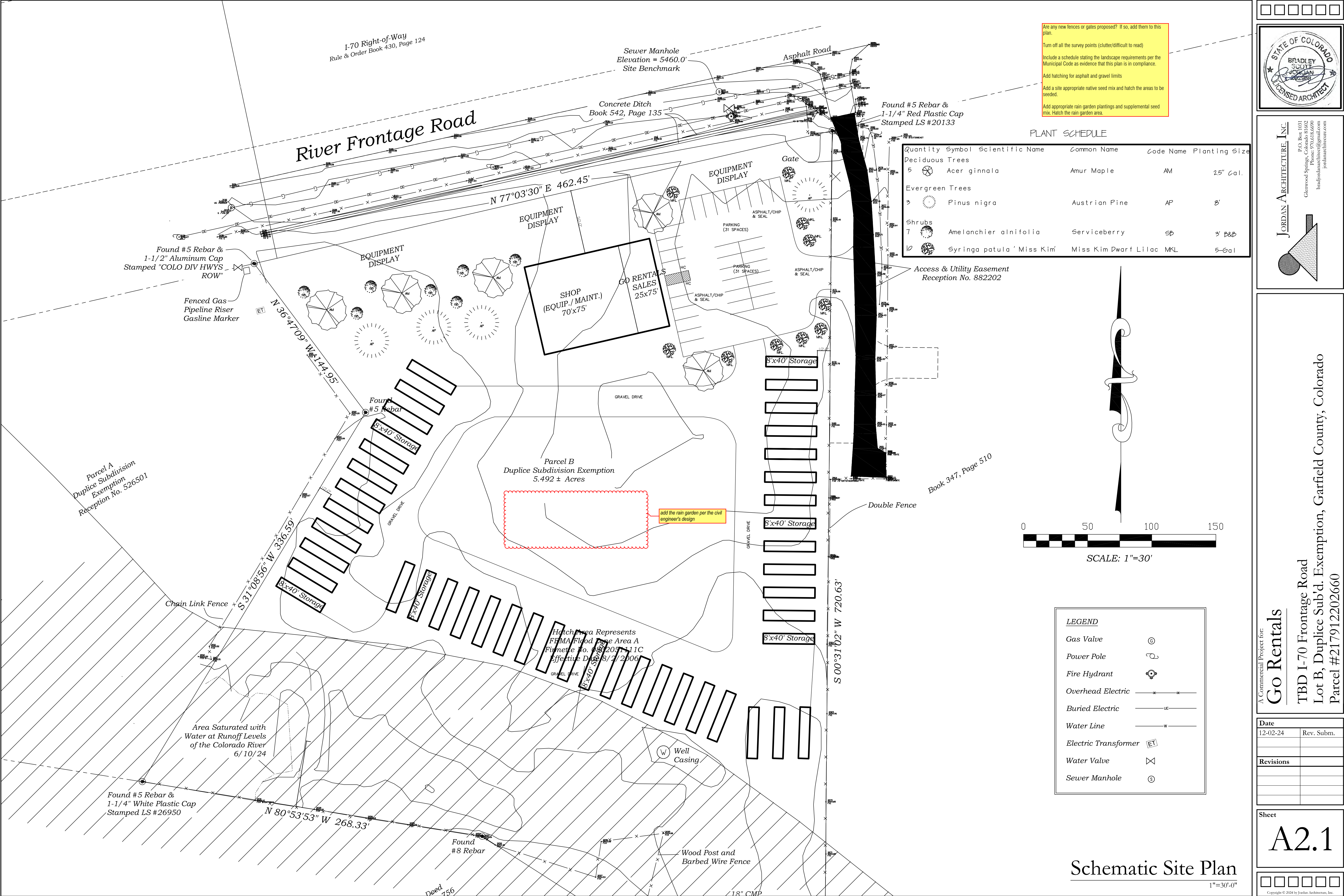


Add silt fence linework and other necessary BMPs top the drawing.



SILT FENCE
N.T.S.

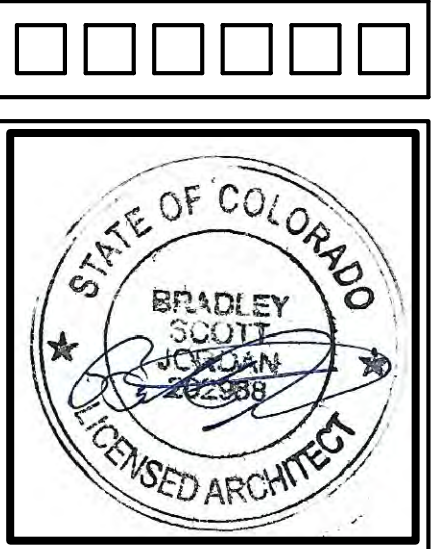
DRAWN & DESIGNED BY: H.E.B.	REVIEWED BY: DATE: _____ FOR _____	PINNACLE DESIGN CONSULTING GROUP, INC. CONSULTING ENGINEERS • 0805 BUCK POINT ROAD CARBONDALE, CO 81623 • (970) 963-2170 pinnacle.design@sopris.net	REVISION	DATE	DESCRIPTION	BY	CHK'D	JORDAN ARCHITECTS	SILT, COLORADO	SCALE: 1" = 40'	JOB NO: 2024.16	DATE: 12-05-24
CHECKED BY: H.E.B.									GO-RENTALS STORAGE GRADING, DRAINAGE AND DEEP UTILITY PLAN	SHEET NO:	1 OF 1	



Are any new fences or gates proposed? If so, add them to this plan.
Turn off all the survey points (clutter/difficult to read)
Include a schedule stating the landscape requirements per the Municipal Code as evidence that this plan is in compliance.
Add hatching for asphalt and gravel limits
Add a site appropriate native seed mix and hatch the areas to be seeded.
Add appropriate rain garden plantings and supplemental seed mix. Hatch the rain garden area.

PLANT SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
Deciduous Trees					
5		Acer ginnala	Amur Maple	AM	25' Cal.
Evergreen Trees					
3		Pinus nigra	Austrian Pine	AP	8'
Shrubs					
7		Amelanchier alnifolia	Serviceberry	SB	3' B&B
10		Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	MKL	5-Cal

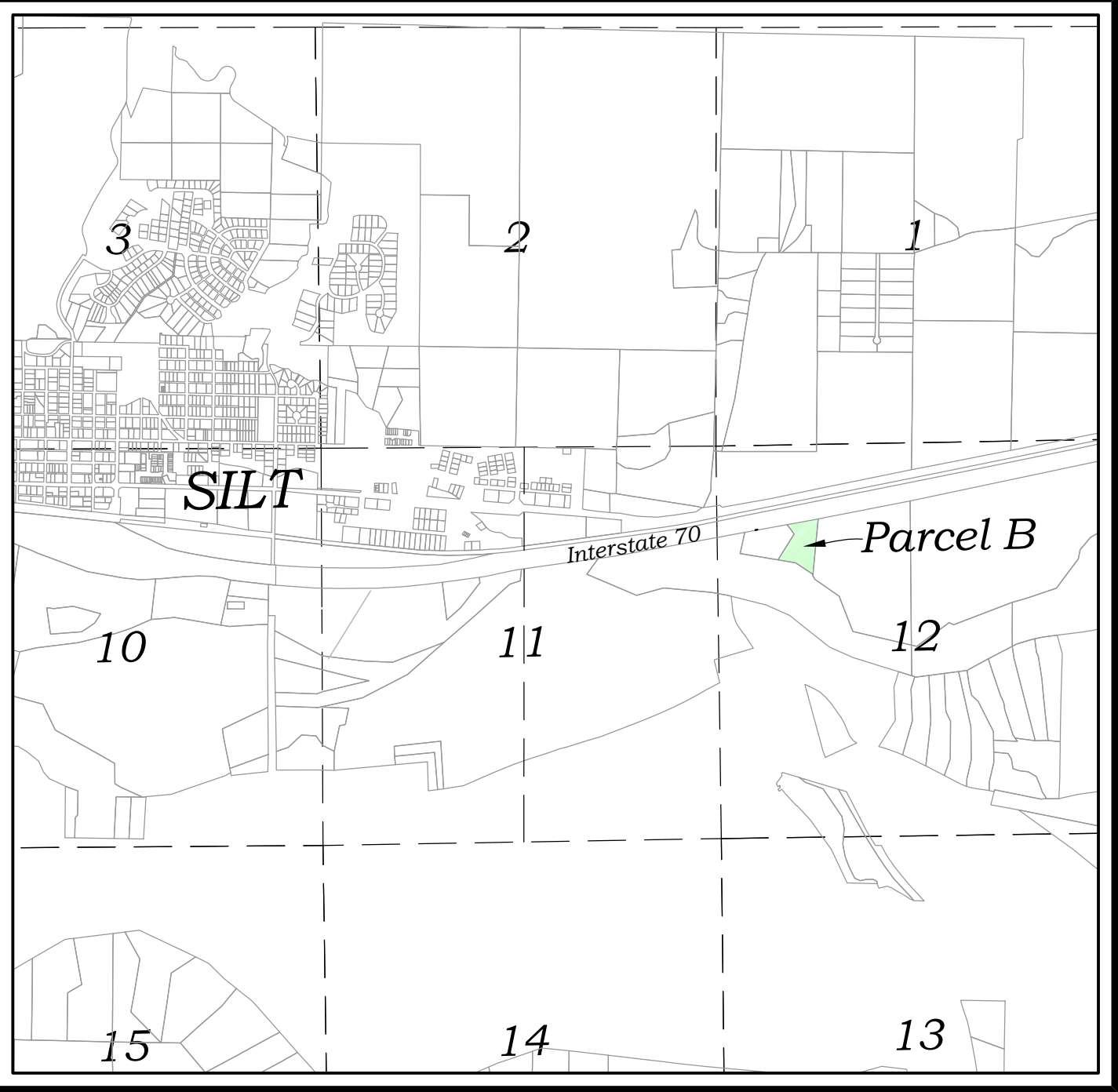


JORDAN ARCHITECTURE, INC.
P.O. Box 1031
Glenwood Springs, Colorado 81602
Phone: 970.618.6690
brad@jordanarchitecture.com
jordanarchitecture.com

Go Rentals
A Commercial Project for:
TBD I-70 Frontage Road
Lot B, Duplice Sub'd. Exemption, Garfield County, Colorado
Parcel #217912202660

Date	Rev. Subm.
12-02-24	
Revisions	

Sheet
A2.1
1"=30'-0"
Copyright © 2024 by Jordan Architecture, Inc.



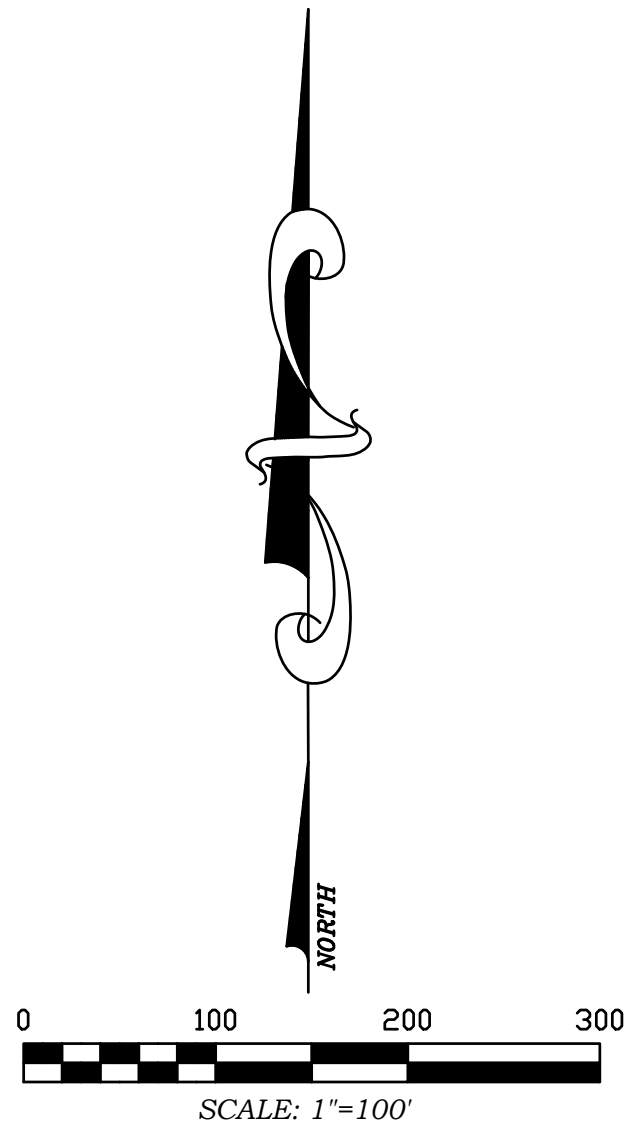
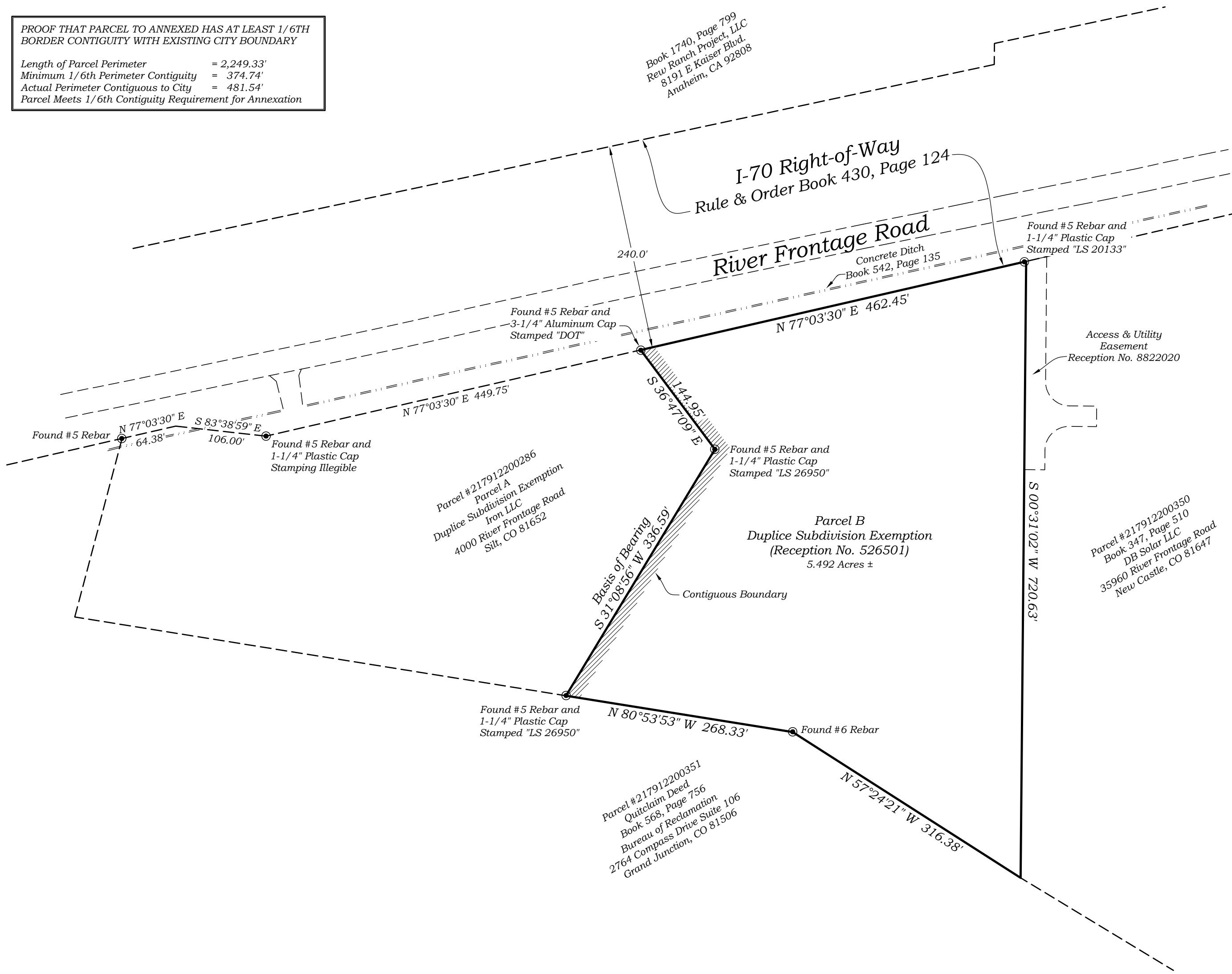
Vicinity Map
Scale: 1"=2000'

SPENCER CHARLES HOLDINGS LLC ANNEXATION PLAT

Parcel B, Duplice Subdivision Exemption, A Tract of Land Situated in Section 12, Township 6
South, Range 92 West of the 6th P.M., County of Garfield, State of Colorado

PROOF THAT PARCEL TO ANNEXED HAS AT LEAST 1/6TH
BORDER CONTIGUITY WITH EXISTING CITY BOUNDARY

Length of Parcel Perimeter = 2,249.33'
Minimum 1/6th Perimeter Contiguity = 374.74'
Actual Perimeter Contiguous to City = 481.54'
Parcel Meets 1/6th Contiguity Requirement for Annexation



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT SPENCER CHARLES HOLDING LLC, BEING SOLE OWNER(S) IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN PART OF GOVERNMENT LOT 11 AND PART OF THE NW1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN, GARFIELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE S 57 DEGREES 33'26" W 2034.58 FEET; TO A POINT (ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70), THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:

N 77 DEGREES 03'30" E 462.45 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 00 DEGREES 31'02" W 720.63 FEET;
THENCE N 57 DEGREES 24'21" W 316.38 FEET;
THENCE N 80 DEGREES 53'53" W 268.33 FEET;
THENCE N 31 DEGREES 08'56" E 336.59 FEET;
THENCE N 36 DEGREES 47'09" W 144.95 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL B, DUPLICE SUBDIVISION EXEMPTION

AND CONTAINING 5.492 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN HEREON AND DESIGNATE THE SAME AS SPENCER HOLDING LLC ANNEXATION PLAT, IN THE TOWN OF SILT, COUNTY OF COLORADO, AND DO HEREBY GRANT TO THE TOWN OF SILT, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON INCLUDING AVENUES, DRIVES, COURTS, PLACES AND ALLEYS, THE PUBLIC LANDS SHOWN HEREON FOR THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; AND DO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AS RECEPTION NO.

EXECUTED THIS ____ DAY OF _____, A.D., 20____.

OWNER: SPENCER HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: JUSTIN C. SANFORD
SPENCER CHARLES HOLDINGS LLC
200 MOUNTAIN SHADOW DRIVE
GLENWOOD SPRINGS, CO 81601

STATE OF COLORADO)

COUNTY OF GARFIELD) §§

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D., 20____, BY ____.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO THIS ____ DAY OF _____, A.D., 20____, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AND FOR CONVEYANCE TO THE TOWN OF SILT FOR THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF SILT FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE THE TOWN OF SILT FOR MAINTENANCE OF STREETS AND UTILITIES DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF TRUSTEES, AND THE APPLICABLE WARRANTY PERIOD HAS ENDED.

TOWN OF SILT

BY: _____
MAYOR

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

ATTEST: _____
TOWN CLERK

TITLE CERTIFICATE

I, _____, AN AGENT AUTHORIZED BY A TITLE INSURANCE COMPANY, 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 _____, 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:

DATED THIS ____ DAY OF _____, A.D. 20____.

TITLE COMPANY: _____

AGENT

NOTES

- 1.) DATE OF SURVEY JUNE 10, 2024.
- 2.) THIS ANNEXATION PLAT IS BASED ON:
 - a. DUPLICE SUBDIVISION EXEMPTION PLAT RECORDED AS RECEPTION NO. 526501 OF THE GARFIELD COUNTY CLERK AND RECORDERS OFFICE.
 - b. RESEARCH FOR RIGHT-OF-WAY AND EASEMENTS IS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NO. ABS63011512 DATED JANUARY 3, 2017.
 - c. MONUMENTS FOUND IN PLACE AS INDICATED HEREON.
- 3.) THE PURPOSE OF THE PLAT IS TO ANNEX PARCEL B, DUPLICE SUBDIVISION EXEMPTION, RECEPTION NO. 526501 INTO THE TOWN OF SILT.
- 4.) ALL BEARINGS ARE RELATIVE TO A BEARING OF S31°08'56"E ALONG THE WESTERLY LINE OF PARCEL B, DUPLICE SUBDIVISION EXEMPTION, BETWEEN FOUND #5 REBARS AND CAPS STAMPED 'LS 26950' AS SHOWN HEREON.

SURVEYOR'S STATEMENT

I, MICHAEL J. LANGHORNE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE SPENCER HOLDINGS LLC ANNEXATION PLAT 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 SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

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

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT ____ O'CLOCK ____ M., ON THE ____ DAY OF _____, 20____, AS RECEPTION NO. _____.

CLERK AND RECORDER

BY: _____
DEPUTY

REVISION

DESCRIPTION



1.66 East 3rd Street
Aspen, Colorado 81602
Ph: (970) 625-1330
Fax: (970) 625-1773

SPENCER CHARLES HOLDINGS LLC
ANNEXATION PLAT

SPENCER CHARLES HOLDINGS LLC
200 MOUNTAIN SHADOW DRIVE
GLENWOOD SPRINGS, CO 81601

FILE: ANNEX

DFT. TL

CK. M.J.L

DATE: 3/31/25

PROJECT NO.
16128.01

SHEET 1
OF 1



Community Development Department
231 N. 7th Street, Silt, CO 81652
(970) 876-2353 (office) (970) 876-2937 (fax)
www.TownOfSilt.org

Land Use Application Form

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

Project Name: GO RENTALS Project Description: RENTALS, RETAIL, HIGH END SELF STORAGE
Owner's Name: JUSTIN SANFORD Owner's Number: 970 618 0464 Owner's Email Address: JUSTIN@GO-RENTALS.COM
Address: TBD RIVER FRONTAGE ROAD Parcel ID Number: 217912200660

Legal Description (attach additional sheets if necessary): SECTION 12 TOWNSHIP 6 RANGE 92
TR IN LOT 2 & PART OF NW PARCEL DUPLICATE EXEMPTION

Access to Property: RIVER FRONTAGE ROAD (CDOT PERMIT 325013)

Acreage or Square Footage: 5.49 ACRES Existing Land Use Designation: COUNTY: RURAL

Proposed Land Use Designation: BUSINESS / INDUSTRIAL

Existing Zoning: BUSINESS / INDUSTRIAL (SILT) Proposed Zoning: NO CHANGE

Proposed Use / Intensity of Use: RENTALS, RETAIL, STORAGE WITH DAILY BUSINESS HOURS

Submittal Requirements:

- A completed original application with original signatures and two copies (2 full sets) shall be submitted to the department for review. The application shall include two sets of 24" x 36" plans, plats and other appropriate drawings. Full application must also be submitted in electronic format.
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted no less than ten (10) days before the public hearing.
- All documents submitted for Land Use Applications shall be collated and paper-clipped (no staples). All plans, plats or drawings shall be organized and submitted ready for review, to avoid delays in processing. Fees and Deposits are collected at the time of submittal.

STAFF USE ONLY

Pre-app conference	(date)	Fees
Application Received	(date)	Deposit
PZC approval	(date)	Date Fees Collected
DOT approval	(date)	

Billable Party Agreement

Property Owner(s) Name: JUSTIN SANFORD Phone: 970 618 0464
Company: SPENCER CHARLES HOLDINGS LLC Fax: _____
Address: 3892 HIGHWAY 82, GLENWOOD SPRINGS CO 81601
Authorized Rep. Name: BRAD JORDAN Phone: 970 618 6690
Company: JORDAN ARCHITECTURE INC Fax: _____
Address: PO Box 1031 GLENWOOD SPRINGS CO 81602
Billable Party: Owner X Representative _____

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all billable staff time and contract services, including, but not limited to, planning, reviewing, inspecting, engineering, surveying and legal services rendered in connection with the applicant's request. A deposit will be required if deemed necessary by Town Staff. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

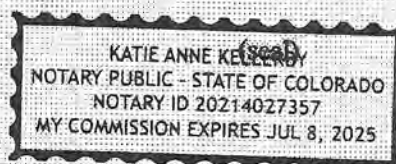
Name (printed): JUSTIN SANFORD
Address: 3892 HIGHWAY 82 GLENWOOD SPRINGS CO 81601
Phone: 970 618 0464 Email: JUSTIN@GO-RENTALS.COM
Type of Identification: Colorado Drivers License Identification Number & Expiration: 98-177-0792 Exp: 2/19/28
Signature: _____ Date: 3/7/25
County of Garfield §
State of Colorado

Sworn to and subscribed before me this 7th day of March, 2025
(Day) (Month) (Year)

By Katie Kellerby
(Notary Name)

Witness my hand and official seal Katie Kellerby
(Notary Signature)

Notary Public
My Commission Expires July 8th 2025



Disclosure of Property Ownership

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

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

Property Owner Affidavit

I/We, SPENCER CHARLES HOLDINGS LLC / JUSTIN SANFORD, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

JUSTIN SANFORD

Name (printed)

3892 HIGHWAY 82

GLENWOOD SPRINGS CO 81601

Address

970 618 0464

Phone

Fax

Signature

Colorado drivers License

Type of Identification

County of Garfield

State of Colorado

Name (printed)

Address

Phone

Fax

Signature

ss.

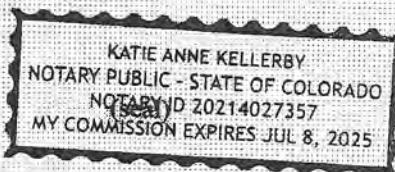
Sworn to and subscribed before me this 7th day of March, 2025
(fill in day) (fill in month) (fill in year)

By Katie Kellerby
(name printed)

Witness my hand and official seal.

Notary Public Katie Kellerby

My Commission expires: July 8th 2025



Authorized Representative

I/We further permit BRAD JORDAN/JORDAN ARCHITECTURE to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

JUSTIN SANFORD
Name (printed)

3892 HIGHWAY 82
GLENWOOD SPRINGS CO 81601
Address

970 618 0464
Phone

[Signature]
Fax

[Signature]
Signature

Colorado Drivers License
Type of Identification

County of Garfield

State of Colorado

ss.

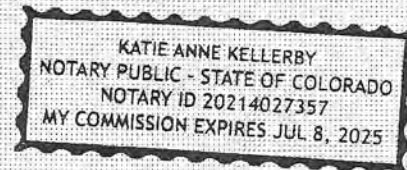
Sworn to and subscribed before me this 7th day of March, 2025
(fill in day) (fill in month) (fill in year)

By Justin Sanford
(name printed)

Witness my hand and official seal.

Katie Kellerby
Notary Public

My Commission expires: July 8th 2025



Go Rentals

tbd River Frontage Road, Silt, Colorado 81652

Parcel #217912200660

Town of Silt

Annexation Application

Owner: Spencer Charles Holdings LLC/Justin Sanford

300 Mountain Shadows Drive, Glenwood Springs, CO 81601

Applicant: Jordan Architecture Inc./Brad Jordan

PO Box 1031 Glenwood Springs, CO 81602

970-618-6690

email: bradjordanarchitect@gmail.com

website: jordanarchitecture.com

Table of Contents

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05	Proof of Ownership
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08	Project Description, Impact Analysis, and Narrative
09	Letter of Authorization/Representation
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12	CDOT Permit
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A1.1	Title Sheet, Vicinity & Location Maps
T-1	Topographic Survey
C-1	Civil Site Grading & Drainage Plan
A2.1	Architectural Site & Landscape Plan



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: February 08, 2024
\$46.50

This Deed, effective as of **February 8th, 2024**, signed on the date(s) acknowledged below, by Grantor(s), **BLUE OX LOGCRAFTERS, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **P.O BOX 644, CARBONDALE, CO 81623**, City or Town of **CARBONDALE**, County of **Garfield** and State of **Colorado**, for the consideration of **(\$465,000.00) ***Four Hundred Sixty Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **200 MOUNTAIN SHADOW DRIVE, GLENWOOD SPRINGS, CO 81601**, City or Town of **GLENWOOD SPRINGS**, County of **Garfield** and State of **Colorado**, the following real property in the County of **Garfield** and State of **Colorado**, to wit:

See attached "Exhibit A"

ANY MINERAL RIGHTS OWNED BY THE SELLER SHALL BE RETAINED BY THE SELLER AT CLOSING, IF ANY.

also known by street and number as: **TBD RIVER FRONTAGE ROAD, SILT, CO 81652**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

BLUE OX LOGCRAFTERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: 
ROGER EDWIN SHERMAN, MANAGER

State of **Colorado**

County of **GARFIELD**

)
)ss.
)

The foregoing instrument was acknowledged before me on this day of 02/08/24 by **ROGER EDWIN SHERMAN AS MANAGER OF THE BLUE OX LOGCRAFTERS, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 9/8/2024


Notary Public

JESSICA REED
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994021384

My Commission Expires: **September 08, 2024**

When recorded return to: **SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY**
200 MOUNTAIN SHADOW DRIVE, GLENWOOD SPRINGS, CO 81601



Exhibit A

PARCEL 1:

A TRACT OF LAND SITUATED IN PART OF GOVERNMENT LOT II,
AND PART OF THE NW1/4 OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN,
GARFIELD COUNTY, COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 12;
THENCE S 57 DEGREES 33'26" W 2034.58 FEET,
TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70,
THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE,
THE FOLLOWING COURSES AND DISTANCES:

N 77 DEGREES 03'30" E 462.45 FEET;
THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 00 DEGREES 31'02" W 720.63 FEET;
THENCE N 57 DEGREES 24'21" W 316.38 FEET;
THENCE N 80 DEGREES 53'53" W 268.33 FEET;
THENCE N 31 DEGREES 08'56" E 336.59 FEET;
THENCE N 36 DEGREES 47'09" W 144.95 FEET,
TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS:

PARCEL B,
DUPLICE SUBDIVISION EXEMPTION,
COUNTY OF GARFIELD, STATE OF COLORADO.

PARCEL 2:

THOSE EASEMENT RIGHTS CREATED BY THE ACCESS AND UTILITY EASEMENT,
RECORDED SEPTEMBER 12, 2016 UNDER RECEPTION NO. 882202,
COUNTY OF GARFIELD, STATE OF COLORADO.

WHEN RECORDED **SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY**
RETURN TO: **200 MOUNTAIN SHADOW DRIVE**
GLENWOOD SPRINGS, CO 81601



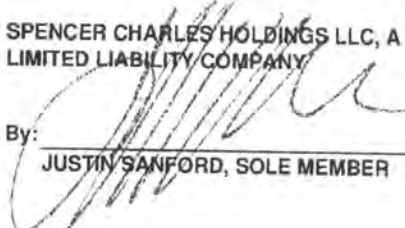
STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY
2. The type of entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/>	
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **200 MOUNTAIN SHADOW DRIVE, GLENWOOD SPRINGS, CO 81601**
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **JUSTIN SANFORD, SOLE MEMBER AND AUTHORIZED SIGNER**
6. The authority of the foregoing person(s) to bind the entity: ☒ is² not limited ☐ is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property: **N/A**
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

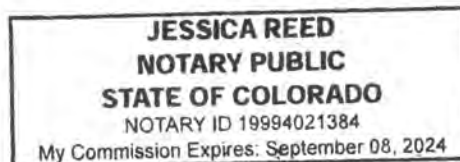
Executed this day of February 8th, 2024

SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

By: 
JUSTIN SANFORD, SOLE MEMBER

State of **Colorado**

County of **GARFIELD**



The foregoing instrument was acknowledged before me on this day of **February 8th, 2024** by **JUSTIN SANFORD AS SOLE MEMBER OF THE SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 9/8/2024


Notary Public

¹This form should not be used unless the entity is capable of holding title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

³The statement of authority must be recorded to obtain the benefits of the statute.





Colorado Secretary of State
Date and Time: 11/29/2007 02:49 PM
Id Number: 20071542933
Document number: 20071542933

Document processing fee
If document is filed on paper \$125.00
If document is filed electronically \$ 25.00

Fees & forms/cover sheets
are subject to change.

To file electronically, access instructions
for this form/cover sheet and other
information or print copies of filed
documents, visit www.sos.state.co.us
and select Business Center.

Paper documents must be typewritten or machine printed.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to [§7-90-301](#), et seq. and [§7-80-204](#) of the Colorado Revised Statutes (C.R.S)

1. Entity name:

Spencer Charles Holdings LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "ltd. liability company", "limited liability co.", "ltd. liability co.", "limited", "llc", "l.l.c.", or "ltd." §7-90-601, C.R.S.)

2. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, mark the applicable box):*

- ☐ "bank" or "trust" or any derivative thereof
☐ "credit union" ☐ "savings and loan"
☐ "insurance", "casualty", "mutual", or "surety"

3. Principal office street address:

550 Fox Run Drive

(Street name and number)

Carbondale

(City)

CO 81623

(State)

(Postal/Zip Code)

United States

(Province – if applicable)

(Country – if not US)

4. Principal office mailing address
(if different from above):

(Street name and number or Post Office Box information)

(City)

(State)

(Postal/Zip Code)

(Province – if applicable)

(Country – if not US)

5. Registered agent name (if an individual):

Justin

(Last)

Sanford

(First)

Craig

(Middle)

(Suffix)

OR (if a business organization):

6. The person identified above as registered agent has consented to being so appointed.

7. Registered agent street address:

550 Fox Run Drive

(Street name and number)

Carbondale

(City)

CO

(State)

81623

(Postal/Zip Code)

8. Registered agent mailing address
(if different from above):

(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

(Province – if applicable) (Country – if not US)

9. Name(s) and mailing address(es)
of person(s) forming the limited
liability company:

(if an individual) Sanford Justin Craig

(Last) (First) (Middle) (Suffix)

OR (if a business organization)

550 Fox Run Drive

(Street name and number or Post Office Box information)

Carbondale CO 81623

(City) (State) (Postal/Zip Code)

United States
(Province – if applicable) (Country – if not US)

(if an individual) _____
(Last) (First) (Middle) (Suffix)

OR (if a business organization)

(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

United States
(Province – if applicable) (Country – if not US)

(if an individual) _____
(Last) (First) (Middle) (Suffix)

OR (if a business organization)

(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

United States
(Province – if applicable) (Country – if not US)

(If more than three persons are forming the limited liability company, mark this box ☐ and include an attachment stating the true names and mailing addresses of all additional persons forming the limited liability company)

10. The management of the limited liability company is vested in managers ☐

OR is vested in the members ☒

11. There is at least one member of the limited liability company.

12. (Optional) Delayed effective date: _____.
(mm/dd/yyyy)

13. Additional information may be included pursuant to other organic statutes such as title 12, C.R.S. If applicable, mark this box ☐ and include an attachment stating the additional information.

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

14. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

<u>Sanford</u>	<u>Justin</u>	<u>Craig</u>	
(Last)	(First)	(Middle)	(Suffix)
<u>550 Fox Run Drive</u>			
(Street name and number or Post Office Box information)			
<hr/>			
<u>Carbondale</u>	<u>CO</u>	<u>81623</u>	
(City)	(State)	(Postal/Zip Code)	
<u>United States</u>			
(Province – if applicable)		(Country – if not US)	

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box ☐ and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

WHEN RECORDED SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY
RETURN TO: 200 MOUNTAIN SHADOW DRIVE
GLENWOOD SPRINGS, CO 81601



STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY
2. The type of entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/>	
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **200 MOUNTAIN SHADOW DRIVE, GLENWOOD SPRINGS, CO 81601**
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **JUSTIN SANFORD, SOLE MEMBER AND AUTHORIZED SIGNER**
6. The authority of the foregoing person(s) to bind the entity: ☒ is² not limited ☐ is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property: **N/A**
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this day of February 8th, 2024

**SPENCER CHARLES HOLDINGS LLC, A COLORADO
LIMITED LIABILITY COMPANY**

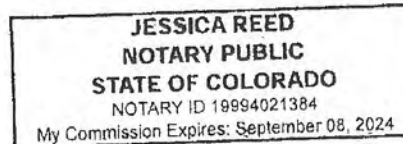
By: _____

JUSTIN SANFORD, SOLE MEMBER

State of **Colorado**

)
) ss.
)

County of **GARFIELD**



The foregoing instrument was acknowledged before me on this day of February 8th, 2024 by **JUSTIN SANFORD AS SOLE MEMBER OF THE SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 9/8/2024

Jessica Reed
Notary Public

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.



Jordan Architecture Inc.

PO Box 1031 Glenwood Springs, CO 81602 970-618-6690

email: bradjordanarchitect@gmail.com website: jordanarchitecture.com

25 September 2024 **Revised 20 November 2024**

Garfield County Planning Department

Attn: Philip Berry

RE: Go Rentals Storage, Rental, and Retail Facility

tbd River Frontage Road, Silt, Colorado

Parcel #217912200660

Philip,

This letter serves as a project description and narrative & impact analysis.

The property is currently undeveloped with the intention of developing the property to serve as a Go Rentals Facility, with equipment rental, retail sales and self contained site storage units. ***The area for the self contained storage units will be secured within the site with access only for tenants, and maintained by Go Rentals. Circulation and access to these units will be via a gravel drive as indicated on the architectural and civil site plans. The intent of the self contained storage units is for storage of larger items or larger amounts of items that may not be available at a typical storage facility.***

ARTICLE 4-203G, IMPACT ANALYSIS

Adjacent Land Use: The property to the West is currently Heyl Construction that has equipment storage on the site as well as a commercial office building. The property to the East is a Solar Farm. The property to the South is the Colorado River, and the property to the North is the frontage road and the I-70 highway corridor.

Site Features: The Colorado River is on the South edge of the property with an area of wetlands in the Southwest corner. ***The survey has been revised with the floodplain indicated. We have also revised the civil and architectural site plans, indicating development is outside of the floodplain area.***

Soil Characteristics: A geotechnical report is attached to this submission (Table of Contents-17).

Geology and Hazard: There are no geologic hazards on this parcel, as it is gently sloping from the frontage road to the Colorado River, and may have been used to graze livestock in past years. ***The survey has been revised with the floodplain indicated. We have also revised the civil and architectural site plans, indicating development is outside of the floodplain area.***

Groundwater and Aquifer Recharge Areas: The only groundwater encountered on the parcel is along the Southern edge near the Colorado River. Any surface water will naturally drain toward the Colorado River, recharging any potential aquifer. If necessary, a detention pond will be constructed in the central portion of the parcel that will naturally percolate into the ground and recharge any potential aquifer.

Environmental Impacts:

Nuisance: The parcel falls within the Town of Silt's Urban Growth Area, which will provide necessary services to residents in and around the Town of Silt. There are not any residential areas in close proximity, so a commercial business on this parcel will not have any negative impacts (noise, dust, light pollution, traffic, etc.)

Hours of Operation: The anticipated hours of operation will be from 7:00 am until 5:00 pm, Monday through Saturday.

ARTICLE 7 OF THE LAND USE CODE:

7-101 Zoning: Rural

7-102 Comprehensive Plan: The parcel is within the Town of Silt's Urban Growth Area. The adjacent frontage road was upgraded some years ago with water and sewer, in anticipation of continued growth along the frontage road.

7-103 Compatibility: The proposed development would be similar to other parcels in the area with a commercial building (retail & maintenance), equipment storage, and self contained site storage. There are several parcels along the River Frontage Road with a commercial building and/or storage (Holiday Inn, Bureau of Land Management (United States of America), Heyl Construction (Iron LLC), Government of Silt LLC, Camp Colorado River LLC, Osage Farms LLC)

7-104 Source of Water: Currently there is a permitted well on site. The current well is inoperable and would need to be re-drilled, or there is the potential to tap into the water line at River Frontage Road. ***We are working to obtain a 'will serve letter' from the Town of Silt. However, as a backup plan, we would revitalize the existing well and use this for water.***

7-105 Central Water & Wastewater: There is water and sewer available to tap into at River Frontage Road. ***We are working to obtain a 'will serve letter' from the Town of Silt. However, as a backup plan, we would opt to install an ISDS system in the central area of the lot, which would be a minimal size due to the minimal requirements.***

7-106 Public Utilities: There is electric lines along River Frontage Road that is available to tie into with a transformer.

7-107 Access/Roadways: An existing access easement exists at the Northeast east corner of the parcel, and is recorded with the Garfield County Clerk & Recorder (Table of Contents 5a & 5b).

7-108 Land Subject to Hazards: This section is not applicable based on the parcels topography and location.

7-109 Fire Protection: A fire hydrant exists adjacent to the North property line, along River Frontage Road

7-201 Agricultural Land: The parcel lies within an agricultural area, yet it falls within the Town of Silt's Urban Growth Area.

7-202 Wildlife Habitat Area: The wildlife are currently able to traverse across this parcel. The development will include perimeter fencing for safety and security, and will meet the guidelines set forth by the Colorado Division of Wildlife for fencing recommendations/requirements.

7-203 Protection of Water Bodies: This standard is met through the civil drawings and details.

7-204 Drainage & Erosion: This standard is met through the civil drawings and details.

7-205 Environmental Quality: The proposed development will include a paved parking area, a commercial retail business building, equipment rental yard and self contained storage. The primary traffic will be customers visiting the business or storage yard in personal vehicles. There will be loading and movement of larger scale rental equipment. The developer has no intention to create additional noise, dust and light pollution once the parcel is developed.

7-206 Wildfire Hazards: There are no wildfire hazards with this parcel, as it is all grassland adjacent to the Colorado River with little or no trees

7-207 Natural & Geological Hazards: There are no natural or geological hazards with this parcel. All development will be outside of the floodplain. ***The survey has been revised with the floodplain indicated. We have also revised the civil and architectural site plans, indicating development is outside of the floodplain area.***

7-208 Reclamation/Site Disturbance: All disturbed areas will be revegetated with native grasses, and undisturbed areas will remain as is. Landscaping will be added along River Frontage Road, as noted in 7-303 below.

7-301 Compatible Design: The proposed development would be similar to other parcels in the area with a commercial building (retail & maintenance), equipment storage, and self contained site storage. There are several parcels along the River Frontage Road with a commercial building and/or storage (Holiday Inn, Bureau of Land Management (United States of America), Heyl Construction (Iron LLC), Government of Silt LLC, Camp Colorado River LLC, Osage Farms LLC)

7-302 Off Street Parking: See Schematic Drawings, item 14 in Table of Contents. Adequate parking is noted on the site plan for the detailed use of the parcel.

7-303 Landscape Requirements: See Schematic Drawings, item 14 in Table of Contents. Landscaping is provided along River Frontage Road and within the parcel to provide interest and view plane buffering of the development, along with species, size and quantity of proposed planting materials.

7-304 Lighting Standards: All exterior lighting will be designed to meet the County requirements in order to preserve the night sky. Lighting will only be on during business hours.

7-305 Snow Storage: There is plenty of area for snow storage, including the central part of the nearly 5 acre parcel. The central area of the parcel can also accommodate a detention area for snow and runoff, that percolates into the ground.

7-306 Trail & Walkway Standard: This section is not applicable, as there are no trails and walkways in this rural area.

7-401 through 7-404 Subdivision, Survey Monuments, and School Land Dedication: These sections are not applicable to this development.

7-405 Road Impact Fees: This parcel is subject to a \$2523.00 road impact fee per the LUDC.

7-501 Conservation Subdivision: This section is not applicable to this development.

7-601 through 7-604 Animal Agricultural, Processing, Kennels, Vet Clinic: These sections are not applicable to this development.

7-701 through 7-707 ADU, SDU, Home Office/Business, Manufactured Home Park, Group Home Facilities, Temporary Employee Housing: These sections are not applicable to this development.

We hereby request a waiver from Garfield County's:

Section 4-203.F Landscape Plan

A waiver request shall be considered based on the following criteria:

1. The applicant shows good cause for the requested waiver.
Response: There are no changes to the existing landscaping or site
2. The size, complexity, anticipated impacts, or other factors support a waiver.
Response: There are no changes to the existing landscaping or site
3. The waiver does not compromise a proper and complete review, and.....
Response: The application can be properly and completely reviewed without a landscape plan, as there are no planned changes to the existing landscaping.
4. The information is not material to describing the proposal or demonstrating compliance with approval criteria.
Response: A landscape plan is immaterial for this application, as there is no change to the existing conditions.

The fact is there is no intent of changing any of the site, which would affect the landscaping. The existing conditions will remain as is and are in compliance with the County's regulations (see photos).

We hereby request a waiver from Garfield County's:

Section 4-203.A.4 Wildlife Expert
Section 4-203.A.5 Water Supply Expert
Section 4-203.A.6 Vegetation Management Expert

A waiver request shall be considered based on the following criteria:

1. The applicant shows good cause for the requested waiver.
4-203.A.4 Response: The project is not going to impact the wildlife, and the developer will ensure perimeter fencing meets the guidelines and requirements as established by the Colorado Division of Wildlife, so there is no need to engage a Wildlife Expert.
4-203.A.5 Response: There is no need to engage a Water Supply Expert, as there is currently a permitted well on site, as well as access to Water and Sewer along River Frontage Road.

- 4-203.A.6 Response: There is no need to engage a Vegetation Management Expert, as the County has specific requirements for noxious weed evaluation and control.
2. The size, complexity, anticipated impacts, or other factors support a waiver.
- 4-203.A.4 Response: Proposed development of this parcel is minimalistic and leaves a substantial 'open space' area. Wildlife will be impacted minimally, if at all.
- 4-203.A.5 Response: The proposed development will require minimal water usage (Men's Restroom, Women's Restroom, Employee Restroom) and adequate water is available to the parcel.
- 4-203.A.6 Response: A vast majority of the parcel will be left undeveloped, and the need to engage a Vegetation Management Expert is not warranted.
3. The waiver does not compromise a proper and complete review, and.....
- 4-203.A.4 Response: There is no need to engage an expert due to the conditions set forth and agreed to regarding coordination and correspondence with the Colorado Division of Wildlife.
- 4-203.A.5 Response: There is no need to engage a Water Supply Expert when there is adequate water supplies available on or adjacent to the site.
- 4-203.A.6 Response: There is no need to engage a Vegetation Management Expert with the limited impact of development of this parcel. The County can have their staff evaluate the site and provide adequate analysis of any potential noxious vegetation that needs removal or maintenance.
4. The information is not material to describing the proposal or demonstrating compliance with approval criteria.
- 4-203.A.4 Response: Wildlife management will not be impacted in any significant way, and not material to the approval criteria for this development.
- 4-203.A.5 Response: Water is readily available and additional information is immaterial and not relevant to the approval criteria for this development.
- 4-203.A.6 Response: Vegetation exists and the site development is minimalistic for site disturbance. Vegetation maintenance is a natural progression, and any additional consultation would be irrelevant to the approval criteria for this development.

Please feel free to contact me with any questions.

Respectfully submitted,

Brad Jordan

Brad Jordan
Principal Architect

18 September 2024

Attn: Garfield County Community Development

To whom it may concern:

I, Justin Sanford/Spencer Charles Holdings LLC hereby authorize Brad Jordan, aka Jordan Architecture Inc., to act on my behalf pertaining to the Major Impact Review and permit processing for a proposed Go Rentals equipment rental yard, retail and storage areas, located at due East of 4000 River Frontage Road, Silt, Colorado also known as Parcel B, Duplice Exemption.

He has full authority to request documents, submit applications, submit plans, and engage required experts, etc., regarding this project.

If any questions regarding the authenticity of this document, I may be reached at 970-618-0464, or justin@go-rentals.com

Respectfully submitted,



Justin Sanford
Spencer Charles Holdings LLC
Go Rentals



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABS63020963**

Date: **12/27/2023**

Property Address: **TBD RIVER FRONTAGE ROAD, SILT, CO 81652**

For Closing Assistance

Jessica Reed
901 GRAND AVENUE #202
GLENWOOD SPRINGS, CO
81601
(970) 930-9815 (Work)
(800) 318-8206 (Work Fax)
jreed@ltgc.com
Contact License: CO299243
Company License: CO44565

Closers Assistant

Jordan Crisler
901 GRAND AVENUE #202
GLENWOOD SPRINGS, CO
81601
(970) 945-2610 (Work)
(800) 318-8206 (Work Fax)
jcrisler@ltgc.com
Contact License: CO732837
Company License: CO44565

Closing Processor

Raven Peterson
901 GRAND AVENUE #202
GLENWOOD SPRINGS, CO
81601
(970) 945-2610 (Work)
(800) 318-8206 (Work Fax)
ravpeterson@ltgc.com
Company License: CO44565

For Title Assistance

George Rietsch
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4151 (Work)
grietsch@ltgc.com

Buyer/Borrower

SPENCER CHARLES HOLDINGS LLC
Attention: JUSTIN SANFORD
Delivered via: Electronic Mail

Agent for Buyer

DOUGLAS ELLIMAN REAL ESTATE
Attention: MICHAEL LATOUSEK
630 E HYMAN AVE #101
ASPEN, CO 81611
(970) 618-7768 (Cell)
(970) 925-8810 (Work)
(970) 925-8821 (Work Fax)
michael.latousek@elliman.com
Lauren.Garrity@Elliman.com
Delivered via: Electronic Mail

Attorney for Buyer

JVAM LAW
Attention: CHAD J LEE
PO BOX 878
901 GRAND AVE #201
GLENWOOD SPRINGS, CO 81601
(970) 893-8242 (Cell)
(970) 922-2122 (Work)
chad@jvamlaw.com
genevieve@jvamlaw.com
Delivered via: Electronic Mail

Seller/Owner

BLUE OX LOGCRAFTERS LLC
Delivered via: Electronic Mail

Agent for Seller

ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL
REALTY
Attention: NOEL HALLISEY
415 E HYMAN AVE
ASPEN, CO 81611
(970) 379-1977 (Cell)
(970) 925-6060 (Work)
(970) 963-2994 (Work Fax)
noel.hallisey@sothebysrealty.com
noel.hallisey@aspensnowmassir.com
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: ABS63020963

Date: 12/27/2023

Property Address: TBD RIVER FRONTAGE ROAD, SILT, CO 81652

Seller(s): BLUE OX LOGCRAFTERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

Buyer(s): SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 07-30-21	\$1,568.00
Deletion of Standard Exception(s)	\$100.00
"ALTA" Loan Policy 07-30-21 Purchase Loan Rate	\$300.00
Tax Certificate	\$27.00
TOTAL	\$1,995.00

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Garfield county recorded 08/01/2000 under reception no. 567174](#)

Plat Map(s):

[Garfield county recorded 06/09/1998 under reception no. 526501](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABS63020963

Property Address:

TBD RIVER FRONTAGE ROAD, SILT, CO 81652

1. Commitment Date:

11/30/2023 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 07-30-21 \$465,000.00

Proposed Insured:
SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED
LIABILITY COMPANY

"ALTA" Loan Policy 07-30-21 Purchase Loan Rate \$352,750.00

Proposed Insured:
A LENDER TO BE DETERMINED

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

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

BLUE OX LOGCRAFTERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land is described as follows:

A TRACT OF LAND SITUATED IN PART OF GOVERNMENT LOT II,
AND PART OF THE NW1/4 OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN,
GARFIELD COUNTY, COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 12;
THENCE S 57 DEGREES 33'26" W 2034.58 FEET,
TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70,
THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE,
THE FOLLOWING COURSES AND DISTANCES:

N 77 DEGREES 03'30" E 462.45 FEET;
THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 00 DEGREES 31'02" W 720.63 FEET;
THENCE N 57 DEGREES 24'21" W 316.38 FEET;
THENCE N 80 DEGREES 53'53" W 268.33 FEET;
THENCE N 31 DEGREES 08'56" E 336.59 FET;
THENCE N 36 DEGREES 47'09" W 144.95 FEET,
TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS:

PARCEL B,
DUPLICE SUBDIVISION EXEMPTION,
COUNTY OF GARFIELD, STATE OF COLORADO.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABS63020963

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABS63020963

All of the following Requirements must be met:

This 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.

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

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

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.

1. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR BLUE OX LOGCRAFTERS, LLC, A COLORADO 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.

2. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF BLUE OX LOGCRAFTERS, 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.

3. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR SPENCER CHARLES HOLDINGS LLC, A COLORADO 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.

4. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF SPENCER CHARLES HOLDINGS 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. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A CURRENT SURVEY OF SUBJECT PROPERTY. UPON REVIEW, ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

LAND TITLE IS NOT RESPONSIBLE FOR ORDERING SAID SURVEY.

SAID SURVEY MUST BE CERTIFIED TO LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

6. WARRANTY DEED FROM BLUE OX LOGCRAFTERS, LLC, A COLORADO LIMITED LIABILITY COMPANY TO SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part I
(Requirements)

Order Number: ABS63020963

All of the following Requirements must be met:

7. DEED OF TRUST FROM SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF GARFIELD COUNTY FOR THE USE OF A LENDER TO BE DETERMINED TO SECURE THE SUM OF \$352,750.00.

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED UPON RECEIPT OF AN APPROVED SURVEY. MATTERS DISCLOSED BY SAID SURVEY MAY BE ADDED TO SCHEDULE B, PART II HEREOF.

B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

ITEM 4 OF THE PRE-PRINTED 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 BLUE OX LOGCRAFTERS, 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 SPENCER CHARLES HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY.

C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

D. UPON PROOF OF PAYMENT OF 2022 TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABS63020963

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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, IF ANY.
9. RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 26, 1896, IN BOOK 12 AT PAGE [410](#) AND RECORDED FEBRUARY 4, 1941 IN BOOK 73 AT PAGE [212](#)
10. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 26, 1896, IN BOOK 12 AT PAGE [410](#) AND RECORDED FEBRUARY 4, 1941 IN BOOK 73 AT PAGE [212](#)
11. RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE LESSOR'S ONE-EIGHTH INTEREST IN THE OIL IN, ON AND UNDER THE SUBJECT PROPERTY AS RESERVED BY JOHN H. CONTO IN WARRANTY DEED RECORDED NOVEMBER 9, 1951 IN BOOK 260 AT PAGE [606](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
12. RESERVATION OF RIGHT TO MAINTAIN CONCRETE DITCH CURRENTLY IN PLACE AS SET FORTH IN WARRANTY DEED RECORDED JANUARY 10, 1980 IN BOOK 542 AT PAGE [135](#), AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 98-34 RECORDED JUNE 09, 1998 IN BOOK 1071 AT PAGE [707](#).
14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DUPLICE SUBDIVISION EXEMPTION RECORDED JUNE 9, 1998 UNDER RECEPTION NO. [526501](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABS63020963

15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WATER ALLOTMENT CONTRACT RECORDED APRIL 22, 2002 UNDER RECEPTION NO. [601755](#).
16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2008-50 RECORDED APRIL 16, 2008 UNDER RECEPTION NO. [746656](#).
17. OIL AND GAS LEASE RECORDED DECEMBER 06, 2005 UNDER RECEPTION NO. [687829](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ACCESS AND UTILITY EASEMENT RECORDED SEPTEMBER 12, 2016 UNDER RECEPTION NO. [882202](#).



ALTA Commitment For Title Insurance

issued by Old Republic National Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of insurance and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company is not liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.
- (f) The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

(g) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- (c) This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>

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



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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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.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**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 as agent 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 your 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 obtain either 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 may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- 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 STATED ABOVE OR 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.



COLORADO
Department of Transportation
Region 3

R3 Traffic Section, Access Unit
222 S 6th St, Rm 100
Grand Junction, CO 81501
PH (970) 683-6284 FAX (970) 683-6290

<<<<< e-mailed >>>>>

February 14, 2025

Permit No. 325013

Spencer Charles Holdings LLC
200 Mountain Shaddow Dr.
Glenwood Springs, Colorado 81601

Dear Permittee:

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments
2. If you ACCEPT the Permit and its Terms and Conditions (and are authorized to sign as legal owner of the property, or as an authorized representative), please complete the DocuSign process within 60 days of the transmittal date on the permit. Your signature confirms your agreement to all the listed Terms and Conditions.
3. If you fail to complete the DocuSign within 60 days, the Colorado Department of Transportation (CDOT) will consider this permit withdrawn.
4. You may use the PayPal link to pay for this permit or send a check or money order made payable to "CDOT" for the total amount due of \$100.00 to our office.
5. If you wish to APPEAL the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
6. As described in the additional attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law.

If you have any questions please call Kandis Aggen, Asst. Access Manager, at (970) 683-6270 or Brian Killian, Region 3 Access Program Manager, at (970) 683-6284.

If you choose to return the signed permit and/or check by mail, please send to:

Region 3 Access Unit
Attn: Kandis Aggen, Asst. Access Manager
222 S 6th St, Rm 100
Grand Junction, CO 81501

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT			CDOT Permit No. 325013
			State Highway No / Mp / Side 070A / 99.223 / Right
Permit Fee \$100.00	Date of Transmittal 02/14/2025	Region / Section / Patrol / Name 3 / 02 / 2K10 Tracy Anthony	Local Jurisdiction Garfield County

The Permittee(s): Spencer Charles Holdings LLC 200 Mountain Shaddow Dr. Glenwood Springs, Colorado 81601 (970) 618-0464	The Applicant(s): TurnKey Consulting LLC 2667 Amber Spring Way Grand Junction, Colorado 81506 (970) 314-4888
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is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location: Located on the south side of the I70 south frontage road aka River Frontage Rd. approximately 1175 feet east of MP 99 (Lat. 39.546254, Long. -107.620547)

Access to Provide Service to:	(Land Use Code)	(Size)	(Units)
170 - Utilities Solar Farm			
151 - Mini-Warehouse (40 container units)			
811 - Construction Equipment Rental Store (10 employees)			
Total		19	DHV

Additional Information:

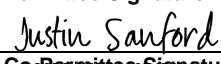
Recorded easement for shared access per the 2010 Hwy 6 & Frontage Rd. Access Control Plan

MUNICIPALITY OR COUNTY APPROVAL Required only when the appropriate local authority retains issuing authority.			
Signature	Print Name	Date	Title

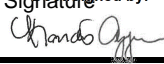
Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Teshaylo Trujillo 2K3 with the Colorado Department of Transportation, at (303) 810-0883 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee Signature: 	Print Name Justin Sanford	Date 2/14/2025 9:25 AM PST
Co-Permittee Signature: (if applicable)	Print Name	Date

This permit is not valid until signed by a duly authorized representative of the Department.

COLORADO DEPARTMENT OF TRANSPORTATION			
Signed by: 	Print Name Kandis Aggen	Title Asst. Access Manager	Date (of issue) 2/18/2025 12:12 PM PST

State Highway Access Permit Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

**STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS**

February 14, 2025

PERMIT No. 325013

Permittee(s): Spencer Charles Holdings LLC

Location: Garfield County on CO Highway 070A, near Mile Ref. Pt. 99.223 Right

1. This permitted access is only for the use and purpose stated in the Application and Permit. This Permit is issued in accordance with the State Highway Access Code (2 CCR 601-1), hereafter referred to as the "Access Code", and is based in part upon the information submitted by the Permittee.
2. Any subsequent relocation, reconstruction, modifications, the type of traffic using the access or 20% increase in volume to the access shall require a new application and coordination with Colorado Department of Transportation, hereafter referred to as "CDOT". Any changes causing non-compliance with the Access Code may render this permit void, requiring a new permit.
3. This permit replaces any and all additional access permits that may be in existence for this access.
4. This permit is for an as-constructed access for the following uses: Solar Farm, Mini Warehouse & Construction Equipment Rental Store for parcels 217912200660 & 217912200350.
5. This access is shared with a recorded easement and is in conformance with the 2010 Hwy 6 & South Frontage Rd. Access Control Plan.
6. The total traffic volume shall be 19 DHV (Design Hourly Volume).
7. This access shall have a full-turning movement.
8. The Permittee is responsible for obtaining any necessary additional Federal, State and/or City/County permits or clearance. Approval of this access permit does not constitute verification of this action by the Permittee. Permittee is also responsible for obtaining all necessary utility permits in addition to this access permit.
9. No drainage from this site shall enter onto the State Highway travel lanes. The Permittee is required to maintain all drainage in excess of historical flows and time of concentration on site. All existing drainage structures shall be extended, modified or upgraded, as applicable, to accommodate all new construction and safety standards, in accordance with the Department's standard specifications.
10. Nothing in this permit shall prohibit the Chief Engineer from exercising the right granted in CRS 43-3-102—including, but not limited to, restricting left hand turns by construction of physical medial separations.
11. It shall be the responsibility of the Permittee to maintain adequate sight distance for this driveway. It is the sole responsibility of the Permittee to trim and/or remove vegetation (i.e.: weeds, grass, shrubs and trees) to maintain adequate sight distance.
12. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of this permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas, the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the

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13. All costs associated with any type of utility work will be at the sole responsibility and cost of the Permittee and at no cost to CDOT.
14. Any current or proposed cattle guard shall be maintained fully within the property boundaries and all repairs are the sole responsibility of the property owner.
15. Backing maneuvers within and onto the state highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in a forward movement. Backing into the right-of-way shall be considered a violation of the Terms and Conditions of the Access Permit and may result in the revocation of the permit by CDOT and/or Issuing Authority.
16. The Permittee assumes responsibility for any and all easements that are associated with this access. If an easement is part of this access permit, CDOT shall not be liable for incorrect information in the easement documentation and it's the permittees responsibility to ensure all applicable laws and regulations have been followed.



What is stormwater runoff?

Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like roads and sidewalks prevent stormwater from naturally soaking into the ground

Why is stormwater runoff a problem?

Stormwater can pick up debris, chemicals, dirt and other pollutants and flow into CDOT's storm drain system or directly into a stream, river, lake, wetland or reservoir. Anything that enters CDOT's storm drain system is discharged untreated into the waterways we use for fishing, swimming, and providing drinking water.



Dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, pH, wrecked or discarded equipment, **rock, sand,** any industrial, municipal, or agricultural waste.

Tips for Reporting an Illicit Discharge

Call the illicit discharge hotline at **(303) 512-4426**
 From a safe distance try to estimate the amount of the discharge.
 Identify characteristics of the discharge (color, odor, algae, etc.).
 Obtain information on the vehicle dumping the waste (if applicable).
 Do not approach!
 Call *CSP for illicit dumping.
 If possible, take a photo, record a license plate.

REMEMBER:

Never get too close to the illicit discharge, it may be dangerous!!!

For more information on CDOT Utility Permits:

<https://www.codot.gov/business/permits/utilities/specialuse>

For more information on CDOT Access Permits:

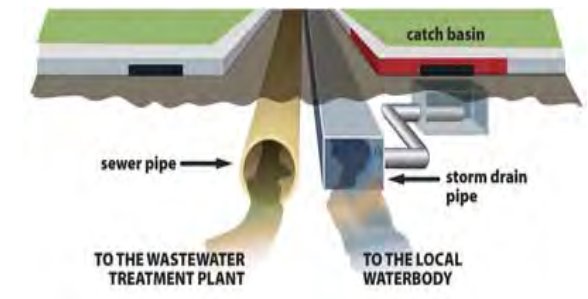
<https://www.codot.gov/business/permits/access/permits>

For more information on CDOT Water Quality Program:

Water Quality Program Manager
 4201 E. Arkansas Ave.
 Shumate Building
 Denver, Colorado 80222
 303-757-9343

Water Quality Program Industrial Facilities Program

CDOT has a Municipal Separate Storm Sewer System permit, otherwise known as (MS4) from the Colorado Department of Public Health and Environment. The permit states that only stormwater can be discharged from CDOT's storm drain system



As part of the permit, CDOT has several different programs to prevent pollutants from entering into the storm drain system:

- Construction Site Program
- New Development Redevelopment Program
- Illicit Discharge Program
- Industrial Facilities Program
- Public Education and Outreach Program
- Pollution Prevention and Good Housekeeping Program
- Wet Weather Monitoring Program



Control Measures for Industrial Facilities

Industrial facilities can use control measures (CM) otherwise known as Best Management Practices (BMP) during the construction of a facility and when operating the facility. Control measures are schedules of activities, maintenance procedures, and other management practices to prevent and reduce pollution entering into CDOT's storm drain system. Control Measures also include treatment, operating procedures, and practices to control site run off which can include structural and non-structural controls.

CDOT defines a utility, or utility facility as any privately, publicly, or cooperatively owned line, facility, or system producing, transmitting or distributing the following:

- ✓ Communications
- ✓ Cable television
- ✓ Power
- ✓ Electricity
- ✓ Light
- ✓ Heat Gas
- ✓ Oil
- ✓ Crude Products
- ✓ Water
- ✓ Stream
- ✓ Waste
- ✓ Stormwater not connected with highway drainage
- ✓ Similar Commodity

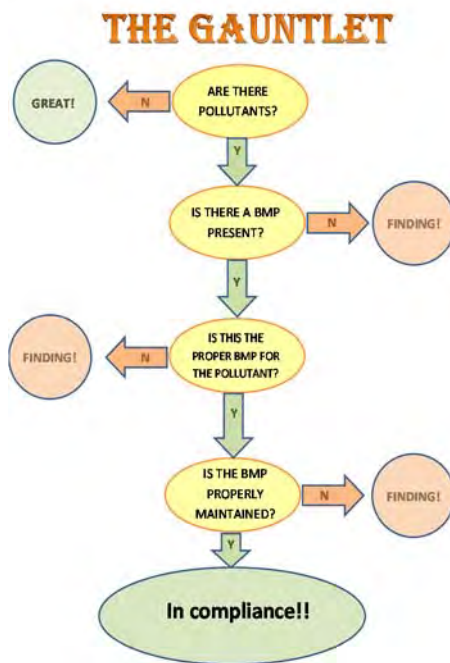
Industrial Facilities Program Elements:

1. Educate and outreach to owners or operators that have potential to contribute substantial pollutant to water.
2. Report and include information on discharge and water quality concerns. Provide written notification within 15 days of discovery to CDPHE.
3. Submit an annual report to CDPHE containing the number of informational brochures distributed; name and title of each individual trained.

Education

There are instances when a utility company or other entity doing work in the state highway right-of-way will require some type of environmental permit or clearance for that work. CDOT has put together an Environmental Clearances Information Summary for those applying for a CDOT Utility and Special Use Permit or Access Permit to obtain all required clearances. This fact sheet is given to each permittee and is available at:

<http://www.coloradodot.info/programs/environmental/resources/guidance-standards/Environmental%20Clearances%20Info%20Summary.pdf>



COLORADO DEPARTMENT OF TRANSPORTATION

Environmental Clearances Information Summary

PURPOSE - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permittees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive—additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT: Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

CLEARANCE CONTACTS - As indicated in the permit/clearance descriptions listed below, the following agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2000
Water Quality Control Division (WQCD): (303) 692-3500
Environmental Permitting Website <https://www.colorado.gov/pacific/cdphe/all-permits>
- CDOT Water Quality Program Manager: (303) 512-4053 <https://www.codot.gov/programs/environmental/water-quality>
- CDOT Asbestos Project Manager: (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices:
Omaha District (Northeastern CO), Denver Office (303) 979-4120
<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>
Sacramento District (Western CO), Grand Junction Office (970) 243-1199
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>
Albuquerque District (Southeastern CO), Pueblo Office (719) 543-9459
<http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 <https://www.codot.gov/business/permits>

Wildlife Resources - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat requires special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, <http://www.codot.gov/programs/environmental/wildlife/guidelines>, or the Colorado Parks and Wildlife (CPW) website, <http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

Cultural Resources - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (<https://www.historycolorado.org/file-access>; 303-866-5216). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM.

Paleontological Resources - The level of effort required for paleontological resources is dependent on the amount of ground disturbance, including rock scaling, digging, trenching, boring, ground leveling, and similar activities.

- If the permit will involve extensive ground disturbance (generally involving more than one mile of CDOT ROW), a full review will be required by a qualified paleontologist, including map, file, and locality searches, with final recommendations provided by the CDOT paleontologist upon receipt of the report. Based on results of the review, a survey or inventory of the permit area may be necessary.
- If the permit will involve a small amount of ground disturbance (less than one mile of ROW), the applicant must request a fossil locality search through the University of Colorado Museum of Natural History (<https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) and the Denver Museum of Nature and Science (<https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>). The museum collections manager will provide information about localities in the project area. If there are no known localities, the permit requirement for paleontology is complete upon submitting that information to CDOT. If there are known localities, the CDOT paleontologist will be contacted by the museum with details, and additional recommendations will be made if necessary. Note that museum staff are not required to disclose the details of fossil localities to the permit applicant, nor is detailed locality information required for the permit application to proceed.
- If the permit does not involve ground disturbance, no action is required for paleontological resources. If fossils are encountered during the permitted action, all work in the immediate area of the find should stop and the CDOT Staff Paleontologist and the Region Environmental Manager should be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. Contact Information: See the museum websites listed above. The CDOT Paleontologist is not able to conduct locality searches independently. For further information contact CDOT Paleontologist Nicole Peavey at nicole.peavey@state.co.us or (303) 757-9632.

Hazardous Materials, Solid Waste - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed.

Contact Information: Theresa Santangelo-Dreiling, CDOT Hazardous Materials Management Supervisor: (303) 512-5524.

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions.

Contact Info: CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Project Manager (303) 949-2729, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

Transportation of Hazardous Materials - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. **Contact**

Information: For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401

Water Quality Certifications Issued by the CDPHE WQCD - Clean Water Act section 404 permits are often required for the discharge of dredged or fill material into waters of the U.S., including wetlands. Several types of section 404 permits exist, including nationwide, regional general, and individual permits. Nationwide permits are the most commonly authorized type for activities with relatively minor impacts. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

Working on or in any stream or its bank - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at <https://www.codot.gov/programs/environmental/wildlife/guidelines>.

Erosion and Sediment Control Practices - Any activities that disturb one or more acres of land require a Stormwater Construction Permit (SCP) from the CDPHE-WQCD. Erosion & sediment control requirements will be specified in that permit. In situations where a stormwater permit is *not* required, all reasonable erosion and sediment control measures should be taken to minimize erosion and sedimentation. Control practices should be in accordance with CDOT Standard Specifications 107.25, 208, 213 and 216 (<https://www.codot.gov/business/designsupport/cdot-construction-specifications>). The CDOT Erosion Control and Stormwater Quality Guide (website: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>) can also be used to design erosion/sediment controls. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Website: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>

Site Stabilization - All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide should also be used to plan restoration of disturbed vegetation. Website: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>

Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from certain types of industrial facilities, such as concrete batch plants - require a CDPS Stormwater Permit. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Website: <https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits>

Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall be in accordance to CDOT specifications and guidelines at <https://www.codot.gov/business/designsupport/cdot-construction-specifications> and refer to the specifications and their revisions for sections 101, 107 and 208.

Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. **Contact**

Information: Contact the CDPHE-WQCD at (303) 692-3500. For Applications and Instructions: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>.

Municipal Separate Storm Sewer System (MS4) Requirements - When working in a MS4 area, discharges to the storm sewer system are subject to CDOT's or other municipalities' MS4 Permit. For activities within the boundaries of a municipality that has a MS4 permit, the owner of such activity should contact the municipality regarding stormwater related requirements. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (<https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes>) and the CDOT MS4 Permit #COS-000005 (<https://www.codot.gov/programs/environmental/water-quality/documents>). Discharges are subject to inspection by CDOT and CDPHE. For CDOT-related MS4 programs and requirements, go to: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs>.

Post-Construction Permanent Water Quality - When working in a CDOT MS4 area and the activity disturbs one or more acres, permanent water quality control measures may be required. Information on the requirements can be found under the CDOT Permanent Water Quality MS4 Program at: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality>

Discharges to Storm Sewer Systems

Prohibited Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment.

Allowable Discharges - The following discharges to stormwater systems are allowed without a permit from the CDPHE-WQCD: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Information can also be found in the CDOT Illicit Discharge MS4 Program PDD at: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html>.

Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4426 (4H20), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at <https://www.colorado.gov/pacific/cdphe/emergency-reporting-line>.

Disposal of Drilling Fluids - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as "discharges" or "solid wastes," and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). **Contact Information:** Contact CDPHE (telephone #'s listed above).

Noxious Weeds and Invasive Species Management Plan - Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (<https://www.colorado.gov/pacific/agconservation/noxiousweeds>) and the Colorado Division of Parks and Wildlife (<http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx>). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.

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) Spencer Charles Holdings LLC (Justin Sanford, Owner)		2) Agent for permittee (if different from property owner) TurnKey Consulting LLC, Skip Hudson								
Street address 200 Mountain Shadow Dr.		Mailing address 2667 Amber Spring Way								
City, state & zip Glenwood Springs, CO 81601	Phone # (970) 618-0464	City, state & zip Grand Junction, CO 81506	Phone # (required) 970-314-4888							
E-mail address justin@go-rentals.com		E-mail address if available skip@skiphudson.com								
3) Address of property to be served by permit (required) To be determined										
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? <table border="1"> <tr> <td>county Garfield</td> <td>subdivision Duplice Exemption</td> <td>block Parcel B</td> <td>lot 2</td> <td>section 12</td> <td>township 6 S</td> <td>range 92 W</td> </tr> </table>				county Garfield	subdivision Duplice Exemption	block Parcel B	lot 2	section 12	township 6 S	range 92 W
county Garfield	subdivision Duplice Exemption	block Parcel B	lot 2	section 12	township 6 S	range 92 W				
5) What State Highway are you requesting access from? I-70 South Frontage Road		6) What side of the highway? <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W								
7) How many feet is the proposed access from the nearest mile post? 0 feet <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W from: MP 99.223		How many feet is the proposed access from the nearest cross street? 7,275 feet <input type="checkbox"/> N <input type="checkbox"/> S <input checked="" type="checkbox"/> E <input type="checkbox"/> W from: Divide Creek Rd./16 th St./CR-311								
8) What is the approximate date you intend to begin construction? Spring 2025										
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 Vacant										
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 type="checkbox"/> no <input checked="" type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points. Easement along east property line										
14) If you are requesting agricultural field access - how many acres will the access serve? N/A										
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							
Solar Farm (existing on adjacent property)	n/a	Container Storage	40 each							
Equipment rental business	7,125 sf									
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							
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 varies	# of multi unit trucks at peak hour volumes The following volumes are PCE							
# of single unit vehicles in excess of 30 ft. varies		# of farm vehicles (field equipment) varies	Total count of all vehicles - 18 vph							

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.

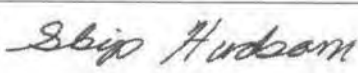
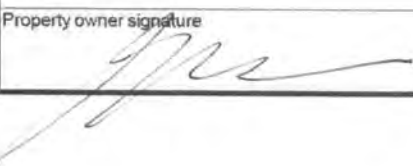
Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

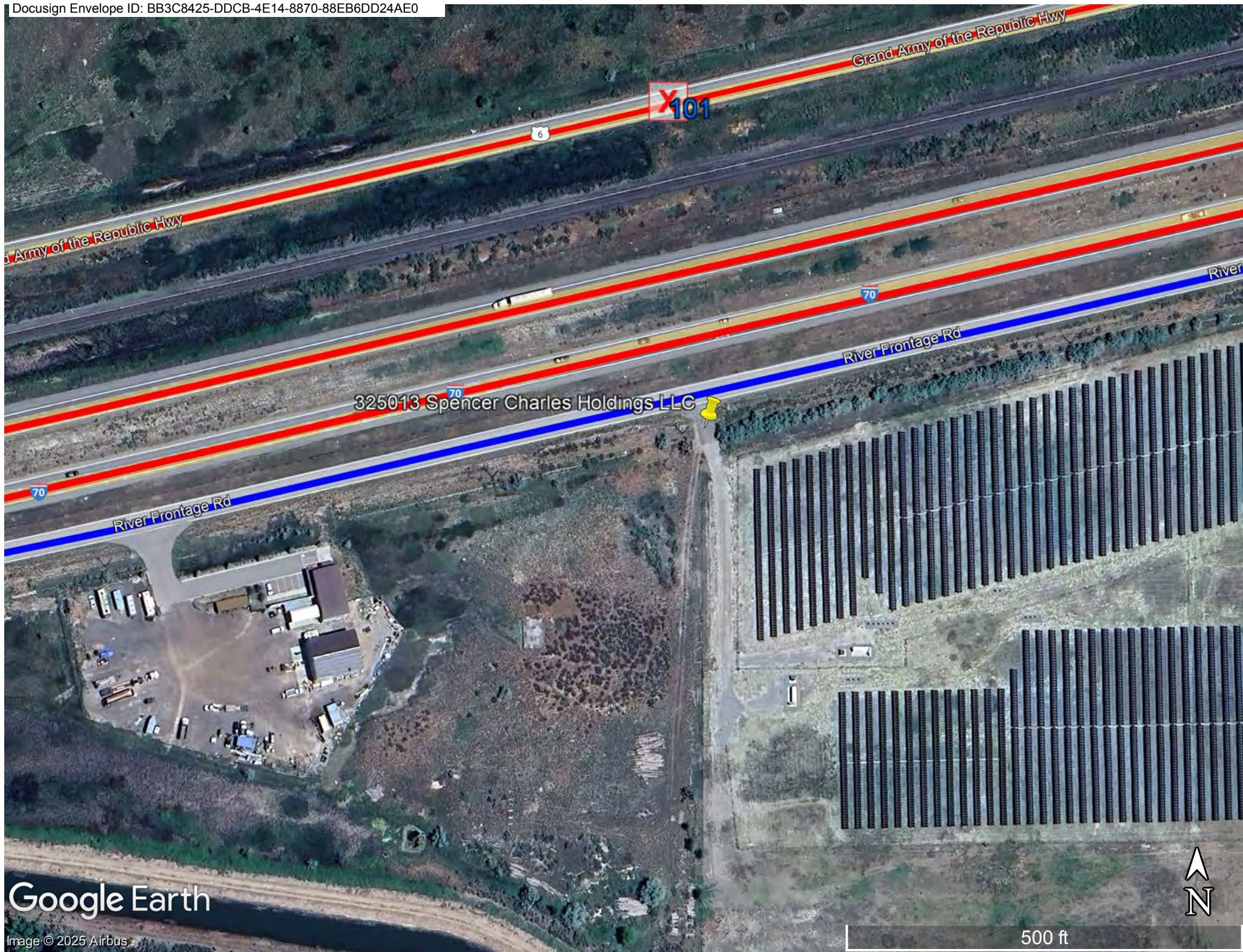
3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at 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's signature 	Print name Skip Hudson	Date 1-22-25
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 Justin Sanford, Owner	Date 01-23-25



Google Earth

Image © 2025 Airbus



Colorado River Fire Rescue

Philip Berry
108 8th Street, Suite 401
Glenwood Springs, CO 81601

February 16, 2025

RE: Go- Rentals-Storage, Rental, Retail Facility Major Impact Review

Philip:

This letter is to advise you that I have reviewed File Number: MIPA-10-24-9040, Go-Rentals-Storage, Rentals, Retail Facility Project located at (4000 Block) River Frontage Road Silt, CO. After the review of the document, and a site visit, I have the following comments for the project.

1. The site plan shows a fire hydrant located west of the proposed facility entrance. When laying out the distance from the existing fire hydrant of the farthest point south towards the end storage units, I came up with 850' travel distance from the entrance fire hydrant. Due to distance being more than 450', A second fire shall be installed in the entrance area of the storage units. The Town of Silt supplies water to the existing fire hydrant. Contact shall be made with the Town of Silt Water Department and permission acquired to install the second water line and fire hydrant. Documentation of water line permission shall be supplied to me and the Garfield County Building Department.
2. Access roads shall be all weather driving surface designed to handle the weight of fire apparatus. All access roads shall be maintained for year around access.
3. If the facility is fenced and locked gates installed, fire department Knox Box or Knox Padlock shall be installed at the entrance gates for emergency access. All gates that are approved if locked shall have either a master key lock system with keys installed in a Knox Box or shall have combination locks with codes provided to the fire department for installation into a Knox Box.
5. If fuel tanks are installed (gasoline and diesel fuel) in the facility then tank containment is required as per the 2015 International Fire Code (IFC). Containment shall be inspected prior to C of O for facility.



Colorado River Fire Rescue

6. An address sign for the facility shall be posted at the intersection of access road and River Frontage Road.
7. Fire extinguisher type and size shall be installed in facility as per 2015 IFC and NFPA 10.

Thank you for allowing me to review this project and please feel free to contact me with any questions or concerns.

Thank You,

Orrin D. Moon, Division Chief/Fire Marshal



195 West 14th Street
Rifle, CO 81650
(970) 625-5200

2014 Blake Avenue
Glenwood Springs, CO 81601
(970) 945-6614

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

Attn: Heather MacDonald and Philip Berry

Via email: hmacdonald@garfield-county.com; pberry@garfield-county.com

RE: Go-Rentals Storage, Rental, Retail Facility
Parcel No. 217912200660
Silt, Colorado 81652
File # MIPA-10-24-9040

January 31, 2025

Heather and Philip,

Garfield County Public Health (GCPH) has reviewed the application for the Go-Rentals Storage, Rental, and Retail Facility and have the following comments.

1. Drinking water: The applicant indicates that they are attempting to obtain a will-serve letter from the Town of Silt, which has potable water lines present in the River Frontage Road adjacent to the north property line. If the Town of Silt will not provide the letter, the applicant proposes to re-drill the existing well that is located on the property near the south property line. The existing well is currently inoperable, according to the applicant, so water quantity and quality tests were not provided for the existing well.

GCPH staff comments: GCPH recommends that as a condition of approval for this application that the applicant provide either a "will-serve" letter from the Town of Silt for potable water service or a well drilling report and associated water quality (lab testing) and quantity (pump-test) of the newly drilled well on the property.

2. Wastewater Treatment: The applicant indicates that they are attempting to obtain a will-serve letter from the Town of Silt, which has sanitary sewer lines present in the River Frontage Road adjacent to the north property line. If the Town of Silt will not provide the letter, the applicant proposes to construct an Onsite Wastewater Treatment System on the property to provide wastewater treatment for the site.

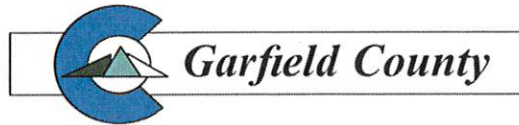
GCPH staff comments: GCPH recommends that as a condition of approval for this application that the applicant provide either a "will-serve" letter from the Town of Silt for wastewater treatment at the Town of Silt Wastewater Treatment Facility (WWTF) or apply for an appropriate OWTS permit from Garfield County as part of the building permit process.

3. Radon: GCPH staff recommends that any new buildings constructed on the site in the future utilize radon-resistant new construction (RRNC) practices to prevent radon gas exposure, which is the 2nd leading cause of lung cancer in Colorado. After construction, a radon test should be conducted, and a fan installed on the system if necessary. Free radon test kits are available at Garfield County Public Health offices in Rifle and Glenwood Springs and at the Clean Energy Economy for the Region (CLEER) located at the Third Street Center in Carbondale.

Thank you,

A handwritten signature in blue ink, reading "Edward R. White, P.E.", with a stylized flourish at the end.

Edward R. "Ted" White, P.E.
Environmental Health Specialist III
Garfield County Public Health
2014 Blake Avenue
Glenwood Springs, CO 81601
(970) 665-6383
twhite@garfield-county.com



Dear Mr. Berry and Ms. MacDonald,


Regarding the application for Go-Rentals Storage, Rental, Retail Facility (MIPA-10-24-9040), Garfield County Vegetation Management would like the applicant to conduct a noxious weed inventory and, if any noxious species are present, a corresponding noxious weed management plan. The Garfield County Noxious Weed List is attached.

The applicant is encouraged to contact the Bookcliff, Mount Sopris and South Side Conservation Districts at (970) 404-3450 to complete the weed survey. This free service is available to all property owners in Garfield County. If noxious weeds are present the landowner may also participate in the County's noxious weed cost share program to receive partial reimbursement for weed control efforts. If desired, I would be happy to provide you and/or the applicants with more information on this program.

Staff also requests that the applicant submit an estimated area of land that will be disturbed during the grading and construction process. Any disturbance greater than one acre will require revegetation security to be acquired.

Please let me know if you and/or the applicants have any further questions or comments.

Regards,


1/21/25

Sarah LaRose

Program Coordinator

Garfield County Vegetation Management

Ph: (970) 945-1377 x 4315

Email: slarose@garfield-county.com

GARFIELD COUNTY NOXIOUS WEED LIST Adopted by Board of County Commissioners – February 16, 2016

<u>Common name</u>	<u>Scientific Name</u>	<u>Colorado Designation</u>
Absinth wormwood	<i>Artemisia absinthium</i>	B
Black henbane	<i>Hyoscyamus niger</i>	B
Bouncing bet	<i>Saponaria officinalis</i>	B
Bull thistle	<i>Cirsium vulgare</i>	B
Canada thistle	<i>Cirsium arvense</i>	B
Chicory	<i>Cichorium intybus</i>	C
Chinese clematis	<i>Clematis orientalis</i>	B
Common burdock	<i>Arctium minus</i>	C
Common tansy	<i>Tanacetum vulgare</i>	B
Common teasel	<i>Dipsacus fullonum</i>	B
Corn chamomile	<i>Anthemis arvensis</i>	B
Curly dock	<i>Rumex crispus</i>	Not listed
Cutleaf teasel	<i>Dipsacus lacinatus</i>	B
Cypress spurge	<i>Euphorbia cyparissias</i>	B
Dalmatian toadflax	<i>Linaria dalmatica</i>	B
Dame's rocket	<i>Hesperis matronalis</i>	B
Diffuse knapweed	<i>Centaurea diffusa</i>	B
Hoary cress	<i>Cardaria draba</i>	B
Houndstongue	<i>Cynoglossum officinale</i>	B
Jointed goatgrass	<i>Aegilops cylindrica</i>	B
Leafy spurge	<i>Euphorbia esula</i>	B
Mayweed chamomile	<i>Anthemis cotula</i>	B
Meadow knapweed	<i>Centaurea pratensis</i>	A
Mediterranean sage	<i>Salvia aethopsis</i>	A
Musk thistle	<i>Carduus nutans</i>	B
Myrtle spurge	<i>Euphorbia myrsinites</i>	A
Oxeye daisy	<i>Leucanthemum vulgare</i>	B
Perennial pepperweed	<i>Lepidium latifolium</i>	B
Plumeless thistle	<i>Carduus acanthoides</i>	B
Poison hemlock	<i>Conium maculatum</i>	C
Purple loosestrife	<i>Lythrum salicaria</i>	A
Russian knapweed	<i>Acroptilon repens</i>	B
Russian-olive	<i>Elaeagnus angustifolia</i>	B
Saltcedar	<i>Tamarix parviflora</i>	B
Saltcedar	<i>Tamarix ramosissima</i>	B
Scentless chamomile	<i>Tripleurospermum perforatum</i>	B
Scotch thistle	<i>Onopordum acanthium</i>	B
Spotted knapweed	<i>Centaurea stoebe</i>	B
Sulfur cinquefoil	<i>Potentilla recta</i>	B
Yellow starthistle	<i>Centaurea solstitialis</i>	A
Yellow toadflax	<i>Linaria vulgaris</i>	B

From: [Dale Stephens](#)
To: [Philip Berry](#); [Heather MacDonald](#)
Cc: [Tyler Terry](#)
Subject: RE: Go-Rentals Retail, Rental, and Storage Application Referral Request - Garfield County
Date: Thursday, January 16, 2025 3:16:16 PM

Afternoon, Garfield county Road and Bridge has no issues with this project.
Thanks,Dale

From: Philip Berry <pberry@garfield-county.com>
Sent: Thursday, January 16, 2025 2:26 PM
To: Philip Berry <pberry@garfield-county.com>; Heather MacDonald <hmacdonald@garfield-county.com>
Subject: Go-Rentals Retail, Rental, and Storage Application Referral Request - Garfield County

Please see the attached referral request for a retail, rental, and storage use in unincorporated Garfield County. I will be collaborating with my colleague Heather MacDonald on this file, so please include us both in your response.

We really appreciate your time and review of these applications. If you have any questions or issues accessing the file, please don't hesitate to reach out to us.

Thanks again!

Philip Berry, AICP

Principal Planner
108 8th. St., Suite 401
Glenwood Springs, CO 81601
Pberry@garfield-county.com
Office: 970-945-1377 (1580)
[Garfield County – Community Development Department](#)

From: [Levy Burris](#)
To: [Philip Berry](#)
Subject: RE: Go-Rentals Retail, Rental, and Storage Application Referral Request - Garfield County
Date: Thursday, January 16, 2025 3:18:33 PM

Philip, the Garfield county Sheriff's Office as no issues or concerns with this application MIPA-10-24-9040 for Go-Rentals. It is recommended that the applicant consider annexation into the Town of Silt due to the adjoining business already being annexed and the use of Water and Waste water on the Town 's system.

-
If you have any questions please call me at 970-989-3042

-
Levy Burris

From: Philip Berry <pberry@garfield-county.com>
Sent: Thursday, January 16, 2025 2:26 PM
To: Philip Berry <pberry@garfield-county.com>; Heather MacDonald <hmacdonald@garfield-county.com>
Subject: Go-Rentals Retail, Rental, and Storage Application Referral Request - Garfield County

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Thanks again!

Philip Berry, AICP

Principal Planner
108 8th. St., Suite 401
Glenwood Springs, CO 81601
Pberry@garfield-county.com
Office: 970-945-1377 (1580)
[Garfield County – Community Development Department](#)

From: [West - DNR, Molly](#)
To: [Philip Berry](#)
Cc: [Jake Stanton - DNR](#)
Subject: Re: Go-Rentals Retail, Rental, and Storage Application Referral Request - Garfield County
Date: Tuesday, January 21, 2025 12:00:30 PM

Philip,

Thank you for including CPW in the consultation for this development. At this time, we do not have any wildlife-related comments on this application.

Sincerely,

Molly West
Land Use Specialist



C 970.250.3818

molly.west@state.co.us | cpw.state.co.us



On Thu, Jan 16, 2025 at 2:28 PM Philip Berry <pberry@garfield-county.com> wrote:

Please see the attached referral request for a retail, rental, and storage use in unincorporated Garfield County. I will be collaborating with my colleague Heather MacDonald on this file, so please include us both in your response.

We really appreciate your time and review of these applications. If you have any questions or issues accessing the file, please don't hesitate to reach out to us.

Thanks again!

Philip Berry, AICP

Principal Planner

108 8th. St., Suite 401

Glenwood Springs, CO 81601

Pberry@garfield-county.com

Office: 970-945-1377 (1580)

[Garfield County – Community Development Department](#)



COLORADO
Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Philip Berry
Principal Planner
Garfield County Community Development Department
108 8th. St., Suite 401 Glenwood Springs, CO 81601

VIA EMAIL

RE: Go-Rentals Retail, Rental, and Storage Application Referral Request - Garfield County

Dear Philip Berry,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Go-Rentals Retail, Rental, and Storage project as described in your correspondence dated January 16, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

Land Development

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil



Wind Breaks	Minimizing the areas of disturbance Synthetic or Natural Cover for Slopes
-------------	--

Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicione
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment
303-691-4104 // brendan.cicione@state.co.us



From: [Localreferral - CDPHE, CDPHE](#)
To: [Philip Berry](#)
Cc: [Heather MacDonald](#)
Subject: Re: Go-Rentals Retail, Rental, and Storage Application Referral Request - Garfield County
Date: Monday, January 27, 2025 9:27:36 AM

Hello,

CDPHE HMWMD - Solid Waste has the following comments to this proposal:
If maintenance or storage of equipment will take place on the proposed site, the facility should have a written spill prevention and response plan to address spills or releases of petroleum products or chemicals from equipment. The plan should include information on how spills or releases will be prevented from equipment being maintained and actions to be taken in the event of a spill or release. The plan should outline what actions will be taken, how wastes generated from spills will be managed and where these will be disposed of, and who will be responsible for ensuring that the wastes are appropriately disposed of. The plan should also include emergency contact numbers and should designate staff who will be responsible for notification of spills or releases to the environment.

Thank you,

On Thu, Jan 16, 2025 at 2:28 PM Philip Berry <pberry@garfield-county.com> wrote:

Please see the attached referral request for a retail, rental, and storage use in unincorporated Garfield County. I will be collaborating with my colleague Heather MacDonald on this file, so please include us both in your response.

We really appreciate your time and review of these applications. If you have any questions or issues accessing the file, please don't hesitate to reach out to us.

Thanks again!

Philip Berry, AICP

Principal Planner

108 8th. St., Suite 401

Glenwood Springs, CO 81601

Pberry@garfield-county.com

Office: 970-945-1377 (1580)

[Garfield County – Community Development Department](#)

GENERAL NOTES

1. THE A.I.A. DOCUMENT A201 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSTR'UTION', LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS, EXCEPT AS AMENDED HEREIN.
2. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATIONS, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
3. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATED TRADES.
4. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT CONDITIONS, WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
5. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND THE ARCHITECT SHALL REVIEW ALL SUCH SAMPLES BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTORS' EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUEST AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH THE GENERAL CONTRACTOR. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR THEIR REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED FOR SAMPLES IN PARAGRAPHS, ABOVE.
7. THE CONTRACTOR SHALL NOTIFY THE BUILDING INSPECTOR OR WHEN THERE IS A NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR BY ANY LOCAL CODE OR ORDINANCE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
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ABBREVIATIONS

- AFF ABOVE FINISH FLR.
ADJ ADJACENT
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BTWN BETWEEN
BLDG BUILDING
CL CENTERLINE
CER CERAMIC TILE
CLR CLEAR
CLOS CLOSET
COL COLUMN
CONC CONCRETE
CJ CONSTRUCTION JOINT
CONT CONTINUOUS
DTL DETAIL
DIA DIAMETER
DIM DIMENSION
DW DISHWASHER
DN DOWN
DWG DRAWING
EA EACH
EL ELEVATION
EQ EQUAL
EXIST EXISTING
EXT EXTERIOR
FIN FINISH
FLR FLOOR
FD FLOOR DRAIN
FTG FOOTING
FDN FOUNDATION
GA GAUGE
GALV GALVANIZED
GC GENERAL CONTRACTOR

GL GLASS
GR GRADE
GYP GYPSUM
HDWR HARDWARE
HD HEAD
HT HEIGHT
HORIZ HORIZONTAL
INT INTERIOR
JT JOINT
LAM LAMINATE
LAV LAVATORY
MFR MANUFACTURER
MATL MATERIAL
MAX MAXIMUM
MECH MECHANICAL
MIN MINIMUM
MISC MISCELLANEOUS
NIC NOT IN CONTRACT
NTS NOT TO SCALE
OC ON CENTER
OFCL OWNER FURNISHED, CONTRACTOR INSTALLED
PERF PERFORATED
PL PLATE
PLY PLYWOOD
REF REFRIGERATOR
REQD REQUIRED
RO ROUGH OPENING
SHT SHEET
SIM SIMILAR
SPEC SPECIFICATION
STL STEEL
TBD TO BE DETERMINED
TEL TELEPHONE
TV TELEVISION
TEMP TEMPERED
THK THICK
T & G TOUNGE AND GROOVE
T & B TOP AND BOTTOM
TO TOP OF
T TREAD
TYP TYPICAL
VIF VERIFY IN FIELD
VERT VERTICAL
WP WATERPROOF
WNDW WINDOW
WD WOOD

ELECTRICAL SYMBOLS

- RECESSED DOWNLIGHT (LOW VOLTAGE L.E.D. IN KITCHEN)
○^{+64"} SURFACE WALL FIXTURE
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▲^{+64"} TORCHIERE SCONCE
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ACTUAL (DATUM)

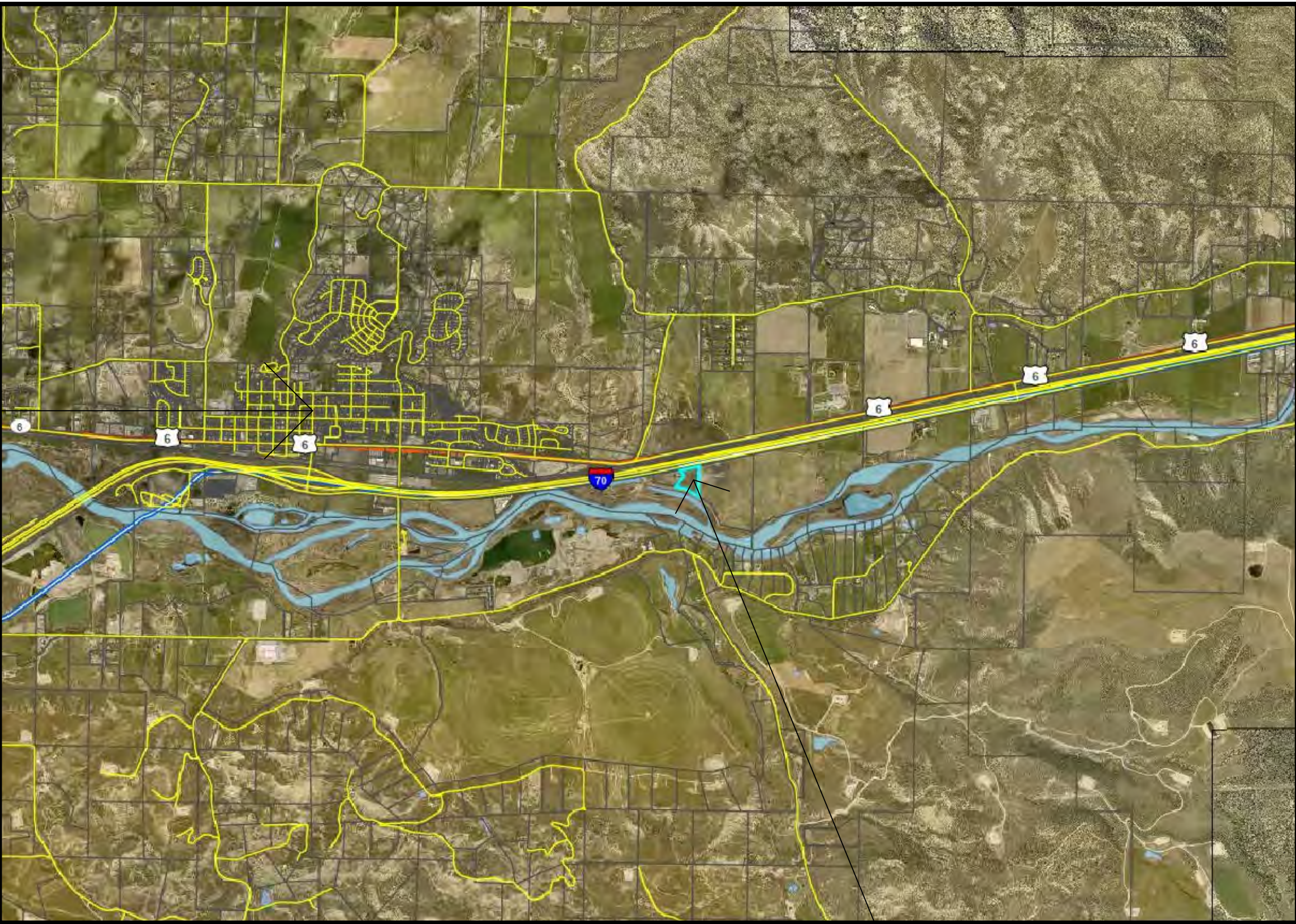
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000 0000 FLOOR ELEVATION
ACTUAL (DATUM)

A- SECTION CUT/SHEET NUMBER

+ MATERIAL CHANGE

INTERIOR ELEVATION DENOTATION
/ SHEET NUMBER

TOWN OF
SILT



VICINITY MAP

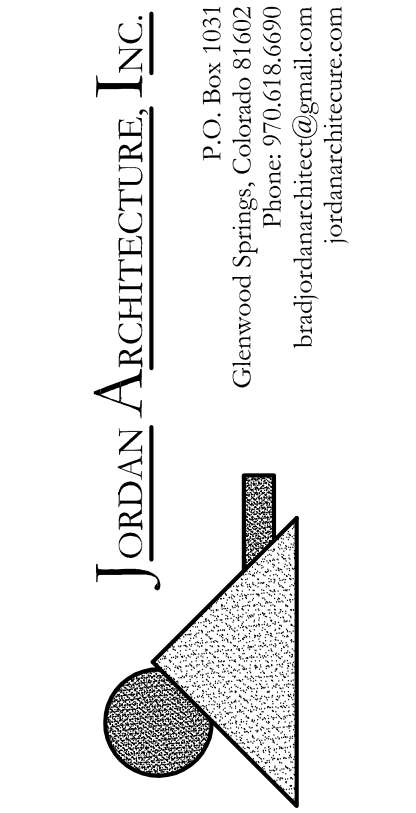
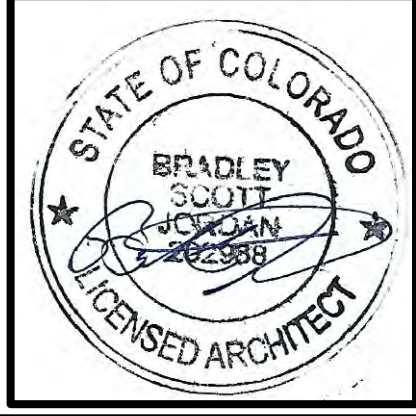
PROJECT
SITE



LOCATION MAP

SHEET INDEX

- A 1.1 TITLE SHEET/VICINITY & LOCATION MAPS
T-1 TOPOGRAPHIC SURVEY
C-1 SITE GRADING & DRAINAGE PLAN
A 2.1 ARCHITECTURAL SITE & LANDSCAPE PLAN



A Commercial Project for:

Go Rentals

TBD I-70 Frontage Road
Lot B, Duplice Sub'd. Exemption, Garfield County, Colorado
Parcel #217912202660

Date	09-29-24	Rev. Subm.
Revisions		

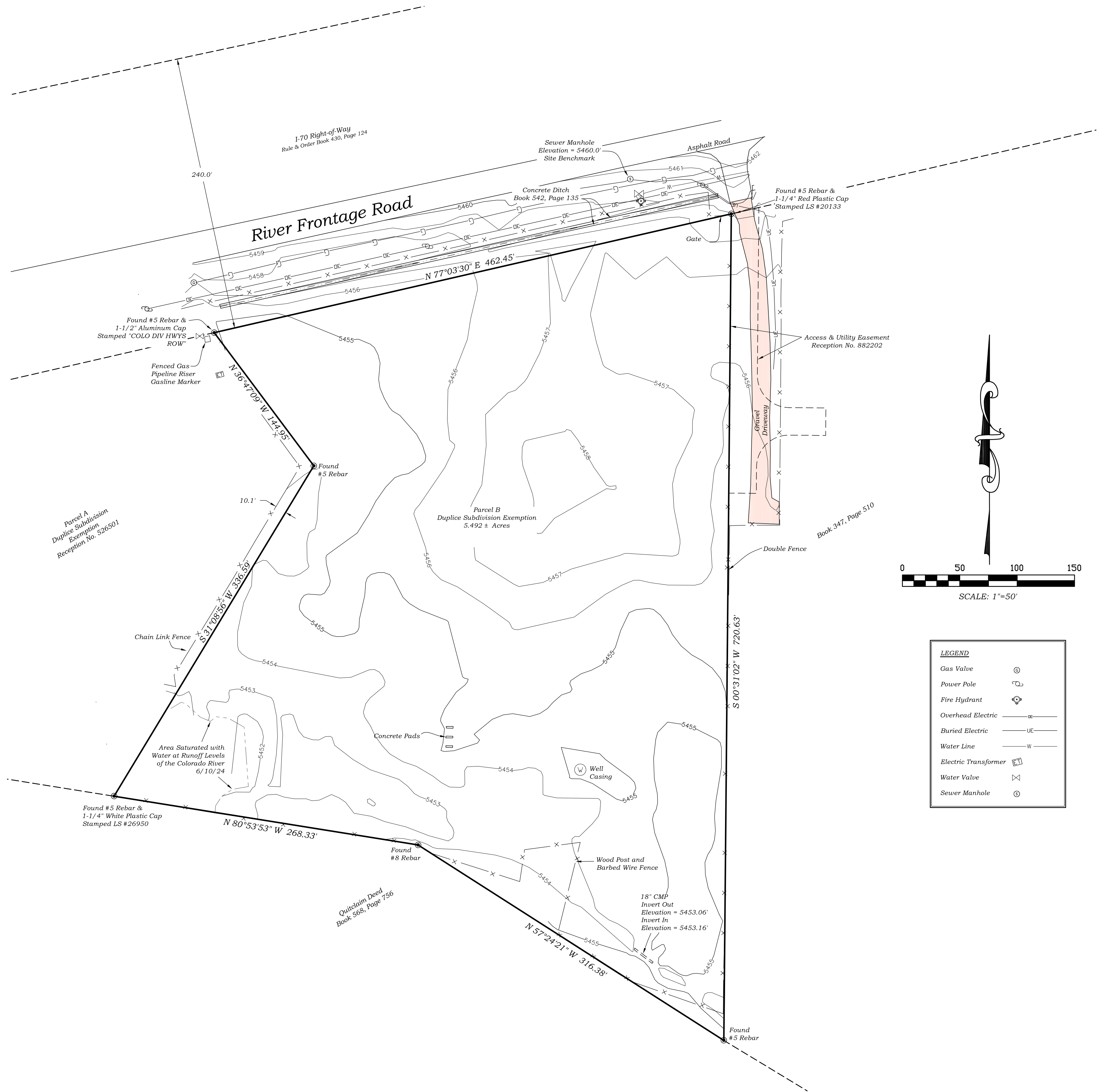
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A1.1



EXISTING CONDITIONS SURVEY

Parcel B, Duplice Subdivision Exemption



PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN PART OF GOVERNMENT LOT II AND PART OF THE NW1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN, GARFIELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

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ALSO KNOWN AS PARCEL B, DUPLICE SUBDIVISION EXEMPTION
COUNTY OF GARFIELD, STATE OF COLORADO.

NOTES

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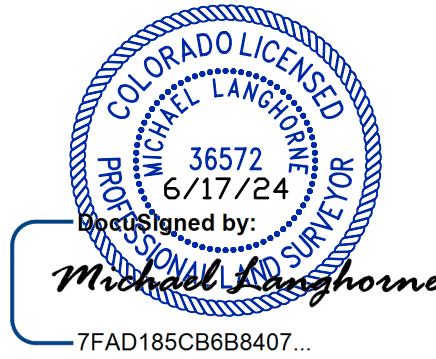
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SURVEYOR'S STATEMENT

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

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



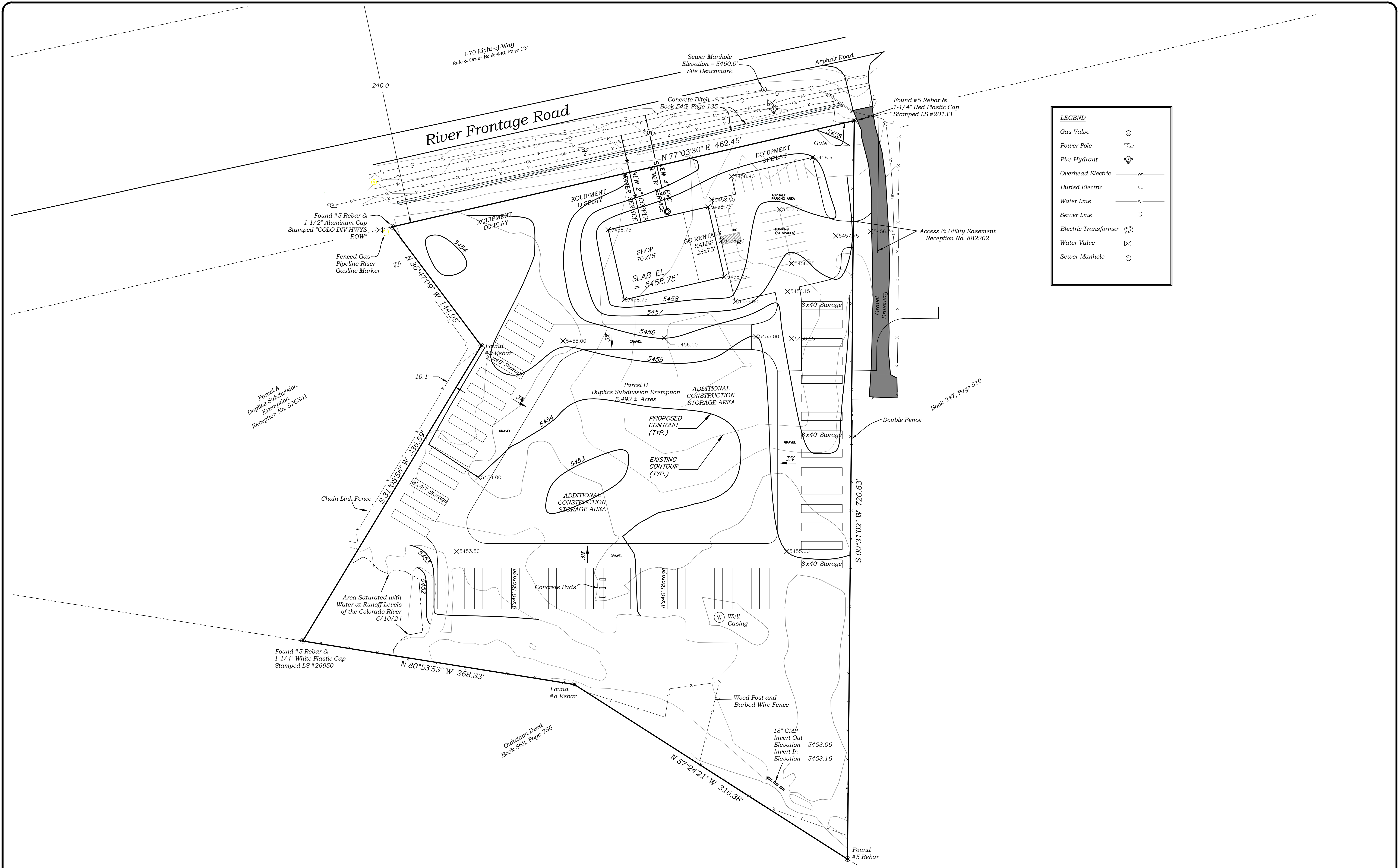
REVISION	DESCRIPTION



EXISTING CONDITIONS SURVEY

JUSTIN SANFORD
c/o BRAD JORDAN
bradjordanarchitect@gmail.com

FILE:	16128
DFT:	WK
CK:	M.J.L.
DATE:	6/17/24
PROJECT NO.	EXC
SHEET	1
OF	1



LEGEND	
Gas Valve	⊙
Power Pole	⊙
Fire Hydrant	⊙
Overhead Electric	—OE—
Buried Electric	—UE—
Water Line	—W—
Sewer Line	—S—
Electric Transformer	⊙
Water Valve	⊙
Sewer Manhole	⊙

DRAWN & DESIGNED BY: H.E.B.		REVIEWED BY: _____ DATE: _____ FOR _____	<p><u>PINNACLE DESIGN CONSULTING GROUP, INC.</u></p> <p>CONSULTING ENGINEERS • 0805 BUCK POINT ROAD CARBONDALE, CO 81623 • (970) 963-2170 pinnacledesign@sopris.net</p>	REVISION	DATE	DESCRIPTION	BY	CHD	JORDAN ARCHITECTS		SILT, COLORADO		SCALE: 1" = 40'	JOB NO: 2024.16	DATE: 10-02-24	
CHECKED BY: H.E.B.														SHEET NO: 1 OF 1		
GO-RENTALS STORAGE GRADING, DRAINAGE AND DEEP UTILITY PLAN																

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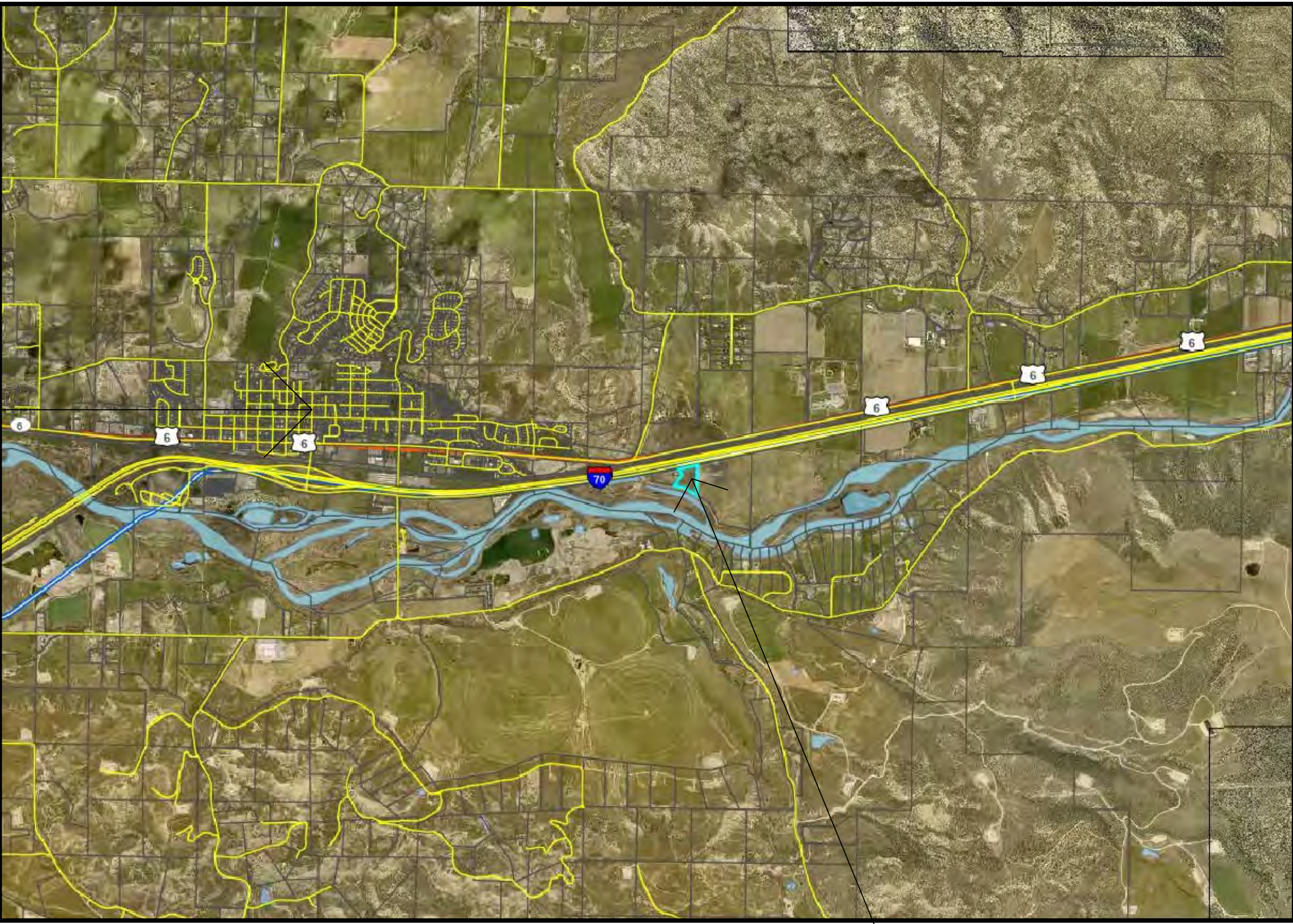
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000 0000
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MATERIAL CHANGE

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TOWN OF
SILT



VICINITY MAP

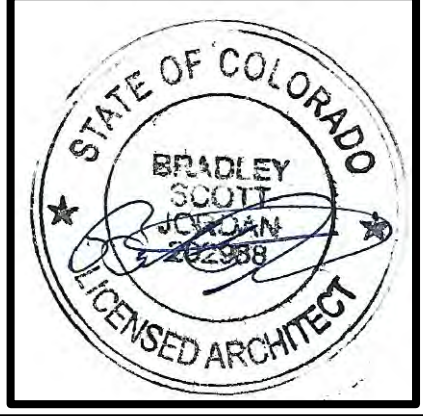
PROJECT
SITE



LOCATION MAP

SHEET INDEX

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A 2.1 ARCHITECTURAL SITE & LANDSCAPE PLAN



JORDAN ARCHITECTURE, INC.
P.O. Box 1031
Glenwood Springs, Colorado 81602
Phone: 970.618.6690
brad@jordanarchitect.com
jordanarchitect.com

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Lot B, Duplice Sub'd. Exemption, Garfield County, Colorado
Parcel #217912202660

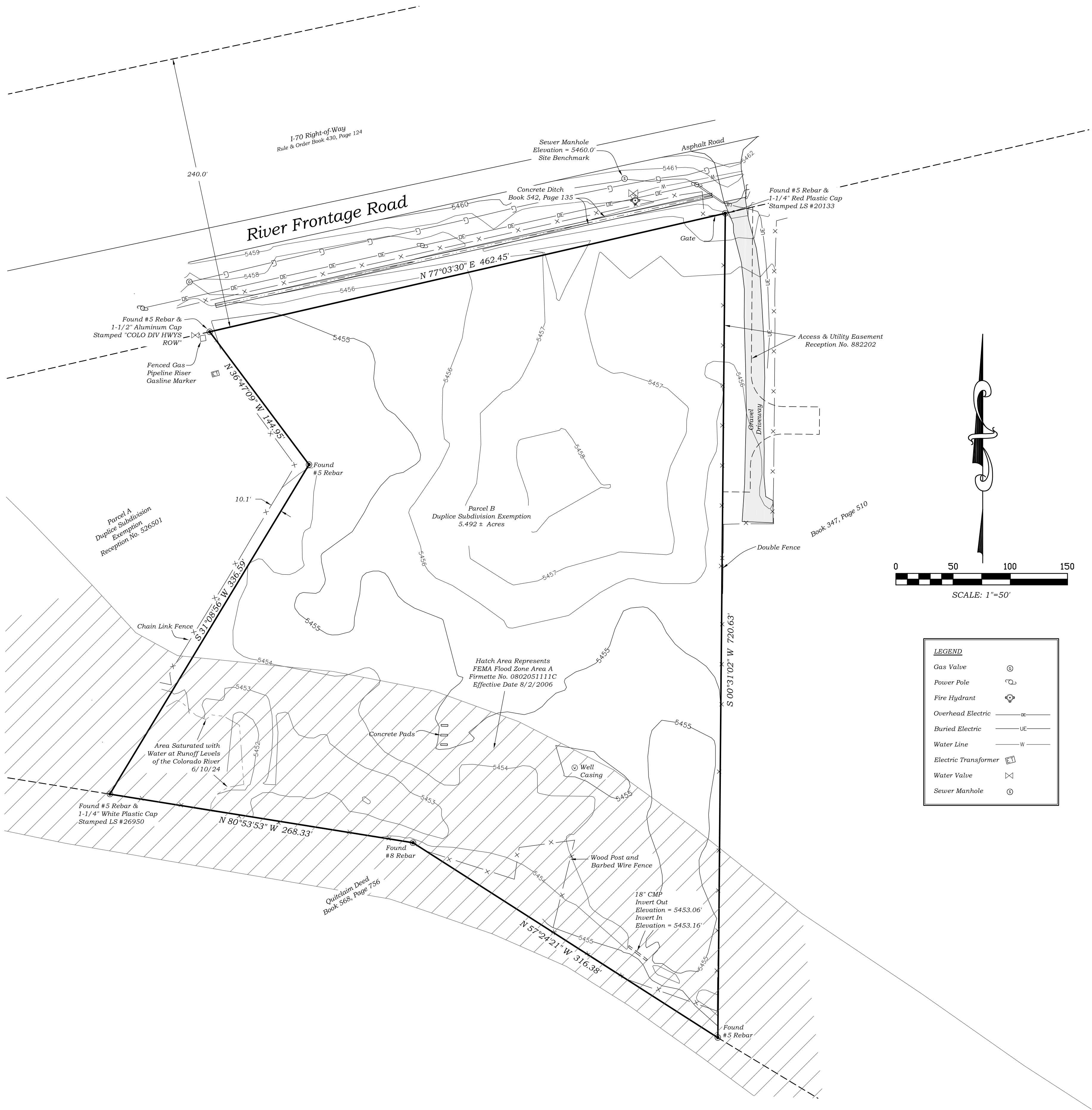
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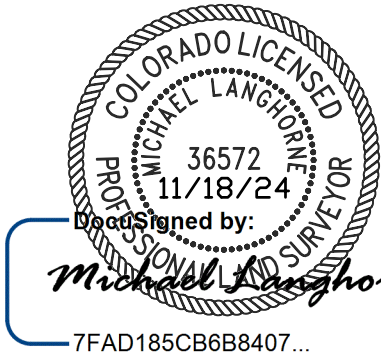
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MICHAEL J. LANGHORNE, COLORADO REGISTRATION NO. 36572 FOR AND ON BEHALF OF BOOKCLIFF SURVEY SERVICES, INC.



REVISION	DESCRIPTION



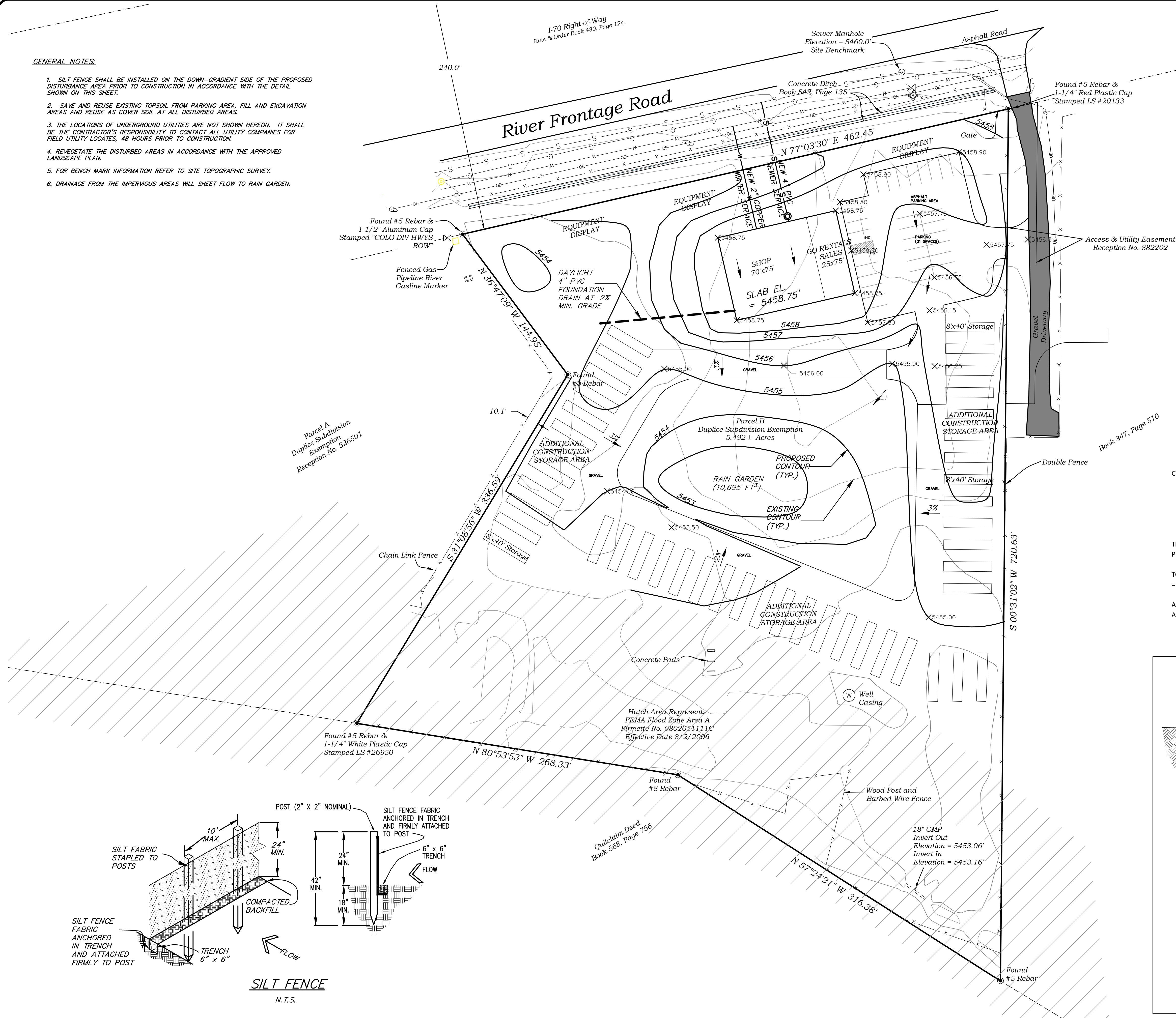
EXISTING CONDITIONS SURVEY

JUSTIN SANFORD
c/o BRAD JORDAN
bradjordanarchitect@gmail.com

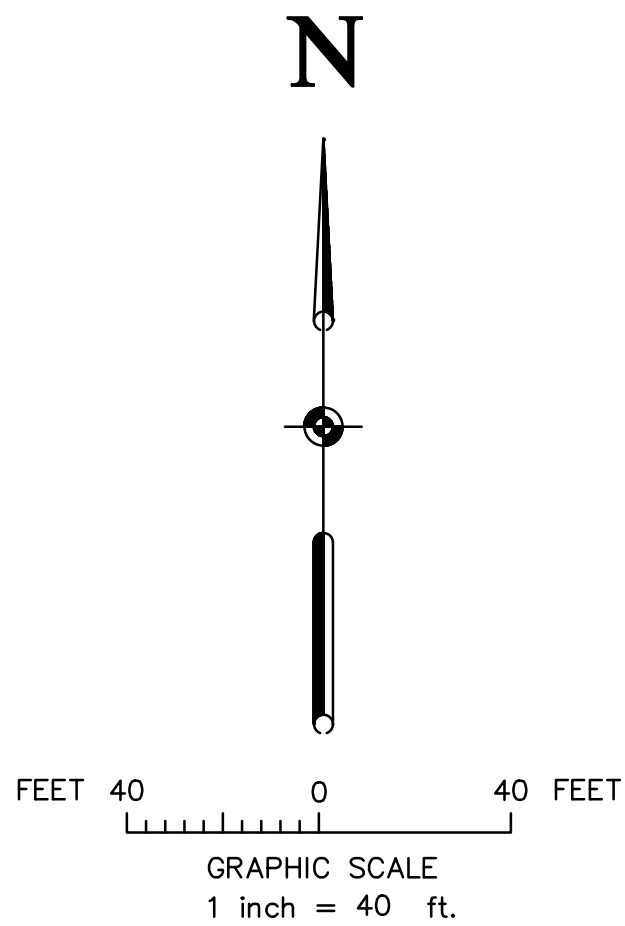
FILE:	16128
DFT:	WK
CK:	MJL
DATE:	6/17/24
PROJECT NO.	EXC
SHEET	1
OF	1

GENERAL NOTES:

1. SILT FENCE SHALL BE INSTALLED ON THE DOWN-GRADIENT SIDE OF THE PROPOSED DISTURBANCE AREA PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
2. SAVE AND REUSE EXISTING TOPSOIL FROM PARKING AREA, FILL AND EXCAVATION AREAS AND REUSE AS COVER SOIL AT ALL DISTURBED AREAS.
3. THE LOCATIONS OF UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR FIELD UTILITY LOCATES, 48 HOURS PRIOR TO CONSTRUCTION.
4. REVEGETATE THE DISTURBED AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
5. FOR BENCH MARK INFORMATION REFER TO SITE TOPOGRAPHIC SURVEY.
6. DRAINAGE FROM THE IMPERVIOUS AREAS WILL SHEET FLOW TO RAIN GARDEN.



LEGEND	
Gas Valve	⊙
Power Pole	⊕
Fire Hydrant	⊕
Overhead Electric	—OE—
Buried Electric	—UE—
Water Line	—W—
Sewer Line	—S—
Electric Transformer	⊞
Water Valve	⊕
Sewer Manhole	⊙



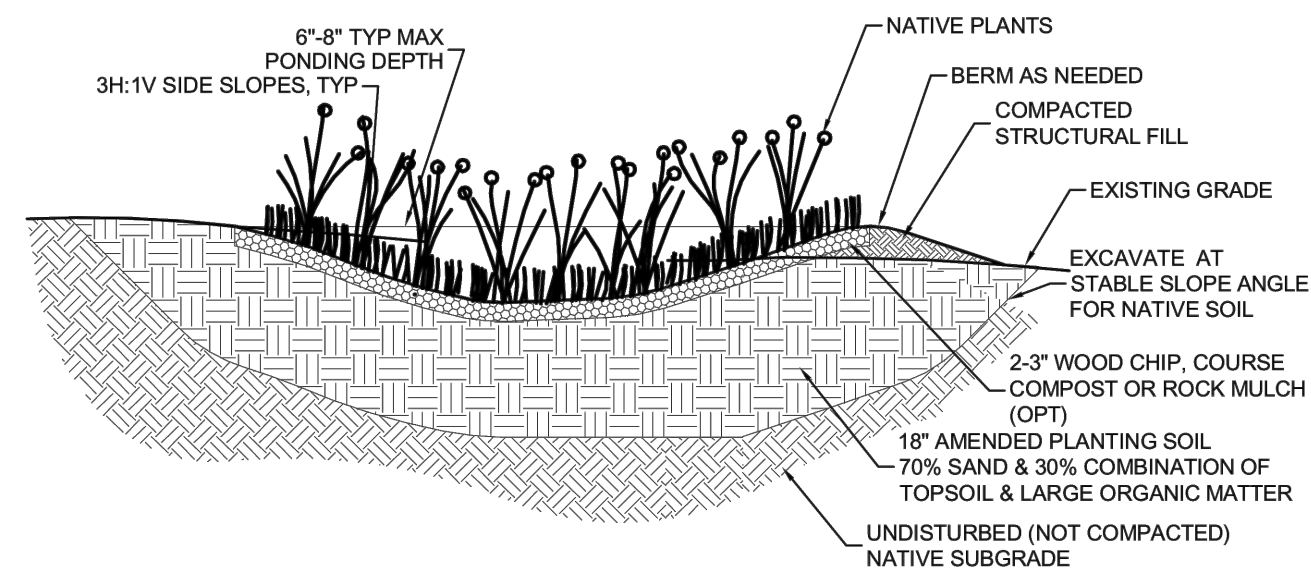
CALCULATE DETENTION FOR 25-YEAR, 24-HOUR STORM

1. PRECIPITATION DEPTH = 1.77 INCHES
2. IMPERVIOUS AREA = 36,293 SQ. FT
3. POST DEVELOPMENT RUNOFF
= 36,293 X 1.77 IN / (12IN/FT) = 5,353 CU. FT

THEREFORE IF WE DETAIN 5,353 CU. FT OF STORMWATER THE POST-DEVELOPMENT PEAK RUNOFF WILL BE LESS THAN THE HISTORIC

TOTAL DETENTION VOLUME PROVIDED WITH RAIN GARDEN
= 10,695 CU. FT

ASSUME RAIN GARDEN HAS 1 FOOT OF WATER
AT 20 MIN/IN THE DRAIN TIME WOULD BE 4 HOURS



Infiltration Rain Garden with Planting Soil

NTS

INFILTRATION RAIN GARDEN WITH PLANTING SOIL NOTES

DESIGN NOTES:

1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN MOVE DOWNSTREAM AND DAMAGE HABITAT. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM HABITAT.

CONSTRUCTION NOTES:

1. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS OR PER LANDSCAPE ARCHITECT/DESIGNER GUIDELINES.
2. INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
3. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.



DRAWN & DESIGNED BY: H.E.B.	REVIEWED BY: _____
CHECKED BY: H.E.B.	DATE: _____ FOR _____

PINNACLE DESIGN CONSULTING GROUP, INC.

CONSULTING ENGINEERS • 0805 BUCK POINT ROAD
CARBONDALE, CO 81623 • (970) 963-2170
pinnacle.design@sopris.net

REVISION	DATE	DESCRIPTION	BY	CHK'D

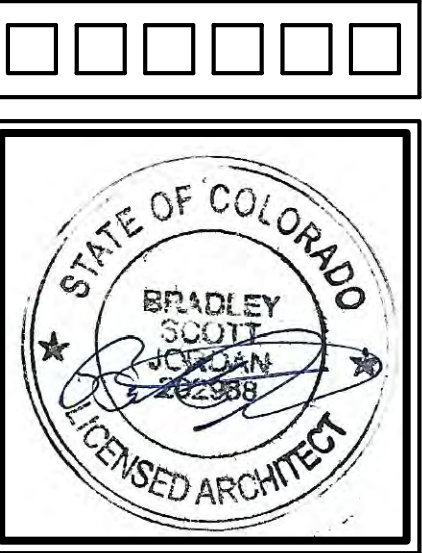
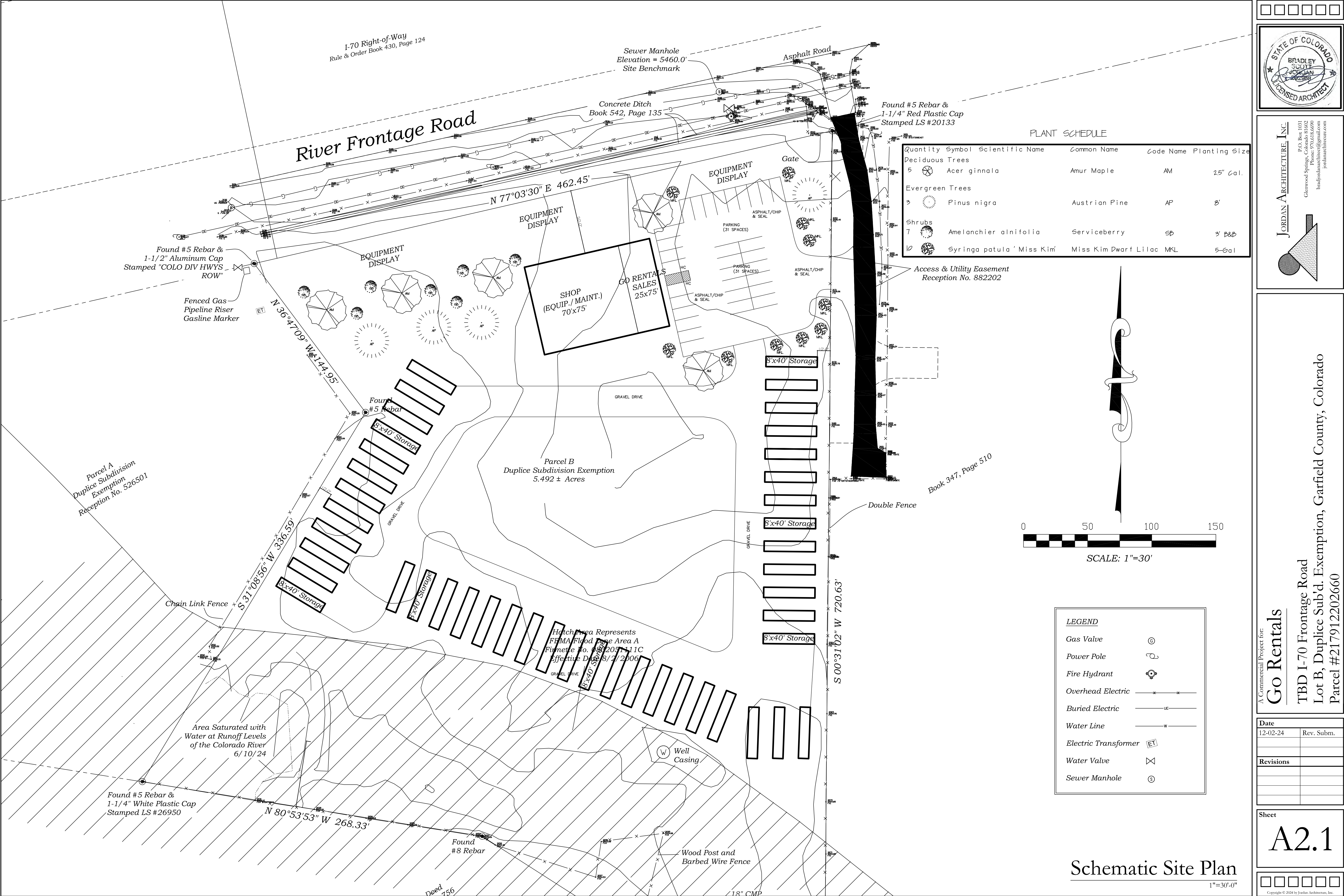
JORDAN ARCHITECTS

SILT, COLORADO

GO-RENTALS STORAGE
GRADING, DRAINAGE AND DEEP UTILITY PLAN

SCALE: 1" = 40'	JOB NO: 2024.16	DATE: 12-05-24
SHEET NO:		

1 OF 1



JORDAN ARCHITECTURE, INC.
P.O. Box 1031
Glenwood Springs, Colorado 81602
Phone: 970.618.6690
brad@jordanarchitect.com
jordanarchitect.com

A Commercial Project for:
Go Rentals
TBD I-70 Frontage Road
Lot B, Duplice Sub'd. Exemption, Garfield County, Colorado
Parcel #217912202660

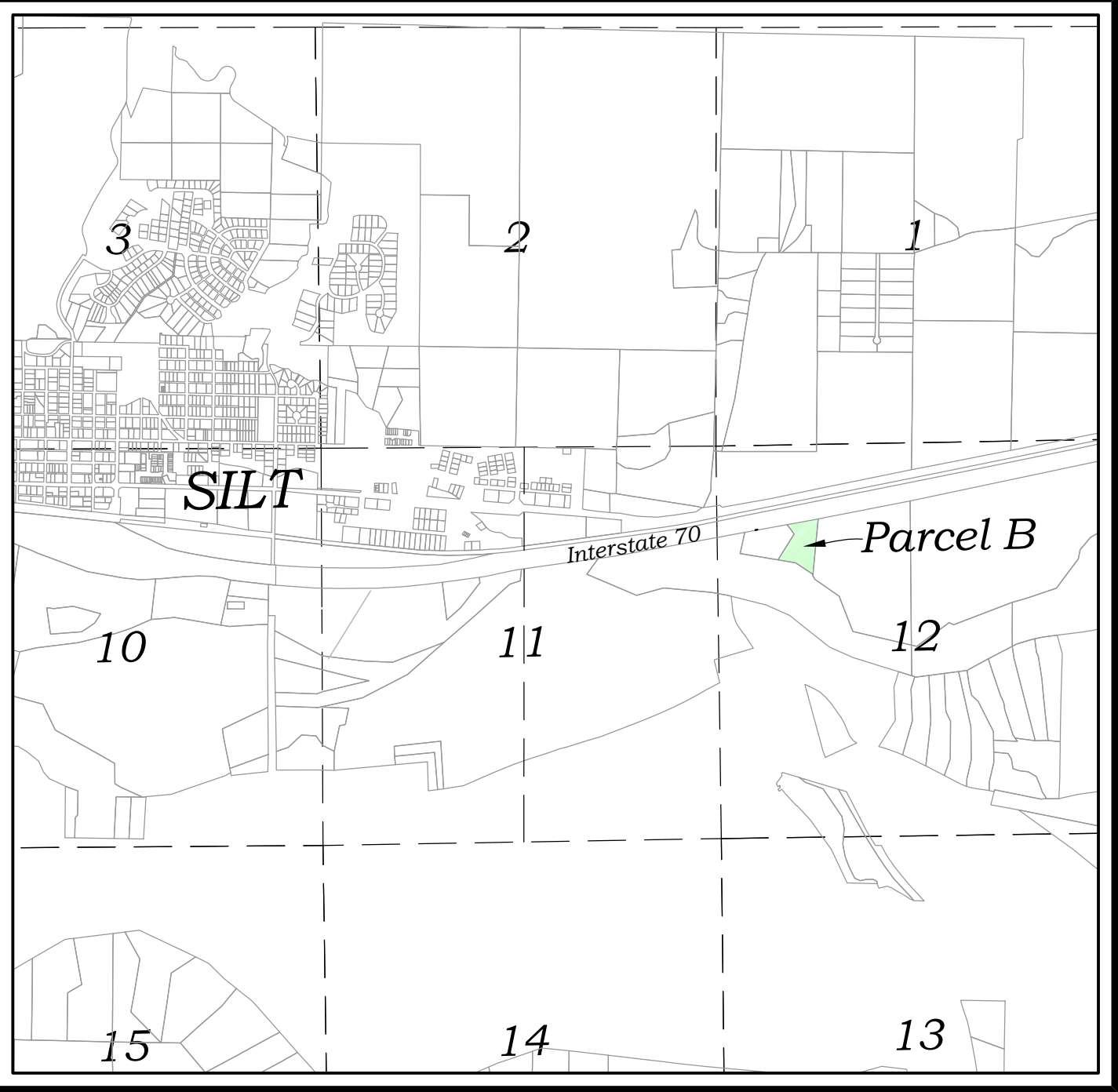
Date	Rev. Subm.
12-02-24	
Revisions	

Sheet
A2.1
1"=30'-0"

PLANT SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
Deciduous Trees					
5		Acer ginnala	Amur Maple	AM	25' Cal.
Evergreen Trees					
3		Pinus nigra	Austrian Pine	AP	8'
Shrubs					
7		Amelanchier alnifolia	Serviceberry	SB	3' B&B
10		Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	MKL	5-Cal

LEGEND	
Gas Valve	
Power Pole	
Fire Hydrant	
Overhead Electric	
Buried Electric	
Water Line	
Electric Transformer	
Water Valve	
Sewer Manhole	



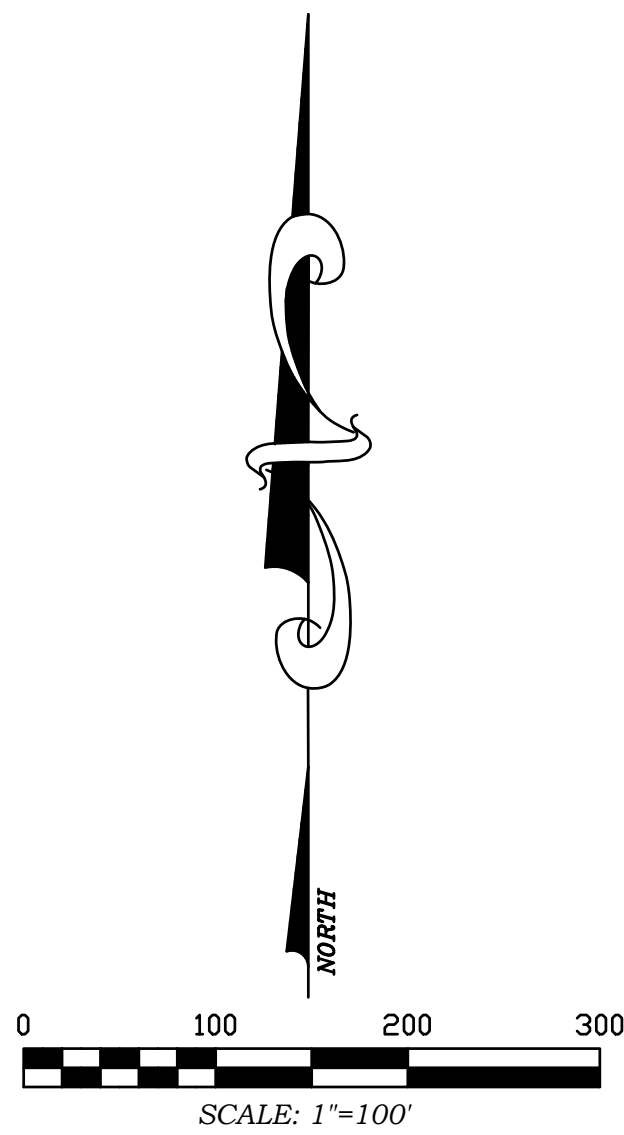
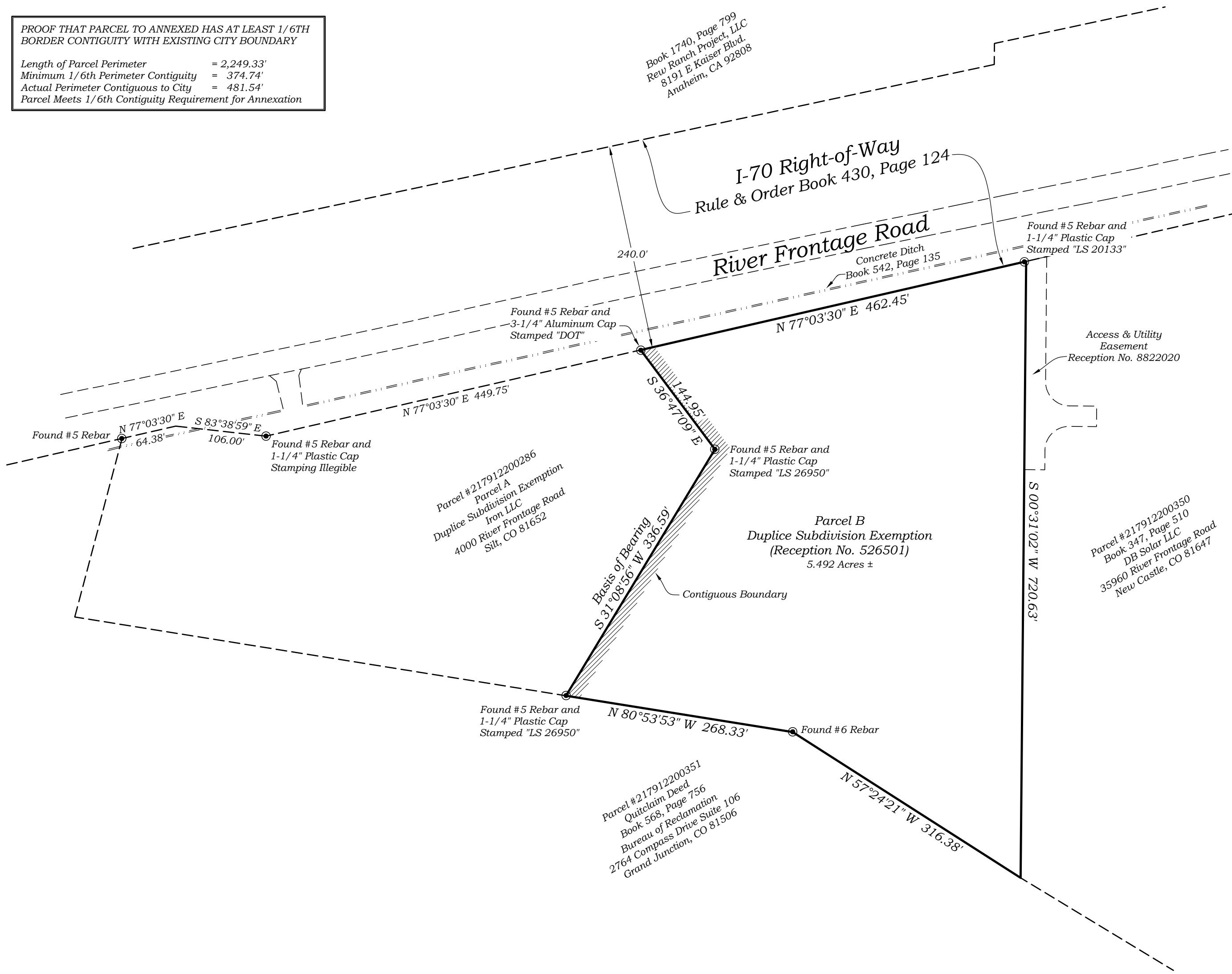
Vicinity Map
Scale: 1"=2000'

SPENCER CHARLES HOLDINGS LLC ANNEXATION PLAT

Parcel B, Duplice Subdivision Exemption, A Tract of Land Situated in Section 12, Township 6
South, Range 92 West of the 6th P.M., County of Garfield, State of Colorado

PROOF THAT PARCEL TO ANNEXED HAS AT LEAST 1/6TH
BORDER CONTIGUITY WITH EXISTING CITY BOUNDARY

Length of Parcel Perimeter = 2,249.33'
Minimum 1/6th Perimeter Contiguity = 374.74'
Actual Perimeter Contiguous to City = 481.54'
Parcel Meets 1/6th Contiguity Requirement for Annexation



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT SPENCER CHARLES HOLDING LLC, BEING SOLE OWNER(S) IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN PART OF GOVERNMENT LOT 11 AND PART OF THE NW1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN, GARFIELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE S 57 DEGREES 33'26" W 2034.58 FEET, TO A POINT (ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70), THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES:

N 77 DEGREES 03'30" E 462.45 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 00 DEGREES 31'02" W 720.63 FEET;
THENCE N 57 DEGREES 24'21" W 316.38 FEET;
THENCE N 80 DEGREES 53'53" W 268.33 FEET;
THENCE N 31 DEGREES 08'56" E 336.59 FEET;
THENCE N 36 DEGREES 47'09" W 144.95 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL B, DUPLICE SUBDIVISION EXEMPTION

AND CONTAINING 5.492 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS, AS SHOWN HEREON AND DESIGNATE THE SAME AS SPENCER HOLDING LLC ANNEXATION PLAT, IN THE TOWN OF SILT, COUNTY OF COLORADO, AND DO HEREBY GRANT TO THE TOWN OF SILT, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON INCLUDING AVENUES, DRIVES, COURTS, PLACES AND ALLEYS, THE PUBLIC LANDS SHOWN HEREON FOR THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; AND DO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AS RECEPTION NO.

EXECUTED THIS ____ DAY OF _____, A.D., 20____.

OWNER: SPENCER HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: JUSTIN C. SANFORD
SPENCER CHARLES HOLDINGS LLC
200 MOUNTAIN SHADOW DRIVE
GLENWOOD SPRINGS, CO 81601

STATE OF COLORADO)

COUNTY OF GARFIELD) §§

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D., 20____, BY ____.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO THIS ____ DAY OF _____, A.D. 20____, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AND FOR CONVEYANCE TO THE TOWN OF SILT FOR THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF SILT FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE THE TOWN OF SILT FOR MAINTENANCE OF STREETS AND UTILITIES DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF TRUSTEES, AND THE APPLICABLE WARRANTY PERIOD HAS ENDED.

TOWN OF SILT

BY: _____
MAYOR

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

ATTEST: _____
TOWN CLERK

TITLE CERTIFICATE

I, _____, AN AGENT AUTHORIZED BY A TITLE INSURANCE COMPANY, 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 _____ 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:

DATED THIS ____ DAY OF _____, A.D. 20____.

TITLE COMPANY: _____

AGENT

NOTES

- 1.) DATE OF SURVEY JUNE 10, 2024.
- 2.) THIS ANNEXATION PLAT IS BASED ON:
 - a. DUPLICE SUBDIVISION EXEMPTION PLAT RECORDED AS RECEPTION NO. 526501 OF THE GARFIELD COUNTY CLERK AND RECORDERS OFFICE.
 - b. RESEARCH FOR RIGHT-OF-WAY AND EASEMENTS IS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NO. ABS63011512 DATED JANUARY 3, 2017.
 - c. MONUMENTS FOUND IN PLACE AS INDICATED HEREON.
- 3.) THE PURPOSE OF THE PLAT IS TO ANNEX PARCEL B, DUPLICE SUBDIVISION EXEMPTION, RECEPTION NO. 526501 INTO THE TOWN OF SILT.
- 4.) ALL BEARINGS ARE RELATIVE TO A BEARING OF S31°08'56"E ALONG THE WESTERLY LINE OF PARCEL B, DUPLICE SUBDIVISION EXEMPTION, BETWEEN FOUND #5 REBARS AND CAPS STAMPED 'LS 26950' AS SHOWN HEREON.

SURVEYOR'S STATEMENT

I, MICHAEL J. LANGHORNE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE SPENCER HOLDINGS LLC ANNEXATION PLAT 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 SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

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

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT ____ O'CLOCK ____ M., ON THE ____ DAY OF _____, 20____, AS RECEPTION NO. _____.

CLERK AND RECORDER

BY: _____
DEPUTY

REVISION

DESCRIPTION



136 East 3rd Street
Aspen, Colorado 81602
Ph: (970) 625-1330
Fax: (970) 625-1773

SPENCER CHARLES HOLDINGS LLC
ANNEXATION PLAT

SPENCER CHARLES HOLDINGS LLC
200 MOUNTAIN SHADOW DRIVE
GLENWOOD SPRINGS, CO 81601

FILE: ANNEX

DFT. TL

CK. M.J.L

DATE: 3/31/25

PROJECT NO.
16128.01

SHEET 1
OF 1

Traffic Assessment

Prepared for

Go Rentals

Container Storage & Equipment Rental

I-70 South Frontage Road, East of 16th St. (CR-311).

Silt, Colorado



January 15, 2025

2667 Amber Spring Way
Grand Junction, CO 81506
970-314-4888

 **TurnKey**
Consulting, LLC
Superior Project Leadership

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1 Introduction & Methodology

This report documents the Traffic Assessment (Study) for the proposed Go Rentals site (Project) in Silt, Colorado. The Study Years were 2027 (Project buildout) and 2047 (20-year condition). The analysis periods were the AM and PM peak hours. The following sections describe the Project, traffic volume calculations, auxiliary turn lane warrants, access spacing, and sight distance for the intersections in the Study Area.

2 Project & Access Descriptions

The Project would be located on the I-70 South Frontage Rd., east of 16th St. (CR-311), as shown in the following figures. The site would be developed in two phases.

- Phase 1 in 2025 would include an equipment rental business in a 7,125 sf building. There would be a 1,875-sf sales space and a 5,250-sf equipment storage and maintenance shop.
- Phase 2 in 2027 would add 40 individual container storage units.

Figure 1 – Project Vicinity Map in Silt

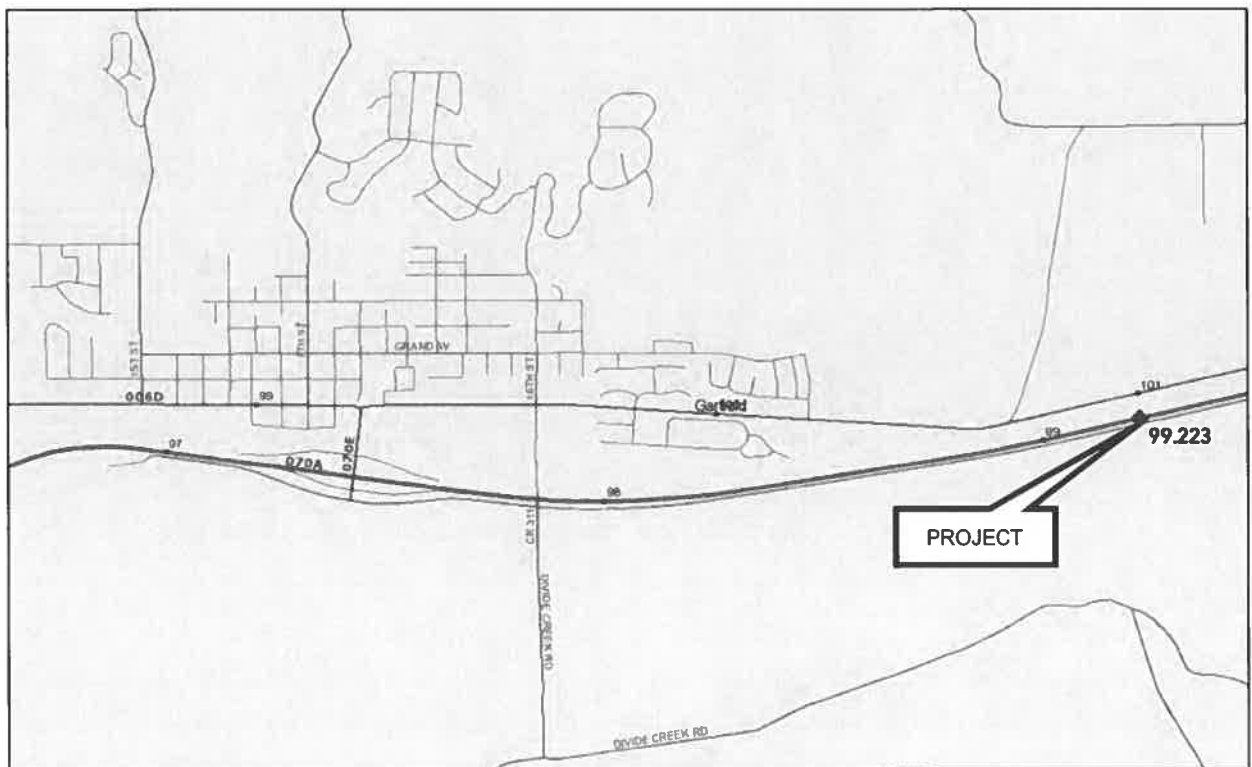


Figure 2 – Project Location Map

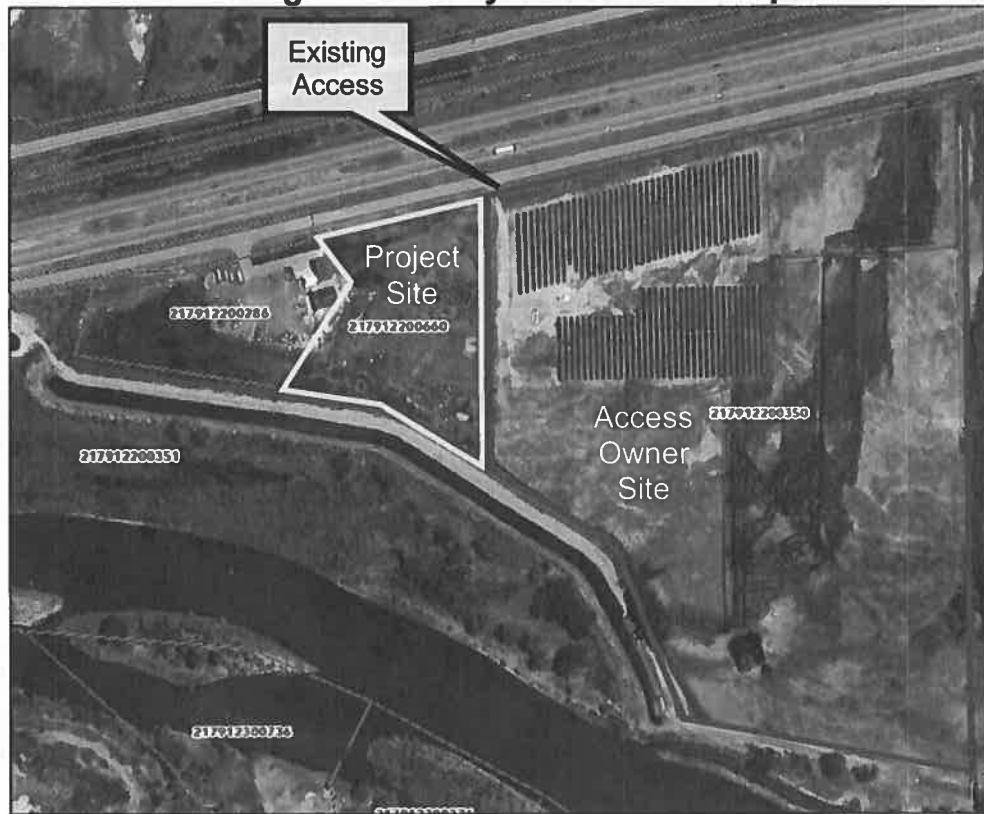
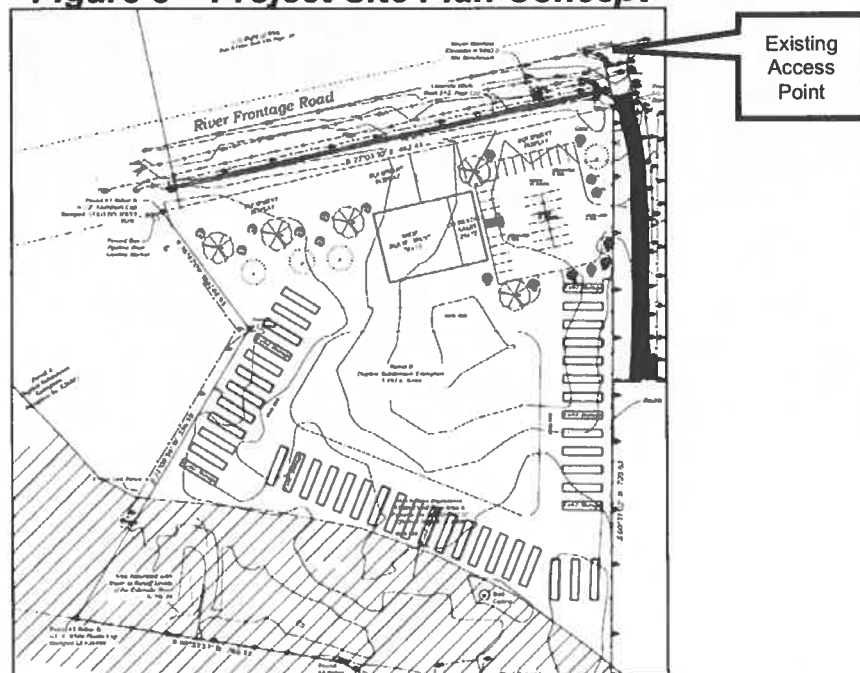


Figure 3 – Project Site Plan Concept



3 Existing Conditions

The Study Area included the intersection of I-70 South Frontage Rd. and the existing site access.

Figure 4 – Study Area



Figure 5 – Existing Site Access (MP 99.223R)



The CDOT data site (OTIS) does not have information about frontage roads, but the existing conditions and characteristics of this state highway include:

- Access Category: F-R
- Functional Class: Frontage Road
- NHS: No
- Speed Limit: 45 mph each direction
- ADT Estimate (based on recent peak hour traffic counts and a peak-daily factor of 10): 800 vpd

4 Project Trip Generation, Distribution, and Assignment

Project Trip Generation

The Project trip generation was partly based on the ITE Trip Generation rates and partly by business operations information provided by the owner, due to unique business characteristics. The attachments includes detailed information.

Phase 1 (2025)

Up to 10 employees would arrive in the morning peak and depart in the afternoon peak hour. The rental business would operate for six days of the week and ten hours per day. Up to 20 vehicles would arrive and depart randomly during the day. 17 (85%) of these vehicles would be less than 20-ft long, with a passenger car equivalent (PCE) factor of 1.0. Three (15%) of these vehicles would be 20-40 ft. long, with a passenger car equivalent (PCE) factor of 2.0. This calculation assumed that 2 of these vehicles would arrive and depart in the peak hour period.

ITE Land Use Code #811, "Construction Equipment Rental Store" has trip rates for the PM peak hour only, based on building size. This calculation shows 7 total trips (2 in, 5 out), which was lower than the calculation based on owner information for this specific visit. The ITE rates were not used in this calculation.

Phase 2 (2027)

In addition to the Phase 1 land use, Phase 2 would add 40 separate container storage units in a cluster. The trip generation was based on ITE Land Use Code #151, "Mini-Warehouse," which is based on the number of storage units. There wouldn't be any storage trips in the AM peak hour and there would be 1 trip in/out during the PM Peak hour. The following table shows the Project trip generation calculation for both phases, in terms of PCE values.

Table 1 – Project Trip Generation by Phase

Trip Information	Purpose		Workers	Other Site Visits			Total Peak Hour Trips	
	Vehicle Type		Passenger vehicle	Small Trucks (< 20 ft)	Medium Truck/Trailer (20-40 ft)	Large Trucks (> 40 ft)		
	Passenger Car Equivalent Factor		1	1	2	3		
Phase 1 (2025)	Actual Number of Vehicles Per Day		10	17	3	0		
	PCE Number of Vehicles per day		10	17	6	0		
	Work Hours per day		n/a	10	10	10		
	PCE Number of Vehicles per hour		10	2	1	0		
	AM Peak Period Trips	PCE in	10	2	1	0	13	AM In
		PCE out	0	2	1	0	3	AM out
	PM Peak Period Trips	PCE in	0	2	1	0	3	PM In
		PCE out	10	2	1	0	13	PM out
	Phase 2 (2027)	Actual Number of Vehicles Per Day		10	17	3	0	
PCE Number of Vehicles per day		10	17	6	0			
Work Hours per day		n/a	10	10	10			
PCE Number of Vehicles per hour		10	2	1	0			
AM Peak Period Trips		PCE in	10	2	1	0	13	AM In
		PCE out	0	2	1	0	3	AM out
PM Peak Period Trips		PCE in	0	3	1	0	4	PM In
		PCE out	10	3	1	0	14	PM out

Phase 2 Notes

Number of employees same as Phase 1

Medium truck/trailers same as Phase 1

Other small trucks - Peak Hour

Phase 1	2	2
Phase 2 Per ITE	0	1
Total	2	3
	AM	PM

Distribution & Assignment of Project Trips for Project Phase 2

The Frontage Rd. connects to the Silt Interchange located west of the Project. It was assumed that 90% of Project traffic would travel to/from the west. There is an I-70 overpass, located east of the Project, that connects the South Frontage Rd. to US-6 on the north side of I-70. It was assumed that 10% of Project traffic would travel to/from the east.

The Phase 2 Projects trips were assigned to specific turning movements at the Project Access, as follows:

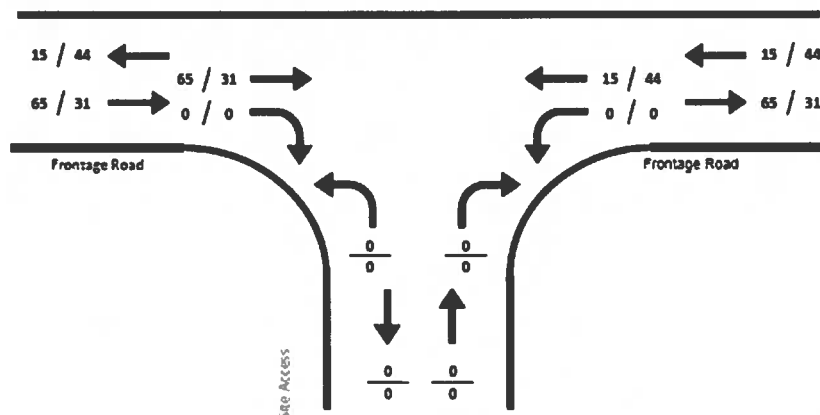
- AM Peak Hour
 - eastbound right turns inbound = 12 vph,
 - westbound left turns inbound = 1 vph,
 - northbound-to-westbound left turns outbound = 3 vph,
 - northbound-to-eastbound right turns outbound = 0 vph.
- PM Peak Hour
 - eastbound right turns inbound = 4 vph,
 - westbound left turns inbound = 0 vph,
 - northbound-to-westbound left turns outbound = 13 vph,
 - northbound-to-eastbound right turns outbound = 1 vph.

5 Existing & Future Traffic Volumes

Existing Peak Hour Traffic Counts

The attachments include the peak hour traffic counts at the existing site access intersection on the South Frontage Rd., taken December 10, 2024. As a road to local businesses, there would not be a seasonal variation in traffic. Therefore, a peak season adjustment factor was not applied to these traffic counts. The access currently services the existing Solar Farm, which has little to no traffic due to minimal maintenance needs. On this date, there were no trips to/from the Solar Farm.

Figure 6 – Peak Hour Traffic Count at Site Access Point (AM/PM, vph)



Future Background Peak Hour Traffic Volumes on South Frontage Rd.

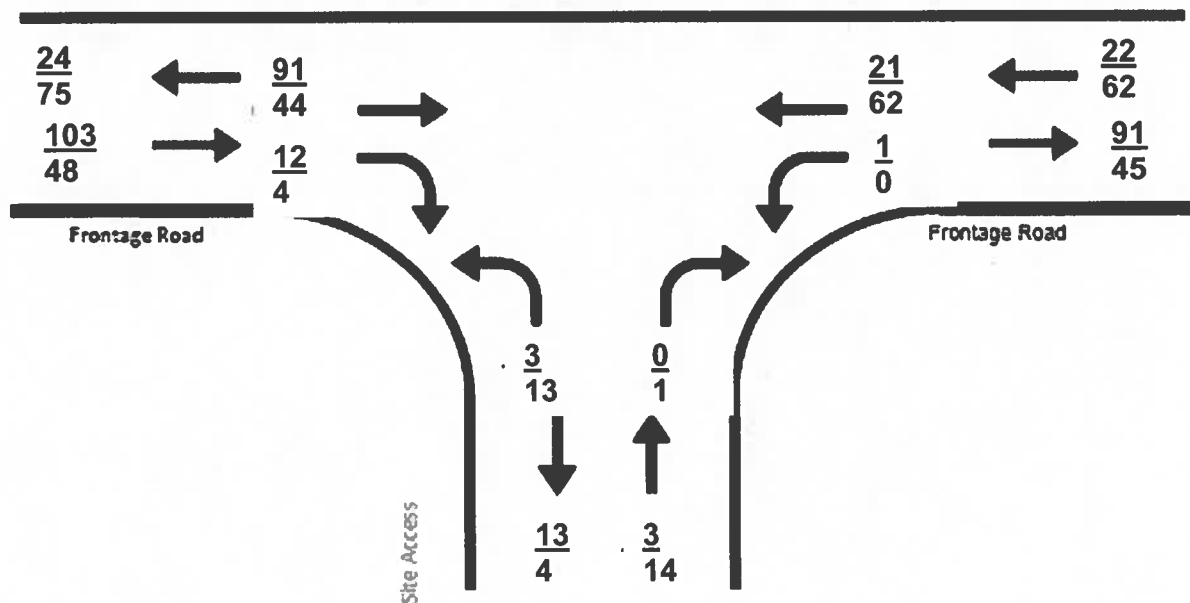
The CDOT database (OTIS) doesn't have information about frontage roads. However, the Colorado State Demography office provides population estimates through year 2050 (attached). This data indicates that the following population growth factors in Garfield County would be appropriate. It was assumed that traffic growth would match population growth. The following growth factors were applied to the traffic counts to obtain the future background traffic volumes on the South Frontage Rd.

- 2027, use a 3-year growth factor of 1.030 (2024-2027) – not evaluated
- 2047, use a 23-year growth factor of 1.406 (2024-2047) - evaluated

Total Future Peak Hour Traffic Volumes at the Project Access -2047

Total traffic is the sum of project trips and future background traffic volumes.

Figure 7 – 2047 Total Peak Hour Traffic Volumes (AM/PM, vph)



6 Turn Lane Warrant Analysis at Project Access – Year 2047

The existing lane geometry was evaluated for the future 2047 condition. The intersection is in CDOT Jurisdiction where the State Highway Access Code (SHAC) applies. The Frontage Rd. has a speed limit of 45 mph in both directions. The access category is FR (Frontage Road.). Auxiliary turn lanes on the Frontage Rd. would not be required in the 2047 total traffic conditions.

- A westbound left turn deceleration lane would be warranted when the turning movement has more than 25 vph, which would not be the case with 1 vph projected in the future. In addition, the SHAC states that the need for a left turn

lane could be waived if the westbound through traffic volumes were less than 100 vph, which would be the case in year 2047.

- An eastbound right turn deceleration lane would be warranted when the movement has more than 50 vph, which would not be the case with 12 vph projected in the future. In addition, the SHAC states that the need for a right turn lane could be waived if the westbound through traffic volumes were less than 150 vph, which would be the case in year 2047.
- A northbound-to-eastbound right turn acceleration lane would be warranted when the movement has more than 50 vph, which would not be the case with 1 vph projected in the future. In addition, the SHAC states that the need for a right turn acceleration lane could be waived if the westbound through traffic volumes were less than 120 vph, which would be the case in year 2047.
- A northbound-to-westbound left turn acceleration lane would be warranted when indicated by evaluation of a variety of factors. In addition, the SHAC states that the need for a left turn acceleration lane could be waived if the westbound through traffic volumes were less than 120 vph, which would be the case in year 2047.

7 Intersection Sight Distance

Another important element of intersection safety is sight distance for mainline traffic and turning traffic. The Frontage Rd. is flat and straight. At 45 mph the required stopping sight distance is 400-ft, and the required intersection sight distance is 585-ft. (2-lane road & single-unit trucks) The following figures shows the sight distance in each direction at the Project Access. Adequate sight distance is provided in both directions.

Figure 8 - View to West Along Frontage Rd. From Project Access



Figure 9 – View to East Along Frontage Rd. From Project Access



8 Access Permitting Considerations

A CDOT Access Permit is necessary when the two-way traffic on the access point changes by 20% or more, or access construction would occur. There would be a 20% increase of traffic at this access so a CDOT access permit would be required. This is an existing access so the permit would be for a change of use.

The Permittee would be the property owner of the adjacent parcel where the Solar Farm is located. There is an existing cross access easement on the Solar Farm property for the benefit of the Project property. The permitted traffic volume at MP 99.223 would be 18 vph for the 20-year condition.

9 Conclusions

The data and analysis in this Study supports the following conclusions:

1. The access point and the mainline would both have low traffic volumes.
2. The existing Project Access intersection would not need auxiliary turn lanes on the Frontage Rd to accommodate existing or new Project traffic.
3. The intersection sight distance along the South Frontage Rd. is adequate.
4. One CDOT access permit for 18 vph would be necessary at MP 99.223 to document the proposed change in traffic at the Project Access.

Attachments

- Peak Hour Project Trip Generation Calculations
- Traffic Count Data at existing Project Access
- Garfield County Population Estimates & Growth Factor Calculation

Peak Hour Trip Generation Calculation Table

Trip Information	Purpose		Workers	Other Site Visits			Total Peak Hour Trips	
	Vehicle Type		Passenger vehicle	Small Trucks (< 20 ft)	Medium Truck/Trailer (20-40 ft)	Large Trucks (> 40 ft)		
	Passenger Car Equivalent Factor		1	1	2	3		
Phase 1 (2025)	Actual Number of Vehicles Per Day		10	17	3	0		
	PCE Number of Vehicles per day		10	17	6	0		
	Work Hours per day		n/a	10	10	10		
	PCE Number of Vehicles per hour		10	2	1	0		
	AM Peak Period Trips	PCE in	10	2	1	0	13	AM in
		PCE out	0	2	1	0	3	AM out
	PM Peak Period Trips	PCE in	0	2	1	0	3	PM in
		PCE out	10	2	1	0	13	PM out
Phase 2 (2027)	Actual Number of Vehicles Per Day		10	17	3	0		
	PCE Number of Vehicles per day		10	17	6	0		
	Work Hours per day		n/a	10	10	10		
	PCE Number of Vehicles per hour		10	2	1	0		
	AM Peak Period Trips	PCE in	10	2	1	0	13	AM in
		PCE out	0	2	1	0	3	AM out
	PM Peak Period Trips	PCE in	0	3	1	0	4	PM in
		PCE out	10	3	1	0	14	PM out

Phase 2 Notes

Number of employees same as Phase 1

Medium truck/trailers same as Phase 1

Other small trucks - Peak Hour

Phase 1	2	2
Phase 2 Per ITE	0	1
Total	2	3
	AM	PM

Project Trip Generation Questionnaire

Please provide as much information as possible and attach appropriate documents.

Project Name: GO RENTALS 2 - USA

Project Location/Address: _____

Company Name: SPENCER CHARLES HOLDINGS LLC

Person Completing this Form: -Name: JUSTIN SANFORD

-Title: OWNER

-Phone Number: 970.618.0464

-Date: 1-13-25

Project Phasing Schedule

1. How many different project phases will occur to build out the site 2
2. What are the years and production amounts? 2025

<u>Phase</u>	<u>Range of Years</u>	<u>Amount (Developed Units per Phase)</u>
1	<u>Now</u> thru _____	<u>1 COMMERCIAL BUILDING</u>
2	<u>2 Years</u> thru _____	<u>UP TO 40 INDIVIDUAL STORAGE CONTAINERS</u>
3	<u>N/A</u> thru _____	_____

Please complete one of the following pages of detailed information for each Phase

Information from Similar Sites

Please provide any information or data from similar sites that could be used to support the information on these data sheets.

Detailed Information – Phase 1 (Now or Opening)*7,125 sf Equipment Rental Store*Phase Years: Now thru _____**Daily Trip Generation**

Number of on-site workers per day:

On-site worker arrival time (s):

On-site worker departure time (s):

Number of other site visits per day
(Maintenance, deliveries, fueling,
customers, supervisors, etc)Number of large dump trucks per day
(greater than 40-ft long)Number of medium dump trucks per
day (between 20-ft & 40-ft long)Number of small trucks per day (less
than 20-ft long)

Number of Workdays per week

Number of Work hours per day

Trip Distribution

% of trips to/from North

% of trips to/from South

% of trips to/from East

% of trips to/from West

Answers5-107 AM5 PMUP TO 20 / 10 = 2/hr.00106100010%90%=100%

20 — 85% short (< 20-ft) = 17 upd / 10 = 1.7.
 15% medium (20-40 ft) = 3 upd / 10 = 0.3

Detailed Information – Phase 2 (Near Future or 20 years)*40 Storage Units only*Phase Years: within 2 thru _____
YEARS**Daily Trip Generation**

Number of on-site workers per day:

On-site worker arrival time (s):

On-site worker departure time (s):

Number of other site visits per day
(Maintenance, deliveries, fueling,
customers, supervisors, etc)Number of large dump trucks per day
(greater than 40-ft long)Number of medium dump trucks per
day (between 20-ft & 40-ft long)Number of small trucks per day (less
than 20-ft long)

Number of Workdays per week

Number of Work hours per day

Trip Distribution

% of trips to/from North

% of trips to/from South

% of trips to/from East

% of trips to/from West

AnswersφN/AN/A10-20*Estimate
Higher Than
ITE Data*φφφN/AN/Aφφ90% 10%=100%

Graph Look Up

ITETripGen Web based App

Graph Look Up

ITETripGen Web based App

ITETripGen Web based App

ITETripGen Web based App

ITETripGen Web based App

ITETripGen Web based App

ITETripGen Web based App

Query Filter

DATA SOURCE
Trip Generation Manual 11th Ed

SEARCH BY LAND USE CODE

811

LAND USE GROUP

(800-899) Retail

LAND USE

811 - Construction Equipment Rental Store

LAND USE SUBCATEGORY

All Sites

SETTING/LOCATION

General Urban/Suburban

INDEPENDENT VARIABLE (IV)

1000 Sq. Ft. GFA

TIME PERIOD

Weekday, Peak Hour of Adjacent Street Trail

TRIP TYPE

Vehicle

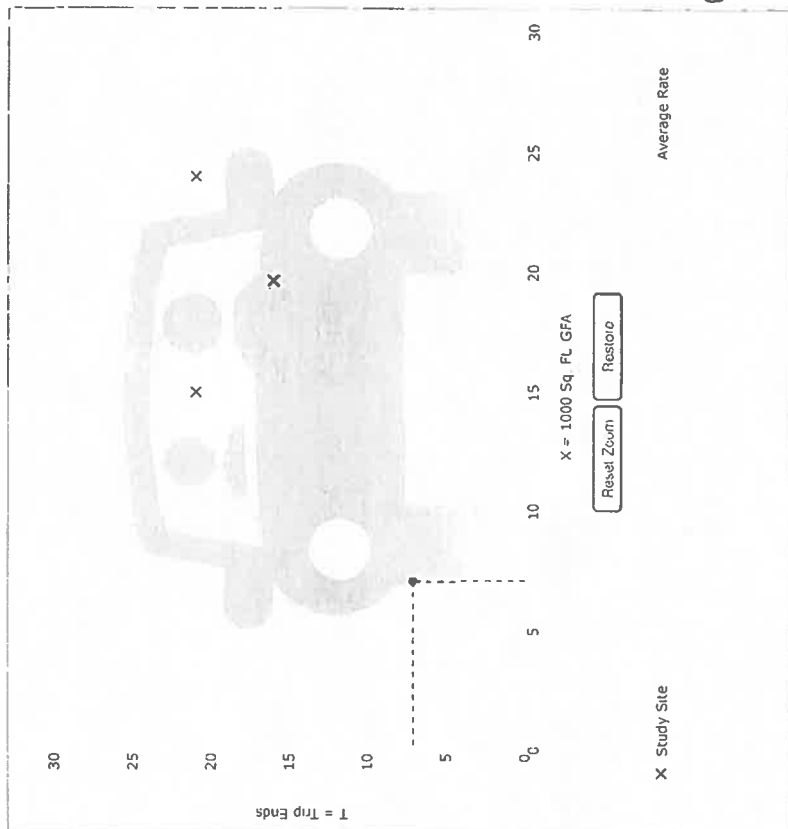
ENTER IV VALUE TO CALCULATE TRIPS

7.12

Calculate

Data Plot and Equation

Caution - Small Sample Size



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Construction Equipment Rental Store (811) Click for Description and Data Plots

Independent Variable:
1000 Sq. Ft. GFA

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic

One-Hour Between 4 and 5 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

3

Avg. 1000 Sq. Ft. GFA

20

Average Rate

0.99

Range of Rates

0.81 - 1.10

Standard Deviation

0.30

Fitted Curve Equation:

Not Given

R²

...

Directional Distribution:

28% entering, 72% exiting

Calculated Trip Ends:

Average Rate: 7 (Total), 7 (Entry), 5 (Exit)

Not Used
Reference only

PM peak hour

ITE Trip Gen Calc
Equipment Rental

0.00 0.00 0.00 0.00

1/1

Graph Look Up

ITETripGen Web based App

ITETripGen Web based App

ITETripGen Web based App

ITETripGen Web based App

ITETripGen Web based App

ITETripGen Web based App

ITETripGen Web based App

ITETripGen Web based App

Query Filler

DATA SOURCE: Trip Generation Manual 11th Ed

SEARCH BY LAND USE CODE: 151

LAND USE GROUP: (100-199) Industrial

LAND USE: 151 - Mini-Warehouse

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): Storage Units (100s)

TIME PERIOD: Weekday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 0.4

Calculate

DATA STATISTICS

Land Use: Mini-Warehouse (151) Click for Description and Data Plots

Independent Variable: Storage Units (100s)

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: vehicle

Number of Studies: 6

Avg. Num of Storage Units (100s): 5

Average Rate: 17.96

Range of Rates: 12.25 - 33.33

Standard Deviation: 4.13

Fitted Curve Equation: $T = 18.8Q^X - 4.09$

R^2 : 0.96

Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends: Average Rate 7 (Total), 4 (Entry), 3 (Exit)

Fitted Curve 3 (Total), 2 (Entry), 1 (Exit)

Data Plot and Equation

X = Number of Storage Units (100s)

Reset Zoom Restore

Fitted Curve

Average Rate

X Study Site

T = Trip Ends

Use the mouse wheel to Zoom Out or Zoom in.
Hover the mouse pointer on data points to view X and T values.

ITE Trip Generation
Container Storage

weekday

ITETripGen Web based App

1/3

Graph Look Up

ITETripGen Web-based App

Query Filter

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 151

LAND USE GROUP: (100-199) Industrial

LAND USE: 151 - Mini-Warehouse

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): Storage Units (100s)

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traf

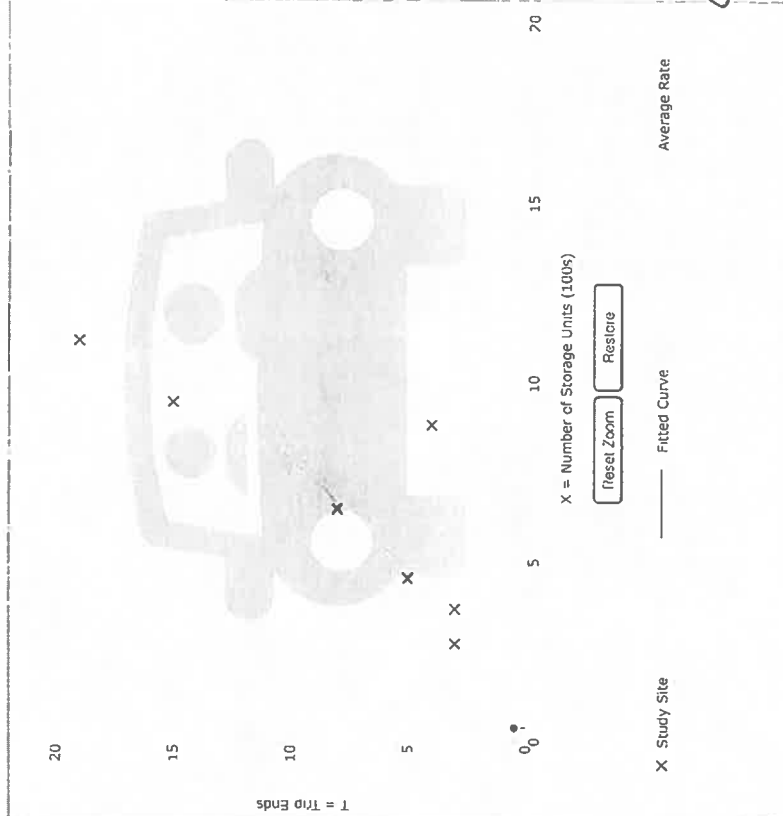
TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 0.4

Calculate

Trip errors are not estimated for some methods as it yields negative values.

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
 Hover the mouse pointer on data points to view X and T values.

AM Peak Hour

DATA STATISTICS

Land Use: Mini-Warehouse (151) [Click for Description and Data Plots](#)

Independent Variable: Storage Units (100s)

Time Period: Weekday
 Peak Hour of Adjacent Street Traffic
 One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 7

Avg. Num. of Storage Units (100s): /

Average Rate: 1.21

Range of Rates: 0.45 - 1.70

Standard Deviation: 0.49

Fitted Curve Equation: $T = 1.64(X)^{.790}$

R^2 : 0.68

Directional Distribution: 51% entering 49% exiting

Calculated Trip Ends:
 Average Rate: 0 (Total) 0 (Entry) 0 (Exit)
 Fitted Curve: Not Available

Graph Look Up

ITETripGen Web-based App

Query Filter

DATA SOURCE
Trip Generation Manual 11th Ed

SEARCH BY LAND USE CODE
151

LAND USE GROUP
(100-199) Industrial

LAND USE
151 - Mini-Warehouse

LAND USE SUBCATEGORY
All Sites

SETTING/LOCATION
General Urban/Suburban

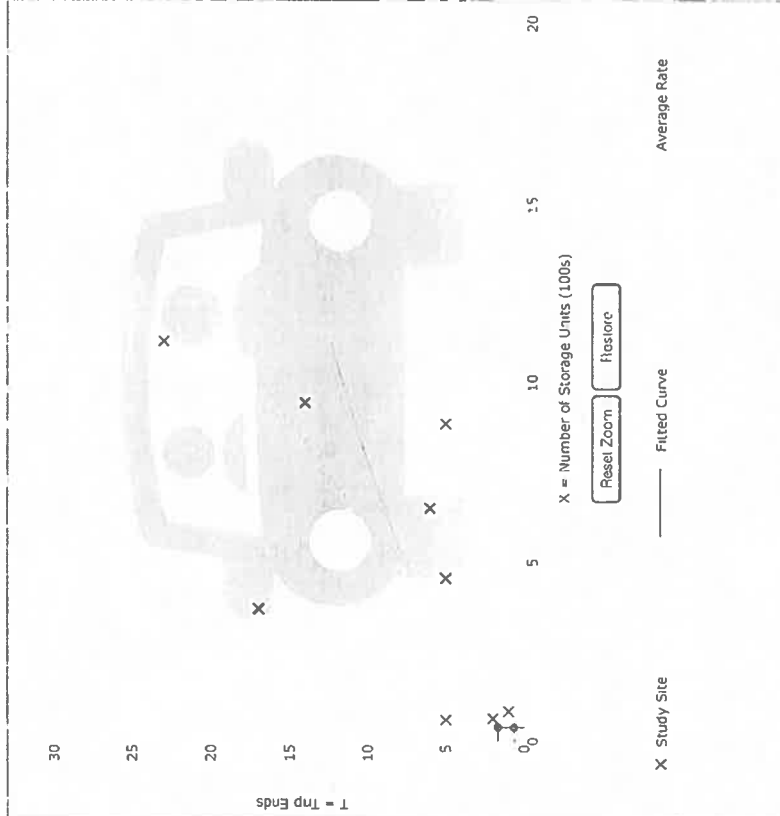
INDEPENDENT VARIABLE (IV)
Storage Units (100s)

TIME PERIOD
Weekday, Peak Hour of Adjacent Street

TRIP TYPE
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS
0.4 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Mini-Warehouse (151) Click for Description and Data Plots

Independent Variable:
Storage Units (100s)

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
9

Avg. Num. of Storage Units (100s):
5

Average Rate:
1.68

Range of Rates:
0.56 - 8.33

Standard Deviation:
1.37

Fitted Curve Equation:
 $Ln(T) = 0.60 \ln(X) + 1.07$

R^2
0.52

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1 (Total), 0 (Entry), 1 (Exit)
Fitted Curve: 2 (Total), 1 (Entry), 1 (Exit)

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

PM Peak Hour

Intersection Turning Movement Count Summary

Project: 24-50 TK Counts Silt Rental Access
Location: Silt, Colorado
EB/WB Road: Frontage Road
NB/SB Road: Site Access

APEX
CONSULTING ENGINEERS
CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

Counted By: APX
Count Date: 12-10,11-2024

Intersection 1 - Frontage Road & Site Access

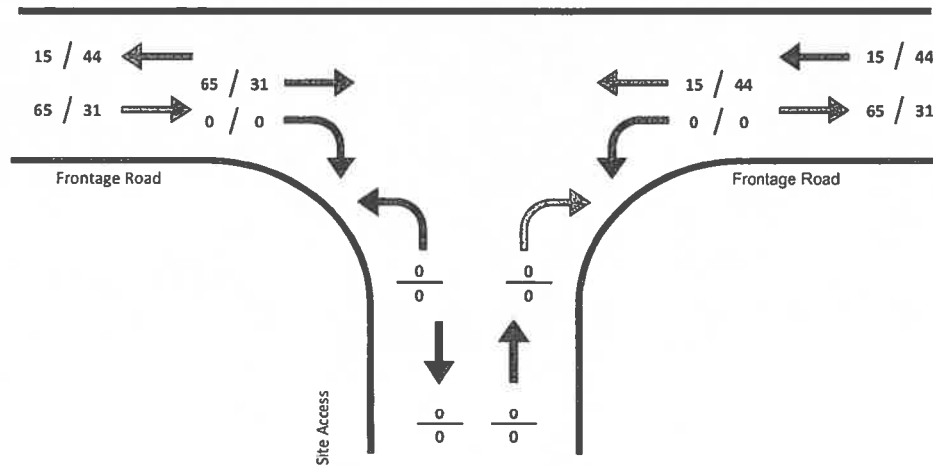
		Frontage Road - (EB)			Frontage Road - (WB)			Site Access - (NB)			Site Access - (SB)			Sums
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
AM	07:00	0	9	0	0	0	0	0	0	0	0	0	0	9
	07:15	0	21	0	0	2	0	0	0	0	0	0	0	23
	07:30	0	16	0	0	7	0	0	0	0	0	0	0	23
	07:45	0	20	0	0	4	0	0	0	0	0	0	0	24
	08:00	0	8	0	0	2	0	0	0	0	0	0	0	10
	08:15	0	3	0	0	10	0	0	0	0	0	0	0	13
	08:30	0	3	0	0	2	0	0	0	0	0	0	0	5
	08:45	0	5	0	0	4	0	0	0	0	0	0	0	9
	Peak	0	65	0	0	15	0	0	0	0	0	0	0	80
	Sums	65			15			0			0			
PM	16:00	0	6	0	0	8	0	0	0	0	0	0	0	14
	16:15	0	9	0	0	12	0	0	0	0	0	0	0	21
	16:30	0	9	0	0	7	0	0	0	0	0	0	0	16
	16:45	0	8	0	0	12	0	0	0	0	0	0	0	20
	17:00	0	5	0	0	13	0	0	0	0	0	0	0	18
	17:15	0	7	0	0	9	0	0	0	0	0	0	0	16
	17:30	0	7	0	0	10	0	0	0	0	0	0	0	17
	17:45	0	5	0	0	4	0	0	0	0	0	0	0	9
	Peak	0	31	0	0	44	0	0	0	0	0	0	0	75
	Sums	31			44			0			0			

AM Peak 07:15-08:15

PM Peak 16:15-17:15

xx/xx = am/pm

xx = am
xx = pm



Existing Traffic Count



A The page you are viewing will be affected by our upcoming feature removal on January 31st, 2025. For additional details, visit our [Help Center](#).

Total Population by County by Year



Based on Total Population by County by Year

The State Demography Office has produced an update to its population estimates and forecasts to incorporate the

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garfield

Garfield	2024	63,269
Garfield	2025	63,668
Garfield	2026	64,154
Garfield	2027	65,137
Garfield	2028	66,220
Garfield	2029	67,369
Garfield	2030	68,598
Garfield	2031	69,854
Garfield	2032	71,110
Garfield	2033	72,393
Garfield	2034	73,691
Garfield	2035	74,980
Garfield	2036	76,279
Garfield	2037	77,575
Garfield	2038	78,885
Garfield	2039	80,177
Garfield	2040	81,465
Garfield	2041	82,744
Garfield	2042	83,954
Garfield	2043	85,094
Garfield	2044	86,156
Garfield	2045	87,160
Garfield	2046	88,089
Garfield	2047	88,950

Community Growth Factor
Calculation