

TOWN OF SILT
PLANNING AND ZONING COMMISSION AGENDA
Tuesday, August, 5 2025 6:30 P.M.
MUNICIPAL COUNCIL CHAMBERS

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 22, 2025 Planning & Zoning Commission meeting	Action Item	Tab B Chair Williams
	Conflicts of Interest		
	Agenda Changes		
6:45 45 min	Western Slope Veteran’s Coalition/ Flattops Cowboy Church- Minor Subdivision Sketch Plan	Public Notice Action Item	Tab C Director Centeno
7:30 20 min	Holiday Inn – Minor Subdivision Sketch Plan	Public Notice Action Item	Tab D Director Centeno
7:50 20 min	Food Truck Ordinance	Action Item	Tab E Director Centeno
8:10 10 min	Planner Report	Update	Tab F Director Centeno
8:20 5 min	Commissioner Comments		
8:25	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is set for Tuesday, September 2 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 22, 2025 – 6:30 P.M.
HYBRID MEETING
Special Meeting**

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, July 22, 2025. The meeting was called to order at 6:40PM, after some technical difficulties were addressed.

Roll call

Present

Chair Lindsey Williams
Vice Chair Michael Bertaux
Commissioner Eddie Aragon
Commissioner Jennifer Ghigiarelli
Commissioner Justin Anderson
Alternate Jack Ehlers

Absent

Alternate Dana Wood

Also present: Community Development Director, Nicole Centeno

Pledge of Allegiance

Public Comment

There was no public comment

Consent Agenda

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

Commissioner Ghigiarelli 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

There were no agenda changes.

Laestadian Church- Site Plan Continuation

Director Centeno explained that the applicant needed more time to address the engineering corrections that the Town's Engineer provided. She explained that she initially requested an extension to the August meeting, however, after a conversation with the applicant, it was determined that an extension to the September meeting would be more realistic.

Vice-Chair Bertaux made a motion to continue the Public Hearing for Laestadian Church to September 2, 2025. The motion was seconded by Commissioner Aragon. The motion passed unanimously.

Go Rentals- Annexation Substantial Compliance

Director Centeno introduced the project. She explained that 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 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 agreed to replace the shipping containers for buildings that will meet the Silt Municipal Code requirements.

Director Centeno stated that overall, staff found the application and proposal for annexation meet the criteria to petition.

She explained that 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 that 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.

Director Centeno shared that 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.

She also stated 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.

Staff suggested 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.

Mr. Sanford, the property owner, Attorney Quinto and Representative Brad Jordan, were present to speak on behalf of the applicant.

Mr. Sanford gave an overview of his business plans, indicating that he would be building a space for his existing Go Rentals company, which will be equipment rental and repair. He stated that there would also be retail and man-cave storage in the rear on the property.

The Commissioners had a few questions, regarding additional tenants and what kind of equipment will be rented. Mr. Sanford stated that they rent a variety of equipment and little bit of everything. There will be a showroom with lawn and garden equipment. He also confirmed that there would not be any other tenants.

Alternate Ehlers expressed a desire to see the site plan a little further along, as he didn't feel as if he really knew what he was approving. Mr. Jordan stated that the applicant did complete some concept engineering, but that they would further progress as the annexation approval and zoning were approved.

Director Centeno then explained that the zoning portion of an annexation is crucial. She stated that when a property is being annexed into the Town, the goal is to grow our boundary lines, and assign zoning that would be beneficial, regardless of who is developing it. The lack of site plan at this point is acceptable, as the fail safe is appropriate zoning designation.

The Commission asked if the repair element was open to the public and Mr. Sanford confirmed that it was.

Chair Williams opened Public Comment at 7:12pm. There were no comments. The Public Comment was closed at 7:13pm.

Vice Chair Bertaux made a motion to recommend approval of Resolution, number to be determined, 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. The motion was seconded by Commissioner Aragon. The motion passed unanimously.

Planners Report

There was not planners report.

Commissioner Comments

The Commissioners thanked staff for a fun concert. Staff thanked the Commissioners for coming and encouraged everyone to attend the upcoming concert on August 28th.

Adjournment

Vice-Chair Bertaux made a motion to adjourn the meeting; seconded by Chair Williams. The meeting adjourned at 7:21P.M.

Respectfully submitted,

Approved by the Planning Commission

Nicole Centeno
Community Development Director

Lindsey Williams
Chair

**TOWN OF SILT
PLANNING COMMISSION REGULAR MEETING
August 5, 2025**

AGENDA ITEM SUMMARY

SUBJECT: Flattops Cowboy Church & Western Slope Veteran's Coalition- Minor Subdivision Sketch Plan

PROCEDURE: Public Hearing Action Item

RECOMMENDATION: Town Staff recommends approval.

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Flattops Cowboy Church and Western Slope Veteran's Coalition submitted applications for a Minor Subdivision Sketch Plan and Planned Unit Development (PUD).

The subdivided parcel would allow for the Western Slope Veteran's Coalition to build on 2.27 acres, while leaving the Church with 2.61 acres, to expand their sanctuary.

The Church's project entails a 4,400 square foot sanctuary addition, with a walk-out patio.

The Western Slope Veteran's Coalition is proposing 22 multi-family units (11 duplex buildings), 3 single family units (Includes larger manager's unit) and 1 community building.

RECOMMENDED MOTION: I move to recommend approval of the Flattops Cowboy Church and Western Slope Veteran's Coalition Minor Subdivision Sketch Plan with the conditions listed in the staff report and spoken during this meeting.

PRESENTED BY: Nicole Centeno, Community Development Director

DOCUMENTS ATTACHED: Staff Report and Application

TOWN ATTORNEY REVIEW [] YES [X] NO

INITIALS



SUBMITTED BY:



Nicole Centeno, Community Development Director

Town of Silt Planning Commission Meeting

Tuesday August 5, 2025 6:30 PM

Flattops Cowboy Church and Western Slope Veteran's Coalition- Minor Subdivision Sketch Plan

Planners Staff Report

Name of Project	Flattops Cowboy Church and Western Slope Veteran's Coalition- Minor Subdivision Sketch Plan
Applicant	Flattops Cowboy Church & Western Slope Veteran's Coalition 289 North 1 st Street Silt, CO 81652
Owner	Flattops Cowboy Church 289 North 1 st Street Silt, CO 81652
Representative/ Planner	John Kuersten P.O. Box 1530 Rifle, CO 81650
Project Attorney	N/A
Property Location	289 N. 1 st Street Silt, CO 81652
Existing Zoning	R-2
Surrounding Land Uses & Zoning	West –R-2 & RES-PUD, North – RES-PUD & Unincorporated Garfield County, South – R-2, PUD & Unincorporated Garfield County East – R-2 and Public Utility (School)
Proposed Use	Church (Commercial) and Residential PUD
Area of Parcel Subject to application	4.88 acres
Existing Use	Church (Commercial)
Silt Comprehensive Plan	Neighborhood Residential
Parcel & Reception Numbers	217904400006
Legal Description	Section: 4 Township: 6 Range: 92 TR IN SESESE (SEC 4) & NENENE (SEC 9).

INTRODUCTION

The Flattops Cowboy Church and Western Slope Veteran's Coalition submitted applications for a Minor Subdivision Sketch Plan and Planned Unit Development (PUD). As soon as the parcel's subdivision and zoning are approved, the applicants will apply for individual Site Plan Reviews.

A subdivided parcel would allow for the Western Slope Veteran's Coalition to build on 2.27 acres, while leaving the Church with 2.61 acres, to expand their sanctuary.

The Church's project entails a 4,400 square foot sanctuary addition, with a walk-out patio.

The Western Slope Veteran's Coalition is proposing 22 multi-family units (11 duplex buildings), 3 single family units (Includes larger manager's unit) and 1 community building.

The applicants did provide an overall concept plan, as well as a Traffic Study, Drainage Report and other necessary documents required to proceed with a minor subdivision. The applicants have been proactive in providing documents and studies, which Town Staff appreciates.

BACKGROUND

The Western Slope Veteran's Coalition previously approached the Town, in an effort to develop their project at a different location in Town. That location was not capable of handling the density, nor did it offer adequate means of egress.

During this same time period, the Town was approached by Flattops Cowboy Church, inquiring about expanding their building and possible subdivision. After a brief discussion and evaluation of the parcel, the Town suggested that the Western Slope Veteran's Coalition have a conversation with the Flattops Cowboy Church, as there might be opportunity for both entities to partner. Their conversation led to this sketch plan application.

The Town has been in support of the project and would like to see the Veteran's Coalition Project bring much needed assistance to the veteran's in our community. Staff has been committed to ensuring that the location will meet the needs of the project, enabling the organizations endeavors to be successful.

LOCATION

The Flattops Cowboy Church parcel is located at the northern corner of the intersection of 1st Street and Home Avenue. The common address is 289 N. 1st Street, Silt, CO 81652.

Legal Description:

A tract of land situated in the SE1/4SE1/4 of Section 4 and the NE1/4NE1/4 of Section 9 all in Township 6 South, Range 92 West of the 6th Principal Meridian, described as follows: Beginning at the section

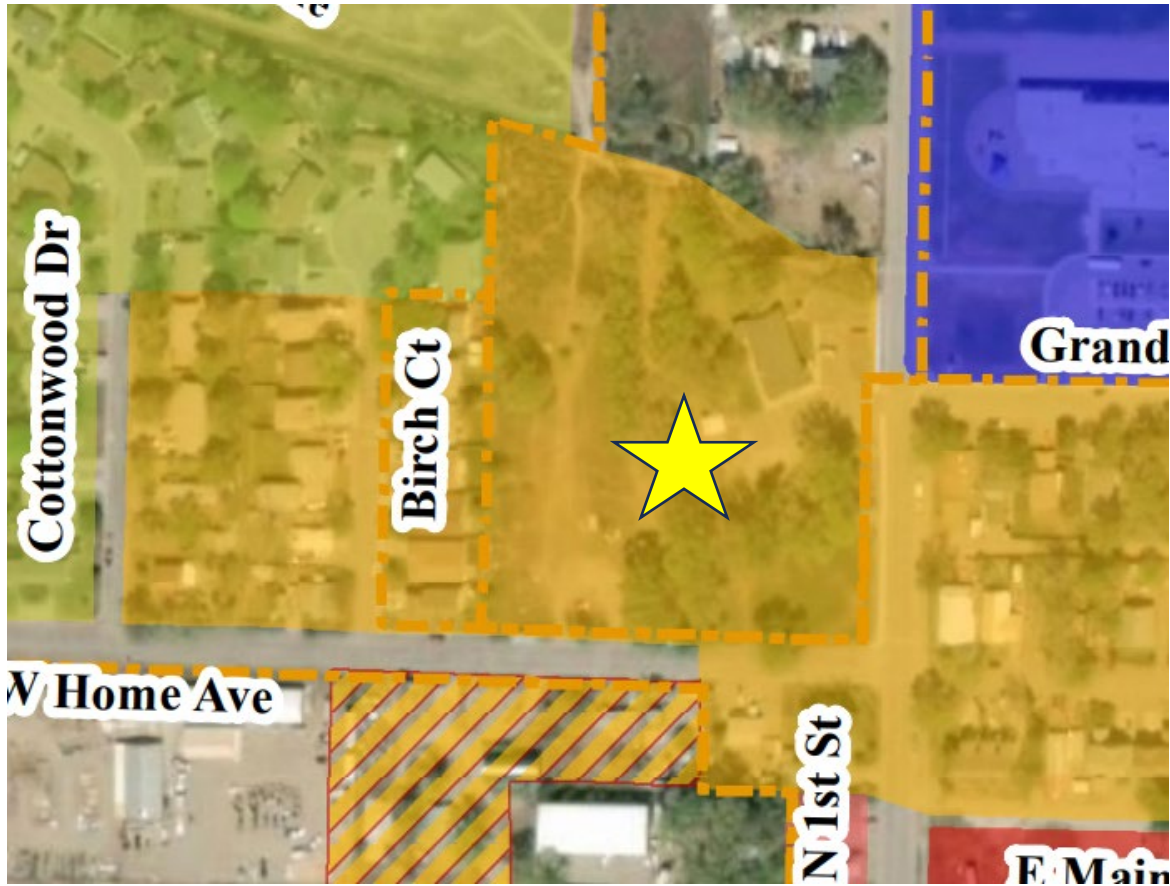
corner common to Sections 3, 4, 9 and 10 in said Township and Range; Thence South 0°38' West 260.25 feet along the Easterly line of said Section 9 to the Northerly Right of Way line of a 60 foot road lying along the Southerly boundary of Block 1,2 and 3 in the Kruger Subdivision; Thence North 89°22' West 444.40 feet along the Northerly line of said road; Thence North 0°38' East 553.68 feet to a point on the Southerly line of the Farmers Irrigation Ditch; Thence South 74°51' East 202.36 feet along the Southerly line of said ditch; Thence South 59°07' East 178.30 feet along the Southerly line of said ditch; Thence South 81°46' East 69.90 feet along the Southerly line of said ditch; Thence South 89°54' East 25.20 feet along the Southerly line of said ditch; to a point on the Easterly line of said Section 4; Thence South 0°38' West 143.87 feet along the Easterly line of said Section 4 to the section corner common to Sections 3, 4, 9 and 10 to the POINT OF BEGINNING. County of Garfield





















Zoning

The parcel is in an R-2 Zone District. The church was granted a Special Use Permit to operate within the designated zoning of this parcel. The Western Slope Veteran's Coalition has submitted a request to

change the zoning on their portion of the subdivided parcel to a Residential Planned Unit Development. The PUD zoning application will be presented to the Planning Commission at a future meeting.



Legend

	City Streets	ZoneType		R1
	City Boundary	 B1		R2
	County Parcel	 B2		R3
	Mixed Use	 B3		Residential PUD
	County Road	 B1		Rural
	Highway	 Commercial PUD		Unzoned
		 Public Utility		

MINOR SUBDIVISION SKETCH PLAN CODE & REQUIREMENTS

The sketch plan process is intended for the applicant to provide a concept plan, to which Town Staff, Referral Agencies, Planning Commissioners and the Board of Trustees are able to review for feasibility and general compliance, enabling valuable feedback to further the project design.

A minor subdivision sketch plan is presented to the Planning Commission for final decision. This sketch plan will also be presented to the Board of Trustees, for additional feedback before continuing forward with final design and engineering.

16.10.010 Intent.

The intent of the minor subdivision process is to allow an applicant to subdivide five or fewer lots or units (condominiums) without the engineered design data and specifications required by Chapter 16.04. An applicant for minor subdivision shall submit an application in conformance with the regulations of this chapter.

16.10.020 Minor subdivision sketch plan application—Submittal requirements.

An applicant for minor subdivision sketch plan shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission.

A. *Application requirements. An applicant for minor subdivision sketch plan shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey the information to the town, including the following:*

- 1. Disclosure of ownership—A certificate (no older than ninety days) from a title insurance company or attorney licensed in the state of Colorado, which shall set forth a legal description of the property, the names of all owners of property included in the minor subdivision sketch plan and shall include a list of all mortgages, judgments, liens, contracts or agreements of record in Garfield County regarding such property. If the certificate of title discloses any of the above, the owners or holders of such mortgages, judgments, liens, contracts, or agreements shall be required to consent to the application. If the applicant is not the property owner, then both the applicant and the property owner shall sign the land use application and be subject to all the provisions of this Code.*
- 2. A description of the proposed land use(s);*
- 3. A statement of the planning objective(s);*
- 4. A description of adjoining land use(s) and zoning;*
- 5. Existing and proposed zoning of the subject property;*
- 6. An estimate of proposed residential units and/or an estimate of square footage of commercial area;*
- 7. The name and address of the individual who prepared the minor subdivision sketch plan;*
- 8. The total area of the parcel;*

9. *A statement as to how the development will be served by utilities;*
10. *A general statement describing the geological characteristics of the land, soils types, slope stability and floodplain information.*
11. *Site plans and supporting documents. The minor subdivision sketch plan shall be drawn to a scale of one inch equals one hundred feet or larger and include the following:*
12. *A vicinity map, drawn at a scale of one inch equals two thousand feet, showing the general location of the land for consideration and the surrounding area within a one-mile radius;*
13. *The topography of the land;*
14. *The location of the proposed land uses;*
15. *The approximate location of proposed public or private open space areas;*
16. *The location of existing or proposed water and sewer lines, natural gas, electric, and communication infrastructure to serve each proposed lot;*
17. *The proposed lot or block pattern and street layout;*
18. *A provision for sufficient off-street parking;*
19. *A general statement regarding the proposal for water rights dedication, including the number of EQRs per day of water system requirements for proposed subdivision; and*
20. *Evidence of legal access to each proposed lot from a town street, county road or state highway, or in the case of condominiumization, a private street within the condominium project to be considered general common element.*

16.10.060 - Minor subdivision final plat submittal requirements.

A. An applicant for minor subdivision shall submit a plat indicating the following:

1. *Title of the subdivision, clearly stating that the application is a minor subdivision final plat;*
2. *Location and boundaries of all lots, with lots clearly numbered;*
3. *Boundaries of the minor subdivision;*
4. *Statement that the minor subdivision application conforms to all procedural requirements and engineered design data and specifications in [Chapter 16.10](#) of this Code;*
5. *Statement regarding the applicability of homeowners declarations, with the town as a third party beneficiary to the declarations;*
6. *Minor subdivision final plat certificates as follows:*
 - a. *Certificate of dedication and ownership, including all dedications, including utility, access, and drainage easements, and including parkland, open space, trails and drainage facilities, and the terms for which such easements and/or dedication shall occur;*
 - b. *Surveyor's certificate from the engineer that prepared the minor subdivision final plat;*
 - c. *Board of trustees certificate;*
 - d. *Planning and zoning commission certificate;*
 - e. *Title insurance company's or title attorney's certificate;*
 - f. *Utility companies certificate; and*

g. Garfield County Clerk and Recorder's Certificate.

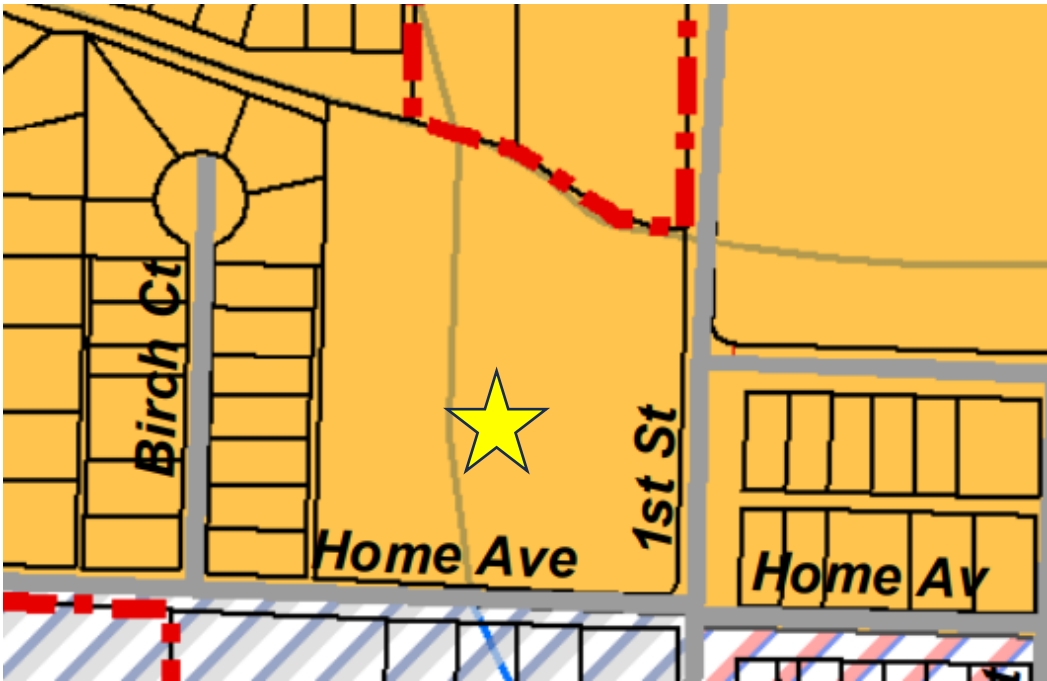
Once approvals for the sketch plan have been obtained, the applicant will continue the Minor Subdivision process where more details will be finalized.

COMPREHENSIVE PLAN


I. Comprehensive Plan

The parcel for the proposed sketch plan is located in the Neighborhood Residential designation of the Town’s Comprehensive Plan.

With the increased residential density being consistent with the Comprehensive Plan, Town Staff believes this project to align with the intention of the projected growth in this area.



Future Land Use 2017: Town of Silt, CO

 Agricultural/Rural Residential Reserve	 Natural Resource Extraction/Future Public Quasi-Public Parks & Open Space	 Recreation Commercial
 Downtown	 Neighborhood Residential	 Service and Commercial Support
 Mixed Use/Neighborhood Center	 Public/Quasi Public Parks & Open Space	 Walkable Residential

Land Use Designation	Description/Characteristics	Locational Criteria
<p>Neighborhood Residential</p> <p>Zone Districts: R-1, R-2, and R-3</p>	<p>Those properties within the Comprehensive Plan Land Use Designation of “Neighborhood Residential” are expected to have medium to high densities of 5 units to 16 units per acre, with clearly designated areas for parks, open space, trails, and community gardens. This area is intended for a variety of housing types, such as single-family dwellings, duplex dwellings and multi-family dwellings (three or more dwellings upon a lot or within a building, whether further subdivided or not), and may include additional dwelling units (ADUs) in order to increase the density and functionality of the community, but not overly tax the infrastructure systems. The “Neighborhood Residential” area currently consists of some older platted areas and some newer re-developed or re-platted areas, but generally has very well platted streets and alleys that aid in dispersing traffic. The Town is supportive of re-development within this Comprehensive Plan Land Use Designation both on a small and large scale. Since this area is clearly within the Town’s core of development, the Town could well benefit from increases in density, because the necessary infrastructure is in place.</p> <p>The Town should work to encourage the building of pedestrian walkways, sidewalks, and/or trails in this area, so that community safety and reduction of vehicles are priorities. Since this area is adjacent to the “Downtown” core, the Town benefits from these residents supporting their own local economy by purchasing goods and services, by living in a live/work building or as pedestrians and bicyclists.</p> <p>The Town should enforce those abusing the Town’s rules and regulations, so that all may live in harmony and in close proximity.</p> <p>The Town should use good planning techniques to intersperse higher densities with lower to medium densities in order to spread out the impacts in a larger area.</p> <p>Since good park area is already in existence in this area, the Town should simply add to and enhance the existing parks and open space for solid community cohesiveness.</p> <p>The Town should carefully consider any marijuana application in this zone district.</p>	<p>Typically located north of downtown Silt which is close to major arterials, bounded by major streets with a direct connection to downtown internally served by a system of collector and local streets, as well as sidewalks and pedestrian/bike paths.</p>

CONCEPTUAL PLAN



RECOMMENDATIONS

I. Staff Findings

Overall Staff finds that this sketch plan proposal aligns with the Town's governing documents. This sketch plan is a viable start to the process of bringing this project to final plat and development. There will be greater detail provided through the remainder of the Subdivision, as well as the PUD and Site Plan process. Staff looks forward to working with the applicant to help this project come to fruition.

II. Planning Recommendation

Staff recommends that the Planning and Zoning Commission proceed with an APPROVAL for the Flattops Cowboy Church and Western Slope Veteran's Coalition Minor Subdivision Sketch Plan, with the following conditions:

1. All representations of the applicant made in writing, application materials, verbally spoken at the meeting or that are reflected in the meeting minutes, spoken by the Commissioners or applicant, are considered part of the application and are binding on the applicant.
2. That applicant provides any additional requested documents and pays all related fees.
3. That the applicant develops and receives approval for all necessary governing agreements, enabling this project to progress to final plat.
4. That all referral agency comments, as well as staff comments, be addressed during the remaining minor subdivision process.
5. That each tract of development requires a Site Plan Review.
6. That this approval is not for construction. All future improvements will require permitting and approvals through the Community Development Department.

III. Recommended Motion

I move to recommend approval of the Flattops Cowboy Church and Western Slope Veteran's Coalition Minor Subdivision Sketch Plan with the conditions listed in the staff report and spoken during this meeting.



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 type="checkbox"/> Annexation	<input checked="" 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: Flattops Cowboy Church Subdivision **Project Description:** Minor Subdivision to create 2 parcels

Owner's Name: Pastor Jeff Kehr **Owner's Number:** _____ **Owner's Email Address:** flattopscowboychurch@yahoo.com

Address: 289 N 1st Street **Parcel ID Number:** 217904400006

Legal Description (attach additional sheets if necessary): Sec 4, TS 6, R92
TR in SESESE (Sec 4) & NENENE (Sec 9)

Access to Property: 1st Street & Home Avenue

Acreage or Square Footage: 4.88 **Existing Land Use Designation:** R2-General Residential

Proposed Land Use Designation: Tier 1 Priority Growth Area

Existing Zoning: R2? Church **Proposed Zoning:** R2 (SUP? Church)

Proposed Use / Intensity of Use: Church

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) **Deposits:** _____

PZC approval: _____ (date) **Date Fees Collected:** _____

BOT approval: _____ (date)

Billable Party Agreement

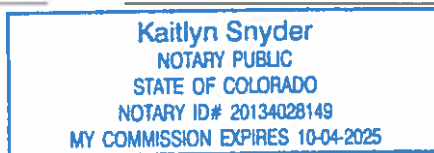
Property Owner(s): Name: Pastor Jeff Kehr, Flattops Cowboy Church Phone: 970-274-0028
Company: _____ Fax: _____
Address: 289 N 1st Street, Silt, CO 81652
Authorized Rep.: Name: John Kuersten Phone: 970-618-9518
Company: _____ Fax: _____
Address: PO Box 1530 Rifle, CO 81650
Billable Party: Owner XX Representative _____

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): Pastor Jeff Kehr, Flattops Cowboy Church
Address: 289 N 1st Street, Silt, CO 81652
Phone: 970-274-0028 Email: flattopscowboychurch@yahoo.com
Type of Identification: Personally Known Identification Number & Expiration: _____
Signature: [Signature] Date: _____

County of Garfield
State of Colorado

§



Sworn to and subscribed before me this 30 day of Dec, 2024
(Day) (Month) (Year)

By Kaitlyn Snyder
(Notary Name)

Witness my hand and official seal [Signature]
(Notary Signature)

(seal)

Notary Public
My Commission Expires 10-04-2025

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, Pastor Jeff Kehr, 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)

Jeff Kehr

Name (printed)

289 N 1st Street, Silt, CO 81652

Address

970-274-0028

Phone

Fax

Signature

Personally Known

County of

State of

Garfield

Colorado

Name (printed)

Address

Phone

Fax

Signature

SS.

Sworn to and subscribed before me this

30th
(fill in day)

day of

December
(fill in month)

2004
(fill in year)

By

Kaitlyn Snyder
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires:

Kaitlyn Snyder
10-04-2005

Kaitlyn Snyder
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20134028149
MY COMMISSION EXPIRES 10-04-2025

Authorized Representative

I/We further permit John Kuersten 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.

Jeff Kehr

Name (printed)

289 N 1st Street, Silt, CO 81652

Address

970-274-0028

Phone

Fax

Signature

Jeff Kehr

Type of Identification

County of

Garfield

State of

Colorado

SS.

Sworn to and subscribed before me this

30

day of

December

2021

(fill in day)

(fill in month)

(fill in year)

By

Kaitlyn Snyder

(name printed)

Witness my hand and official seal.

Notary Public

Kaitlyn Snyder

My Commission expires:

10-04-2025





Minor Subdivision Sketch Plan Application



Flattops Cowboy Church

289 North 1st Street

Silt, CO 81652



Applicant

Flattops Cowboy Church

Pastor Jeff Kehr
289 North 1st Street
Silt, CO 81652

Representative & Planner

John Kuersten

PO Box 1530
13 Powerline Road
Rifle, CO 81650
P: (970) 625-8210 M: (970) 618-9518
john@kuerstenconstruction.com

Architect

DAVID ROSENFELD, RA, LEED AP
R O S E N F E L D D E S I G N
81 CRESCENT PL david@rosenfeld-design.com
GLENWOOD SPRINGS PHONE: 719.439.3335
COLORADO 81601 rosenfeld-design.com

Engineer

Yancy Nichol, PE
Sopris Engineering
502 Main St, Ste A3
Carbondale, CO 81623
970-704-0311
<https://www.soprisengineering.com/>

16.10.020 Minor subdivision sketch plan application—Submittal requirements.

An applicant for minor subdivision sketch plan shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission.

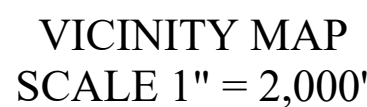
- A. Application requirements. An applicant for minor subdivision sketch plan shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey the information to the town, including the following:
1. Disclosure of ownership—A certificate (no older than ninety days) from a title insurance company or attorney licensed in the state of Colorado, which shall set forth a legal description of the property, the names of all owners of property included in the minor subdivision sketch plan and shall include a list of all mortgages, judgments, liens, contracts or agreements of record in Garfield County regarding such property. If the certificate of title discloses any of the above, the owners or holders of such mortgages, judgments, liens, contracts, or agreements shall be required to consent to the application. If the applicant is not the property owner, then both the applicant and the property owner shall sign the land use application and be subject to all the provisions of this Code.
See current Title Commitment attached.
 2. A description of the proposed land use(s);
This 4.88 acre parcel is currently owned by the Flattops Cowboy Church (FTCC) and is being used as a church. They would like to expand their facility and parking area. They would also like to subdivide this parcel to create approximately 2 acres on the Western side with the intent to sell this to the Western Slope Veterans Coalition (WSVC).
 3. A statement of the planning objective(s);
To expand the existing facility to serve the increasing demand in the local community and to work with the WSVC to create a parcel to be used for housing Veterans in need.
 4. A description of adjoining land use(s) and zoning;
The properties to the West, South and East are all zoned Residential R-2. Just South-West of this parcel and across W Home Ave there is a small Mixed Use parcel. To the North-West is an existing Residential PUD that includes some high density multi-family and single family homes on 5000-6000sf lots. There is also a Commercial Property to the North that is in the County as well as an Elementary School to the North-East across 1st street.
 5. Existing and proposed zoning of the subject property;
No Change. Future parcel to WSVC to be PUD.
 6. An estimate of proposed residential units and/or an estimate of square footage of commercial area;
Estimated expansion to the Church to be approximately 4400sf.
 7. The name and address of the individual who prepared the minor subdivision sketch plan;
John Kuersten, PO Box 1530, 0013 Powerline Road, Rifle, CO 81650
 8. The total area of the parcel;
4.88 acres































-
9. A statement as to how the development will be served by utilities;
There is existing natural gas and electricity to the building. Both utilities are also available in both Home Avenue and 1st Street.
 10. A general statement describing the geological characteristics of the land, soils types, slope stability and floodplain information.
See Engineers Report and Geotech Report. There is a Floodway/Floodplain through the site and Engineers Report will show delineations of this. All building to remain out of the floodway.
 11. Site plans and supporting documents. The minor subdivision sketch plan shall be drawn to a scale of one inch equals one hundred feet or larger and include the following:
See Plans.
 12. A vicinity map, drawn at a scale of one inch equals two thousand feet, showing the general location of the land for consideration and the surrounding area within a one-mile radius;
See Plans.
 13. The topography of the land;
See Plans.
 14. The location of the proposed land uses;
See Plans.
 15. The approximate location of proposed public or private open space areas;
See Plans.
 16. The location of existing or proposed water and sewer lines, natural gas, electric, and communication infrastructure to serve each proposed lot;
See Plans.
 17. The proposed lot or block pattern and street layout;
N/A. See Plans.
 18. A provision for sufficient off-street parking;
See plans. Proposed expansion of parking area to south of existing parking lot.
 19. A general statement regarding the proposal for water rights dedication, including the number of EQRs per day of water system requirements for proposed subdivision; and
See Engineering Report.
 20. Evidence of legal access to each proposed lot from a town street, county road or state highway, or in the case of condominiumization, a private street within the condominium project to be considered general common element.
There are existing driveways on 1st street and Home Avenue. Home Avenue entrance to be addressed with WSVC PUD at development application for that parcel.
- B. Number of copies. The applicant for minor subdivision sketch plan shall submit eighteen copies of the minor subdivision sketch plan and supplemental material as required in this chapter, sized eight and a half inches by eleven inches for textual material and eleven inches by seventeen inches for maps that will be included in the commission public hearing packets. Additionally, the applicant shall submit four copies of all maps for staff review, each measuring no less than twenty-four inches by thirty-six inches,

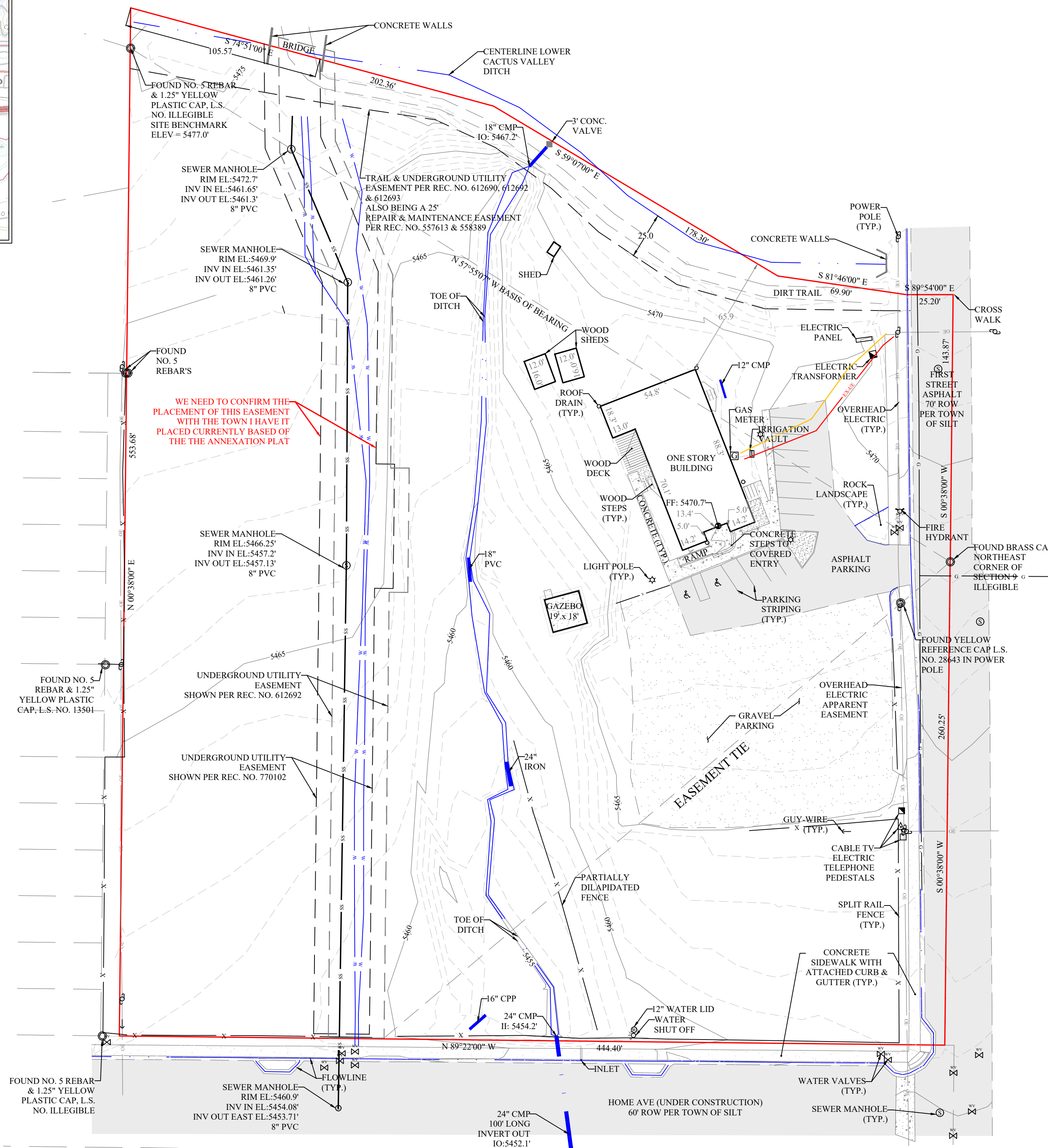
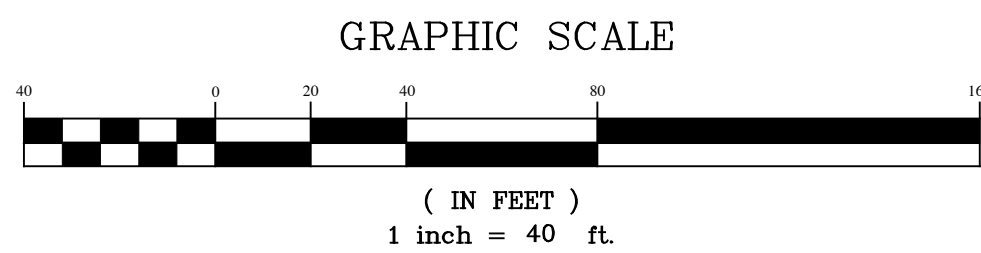
plus four copies of all other textual supplemental materials. Lastly, the applicant for minor subdivision sketch plan shall submit two electronic copies of the minor subdivision sketch plan and all supplemental materials as required by this chapter.

(Ord. No. 9-2011, § 1, 12-12-2011)

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 4, AND THE
NE1/4NE1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF GARFIELD, STATE OF COLORADO



LEGEND		
SYMBOL		HATCHING
TELE. PEDESTAL		 GRAVEL
ELEC. TRANSFORMER		
IRRIGATION CONTROL VALVE		
ELEC. METER		
GAS METER		
MONITORING WELL		
SIGN		
DRAIN		
LIGHT POLE		
POWER POLE		
WATER VALVE		
WATER SHUTOFF		
SEWER MANHOLE		
CLEANOUT		
LINE		
BOUNDARY LINE		
ADJOINER BOUNDARY		
FENCE LINE		
FLOW LINE		
EASEMENT		
SECTION LINE		
CULVERT		
WATER LINE		
SEWER LINE		
ELEC. LINE		
CABLE T.V. LINE		
FIBER OPTIC LINE		
TELEPHONE LINE		
GAS LINE		
OVERHEAD ELEC.		



PER SPECIAL WARRANTY DEED RECORDED JULY 12, 2023 AS RECEPTION NO. 987595.

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 4 AND THE NE1/4NE1/4 OF SECTION 9 ALL IN TOWNSHIP 6 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 3, 4, 9 AND 10 IN SAID TOWNSHIP AND RANGE;
THENCE SOUTH 0°38' WEST 260.25 FEET ALONG THE EASTERLY LINE OF SAID SECTION 9 TO THE NORTHERLY
CORNER OF SAID SECTION 9; THENCE SOUTH 60°00' WEST 440.00 FEET ALONG THE SOUTHERLY BOUNDARY OF BLOCK 1, 2 AND 3 IN THE
KRUGER SUBDIVISION;
THENCE NORTH 89°22' WEST 444.40 FEET ALONG THE NORTHERLY LINE OF SAID ROAD;
THENCE NORTH 0°38' EAST 553.68 FEET TO A POINT ON THE SOUTHERLY LINE OF THE FARMERS IRRIGATION
DITCH;
THENCE SOUTH 74°51' EAST 208.26 FEET ALONG THE SOUTHERLY LINE OF SAID DITCH;
THENCE SOUTH 59°00' EAST 178.30 FEET ALONG THE SOUTHERLY LINE OF SAID DITCH;
THENCE SOUTH 49°00' EAST 69.00 FEET ALONG THE SOUTHERLY LINE OF SAID DITCH TO A POINT ON THE
THENCE SOUTH 89°54' EAST 25.20 FEET ALONG THE SOUTHERLY LINE OF SAID DITCH TO A POINT ON THE
EASTERLY LINE OF SAID SECTION 4;
THENCE SOUTH 0°38' WEST 143.87 FEET ALONG THE EASTERLY LINE OF SAID SECTION 4 TO THE SECTION CORNER
COMMON TO SECTIONS 3, 4, 9 AND 10 TO THE POINT OF BEGINNING.

COUNTY OF GARFIELD, STATE OF COLORADO

I) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFORE, EXCEPTIONS TO TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN RESEARCHED BY DRAKE CONSULTING, INC.

2) THE DATES OF THIS SURVEY WERE AUGUST 12 - SEPTEMBER 6, 2020

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 57°55'07" W BETWEEN THE NORTHEAST CORNER OF SECTION 9, BEING A 3.25" BRASS CAP ILLEGIBLE IN A WATER VALVE BOX FOUND IN PLACE AND THE NORTHEAST CORNER OF BLOCK 1, TARA SUBDIVISION A NO. 5 REBAR & 1.25" YELLOW PLASTIC CAP, L.S. NO. ILLEGIBLE FOUND IN PLACE. BEARINGS ARE BASED ON WARRANTY DEED RECORDED JULY 12, 2023 AS RECE. NO. 987595.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET

5) THIS SURVEY IS BASED ON SPECIAL WARRANTY DEED RECORDED JULY 12, 2023 AS RECEPTION NO. 987595 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) ELEVATIONS ARE BASED ON TAMBURELLO (1988 DATUM) YIELDING AN ON-SITE ELEVATION OF 5477.0' ON A TBM AS SHOWN. CONTOUR INTERVAL EQUALS 1' FOOT

7) FARMERS IRRIGATION DITCH IS ALSO KNOWN AS LOWER CACTUS VALLEY DITCH AND GRAND RIVER DITCH.

8) 100 YEAR FLOODPLAIN AND WETLAND DELINEATION HAVE NOT BEEN ADDED TO THIS SURVEY AT THIS TIME.

9) THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS DESCRIBED IN RECEPTION NO. 42622, RECORDED SEPTEMBER 14, 1911. DUE TO THE VAGUENESS IN THE DOCUMENT WE ARE UNABLE TO SHOW THEM ON THIS SURVEY.

10) THIS PROPERTY IS SUBJECT TO A MAINTENANCE AND REPAIR EASEMENT OF THE LOWER CACTUS VALLEY DITCH RECORDED JANUARY 5, 2000 AS RECEPTION NO. 557613.

11) UTILITY LOCATES HAVE BEEN PROVIDED BY COLORADO 811.

I, TRAVIS J KAISER, DO HEREBY STATE THAT THIS EXISTING CONDITIONS SURVEY WAS PREPARED BY DRAKE CONSULTING, INC. FOR FLAT TOPS COWBOY CHURCH CORP.

FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE SEPTEMBER 6, 2024, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. I FURTHER STATE THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ANY EXCEPTIONS THAT MAY ARISE FROM THE DISCREPANCY PROBABLY HAVE NOT BEEN REVEALED BY ORAKE CONSULTING, INC.

FOR REVIEW

TRAVIS J. KAISER,
COLORADO P.L.S. NO. 38294-
FOR, AND ON BEHALF OF DRAKE CONSULTING, INC.

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

Land Surveying
PO Box 709 Rifle, CO 81650
Phone 970-987-1389
www.DrakeConsulting.CO

Drawn By:	ARK	NO.	Date	Revision	By	FLAT TOPS COWBOY CHURCH CORP 289 1ST STREET, SILT, CO EXISTING CONDITIONS SURVEY SE1/4SE1/4 SEC. 4 & NE1/4NE1/4 SEC. 9 TOWNSHIP 6 SOUTH, RANGE 92 WEST	Project NO.
Checked By:							24046
TJK							
Date:							
OCTOBER 3, 2024							
Computer File:							1 OF 1
289 1ST EX CON							



OPEN SPACE CALCULATIONS

WSVC COMMUNITY PROPERTY

TOTAL SITE AREA = 98,847 SF

OPEN AREA = 54,901 SF

OPEN AREA RATIO =
54,901 SF / 98,847 SF = 55.5%

COWBOY CHURCH PROPERTY

TOTAL SITE AREA = 113,726 SF

OPEN AREA = 54,815 SF

OPEN AREA RATIO =
54,815 / 113,726 SF = 48.2%

1" = 30'-0"

WESTERN SLOPE VETERANS COALITION COMMUNITY

231 N. FIRST STREET
SILT, COLORADO

OVERALL CONCEPT SITE PLAN



**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
COMMONWEALTH LAND TITLE INSURANCE COMPANY**

NOTICE

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

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO 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, Commonwealth Land Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

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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, this 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 shall not be 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 shall not be 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 will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
 - (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 and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, 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 HAS BEEN ISSUED BY AN ISSUING AGENT

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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. ARBITRATION

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

Countersigned:

Patrick P. Burwell

Patrick P. Burwell
Commonwealth Title Company of Garfield County,
Inc.
127 East 5th Street
Rifle, CO 81650

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By:

Michael J. Nolan
President

ATTEST:

Marjorie Nemzura
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

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Transaction Identification Data for reference only:

Issuing Agent: Commonwealth Title Company of Garfield County, Inc.
Issuing Office: 127 East 5th Street, Rifle, CO 81650
ALTA® Universal ID: 1038730
Loan ID Number:
Issuing Office File Number: 2022-10-17
Commitment Number: 2022-10-17
Revision Number:
Property Address: 289 1st St, Silt, CO 81652

SCHEDULE A

1. Commitment Date: 1/29/2025 at 8:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy \$N/A

PROPOSED INSURED:
3. The estate or interest in the Land described or referred to in this Commitment is: fee simple.
4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

Flat Tops Cowboy Church Corp.
5. The Land is described as follows:

Property description set forth in "Exhibit A" attached hereto and made a part hereof.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Patrick P. Burwell

By: _____
Patrick P. Burwell, License #: 153719
Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company as set forth below:

Title commitment update: \$75.00
4. -This is an informational only commitment and no policy will be issued hereunder.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

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SCHEDULE B, PART II Exceptions

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

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession, not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage of area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Any lien or charge on account of the inclusion of subject property in an improvement district.
8. Any and all water rights, claims, or title to water, whether or not the matters excepted are shown by the public record.
9. Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded on August 31, 1893 as Instrument #16286 in the [official records](#)
10. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as reserved, as reserved in United States Patent recorded on August 31, 1893 as Instrument #16286 in the [official records](#)
11. Easement and right of way as described in document recorded on September 14, 1911 as Instrument #42622 in the [official records](#)
12. Conveyance of mineral rights more fully described in Deed recorded on March 28, 1952 as Instrument #178897 in the [official records](#) and any and all interests therein or assignments thereof.
13. Easement granted in document recorded on January 5, 2000 as Instrument #557613 in the [official records](#)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



14. Terms, conditions and all matters set forth in Agreement recorded on January 24, 2000 as Instrument #558389 in the [official records](#)
15. Terms, conditions and all matters set forth in Easement Deed recorded on October 17, 2002 as Instrument #612690 in the [official records](#)
16. Terms, conditions and all matters set forth in Easement Deed recorded on October 17, 2002 as Instrument #612692 in the [official records](#)
17. Terms, conditions and all matters set forth in Assignment of Easement recorded on October 17, 2002 as Instrument #612693 in the [official records](#)
18. Terms, conditions and all matters set forth in Agreement recorded on July 25, 2009 as Instrument #753080 in the [official records](#)
19. Terms, conditions and all matters set forth in Ordinance recorded on June 25, 2009 as Instrument #770101 in the [official records](#)
20. Terms, conditions and all matters set forth in Ordinance recorded on June 25, 2009 as Instrument #770103 in the [official records](#)
21. Easements, rights of way, plat notes and all matters described and set forth on the Plat recorded on June 25, 2009 as Instrument #770102 in the [official records](#)
22. Possessory rights outside of fence, encroachment of fence and concrete wall onto adjoining property, apparent easement for overhead utilities, wetland delineation, ditch and all matters shown on Improvement Survey prepared by Bookcliff Survey Services Inc. dated February 7, 2007, Project No. 06263-01. [official records](#)
23. Deed of Trust from Congregational Church of the Valley United Church of Christ, Inc. to the Public Trustee of Garfield County for the use of Alpine Bank, showing an original amount of \$399,516.00, and recorded August 16, 2013 as Instrument #839400.

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ALTA Commitment for Title Insurance 8-1-16

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EXHIBIT A
Property Description

Issuing Office File No.: 2022-10-17

A tract of land situated in the SE1/4SE1/4 of Section 4 and the NE1/4NE1/4 of Section 9 all in Township 6 South, Range 92 West of the 6th Principal Meridian, described as follows:

Beginning at the section corner common to Sections 3, 4, 9 and 10 in said Township and Range;
Thence South 0°38' West 260.25 feet along the Easterly line of said Section 9 to the Northerly Right of Way line of a 60 foot road lying along the Southerly boundary of Block 1,2 and 3 in the Kruger Subdivision;
Thence North 89°22' West 444.40 feet along the Northerly line of said road;
Thence North 0°38' East 553.68 feet to a point on the Southerly line of the Farmers Irrigation Ditch;
Thence South 74°51' East 202.36 feet along the Southerly line of said ditch;
Thence South 59°07' East 178.30 feet along the Southerly line of said ditch;
Thence South 81°46' East 69.90 feet along the Southerly line of said ditch;
Thence South 89°54' East 25.20 feet along the Southerly line of said ditch; to a point on the Easterly line of said Section 4;
Thence South 0°38' West 143.87 feet along the Easterly line of said Section 4 to the section corner common to Sections 3, 4, 9 and 10 to the POINT OF BEGINNING.

County of Garfield

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16

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Commonwealth Title Company of Garfield County, Inc.

127 East 5th Street
Rifle, Colorado 81650
Telephone: (970) 625-3300
Facsimile: (970) 625-3305

February 3, 2025

John Kuersten
P.O. Box 1530
13 Powerline Road
Rifle, Colorado 81650

Re: Mineral Owners for Parcel Number 2179 044 00 006

Hello John:

We examined title to the minerals as reflected in recorded documents in the Garfield County Clerk and Recorder's Office for the following parcel:

A tract of land situated in the SE1/4SE1/4 of Section 4 and the NE1/4NE1/4 of Section 9 all in Township 6 South, Range 92 West of the 6th Principal Meridian, described as follows:

Beginning at the section corner common to Sections 3, 4, 9 and 10 in said Township and Range;

Thence South 0°38' West 260.25 feet along the Easterly line of said Section 9 to the Northerly Right of Way line of a 60 foot road lying along the Southerly boundary of Block 1,2 and 3 in the Kruger Subdivision;

Thence North 89°22' West 444.40 feet along the Northerly line of said road;

Thence North 0°38' East 553.68 feet to a point on the Southerly line of the Farmers Irrigation Ditch;

Thence South 74°51' East 202.36 feet along the Southerly line of said ditch;

Thence South 59°07' East 178.30 feet along the Southerly line of said ditch;

Thence South 81°46' East 69.90 feet along the Southerly line of said ditch;

Thence South 89°54' East 25.20 feet along the Southerly line of said ditch; to a point on the Easterly line of said Section 4;

Thence South 0°38' West 143.87 feet along the Easterly line of said Section 4 to the section corner common to Sections 3, 4, 9 and 10 to the POINT OF BEGINNING.

**County of Garfield
State of Colorado**

Glenwood Springs Branch
1322 Grand Avenue
Glenwood Springs, Colorado 81601
Telephone: (970) 945-4444
Facsimile: (970) 945-4449

As appears from the recorded documents in the Garfield County Clerk and Recorder's Office we examined for the above described parcel, and subject to reservations, exceptions and conditions contained in the United States Patent, easements, rights of way, liens, encumbrances, rights of parties in possession, liens, if any, of mechanics and materialmen, zoning and subdivision regulations, and any state of facts which an accurate survey would disclose, title to the minerals is vested in the following:

Mineral Rights Owner	Address (shown on recorded conveyance instrument if available)
Claude L. Goff	Not Available (no address provided)
Louise Coan	Not Available (no address provided)
F. H. Sheridan	Not Available (no address provided)
M. A. Fredericks	Not Available (no address provided)
Agnes A. Fredericks	Not Available (no address provided)
Rosemary Marinoff	Not Available (no address provided)
Ronald E. Alley & Linda K. Alley	Not Available (no address provided)
Flat Tops Cowboy Church Corp.	P. O. Box 1501 Rifle, Colorado 81650

Although we deem this information to be reliable, is not to be construed as an abstract of title, nor an opinion of title, nor a guaranty of title, and the Companies liability is limited to the amount paid for the mineral examination. The effective date of this mineral owner search is January 29, 2025. If you have any questions regarding this search, please contact me.


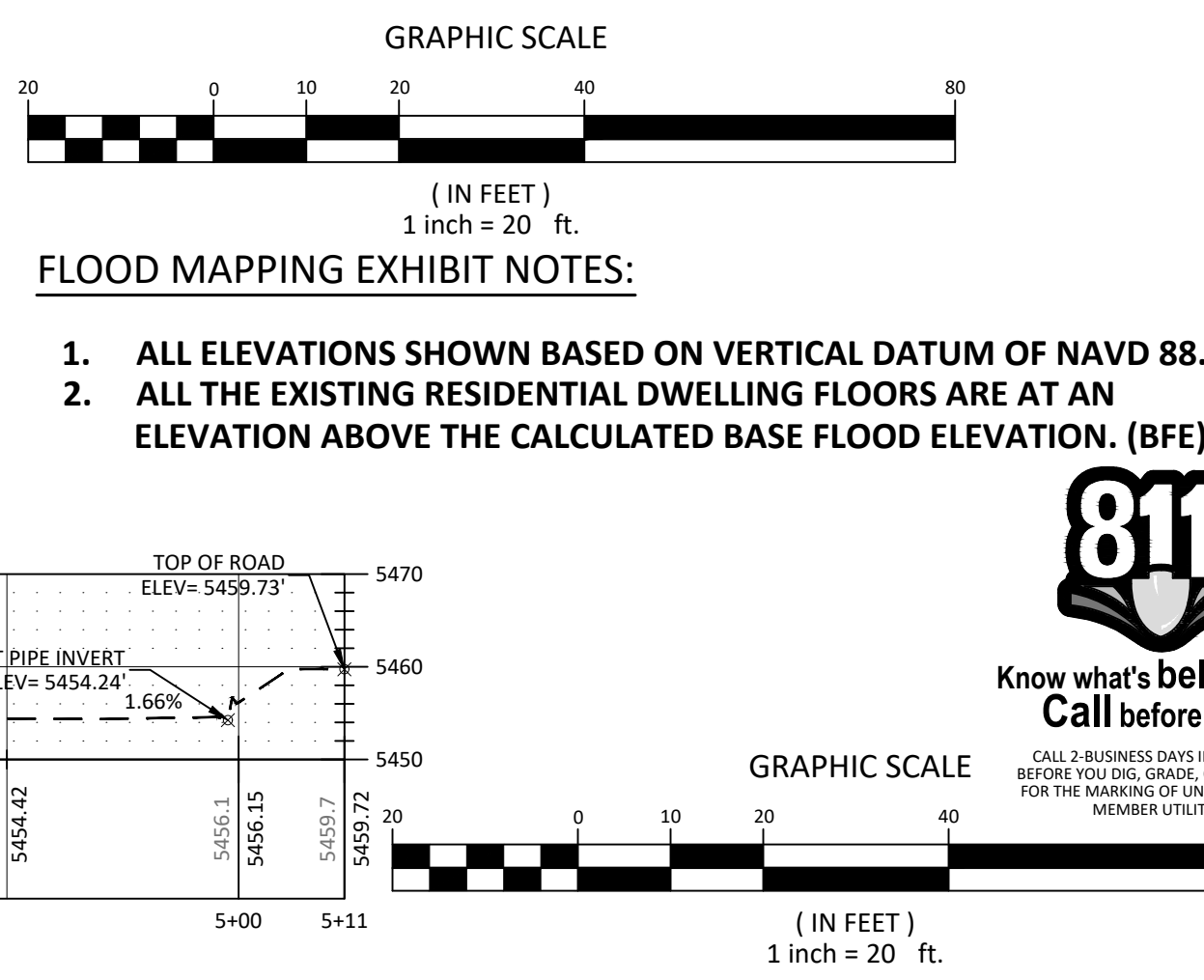
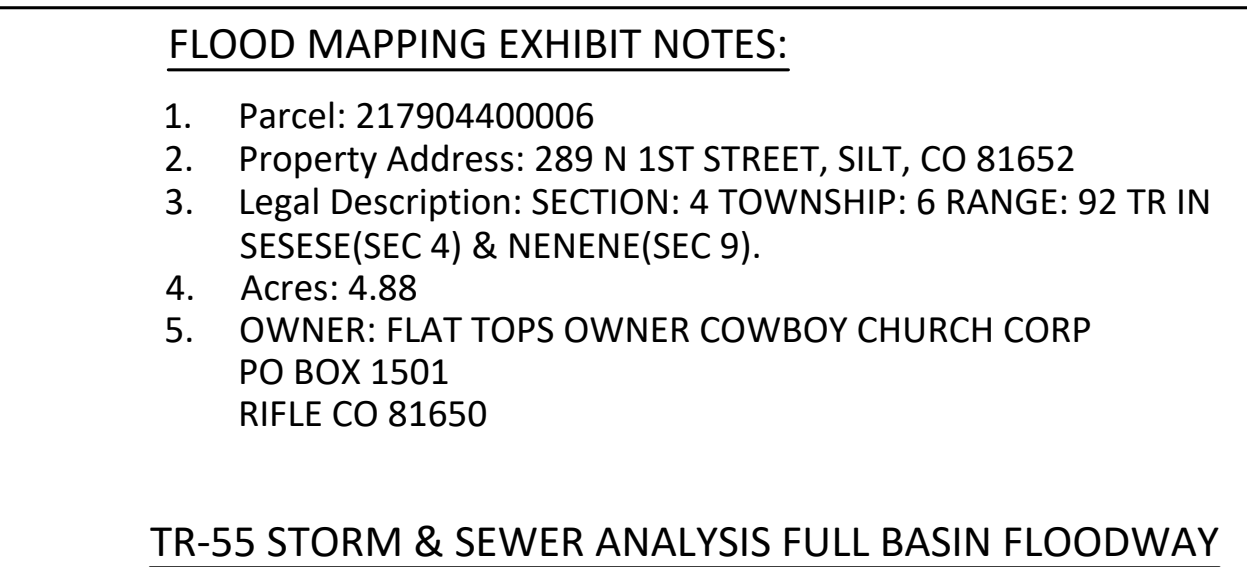
Sincerely,

Patrick P. Burwell

Patrick P. Burwell

250' Buffer

Parcel	Physical Address	Owner	Account Num	Mailing Address
217903300012	222 GRAND AVE SILT	GARFIELD SCHOOL DISTRICT NO RE-2	R200690	839 WHITERIVER AVENUE RIFLE, CO 81650
217904400005	451 231 COUNTY RD SILT	BROWN, DANIEL R & MARY R	R200139	451 N 1ST STREET SILT, CO 81652
217904400006	289 N 1ST ST SILT	FLAT TOPS COWBOY CHURCH CORP	R200057	PO BOX 1501 RIFLE, CO 81650
217904400007	239 231 COUNTY RD SILT	MCCUNE, PHILIP E	R200018	7190 HIGHWAY 13 RIFLE, CO 81650
217904400010	Not available SILT	FORBES, GREGORY A	R200561	350 GARFIELD AVENUE CARBONDALE, CO 81623
217904401003	320 BIRCH CT SILT	FLORES, ENRIQUETA	R200317	1339 FIRETHORN DRIVE RIFLE, CO 81650
217904401007	298 BIRCH CT SILT	CALDWELL, BROOKE L	R350900	298 BIRCH COURT SILT, CO 81652
217904402017	299 BIRCH CT SILT	GALLUCCIO, VINCENT	R041336	325 OAK LANE ASPEN, CO 81611
217904402018	287 BIRCH CT SILT	LUGO GONZALEZ, CINTHYA J	R041337	287 BIRCH COURT SILT, CO 81652
217904404001	322 BIRCH CT SILT	CASTELLANO, DEICIDALIA CHAIREZ	R350569	322 BIRCH COURT SILT, CO 81652
217904404002	324 BIRCH CT SILT	SANTAMARIA, DENNIS ALEXANDER & AMAYA, ENMA MARIBEL	R350570	PO BOX 1923 CARBONDALE, CO 81623
217904404003	327 BIRCH CT SILT	WARE, KEVIN E & AUNDREA L	R350571	327 BIRCH COURT SILT, CO 81652
217904404004	325 BIRCH CT SILT	LIGGETT, RICHARD & MEGAN	R350572	325 BIRCH COURT SILT, CO 81652
217904404005	323 BIRCH CT SILT	CONANT, BRET & ESTHER	R350573	323 BIRCH COURT SILT, CO 81652
217904408022	317 W ORCHARD AVE SILT	ALONSO MENDOZA, ZACARIAS & GOMEZ CANSECO, JUANA	R009358	125 CENTER DRIVE, 16 GLENWOOD SPRINGS, CO 81601
217904408023	309 W ORCHARD AVE SILT	HEAVER, BRIAN	R009359	309 WEST ORCHARD AVENUE SILT, CO 81652
217904408024	301 W ORCHARD AVE SILT	CHAVARRIA, JUAN CARLOS	R009360	301 WEST ORCHARD AVENUE SILT, CO 81652
217904408025	259 W ORCHARD AVE SILT	SALVIDREZ FLORES, ANGELICA Y & VEGA CISNEROS, JESICA L	R009361	259 WEST ORCHARD AVENUE SILT, CO 81652
217904408026	243 W ORCHARD AVE SILT	GARCIA, ARCELIA	R009362	243 WEST ORCHARD AVENUE SILT, CO 81652
217904408099	675 BRISTLECONE WAY SILT	SILT, TOWN OF	R009435	PO BOX 70 SILT, CO 81652
217904408099	675 BRISTLECONE WAY SILT	SILT, TOWN OF	R009435	PO BOX 70 SILT, CO 81652
217909100002	240 W MAIN ST SILT	HEDBERG, L & J FAMILY TRUST	R200506	240 WEST MAIN SILT, CO 81652
217909100006	115 W HOME AVE SILT	JACKSON, BRAXTON J & MADDISON S	R200174	PO BOX 31 RIFLE, CO 81650
217909100010	6524 6 & 24 HWY SILT	ANDERSON, BEVERLY	R200003	PO BOX 1813 RIFLE, CO 81650
217909100024	150 W MAIN ST SILT	COOKMAN, WILLIAM THOMAS	R200181	335 WEST 6TH STREET GRAFTON, ND 58217-1370
217909100045	Not available SILT	MAIN STREET PLAZA LLC	R083659	711 MAIN STREET CARBONDALE, CO 81623
217909101005	260 BIRCH CT SILT	MAY, NATHAN & ROPER, CASSIDY	R350898	260 BIRCH COURT SILT, CO 81652
217909101006	272 BIRCH CT SILT	ESPINOZA, ANAYELI SARAH I & CUC BAQUIN, JUAN ALFREDO	R350899	272 BIRCH COURT SILT, CO 81652
217909101009	258 BIRCH CT SILT	GONZALEZ RENDON, CRUZ ENRIQUE & RODRIGUEZ REYNA, MIRELLA & GONZALEZ, ENRIQUE	R007558	258 BIRCH COURT SILT, CO 81652
217909101010	200 W HOME AVE SILT	PONCE, NANCY & ALFREDO	R042829	5033 COUNTY ROAD 335 # 139 NEW CASTLE, CO 81647
217909101011	236 BIRCH CT SILT	HENRY, LONNY L & MELISSA	R042830	236 BIRCH COURT SILT, CO 81652
217909102004	221 BIRCH CT SILT	MERAZ, FILIBERTO J & TERRASA J	R200171	1170 COUNTY ROAD 113 CARBONDALE, CO 81623
217909102008	243 BIRCH CT SILT	PEREZ MARIN, MONTSERRAT DEL CARMEN	R200045	300 WULFSOHN ROAD #C205 GLENWOOD SPRINGS, CO 81601
217909102011	263 BIRCH CT SILT	ALMARAZ, MARTIN & MURO, MAYRA	R200228	263 BIRCH COURT SILT, CO 81652
217909102019	275 BIRCH CT SILT	RAMIREZ, ALBERTO & MALDONADO, KATHLEEN	R041338	105 APPLE DRIVE NEW CASTLE, CO 81647
217909104001	110 W MAIN ST SILT	LEE, DANIEL THOMAS & DEZARAE SUE	R350231	105 GRAND AVENUE SILT, CO 81652
217909104002	101 HOME AVE SILT	VINCE SILT MOBILE LLC	R350318	325 OAK LANE ASPEN, CO 81611
217909104003	111 HOME AVE SILT	FRITZLAN, KASANDRA	R350154	111 W HOME AVE APT 1 SILT, CO 81652
217910208004	120 HOME AVE SILT	CARDOSI, MICHAEL RAYMOND	R350312	PO BOX 736 SILT, CO 81652-0736
217910208007	105 GRAND AVE SILT	CLARK, THOMAS DREW & BRIANNA SUE	R350017	105 GRAND AVENUE SILT, CO 81652
217910208009	102 HOME AVE SILT	WAKEFIELD, KEVIN S & SAMANTHA L	R350391	7303 COUNTY ROAD 233 SILT, CO 81652
217910208010	112 HOME AVE SILT	SPINK, NAOMI K	R350392	112 HOME AVENUE SILT, CO 81652
217910208011	101 GRAND AVE SILT	CRUZ ORTIZ, VICENTE & JOSE A	R350444	101 GRAND AVENUE SILT, CO 81652
217910208012	103 GRAND AVE SILT	VYSOKY, JESSICA L & SCHERCH, JOSHUA T	R350445	103 GRAND AVENUE SILT, CO 81652
217910228001	105 HOME AVE SILT	KERALSA, LLC	R043120	3950 MIDLAND AVENUE, SUITE F2 GLENWOOD SPRINGS, CO 81601
217910228002	113 HOME AVE SILT	KERALSA, LLC	R043121	3950 MIDLAND AVENUE, SUITE F2 GLENWOOD SPRINGS, CO 81601
217910228003	125 HOME AVE SILT	KERALSA, LLC	R043122	3950 MIDLAND AVENUE, SUITE F2 GLENWOOD SPRINGS, CO 81601

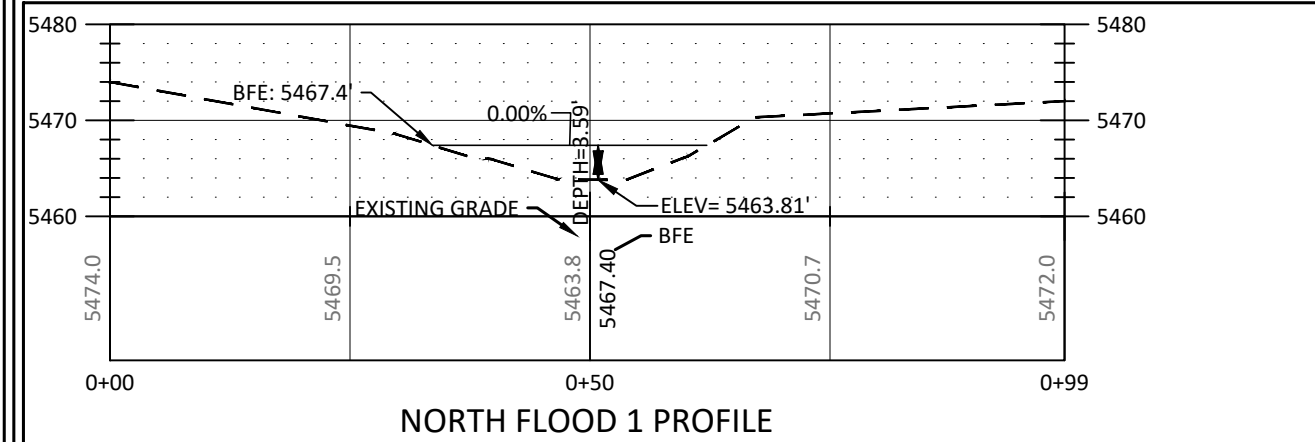


SOPRIS ENGINEERING LLC
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
(970) 784-0941 • www.sopris-engineering.com

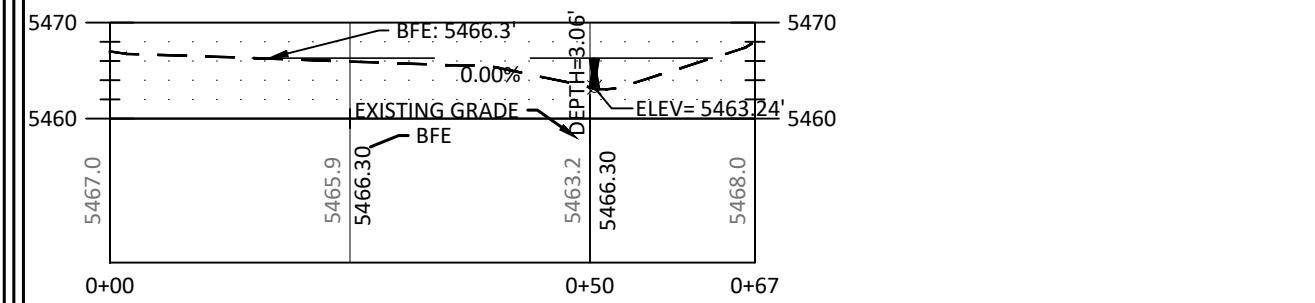
WESTERN SLOPE VETERANS COALITION COMMUNITY
289 N. FIRST STREET
SILT, COLORADO

DATE	REVISION
TITLE	
FLOOD ANALYSIS EXHIBIT	
DRAWING NO.	
C-1.0	

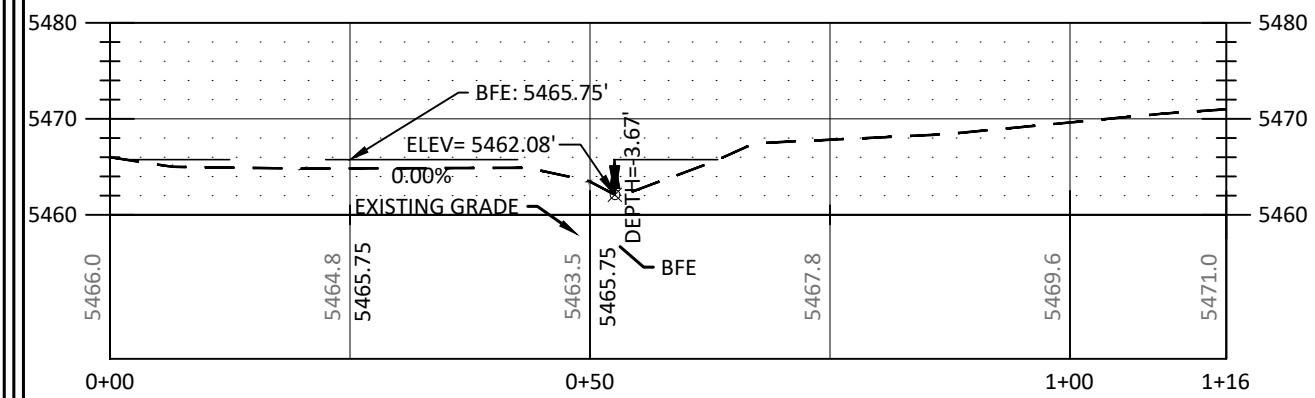
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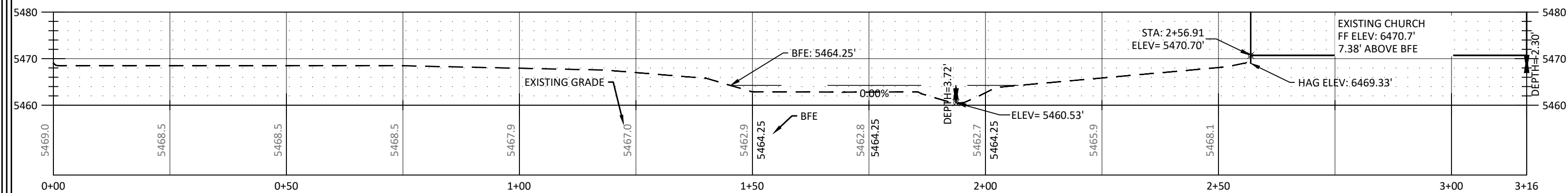
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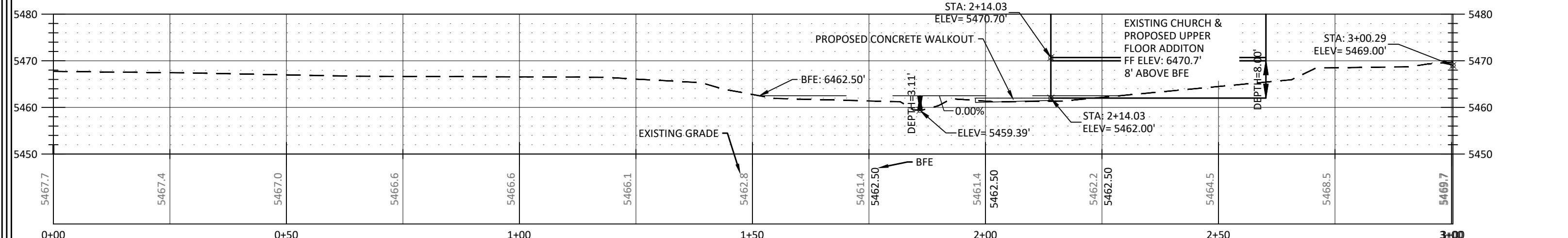
FLOODWAY SECTION 2 PROFILE



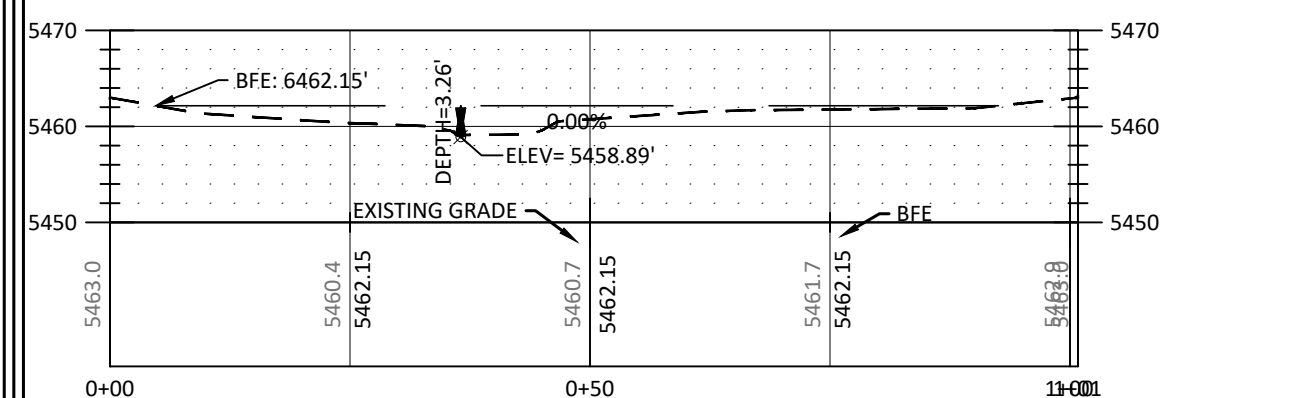
FLOODWAY SECTION 3 PROFILE



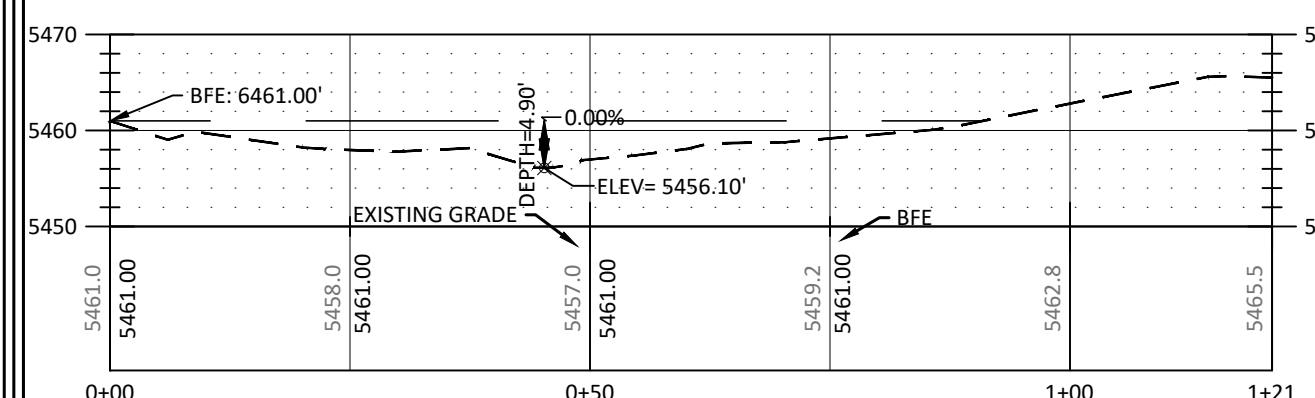
NORTH FLOOD 4 PROFILE



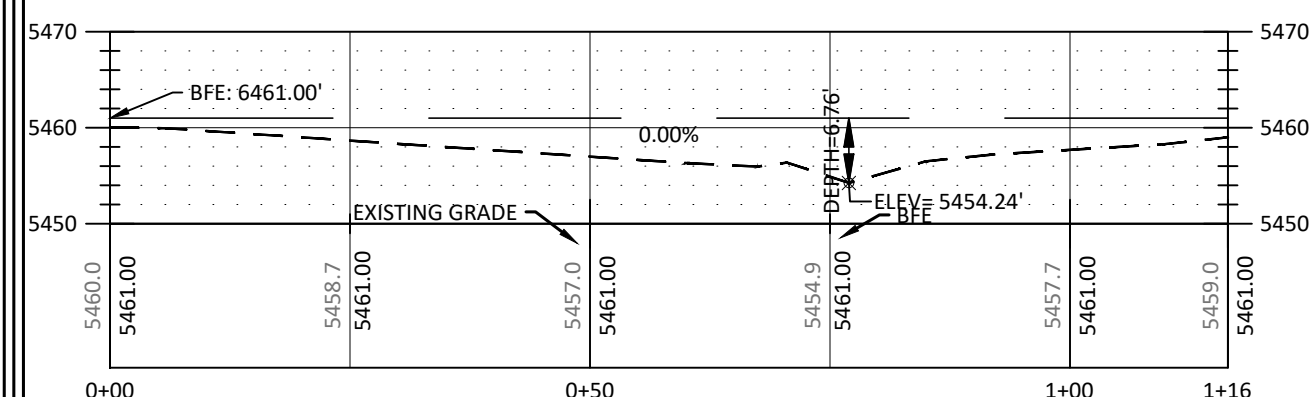
SOUTH FLOOD 5 PROFILE



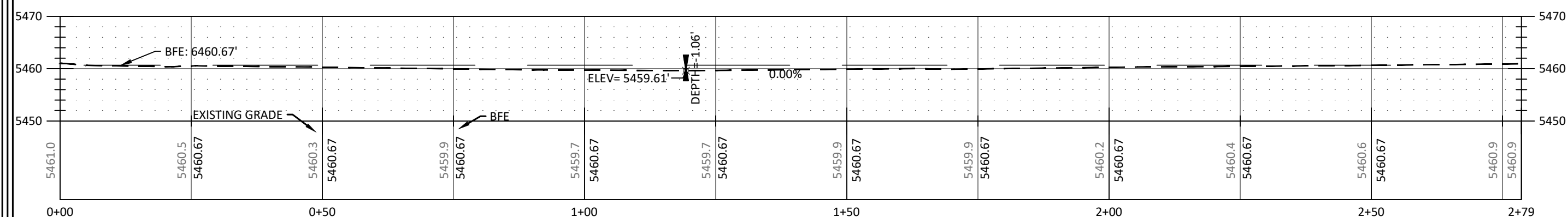
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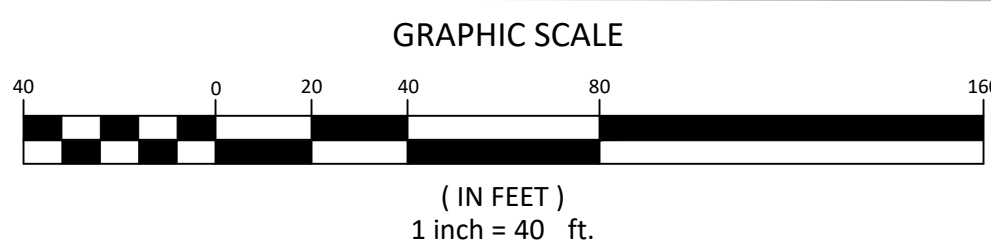
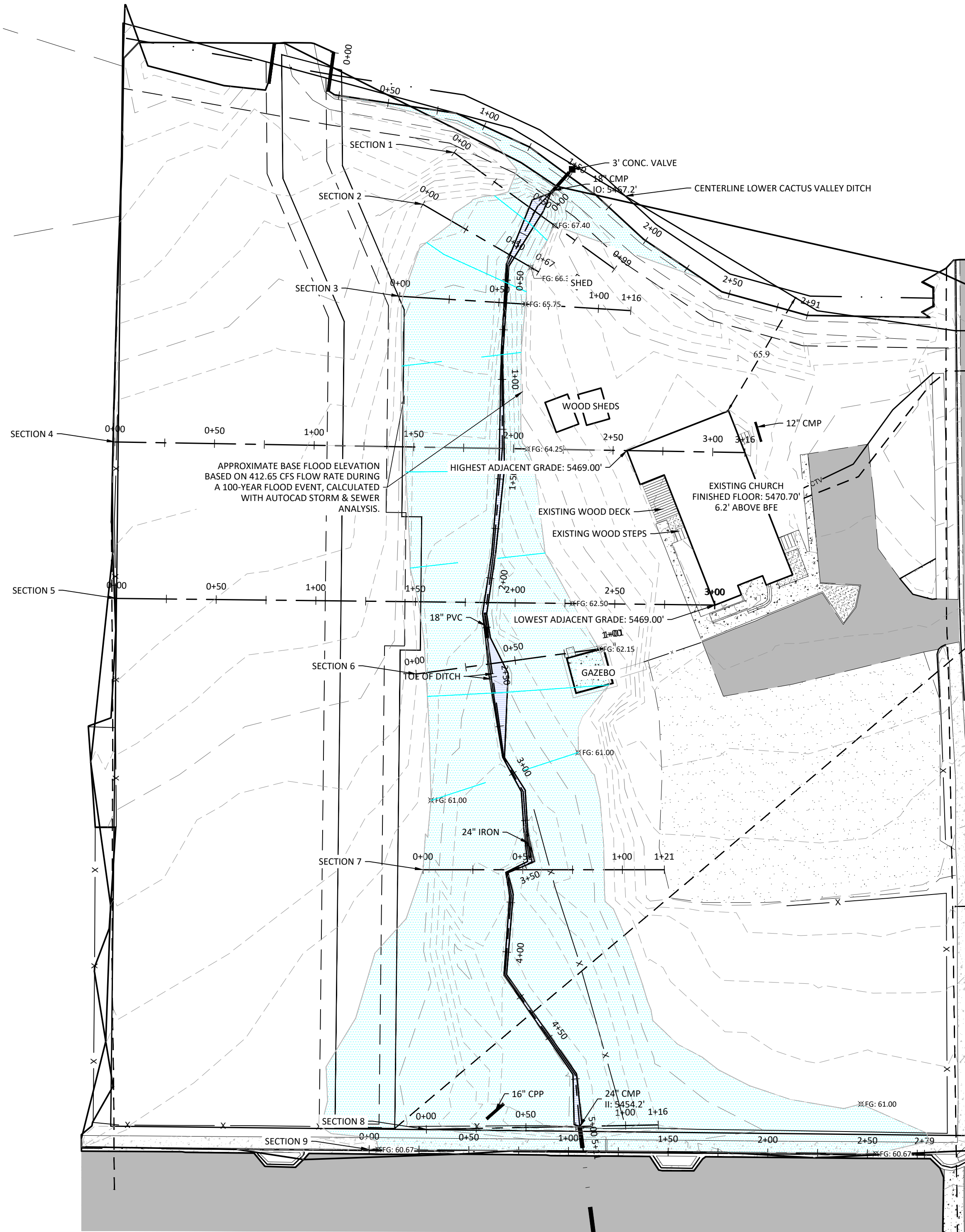
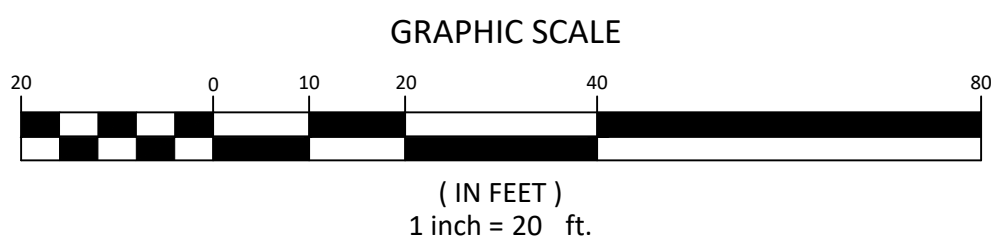
SOUTH OF 24" 7 PROFILE



PROPERTY OUTLET 8 PROFILE



FLOODWAY SIDEWALK SECTION 9 PROFILE



FLOOD MAPPING EXHIBIT NOTES:

- Parcel: 217904400006
- Property Address: 289 N 1ST STREET, SILT, CO 81652
- Legal Description: SECTION: 4 TOWNSHIP: 6 RANGE: 92 TR IN SESESE(SEC 4) & NENENE(SEC 9).
- Acre: 4.88
- OWNER: FLAT TOPS OWNER COWBOY CHURCH CORP
PO BOX 1501
RIFLE CO 81650



DATE:	01-31-25
JOB NO.	34134.01
DESIGNED BY	WJB 01/31/25
DRAWN BY	WJB 01/31/25
CHECKED BY	

WESTERN SLOPE VETERANS COALITION COMMUNITY
289 N. FIRST STREET
SILT, COLORADO

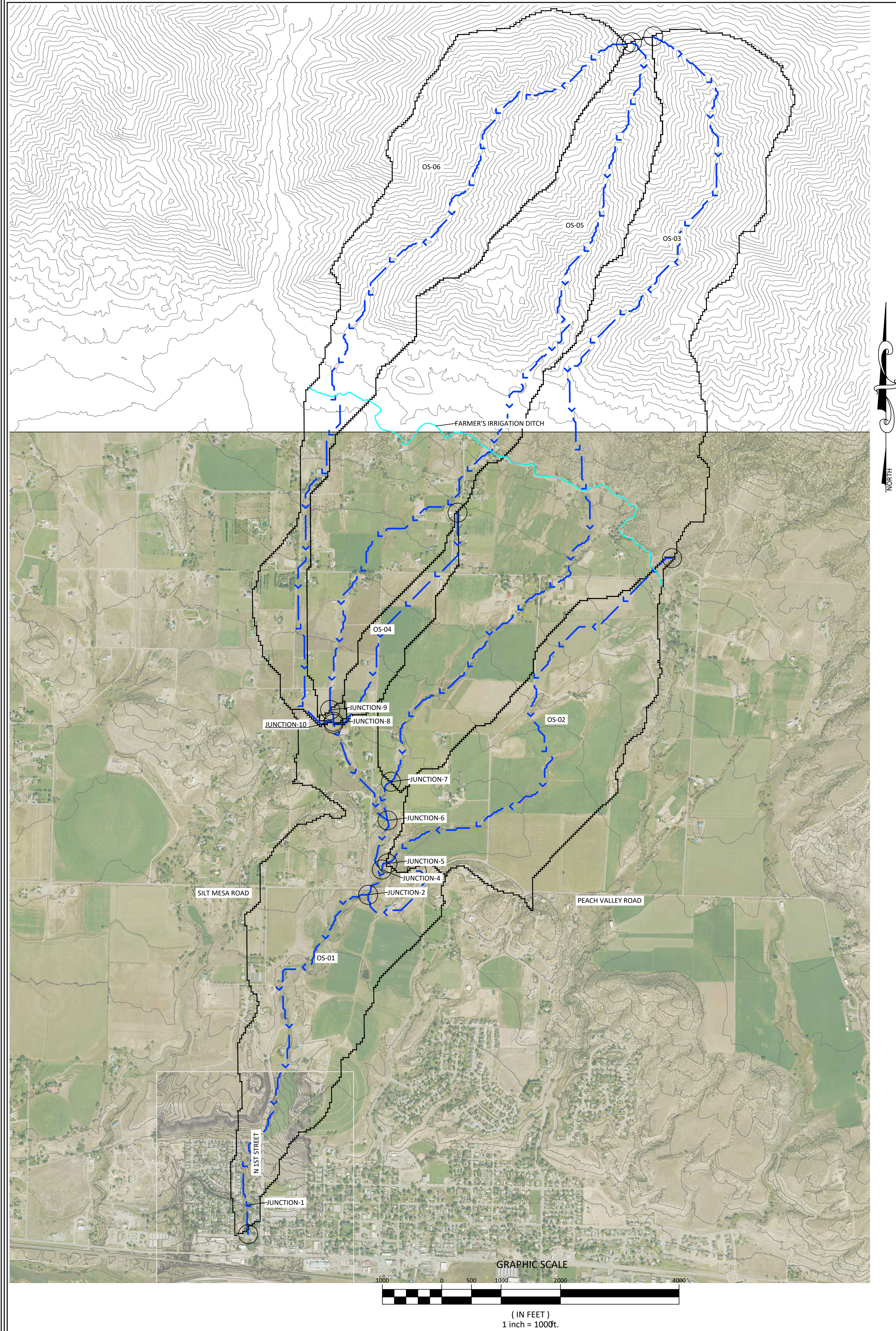
REVIEW

DATE	REVISION

TITLE
FLOOD ANALYSIS
EXHIBIT

DRAWING NO.
C-1.1

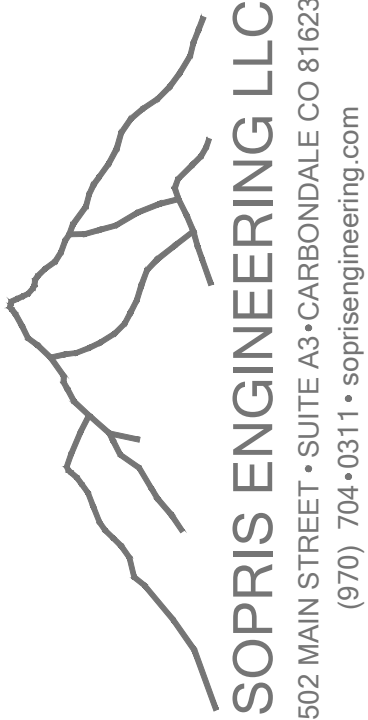




DRAINAGE PEAK RUNOFF SUMMARY (100 YEAR 24 HOUR STORM)						
BASIN ID	Area (ac)	Weighted C	Total Rainfall (in)	Peak Q (cfs)	Time of Concentration (min)	Total Runoff (in)
OS-01	346.23	71.50	2.200	61,410	44	0.365
OS-02	286.25	72.25	2.200	37,450	78	0.39
OS-03	700.07	68.32	2.200	125,450	67	0.45
OS-04	495.95	73.98	2.200	3,780	74	0.27
OS-05	500.59	74.76	2.200	119,950	56	0.47
OS-06	406.59	76.76	2.200	128,740	45	0.55

[1] DEVELOPED TIME OF CONCENTRATION BASED ON USGS DATA
[2] WEIGHTED RUNOFF CURVE NUMBER FROM USGS DATA
[3] RAINFALL DEPTH IS FROM THE NOAA 14 IDF CURVE FOR SILT

FULL BASIN PEAK INFLOW: 412.65 CFS
AREA BELOW THE FARMER'S IRRIGATION DITCH INFLOW: 153.16 CFS



DATE:		01-28-25
JOB NO.		34134.01
DESIGNED BY	WJB	01/28/25
DRAWN BY	WJB	01/28/25
CHECKED BY		

WESTERN SLOPE VETERANS COALITION COMMUNITY
289 N. FIRST STREET
SILT, COLORADO

REVIEW

[illegible]

TITLE
FLOOD ANALYSIS
EXHIBIT

DRAWING NO.

C-1.2

Floodplain Study

for

289 N First Street Garfield County, CO

Prepared for:
Sketch Plan

Prepared by:

Sopris Engineering, LLC
502 Main Street Suite A3
Carbondale, Colorado 81623

On Behalf of:
John Kuersten

SE Project Number: 34134.01

January 31, 2025



Table of Contents

Contents

I. Purpose of Drainage Study	2
II. General Overview & Site Description	2
III. Existing Offsite & Onsite Drainage Basins (7-204.A)	2
IV. Stormwater Run-Off (7-204.B)	4
V. Conclusions	4

Appendix A

- NOAA IDF Curve
- NRCS Soils Map

Appendix B

- USGS Streamstats Report
- Autodesk Storm & Sanitary Sewer (Stormnet) reports
- Channel Flow Capacity Calculations

Appendix C

- Base Flood Elevation Exhibit



I. Purpose of Drainage Study

The purpose of this Drainage Study is to:

- Evaluate the existing offsite drainage conditions and estimate flow rates at key design points to establish a base flood elevation for the site
 - Provide Best Management Practice (BMP) recommendations to minimize sediment transport offsite
- This drainage report provides the floodplain analysis for the site. A drainage report will be prepared for the final land use application.

II. General Overview & Site Description

The subject property is located directly southwest of the Cactus Valley Elementary School, west of North 1st Street, north of W. Home Avenue, east of Birch Court, and south of the Lower Cactus Valley Ditch which conveys irrigation waters. The existing lot is 4.878 acres. The lot will be split into two lots roughly along the existing drainage channel going from north to south through the lot.

The site has 2 proposed lots.

Lot 1 is the eastern part of the original lot, encompassing the church, its parking lot and the drainage channel. The church is seeking to expand and has existing utilities. This design will be established with a future lot 1 building plan.

Lot 2 is the western lot encompassing parts of the drainage channel, the utility easement and is otherwise undeveloped. A multi-family project with a parking lot is proposed for this lot.

The site slopes converge along the existing drainage/irrigation channel that flows down from north to south in the center of the site. Currently any storm water runoff from off site is captured by the Lower Cactus Valley Ditch and routed to the west above the site. In the case of overflow or future irrigation ditch piping the offsite storm water runoff will be routed down the site via the central drainage channel along with the onsite runoff. Post lot split and development the runoff from the eastern lot will continue to flow into the existing drainage channel.

The onsite soils consist of Type C hydrologic soils, according to the soil survey provided by the National Resource Conservation Services (NRCS). The subject property doesn't fall within a zone with flood risk on a FEMA Flood Insurance Rate Map but does have the aforementioned drainage channel running through the site.

III. Existing Offsite & Onsite Drainage Basins

- This report analyzes the offsite drainage basins for this site. The onsite drainage analysis for Lot 2 will be provided with a future Lot 2 site plan.
- Refer to the sketch plan for Lot 2 for the proposed multi-family residential buildings, parking lot, landscape, and park amenities.

The existing offsite drainage conditions were analyzed to estimate peak stormwater flow rates affecting the site and were based on aerial topography and site visits. The resultant basins are described in greater detail below and are illustrated on civil sheet C1.2.



Offsite:

The site has a large offsite drainage basin north of the site that in total is 3.57 sq. miles. This report identifies six drainage sub-basins that are routed primarily along the eastern side of Goff Lane and N 1st Street. The report modeled a 25-year Q of 181.01 cubic feet per second (cfs), and a 100-year Q of 412.65 cfs for the combined basin.

The historical drainage pattern has been substantially changed by past development. The existing offsite basins consist mostly of irrigated pastureland below the Farmers Irrigation Ditch and undisturbed mountain slopes above the Farmers Irrigation Ditch. The irrigation ditch is around 12 feet wide and has around a foot of freeboard and 8970 lineal feet bisecting the offsite drainage basin. The offsite drainage flows are realistically much less than we have modeled. Our analysis conservatively assumes that this ditch does not exist.

Five of the offsite sub-basins feed into individual drainage channels that combine in the southernmost and largest sub-basin that channels water to the site. The basins and the main drainage channels were set up using USGS streamstats to calculate the longest flow paths in the basin. They were then divided into areas of sheet flow for a few hundred feet and then several thousand feet of shallow concentrated flow down the mountain slopes and into irrigated pastureland as noted above. We assume that the farmer's irrigation ditch will not affect the hundred-year storm runoff although it is not likely to ever be piped. We used a nearly bare surface type to represent the small mountain channels based off aerial imaging and grass waterways to represent the concentrated flow paths from the irrigated pastureland based off the site visit to study the basin. The irrigated pastureland areas had a few culverts to cross under roads but they appear to be sized to handle the regular flow through them during the summer. In the lower drainage basin, we represented the channelized flow in the lower sub-basin with a clean but winding stream with some pools, a trapezoidal cross section of 225 sq. ft and an average 2.5% slope. The culverts in this area are used solely for access and would be quickly overtopped in a major storm event doing very little to affect the flow there is a small bridge at Harness Lane which will also not affect the peak inflow to get the 100-year Q of 412.65 cfs.

The existing drainage channel includes a 6" inlet to the site from the existing ditch and exits the site by an open stream to a 24" outlet during normal storm events. This discharges across the street and is eventually routed to the Colorado River. The offsite storm water runoff is currently captured by the Lower Cactus Valley Ditch. Our analysis assumes the ditch is overflowing during the 100-year event. The offsite storm water runoff would sheet flow across the ditch easement onto our site.

Onsite:

The site has one existing drainage basin.

Existing Basin EX-01 is the site drain basin, which feeds into the drainage channel running through the middle of the site. The north limit of the basin is the Lower Cactus Valley Ditch. The area onsite included grasses and shrubs that appear to be in fair condition, some trees near the stream, and the existing church. The channel has a 18" pipe and a 24" pipe for the low flow irrigation and site storm water runoff. Storm water runoff from the basin currently flows into the 24" corrugated metal outlet at the south of the site.

This report analyzes the theoretical 100 year flow from offsite to determine the BFE for the existing site. Assuming that the Lower Cactus Valley Ditch will either overflow during a 100-year storm event or will be piped, the runoff will overtop the easement by roughly 8 inches at peak inflow and sheet flow widely onto the site before existing grade contains and routes the runoff into the central drainage channel. The site is drained by a 24" pipe that will not be able to drain the peak inflow on the site fast enough which will result in the channel ponding up to around a foot above the drainage channel as water sheet flows 8 inches across Home



Avenue. This ponding condition seen on the flood exhibit was calculated assuming the pipe was clogged as we have calculated that the pipe cannot handle the necessary flow. During a 100 year storm event the entire length of the channel is technically in free flow as the main channel cutting through the site cannot handle the flow but the site has elevated building pads on both sides that contain the flow until it begins ponding at the south end. The existing Base flood elevations were developed by making perpendicular alignments across drain path and setting up stations at contours and grade breaks with elevations to put into hydroflow express channels program. The Mannings coefficient for these sections were developed with the assistance of aerial imaging and photos taken on site. Most sections are primarily light brush vegetation with a few short sections of trees and occasional gravel on top of the building pads.

Developed Basin DE-01 The proposed development will not seriously impact the floodplain north of the existing church even with the addition of significant fill thanks to the difference in the Mannings N-Factor provided by the asphalt compared to light brush. Depending on final grading, most of the site will not see much change from the fill and most of the proposed development will be unaffected by the Base Flood Elevation despite the addition of fill. The developments along the south of the property will be affected by the base flood elevation backing up to that elevation seen on the exhibit. This is unlikely to see many significant differences with development, other than the shape of the ponding area being slightly altered. These assumptions are based on the fill maintaining a shallower slope than existing with the exception of the north area thanks to proximity to the channel, and a 2% cross slope of the proposed paved sections. The developed flood plain will be included on the Final Plan Subdivision application.

IV. Stormwater Run-Off

The drainage basins were analyzed using the TR-55 method with the AutoCAD Storm and Sewer Analysis, as the cumulative total of tributary offsite and onsite basins are greater than 90 acres.

The runoff curve number (CN) is a variable that represents the ratio of runoff to rainfall volumes during a storm event. The determination of C mainly depends on the soil type, cover type, treatment, & hydrologic conditions. These values were calculated and taken from USGS Stream stats for each basin and used in the Stormnet model based on corresponding data from the NRCS and the Mile High Flood District.

The soil type was determined from the soil survey provided by the National Resource Conservation Service (NRCS). The onsite soils consist of Type 'C' Hydrologic Soils, Offsite basins had a mixture of Type 'C' and 'D' soils. Type 'C' soils have a slow infiltration rate with moderately fine or fine textured soils.

The rainfall depth was derived from the NOAA 14 Intensity Duration Frequency (IDF) Curve for Silt, CO. This was used to set the maximum rainfall of the type II storm curve generated by the Storm and Sanitary analysis model.

The Tc, Time of Concentration was taken from USGS Stream Stats for each of the sub basins.

The site has been analyzed for the existing peak rainfall runoff using a type II storm for Base Flood Elevation design. The runoff rates are summarized on Appendix B page 25.

V. Conclusions

The Flood Study shows how the Existing Base Flood Elevation was calculated for the existing property with Storm and Sanitary analysis. The study uses USGS Streamstats and NCRS data to calculate the basin. We also made conservative estimates on the effects of the ditches that intercept the drainage basin to account for the full peak inflow of 412.65 CFS for a 100-year storm event. Offsite storm water runoff that enters the site will



continue to be routed through the site without affecting existing developments or noticeably affecting the BFE established in this report even with the assumed fill needed for the proposed development. Storm water runoff will only affect the parking area for in the south where it will pond up regardless of development. The storm water runoff will then connect to the offsite storm sewer pipes that daylight upstream of the Colorado River. Best Management Practices (BMPs) will be detailed in the contractor's SWMP and will be implemented during the construction of the improvements. Permanent vegetated cover will be installed as soon as construction allows.



Report Appendix



APPENDIX A

NOAA IDF Curve
NRCS Soils Map



NOAA Atlas 14, Volume 8, Version 2
 Location name: Silt, Colorado, USA*
 Latitude: 39.5488°, Longitude: -107.6633°
 Elevation: 5469 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.117 (0.092-0.148)	0.148 (0.116-0.188)	0.204 (0.159-0.259)	0.253 (0.197-0.324)	0.327 (0.247-0.444)	0.388 (0.286-0.534)	0.453 (0.322-0.642)	0.523 (0.355-0.766)	0.621 (0.405-0.940)	0.700 (0.443-1.07)
10-min	0.171 (0.134-0.217)	0.217 (0.170-0.275)	0.298 (0.233-0.380)	0.371 (0.288-0.475)	0.479 (0.362-0.650)	0.568 (0.418-0.782)	0.664 (0.471-0.940)	0.766 (0.520-1.12)	0.910 (0.594-1.38)	1.02 (0.649-1.57)
15-min	0.208 (0.163-0.264)	0.264 (0.207-0.336)	0.363 (0.284-0.463)	0.452 (0.351-0.579)	0.584 (0.442-0.792)	0.693 (0.510-0.954)	0.809 (0.574-1.15)	0.934 (0.635-1.37)	1.11 (0.724-1.68)	1.25 (0.791-1.91)
30-min	0.266 (0.209-0.337)	0.345 (0.271-0.438)	0.480 (0.375-0.612)	0.598 (0.465-0.766)	0.769 (0.579-1.04)	0.907 (0.666-1.24)	1.05 (0.744-1.48)	1.20 (0.816-1.76)	1.41 (0.921-2.13)	1.58 (1.00-2.42)
60-min	0.344 (0.270-0.437)	0.430 (0.337-0.546)	0.576 (0.450-0.734)	0.704 (0.547-0.902)	0.890 (0.670-1.20)	1.04 (0.764-1.42)	1.20 (0.848-1.69)	1.36 (0.925-1.99)	1.59 (1.04-2.40)	1.77 (1.12-2.72)
2-hr	0.423 (0.335-0.531)	0.515 (0.407-0.648)	0.673 (0.530-0.849)	0.811 (0.635-1.03)	1.01 (0.768-1.35)	1.17 (0.869-1.59)	1.34 (0.961-1.87)	1.52 (1.04-2.19)	1.77 (1.17-2.63)	1.97 (1.26-2.97)
3-hr	0.490 (0.390-0.613)	0.576 (0.458-0.720)	0.725 (0.574-0.910)	0.857 (0.675-1.08)	1.05 (0.805-1.39)	1.21 (0.903-1.63)	1.38 (0.992-1.91)	1.56 (1.08-2.23)	1.81 (1.20-2.67)	2.01 (1.29-3.00)
6-hr	0.610 (0.489-0.755)	0.703 (0.564-0.872)	0.862 (0.689-1.07)	1.00 (0.795-1.25)	1.20 (0.925-1.56)	1.36 (1.02-1.80)	1.53 (1.11-2.08)	1.70 (1.19-2.40)	1.95 (1.30-2.83)	2.14 (1.39-3.15)
12-hr	0.747 (0.605-0.917)	0.863 (0.698-1.06)	1.06 (0.852-1.30)	1.22 (0.981-1.52)	1.46 (1.14-1.88)	1.65 (1.25-2.16)	1.85 (1.35-2.48)	2.05 (1.44-2.84)	2.33 (1.57-3.32)	2.54 (1.67-3.69)
24-hr	0.899 (0.734-1.09)	1.04 (0.845-1.26)	1.27 (1.03-1.55)	1.47 (1.18-1.80)	1.75 (1.37-2.23)	1.98 (1.51-2.56)	2.21 (1.64-2.94)	2.46 (1.74-3.36)	2.80 (1.91-3.93)	3.06 (2.03-4.36)
2-day	1.05 (0.868-1.27)	1.21 (0.992-1.45)	1.46 (1.20-1.77)	1.69 (1.38-2.05)	2.01 (1.59-2.54)	2.27 (1.76-2.91)	2.54 (1.90-3.34)	2.83 (2.03-3.81)	3.22 (2.22-4.46)	3.53 (2.37-4.96)
3-day	1.14 (0.941-1.36)	1.31 (1.08-1.57)	1.61 (1.32-1.93)	1.86 (1.52-2.25)	2.22 (1.76-2.77)	2.50 (1.94-3.17)	2.80 (2.10-3.63)	3.10 (2.24-4.14)	3.52 (2.44-4.82)	3.84 (2.60-5.34)
4-day	1.21 (1.00-1.44)	1.40 (1.16-1.67)	1.72 (1.42-2.06)	1.99 (1.64-2.39)	2.37 (1.89-2.94)	2.67 (2.08-3.36)	2.97 (2.24-3.84)	3.29 (2.38-4.36)	3.71 (2.59-5.06)	4.04 (2.74-5.58)
7-day	1.42 (1.18-1.68)	1.62 (1.35-1.92)	1.95 (1.62-2.32)	2.23 (1.85-2.66)	2.62 (2.11-3.23)	2.93 (2.30-3.66)	3.25 (2.47-4.14)	3.57 (2.61-4.67)	4.01 (2.82-5.38)	4.34 (2.98-5.92)
10-day	1.60 (1.35-1.89)	1.80 (1.52-2.13)	2.14 (1.79-2.53)	2.42 (2.02-2.88)	2.82 (2.28-3.45)	3.14 (2.48-3.88)	3.45 (2.64-4.37)	3.78 (2.77-4.91)	4.22 (2.98-5.63)	4.56 (3.14-6.17)
20-day	2.11 (1.79-2.46)	2.34 (1.98-2.73)	2.72 (2.30-3.18)	3.04 (2.55-3.57)	3.48 (2.83-4.19)	3.82 (3.04-4.66)	4.16 (3.21-5.19)	4.51 (3.34-5.76)	4.97 (3.55-6.51)	5.32 (3.71-7.08)
30-day	2.51 (2.15-2.92)	2.79 (2.38-3.24)	3.24 (2.75-3.77)	3.61 (3.05-4.21)	4.11 (3.36-4.90)	4.48 (3.59-5.42)	4.86 (3.77-6.00)	5.24 (3.90-6.62)	5.73 (4.11-7.42)	6.09 (4.27-8.02)
45-day	3.02 (2.60-3.49)	3.37 (2.89-3.90)	3.93 (3.36-4.55)	4.38 (3.72-5.08)	4.98 (4.08-5.89)	5.42 (4.36-6.49)	5.85 (4.56-7.15)	6.27 (4.70-7.84)	6.80 (4.91-8.71)	7.19 (5.08-9.36)
60-day	3.46 (2.98-3.97)	3.88 (3.34-4.46)	4.55 (3.90-5.24)	5.08 (4.33-5.87)	5.77 (4.75-6.78)	6.27 (5.06-7.47)	6.76 (5.28-8.20)	7.22 (5.42-8.96)	7.79 (5.65-9.89)	8.20 (5.82-10.6)

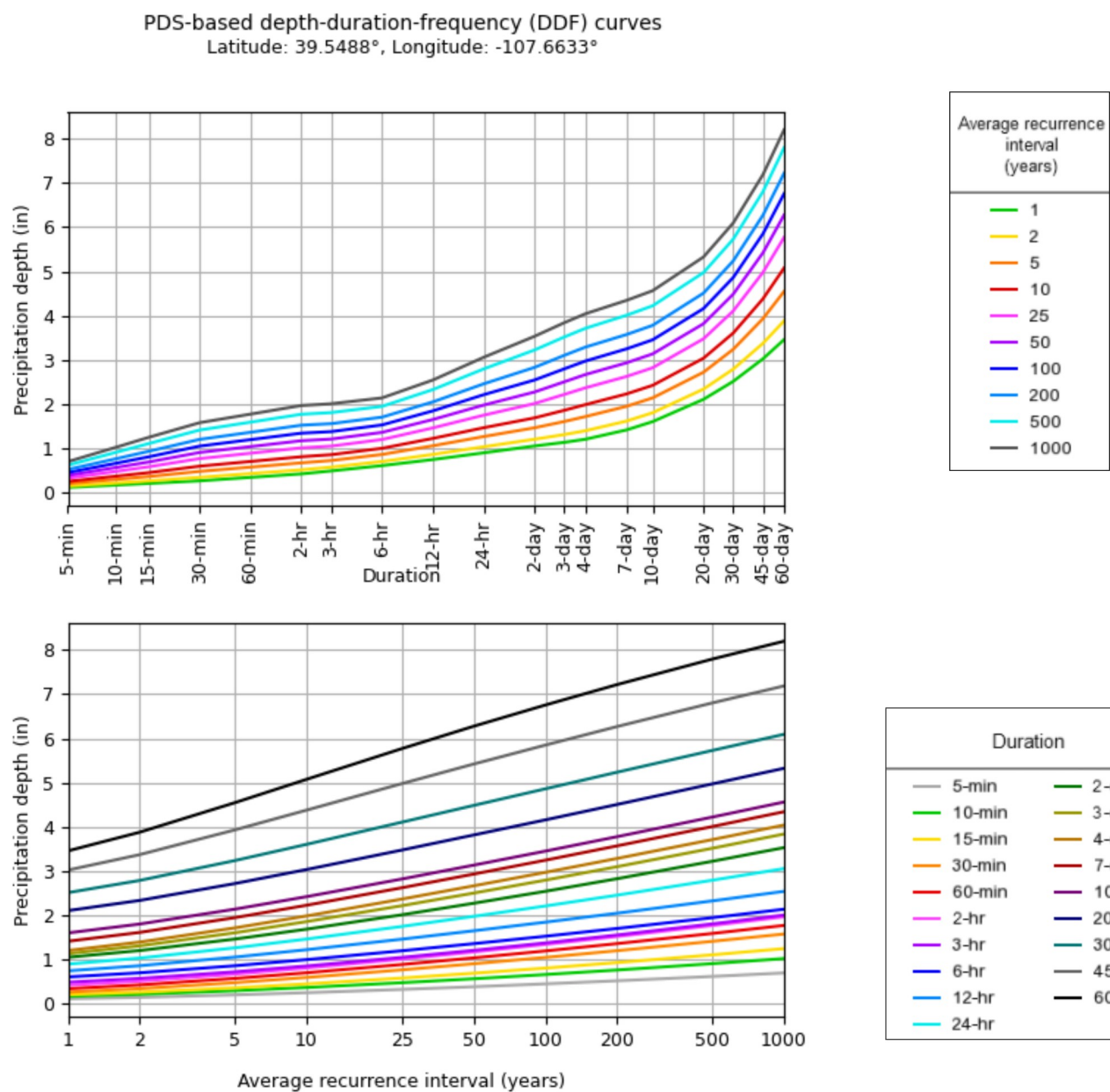
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



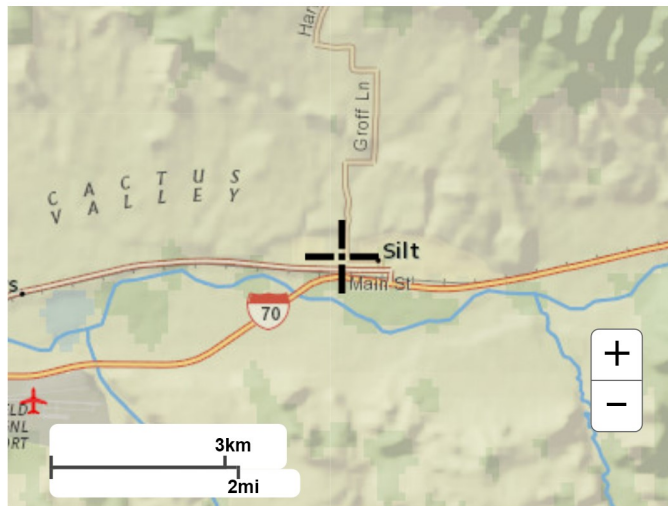
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Mon Dec 23 22:14:31 2024

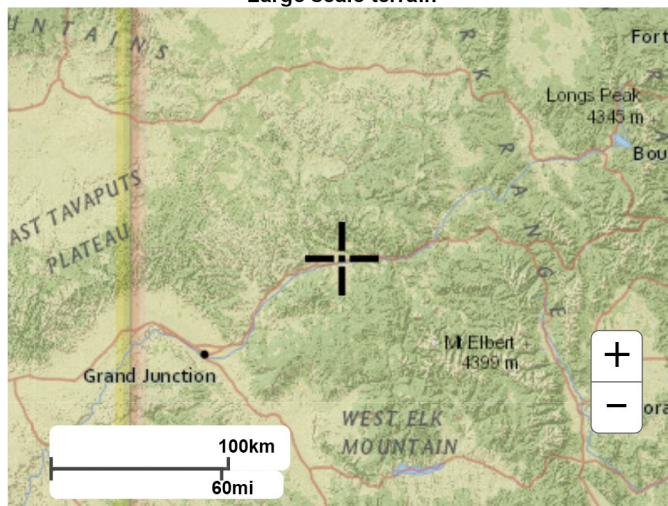
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Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

Hydrologic Soil Group—Rifle Area, Colorado, Parts of Garfield and Mesa Counties



Soil Map may not be valid at this scale.

Map Scale: 1:1,790 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/23/2025
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rifle Area, Colorado, Parts of Garfield and Mesa Counties
 Survey Area Data: Version 17, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2021—Sep 5, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Arvada loam, 1 to 6 percent slopes	C	16.3	100.0%
Totals for Area of Interest			16.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

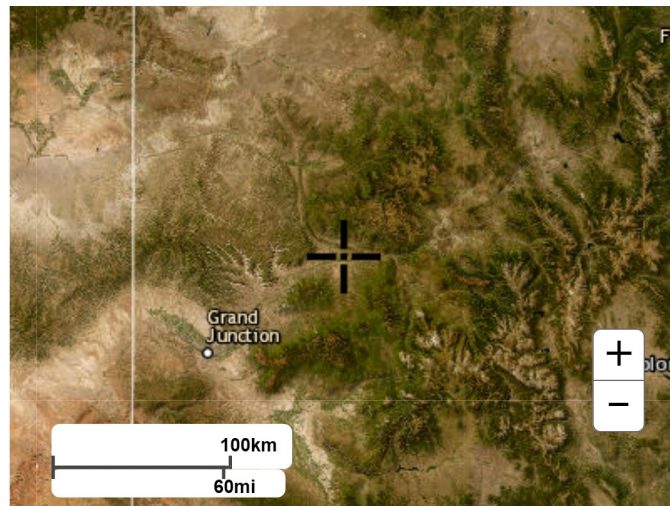
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

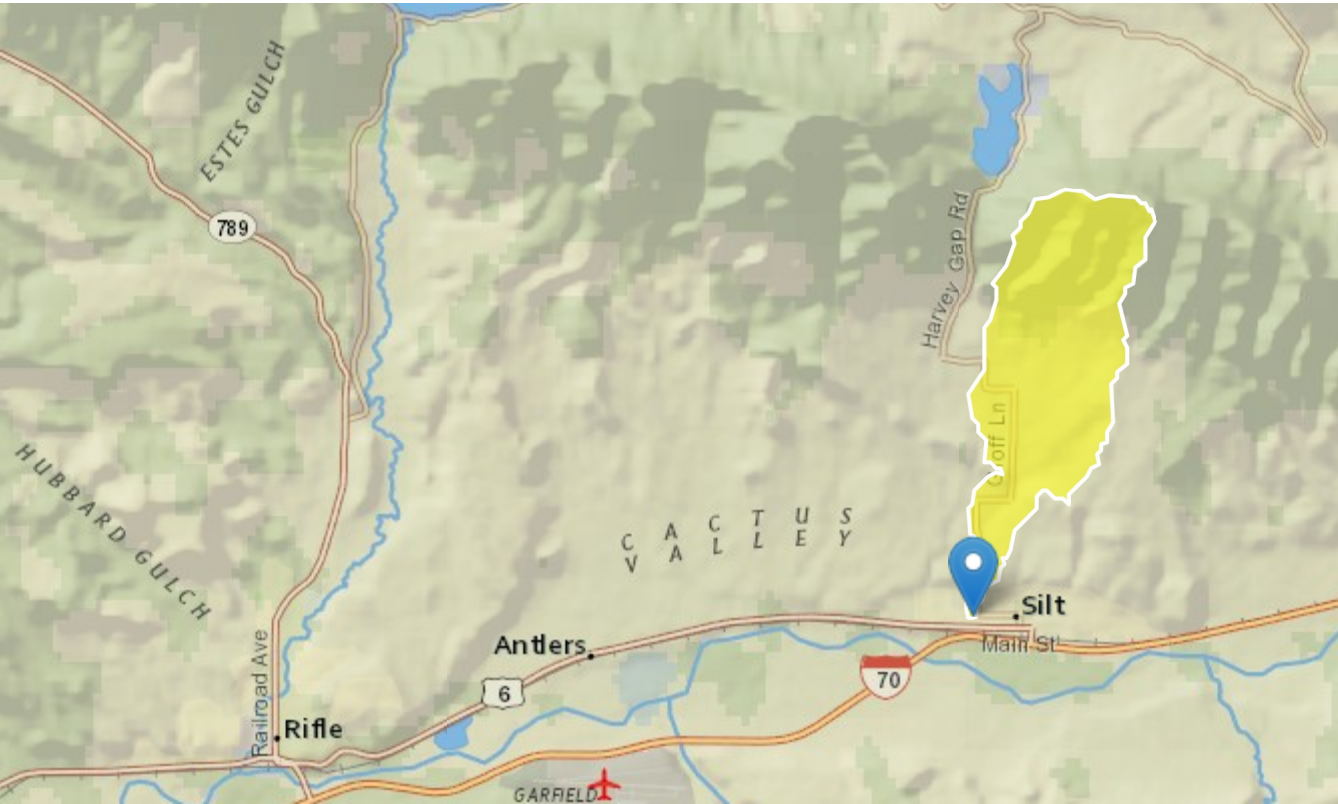
[Disclaimer](#)

APPENDIX B

USGS Streamstats Report
Autodesk Storm & Sanitary Sewer (Stormnet) reports
Channel Flow Capacity Calculations

34134 StreamStats Report

Region ID: CO
Workspace ID: C020241230155140374000
Clicked Point (Latitude, Longitude): 39.54830, -107.66366
Time: 2024-12-30 08:51:04 -0700



Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
ALI24H100Y	Alternate 24-hour, 100-year rainfall		inches
ALTBSLDEM	Alternate mean basin slope		percent
ALTELEV	Alternate mean basin elevation		feet
ALTRELIEF	Alternate relief of basin		feet
APR1_SWE	Mean April 1 Water Equivalent of Snow Cover		inches
DRNAREA	Area that drains to a point on a stream	3.57	square miles

Parameter Code	Parameter Description	Value	Unit
EL7500	Percent of area above 7500 ft	1	percent
I24H100Y	Maximum 24-hour precipitation that occurs on average once in 100 years	2.48	inches
I24H2Y	Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index	1.16	inches
I6H100Y	6-hour precipitation that is expected to occur on average once in 100 years	1.65	inches
I6H2Y	Maximum 6-hour precipitation that occurs on average once in 2 years	0.77	inches
LC11BARE	Percentage of barren from NLCD 2011 class 31	1.6	percent
LC11CRPHAY	Percentage of cultivated crops and hay, classes 81 and 82, from NLCD 2011	42.2	percent
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	5.5	percent
LC11FOREST	Percentage of forest from NLCD 2011 classes 41-43	30.6	percent
LC11GRASS	Percent of area covered by grassland/ herbaceous using 2011 NLCD	0	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	5.5	percent
LC11SHRUB	Percent of area covered by shrubland using 2011 NLCD	20.1	percent
LC11SNOIC	Percent snow and ice from NLCD 2011 class 12	0	percent
LC11WATER	Percent of open water, class 11, from NLCD 2011	0	percent
LC11WETLND	Percentage of wetlands, classes 90 and 95, from NLCD 2011	0.1	percent
LFPLENGTH	Length of longest flow path	4.95	miles
LONG_CENT	Longitude Basin Centroid		decimal degrees
PRECIP	Mean Annual Precipitation	15.44	inches
RCN	Runoff-curve number as defined by NRCS (http://policy.nrcs.usda.gov/OpenNonWebContent.aspx?content=17758.wba)	73.92	dimensionless

Parameter Code	Parameter Description	Value	Unit
RUNCO_CO	Soil runoff coefficient as defined by Verdin and Gross (2017)	0.38	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	9.6	percent
SSURGOC	Percentage of area of Hydrologic Soil Type C from SSURGO	40.7	percent
SSURGOD	Percentage of area of Hydrologic Soil Type D from SSURGO	31.5	percent
STATSCLAY	Percentage of clay soils from STATSGO	24.77	percent
STORNHD	Percent storage (wetlands and waterbodies) determined from 1:24K NHD	0	percent
TOC	Time of concentration in hours	1.66	hours

General Disclaimers

Upstream regulation was checked for this watershed.

➤ Peak-Flow Statistics

Peak-Flow Statistics Parameters [Northwest Region Peak Flow]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	3.57	square miles	1	5250
EL7500	Percent above 7500 ft	1	percent	0	99
PRECIP	Mean Annual Precipitation	15.44	inches	8	49

Peak-Flow Statistics Flow Report [Northwest Region Peak Flow]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR^2: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	ASEp
-----------	-------	------	------

Statistic	Value	Unit	ASEp
50-percent AEP flood	49.7	ft^3/s	113
20-percent AEP flood	140	ft^3/s	88
10-percent AEP flood	262	ft^3/s	79
4-percent AEP flood	514	ft^3/s	74
2-percent AEP flood	786	ft^3/s	74
1-percent AEP flood	1140	ft^3/s	75
0.5-percent AEP flood	1590	ft^3/s	76
0.2-percent AEP flood	2370	ft^3/s	79

Peak-Flow Statistics Citations

Capesius, J.P., and Stephens, V. C.,2009, Regional Regression Equations for Estimation of Natural Streamflow Statistics in Colorado: U. S. Geological Survey Scientific Investigations Report 2009-5136, 32 p. (<http://pubs.usgs.gov/sir/2009/5136/>)

➤ Flood-Volume Statistics

Flood-Volume Statistics Parameters [Northwest Region Max Flow]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	3.57	square miles	5	5250
EL7500	Percent above 7500 ft	1	percent	0	99
PRECIP	Mean Annual Precipitation	15.44	inches	8	49

Flood-Volume Statistics Parameters [CO High Flow East Slope Headwaters SIR 2023 XXXX]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
ALTBSLDEM	Alternate mean basin slope		percent	7.678280891	64.17489831

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
APR1_SWE	Mean April 1 Water Equivalent of Snow Cover		inches	0.0002511653149606299	23.809291
DRNAREA	Drainage Area	3.57	square miles	0.755756365	17054.89714
PRECIP	Mean Annual Precipitation	15.44	inches	10.275852562992126	48.74073539370078

Flood-Volume Statistics Flow Report [Northwest Region Max Flow]

Statistic	Value	Unit
-----------	-------	------

Flood-Volume Statistics Flow Report [CO High Flow East Slope Headwaters SIR 2023 XXXX]

Statistic	Value	Unit
-----------	-------	------

Flood-Volume Statistics Citations

➤ Bankfull Statistics

Bankfull Statistics Parameters [Intermontane Plateau D Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	3.57	square miles	3.62934	7579.9152

Bankfull Statistics Parameters [Colorado Plateau P Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	3.57	square miles	3.621618	3649.980906

Bankfull Statistics Parameters [USA Bieger 2015]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	3.57	square miles	0.07722	59927.7393

Bankfull Statistics Disclaimers [Intermontane Plateau D Bieger 2015]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Bankfull Statistics Flow Report [Intermontane Plateau D Bieger 2015]

Statistic	Value	Unit
Bieger_D_channel_width	9.17	ft
Bieger_D_channel_depth	0.477	ft
Bieger_D_channel_cross_sectional_area	4	ft^2

Bankfull Statistics Disclaimers [Colorado Plateau P Bieger 2015]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Bankfull Statistics Flow Report [Colorado Plateau P Bieger 2015]

Statistic	Value	Unit
Bieger_P_channel_width	6.7	ft
Bieger_P_channel_depth	0.234	ft
Bieger_P_channel_cross_sectional_area	1.6	ft^2

Bankfull Statistics Flow Report [USA Bieger 2015]

Statistic	Value	Unit
Bieger_USA_channel_width	19.4	ft
Bieger_USA_channel_depth	1.58	ft
Bieger_USA_channel_cross_sectional_area	34	ft^2

Bankfull Statistics Flow Report [Area-Averaged]

Statistic	Value	Unit
-----------	-------	------

Statistic	Value	Unit
Bieger_D_channel_width	9.17	ft
Bieger_D_channel_depth	0.477	ft
Bieger_D_channel_cross_sectional_area	4	ft^2
Bieger_P_channel_width	6.7	ft
Bieger_P_channel_depth	0.234	ft
Bieger_P_channel_cross_sectional_area	1.6	ft^2
Bieger_USA_channel_width	19.4	ft
Bieger_USA_channel_depth	1.58	ft
Bieger_USA_channel_cross_sectional_area	34	ft^2

Bankfull Statistics Citations

Bieger, Katrin; Rathjens, Hendrik; Allen, Peter M.; and Arnold, Jeffrey G.,2015, Development and Evaluation of Bankfull Hydraulic Geometry Relationships for the Physiographic Regions of the United States, Publications from USDA-ARS / UNL Faculty, 17p. (https://digitalcommons.unl.edu/usdaarsfacpub/1515?utm_source=digitalcommons.unl.edu%2Fusdaarsfacpub%2F1515&utm_medium=PDF&utm_c

➤ Flow-Duration Statistics

Flow-Duration Statistics Parameters [Northwest Region Flow Duration]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	3.57	square miles	1	5250
PRECIP	Mean Annual Precipitation	15.44	inches	8	49

Flow-Duration Statistics Parameters [CO Dur Flow East Slope Headwaters SIR 2023 XXXX]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
ALTELEV	Alternate mean basin elevation	5003.471896325459	feet		11954.070508530183

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
ALTRELIEF	Alternate relief of basin		feet	741.6356204068242	9847.635984251969
APR1_SWE	Mean April 1 Water Equivalent of Snow Cover		inches	0.0002511653149606299	23.809291
DRNAREA	Drainage Area	3.57	square miles	0.755756365	17054.89714

Flow-Duration Statistics Flow Report [Northwest Region Flow Duration]

Statistic	Value	Unit
-----------	-------	------

Flow-Duration Statistics Flow Report [CO Dur Flow East Slope Headwaters SIR 2023 XXXX]

Statistic	Value	Unit
-----------	-------	------

Flow-Duration Statistics Citations

➤ Maximum Probable Flood Statistics

Maximum Probable Flood Statistics Parameters [Crippen Bue Region 13]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	3.57	square miles	0.1	10000

Maximum Probable Flood Statistics Flow Report [Crippen Bue Region 13]

Statistic	Value	Unit
Maximum Flood Crippen Bue Regional	14800	ft^3/s

Maximum Probable Flood Statistics Citations

Crippen, J.R. and Bue, Conrad D. 1977, Maximum Floodflows in the Conterminous United States, Geological Survey Water-Supply Paper 1887, 52p. (<https://pubs.usgs.gov/wsp/1887/report.pdf>)

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Application Version: 4.25.0

StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1

Project Description

File Name 34134-Storm Basin.SPF

Analysis Options

Flow Units cfs
Subbasin Hydrograph Method. SCS TR-55
Time of Concentration..... SCS TR-55
Link Routing Method Hydrodynamic
Storage Node Exfiltration.. None
Starting Date JAN-14-2025 00:00:00
Ending Date JAN-16-2025 00:00:00
Report Time Step 00:05:00

Element Count

Number of rain gages 1
Number of subbasins 6
Number of nodes 10
Number of links 9

Raingage Summary

Gage ID	Data Source	Data Type	Recording Interval	min
Rain Gage-02	TS-01	CUMULATIVE	6.00	

Subbasin Summary

Subbasin ID	Total Area acres	Peak Rate Factor
Sub-02	46.85	0.00
Sub-03	406.59	0.00
Sub-04	500.59	0.00
Sub-05	700.07	0.00
Sub-06	285.65	0.00
Sub-07	346.23	0.00

Node Summary

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft²	External Inflow
Jun-01	JUNCTION	5471.00	5473.00	0.00	
Jun-02	JUNCTION	5650.00	5665.00	0.00	
Jun-04	JUNCTION	5655.72	5660.72	0.00	

Jun-05	JUNCTION	5678.64	5680.64	0.00
Jun-06	JUNCTION	5690.00	5692.00	0.00
Jun-07	JUNCTION	5710.00	5712.00	0.00
Jun-08	JUNCTION	5754.52	5756.52	0.00
Jun-09	JUNCTION	5760.00	5762.00	0.00
Jun-10	JUNCTION	5756.10	5758.10	0.00
Out-01	OUTFALL	5454.20	5456.20	0.00

Link Summary

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Link-01	Jun-09	Jun-10	CHANNEL	213.7	1.8259	0.0320
Link-02	Jun-10	Jun-08	CHANNEL	33.1	4.7508	0.0320
Link-03	Jun-08	Jun-06	CHANNEL	1947.7	3.3129	0.0320
Link-04	Jun-07	Jun-06	CHANNEL	733.6	2.7262	0.0320
Link-05	Jun-06	Jun-04	CHANNEL	962.7	3.5606	0.0320
Link-06	Jun-04	Jun-02	CHANNEL	522.8	1.0948	0.0320
Link-07	Jun-02	Jun-01	CHANNEL	6816.0	2.6262	0.0320
Link-08	Jun-01	Out-01	CHANNEL	520.0	3.2308	0.0320
Link-09	Jun-05	Jun-04	CHANNEL	180.2	12.7175	0.0320

Cross Section Summary

Link Design ID Flow Capacity	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft ²	Full Flow Hydraulic Radius ft
Link-01	TRAPEZOIDAL	2.00	40.00	1	60.00	1.49
490.12						
Link-02	TRAPEZOIDAL	2.00	32.00	1	52.00	1.59
717.81						
Link-03	TRAPEZOIDAL	2.00	28.00	1	48.00	1.66
568.42						
Link-04	TRAPEZOIDAL	2.00	38.00	1	68.00	1.75
756.03						
Link-05	TRAPEZOIDAL	2.00	33.40	1	58.40	1.70
729.61						
Link-06	TRAPEZOIDAL	5.00	60.00	1	225.00	3.65
2592.24						
Link-07	TRAPEZOIDAL	2.00	36.00	1	56.00	1.53
560.67						
Link-08	TRAPEZOIDAL	2.00	44.00	1	64.00	1.44
682.36						
Link-09	TRAPEZOIDAL	2.00	30.00	1	52.00	1.68
1217.18						

Runoff Quantity Continuity	Volume acre-ft	Depth inches
*****	-----	-----
Total Precipitation	424.672	2.229
Surface Runoff	8.535	0.045
Continuity Error (%)	-0.000	

```

*****
Flow Routing Continuity      Volume      Volume
                             acre-ft     M gallons
*****      -----      -----
External Inflow .....      0.000      0.000
External Outflow .....     85.335     27.808
Initial Stored Volume ....      0.001      0.000
Final Stored Volume .....      0.006      0.002
Continuity Error (%) .....      0.000

```

```

*****
Composite Curve Number Computations Report
*****

```

```

-----
Subbasin Sub-02
-----

```

Soil/Surface Description	Area (acres)	Soil Group	CN
-	46.85	-	68.32
Composite Area & Weighted CN	46.85		68.32

```

-----
Subbasin Sub-03
-----

```

Soil/Surface Description	Area (acres)	Soil Group	CN
-	406.59	-	76.76
Composite Area & Weighted CN	406.59		76.76

```

-----
Subbasin Sub-04
-----

```

Soil/Surface Description	Area (acres)	Soil Group	CN
-	500.59	-	74.76
Composite Area & Weighted CN	500.59		74.76

```

-----
Subbasin Sub-05
-----

```

Soil/Surface Description	Area (acres)	Soil Group	CN
-	700.07	-	73.98
Composite Area & Weighted CN	700.07		73.98

```

-----
Subbasin Sub-06
-----

```

Soil/Surface Description	Area (acres)	Soil Group	CN
-	285.65	-	72.25
Composite Area & Weighted CN	285.65		72.25

```

-----
Subbasin Sub-07
-----

```

Soil/Surface Description	Area (acres)	Soil Group	CN
-	346.23	-	71.50

Composite Area & Weighted CN

346.23

71.50

SCS TR-55 Time of Concentration Computations Report

Sheet Flow Equation

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where:

Tc = Time of Concentration (hrs)
n = Manning's Roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^{0.5}) (unpaved surface)
V = 20.3282 * (Sf^{0.5}) (paved surface)
V = 15.0 * (Sf^{0.5}) (grassed waterway surface)
V = 10.0 * (Sf^{0.5}) (nearly bare & untilled surface)
V = 9.0 * (Sf^{0.5}) (cultivated straight rows surface)
V = 7.0 * (Sf^{0.5}) (short grass pasture surface)
V = 5.0 * (Sf^{0.5}) (woodland surface)
V = 2.5 * (Sf^{0.5}) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^{2/3}) * (Sf^{0.5})) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin Sub-02

User-Defined TOC override (minutes): 73.80

Subbasin Sub-03

User-Defined TOC override (minutes): 45.00

Subbasin Sub-04

User-Defined TOC override (minutes): 56.40

Subbasin Sub-05

User-Defined TOC override (minutes): 66.60

Subbasin Sub-06

User-Defined TOC override (minutes): 78.00

Subbasin Sub-07

User-Defined TOC override (minutes): 44.40

Subbasin Runoff Summary

Subbasin ID	Total Precip in	Total Runoff in	Peak Runoff cfs	Weighted Curve Number	Time of Concentration days hh:mm:ss
Sub-02	2.20	0.27	3.76	68.320	0 01:13:48
Sub-03	2.20	0.55	129.74	76.760	0 00:45:00
Sub-04	2.20	0.47	110.18	74.760	0 00:56:24
Sub-05	2.20	0.45	125.45	73.980	0 01:06:35
Sub-06	2.20	0.39	37.45	72.250	0 01:18:00
Sub-07	2.20	0.36	61.41	71.500	0 00:44:24

Node Depth Summary

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
Jun-01	0.50	1.57	5472.57	0 12:50	0	0	0:00:00
Jun-02	0.51	1.61	5651.61	0 12:46	0	0	0:00:00
Jun-04	0.57	1.80	5657.52	0 12:40	0	0	0:00:00
Jun-05	0.09	0.25	5678.89	0 12:55	0	0	0:00:00
Jun-06	0.41	1.30	5691.30	0 12:38	0	0	0:00:00
Jun-07	0.23	0.69	5710.69	0 12:45	0	0	0:00:00
Jun-08	0.36	1.19	5755.72	0 12:33	0	0	0:00:00
Jun-09	0.28	0.88	5760.88	0 12:35	0	0	0:00:00
Jun-10	0.37	1.31	5757.40	0 12:30	0	0	0:00:00
Out-01	0.49	1.53	5455.73	0 12:50	0	0	0:00:00

Node Flow Summary

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days hh:mm
Jun-01	JUNCTION	61.38	420.83	0 12:45	0.00	
Jun-02	JUNCTION	0.00	379.81	0 12:41	0.00	
Jun-04	JUNCTION	0.00	379.80	0 12:40	0.00	
Jun-05	JUNCTION	37.42	37.42	0 12:55	0.00	
Jun-06	JUNCTION	0.00	348.76	0 12:36	0.00	
Jun-07	JUNCTION	125.24	125.24	0 12:45	0.00	
Jun-08	JUNCTION	3.76	234.65	0 12:30	0.00	
Jun-09	JUNCTION	109.53	109.53	0 12:35	0.00	
Jun-10	JUNCTION	128.68	232.31	0 12:30	0.00	
Out-01	OUTFALL	0.00	412.65	0 12:50	0.00	

Outfall Loading Summary

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	85.08	114.57	412.65
System	85.08	114.57	412.65

Link Flow Summary

Link ID	Ratio of Total Time Surcharged minutes	Element Reported Type Condition	Time of Peak Flow Occurrence days hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum Flow /Design Flow
Link-01	0.54	0 Calculated CHANNEL	0 12:35	4.12	1.00	109.49	490.12	0.22
Link-02	0.62	0 Calculated CHANNEL	0 12:30	7.84	1.00	232.24	717.81	0.32
Link-03	0.62	0 Calculated CHANNEL	0 12:33	8.55	1.00	234.05	568.42	0.41
Link-04	0.49	0 Calculated CHANNEL	0 12:45	4.05	1.00	125.04	756.03	0.17
Link-05	0.77	0 Calculated CHANNEL	0 12:38	7.97	1.00	347.23	729.61	0.48
Link-06	0.34	0 Calculated CHANNEL	0 12:41	6.45	1.00	379.81	2592.24	0.15
Link-07		0 Calculated CHANNEL	0 12:47	8.97	1.00	374.05	560.67	0.67

0.79	0	Calculated							
Link-08		CHANNEL	0	12:50	9.06	1.00	412.65	682.36	0.60
0.78	0	Calculated							
Link-09		CHANNEL	0	12:55	2.16	1.00	37.42	1217.18	0.03
0.51	0	Calculated							

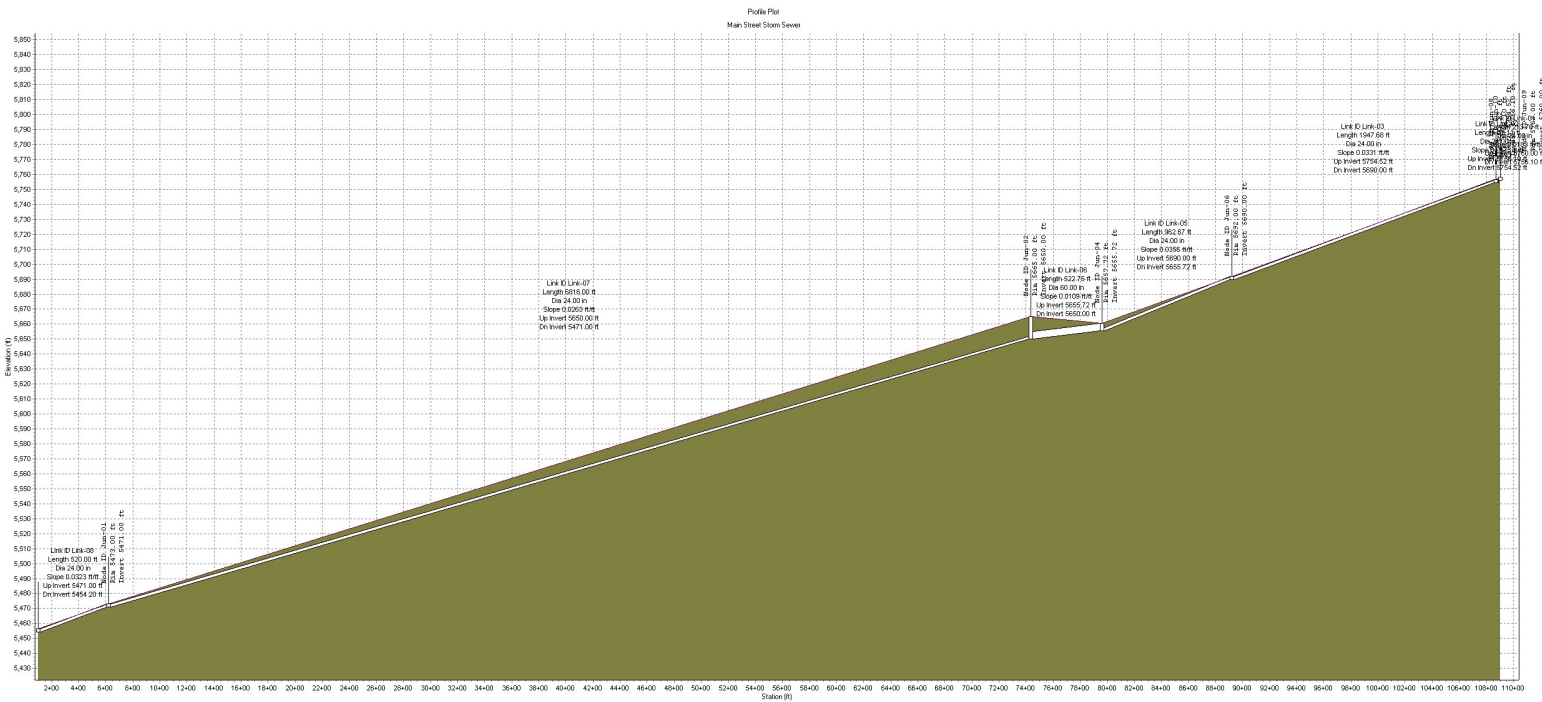
Highest Flow Instability Indexes

All links are stable.

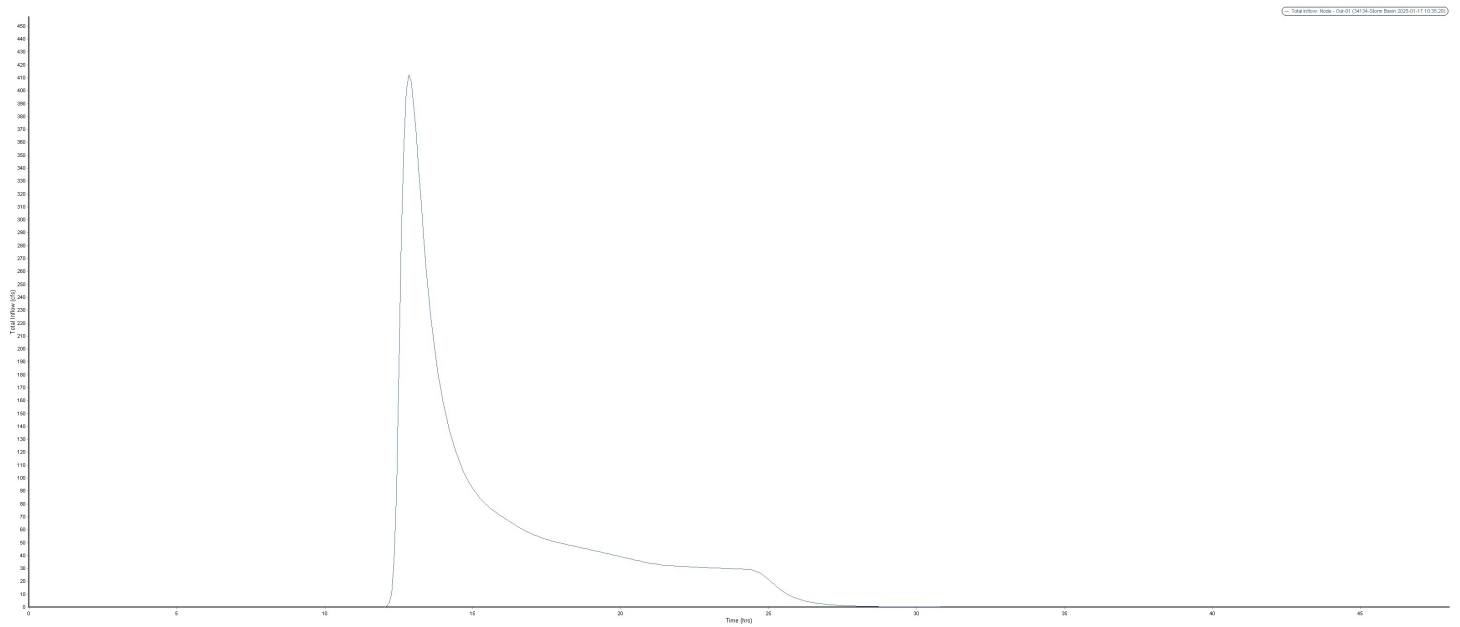
WARNING 002 : Max/rim elevation (depth) increased to account for connecting conduit height dimensions for Node Jun-04.

Analysis began on: Thu Jan 23 13:47:42 2025
Analysis ended on: Thu Jan 23 13:47:44 2025
Total elapsed time: 00:00:02





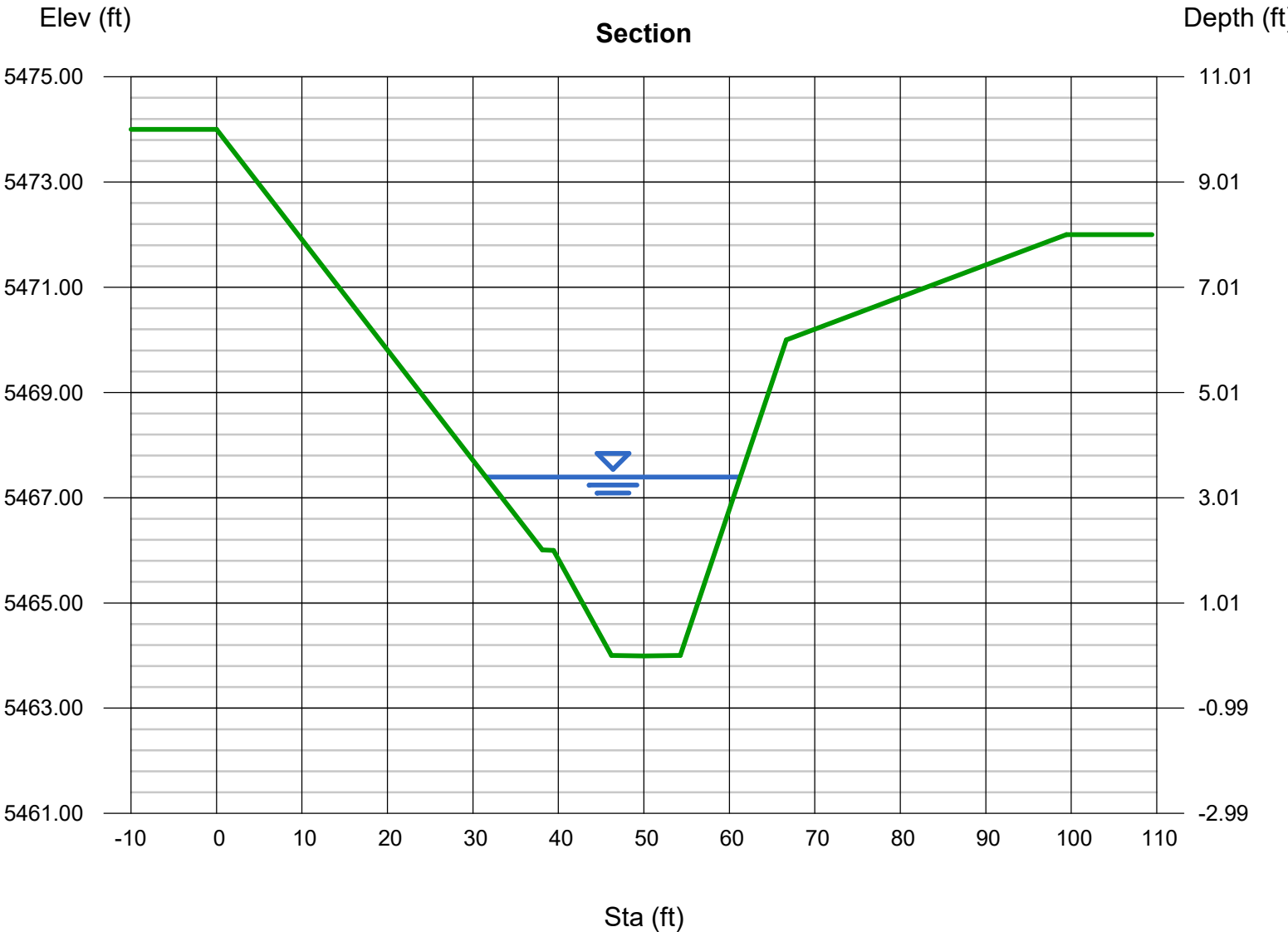
Node ID	Jun03		Jun05	Jun06	Jun07
Rise (ft)	5471.00		5655.00	5657.72	5655.00
Invert (ft)	5471.00		5650.00	5655.72	5650.00
Min Pipe Cover (ft)	0.00		10.00	0.00	0.00
Max HSI (ft)					0.00
Link ID	Link-06	Link-07	Link-08	Link-09	Link-03
Length (ft)	530.00	8815.00	322.75	362.87	1947.88
Dia (in)	24.00	24.00	24.00	24.00	24.00
Slope (ft/ft)	0.0223	0.0205	0.0199	0.0266	0.0231
Up Invert (ft)	5471.00	5650.00	5655.72	5650.00	5756.52
On Invert (ft)	5454.00	5471.00	5650.00	5655.72	5650.00
Max Q (cfs)					
Max Vel (ft/s)					
Max Depth (ft)					



Channel Report

Channel Flood Section 1

User-defined		Highlighted	
Invert Elev (ft)	= 5463.99	Depth (ft)	= 3.40
Slope (%)	= 3.40	Q (cfs)	= 412.65
N-Value	= 0.065	Area (sqft)	= 61.75
Calculations		Velocity (ft/s)	= 6.68
Compute by:	Known Q	Wetted Perim (ft)	= 30.94
Known Q (cfs)	= 412.65	Crit Depth, Yc (ft)	= 3.09
		Top Width (ft)	= 29.73
		EGL (ft)	= 4.09
(Sta, El, n)-(Sta, El, n)...			
(0.00, 5474.00)-(38.11, 5466.01, 0.075)-(39.44, 5466.00, 0.075)-(46.22, 5464.00, 0.075)-(50.00, 5463.99, 0.030)-(54.26, 5464.00, 0.030)-(66.65, 5470.00, 0.075)			
-(99.43, 5472.00, 0.075)			

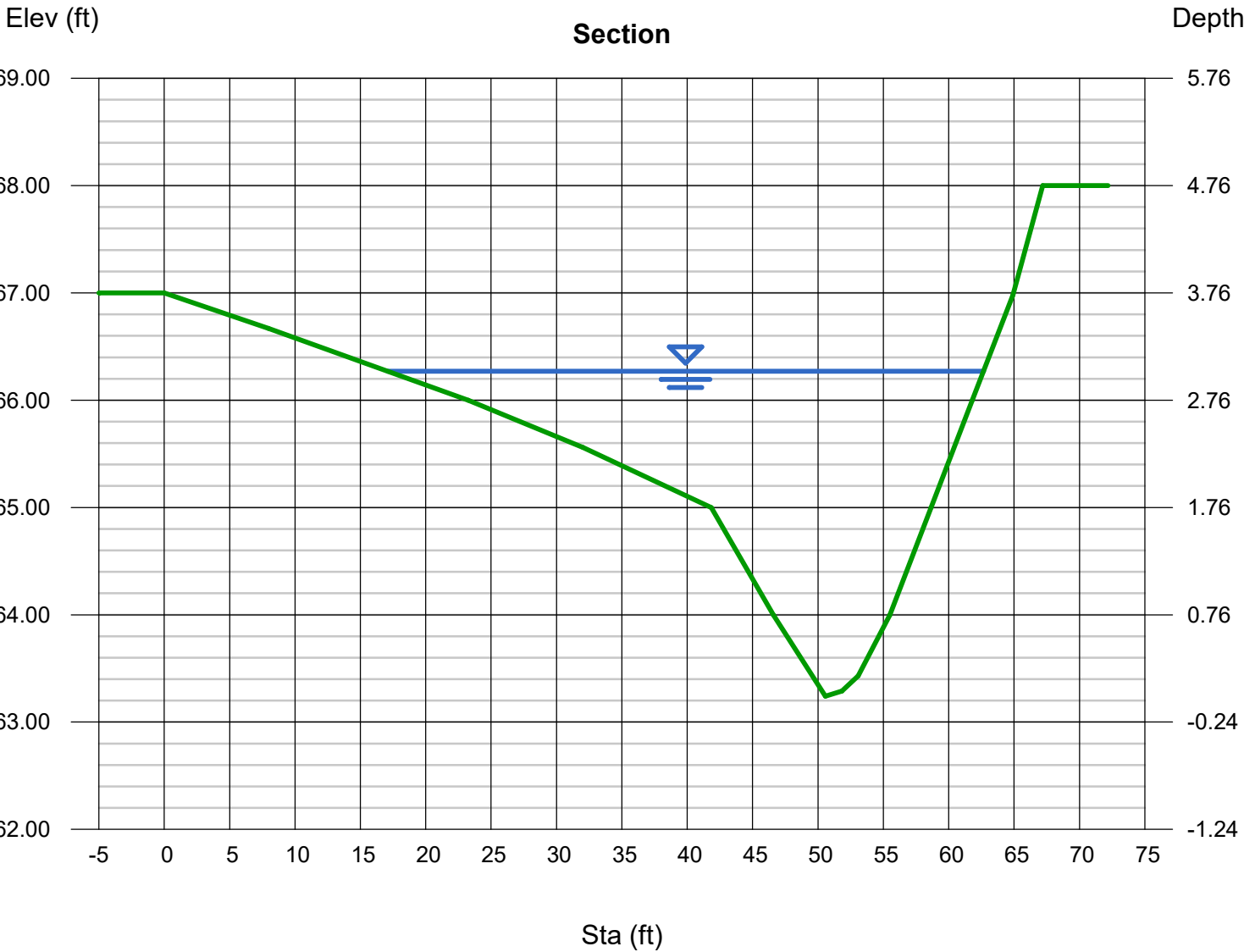


Channel Report

Channel Flood Section 2

User-defined		Highlighted	
Invert Elev (ft)	= 5463.24	Depth (ft)	= 3.03
Slope (%)	= 7.20	Q (cfs)	= 412.65
N-Value	= 0.061	Area (sqft)	= 55.55
		Velocity (ft/s)	= 7.43
		Wetted Perim (ft)	= 46.21
		Crit Depth, Yc (ft)	= 3.22
		Top Width (ft)	= 45.58
		EGL (ft)	= 3.89

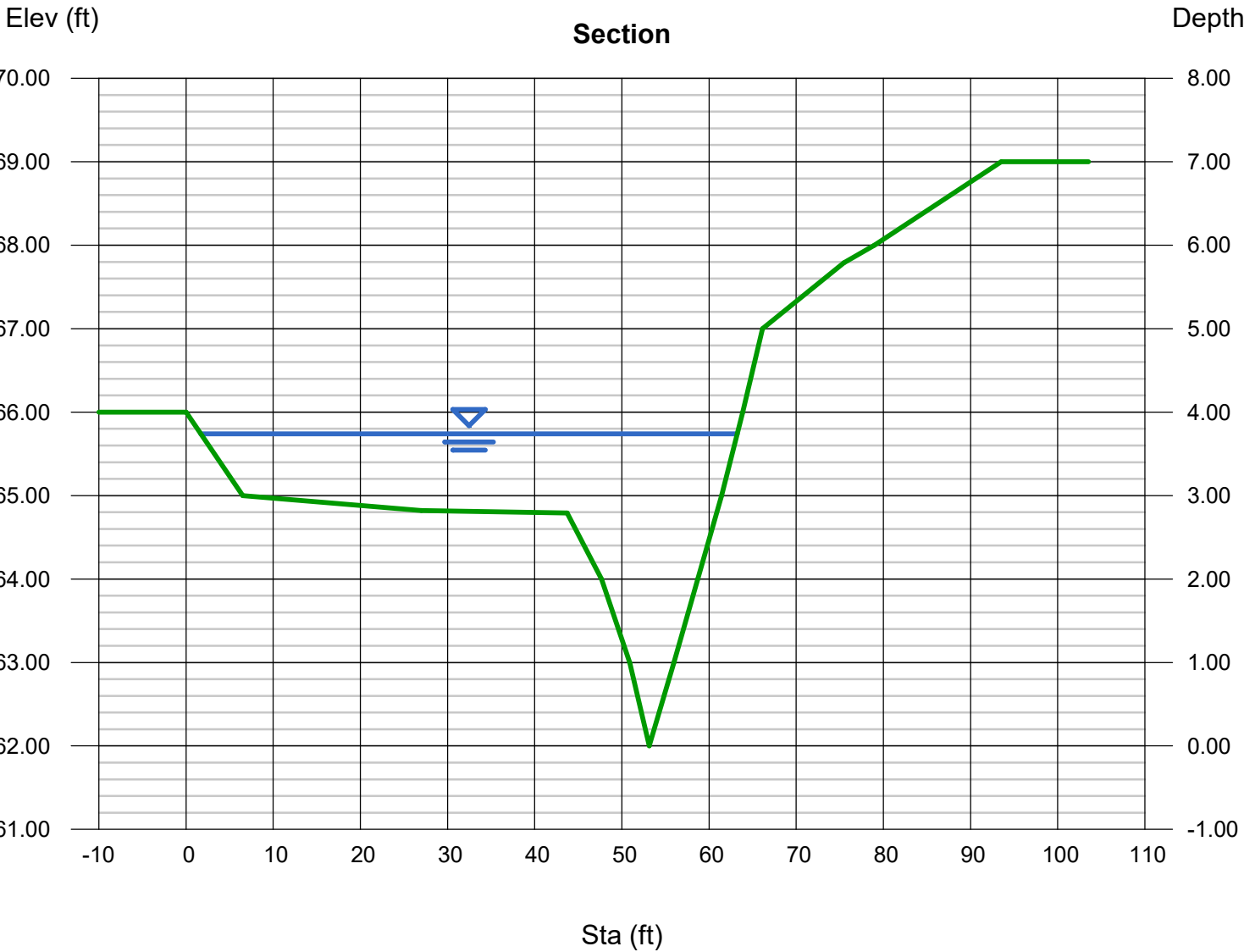
(Sta, El, n)-(Sta, El, n)...
(0.00, 5467.00)-(7.97, 5466.67, 0.050)-(23.24, 5466.00, 0.050)-(32.01, 5465.56, 0.050)-(41.83, 5465.00, 0.050)-(46.59, 5464.00, 0.150)-(50.56, 5463.24, 0.030)-
-(51.84, 5463.29, 0.030)-(53.08, 5463.43, 0.030)-(55.49, 5464.00, 0.030)-(58.65, 5465.00, 0.050)-(61.81, 5466.00, 0.050)-(64.90, 5466.98, 0.050)-(67.19, 5468.00, 0.050)



Channel Report

Channel Flood Section 3

User-defined		Highlighted	
Invert Elev (ft)	= 5462.00	Depth (ft)	= 3.74
Slope (%)	= 4.50	Q (cfs)	= 462.15
N-Value	= 0.056	Area (sqft)	= 73.60
Calculations		Velocity (ft/s)	= 6.28
Compute by:	Known Q	Wetted Perim (ft)	= 62.72
Known Q (cfs)	= 462.15	Crit Depth, Yc (ft)	= 3.76
		Top Width (ft)	= 61.55
		EGL (ft)	= 4.35
(Sta, El, n)-(Sta, El, n)...			
(0.00, 5466.00)-(6.52, 5465.00, 0.050)-(26.98, 5464.82, 0.050)-(43.71, 5464.79, 0.050)-(47.68, 5464.00, 0.050)-(50.89, 5463.00, 0.150)-(53.15, 5462.00, 0.030)-			
-(55.98, 5463.00, 0.030)-(58.70, 5464.00, 0.050)-(61.43, 5465.00, 0.050)-(63.88, 5466.00, 0.050)-(66.15, 5467.00, 0.050)-(75.47, 5467.79, 0.050)-(78.98, 5468.00, 0.050)-			
-(93.53, 5469.00, 0.050)			



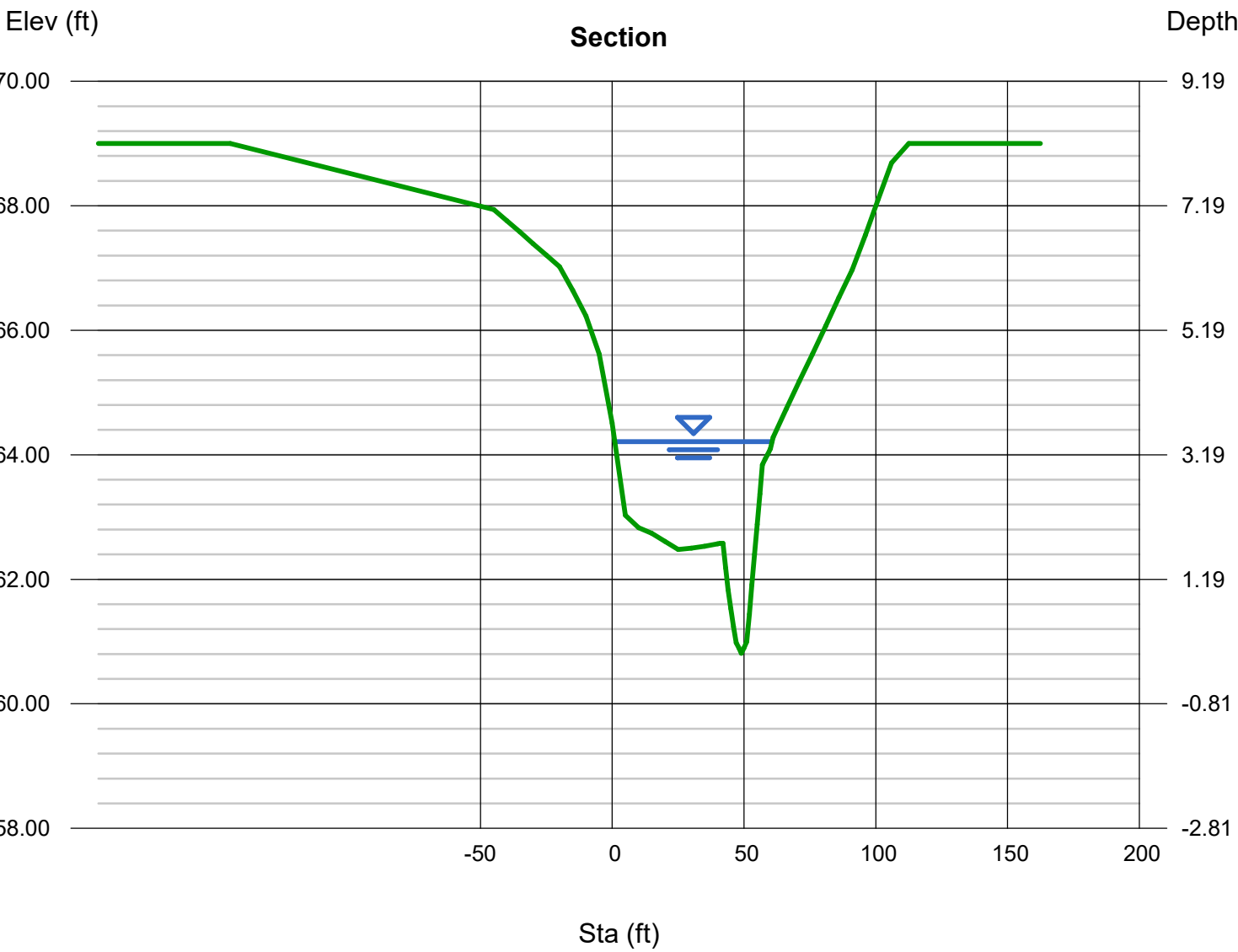
Channel Report

Church Flood Section 4 at the Highest Adjacent Grade

User-defined		Highlighted	
Invert Elev (ft)	= 5460.81	Depth (ft)	= 3.40
Slope (%)	= 1.00	Q (cfs)	= 412.65
N-Value	= 0.048	Area (sqft)	= 97.84
		Velocity (ft/s)	= 4.22
Calculations		Wetted Perim (ft)	= 60.71
Compute by:	Known Q	Crit Depth, Yc (ft)	= 2.83
Known Q (cfs)	= 412.65	Top Width (ft)	= 59.60
		EGL (ft)	= 3.68

(Sta, El, n)-(Sta, El, n)...

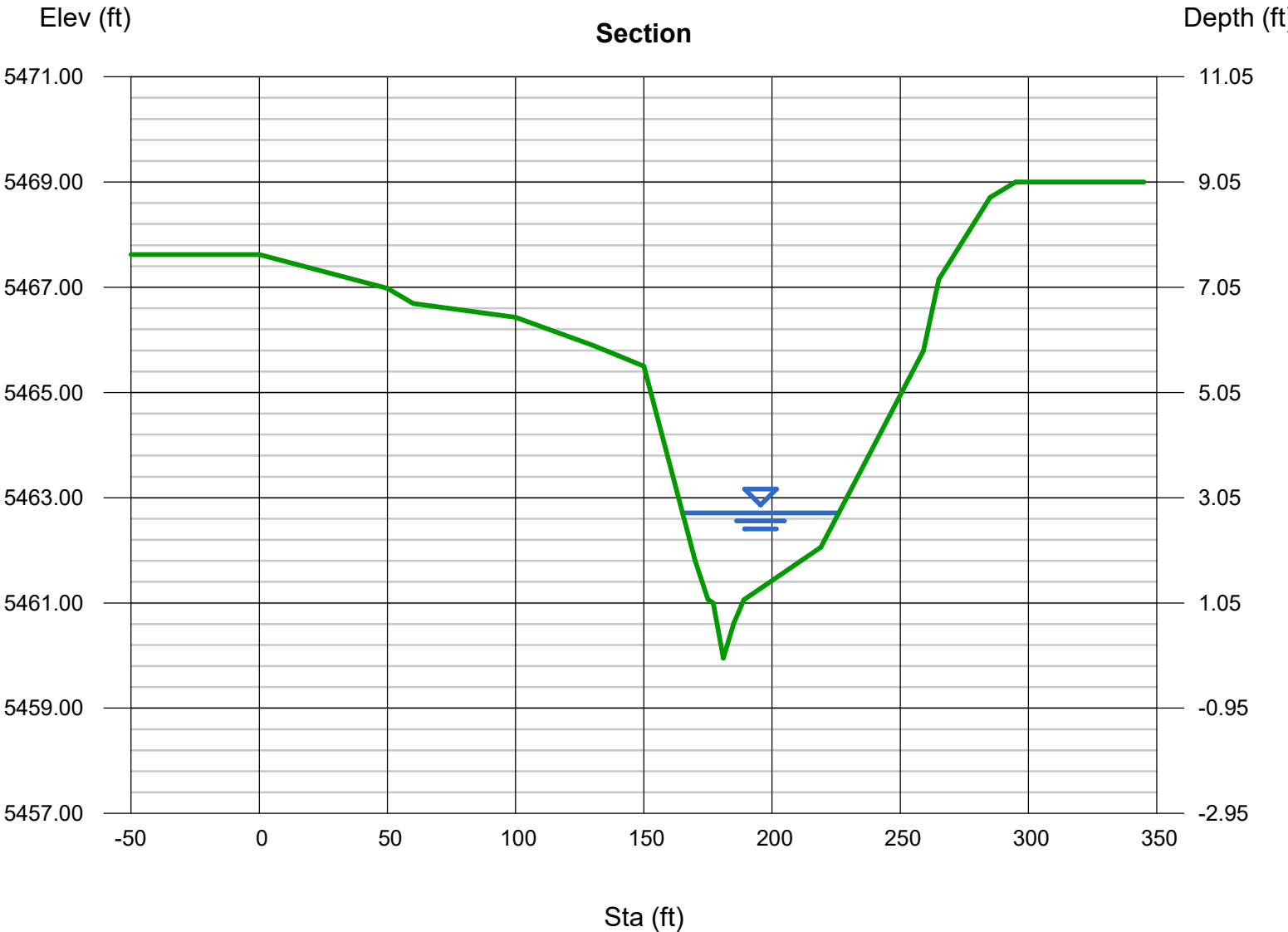
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Channel Report

Church Flood Section 5 at the Highest Adjacent Grade

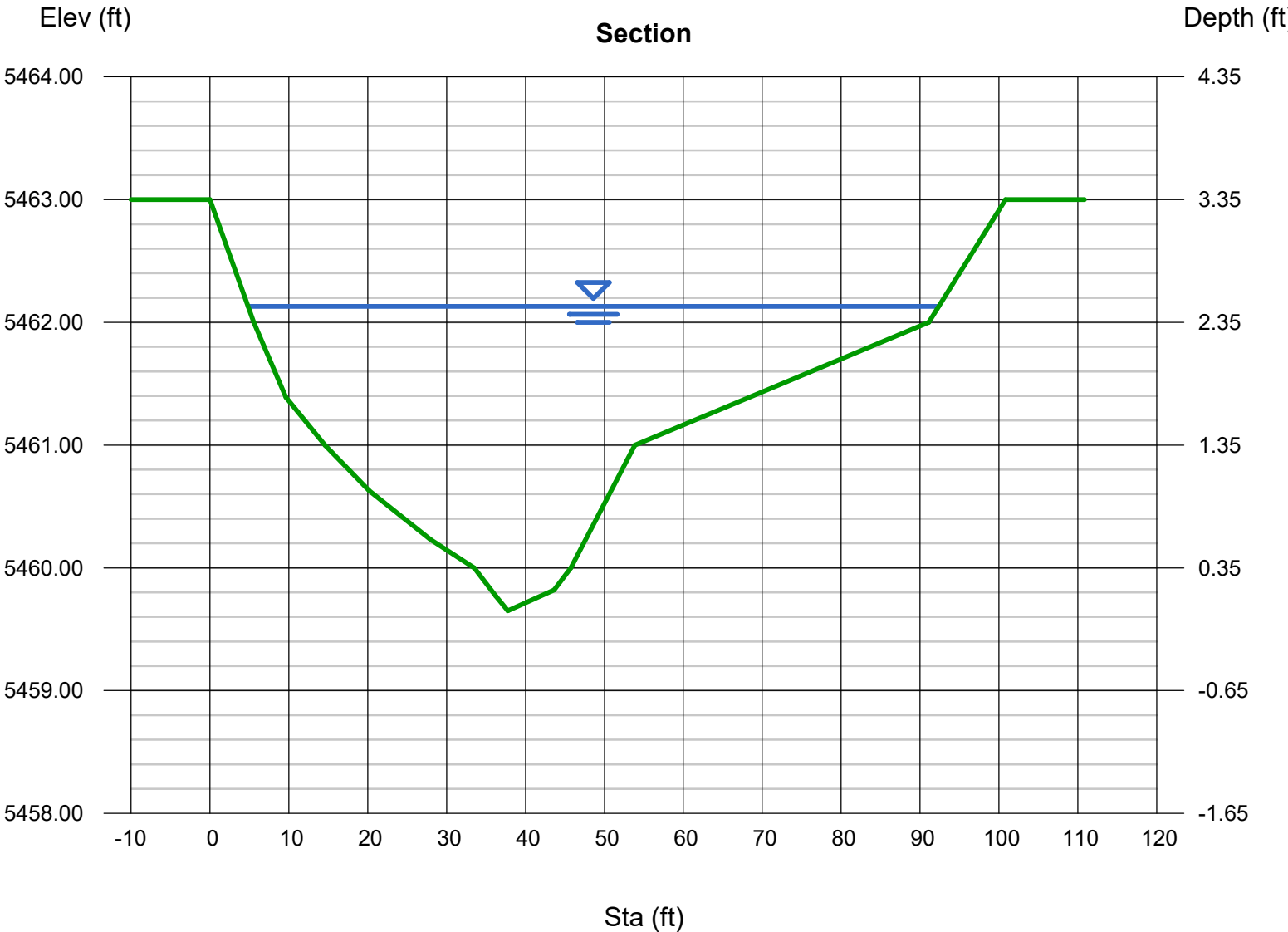
User-defined			Highlighted		
Invert Elev (ft)	=	5459.95	Depth (ft)	=	2.76
Slope (%)	=	2.40	Q (cfs)	=	412.65
N-Value	=	0.048	Area (sqft)	=	74.89
Calculations			Velocity (ft/s)	=	5.51
Compute by:	Known Q		Wetted Perim (ft)	=	61.29
Known Q (cfs)	=	412.65	Crit Depth, Yc (ft)	=	2.65
			Top Width (ft)	=	60.89
			EGL (ft)	=	3.23
(Sta, El, n)-(Sta, El, n)...					
(0.00, 5467.62)-(50.00, 5466.98, 0.050)-(60.00, 5466.69, 0.050)-(100.00, 5466.43, 0.050)-(130.00, 5465.90, 0.016)-(140.00, 5465.70, 0.016)-(150.00, 5465.50, 0.016)-(170.00, 5461.80, 0.050)-(175.00, 5461.07, 0.050)-(177.00, 5461.00, 0.050)-(181.00, 5459.95, 0.030)-(185.00, 5460.61, 0.030)-(189.00, 5461.06, 0.050)-(219.00, 5465.79, 0.050)-(259.00, 5465.79, 0.050)-(265.00, 5467.15, 0.050)-(285.00, 5468.71, 0.050)-(295.00, 5469.00, 0.050)					



Channel Report

Channel Flood Section 6

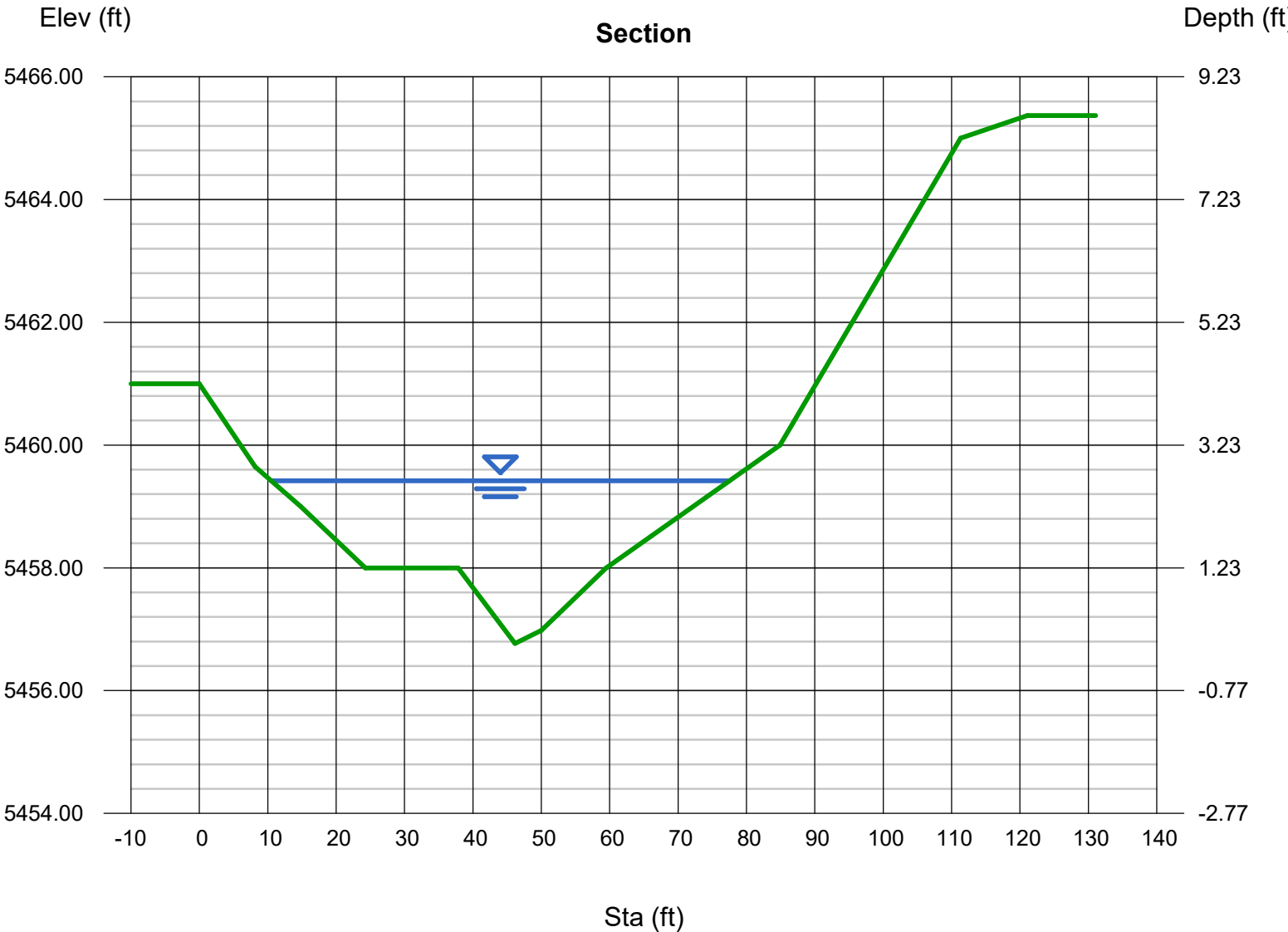
User-defined		Highlighted	
Invert Elev (ft)	= 5459.65	Depth (ft)	= 2.48
Slope (%)	= 2.10	Q (cfs)	= 412.65
N-Value	= 0.060	Area (sqft)	= 103.53
Calculations		Velocity (ft/s)	= 3.99
Compute by:	Known Q	Wetted Perim (ft)	= 87.72
Known Q (cfs)	= 412.65	Crit Depth, Yc (ft)	= 2.12
		Top Width (ft)	= 87.52
		EGL (ft)	= 2.73
(Sta, El, n)-(Sta, El, n)...			
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Channel Report

Channel Flood Section 7

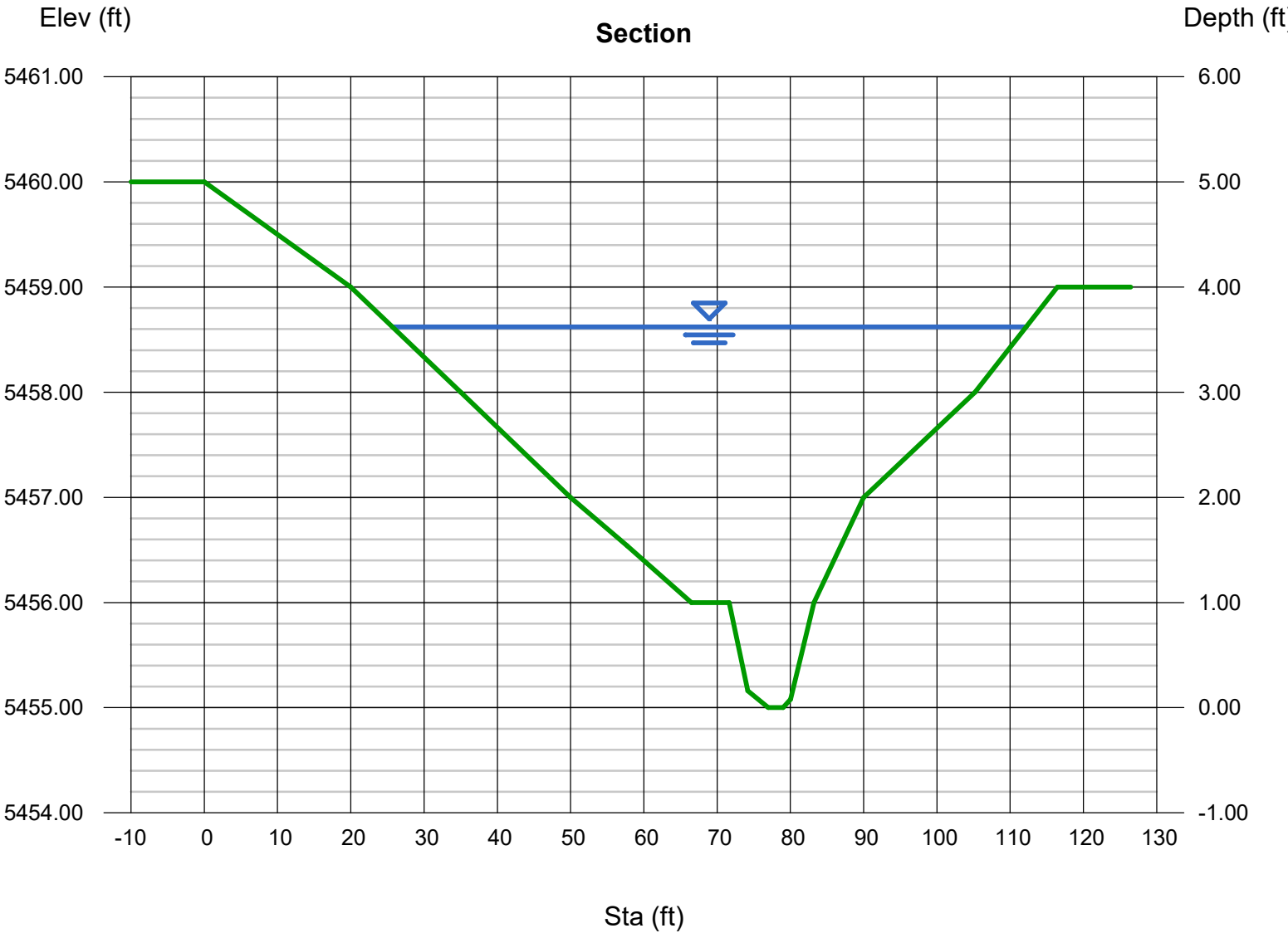
User-defined		Highlighted	
Invert Elev (ft)	= 5456.77	Depth (ft)	= 2.65
Slope (%)	= 1.60	Q (cfs)	= 412.65
N-Value	= 0.047	Area (sqft)	= 86.66
Calculations		Velocity (ft/s)	= 4.76
Compute by:	Known Q	Wetted Perim (ft)	= 67.28
Known Q (cfs)	= 412.65	Crit Depth, Yc (ft)	= 2.37
		Top Width (ft)	= 67.00
		EGL (ft)	= 3.00
(Sta, El, n)-(Sta, El, n)...			
(0.00, 5461.00)-(8.15, 5459.65, 0.050)-(14.82, 5459.00, 0.050)-(24.26, 5458.00, 0.050)-(37.83, 5458.00, 0.050)-(46.17, 5456.77, 0.030)-(50.00, 5456.98, 0.030)-(59.47, 5458.00, 0.050)-(84.88, 5460.00, 0.050)-(111.33, 5465.00, 0.050)-(121.06, 5465.37, 0.050)			



Channel Report

Channel Flood Section Outlet 8

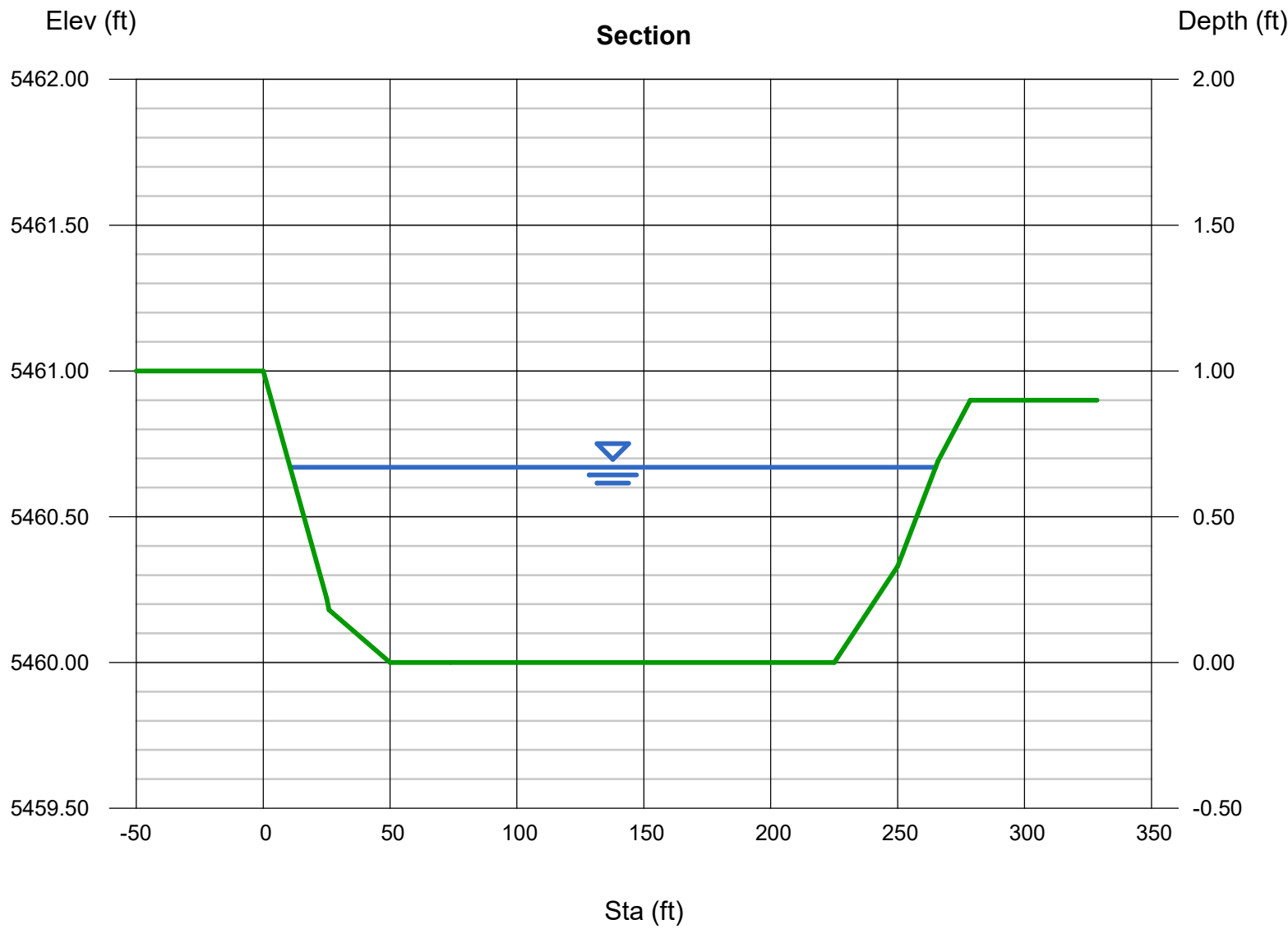
User-defined		Highlighted	
Invert Elev (ft)	= 5455.00	Depth (ft)	= 3.62
Slope (%)	= 0.50	Q (cfs)	= 412.65
N-Value	= 0.049	Area (sqft)	= 140.07
Calculations		Velocity (ft/s)	= 2.95
Compute by:	Known Q	Wetted Perim (ft)	= 86.97
Known Q (cfs)	= 412.65	Crit Depth, Yc (ft)	= 2.64
		Top Width (ft)	= 86.48
		EGL (ft)	= 3.75
(Sta, El, n)-(Sta, El, n)...			
(0.00, 5460.00)-(20.00, 5459.00, 0.050)-(35.00, 5458.00, 0.050)-(50.00, 5457.00, 0.050)-(57.70, 5456.54, 0.050)-(66.51, 5456.00, 0.050)-(71.65, 5456.00, 0.050)-			
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-(116.45, 5459.00, 0.050)			



Channel Report

Culvert Overtop Section 9

User-defined		Highlighted	
Invert Elev (ft)	= 5460.00	Depth (ft)	= 0.67
Slope (%)	= 1.00	Q (cfs)	= 1,413
N-Value	= 0.011	Area (sqft)	= 150.04
Calculations		Velocity (ft/s)	= 9.42
Compute by:	Known Depth	Wetted Perim (ft)	= 254.45
Known Depth (ft)	= 0.67	Crit Depth, Yc (ft)	= 1.00
		Top Width (ft)	= 254.43
		EGL (ft)	= 2.05
(Sta, El, n)-(Sta, El, n)...			
(0.00, 5461.00)-(25.00, 5460.22, 0.013)-(25.95, 5460.18, 0.011)-(50.00, 5460.00, 0.011)-(73.85, 5460.00, 0.011)-(100.00, 5460.00, 0.011)-(200.00, 5460.00, 0.011)-(225.00, 5460.00, 0.011)-(250.00, 5460.33, 0.011)-(265.90, 5460.69, 0.011)-(278.61, 5460.90, 0.011)			



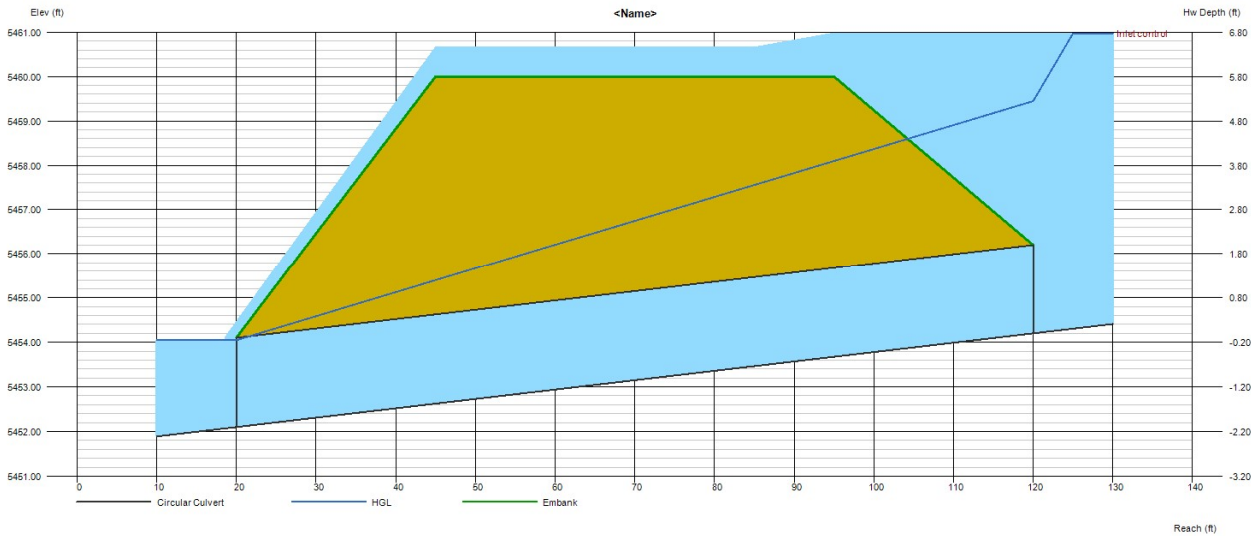
Culvert Report

Circular Culvert

Invert Elev Dn (ft)	= 5452.10
Pipe Length (ft)	= 100.00
Slope (%)	= 2.10
Invert Elev Up (ft)	= 5454.20
Rise (in)	= 24.0
Shape	= Circular
Span (in)	= 24.0
No. Barrels	= 1
n-Value	= 0.022
Culvert Type	= Circular Corrugate Metal Pipe
Culvert Entrance	= Projecting
Coeff. K,M,c,Y,k	= 0.034, 1.5, 0.0553, 0.54, 0.9

Embankment	
Top Elevation (ft)	= 5460.00
Top Width (ft)	= 50.00
Crest Width (ft)	= 200.00

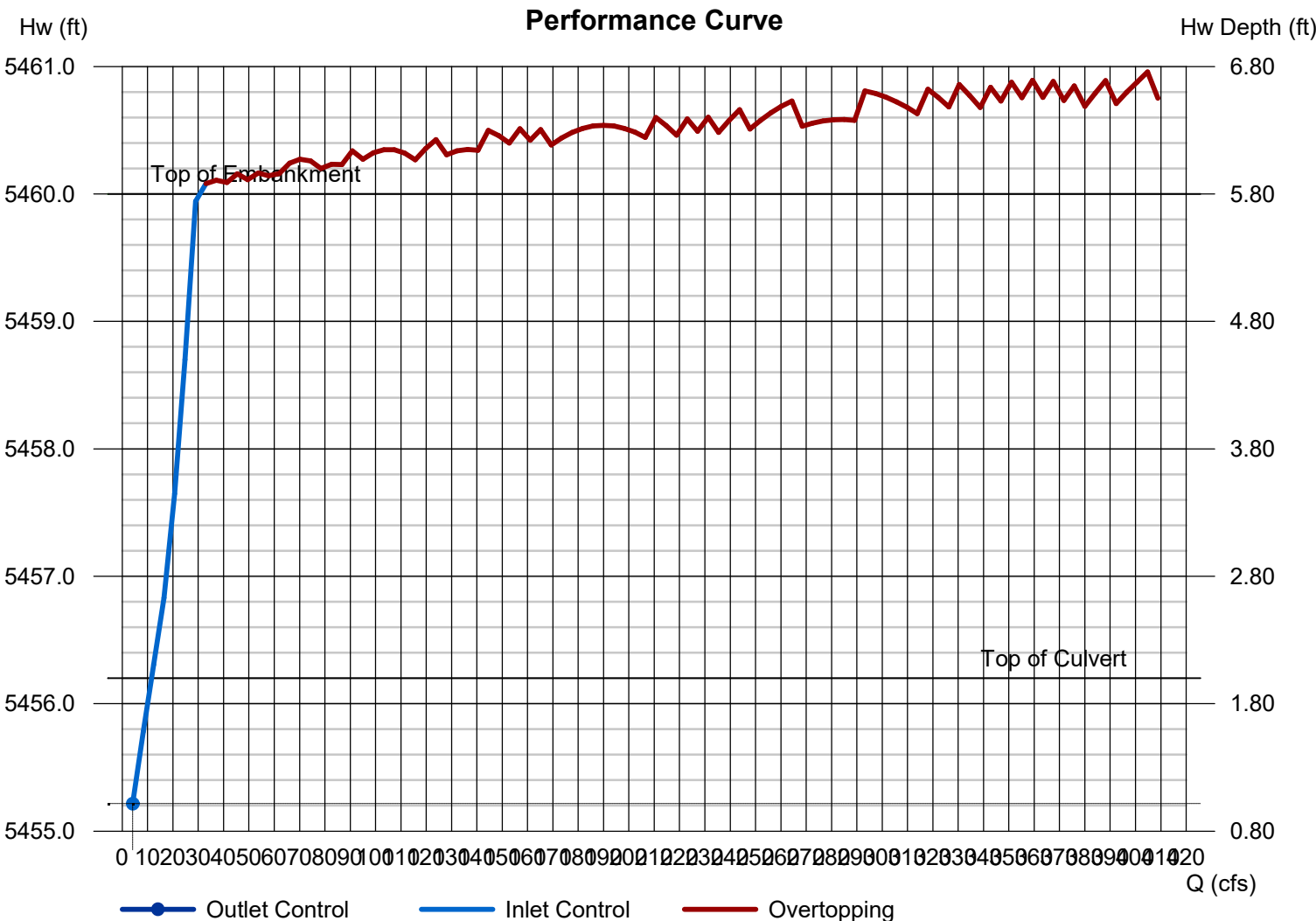
Calculations	
Qmin (cfs)	= 412.65
Qmax (cfs)	= 412.65
Tailwater Elev (ft)	= (dc+D)/2
Highlighted	
Qtotal (cfs)	= 412.65
Qpipe (cfs)	= 31.94
Qovertop (cfs)	= 380.71
Veloc Dn (ft/s)	= 10.25
Veloc Up (ft/s)	= 10.17
HGL Dn (ft)	= 5454.04
HGL Up (ft)	= 5459.45
Hw Elev (ft)	= 5460.98
Hw/D (ft)	= 3.39
Flow Regime	= Inlet Control



Culvert Report

Circular Culvert

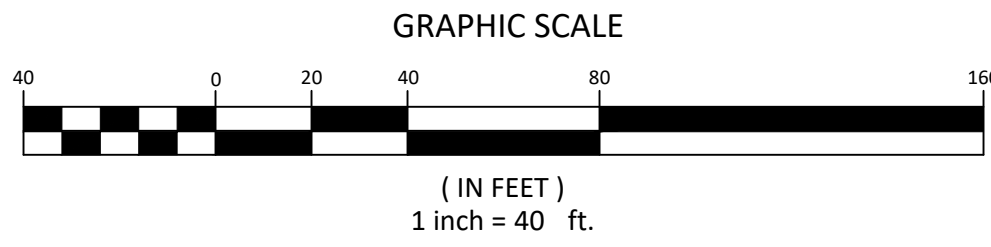
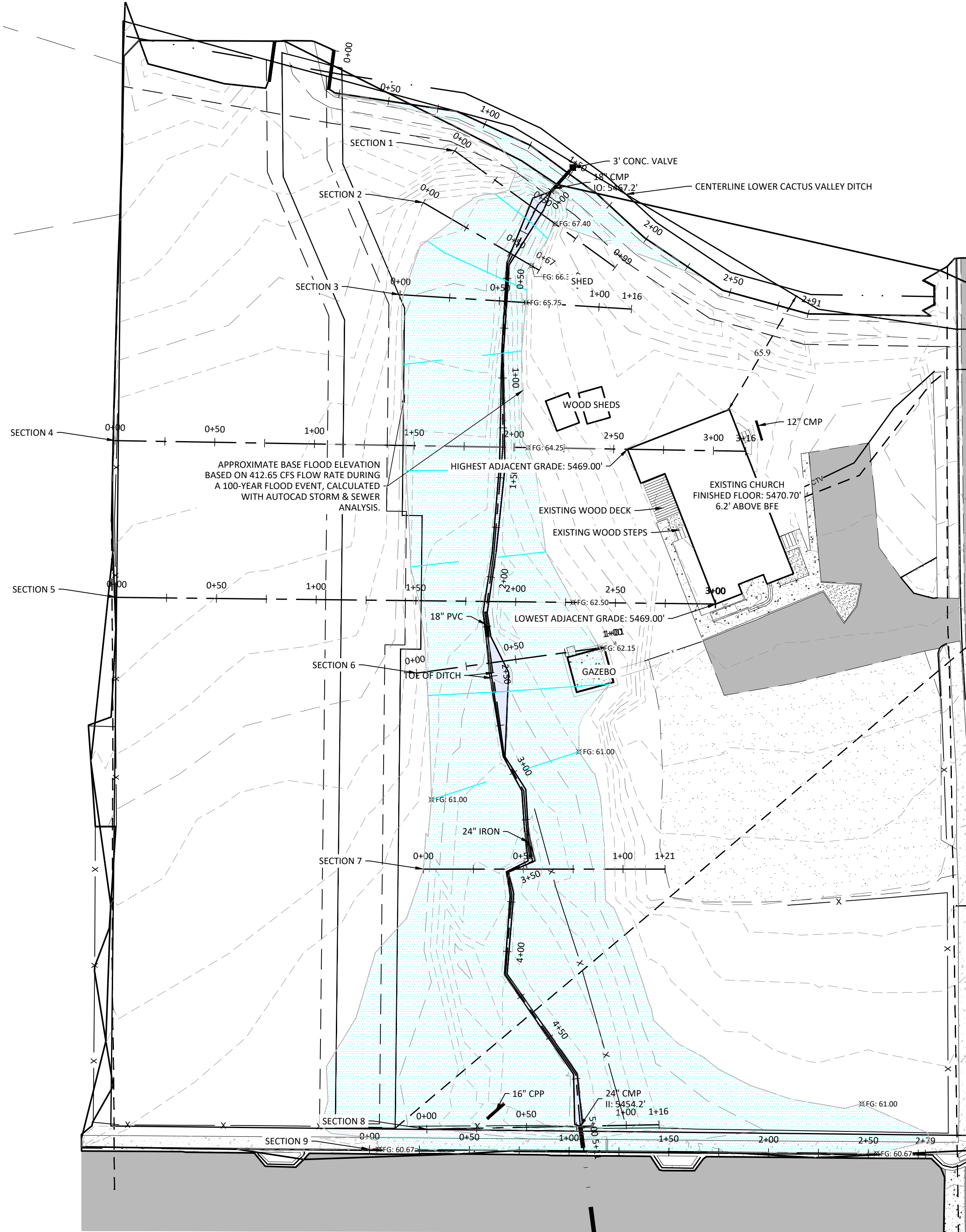
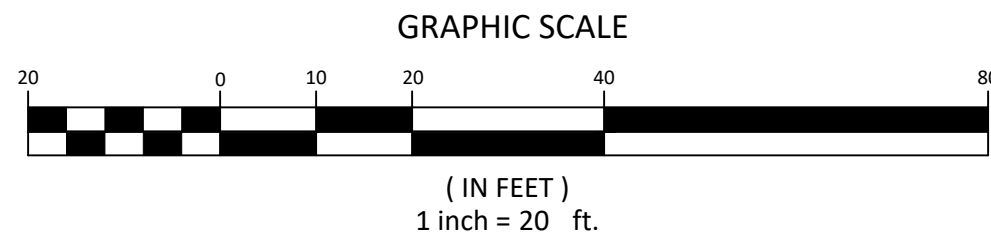
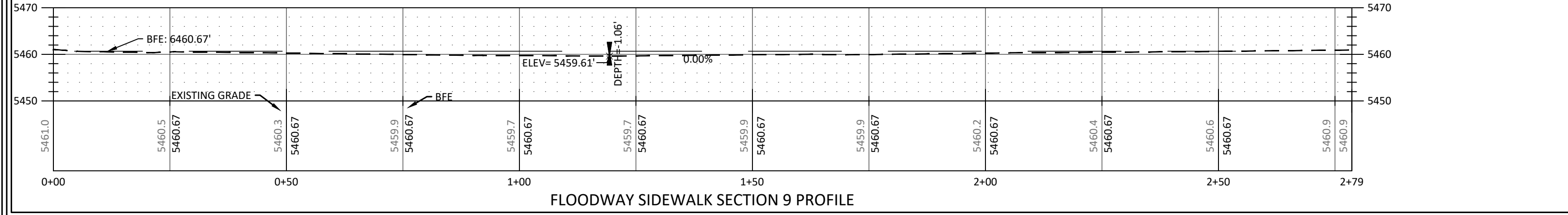
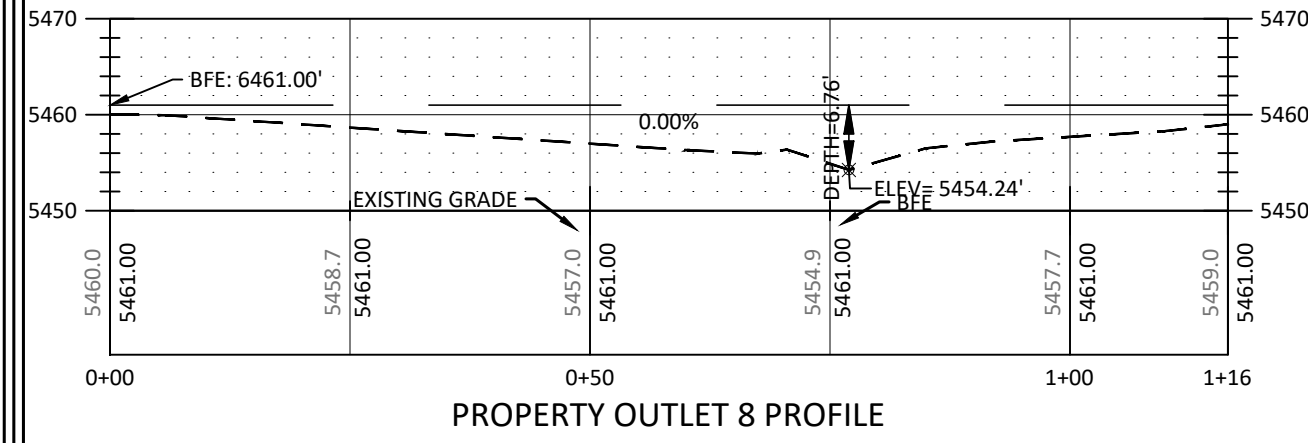
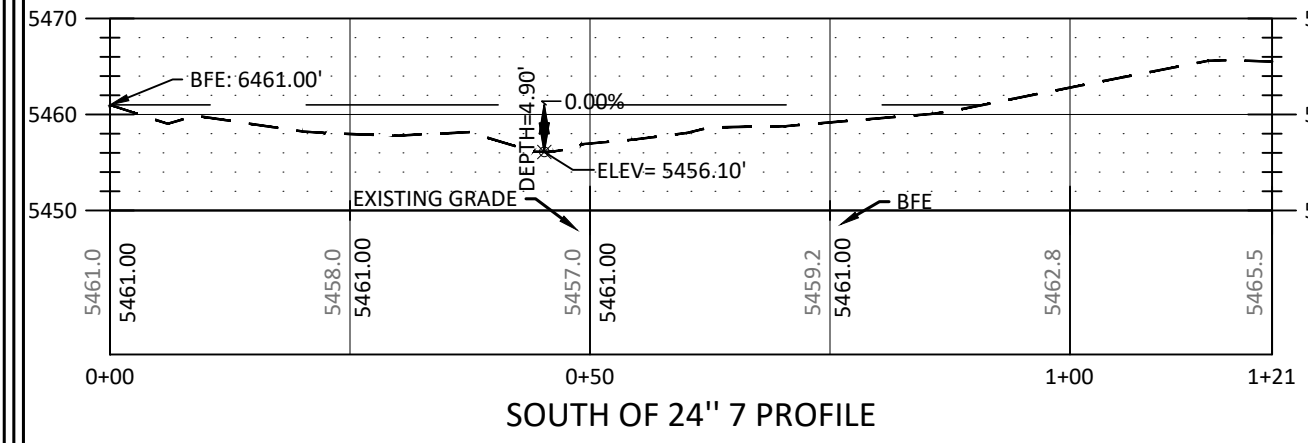
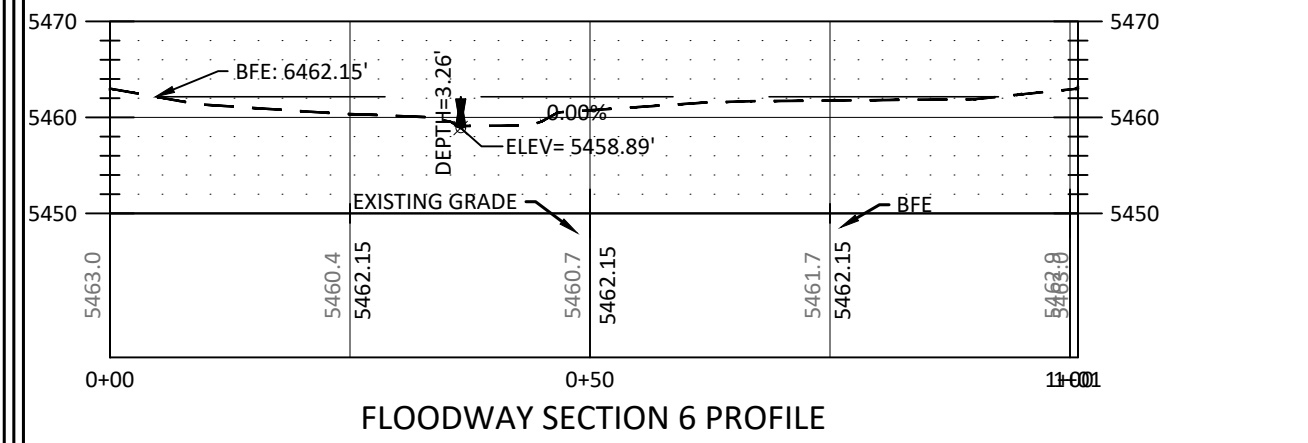
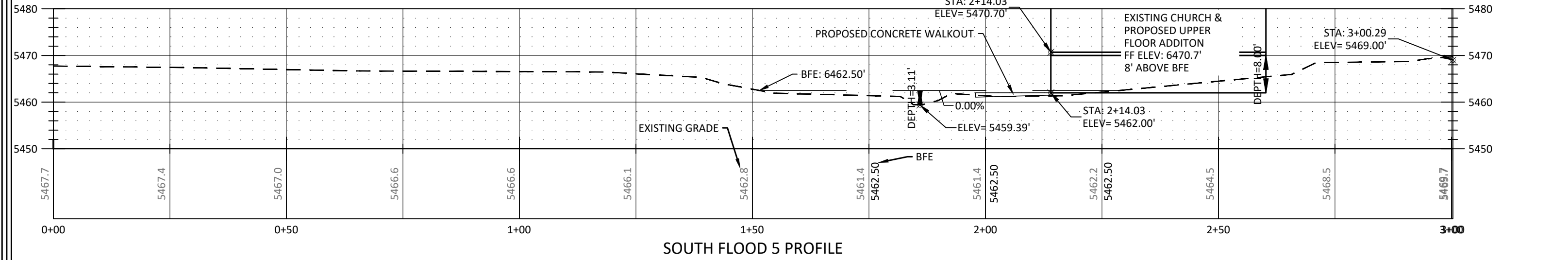
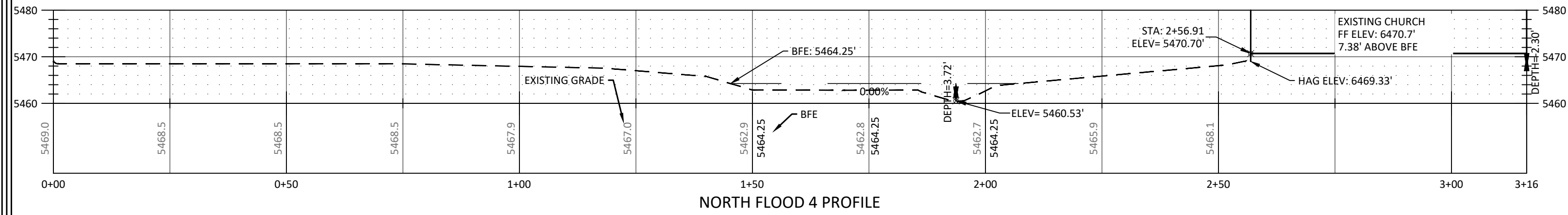
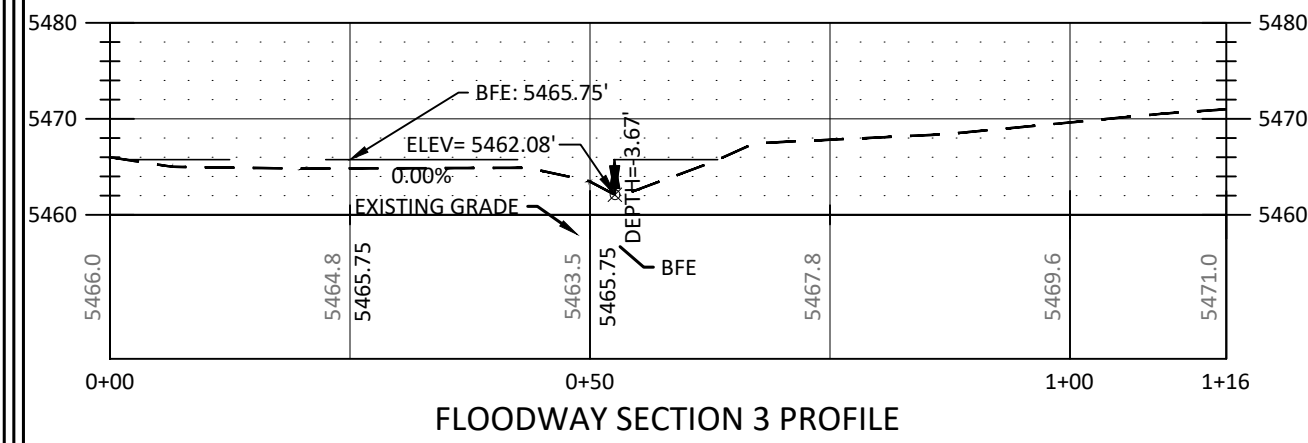
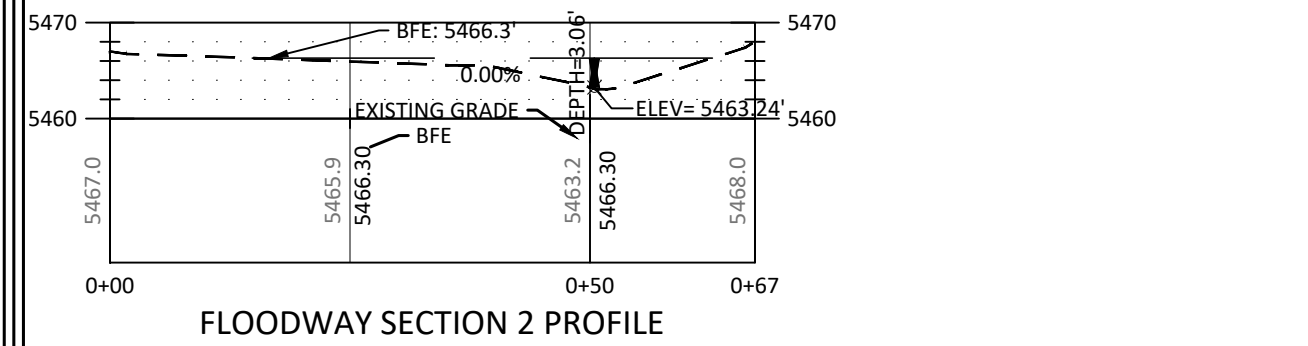
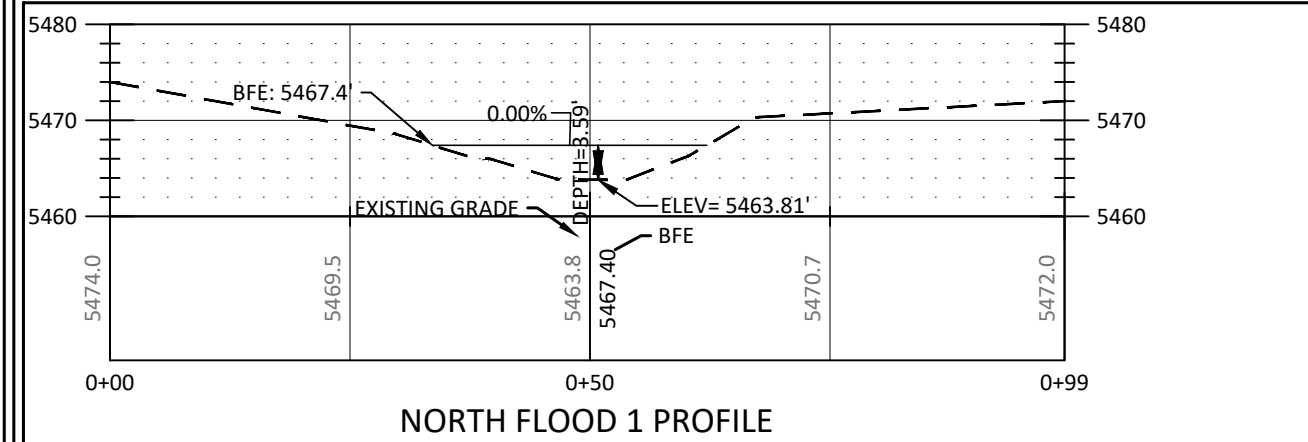
Invert Elev Dn (ft)	= 5452.10	Calculations	
Pipe Length (ft)	= 100.00	Qmin (cfs)	= 0.00
Slope (%)	= 2.10	Qmax (cfs)	= 412.65
Invert Elev Up (ft)	= 5454.20	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Circular	Highlighted	
Span (in)	= 24.0	Qtotal (cfs)	= 4.13
No. Barrels	= 1	Qpipe (cfs)	= 4.13
n-Value	= 0.022	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Corrugate Metal Pipe	Veloc Dn (ft/s)	= 1.82
Culvert Entrance	= Projecting	Veloc Up (ft/s)	= 4.11
Coeff. K,M,c,Y,k	= 0.034, 1.5, 0.0553, 0.54, 0.9	HGL Dn (ft)	= 5453.46
		HGL Up (ft)	= 5454.91
Embankment		Hw Elev (ft)	= 5455.22
Top Elevation (ft)	= 5460.00	Hw/D (ft)	= 0.51
Top Width (ft)	= 50.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 200.00		



APPENDIX C

Base Flood Elevation Exhibit

G:\2024\34134\34134-VETERANS COALITION COMMUNITY\DWG\EXHIBITS\34134-FLOOD ANALYSIS.DWG - Jun 31, 2025 - 12:18pm



FLOOD MAPPING EXHIBIT NOTES:

- Parcel: 217904400006
- Property Address: 289 N 1ST STREET, SILT, CO 81652
- Legal Description: SECTION: 4 TOWNSHIP: 6 RANGE: 92 TR IN SESESE(SEC 4) & NENENE(SEC 9).
- Acres: 4.88
- OWNER: FLAT TOPS OWNER COWBOY CHURCH CORP
PO BOX 1501
RIFLE CO 81650



DATE:	01-31-25
JOB NO.	34134.01
DESIGNED BY	WJB 01/31/25
DRAWN BY	WJB 01/31/25
CHECKED BY	

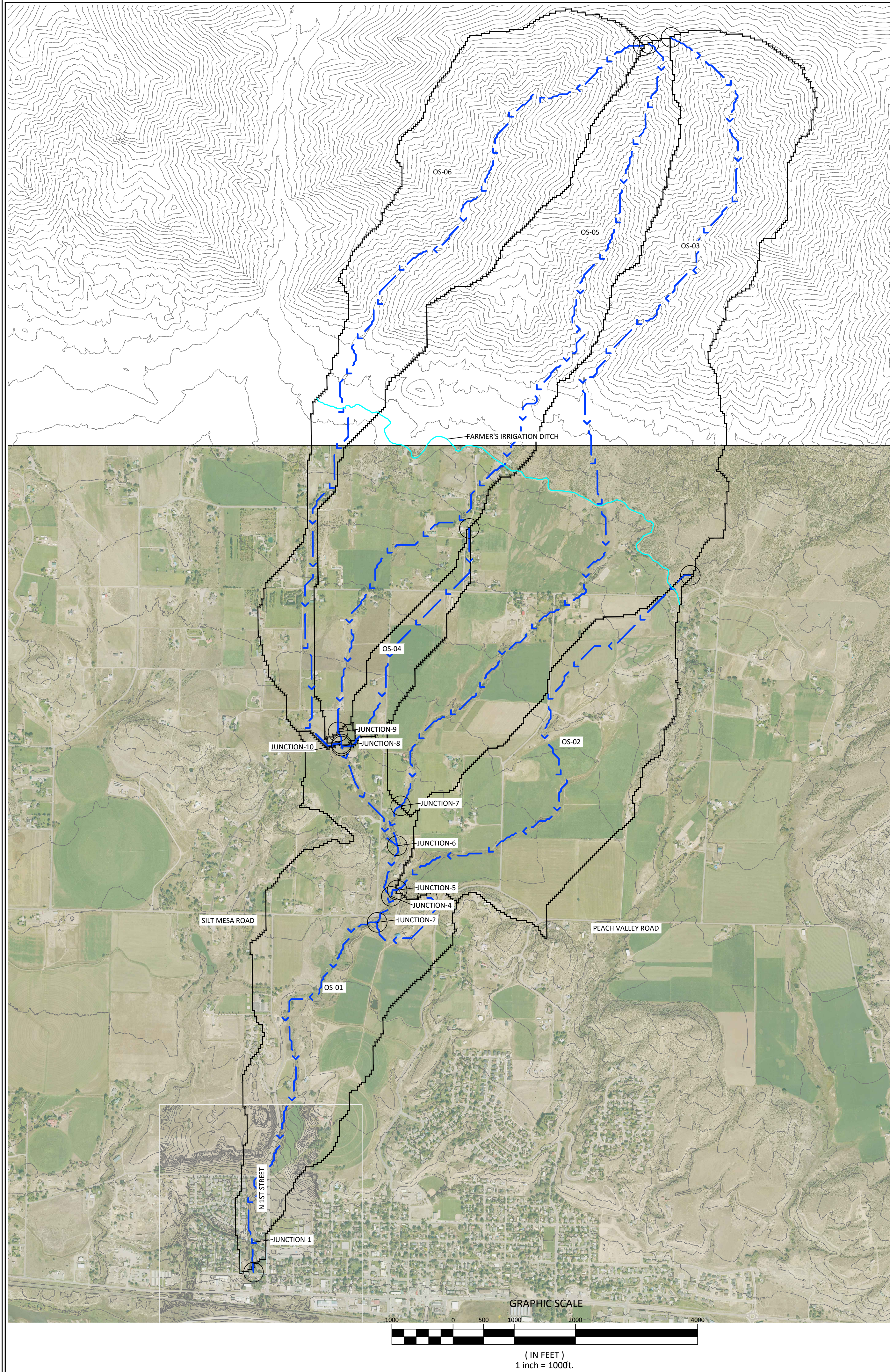
WESTERN SLOPE VETERANS COALITION COMMUNITY
289 N. FIRST STREET
SILT, COLORADO

REVIEW

DATE	REVISION

TITLE	FLOOD ANALYSIS EXHIBIT
DRAWING NO.	C-1.1

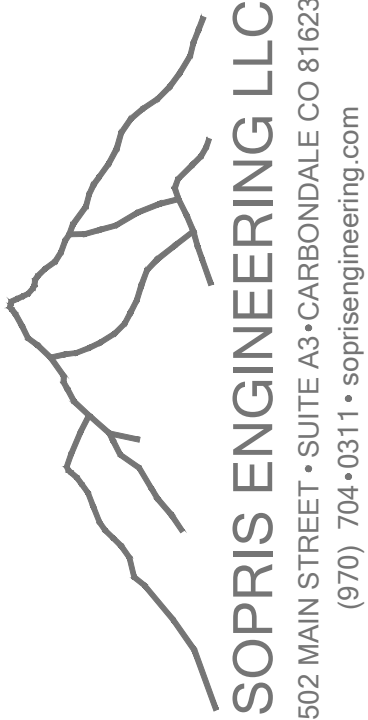




DRAINAGE PEAK RUNOFF SUMMARY (100 YEAR 24 HOUR STORM)						
BASIN ID	Area (ac)	Weighted C	Total Rainfall (in)	Peak Q (cfs)	Time of Concentration (min)	Total Runoff (in)
OS-01	346.23	71.50	2.200	61,410	44	0.365
OS-02	286.65	72.25	2.200	37,450	78	0.39
OS-03	700.07	68.32	2.200	125,450	67	0.45
OS-04	495.95	93.98	2.200	3,780	74	0.27
OS-05	500.59	74.76	2.200	119,950	56	0.47
OS-06	406.59	76.76	2.200	128,740	45	0.55

[1] DEVELOPED TIME OF CONCENTRATION BASED ON USGS DATA
[2] WEIGHTED RUNOFF CURVE NUMBER FROM USGS DATA
[3] RAINFALL DEPTH IS FROM THE NOAA 14 IDF CURVE FOR SILT

FULL BASIN PEAK INFLOW: 412.65 CFS
AREA BELOW THE FARMER'S IRRIGATION DITCH INFLOW: 153.16 CFS



DATE:		01-28-25
JOB NO.		34134.01
DESIGNED BY	WJB	01/28/25
DRAWN BY	WJB	01/28/25
CHECKED BY		

WESTERN SLOPE VETERANS COALITION COMMUNITY
289 N. FIRST STREET
SILT, COLORADO

REVIEW

[illegible]

TITLE
FLOOD ANALYSIS
EXHIBIT

DRAWING NO.

C-1.2



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 type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input checked="" 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: WSVC-Veterans Housing **Project Description:** Housing Project for Veterans

Owner's Name: WSVC-John Pettit **Owner's Number:** _____ **Owner's Email Address:** pettitco@yahoo.com

Address: 289 N 1st Street **Parcel ID Number:** parcel to be created from 217904400006

Legal Description (attach additional sheets if necessary): Sec 4, TS 6, R92
TR in SESESE (Sec 4) & NENENE (Sec 9)

Access to Property: 1st Street & Home Avenue

Acreage or Square Footage: 2 +/- **Existing Land Use Designation:** R2-General Residential

Proposed Land Use Designation: Tier 1 Priority Growth Area-High Density Residential

Existing Zoning: R2 **Proposed Zoning:** PUD-R3

Proposed Use / Intensity of Use: Housing Project for Veterans in need

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) **Deposits:** _____

PZC approval: _____ (date) **Date Fees Collected:** _____

BOT approval: _____ (date)

Billable Party Agreement

Property Owner(s): Name: WSVC-John Pettit Phone: 970-379-0165
Company: _____ Fax: _____
Address: 801 Colorado Avenue, Glenwood Springs, CO 81601
Authorized Rep.: Name: John Kuersten Phone: 970-618-9518
Company: _____ Fax: _____
Address: _____
Billable Party: Owner XX 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): WSVC-John Pettit
Address: 801 Colorado Avenue, Glenwood Springs, CO 81601
Phone: 970-379-0165 Email: pettitco@yahoo.com
Type of Identification: _____ Identification Number & Expiration: _____
Signature: John M Pettit Date: 12/30/2024

County of Garfield)
State of Colorado) §

Sworn to and subscribed before me this 30 day of Dec, 2024
(Day) (Month) (Year)

By Kaitlyn Snyder Witness my hand and official seal Kaitlyn Snyder
(Notary Name) (Notary Signature)

Notary Public
My Commission Expires 10-04-2025



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, Pastor Jeff Kehr, 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)

Jeff Kehr

Name (printed)

289 N 1st Street, Silt, CO 81652

Address

970-274-0028

Phone

Fax

Signature

Personally Known

Type of Identification

County of

Garfield

State of

Colorado

Name (printed)

Address

Phone

Fax

Signature

ss.

Sworn to and subscribed before me this 30th day of December, 2024
(fill in day) (fill in month) (fill in year)

By

Kaitlyn Snyder

(name printed)

Witness my hand and official seal.

Notary Public

Kaitlyn Snyder

My Commission expires:

10-04-2025

Kaitlyn Snyder
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20134028149
MY COMMISSION EXPIRES 10-04-2025
(Seal)

Authorized Representative

I/We further permit John Kuersten 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.

Jeff Kehr

Name (printed)

289 N 1st Street, Silt, CO 81652

Address

970-274-0028

Phone

Fax

Signature Jeff Kehr

Personally Known
Type of Identification

County of Garfield)

State of Colorado)

SS.

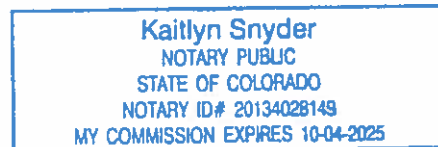
Sworn to and subscribed before me this 30th day of December, 2024.
(fill in day) (fill in month) (fill in year)

By Kaitlyn Snyder
(name printed)

Witness my hand and official seal.

Kaitlyn Snyder
Notary Public

My Commission expires: 10-04-2025





— WESTERN SLOPE — VETERANS COALITION

Planned Unit Development Application

Jesse Beckius-Casey Owens Veterans Housing Project



289 North 1st Street

Silt, CO 81652

Applicant

Western Slope Veterans Coalition
John Petit
801 Colorado Avenue
Glenwood Springs, CO 81601

Applicant/Land Owner

Flattops Cowboy Church
Pastor Jeff Kehr
289 North 1st Street
Silt, CO 81652

Representative & Planner

John Kuersten
PO Box 1530
13 Powerline Road
Rifle, CO 81650
P: (970) 625-8210 M: (970) 618-9518
john@kuerstenconstruction.com

Architect

DAVID ROSENFELD, RA, LEED AP
R O S E N F E L D D E S I G N
81 CRESCENT PL david@rosenfeld-design.com
GLENWOOD SPRINGS PHONE: 719.439.3335
COLORADO 81601 rosenfeld-design.com

Engineer

Yancy Nichol, PE
Sopris Engineering
502 Main St, Ste A3
Carbondale, CO 81623
970-704-0311
<https://www.soprisengineering.com/>

16.12.020 Planned unit development—Application.

An applicant for PUD zoning shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission and to the board.

- A. Application requirements. An applicant for PUD zoning shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey the information to the town, including the following:
1. Disclosure of ownership—A certificate (no older than ninety days) from a title insurance company or attorney licensed in the state of Colorado, which shall set forth a legal description of the property, the names of all owners of property included in the sketch plan and shall include a list of all mortgages, judgments, liens, contracts or agreements of record in Garfield County regarding such property. If the certificate of title discloses any of the above, the owners or holders of such mortgages, judgments, liens, contracts, or agreements shall be required to consent to the application. If the applicant is not the property owner, then both the applicant and the property owner shall sign the land use application and be subject to all the provisions of this Code.

See current Title Commitment attached.

2. A description of the proposed land use(s);

To develop and operate a housing project for Veterans in need. The concept plan shows 22 each 393sf studio units (11 duplex units) and 2 each 1570sf single family units. This could change depending on demand, however, the footprint for a duplex building and a single family building is essentially the same. Potentially there could be 13 single family buildings or 13 duplex buildings (26 units). There would also include a managers housing unit, and a community building. The manager would live on site to monitor living rules and coordinate events. The Community Building would be a gathering location for veterans and their guests for social events and recreation. There would also be 2 offices that could be used for VA counselors or health care. In addition to this, there would be a small kitchen for preparing meals for residents or to use in conjunction with the FTTC to prepare meals for senior citizens or others in need in the community. Rents will be subsidized with VASH vouchers or other programs based on the veterans income. Most are on a limited fixed income.

3. A statement of the planning objective(s);

To develop a well-planned small community for veterans in our community while being compatible with adjacent land uses.

4. A description of adjoining land use(s) and zoning;

The properties to the West, South and East are all zoned Residential R-2. Just South-West of this parcel and across W Home Ave there is a small Mixed Use parcel. To the North-West is an existing Residential PUD that includes some high density multi-family and single family homes on 5000-6000sf lots. There is also a Commercial Property to the North that is in the County as well as an Elementary School to the North-East across 1st street.

5. Existing zoning of the subject property;

R2-General Residential

6. Number of units within each proposed PUD zone district;

13 residential buildings or up to 26 units if duplexes plus 1 managers building and 1 community building.

7. A statement regarding the proposal's conformance with the comprehensive plan;

Growth from the Core – promote infill development/redevelopment which should be first priority for future growth, instead of continuously expanding borders with annexations.

This project meets the infill goal and fits well with the neighborhood.

Promote a range of attainable housing choices

Strive for a diverse, integrated housing supply that is affordable, and accessible to all citizens within all residential districts.

This concept is unique in design to create a welcoming community while being affordable due to the size of the units and the ability for subsidies due to the type of housing being developed.

Promote walkability/pedestrian-friendly connected neighborhood centers with parks and both formal and informal trails that create new routes and extend current trails and recreation opportunities.

This project has a walk trail along the North boundary and is walking distance to downtown and the park.

Approve a variety of inclusive housing types that allow individuals and families to remain in the area.

Without this type of project, many veterans in our community that are on a fixed limited income are losing their homes/apartments. This project will provide a place for our local veterans to remain in our community.

Tier 1 is the Priority Growth Area.

This project is within the Tier 1 Priority Growth Area.

Policy A2: Encourage residential development where it can be adequately served by town infrastructure in a cost-effective, efficient manner.

This parcel has City Sanitary Sewer, Water and irrigation mains running through the parcel. Taps into these lines will be simple with no disturbance to existing roadways.

Neighborhood Residential Zone Districts: R-1, R-2 and R-3. The Town is supportive of redevelopment within this Comprehensive Plan Land Use Designation both on a small and large scale. Since this area is clearly within the Town's core of development, the Town could well benefit from increases in density, because the necessary infrastructure is in place.

This parcel is ideal for this increased density due to access and existing utilities being available.

The Town should use good planning techniques to intersperse higher densities with lower to medium densities in order to spread out the impacts in a larger area.

This project density will fit well with the adjacent neighborhood with the smaller footprint and clustering of units. It will feel like a smaller footprint. There is also a great percentage of open space with this design at approximately 55.5%.

Policy D3: Foster the development of housing for special groups including elderly, lower income, and disabled persons.

This project will be for Veterans, many who are elderly and lower income, some disabled. This project also provides stability and comfort within a community of people with similar past experiences in the military.

8. Proposed PUD zoning criteria, including but not limited to the following:
 - a. Each PUD zone district;
 - b. Specific PUD zoning regulations for each district proposed;
 - c. Specific PUD district boundaries for each district proposed;
 - d. Open space and/or parkland district boundaries;
 - e. Statement as to the compliance to subdivision standards per this title and any deviation(s) thereof; and
 - f. Statement as to the compliance to zoning standards per Title 17 for comparable districts and any deviation(s) thereof;
9. A statement of the PUD development schedule.
- B. PUD zoning map(s) and supporting documents. The PUD zoning map(s) shall be drawn to a scale of one inch equals one hundred feet or larger and include the following:
 1. Vicinity map at a scale of one inch equals one thousand feet, depicting the following.
 - a. Tract lines and names of all abutting subdivisions;
 - b. Location of streets and highways within an area of approximately one-quarter mile of the proposed subdivision tract;
 - c. Location of all adjacent utility systems within an approximate one-quarter mile area minimum;
 - d. Natural drainage courses for streams flowing through the proposed subdivision, with the limits of tributary areas shown where this is reasonable.
 2. The zone districts within one-half mile of subject parcel, and the associated key for such zone districts;
 3. The approximate location of proposed public or private open space areas within the planned unit development; and
 4. The proposed lot or block pattern and street layout.

(Ord. No. 9-2011, § 1, 12-12-2011)

PUD Guide

PUD-R3 High Density Residential

Dimensional Standards

TYPE OF REGULATION	R-3
Lot area (minimum square feet)	N/A
Lot area/unit (minimum sf)	N/A
Lot area (maximum in acres)	N/A
Maximum building height (in feet)	35
Maximum lot coverage (%), not including solar devices	70
Minimum distance between structures (in feet)	**
Minimum distance from any lot line to barns, paddocks or stalls	N/A
Minimum lot width (feet/unit)	30
Front yard setback (feet)	20
Side yard setback (feet) (not including solar devices)	5
Rear yard setback (feet) to primary structure and/or residential structure (not including solar devices)	20*
Rear yard setback (feet) to allowed accessory structure (not including solar devices)	5
Minimum unit size (square feet)	350

* If lot adjoins a publicly dedicated alley, setback is reduced to fifteen (15) feet.

** Contingent upon site plan review (parking, landscaping, etc.) and building code compliance.

*** Contingent upon building code compliance.

(Ord. 19-05 § 1; Ord. No. 11-2011, § 4, 11-28-2011; Ord. No. 1-2012, § 1, 2-13-2012)

(Ord. No. 2-2019, § 4, 6-24-2019)

Permitted uses

Multi-family residential up to 26 units (13 duplex buildings)

Single family residential buildings. Up to 13 single family units.

Approximate Building envelopes shown on plan. Total of 13 buildings in either combination of duplex units or single family homes plus the managers unit and community building.

Community Building for recreating, meetings, counseling, meals and a kitchen for meal preparation. Size and final design to be determined but within setbacks shown above and per Town Codes.

Single family Home for onsite manager.

Single parcel with all buildings under common ownership.

Parking Standards**Residential**

Studio/1 bedroom unit	1 space per unit
2 Bedroom unit	2 spaces per unit
3 or 4 bedroom unit	2 spaces per unit
Community Building	1 per 400 SF

Open Space

All areas outside of the buildings to be considered open space and maintained by the Property Owner/Manager.

All open spaces to be landscaped.

Landscaping can include grass, trees, shrubs, gravel with weed barrier, etc. Bare ground is not allowed.

Landscape plan to be approved by the Town.



OPEN SPACE CALCULATIONS

WSVC COMMUNITY PROPERTY

TOTAL SITE AREA = 98,847 SF

OPEN AREA = 54,901 SF

OPEN AREA RATIO =
54,901 SF / 98,847 SF = 55.5%

COWBOY CHURCH PROPERTY

TOTAL SITE AREA = 113,726 SF

OPEN AREA = 54,815 SF

OPEN AREA RATIO =
54,815 / 113,726 SF = 48.2%

WESTERN SLOPE VETERANS COALITION COMMUNITY

1" = 30'-0"



DEVELOPMENT SUMMARY

(22) 393 SF STUDIOS

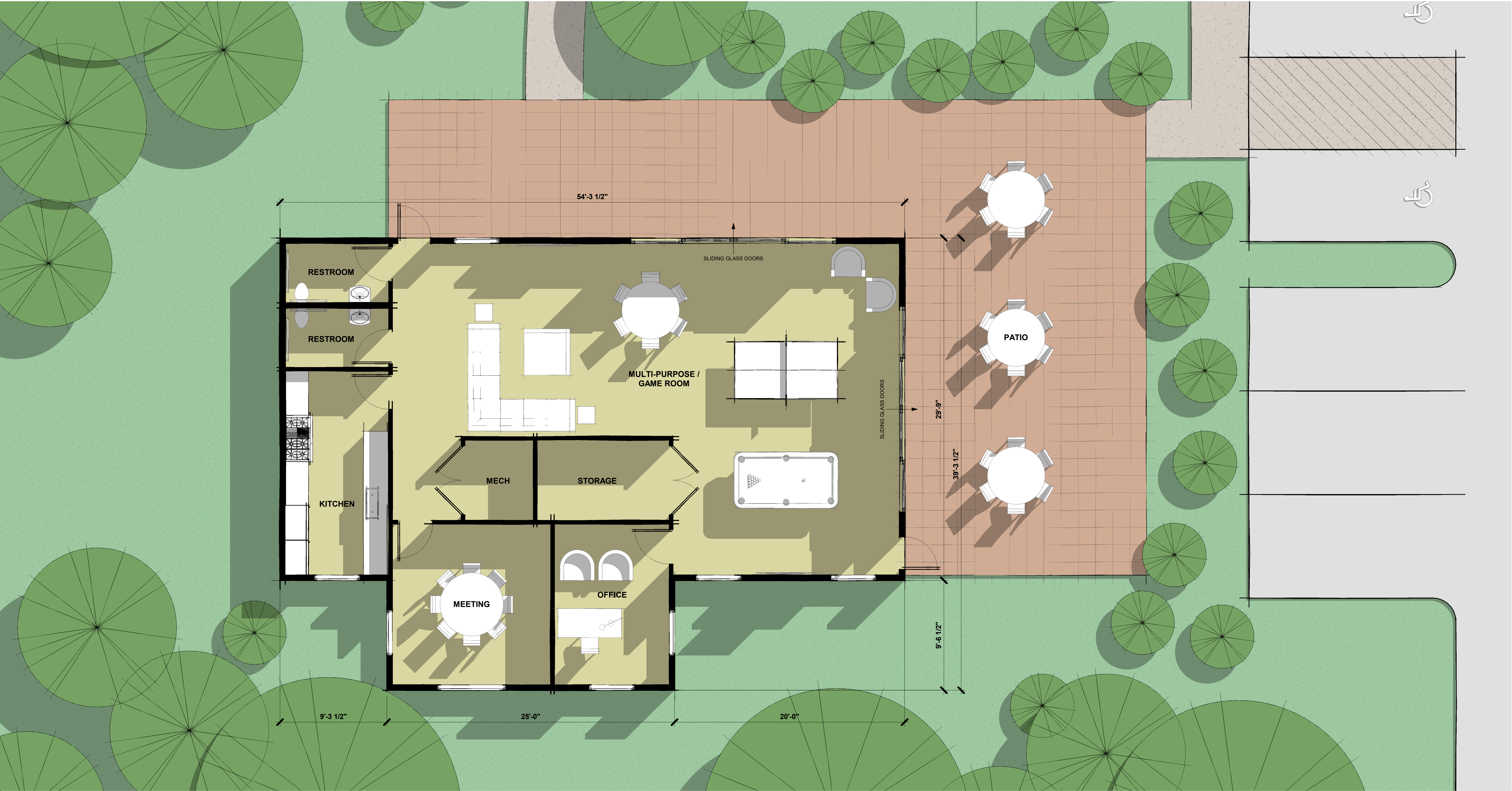
(2) 1570 SF FAMILY UNITS

1280 SF MANAGER'S RESIDENCE

1800 SF COMMUNITY BUILDING

WESTERN SLOPE VETERANS COALITION COMMUNITY

1/16" = 1'-0"



1/4" = 1'-0"

WESTERN SLOPE VETERANS COALITION COMMUNITY

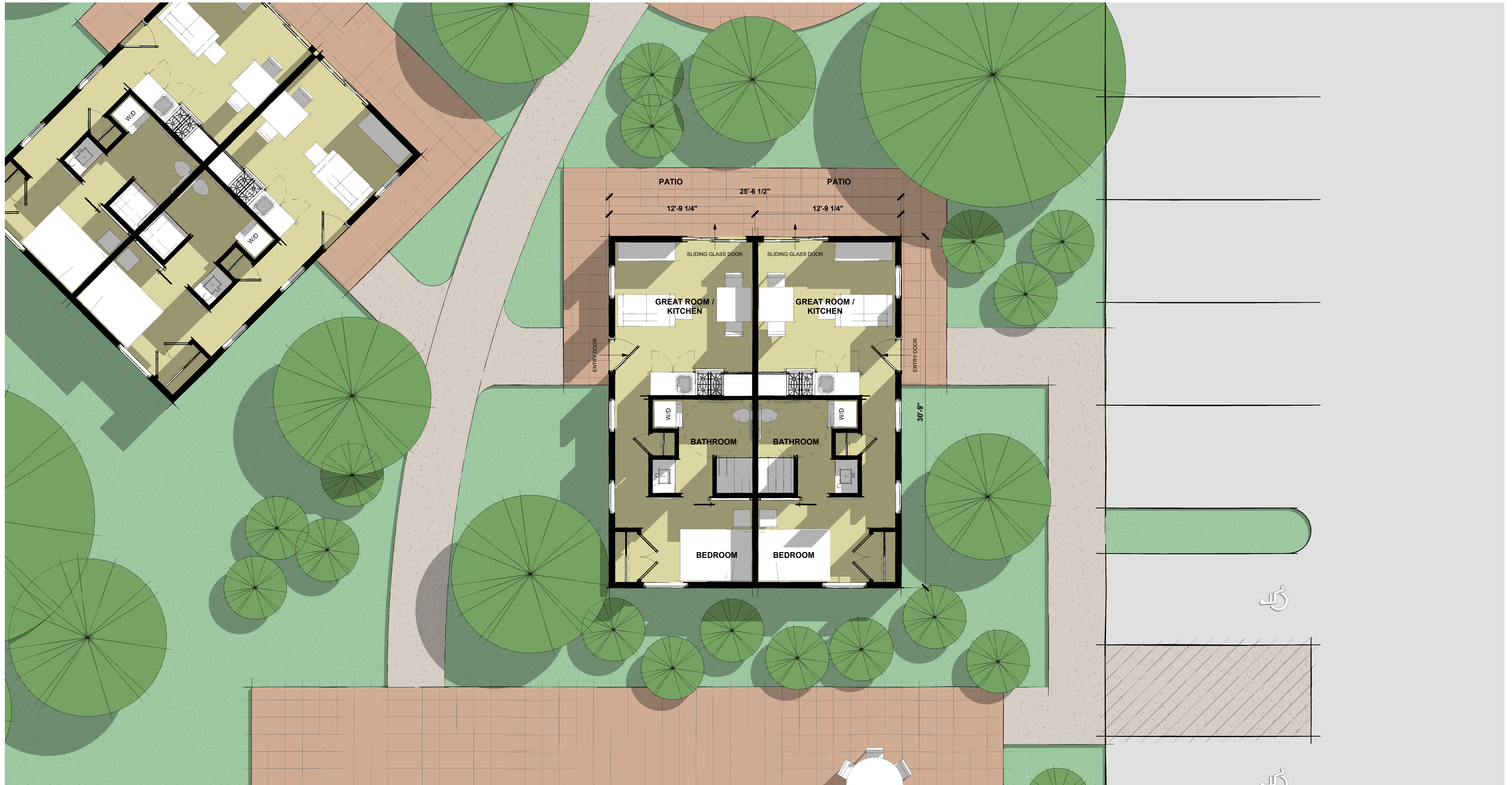
1800 SF



231 N. FIRST STREET
SILT, COLORADO

COMMUNITY BUILDING FLOOR PLAN

NORTH
10/10/24
SD4



1/4" = 1'-0"

WESTERN SLOPE VETERANS COALITION COMMUNITY

393 SF PER UNIT



231 N. FIRST STREET
SILT, COLORADO

DUPLEX STUDIO UNITS

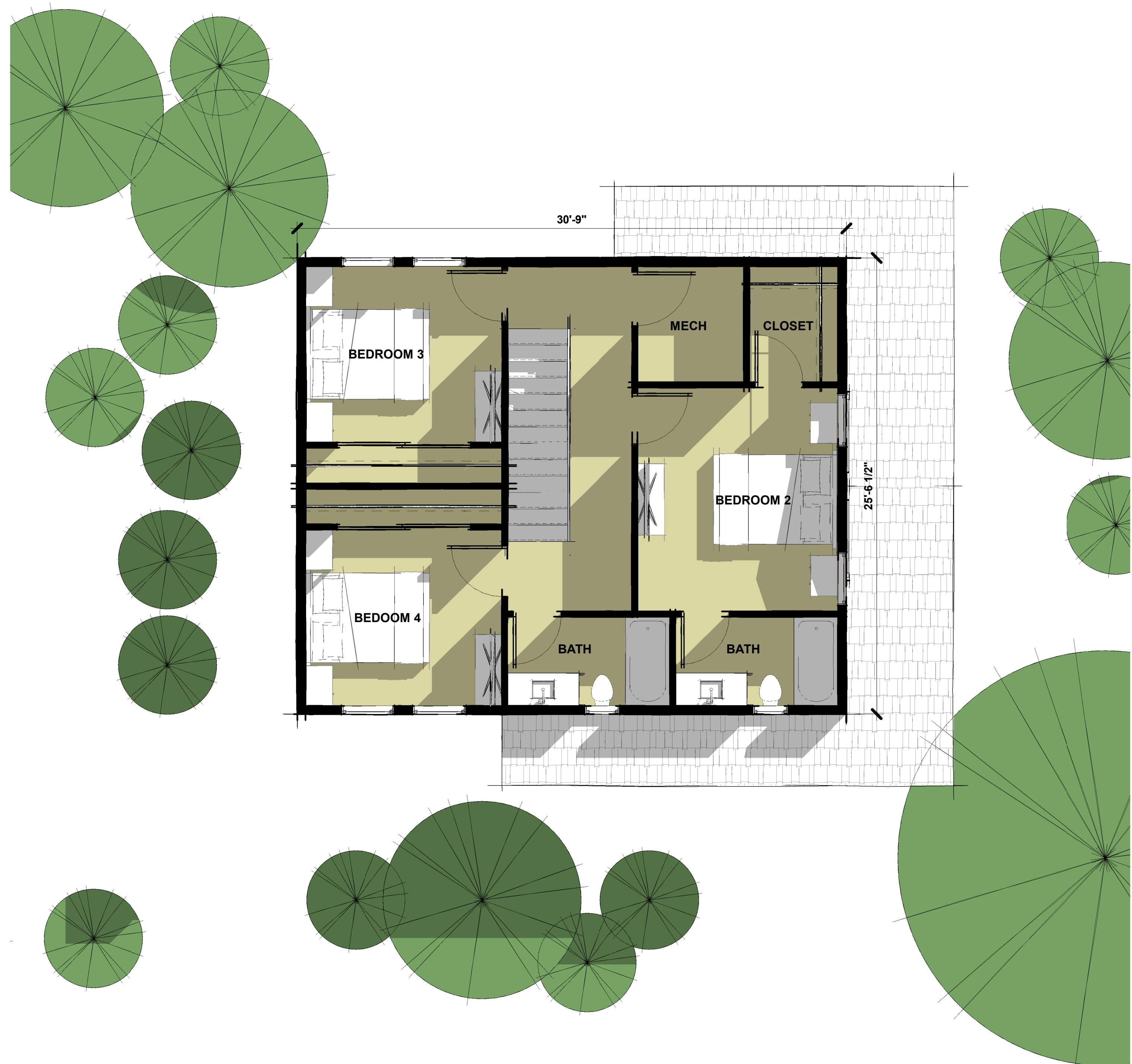
NORTH
10/10/24
SD5



1/4" = 1'-0"

WESTERN SLOPE VETERANS COALITION COMMUNITY

1280 SF



FAMILY UNIT UPPER LEVEL
1/4" = 1'-0"



FAMILY UNIT MAIN LEVEL
1/4" = 1'-0"

1/4" = 1'-0"

WESTERN SLOPE VETERANS COALITION COMMUNITY

1570 SF



WESTERN SLOPE VETERANS COALITION COMMUNITY



WESTERN SLOPE VETERANS COALITION COMMUNITY



WESTERN SLOPE VETERANS COALITION COMMUNITY



WESTERN SLOPE VETERANS COALITION COMMUNITY



WESTERN SLOPE VETERANS COALITION COMMUNITY

**TOWN OF SILT
PLANNING COMMISSION REGULAR MEETING
August 5, 2025**

AGENDA ITEM SUMMARY

SUBJECT: Town of Silt/Holiday Inn Minor Subdivision Sketch Plan

PROCEDURE: Public Hearing Action Item

RECOMMENDATION: Town Staff recommends approval.

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Town of Silt is under contract to sell the Holiday Inn parcel, commonly known as 1535 River Frontage Road.

The Town currently has a land lease agreement with the hotel and was approached by Mr. Gautam, who recently purchased the Holiday Inn building from the prior owner, with a request to purchase the land.

When Mr. Gautam approached the Town about purchasing the land, the Board of Trustees negotiated a purchase price and part of the purchase agreement entailed subdividing the property, so the Town could retain the river frontage portion of the property, to ensure accessibility for the public to utilize not only the river, but the trail system as well.

As the Town is working with the surveyor and Mr. Gautam, to amend the plat, staff is also securing all easements needed for the access control plan of adjacent properties, as well as the encroachment of the Holiday Inn sign, to which it affects the Town owned northern adjacent property (1555 River Frontage Road).

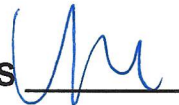
RECOMMENDED MOTION: I move to recommend approval of the Holiday Inn Minor Subdivision Sketch Plan, with the conditions listed in the staff report and spoken during this meeting.

PRESENTED BY: Nicole Centeno, Community Development Director

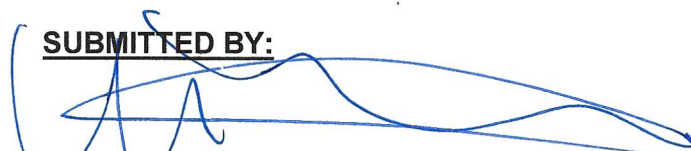
DOCUMENTS ATTACHED: Staff Report and Application

TOWN ATTORNEY REVIEW [] YES [X] NO

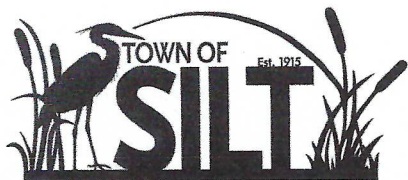
INITIALS



SUBMITTED BY:



Nicole Centeno, Community Development Director



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 type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Lot Line Dissolution / Adjustment
<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	Other: <u>Minor Sub</u>

Project Name: Town of Silt / Holiday Inn Project Description: Minor Subdivision
Owner's Name: Town of Silt Owner's Number: (970) 876-2353
Email Address: jmann@townofsilt.org Physical Address: 231 N 7th St
Legal Description & Parcel ID Number (attach additional sheets if necessary): Parcel # 217910140002

Access to Property: _____
Acreage or Square Footage: 5.806 Existing Land Use Designation: Commercial
Proposed Land Use Designation: no change
Existing Zoning: B-2 Proposed Zoning: no change
Proposed Use / Intensity of Use: no change

Submittal Requirements:

- A completed original application, with original signatures, one copy (full set) 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 required information, including a linked title commitment (no older than 12 months) 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. Application fees are collected at the time of submittal. Incurred fees will be billed monthly.

STAFF USE ONLY

Pre-app conference: _____ (date) Fees: _____
Application Received: _____ (date) Date Fees Collected: _____
PZC approval: _____ (date)
BOT approval: _____ (date)

RECEIVED JUL 29 2025

Billable Party Agreement

Property Owner(s): Name: Town of Silt Phone: (970) 876-2353
Company: _____ Fax: _____
Address: 231 W 7th St Silt, CO 81652
Authorized Rep.: Name: Jim Mann Phone: (970) 876-2353
Company: _____ Fax: _____
Address: _____
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): Jim Mann
Address: 231 W 7th St Silt, CO 81652
Phone: (970) 876-2353 Email: jmann@townofsilt.org
Type of Identification: _____ Identification Number & Expiration: _____
Signature: [Signature] Date: 7/29/25
County of Garfield §
State of Colorado

Sworn to and subscribed before me this 29 day of July, 2025
(Day) (Month) (Year)

By Nicole Centeno Witness my hand and official seal [Signature]
(Notary Name) (Notary Signature)

Notary Public
My Commission Expires 2-19-28



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, Town of Silt, 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)

Jim Mann
Name (printed)

Name (printed)

231 W 7th St Silt, CO 81652
Address

Address

(970) 876-2353
Phone

Phone

[Signature]
Signature

Fax

Signature

Type of Identification _____

County of Garfield

State of Colorado

ss.

Sworn to and subscribed before me this 29 day of July, 2025
(fill in day) (fill in month) (fill in year)

By Nicole Centeno
(name printed)

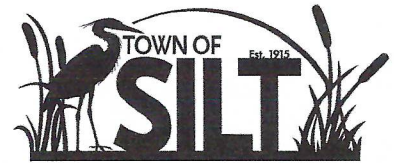
Witness my hand and official seal. [Signature]

Notary Public
My Commission expires: 2-19-28



Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 110



LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Town of Silt / Holiday Inn Date: 7-29-25

Location of Property: Parcel # 217910140002

Land Use Request: Subdivision

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

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

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

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

3. Explain how your request is compatible with the immediate area surrounding the site. The subdivision will allow the existing uses to continue.

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

This subdivision will allow the Town to sell the property to the Holiday Inn, ending the land lease agreement. It will also allow the Town to retain the recreation public path's river frontage portion of the property.

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

There are no negative impacts.

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

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

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

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

Town of Silt Planning Commission Meeting

Tuesday August 5, 2025 6:30 PM

Holiday Inn- Sketch Plan Minor Subdivision

Planners Staff Report

Name of Project	Holiday Inn Minor Subdivision
Applicant	Town of Silt 231 N. 7 th Street Silt, CO 81652
Owner	Town of Silt 231 N. 7 th Street Silt, CO 81652
Representative/ Planner	N/A
Project Attorney	Karp Neu Hanlon 201 14 th Street, Suite 200 Glenwood Springs, CO 81602
Property Location	1535 River Frontage Road
Existing Zoning	B-2
Surrounding Land Uses & Zoning	West – B-2 (Vacant Parcel), North – B-2 (Vacant Parcel), South – River and Unincorporated County Parcel East – Commercial PUD
Proposed Use	No Change from Current Use
Area of Parcel Subject to application	5.806 acres
Existing Use	Commercial (Hotel)
Silt Comprehensive Plan	Service and Commercial Support
Parcel & Reception Numbers	217910140002
Legal Description	Section: 10 Township: 6 Range: 92 Subdivision: RECLAIMED WATER PLANT SUB-DIV EXEMPTION Lot: PARCEL B AS PER PLAT RECEPTION NO. 769456 5.806 AC

INTRODUCTION

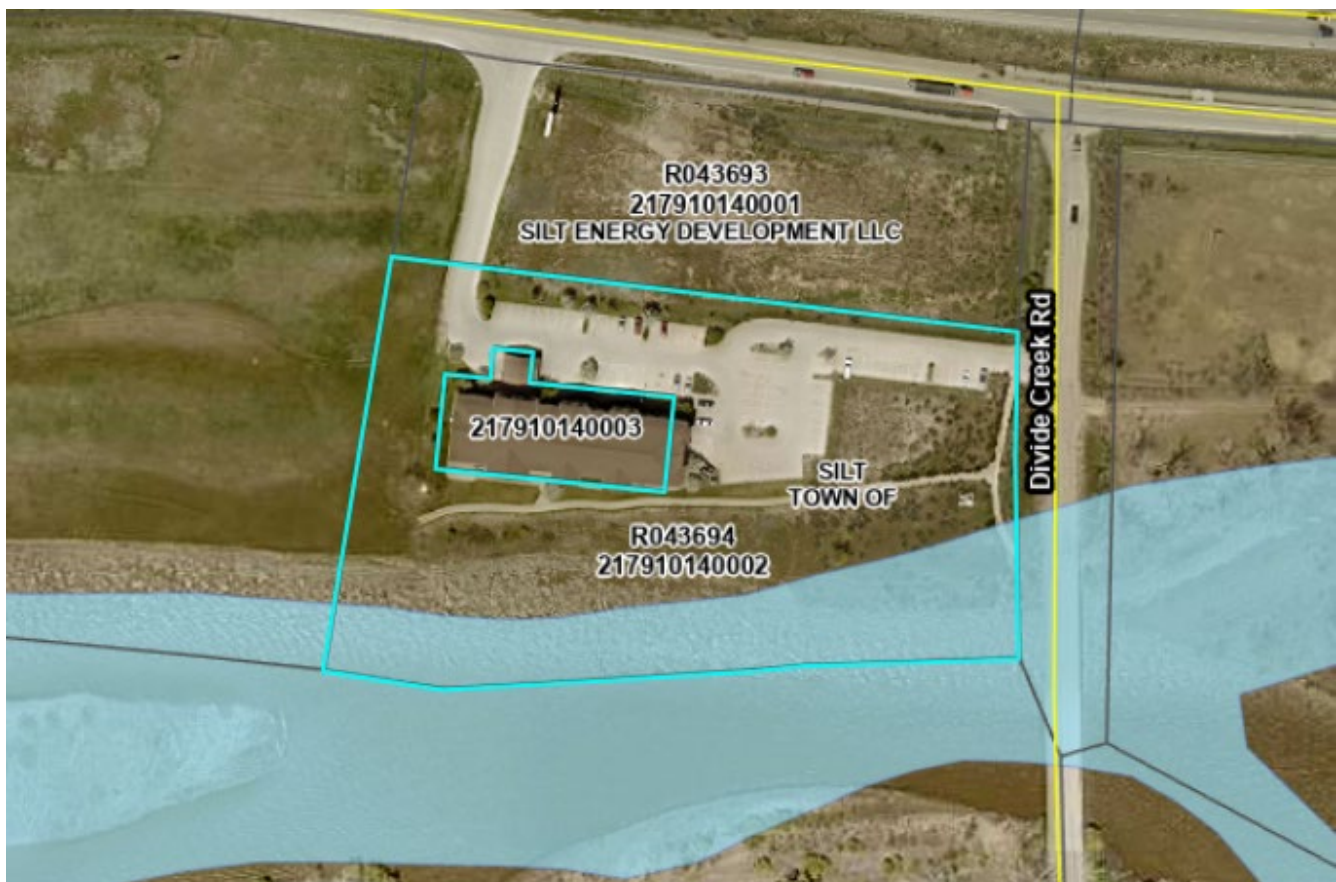
The Town of Silt is under contract to sell the Holiday Inn parcel, commonly known as 1535 River Frontage Road. The Town currently has a land lease agreement with the hotel and was approached by Mr. Gautam, who recently purchased the Holiday Inn building from the prior owner, with a request to purchase the land. When Mr. Gautam approached the Town about purchasing the land, the Board of Trustees negotiated a purchase price and part of the purchase agreement entailed the Town subdividing

the property, to retain the river frontage portion of the property, to ensure accessibility for the public to utilize not only the river, but the trail system as well.

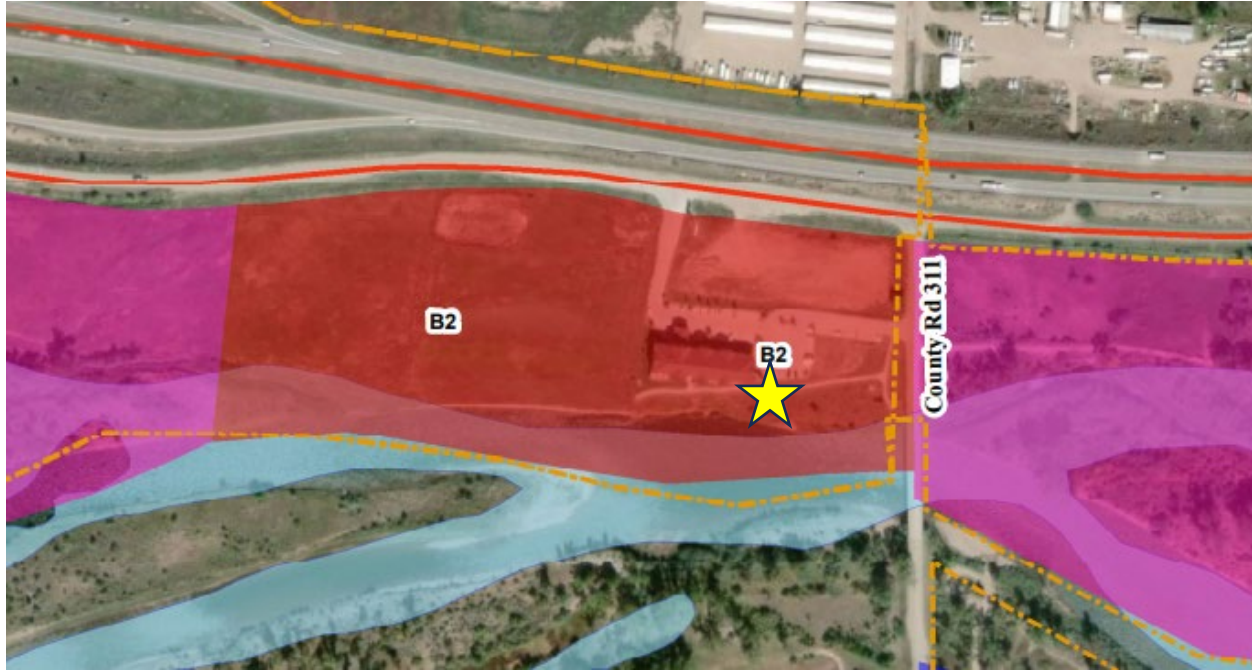
As the Town is working with the surveyor and Mr. Gautam, to amend the plat, staff also deemed it necessary to secure all easements needed for the access control plan of adjacent properties, as well as the encroachment of the Holiday Inn sign, to which it affects the Town owned northern adjacent property (1555 River Frontage Road).

LOCATION

The Holiday Inn parcel is 5.806 acres, located at 1535 River Frontage Road. The legal description is known as Section: 10 Township: 6 Range: 92 Subdivision: RECLAIMED WATER PLANT SUB-DIV EXEMPTION Lot: PARCEL B AS PER PLAT RECEPTION NO. 769456 5.806 AC



Zoning



MINOR SUBDIVISION SKETCH PLAN CODE & REQUIREMENTS

The sketch plan process is intended for the applicant to have an opportunity to provide a concept plan, to which Town Staff, Referral Agencies, Planning Commissioners and the Board of Trustees are able to review for feasibility and general compliance, enabling valuable feedback to further the project design.

A minor subdivision sketch plan is presented to the Planning Commission for final decision, of which can entail one of the below options:

“The commission shall recommend to the board approval, approval within conditions or denial of the minor subdivision sketch plan submittal.” (16.10.050 SMC)

16.10.010 Intent.

The intent of the minor subdivision process is to allow an applicant to subdivide five or fewer lots or units (condominiums) without the engineered design data and specifications required by Chapter 16.04. An applicant for minor subdivision shall submit an application in conformance with the regulations of this chapter.

16.10.020 Minor subdivision sketch plan application—Submittal requirements.

An applicant for minor subdivision sketch plan shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission.

A. *Application requirements. An applicant for minor subdivision sketch plan shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey the information to the town, including the following:*

- 1. Disclosure of ownership—A certificate (no older than ninety days) from a title insurance company or attorney licensed in the state of Colorado, which shall set forth a legal description of the property, the names of all owners of property included in the minor subdivision sketch plan and shall include a list of all mortgages, judgments, liens, contracts or agreements of record in Garfield County regarding such property. If the certificate of title discloses any of the above, the owners or holders of such mortgages, judgments, liens, contracts, or agreements shall be required to consent to the application. If the applicant is not the property owner, then both the applicant and the property owner shall sign the land use application and be subject to all the provisions of this Code.*
- 2. A description of the proposed land use(s);*
- 3. A statement of the planning objective(s);*
- 4. A description of adjoining land use(s) and zoning;*
- 5. Existing and proposed zoning of the subject property;*
- 6. An estimate of proposed residential units and/or an estimate of square footage of commercial area;*
- 7. The name and address of the individual who prepared the minor subdivision sketch plan;*
- 8. The total area of the parcel;*
- 9. A statement as to how the development will be served by utilities;*
- 10. A general statement describing the geological characteristics of the land, soils types, slope stability and floodplain information.*
- 11. Site plans and supporting documents. The minor subdivision sketch plan shall be drawn to a scale of one inch equals one hundred feet or larger and include the following:*
- 12. A vicinity map, drawn at a scale of one inch equals two thousand feet, showing the general location of the land for consideration and the surrounding area within a one-mile radius;*
- 13. The topography of the land;*
- 14. The location of the proposed land uses;*
- 15. The approximate location of proposed public or private open space areas;*
- 16. The location of existing or proposed water and sewer lines, natural gas, electric, and communication infrastructure to serve each proposed lot;*
- 17. The proposed lot or block pattern and street layout;*
- 18. A provision for sufficient off-street parking;*
- 19. A general statement regarding the proposal for water rights dedication, including the number of EQRs per day of water system requirements for proposed subdivision; and*

20. *Evidence of legal access to each proposed lot from a town street, county road or state highway, or in the case of condominiumization, a private street within the condominium project to be considered general common element.*

16.10.060 - Minor subdivision final plat submittal requirements.

A. An applicant for minor subdivision shall submit a plat indicating the following:

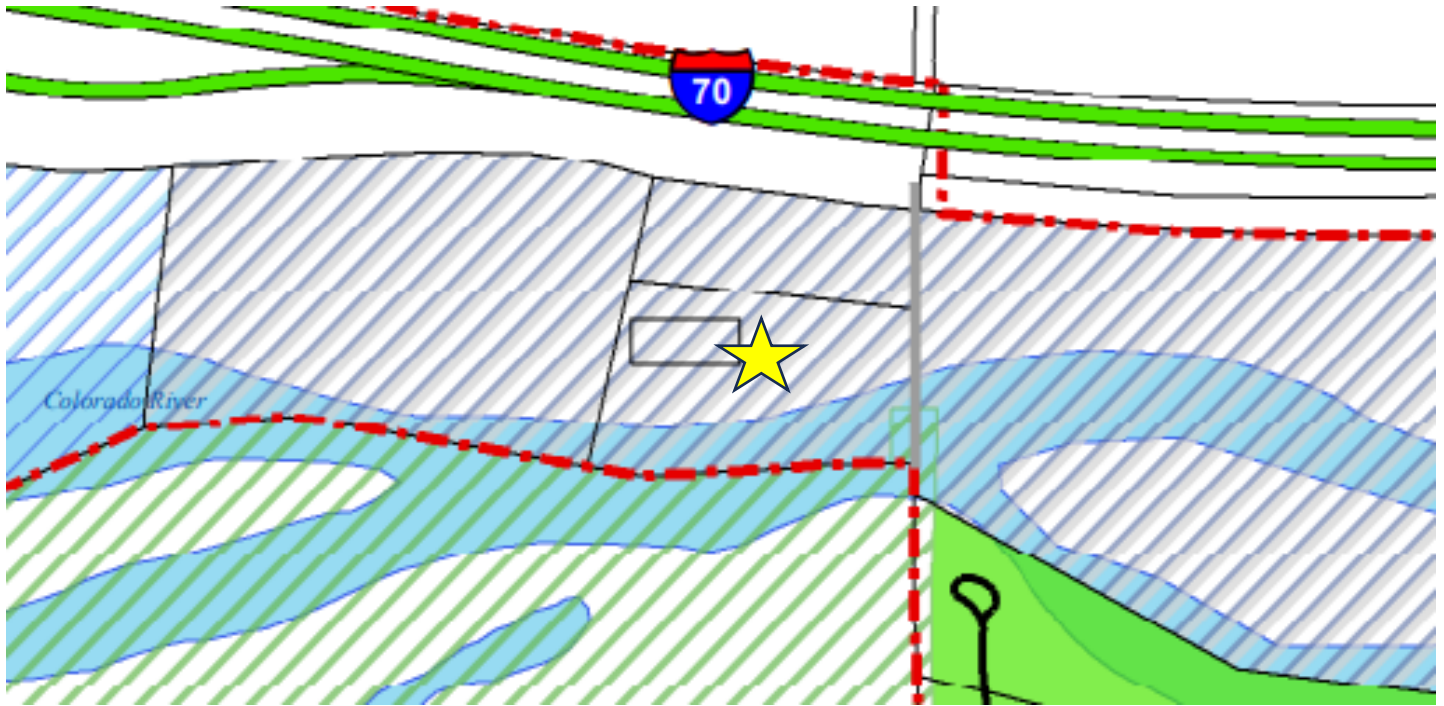
- 1. Title of the subdivision, clearly stating that the application is a minor subdivision final plat;*
- 2. Location and boundaries of all lots, with lots clearly numbered;*
- 3. Boundaries of the minor subdivision;*
- 4. Statement that the minor subdivision application conforms to all procedural requirements and engineered design data and specifications in [Chapter 16.10](#) of this Code;*
- 5. Statement regarding the applicability of homeowners declarations, with the town as a third party beneficiary to the declarations;*
- 6. Minor subdivision final plat certificates as follows:*
 - a. Certificate of dedication and ownership, including all dedications, including utility, access, and drainage easements, and including parkland, open space, trails and drainage facilities, and the terms for which such easements and/or dedication shall occur;*
 - b. Surveyor's certificate from the engineer that prepared the minor subdivision final plat;*
 - c. Board of trustees certificate;*
 - d. Planning and zoning commission certificate;*
 - e. Title insurance company's or title attorney's certificate;*
 - f. Utility companies certificate; and*
 - g. Garfield County Clerk and Recorder's Certificate.*

Once approval for the sketch plan has been obtained by the Planning Commission, the applicant will present the final plan/plat, to the Board of Trustees for final decision.

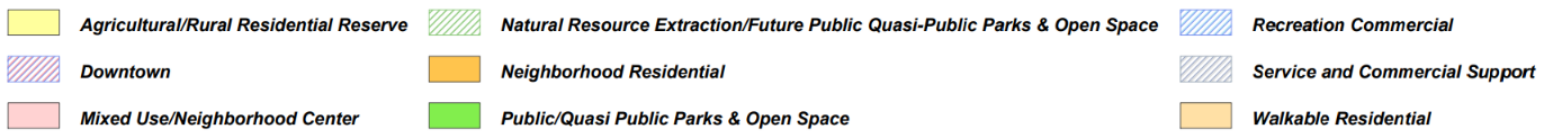
COMPREHENSIVE PLAN

I. Comprehensive Plan

The parcel for the proposed sketch plan is located in the Service and Commercial Support designation of the Town's Comprehensive Plan. There will be no change to the use of the property, as there's an existing hotel that will remain operational.



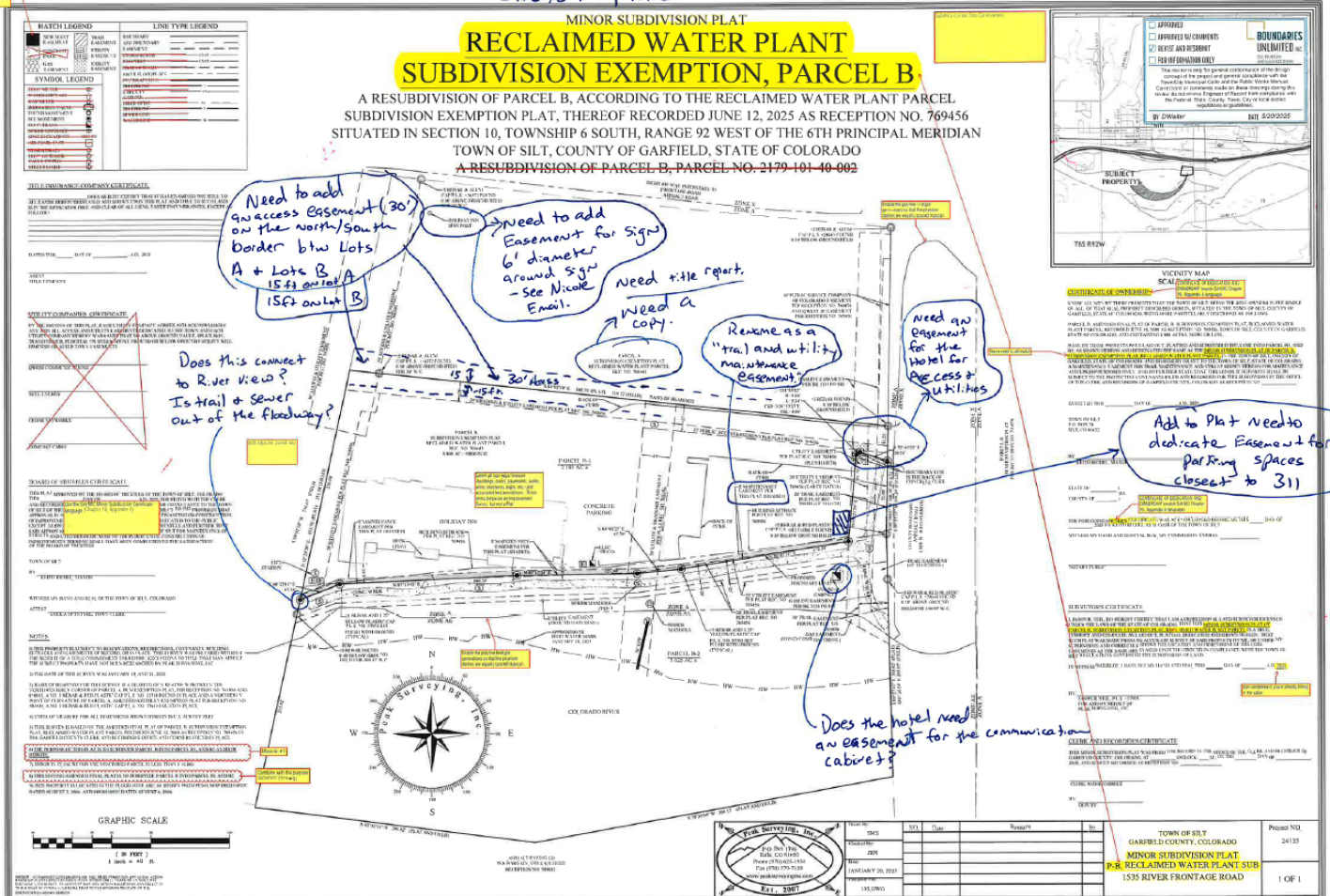
Future Land Use 2017: Town of Silt, CO



Land Use Designation	Description/Characteristics	Locational Criteria
<p>Service and Commercial Support Zone Districts: B-1, B-2 and B-3 Create new Industrial Zone District</p>	<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>

CONCEPTUAL PLAN

Sketch Plan



RECOMMENDATIONS

I. Staff Findings

Overall Staff finds that this sketch plan proposal aligns with the Town's governing documents and previous approvals.

II. Planning Recommendation

Staff recommends that the Planning and Zoning Commission proceed with an APPROVAL for the Holiday Inn Minor Subdivision Sketch Plan, with the following conditions:

1. All representations of the applicant made in writing, application materials, verbally spoken at the meeting or that are reflected in the meeting minutes, spoken by the Commissioners or applicant, are considered part of the application and are binding on the applicant.
2. That applicant provides any additional requested documents.
3. That the applicant makes the necessary changes, enabling this project to progress to final plat.
4. That all referral agency comments, as well as staff comments, are addressed during the remaining minor subdivision process.
5. That this approval is not for construction. All future improvements will require permitting and approvals through the Community Development Department.

III. Recommended Motion

I move to recommend approval of the Holiday Inn Minor Subdivision Sketch Plan, with the conditions listed in the staff report and spoken during this meeting.

August 1, 2025

Sent via Email

Ms. Nicole Centino
Town of Silt
231 N. 7th Street
Silt, CO 81652
nicole@townofsilt.org

Re: Minor Subdivision for Holiday Inn Parcel

Dear Nicole and the Town:

The Town of Silt is under contract to sell a portion of parcel of land where the Holiday Inn is currently located, which is owned by the Town and commonly known as 1535 River Frontage Road, Silt, Colorado 81652 (the "Property"). The Town is selling the Property to Tara Gautam (the "Buyer"), who recently purchased the Holiday Inn hotel improvements from the prior owner. The Buyer is purchasing the underlying land from the Town in order to both own the hotel and the Property together.

The Town desires to retain a portion of the Property along the river and all necessary access and parking easements and Buyer has agreed to process a minor subdivision in order to accomplish these goals. Enclosed with this letter is the Town's Application for a Minor Subdivision and Minor Subdivision Plat.

The following responses in ***italicized bold*** address the Application requirements per Section 16.10.020 – Minor Subdivision Sketch Plan Application and Plat application submittal requirements of the Town of Silt Municipal Code:

16.10.020 - Minor subdivision sketch plan application—Submittal requirements

An applicant for minor subdivision sketch plan shall provide such written information on the land use application form and on forms provided by the town, plus any other supplemental information needed to convey information to the commission.

1. Disclosure of ownership.

The Town is the owner of real property located at 1535 River Frontage Road, Silt, Colorado with a legal description of Parcel B, Subdivision Exemption Plat, Reclaimed Water Plant

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

Parcel According to the plat thereof recorded June 12, 2009 as Reception No. 769456 with the Garfield County Clerk and Recorder (the “Property”). See attached title commitment. On January 13, 2025 by Ordinance No. 12, Series of 2024, Board of Trustees for the Town approved the sale of the Property pursuant to the terms and conditions set forth in the Contract to Buy and Sell Real Estate dated November 25, 2024 (the “Contract”). Attached.

2. A description of the proposed land use(s).

The Town of Silt currently owns the Property, which was originally used as part of the Town’s wastewater treatment facilities. Following remediation and subdivision in the late 1990s, the Town entered into a long-term lease to allow a developer to construct the existing Holiday Inn hotel, with the goal of supporting local economic development. The hotel improvements are privately owned by the Buyer.

The current purchaser of the Holiday Inn has requested that the Town sell the underlying land. The Town and the Buyer are now under contract. The Town intends to retain ownership of the riverfront portion of the Property to support public utilities, the comprehensive trails plan, and public open space. Accordingly, the contract requires the Property to be subdivided into two distinct parcels:

1. *Hotel Parcel – This parcel will include the hotel building and associated parking and improvements.*
2. *River Parcel – This parcel will remain in Town ownership to include the river frontage and the area where a non-motorized trail is located, along with any associated sublateral supports.*

The subdivision will result in the river and pedestrian trail (including sublateral supports) being located on a separate parcel (the “River Parcel”) from the hotel and associated hotel/parking improvements (the “Hotel Parcel”). The Town will also own the land along County Road 311 so that trails and utilities will be on Town property. The subdivision will create easements, as contained on the Plat, for the Town trail and utility maintenance easements located on the Hotel Parcel along the trail. An easement for two parking spaces on the Hotel Parcel shall be created for use by the public to access the non-motorized trail on the River Parcel. An existing drainage easement crosses the Hotel Parcel and River Parcel.

Upon approval of the minor subdivision, the final plat will be recorded in the public records prior to Closing. The legal description of the property to be conveyed to the buyer will be revised to include only the Hotel Parcel. The River Parcel will remain in the Town’s ownership. All costs associated with engineering, surveying, and legal work required for the subdivision will be borne solely by the buyer.

No changes to existing land uses are anticipated. The Hotel, parking area, and trail are built. Any future changes to the Hotel Parcel will require a review of commercial site plan review.

3. A statement of the planning objective(s);

The Town's planning objectives are to separate ownership of the Hotel Parcel and reserve ownership of utility easements, create public access for a pedestrian trail and to maintain ownership of the land abutting the river.

4. A description of adjoining land use(s) and zoning;

Residential and commercial developments surround the Property to the north, east, and west.

- a) South of the Property is the Colorado River.***
- b) North of the Property is a property currently owned by the Town of Silt that shares access to the Hotel and is similarly zoned Commercial PUD. The Northern property will likely be sold by the Town for commercial development, such as a restaurant.***
- c) East of the Property is a major mixed-use development commonly known as Rislende. Rislende is zoned Commercial PUD and will include residential development and commercial development, including a restaurant, hotel, and events space.***
- d) West of the Property is vacant land zoned for B-2 for the Highway business District, and further west is the River Run development.***

5. Existing and proposed zoning of the subject property;

The Property is zoned Commercial PUD. The property was originally leased to be used for hotel, motel, food and restaurant uses, wholesale and retail uses, offices, shopping center and parking. The existing use and future use of the Holiday Inn hotel complies with these uses.

6. An estimate of proposed residential units and/or an estimate of square footage of commercial area;

The property is currently a 41,652 square hotel. There are currently no plans for additional commercial use of the Property, however, further commercial expansion is possible. Any future changes to the Hotel Parcel will require commercial site plan review.

7. The name and address of the individual who prepared the minor subdivision sketch plan;

Jason Neil, Peak Surveying, Rifle, Colorado; (970) 625-1954.

8. The total area of the parcel;

5.81 acres.

9. A statement as to how the development will be served by utilities;

Utilities are already on site and have been constructed. This subdivision shall also create access and utility easements for the benefit of the parties.

10. A general statement describing the geological characteristics of the land, soils types, slope stability and floodplain information.

The majority of the parcel is located on a terrace north of the Colorado River. The parcel is bounded to the north by the Interstate 70 Frontage Road, by Divide Creek Road (CR 311) to the east, and by the Colorado River to the south. West of the property is an undeveloped parcel owned by Red Horse LLC, which is zoned B-2 Highway Business District. The Town feels that the current land and soils will allow for the regional trail to travel along the river.

11. Site plans and supporting documents. The minor subdivision sketch plan shall be drawn to a scale of one inch equals one hundred feet or larger and include the following:

See Minor Subdivision Plat.

12. A vicinity map, drawn at a scale of one inch equals two thousand feet, showing the general location of the land for consideration and the surrounding area within a one-mile radius;

See Minor Subdivision Plat.

13. The topography of the land;

See Minor Subdivision Plat.

14. The location of the proposed land uses;

See Minor Subdivision Plat.

15. The approximate location of proposed public or private open space areas;

See Minor Subdivision Plat. The public open space shall consist of Silt's regional trail, which shall travel along the river and eventually will connect other trail areas.

16. The location of existing or proposed water and sewer lines, natural gas, electric, and communication infrastructure to serve each proposed lot;

See Minor Subdivision Plat. The Property includes a sewer lift station that serves the hotel and is located on the Hotel Parcel. Ownership of the Lift station shall be owned by the Buyer and Buyer shall have the sole and exclusive responsibility for its operation, maintenance, and repair.

17. The proposed lot or block pattern and street layout;

See Minor Subdivision Plat.

18. A provision for sufficient off-street parking;

See Minor Subdivision Plat. Sufficient parking currently exists at the Hotel Parcel and was previously approved in a site plan review. The hotel and parking area are located on the Hotel Parcel, and seller does not own the hotel or parking area. These improvements were previously constructed pursuant to a lease agreement. Seller has no information regarding the condition of the hotel, parking or associated improvements. Additionally, the Town will have an easement on the Hotel Parcel for two parking spaces, which can be used by the public to access the non-motorized trail on the River Parcel.

19. A general statement regarding the proposal for water rights dedication, including the number of EQRs per day of water system requirements for proposed subdivision; and

Not applicable. No water rights are being conveyed or altered. The hotel improvements are not owned by the Town and have already been constructed.

20. Evidence of legal access to each proposed lot from a town street, county road or state highway, or in the case of condominiumization, a private street within the condominium project to be considered general common element.

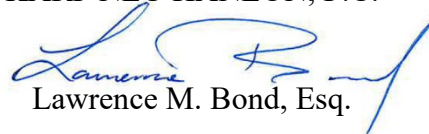
See Minor Subdivision Plat. Legal access exists off of River Access Road and County Road 311.

After properly noticing the public hearing, the Commission shall recommend to the Board of Trustees approval, approval with conditions, or denial of the minor subdivision sketch plans submitted. See SMC § 16.10.050.

Following the Commission's recommendation, the Final Plat shall be submitted to the Town. The Board shall then approve, approve with conditions, or deny the application. Following approval or approval with conditions, the Plat is submitted to the clerk for processing, along with any subdivision improvement agreements, deeds, or easement agreements for recording.

Sincerely,

KARP NEU HANLON, P.C.


Lawrence M. Bond, Esq.



Property Address: 1535 River Frontage Road Silt, CO

Order Number: 2024-11-32

Buyer

Tara Gautam

Delivery via: Secure Electronic Mail

Seller

Town of Silt

Delivery via: Secure Electronic Mail

Closing Contacts Rifle Branch:

Denna Conwell

970.623.7505

denna@cwtrifle.com

Jolene Chavez

970.623.7506

jolene@cwtrifle.com

Closing Contacts Glenwood Branch:

Linda Gabossi

970.947.0900

linda@cwtrifle.com

Jolene Chavez

970-623-7506

jolene@cwtrifle.com



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTICE

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

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO 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, Commonwealth Land Title Insurance Company, a(n) Florida 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 180 days 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 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

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

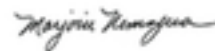
- system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The 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, this 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;
 - 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.

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- 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 closing, settlement, escrow, or any other purpose.
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>.

**COMMONWEALTH LAND TITLE INSURANCE
COMPANY**

P.O. Box 45023, Jacksonville, FL 32232-5023

By: _____
Michael J. Nolan, PresidentBy: _____
Marjorie Nemzura, Secretary

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Commonwealth Title Company of Garfield County, Inc.

Issuing Office: 127 East 5th Street
Rifle, CO 81650

Issuing Office's ALTA® Registry ID: 1038730

Loan ID Number:

Commitment Number: 2024-11-32

Issuing Office File Number: 2024-11-32

Property Address: 1535 River Frontage Road, Silt, CO 81652

Revision Number:

SCHEDULE A

1. Commitment Date: November 26, 2024 8:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy

Proposed Insured:	Tara Gautam
Proposed Amount of Insurance:	\$350,000.00
Policy Premium:	\$1,065.00
The estate or interest to be insured:	fee simple
Endorsements:	
<input checked="" type="checkbox"/> Blank (General) Endorsement	\$95.00
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
Town of Silt
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

**COMMONWEALTH TITLE COMPANY OF
GARFIELD COUNTY, INC.**

127 East 5th Street, Rifle, CO 81650



Telephone: (970) 625-3300

Countersigned by:

Patrick P. Burwell

Patrick P. Burwell, License #153719
Commonwealth Title Company of Garfield County,
Inc., License #292895**COMMONWEALTH LAND TITLE INSURANCE
COMPANY**

P.O. Box 45023, Jacksonville, FL 32232-5023


By: _____
Michael J. Nolan, President
By: _____
Marjorie Nemzura, Secretary

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. 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.
4. Duly authorized and executed Deed from Town of Silt, to Tara Gautam, to be executed and recorded at closing. Vesting deed recorded on August 1, 1986 as Instrument #373114 in the [official records](#)

Per Statement of Authority recorded on March 1, 2022 as Instrument #971569 in the [official records](#) the person(s) authorized to execute instruments conveying, encumbering or otherwise affecting title to real property is Jeff Layman, Town Administrator on behalf of Town of Silt, Colorado, a Colorado Municipal Corporation.

5. Execution of a Final Affidavit and Agreement indemnifying the Company against unfiled mechanic's and materialmen's liens.
6. Recordation of fully executed and signed Option Agreement between the Town of Silt, Colorado and Silt Energy Development, LLC.
7. Recordation of a Minor Subdivision plat for subject property.
8. Resolution from the Board of Trustees appointing officer(s) authorized to approve the sale and execute closing documents and deed.

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SCHEDULE B, PART II – Exceptions

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.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession, not shown by the public records. Note: This exception will be deleted on the final policy upon compliance with the requirements herein.
2. Easements, or claims of easements, not shown by the public records. Note: This exception will be deleted on the final policy upon compliance with the requirements herein.
3. Discrepancies, conflicts in boundary lines, shortage of area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records. Note: This exception will be deleted on the final policy upon compliance with the requirements herein.
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. Note: This Exception will be deleted upon receipt of Final Affidavits and Agreements indemnifying the Company against unfilled mechanic's and materialmen's liens.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met. Note: This Exception will be deleted on the final policy if Commonwealth Title Company of Garfield County, Inc. closes the proposed transaction and records the applicable instruments of conveyance.
6. Any and all unpaid taxes, assessments and unredeemed tax sales. Note: This exception will be modified in the final policy to reflect only those taxes and assessments that are a lien, but not yet due and payable.
7. Any lien or charge on account of the inclusion of subject property in an improvement district.
8. Any and all water rights, claims, or title to water, whether or not the matters excepted are shown by the public record.
9. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted and a right of way for ditches or canals as constructed by the authority of the United States, as reserved in United States Patent recorded on November 23, 1891 as Instrument #13149 in the [official records](#) , on October 12, 1972 as Instrument #255651 in the [official records](#) .
10. Easement and right of way as described in document recorded on June 8, 1999 as Instrument #546861 in the [official records](#)
11. Oil, gas and mineral lease recorded on May 5, 2005 as Instrument #673652 in the [official records](#) and any and all interests therein or assignments thereof.
 - a. Amendment and Extension recorded on June 27, 2012 as Instrument #820635 in the [official records](#) and any and all interests therein or assignments thereof.

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- b. Amendment and Extension recorded on July 2, 2012 as Instrument #820851 in the [official records](#) and any and all interests therein or assignments thereof.
- 12. Terms, conditions and all matters set forth in Ordinance recorded on September 8, 2006 as Instrument #706483 in the [official records](#)
- 13. Easements, rights of way, plat notes and all matters described and set forth on the Plat recorded on September 8, 2006 as Instrument #706485 in the [official records](#)
- 14. Any question, dispute or adverse claims as to any loss or gain as a result of any change in the river bed location by other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bank, channel or flow of waters in Colorado River lying within subject land; and any questions as to the location of such center thread, bed, bank or channel as a legal description monument or marker for purposes of describing or locating subject lands.
- 15. Terms, conditions and all matters set forth in Ordinance recorded on September 27, 2010 as Instrument #791970 in the [official records](#)
 - a. Terms, conditions and all matters set forth in Assignment and Assumption Agreement recorded on April 2, 2014 as Instrument #847830 in the [official records](#)
- 16. Rights of tenants in possession under unrecorded leases.
- 17. Terms, conditions and all matters set forth in Resolution recorded on April 30, 2014 as Instrument #848720 in the [official records](#)
- 18. Terms, conditions and all matters set forth in Ordinance recorded on June 30, 2016 as Instrument #879090 in the [official records](#)
- 19. Terms, conditions and all matters set forth in Ordinance recorded on May 16, 2017 as Instrument #892446 in the [official records](#)
- 20. Terms, conditions and all matters set forth in Resolution recorded on September 28, 2017 as Instrument #897813 in the [official records](#)
- 21. Terms, conditions and all matters set forth in Ordinance recorded on January 29, 2019 as Instrument #916743 in the [official records](#)
- 22. Terms, conditions and all matters set forth in Agreement recorded on January 25, 2008 as Instrument #741834 in the [official records](#)
- 23. Easements, rights of way, plat notes and all matters described and set forth on the Plat recorded on June 12, 2009 as Instrument #769456 in the [official records](#)
- 24. Terms, conditions and all matters set forth in Ordinance recorded on February 22, 2007 as Instrument #717784 in the [official records](#)
 - a. Terms, conditions and all matters set forth in Modification of Lease Agreement recorded on January 14, 2008 as Instrument #741131 in the [official records](#)

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-
- b. Terms, conditions and all matters set forth in Assignment of Lease Agreement recorded on July 30, 2019 as Instrument #923475 in the [official records](#)

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EXHIBIT "A"

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

A portion of the following described parcel to be determined by minor subdivision:

Parcel B

Amended Final Plat of Parcel B

Subdivision Exemption Plat, Reclaimed Water Plant Parcel

Town of Silt

According to the plat thereof recorded June 12, 2009 as Reception No. 769456

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FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective April 9, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

DISCLOSURES

Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph F provides: "Whenever a title entity provides the closing and settlement service that is in conjunction with the issuance of an owner's policy of title insurance, it shall update the title commitment from the date of issuance to be as reasonably close to the time of closing as permitted by the real estate records. Such update shall include all impairments of record at the time of closing or as close thereto as permitted by the real estate records. The title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all undisclosed matters that appear of record prior to the time of closing." Provided Commonwealth Title Insurance Company of Garfield County, Inc. conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued. This Notice is required by Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph G.

Pursuant to Colorado Division of Insurance Regulation 8-1-2, notice is hereby given that affirmative mechanic's lien protection for the prospective insured owner may be available upon compliance with the following conditions:

A. The land described in Schedule A of this Commitment must be a single family residence, which includes a condominium or townhouse unit. B. No labor or materials may have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months. C. The Company must receive appropriate affidavits indemnifying the Company against all unfiled mechanic's and materialmen's liens. D. Any deviation from conditions A through C above is subject to such additional requirements or information as the Company may deem necessary; or, at its option, the Company may refuse to delete the exception. No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay. Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph M.

Pursuant to Colorado Division of Insurance Regulation 8-1-3, notice is hereby given of the availability of a Closing Protection Letter which may, upon request, be provided to certain parties to the transaction.

Pursuant to C.R.S. §10-11-122, notice is hereby given that:

A) The subject real property may be located in a special taxing district; B) A Certificate of Taxes Due listing each taxing jurisdiction may be obtained from the County Treasurer's authorized agent; C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor; and D) The company will not issue its policy of policies of title insurance contemplated by the commitment until it has been provided a Certificate of Taxes due from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary

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

Pursuant to C.R.S. §10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

If the transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. §39-22-604.5 (Nonresident withholding).

Pursuant to C.R.S. §38-35-125(2), no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right. Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph J.

"Good Funds Law"

C.R.S. §39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee and Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

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

AGENDA ITEM SUMMARY

SUBJECT: Mobile Food Vendors

PROCEDURE: Discussion Item

RECOMMENDATION: N/A

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Town of Silt adopted a food truck moratorium, to enable Town Staff to develop code in which the operations could be regulated. Attached you will find a draft ordinance that the Code Committee would like to present to the Planning Commission, for feedback.

RECOMMENDED MOTION: N/A

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 [X] NO

INITIALS



SUBMITTED BY:



Nicole Centeno, Community Development Director

**TOWN OF SILT
ORDINANCE NO. ____
SERIES 2025**

AN ORDINANCE OF THE TOWN OF SILT, COLORADO CREATING VARIOUS SECTIONS WITHIN TITLE 17, REGARDING THE REGULATION OF MOBILE FOOD VENDORS OF THE SILT MUNICIPAL CODE, WITHIN THE TOWN OF SILT, GARFIELD COUNTY, STATE OF COLORADO

WHEREAS, pursuant to Colorado Revised Statutes (C.R.S.) Section 31-15-103 and Section 1 of the Town’s Home Rule Charter, the Board of Trustees (“Board”) of the Town of Silt has the authority to make and publish ordinances necessary and proper to provide for the safety, preserve the health, promote the prosperity, improve the morals, order comfort and convenience of such municipality and the inhabitants thereof; and

WHEREAS, the Town has determined that the Silt Municipal Code does not adequately address the regulation of food truck operations and siting; and

WHEREAS, the Town seeks to prevent a proliferation of food truck operations and regulate the siting thereof; and

WHEREAS, the Town has authority under C.R.S. §31-15-401 and other applicable laws to enact ordinances to promote community well-being and regulate public nuisances, including noise; and

WHEREAS, the Town of Silt is authorized to regulate the health, safety, and welfare of its residents under C.R.S. §31-15-103; and

WHEREAS, the Town Board placed a six-month moratorium on the siting of any new food truck operations within the Town on _____, 2025; and

WHEREAS, the Town Board has determined that the creation of regulations related to the siting, development, and operations of food trucks is appropriate; and

WHEREAS, the Town Board has determined that the creation of the following sections and/or chapters of Article 17 is appropriate;

- Section 17.08.481 “Food Truck” Definition
- Chapter 17.48 “Food Trucks”

WHEREAS, the Town Board has determined that the amendment of Chapter 17.13, “Schedule of Uses,” is appropriate; and

WHEREAS, the Town gave proper and timely published and/or posted notice of the dates and times of the public hearings at which the Board considered this ordinance; and

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO, ORDAINS AS FOLLOWS:

Section 1.

Section 17.08.481, entitled “Mobile Food Vendor/Food Truck” is created to read as follows:

“17.08.481 Mobile Food Vendor/Food Truck

A licensed motorized vehicle or trailer equipped to prepare, cook, and serve food or beverages.”

Section 2.

Chapter 17.48, entitled “Mobile Food Vendor/Food Truck” is created to read as follows:

17.48 Mobile Food Vendor/Food Truck

17.48.010 Purpose

The purpose of this ordinance is to establish reasonable regulations for the operation of mobile food vendors within the Town of Silt in order to:

- A. Promote and support small business opportunities and culinary entrepreneurship;
- B. Ensure public health, safety, and welfare in accordance with state and local standards;
- C. Protect the interests of existing brick-and-mortar food establishments through fair regulation;
- D. Preserve the aesthetic character and intended use of public and private property;
- E. Provide clear, consistent guidelines for the permitting and operation of food trucks;
- F. Encourage responsible and sustainable waste, noise, and traffic management.

17.48.020 Definitions

For the purposes of this Chapter, the following definitions apply:

- A. Non-Permanent Location: A non-fixed site on private property where a mobile food vendor is authorized to operate on a periodic basis, not to exceed three consecutive days.

- B. Permanent Location: A fixed site on private property where a mobile food vendor is authorized to operate on a recurring or long-term basis, subject to land use review and approval by the Town. A permanent location must be compliant with zoning regulations and may require additional site improvements, such as access to utilities, designated parking, and waste disposal facilities.
- C. Private Property: Property not owned or maintained by a governmental entity.
- D. Public Property: Property owned or maintained by the Town of Silt, including streets, parks, sidewalks, and rights-of-way.
- E. Vendor License: A short-term license, issued for events, including mobile food trucks and entities, not to exceed three consecutive days and ten events per year.

17.48.030 License Required

- A. No person shall operate as a mobile food vendor within the Town of Silt without:
 - 1. A valid Town of Silt Business License;
 - 2. A Permanent Location Site Plan Approval, Non-Permanent Location License, or Vendor License;
 - 3. A valid mobile food vendor license or certificate issued by the Garfield County Health Department per C.R.S. Title 25, Article 4.
- B. Licenses and permits shall be issued upon payment of the fee(s) set forth in the Town's annual Fee Resolution.
- C. Licenses must be visibly displayed on the vehicle.

17.48.040 Location and Zoning

Mobile food vendors, whether defined as permanent or non-permanent, may operate in the following areas and as set forth in Chapter 17.13, subject to Town review and approval:

- A. Non-residential zoning districts, including but not limited to Commercial, Industrial, and Mixed-Use zones, with a valid Vendor's License or Business License with approval for a Permanent Location;
- B. Public parks or Town-sponsored events, with a valid Vendor's License;
- C. Private property in any permitted district, with a valid Vendor's License or Business License with approval for a Permanent Location, as applicable.
- D. Permanent Location Requirements: Mobile food vendors operating from a Permanent Location must apply for a Special Use Permit and obtain a Business License.
- E. Prohibited Locations:
 - 1. Within 150 feet of an existing brick-and-mortar restaurant without written consent from that business;
 - 2. In public rights-of-way without a Town-issued business or vendor license;
 - 3. In any area where the operation impedes pedestrian or vehicular traffic, emergency access, or otherwise presents a public safety concern.

- F. Event-Related Operations: Mobile food vendors participating in Town-sponsored events, farmers markets, or festivals may be exempt from the above during the permitted duration of the event, but must still comply with all applicable health and fire safety regulations.

17.48.050 Permanent Location Application Process and Review Criteria

A. Application Requirements

Vendors seeking approval for a permanent location must submit a Special Use Permit and Site Plan Review Application to the Town of Silt's Planning Department, including, but not limited to:

1. Completed application form;
2. Site plan;
3. Written permission from the property owner;
4. Health inspection and fire safety documentation;
5. Proposed hours of operation;
6. Waste, grease, and wastewater disposal plans;
7. Power and utility connection details;
8. Proof of liability insurance;
9. Lighting plan; and
10. Signage plan.

B. Accessory Structures

Mobile food vendors operating at a permanent location may propose accessory structures, including:

1. Shade structures or canopies;
2. Portable seating or dining areas;
3. Storage units for non-perishable supplies or equipment.
4. All accessory structures, regardless of whether temporary, portable, permanent, or semi-permanent, must be:
 - a. Clearly shown on the site plan submitted with the application;
 - b. Permitted per the Silt Municipal Code;
 - c. Compliant with building, fire, and ADA accessibility codes;
 - d. Maintained in a clean, safe, and orderly condition.
5. The Town may require the removal of accessory structures if they:
 - a. Become dilapidated or unsafe;
 - b. Create a nuisance;
 - c. Violate any provision of this ordinance or related municipal codes.

C. Review Process

The Planning Department shall review the application for compliance with:

1. Silt Municipal Code (Town zoning and land use regulations);
2. Health and fire codes;
3. Site development standards (e.g., parking, lighting, screening);

D. Approval Conditions

The Town may impose conditions such as, but not limited to:

1. Hours of operation;
2. Landscaping or screening;
3. Lighting
4. Waste management/sanitation
5. Wastewater/Water system connections

E. Special Use Permit Term and Renewal

1. Permits for permanent locations are valid for one (1) year from date of issuance;
2. Renewal applications must be submitted at least 30 days prior to expiration;
3. Noncompliance may result in denial or revocation of the permit.

17.48.060 Operational Standards

All mobile food vendors must:

- A. Operate between the hours of 6 am and 10 pm, unless stated otherwise in Approval Conditions;
- B. Maintain a clean and sanitary environment at all times;
- C. Provide proper refuse disposal for trash, grease, and wastewater;
- D. Comply with applicable fire safety codes including, but not limited to sizing of fuel storage tanks, and maintenance of a fire extinguisher on-site;
- E. Adhere to noise restrictions as contained in the Silt Municipal Code;
- F. Use self-contained power sources, unless otherwise approved by the Town; and
- G. Comply with the Silt Municipal Code and Special Use Permit Approvals.

17.48.070 Inspections

The Town shall annually, or as needed, inspect each licensed permanent mobile food vendor location for compliance of Special Use Permit.

17.48.099 Violations

Violations of this ordinance, or non-compliance with license approvals, may result in:

- A. Fines as enumerated in Section 1.12 of the Silt Municipal Code;
- B. Suspension or revocation of licenses or permits;
- C. Prohibition from operating within the Town for repeat offenses.

Section 3.

Chapter 17.13, entitled "Schedule of Uses," is amended to include "Permanent Mobile Food Vendor/Food Truck" as a Special Use Permit in all zoning districts of the Town.

INTRODUCED, READ, AND APPROVED ON FIRST READING, a public hearing, this ____ day of _____, 2025, at 7:00 p.m. in the Municipal Building of the Town of Silt Colorado.

PASSED, APPROVED ON SECOND READING, ADOPTED AND ORDERED PUBLISHED, this ____ day of _____, 2025.

TOWN OF SILT

Mayor Keith B. Richel

ATTEST:

Town Clerk Sheila M. McIntyre, CMC



Community Development Department

MEMORANDUM

TO: Jim Mann, Town Administrator
FROM: Nicole Centeno, Community Development Manager
DATE: July 2025 – August 2025

Building Department

- * Zoning & Building Reviews
- * Inspections - 46 in June
- * Contractor Licensing- 187 YTD
- * BEST Tests- 7 New / 42 YTD
- * Miscellaneous Permits – 7 New / 50 YTD
- * Excavation Permits- 4 New / 19 YTD
- * Single Family Permits – 0 New / 10 YTD
- * Commercial Building Permit- 1 New / 3 YTD
- * Stop Work Orders

Administration

- * Staff Meetings
- * LED/Community Engagement/Communication
- * Business Licenses- 123 YTD
- * Customer Service (Calls, Emails, Walk-ins)
- * Facility Rentals
- * Office/File Organization
- * P & Z Meetings and Minutes
- * Website Management
- * Social Media Management
- * Vendor's Licenses- 13 YTD
- * Housing Needs Assessment Grant
- * Community Park Redesign
- * Comm Dev Software Integration
- * GIS

Recreation

- * Fall Soccer Registration
- * Volleyball Registration
- * Basketball Registration
- * Baseball Programming

Code Enforcement

- * Non-Compliant Business Licenses
- * Building w/out a Permit
- * Zoning Infractions

Subdivisions/Infrastructure

- * Stoney Ridge 2
(Pending Applicant Phasing Plan)
- * Camario Phase 2
(Site Work is permitted and under construction)
- * River Trace
(2 Buildings C.O's remain until project completion)

Land Use/Planning & Zoning

- * Riverview Sketch- Pending Application
- * Main Street Plaza Sketch- Approved, @ Prelim
- * River Run Storage Site Plan- Pending
- * Free-Up Storage Out of Town Taps- Pending Applicant
- * 347 Dogwood Drive Subdivision- Under Review
- * Rislende Final Plat, SIA, PUD, ARADA- BOT Aug 11th
- * Heron's Nest- Pending Application
- * Murietta- Lot Line Dissolution- Under Review
- * Laestadian Site Plan Review- *Sept Agenda*
- * Claussen- Lot Line Dissolution- Pending Applicant
- * Western Slope Veteran's Coalition- Sketch Plan
- * Flattops Cowboy Church- Sketch Plan
- * Go Rentals- Sub Comp approved, @ Finding of Facts

Special Events- Current & Future Planning

- * Coordinating 2025 Events
- * Concert Prep
- * Movie Nights
- * Main Street Trick or Treat
- * Tree Lighting
- * Code Enforcement Complaints
- * Code Research for Complaints