



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
SEPTEMBER 22, 2020
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Meeting Attendance Instructions

- A. Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85392436516>

Or iPhone one-tap :

US: +16699006833,,85392436516# or +12532158782,,85392436516#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 853 9243 6516

International numbers available: <https://us02web.zoom.us/j/kblQO9ucEw>

2 Roll Call

3 Receipt of the Minutes

- A. Minutes - August 25, 2020

4 Comments from citizens appearing for items not on the agenda

5 Continued Items

- A. Planning File 43-20: Consideration of variances from the required side and rear yard setbacks and to exceed the Required Rear Yard Coverage limit for the construction of an accessory structure which includes a 321 square foot detached garage and 168 square foot storage space.

6 New Items

- A. Planning File 15-20 Consideration of a request for a Preliminary Plat to amend the Oasis Creek Tract A Subdivision to allow for the construction of duplexes on lots previously platted for single-family homes

- B. Planning File 44-20 Consideration of a request for a special use permit for a retail marijuana establishment in the M1 Mixed-Use Corridor District

7 Commissioner Comments

8 Director Comments

9 Adjournment

10 Meeting Participation Instructions

A. **Meeting Participation**

Planning File 43-20- Variances-820 Bennett Ave

The Planning and Zoning Commission heard staff presentations and took public comment via Zoom or telephone on the above item August 25, 2020, and continued the hearing to September 22, 2020. The Planning & Zoning Commission will deliberate and vote on this agenda items during the September 22, 2020 meeting. Additional written comments will be accepted through September 21, 2020 using one of the following methods:

US Mail. Address your letter to -

City Hall

Community Development Department

101 W. 8th Street

Glenwood Springs, CO 81601

Utility Drop Box. Drop your letters in one of the Utility drop boxes located at City Hall. Address your letter to the Community Development Department.

Email. Send your comments to Gretchen.Ricehill@cogs.us

Planning File 15-20 Oasis Creek, Tract A Subdivision Amendment and

Planning file 44-20 Special Use Permit Retail Marijuana Establishment

The Planning and Zoning Commission will hear staff and applicant presentations on Planning Items -15-20 and 44-20, and take public comment via Zoom or telephone. The Planning & Zoning Commission will continue the hearing and vote on these items September 29, 2020. Public comment will be accepted through September 28, 2020 using one of the following methods:

US Mail. Address your letter to -

City Hall

Community Development Department

101 W. 8th Street

Glenwood Springs, CO 81601

Utility Drop Box. Drop your letters in one of the Utility drop boxes located at City Hall. Address your letter to the Community Development Department.

Email. Send your comments to Gretchen.Ricehill@cogs.us



MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
August 25, 2020
Zoom
6:00PM

1. Roll Call

Present at roll call were Commissioners: George Shaver, Marco Dehm, Kathryn Grosscup, Carolyn Cipperly, Ingrid Wussow, Ben West

Absent at roll call were Commissioners: Sumner Schachter; Amber Wissing

Also present were: Jenn Ooton, Asst. City Manager, Terri Partch, City Engineer, Gretchen Ricehill, Asst. Economic/Community Development Director, Trent Hyatt, Senior Planner, Emery Ellingson, Planner I, Anna S. Itenberg, City Attorney's Office, Alissa Owsley, IT Director, Steve Boyd, Chief Operation Officer, Brian Smith, Parks & Recreation Director, Dan Roper, Parks Superintendent

2. Seating of Alternate Commissioner

Motion was made by Commissioner Grosscup to seat Alternate Commissioner Ben West for the meeting. Motion was seconded by Commissioner Cipperly.

Motion passed unanimously.

3. Receipt of Minutes- Receipt of July 28, 2020 minutes.

Commissioner Shaver made a motion to accept the minutes. Motion was seconded by Commissioner Grosscup.

Motion passed unanimously.

4. Public Comments

Comments from citizens appearing for items not on the agenda. No citizens were present.

5. New Items –

- a. Planning File 43-20 Consideration of variances from the required side and rear yard setbacks for the construction of an accessory structure which includes a 350 square foot detached garage and 196 square foot storage space at 820 Bennett Avenue. (PIN #2185-094-015-013)*

Planner I, Emery Ellingson presented the variance application for an accessory structure at 820 Bennett Avenue. Ellingson summarized the proposed project and recommended denial of the application based on the findings found on page 7 of the staff report. In addition, staff found that the proposed accessory structure would also result in the Required Rear Yard Lot Coverage to exceed the 40% coverage allowed which would require an additional variance.

Commissioner Shaver asked for the location and depth of the sewer line and if an alternative foundation design could mitigate damage from a sewer line excavation. Ellingson explained that an exact location and depth was not provided, and that agreement exists for a guest house built on the property with a variance in 2002. The agreement states that the owner would be responsible for any damages incurred from a sewer line excavation.

Commissioner Grosscup asked to confirm the setback of the existing guesthouse. Staff confirmed that the guest house is a 1.0' setback from rear lot line and south side lot line. Grosscup asked how the original variance and agreement for the guest house relates to the proposed garage. Staff explained that the existing agreement for the guest house would not apply to the proposed garage. Grosscup also asked about possible drainage issues mentioned in the staff report. Staff explained that the applicant indicated that the placement of the garage was to avoid drainage problems and that staff would need more information regarding drainage on the property.

Commissioner Wussow asked for more explanation for the denial of the application. Ellingson explained that the primary reason for denial of the application was that the application did not meet all seven variance criteria and that the proposed location of the garage reflected a preference of the applicant rather than a hardship. Ellingson also explained that the proposed project exceeded the Required Rear Yard Lot Coverage. Wussow also asked when the application was submitted. Staff explained that the applicant had proposed a slightly different design at a pre-application meeting in November 2019 and that some changes had been made prior to re-applying in July.

Assistant City Manager Jenn Ooton clarified that the meeting in November 2019 was a pre-application meeting and not a separate submitted application.

Commissioner Cipperly asked if property owners on either side of the alley were responsible for snow storage from the alleys. Staff confirmed that property owners were not required to store snow from the alley on their property. Commissioner Cipperly asked if there were any standards for a turning radius or width of driveways. Ellingson explained that applicant provided a turning radius in their design to show how a vehicle would enter the proposed garage.

Commissioner Dehm asked if the applicant was renting the guest house. Ellingson explained that the applicant holds an Accessory Tourist Rental Permit for the guest house. Dehm asked if a parking

spot was required for the permit and staff confirmed that a parking space was not required for the Accessory Tourist Rental Permit.

Applicant Kurt & Julie Carruth, 820 Bennett Avenue provided a short summary of their project. Applicant described that the main intent of the project was to create an off-street parking space. Applicant described that due to the layout of the lot, the backyard was the only suitable location for a garage. Applicant indicated that all drainage on the lot would be contained within the property and would not result in snow or drainage to the alley. Applicant explained that three piers would be used for the garage foundation. Applicant indicated that the sewer line was 14' deep and that the connection from the house to the main line in the alley had been recently replaced. Applicant indicated that if a 10.0' setback was used, the house roof would drain directly onto the garage wall. Applicant stated that the garage location would also preserve green space. Applicant explained that the owners of neighboring properties had written letters in support of the project.

Commissioner Grosscup asked if the applicant could increase the setback from the alley. Applicant explained that the garage could be moved back another 2.0' for a 3.0' setback from the rear lot line. Grosscup asked for the current location of the existing shed which would be removed. Applicant explained the existing shed sits on the lot line. Grosscup asked about the sizing of the garage. Applicant explained the 25' length was calculated to include one 19.0' car with additional space.

Commissioner Dehm asked for staff to confirm if this property was in the General Improvement District (GID). Staff confirmed that this property was outside of the GID.

Commissioner Dehm opened the public discussion. No members of the public were present.

Planner I, Emery Ellingson read a letter into the record from Ernest & Marjoire Gerbaz, 904 Palmer Avenue, received August 15th, 2020. This letter expressed concerns over snow plowing, roof drainage and garage access from the alley.

Commissioner Dehm closed the public discussion.

Commissioner Wussow asked if the property had been surveyed and if there were any existing encroachments on adjacent properties. Applicant explained the property had been surveyed. Wussow also asked if the applicant would be able to increase the setback. Carruth indicated that the garage likely could move back 12-18" with the current design.

Commissioner Wussow made a motion to approve the variance request citing goals of the Comprehensive Plan. Wussow indicated a drainage plan would be a condition of approval.

Motion was seconded by Ben West.

Commissioner Grosscup stated that it seemed a greater setback was possible and that a drainage plan should be required.

Commissioner Wussow made a motion to amend the original motion to require a greater setback.

Commissioner West seconded the motion to amend.

Commissioner Cipperly stated that the size of the garage could be decreased, and setback increased to get closer to meeting code requirements.

Commissioner Dehm asked staff to confirm the rear yard coverage. Staff explained that the proposed project exceeded the Required Rear Yard Coverage by 30%. Dehm asked for specific square foot amounts.

Commissioner Shaver stated that the property already has multiple encroachments and that the current proposal did not meet the variance criteria.

Emery Ellingson explained that the limit of Required Rear Yard Coverage on the property was 200 square feet.

Commissioner Dehm stated that the project was well done and cited previous examples of approving 1.0' setbacks for ADUs. Dehm also stated that the project does not meet all of the required criteria.

Commissioner Grosscup asked to confirm the motion.

Commissioner Wussow explained the motion was to recommend approval with the condition of a drainage plan and a 3.0' rear yard setback.

Commissioner Shaver indicated support for the general design and stated that the project did not meet the zoning for lot coverage.

Commissioner Wussow stated that the greater setback would reduce the rear yard coverage.

Commissioner Grosscup suggested to continue the application.

Jenn Ooton explained that the current motion could be withdrawn and the application continued to the next meeting. Ooton also mentioned Public Works had additional comments on the application.

Matt Langhorst, Public Works Director, explained that there were concerns over the three-pier foundation. Langhorst explained that the sewer line was 6.0' from the proposed line and that records show the line was buried at 10.0'. Langhorst also mentioned that snow would be pushed up against the garage door at 1.0' from the lot line.

Commissioner Shaver suggested the Commission ask the applicant if they would like to continue the application.

Commissioner Cipperly asked if another variance would be required for not meeting the rear yard lot coverage.

Applicant Carruth stated that they would be able to meet the 3.0' setback and reduce the size of the storage space. Carruth also stated that they would also consider other options for the foundation. Applicant also agreed to continue the application to the next meeting and to make some changes to the proposed design.

Commissioner Wussow made a motion to rescind the initial motion and to make a motion to continue the application.

Commissioner West rescinded the original second and seconded the motion to continue the application.

Commissioner Dehm called for the question to continue the item.

Motion passed unanimously.

- b. Planning File 28-2043-20 Consideration of a Location & Extent application to construct a civic facility/recycling center at 106 13th Street (formerly 1300 Pitkin Avenue) (PIN #2185-161-00-033)*

Assistant Community Development Director Gretchen Ricehill presented an overview of the proposed project for the City to re-establish a recycling center at this location. Ricehill provided a brief overview of the proposed project and explained how the project meets criteria for a location and extent review. Ricehill stated that the applicant would need to provide more information on lighting. Ricehill explained that there had been two public input events, an on-site meeting and a Zoom meeting. The main feedback from these events were questions about traffic, lighting, site layout, and other similar concerns. Ricehill recommended approval with all findings and condition found on page 6 of the staff report.

Commissioner Shaver asked questions on the site plan and property lines. Public Works Director Matt Langhorst explained more regarding access to this property and the neighboring City owned property. Shaver also asked if there would be restroom facilities on site. Langhorst explained that the attendant would likely use a portable toilet. Langhorst also mentioned that there was some sewer and water on site. Shaver also asked what happens to recycled materials. Langhorst explained the recycling procedures for different materials.

Commissioner Cipperly asked questions regarding container size, access, parking, drainage, waste, and employee input. Langhorst addressed the questions, providing explanations with the site plan. Langhorst indicated the site would drain away from neighboring residential properties. Langhorst also described there would be containers for trash on site as well.

Commissioner Grosscup asked about the screening of the site and what materials would be used. Langhorst explained that it would be a six-foot solid fence. Grosscup expressed concerns over the visual of the fence from the Rio Grande Trail. Grosscup also expressed concern about use of Riverside Drive to access the trail.

Commissioner Dehm opened the public comment. No members of the public were present.

Commissioner Dehm closed the public comment.

Commissioner Grosscup made a motion to approve the item with findings and conditions on page 6 of the staff report.

Commissioner Wussow seconded the motion. Wussow also stated that the visual appearance of the fence was important.

Commissioner Cipperly expressed concern over general site appearance, given its proximity to the Rio Grande Trail.

Commissioner Dehm stated support for the project, especially the availability of trash services at the site. Commissioner Dehm called the item to question.

Motion passed unanimously.

Chief Operation Officer, Steve Boyd provided the Commission with an overview of previous and future location and extent reviews associated with the move of the Municipal Operations Center, Parks buildings, and other City projects. Parks & Recreation Director, Brian Smith explained future location and extent projects for the Parks & Recreation Department.

6. Planning Workshop

a. Discussion: Amending regulations related to Medical Marijuana Business, Retail Marijuana Business, and Marijuana Cultivation

Commissioners considered a spreadsheet of marijuana regulations from large and small jurisdictions across the state.

Generally, Commissioners considered –

- adding buffers including from parks, child care and halfway houses/mental health facilities/treatment centers;
- adding colleges to existing school buffers;
- adding a numerical cap;
- raising the existing buffer distances

For the next meeting, the Commission requested maps showing 500 and 1000 buffers from parks; adding colleges to school buffers.

a. Discussion: Adding design variance criteria to Title 070, Article 070.060.070 Flexibility and Relief Procedures

Staff provided a brief overview of variance regulations from other Colorado jurisdictions.

Commissioner Shaver favored the Greenwood Village model which required meeting a certain number of criteria, then an option of meeting other criteria. He believed that every variance should meet Glenwood Springs' criteria #4- does not harm the public or impair the purpose/intent of the code, and #6- does not violate building & fire code requirements. He favored giving leeway on the other 5 criteria.

Jenn Ooton provided an example of the reason for requiring that every variance meet the fire and building code criteria. The design standards might want a window on an elevation but that

side of the building might be too close to the property line or too close to another structure and openings would not be allowed by the fire and building code.

Commissioner Cipperly agreed that criteria 4 and 6 should be met but she was not necessarily in favor of having applicants meet a hard number.

Commissioner Grosscup felt that applicants needed to meet at least two criteria, plus a certain number of the others. She wished that #7-minimum variance necessary was applied more and pointed out that #1-exceptional shape, topography, site condition was always a struggle. Commissioner Shaver noted that #7 frequently appeared in many jurisdictions.

7. Commissioner Comments

Commissioner Wussow asked if there were any plans to resume in-person meetings. Jenn Ooton replied that online meetings needed to continue for the present time.

Commissioner Grosscup provided the Commission with a summary of a recent meeting of the Housing Commission and City Council where they discussed affordable housing.

8. Director Comments

Director Jenn Ooton informed Commission members of a RFTA survey and provided a summary of next month's planning items.

9. Adjournment

Meeting was adjourned at 9:57 PM.



Planning and Zoning Commission Report

Date: September 22, 2020
To: Planning and Zoning Commission
From: Emery Ellingson, Planner I
Subject: #43-20– 820 Bennett Garage Variance

REQUEST	Consideration of variances from required side and rear yard setbacks and Required Rear Yard Coverage for the construction of an accessory structure which includes a 321 single car garage and 168 sf storage space
APPLICANT	Kurt Carruth
OWNER	Kurt & Julie Carruth
LOCATION	820 Bennett Avenue (PIN 2185-094-15-013)
ZONE	RM2 Residential Multifamily Limited
SURROUNDING LAND USES	North: Residential South: Church (zoned RM2) East: Residential and alley West: Residential and Bennett Avenue
LOT SIZE	Parcel (2185-094-15-013) 5,000 square feet

ACTION ITEM

Per Section 070.060.070 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) is the reviewing body for Variance Requests. The proposed request is relief from the rear yard and side yard setbacks in order to construct a 321 square foot garage with a 168 square foot storage room. The proposed project would also include demolishing an existing 123 square foot shed on the property. This staff report is written to reflect the revised designs submitted and additional variance requested.

Action 1 – Variance Request – to allow for construction of a 321 square foot garage with 168 square foot storage room set back 3.0’ from the rear lot line and 2.0’ from the side yard lot line.

Staff recommendation: Staff recommends **denial** of the Variance Request with the findings on pages 11 & 12.

Action 2 – Variance Request – to allow for construction of a 321 square foot garage with 168 square foot storage room which exceeds 40% coverage of the Required Rear Yard.

Staff recommendation: Staff recommends **denial** of the Variance Request with the findings on pages 11 & 12.

BACKGROUND

Project Summary

The application was originally submitted by homeowner Kurt Carruth and reviewed by Planning & Zoning Commission at the August 25, 2020 meeting. The original proposal was to remove the existing 123 square foot storage shed and replace it with a 350 square foot single car garage with an adjoining 196 square foot storage space. The variance request was for relief from the side and rear yard setbacks. The requested location of the new accessory building would be setback 1.0' from the rear property line and 2.0' from the side lot line. The required setbacks for the RM2 Zoning District are 10.0 feet from the rear lot line and 5.0' from the side lot line.

The application was reviewed and discussed by the Planning & Zoning Commission which resulted in continuing the application to the September 22nd meeting. The applicant agreed to make revisions based on feedback and suggestions from Commission members and staff.

The design from the original application also exceeded the limit of Required Rear Yard Coverage and the applicant is also requesting a variance to exceed the limit.

The revised application requests construction of a 321 square foot garage and 168 square foot storage room setback 3.0' from the rear lot line and 2.0' from the side yard lot line. The revised application also requests a variance to exceed Required Rear Yard coverage limit.

A variance request must meet all the variance criteria as described in code. Attached for review is the applicant's revised narrative, site plan of proposed improvements, support letters from neighbors, and photos of the site.



Aerial photo of property

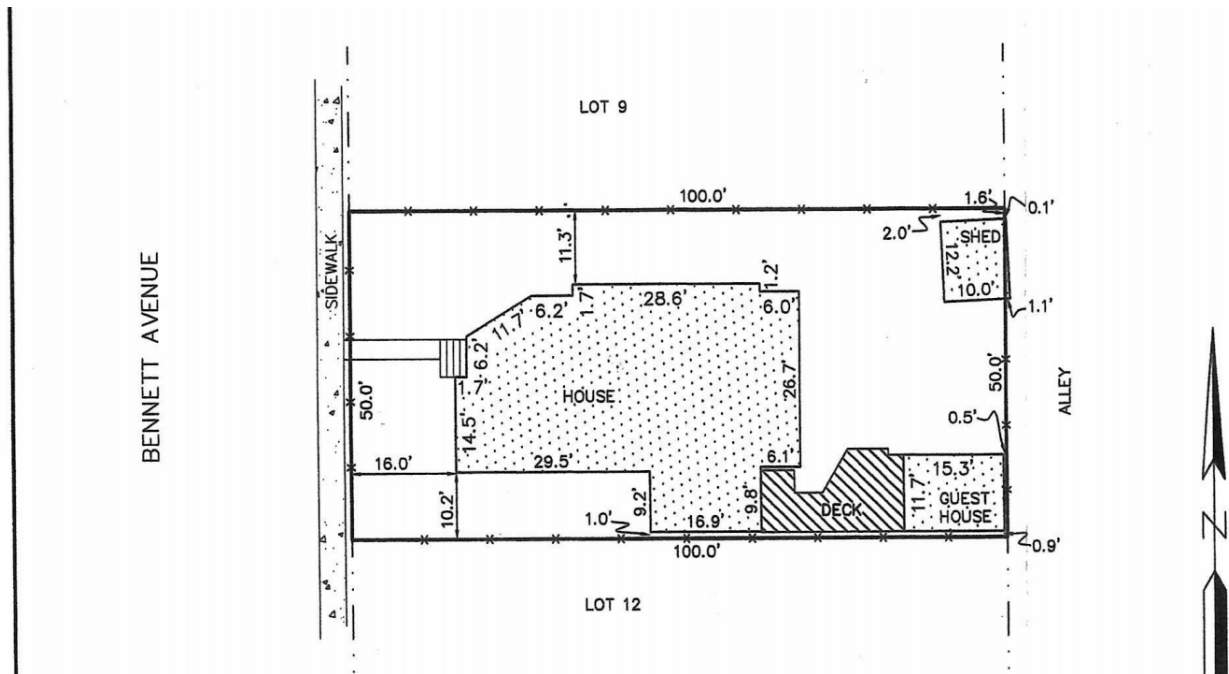
Location and Background

The home is located on Lot 10 and Lot 11 of Block 34 of the Original Glenwood Townsite. Image below shows the current layout of structures on the property. The property currently does not have any area dedicated for off-street parking.

The primary structure was built in 1898. In 2002 the applicant and current owner received a variance to construct a 165 square foot guest house located on the southeast corner of the property. This variance request was approved by the Glenwood Springs Board of Adjustments and Appeals on May 13th, 2002. Please see the attached notice which listed the conditions of this variance approval.

In 2006, the applicant and current owner- was approved for a 4 foot 8 inch variance into the side yard setback on the south lot line to construct a dining area addition on that side of the house. This addition was part of a larger remodel which including adding a second floor to the existing structure.

In 2019, the applicant and current owner renewed an Accessory Tourist Rental Permit for the guest house which is valid through December 31, 2020.



Project Analysis

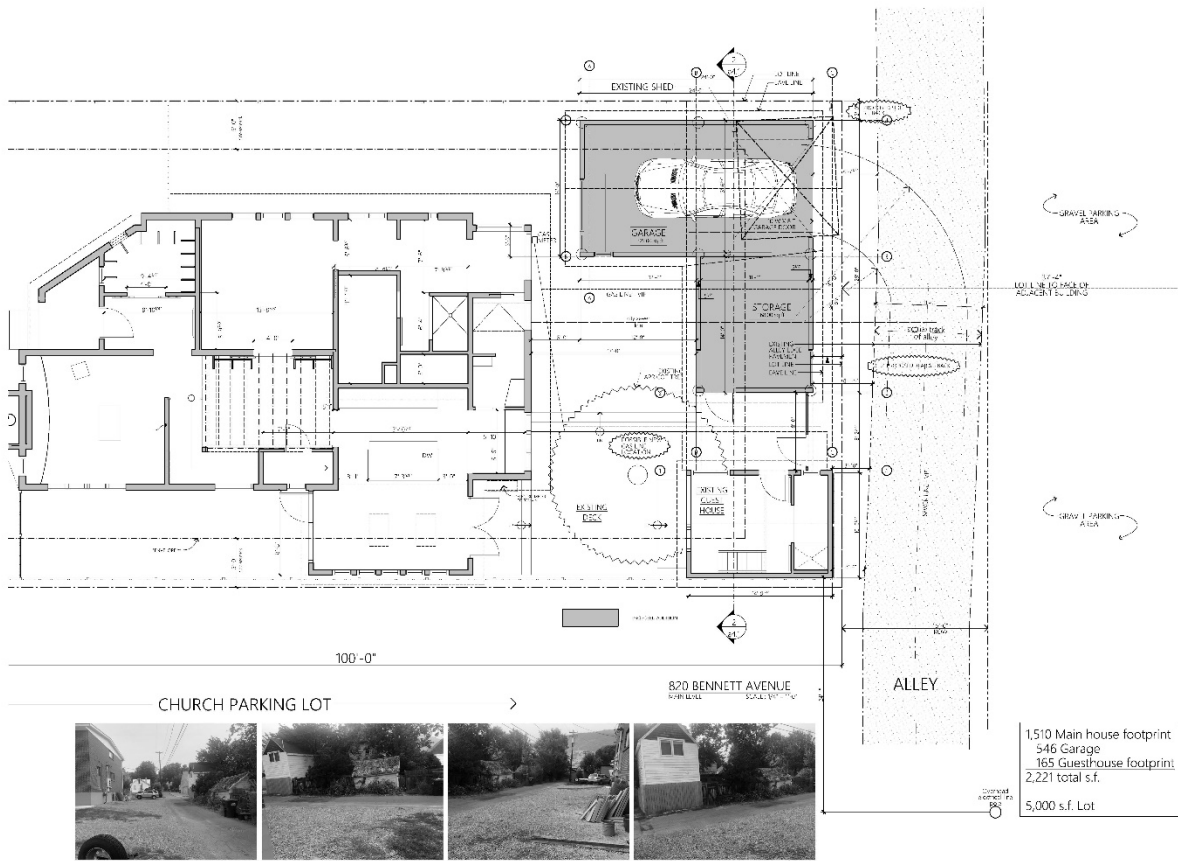
The applicant requests the variances to construct a single car garage with storage space with the intent to create an off-street parking space for the property. The image below shows the proposed location of the garage and storage space. The applicant states that a typical sized garage would be close to the rear of the house and would decrease open space on the property, create roof drainage issues, and cut the lot into two pieces.

The newly proposed garage and storage space would result in a total of 654 square feet for accessory structures. This is within the limit of 1,000 square feet for accessory structures as described in *Section 070.030.040 Accessory Uses and Structures*.

The proposed garage and storage space would result in a total lot coverage of 2,164 square feet which is 43% of the lot. This meets limits described in *Section 070.040.080(d)(1) Lot Coverage*.

Accessory structures are allowed to cover up to 40% of the required rear yard. The required rear yard is calculated by multiplying the width of the lot by the required rear yard setback. This results in a required rear yard of 500 square feet. The proposed garage, storage room, and existing guesthouse would occupy 292.93 square feet of this required rear yard, which is approximately 59% coverage, which is above the limit of 40% coverage as described in *Section 070.030.040(c)(5)(b)*

Revised Site Plan



Hinge

311 E. 10th St. Suite 100
Billings, MT 59101
P: 406.329.4457 • F: 406.329.4458 • E: hinge@hingeinc.com

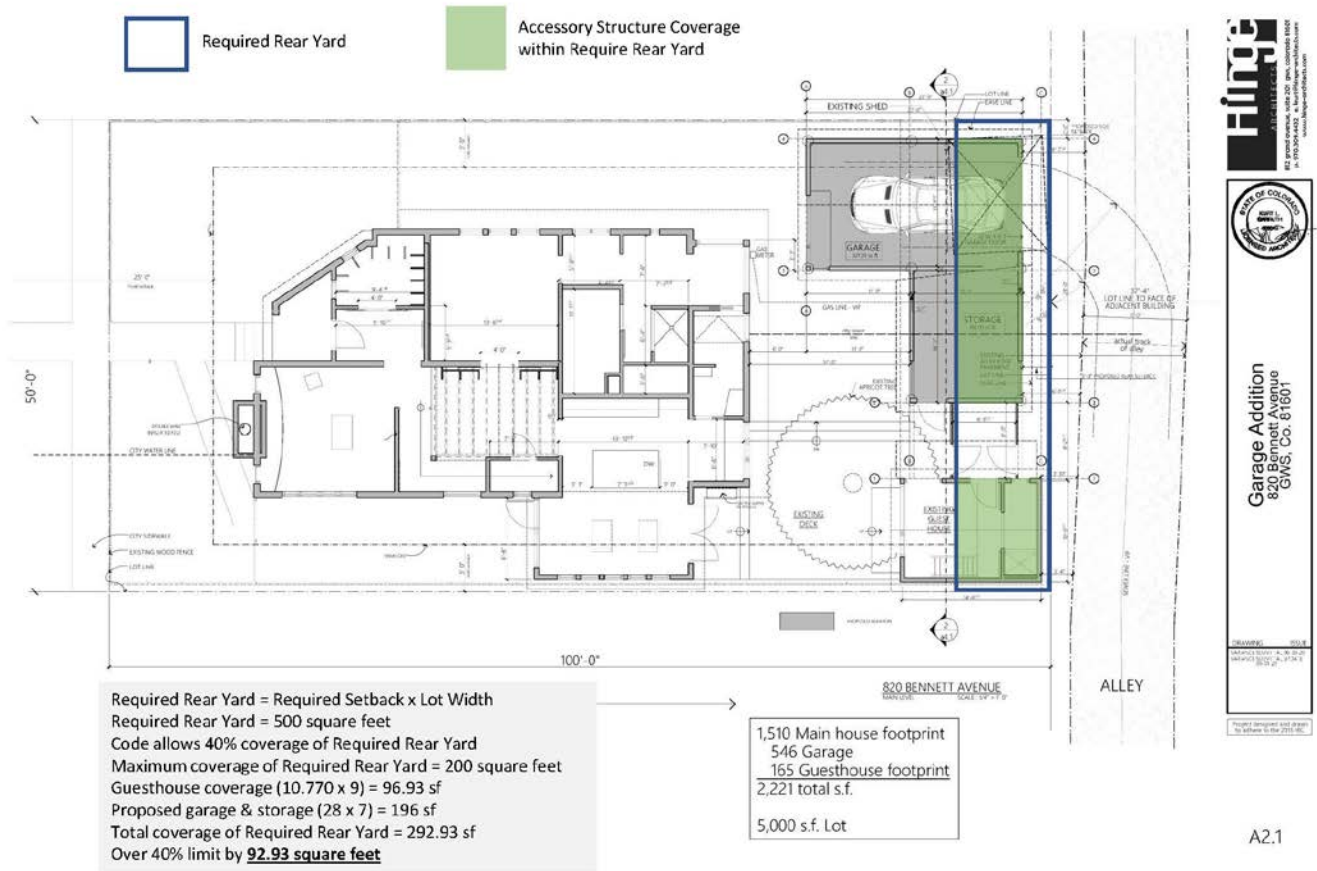
SEAL OF THE CITY OF BILLINGS

Garage Addition
820 Bennett Avenue
GWS, Co. 81601

UNNOTED: SEE PLAN
DATE: 08/11/2011
BY: J. H. HINGE

A2.1

Required Rear Yard Coverage



The image above shows the Required Rear Yard and the area covered by Accessory Structures with this proposed design. The blue box is the Required Rear Yard and the green areas are the portions of the structures that are within the Required Rear Yard.

The Required Rear Yard for this lot is 500 square feet. The limit for coverage in Code is 40% which for this lot is 200 square feet of coverage. The proposed project covers 292.93 square feet which is 59%. The original design had 70% coverage. This reduction resulted from the applicant increasing the rear yard setback to 3.0'.

The proposed project exceeds the 40% coverage limit by 92.93 square feet. Actions such as increasing the rear yard setback of the entire structure, reducing size of storage room, reconfiguration of storage space, or removing the storage space would all result in reducing the amount of Rear Yard coverage.

VARIANCE CRITERIA – ACTION ITEM 1: Relief from Rear and Side Setbacks

Below is staff's analysis of the proposed project and its compliance with the seven variance criteria.

- 1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district**

The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. The lot is similar size to most in the district and does not have an exceptional topography. The primary structure is set back slightly farther compared to many neighboring buildings.

- 2. The strict application of the Code standards for which a variance is sought would produce undue hardship**

Applicant describes that a typical sized garage, sized 24.0' deep and 22.0' wide, if placed on the property and observing the 10.0' rear setback would result in a garage location that would be too close to the principal structure. The applicant cites the loss of open space and potential drainage issues as reason to request a variance for the 3.0' rear and 2.0' side setbacks. Staff does not find that strict application of Code standards would produce undue hardship as the request for relief from code is a preference for use of existing and available space and not an undue hardship.

- 3. The applicant did not create the hardship by his/her own actions**

The property configuration was established with the original construction of the primary dwelling in 1898. Current zoning setbacks were not in place when the structure was originally built. The applicant purchased the property in 1999 and constructed a guesthouse in the rear yard of the property in 2002. The current property configuration is partly a result of the applicant and current owner's actions and preferred use of the property.

- 4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought**

The variance requested does not harm the public nor does it impair the intent or purposes of this Code, including the specific regulation for which the variance is sought. Per comments from Water and Wastewater Department, the construction of a building within the rear yard setback in proximity to the alley could create problems in case of sewer main repair. One intent of a setback regulation is to provide room for utility installation and maintenance.

The variance request would provide a positive benefit to the public with the creation of an off-street parking space. The addition of an off-street parking space to this property would help to relieve the high demand for on-street parking in the neighborhood.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden

The variance request does not demonstrate exceptional hardship not related to purposes of convenience or financial burden. The location of the garage and storage space within the required rear and side yard setbacks is a result of existing property configuration and location preference by the applicant and does not demonstrate exceptional hardship.

6. The variance request will not violate building or fire code requirements

The requested variances will require a building permit application and review/approval of both the building and fire departments. Construction therefore is expected to comply with both the building and fire code requirements.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

The variance requested is not the minimum variance that will afford relief of the subject standards of the Code. As indicated in the site plans, there is a 6.0' gap between the proposed garage and the existing house. Standard fire separation per Building code is 5.0' and an accessory building may be located at an even closer distance if following necessary Building Code requirements. The owner could locate the proposed detached garage closer to the house, consider a different alignment, or consider an attached garage. These options could result in a smaller encroachment into the required rear yard setback.

VARIANCE CRITERIA – ACTION ITEM 2: Relief from Required Rear Yard Coverage Limit

Below is staff's analysis of the proposed project and its compliance with the seven variance criteria.

1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district

The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district. The lot is similar size to most in the district and does not have an exceptional topography. The primary structure is set back slightly farther compared to many neighboring buildings.

2. The strict application of the Code standards for which a variance is sought would produce undue hardship

The revised designs cover 292.93 square feet of the 500 square foot Required Rear Yard. This is a 59% coverage, which includes the existing guest house. Staff does not find that strict application of Code standards would produce undue hardship as the request for relief from code is not due to physical site constraints but rather applicant's preference for use of available space and existing use of the property.

3. The applicant did not create the hardship by his/her own actions

The property configuration was originally established with the original construction of the primary dwelling in 1898. The applicant purchased the property in 1999 and constructed a guesthouse in the rear yard of the property in 2002. The proposed coverage of the Required Rear Yard is partly a result of the applicant and current owner's actions and preferred use of the property.

4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought

The variance requested do not harm the public nor does it impair the intent or purposes of this Code, including the specific regulation for which the variance is sought. Per comments from Water and Wastewater Department, the construction of a building within the rear yard setback in proximity to the alley could create problems in case of sewer main repair. One intent of a setback regulation is to provide room for utility installation and maintenance.

The variance request would provide a positive benefit to the public with the creation of an off-street parking space. The addition of an off-street parking space to this property would help to relieve the high demand for on-street parking in the neighborhood.

5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden

The variance request does not demonstrate exceptional hardship not related to purposes of convenience or financial burden. The location of the garage, storage room, and guest house and their total coverages of the Required Rear Yard is a result of existing property configuration and location preference for a by the applicant and does not demonstrate exceptional hardship.

6. The variance request will not violate building or fire code requirements

The requested variances will require a building permit application and review/approval of both the building and fire departments. Construction therefore is expected to comply with both the building and fire code requirements.

7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

The variance requested is not the minimum variance that will afford relief of the subject standards of the Code. The applicant revised the designs to bring the total Required Rear Yard coverage down to 59% from 70%. However, due to the proposed project configuration, scale, and existing preferences for use of the property, staff has determined that this request is not the minimum variance that would relieve subject standards of Code. Increasing the rear setback, reducing storage space size, reconfiguring storage space size, or removing storage space would all be methods to minimize the variance request. If applicant reduced Rear Yard coverage to 200 square feet or less, this variance would not be required.

REVIEWING AGENCY COMMENTS

An overview of any comments received from referral agencies is provided below. Said comments are also attached.

Engineering Department – Comments received mentioned that the proposed project would require a grading plan, drainage letter and plan completed by an engineer, and a Geotechnical Report/Letter to address the potential for hydrocompactive and corrosive soils for this property. Engineering comments also asked for more information on the foundation type and if the 3.0' setback provided adequate room to construct the footing within the property boundary.

Water & Wastewater Department – Comments received indicated that the setback of 3.0' off the alley could create potential problems for any major excavation in the alley for sewer main repairs. The proximity of the proposed garage's foundations could create problems with stabilization of a trench. The proposed garage's foundation would also be difficult to protect if a trench were excavated during a sewer main repair in the alley.

Public Works Comments

Comments received stated concerns over the potential use of pier supports for the foundation, particularly with the danger of material between the piers falling into a sewer repair trench. If Planning & Zoning Commission were to approve the variances, Public Works would like to see an agreement like the one created for the guest house.

DESIGN COMPARISONS

The following table compares various aspects of the original application to the revised application. Design items that were changes are in bold text, design items that were not revised are italicized.

ORIGINAL DESIGN	DESIGN ITEM	REVISED DESIGN
546 sf	Total Accessory Structure Size	489 sf
350 sf	Garage Size	321 sf
14.0'	<i>Garage Width</i>	14.0'
25.0'	Garage Depth	23.0'
196 sf	Storage Space Size	168 sf
14.0'	<i>Storage Space Width</i>	14.0'
14.0'	Storage Space Depth	12.0'
1.0'	Rear Setback	3.0'
2.0'	Side Setback	2.0'
6.0'	<i>Distance from Primary Structure</i>	6.0'
348.93 sf*	Required Rear Yard Coverage (sf)	292.93 sf*
70%	Required Rear Yard Coverage (%)	59%

*Existing guest house covers 96.93 sf (19%) of Required Rear Yard

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the variance. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and city goals and policies.

Action 1 – Variance Request – to allow for construction of a 321 square foot garage with 168 square foot storage room set back 3.0’ from the rear lot line and 2.0’ from the side yard lot line.

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought would not produce undue hardship.
3. The applicant has had a part in the creation of the hardship by their own actions.
4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.
5. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden.
6. The variance request will not violate building or fire code requirements.
7. The variance is not the minimum variance that will afford relief of the subject standards of the code.

Action 2 – Variance Request – to allow for construction of a 321 square foot garage with 168 square foot storage room which combined with the existing guesthouse will exceed the 40% Required Rear Yard Coverage

Staff Recommendation/Suggested Motion

Staff recommends **denial** of the Variance Request with the following **findings**:

Suggested Findings:

1. The subject property does not have an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district.
2. The strict application of the Code standards for which a variance is sought would not produce undue hardship.
3. The applicant has had a part in the creation of the hardship by their own actions.
4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought.
5. The variance requested does not demonstrate exceptional hardship not related to purposes of convenience or financial burden.

6. The variance request will not violate building or fire code requirements.
7. The variance is not the minimum variance that will afford relief of the subject standards of the code.

**Engineering
Department**

**Ryan Johnson
Asst. City
Engineer**

Date: 08/17/2019

To: Community Development

Re: 820 Bennet Variance Application Engineering Review

Please see the following engineering comments below.

General Comments:

1. Provide a grading plan
 - a. Include existing contours for the property and the alley adjacent to the improvements.
 - b. Detail how garage floor correlates to sloping grades of alley.
 - i. Given the proximity of the garage door to the alley is more distance needed from the door to the edge of alley to make this work?
2. Provide drainage letter and drainage plan completed by a Professional Engineer with supporting calculations to verify that the proposed flow from the property does not exceed the existing condition. Detail and size necessary mitigation measures. Refer to Engineering Standards Chapter 4
3. Geotechnical Report/Letter should address the moderate potential for hydrocompactive soils and corrosive soils for this property as shown in the *Geologic Hazards of the Glenwood Springs Metropolitan Area – Garfield County, CO dated 1978*.
4. What foundation type is anticipated and does the 1' setback provide enough room to construct the footing within the property boundary?
5. Verify there is enough room in the alley to complete the turning movement into the garage.

Prior to Grading/Building permit issuance:

1. Final Drainage Report/Letter must be submitted and accepted.
2. Final Construction Document Plans should be submitted and approved.

Prior to Certificate of Occupancy:

1. Stamped certification letter for the drainage improvements made to the property.
2. As-Built Survey with Improvement Survey Plat. AutoCAD with PDF's can be submitted initially. Once approved, a Final Mylar copy shall be provided.





Glenwood Springs Planning and Zoning
City Hall 101 West 8th Street
Glenwood Springs, CO 81601

Regarding 820 Bennett Avenue Applicant KuthCarruth

The following are our comments to the proposal

- (1) As in any building project a Survey should be completed by a registered Land Surveyor to determine actual boundaries and so mark with survey pins.
- (2) The City of Glenwood Springs plows alley snow when needed and should not be plowed entirely to rear lot of 819 Palmer Avenue. So the Applicant Carruth has no snow storage space with a one (1) foot back.
- (3) The one(1) foot set back in alley would make it almost impossible to park a car in the proposed garage unless driving on adjacent private property. The setback should be at least 5 feet minimum.
- (4) Drainage of roof lines should have gutters installed not drain to adjacent property owners.
- (5) A site visit by Planning and Zoning by a drive by would be appreciated.

Ernest and Marjorie Gerbaz



904 palmer Avenue
Glenwood Springs, Co 81601
August 15, 2020

W/WW Comments

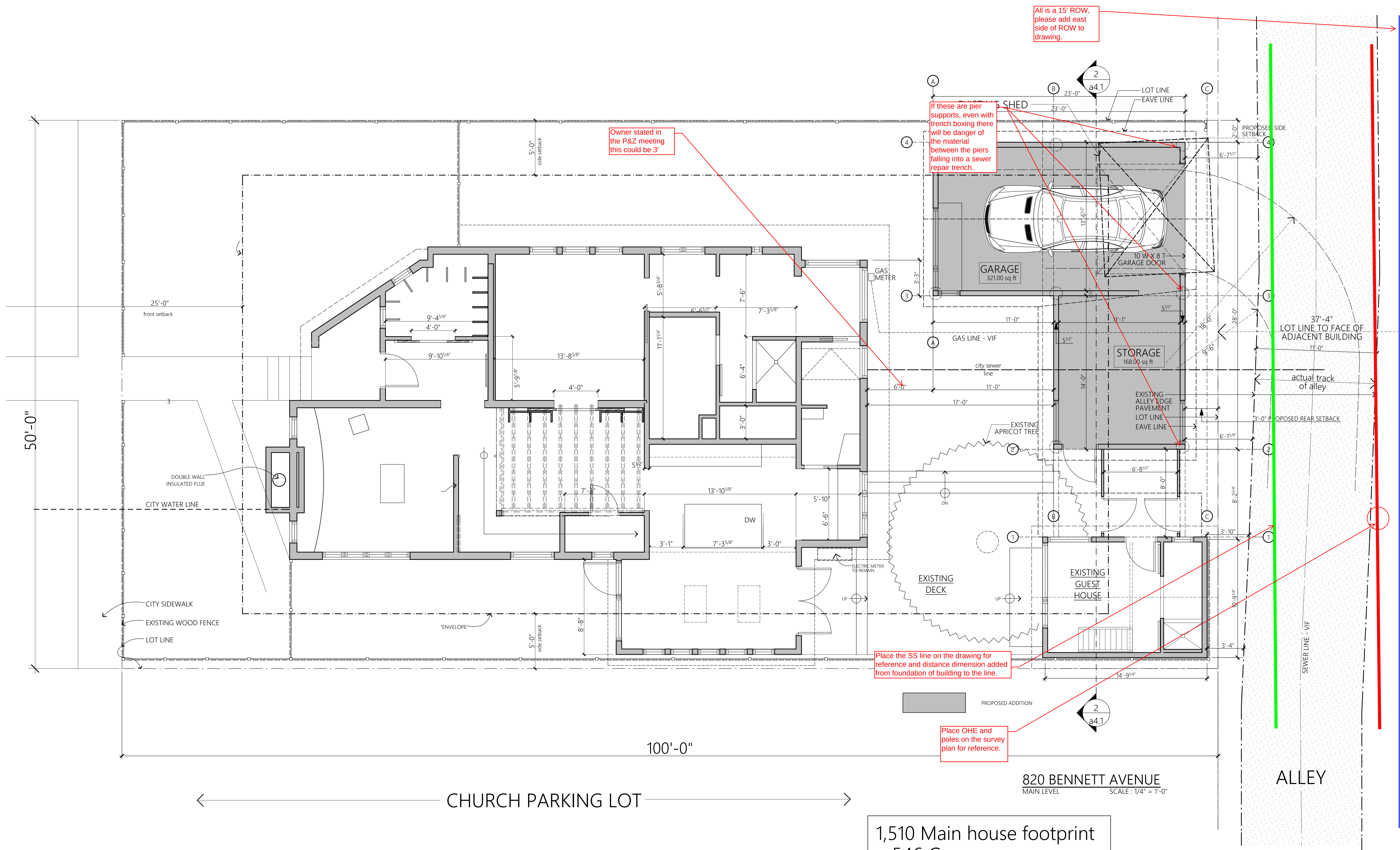
With the setback proposed at 1' off of the alley doing a major excavation in the alley to do a sewer main repair could cause all sorts of potential problems.

- Stabilization of a trench
- Protection of the proposed structure adjacent to a trench.

Mike Hoffman

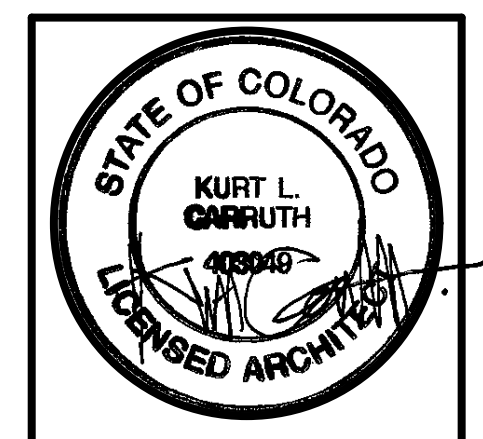
Field Operations Superintendent
Water & Wastewater Dept.
City of Glenwood Springs
2315 Wulfshon Rd
Glenwood Springs, CO. 81601
(W) 970-384-6343
(C) 970-989-3902





1,510 Main house footprint
 546 Garage
 165 Guesthouse footprint
2,221 total s.f.

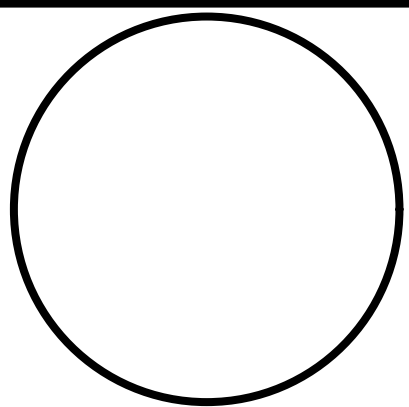
 5,000 s.f. Lot



Garage Addition
 820 Bennett Avenue
 GWS, Co. 81601

DRAWING	ISSUE
VARIANCE SUBMITTAL 06-30-20	
VARIANCE SUBMITTAL UPDATE	
09-01-20	

Project designed and drawn to adhere to the 2015 IRC.

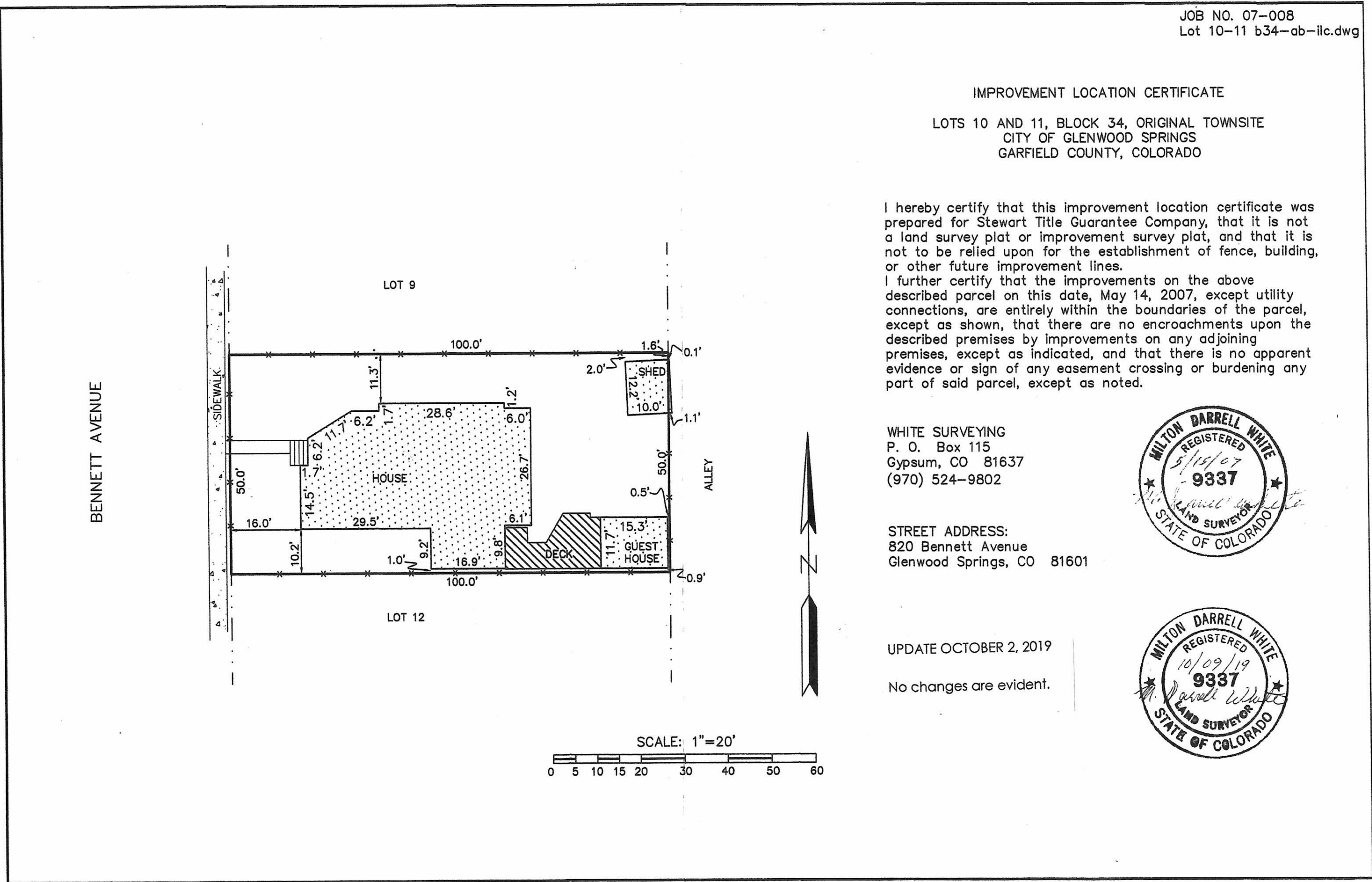


Carruth Garage
820 Bennett Avenue
GWS, Co. 81601

DRAWING ISSUE
PROGRESS PLANS 10-25-19

Project designed and drawn
to adhere to the 2015 IRC.

Survey
SCALE: 1" = 20'-0"



RE: 820 Bennett Ave.

Inboxx



Chris Hale Sun, Dec 1, 2:46 PM (18 hours ago)

to me

Kurt:

As a neighbor, I would be in favor of the garage. Parking is inadequate in our neighborhood and any car parked in a garage would remove a car from the street and free up a parking space.

Sincerely,
Mountain Cross
Engineering, Inc.
Chris Hale, P.E.
826 1/2 Grand Avenue
Glenwood Springs, CO 81601
Ph: 970.945.5544
Fx: 970.945.5558

From: Kurt Carruth [mailto:kurt.carruth@gmail.com]

Sent: Sunday, December 01, 2019 2:29 PM

To: Chris Hale <chris@mountaincross-eng.com>

Subject: Fwd: 820 Bennett Ave.

Chris:

Attached are the drawings for the proposed Garage. Have a look and get back to me with any questions.

Thanks-
Kurt Carruth, architect

hingeARCHITECTS, Ltd.
812 grand avenue, ste. 201
gws, co. 81601
c:970-309-4432
www.hinge-architects.com

In response to the Carruth garage:

I have reviewed the drawings and have no issue with the proposed garage. The design is attractive and utilitarian. Parking is a major issue on the street and it would alleviate that issue slightly. The fact that no additional water flow would propagate onto our adjacent property is important and considerate to our property. Homes in downtown often don't have off street covered parking, which is a definite premium that encourages families to live within the downtown area. Glenwood Springs needs to stay competitive with neighboring developments to keep families within the downtown area in order to maintain the long standing and vibrant feel of the neighborhood. I fully support this proposal and any other development in the neighborhood that encourages community and increases livability.

Ian Barrett
818 Bennett Ave.
Glenwood Springs, CO



teresa olave

to Kurt ▾

3:02 PM (24 minutes ago)



Hi Kurt, I received your message, and thanks for the information and everything is fine. God blessings!,

Enviado desde mi iPad

El nov 6, 2019, a las 2:14 PM, Kurt Carruth <kurt@hinge-architects.com> escribió:

Pastor Olave:

Thanks for your time and help with this.

I am happy to meet you at the site if you have any questions or concerns.

If possible, if it looks ok with you - I could use a letter that says something to the effect that you have seen the drawings, understand the project, and do not have any concerns for it going forward.

Thanks-

Kurt Carruth, architect

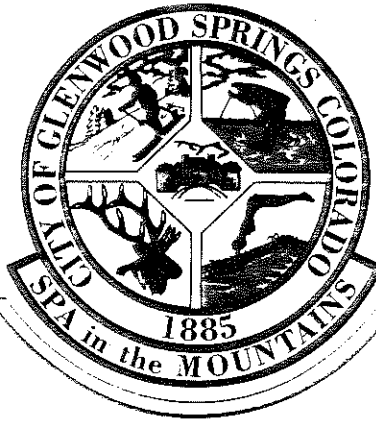
hingeARCHITECTS, Ltd.

812 grand avenue, ste. 201

gws, co. 81601

c:970-309-4432

www.hinge-architects.com



June 27, 2002

Kurt Carruth
820 Bennett
GWS, CO 81602

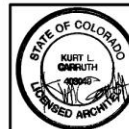
Kurt;

The Glenwood Springs Board of Adjustments and Appeals heard your variance request on May 13th. The Board approved your request pending these conditions.

1. The addition will not negatively impact the adjacent property with any off site drainage. Prior to any construction, the applicant will have the City locate the existing sewer line. Applicant shall enter into an indemnification agreement with the City to be recorded in the Garfield County Clerk and Recorder's office providing that all costs and risks associated with the utilities buried in the alley shall be borne by the applicant and his successors-in-interest. This shall include both the liability arising from the structures placement relative to any necessary repair and maintenance of the buried utilities and also any additional costs associated with that repair and maintenance as a result of the structures placement.
2. The roof overhangs will not encroach onto the adjacent property; therefore, the foundation will be located 6" from the southern property line.
3. During construction of the addition, all construction staging/parking will occur on the property or off site at another location and will not impact the neighborhood.
4. Prior to the issuance of the building permit, the applicant will have a licensed surveyor locate the rear yard property corners. The applicant will adhere to by the Building Department's requirement for foundation location certificate.
5. The approval of this file is for a guest addition and a personal office. If the applicant desires to have a professional office at this location, then the applicant will need to file an application with the City and conform to the Code's requirements.
6. All representations made by the applicant both verbally and through material representations shall be considered conditions of approval of this application.

Respectfully;

Patti Haefeli, AICP
City Planner



Garage Addition
820 Bennett Avenue
GWS, Co. 81601

DRAWING ISSUES

VARIANCE SUBMITTAL_06-30-20
VARIANCE SUBMITTAL_UPDATE
09-01-20

Project designed and drawn
to adhere to the 2015 IRC

1,510 Main house footprint
546 Garage
<u>165 Guesthouse footprint</u>
2,221 total s.f.
5,000 s.f. Lot

PROJECT NARRATIVE

**GWS Planning Dept.
City Hall
101 W 8th Street
GWS, Co. 81601**

**06-30-20
Updated 09-11-20**

Re: 820 Bennett Avenue, Rear / side yard setback Variance request

Planning Dept.:

We have been thinking about this for a few years, and have decided to go ahead and look into the possibility with the town. We have owned the property since 1998, and have raised three kids there.

Property Owners:

Julie and Kurt Carruth
820 Bennett Avenue
GWS, Co 81601
*purchased house in 1998.

Property Location:

820 Bennett Avenue
GWS, Co. 81601

Lot specifics:

Parcel Number: 218509415013
Lot 10 & 11, Block 34 Original townsite GWS
Setbacks: Rear yard 10'-0" / Side yard 5'-0"

Some details of our block:

Our block, Bennett Ave, between 8th and 9th streets, is pretty normal residence wise - we have typical single family residences, as well as larger multi family rentals - both directly across the street from our property and at the end of the block. There is also a busy church next door to us – their parking lot is directly next to our Southern lot / fence line. When the multi family tenants are home and the church is in session, we often find ourselves having to park more than a block away. It is typically not a big deal – the tenants / parishioners have always been respectful and careful – but can be frustrating at times.

Description of requested variance:

We are requesting relief from the 10'-0" rear setback, the 5'-0" side yard setback, and the 40% rear yard coverage percentage of in order to:

1. Replace existing 123 s.f. shed that is nearing end of usefulness.
2. Construct a **321 s.f.** ~~350 s.f.~~ single car garage with **168 s.f.** ~~196 s.f.~~ storage room.

We would like to construct a single car Garage, with a storage room (to replace the existing shed) - and remove one car from the Bennett Ave. total vehicle number. I have analyzed every feasible location on our small site, and believe the proposed location to be the only real location that would work. We have a wood deck that we use often, and would like to retain a small yard space for gardening / entertaining. **Per requests from meeting #1 with the P & Z Commission, we request to be able to use a 3'-0" ~~1'-0"~~ setback from the rear lot line, and be able to use a 2'-0" side yard setback for the NE corner. The max rear lot coverage number is 200 s.f. - 1st submittal we were at 348.93 s.f., (70% coverage) and have changed the size of the addition / setbacks to currently be 292.93 s.f. (59% coverage). We request relief of the rear lot coverage 40% max, and be allowed to use 59% as the % number. The proposed Garage depth is ~~24'-0"~~ 25'-0", and would run perpendicular to the alley, and would be accessed from the alley. The Garage face of wall would be 3 feet back from the rear lot line (existing fence line), and all 1'-0" roof eaves / drainage would be contained within lot line.**

Please get back to me with any questions or if clarifications are needed.

Sincerely,



Kurt Carruth
820 Bennett Ave.
GWS, Co. 81601
C: 970-309-4432

Variance Criteria

06-30-20 Updated 09-08-20

Property Owners:

Julie and Kurt Carruth
820 Bennett Avenue
GWS, Co 81601
*purchased house in 1998.

Property Location:

820 Bennett Avenue
GWS, Co. 81601

Lot specifics:

Parcel Number: 218509415013
Lot 10 & 11, Block 34 Original townsite GWS
Setbacks: Rear yard 10'-0" / Side yard 5'-0"

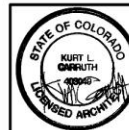
Variance type:

Explain what municipal code requirement you are requesting a variance from and what it is that you are proposing that does not meet this requirement. We are requesting 1. relief from the 5'-0" Side and 10'-0" rear yard setbacks. We are proposing a one car garage / storage room with a **3'-0" 1'-0"** rear / 2'-0" side lot line setback. 2. We are requesting compromise with P & Z on the rear lot coverage maximum percentage.

Variance criteria:

1. **Explain how your property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district.** The shape is the same as all 50 x 100 lots. The slope is gentle across the site – no slope issues. The site condition is that the existing house is 'existing'. I cannot put a garage in the front yard, nor either side yard. The rear lot line is only area where I have the s.f. to potentially add it, the availability of access off of the alley, and it is the most logical location that makes sense.
2. **Explain how the strict application of the code standards for the variance you are seeking produces undue hardship.** In my experience, Garages are typically 24'-0" deep x 22'-0" ish wide. Requiring a 10 '-0" rear yard setback would create a hardship as it would make a typical sized (depth) garage 'touch' the rear of the house, it would create foundation / roof drainage issues between the existing house's rear shed roof draining towards rear wall of proposed Garage, and would effectively cut the lot into two pieces.
3. **Explain how you did not create the hardship by your own actions.** The lot does not have access on either side, nor in the front yard. We did not move the house to where it currently is. The location / orientation of the proposed garage is the only feasible location on the lot.

4. **Explain how the requested variance does not harm the public and does not impair the intent or purposes of this code, goals, and policies, including the specific regulation in question.** The Garage would not harm the public in any way, as the public cannot see the Garage from Bennett Ave. Parking in the downtown core is at a premium – it is always the most important concern in any downtown project. The garage does not create any parking issues, but actually solves one parking space issue. It does not create any access issues. I have approval letters from both adjacent neighbors and a neighbor directly across Bennett, who all deal with the lack of parking on our street. All agree that creating even one more parking spot is worth it.
5. **Explain how the variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.** I do not understand how anyone on any lot can demonstrate exceptional hardship. After looking at the site closely, and investigating other options – the proposed location is the only logical placement for successful creation of an off street parking space, maximum conservation of outdoor space, and ease of use / construction.
6. **Explain how the variance request will not violate building or fire code requirements.** The Garage addition would be constructed following all accepted codes, and the fire dept has excellent fire fighting access from the side (church) parking lot and rear alley. The alley adjacent to the Garage is wider than most alleys in town, and the dimension from my lot line to the structure directly across the alley is 37'-4" – more than adequate for a firetruck. Fire access would not be affected in any way.
7. **Explain how the variance is the minimum variance that will afford relief of the subject standards of the code.** The garage location is the most logical location to make the garage code compliant as to size, ease of access to the garage, would allow us to retain a bit of open space, and impacts the public the least.

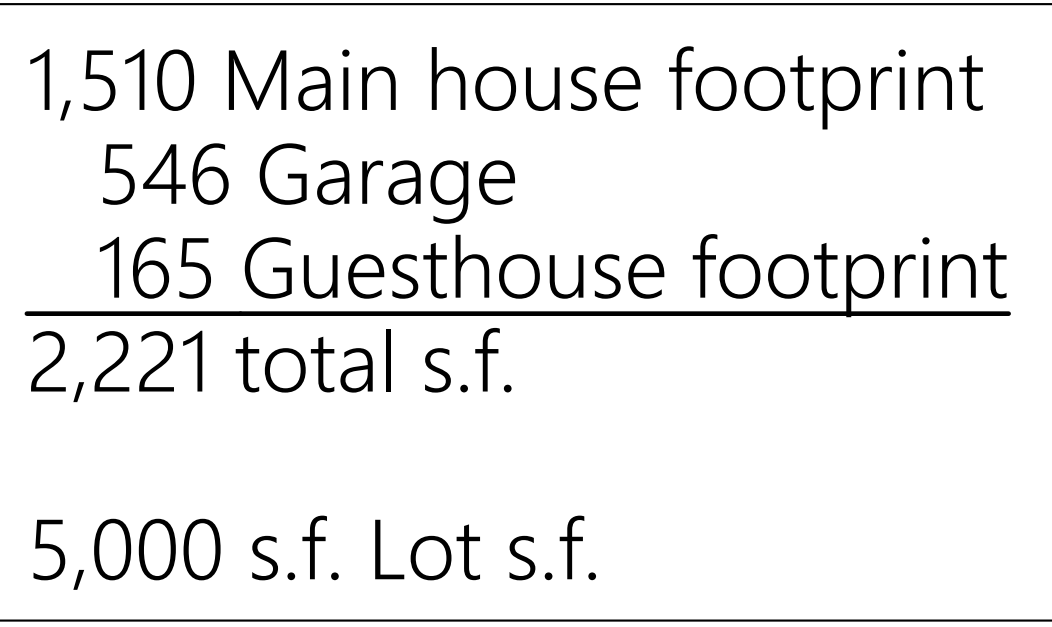


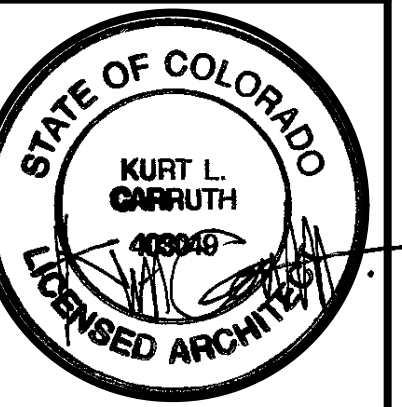
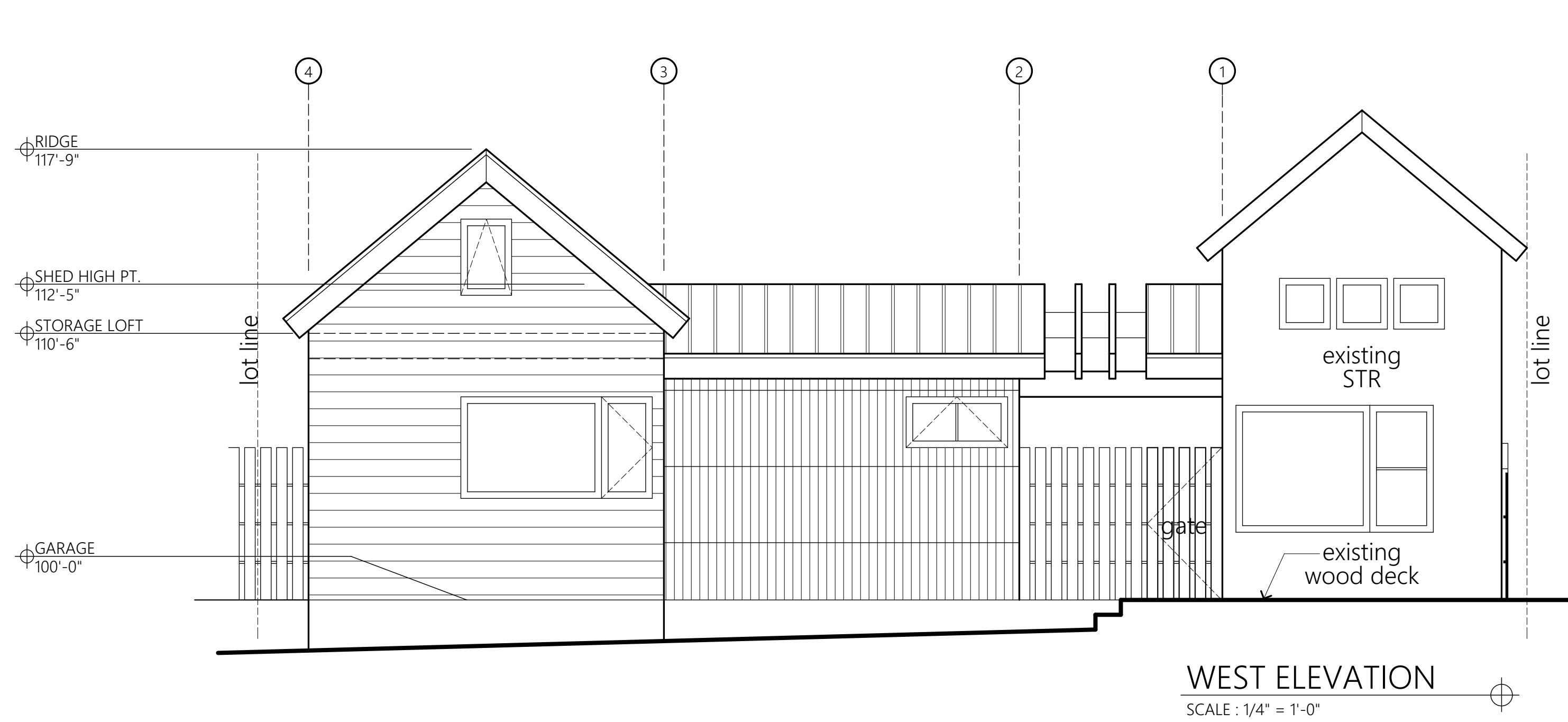
Garage Addition
820 Bennett Avenue
GWS, Co. 81601

DRAWING	ISSU
VARIANCE SUBMITTAL 06-30-20	
VARIANCE SUBMITTAL UPDATE	
09-01-20	

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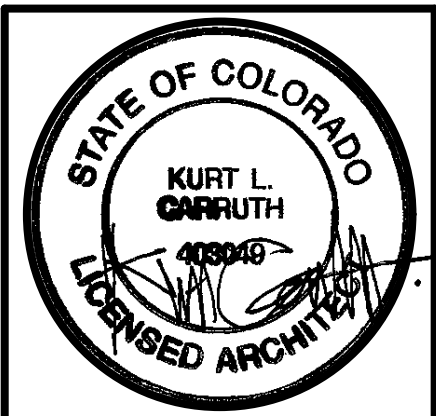




Garage Addition
820 Bennett Avenue
GWS, Co. 81601

DRAWING ISSUE
VARIANCE SUBMITTAL 06-30-20

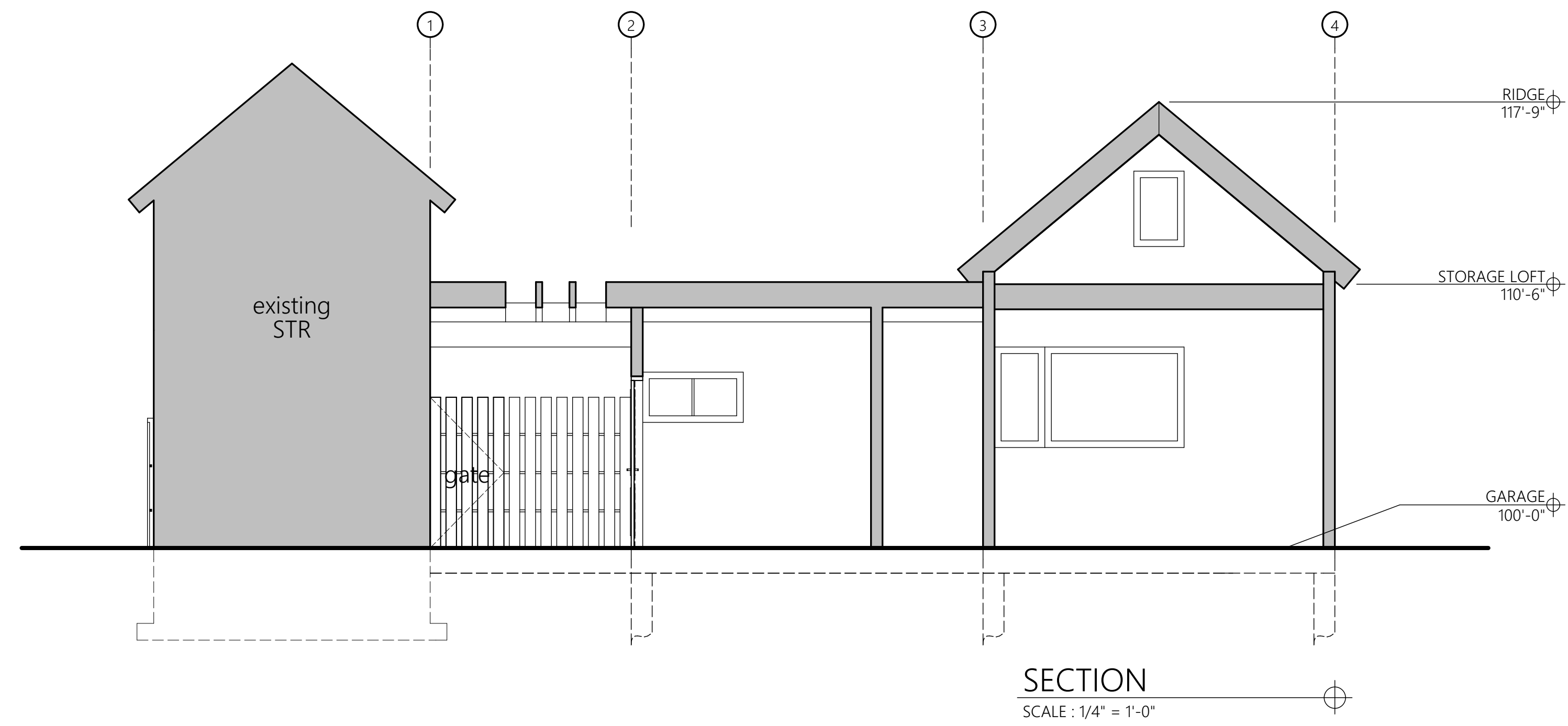
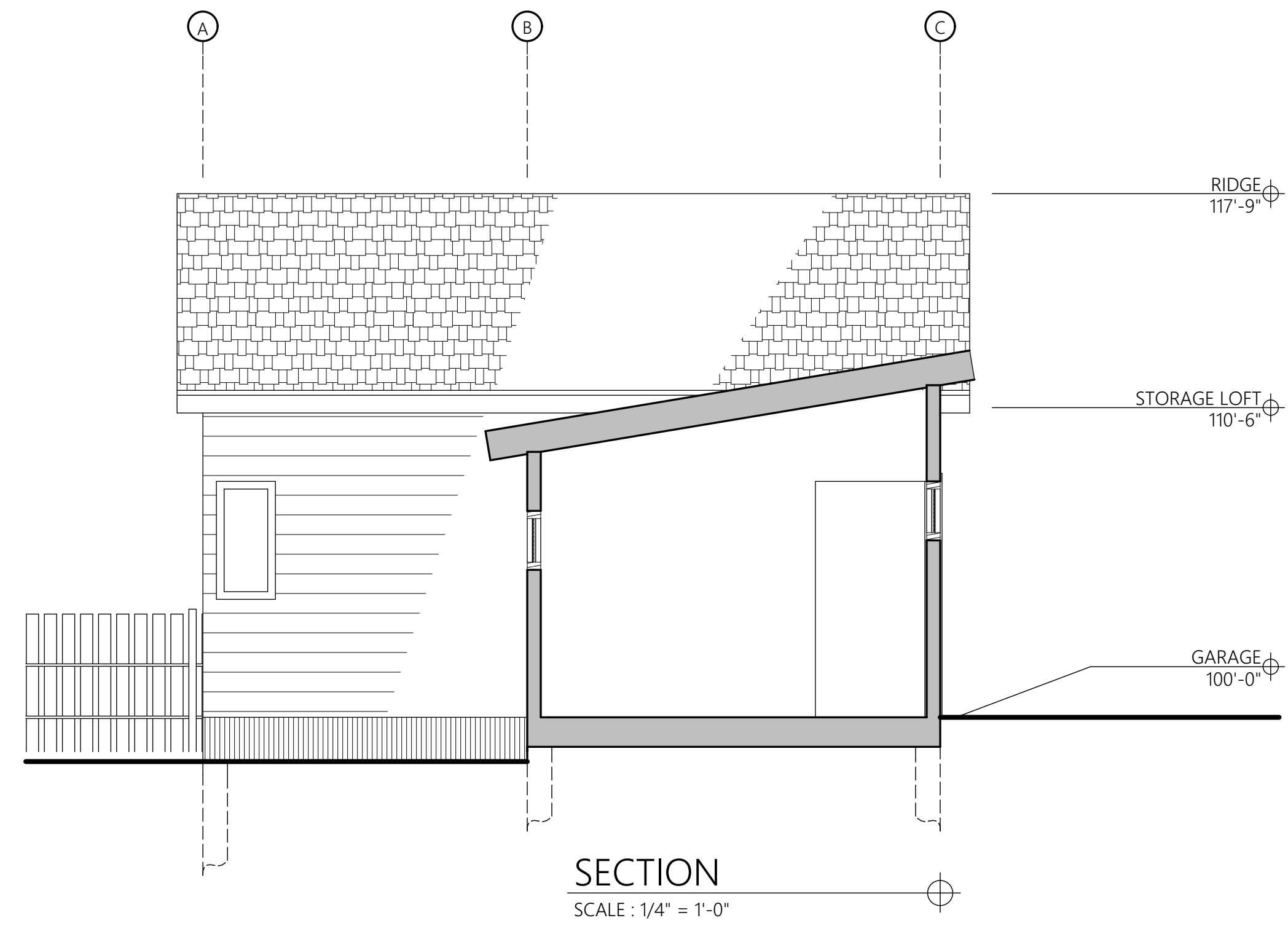
Project designed and drawn
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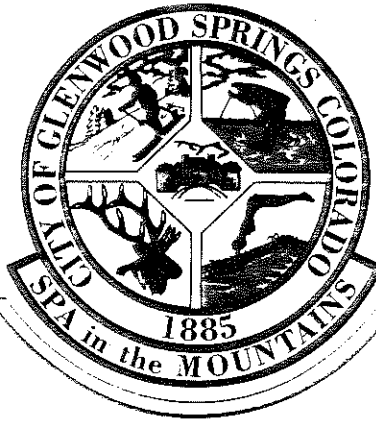


Garage Addition
820 Bennett Avenue
GWS, Co. 81601

DRAWING ISSUE
VARIANCE SUBMITTAL 06-30-20

Project designed and drawn
to adhere to the 2015 IRC.





June 27, 2002

Kurt Carruth
820 Bennett
GWS, CO 81602

Kurt;

The Glenwood Springs Board of Adjustments and Appeals heard your variance request on May 13th. The Board approved your request pending these conditions.

1. The addition will not negatively impact the adjacent property with any off site drainage. Prior to any construction, the applicant will have the City locate the existing sewer line. Applicant shall enter into an indemnification agreement with the City to be recorded in the Garfield County Clerk and Recorder's office providing that all costs and risks associated with the utilities buried in the alley shall be borne by the applicant and his successors-in-interest. This shall include both the liability arising from the structures placement relative to any necessary repair and maintenance of the buried utilities and also any additional costs associated with that repair and maintenance as a result of the structures placement.
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5. The approval of this file is for a guest addition and a personal office. If the applicant desires to have a professional office at this location, then the applicant will need to file an application with the City and conform to the Code's requirements.
6. All representations made by the applicant both verbally and through material representations shall be considered conditions of approval of this application.

Respectfully;

Patti Haefeli, AICP
City Planner



Planning and Zoning Commission Report

Date: September 22, 2020
To: Planning and Zoning Commission
From: Trent L. Hyatt, Senior Planner
Subject: #15-20 – Preliminary Plat, Oasis Creek Tract A Subdivision

REQUEST	Consideration of a request for a Preliminary Plat to amend the Oasis Creek Tract A Subdivision to allow for the construction of duplexes on lots previously platted for single-family homes
APPLICANT	Tate Fairbanks
OWNER	Lydia Development Company
LOCATION	TBD, North Traver Trail (PINs: 2185-092-00-043, -002, -003, -004, -005, -006, -007)
ZONE	PUD R/3 Planned Unit Development Multifamily Residential
SURROUNDING LAND USES	North: Single family residential South: Multi family residential East: Single family residential West: Single family residential
LOT SIZE	Approximately 5.278 acres

ACTION ITEM:

The Planning and Zoning Commission (Commission) is the reviewing body for all Preliminary Plats involving the creation of four or more lots as outlined in Section 070.060.060(b) of the *Glenwood Springs Municipal Code* (Code). Details for the related action item are provided below.

Action 1 - Preliminary Plat – to amend the Oasis Creek Tract A Subdivision to allow for six duplex tract and one open space tract.

Staff recommendation: *Staff recommends **approval (with conditions)** of the Preliminary Plat with the findings and conditions on page 7.*

BACKGROUND/ANALYSIS

Proposal

Much of the property which makes up the Oasis Creek Subdivision (OCS) was annexed into the City in 1980. At that time, the subject property was divided into lots and tracts designated for various residential (single, two, three, and four family dwellings) and limited commercial uses. Of these, the subject Tract A was designated R/3 Multifamily residential district in the Oasis Creek P.U.D. Agreement. As defined in the P.U.D., the R/3 tract allows for multi-family residential dwellings up to a maximum of 50 units. The original approval outlines a floor area ratio of 0.5:1, a maximum height of 30 feet, and the following minimum yards: front 20 feet, side 5 feet, and rear 20 feet. While most of the OCS has since been developed, Tract A has remained vacant (as



Southwest view



Southeast view

pictured at left and below) except for a public trail easement dedicated by the original plat. Copies of the original annexation agreement, planned unit development agreement, and subdivision plat are attached.

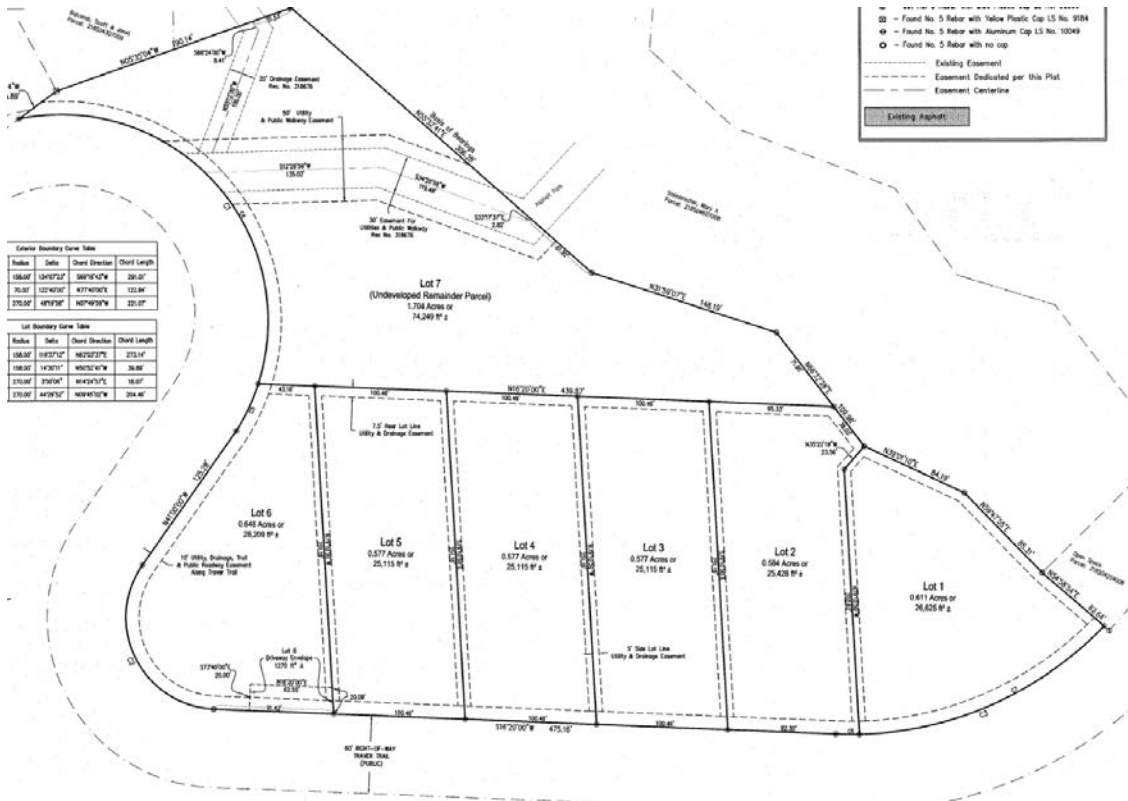
On June 16, 2016, City Council approved the subdivision of Oasis Creek Tract A as depicted below (plat recorded September 2016). At the time, the process was titled a “Subdivision without a Development Plan”. Tract A now consists of six lots (having an average lot size of approximately 25,935 square feet) intended for single-family homes and one approximately 74,249 square foot open space tract. Mary and Jerry Steinbrecher, the former applicants and current owners of the subject property, requested the 2016 subdivision in order to reduce the density allowed by the P.U.D., create six single family homesites, and to reserve an open space buffer along the west side of the property adjacent to their family home.

A variance for the requirement of a sidewalk adjacent to the site along North Traver Trail was also granted in 2016. The installation of an 18-inch wide gravel path in lieu of a sidewalk

was a condition of the granted variance. Since that time, the path has become overgrown and/or is the location of on-street parking.

The six developable lots have been on the market since shortly after the 2016 subdivision. The applicant and prospective buyer, Tate Fairbanks, is requesting an amendment to the previous approval to allow for the construction of duplexes on each of the six lots instead of single-family homes, increasing the density to a total of 12 units. There are no other changes proposed to the existing lot areas or boundaries as depicted on the draft plat map below. Drainage infrastructure

is proposed for the open space tract, however. While the current request does not include a Site/Architectural Review application, the applicant has provided preliminary details related to site layout, building design intent, drainage, access/traffic, etc. as outlined in the attached materials.



Existing lot layout/proposed Preliminary Plat



Illustrative site plan

Preliminary Plat Review Approval Criteria

Section 070.060.060(b)(3)f.4 of the Code outlines the approval criteria for a Preliminary Plat. These criteria are provided in **bold** below with corresponding comments from staff.

In reviewing a preliminary plat application, the Planning Commission and City Council shall consider whether the preliminary plat:

1. Is consistent with the Comprehensive Plan;

As shown at right, Map 2.1 Future Land Use – North Portion of the City of the Glenwood Springs of the Comprehensive Plan (Comp Plan) identifies the property as “Single-family Residential” in yellow. According to the Comp Plan, this designation “...is comprised primarily of single-family detached homes and duplexes on a variety of lot sizes. Accessory dwelling units and home occupations may be permitted with additional review. Institutional uses such as churches, schools, parks and trails are also allowed.” The current proposal is in compliance with the map designation and description.



Numerous community goals and related objectives and strategies outlined in the Executive Summary and subsequent chapters of the Comp Plan encourage economic development, preserving our small-town character, convenient transportation, infill development, housing opportunities, social diversity, and preserving natural resources all of which are supported by this proposal. These goals are outlined in the following table.

<u>Comprehensive Plan Goal Supported</u>	<u>Objectives and Strategies</u>
-Promote long-term, sustainable, diverse, economic development	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34)
Staff Comment: The objective/strategy outlined above is supported by the current application as it includes infill development.	
-Preserve small town character while maintaining the livability of Glenwood Springs and increasing the vibrancy and commercial success of the downtown	-Develop according to the vision (Chapter 4, Page 34) -Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: Infill, as proposed, makes improvements more cost effective. The use is in character with surrounding development, P.U.D., and zone district.	

-Address transportation and provide multiple convenient travel choices	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34)
Staff Comment: Infill, as proposed, is a land use strategy used to address transportation issues per the Comp Plan.	
-Direct development to locations and building forms that are cost effective to serve	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Direct growth to areas where utilities and services can be provided efficiently (Chapter 7, Page 82) -Retain role as a regional center (Chapter 7, Page 83) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill development in an area already served by existing utilities.	
-Support social diversity	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill development and provides for additional housing diversity.	
-Preserve natural resources	-Promote water conservation (Chapter 7, Page 84) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill development.	

2. Will comply with the applicable zoning district standards;

The proposal complies with the OCS/PUD R/3 Planned Unit Development Multifamily Residential zone district in terms of area and density requirements.

3. Will comply with the use, dimensional, design, and development standards in this Code;

The OCS provides for its own related standards with which the proposal complies. The parking variance previously granted would not apply to the current request as it is a change to the site-specific development plan with which it was associated. That being said, the OCS is specifically exempted from the requirement for the sidewalk construction and/or a payment of a fee in lieu of as outlined in the attached update to the City's *Engineering Standards*.

4. Provides a layout of lots, streets, blocks, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive areas and/or community assets;

The proposal takes advantage of existing streets for access, utilities, topography, and facilities/services and is proposed in an area already entitled for development. Vehicle trips are expected to double to 114 per day (10-AM and 13-PM peak hour trips) but will still be significantly less than originally anticipated for the site. Drainage is expected to be the responsibility of each

property owner with the current approval. The current proposal instead addresses drainage for the entire development. The layout continues to utilize gentler slopes of the site for earth disturbing activities.

5. Provides evidence of public water and sewer system connections;

City utilities already exist and are available to serve the site.

6. Identifies and adequately mitigates known natural hazard areas; and

The attached geotechnical report does not identify any hazards which limit the subdivision of the subject property. However, a site specific subsurface geotechnical report is required prior to the issuance of a building permit for each lot.

7. If applicable, proposes reasonable project phasing in terms of infrastructure capacity. Such facilities shall be architecturally compatible with respect to attachments, and colored to match the building or structure to which they are attached;

Phasing for the project, development of each lot individually, seems appropriate. Design standards are regulated by the OCS P.U.D. covenants (attached). Procedurally, Community Development ensures that each building receives approval from the Oasis Creek architectural control committee (ACC) prior to approval of building permit applications.

There was a discussion of whether multi-family dwellings are allowed on lots (as opposed to tracts) in OCS during the review of the application. The applicant may need to obtain a variance from the ACC to allow the construction of a duplex on Lots 1-6. In an attempt to comply with the previous approvals by the ACC and address concerns related to proposal, the applicant considered eliminating construction on Lot 6. Please note, municipal governments do not administer neighborhood or homeowner association covenants. However, the City would also not consider approval of this application, if applicable, as circumventing any approval required by the OCS ACC or homeowner's association.

Reviewing Agency Comments

No comments have been received from referral agencies regarding the application.

Adjacent Property Owner Comments

None received as of the drafting of this staff report

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

Section 070.060.050(e)(1)e.1 of the Code explains, "The Planning Commission shall review and approve, approve with conditions, or deny the special use permit application in accordance with 070.060.030(g) and the approval criteria in paragraph 2 below [addressed above in in this instance]. The Planning Commission may also remand the application back to the Director for further consideration." Section 070.060.030(g)(1)d also states, "The body may also continue the hearing or refer the application to another authority as provided in 070.060.050(a)(2)c, *Referral and Call-Up Procedures*."

Action 1 - Preliminary Plat – to amend the Oasis Creek Tract A Subdivision to allow for six duplex tract and one open space tract.

Staff recommendation: Staff recommends **approval with conditions** of the Preliminary Plat application with the **findings** and **conditions** below:

Recommended Findings:

1. The proposal is consistent with the Comprehensive Plan;
2. The proposal complies with the applicable zoning district standards;
3. The proposal complies with the use, dimensional, design, and development standards in this Code;
4. The proposal provides a layout of lots, streets, blocks, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive areas and/or community assets;
5. The proposal provides evidence of public water and sewer system connections;
6. The proposal identifies and adequately mitigates known natural hazard areas; and
7. The proposal complies proposes reasonable project phasing in terms of infrastructure capacity.

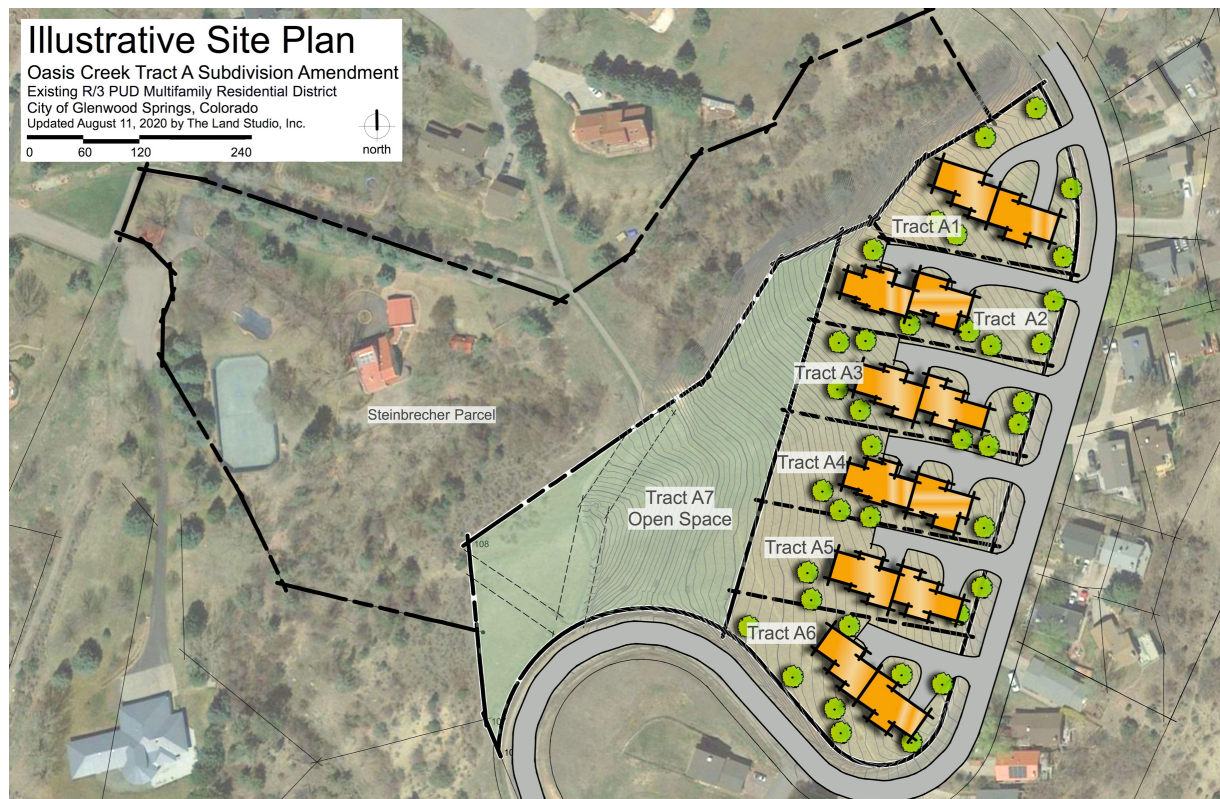
Recommended Conditions:

1. Any future physical changes or improvements to the property or buildings on the parcel are subject to the review and approval of the Community Development Director for compliance with applicable requirements of the *Glenwood Springs Municipal Code*.
2. The proposed subdivision shall comply with all verbal representations made by the applicant in the public hearing, as well as all approved plans and application materials, as revised per conditions of the Special Use Permit and approved by the Community Development Director prior to issuance of a Special Use Permit.
3. The use shall comply with the use standards specified in the *Glenwood Springs Municipal Code* at all times. Failure to comply with the applicable standards may result in an enforcement action or the incorporation of additional mitigation methods for Code compliance.
4. The applicant shall submit a building permit application as required. All contractors must receive a license to work in the City of Glenwood Springs.
5. The applicant shall obtain an access permit from the Colorado Department of Transportation, as required.
6. Use of Lots/Tracts 1-6 shall be limited to the construction of a duplex on each lot.
7. The applicant has indicated that Tract 7 is not intended for development and shall acknowledge and address this limitation in a form (such as but not limited to a conservation easement, deed restriction, plat note, etc.) acceptable to the City Attorney.
8. Owners of individual lots shall pay fire impact fees prior to issuance of a building permit.
9. Owners of individual lots shall provide evidence of payment of school land dedication fees prior to issuance of a building permit.
10. Development of residential structures on lots shall require a site-specific geotechnical report and the recommendations of said report shall become conditions of approval of individual building permits.
11. Prior to recordation, the following notes shall be added to the Preliminary Plat:
 - a. Approval of this plat by the City does not alter private covenants or restrictions that otherwise apply to the property.
 - b. The use of Lots/Tracts 1-6 shall be limited to the construction of a duplex.
 - c. Tract 7 is not intended for future residential development.

Oasis Creek Tract A Subdivision Amendment

City of Glenwood Springs, Colorado

Preliminary Plan Application for Six Duplex Tracts & One Open Space Tract



Prepared August 11, 2020

Prepared for:
The Lydia Development Company
Contact: Mary Steinbrecher
611 Harvard Drive
Glenwood Springs, Colorado 81601
907.945.7397

Prepared by:
The Land Studio, Inc.
Contact: Doug Pratte
365 River Bend Way
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TABLE OF CONTENTS

Application Team.....	3
1. Planning Application.....	4
2. Proof of Ownership of the Subject Property.....	6
3. Project Description.....	8
3.1. Summary of Permit Request	8
3.2. Previous Variance Request	11
3.3. Project Overview	11
3.3.1. Consistency with the City's Land Use Plan and Comprehensive Plan	11
3.3.2. Tract Sizes	11
3.3.3. Proposed Types and sizes of uses on each Tract	11
3.3.4. Existing Conditions that Affect the Project Design	12
4. Recorded Subdivision Plat Showing Proposed Development Location.....	13
5. Existing Conditions Map.....	17
6. Illustrative Site Plan	18
7. Proposed Major Subdivision Plat	19
8. Engineering Drawings and Reports.....	19
8.1. Utility plans	19
8.2. Sanitary and storm sewer facilities	19
8.3. Proposed streets	19
8.4. Any other proposed public improvements	19
8.5. Site- and project-specific drainage report including calculations.....	19
8.5.1. Drainage Plan	19
8.5.2. Geotechnical Report	19
8.6. Evidence of Adequate Water	20
8.7. Traffic Analysis	20
8.8. Preliminary Cost Estimate for All Public Improvements	20
8.9. Sewage Disposal	20
8.10. Erosion and sediment control, stabilization, and revegetation plans	20
8.11. Trails	21
9. Traffic.....	21
10. Landscape Plan	21
11. Lighting Plan.....	21
13. Phasing Schedule.....	22
14. Governing Documents	22
14.1. Use of General and Limited Common Elements	22
14.2. Maintenance Responsibilities	22
14.3. Storage of Recreational Vehicles, Boats, etc.	22
14.4. Responsibility for Maintenance and Inspection of Fire Suppression Systems....	22
14.5. Use of Common Parking Areas	22
14.6. Joint Use Agreements for Common Sewer or Water Service Lines	22
14.7. Maintenance of Detention or Retention Basins	23
15. Neighborhood Meeting	23
16. Fees	23
17. Exhibits.....	24

Application Team

Land Owner

Lydia Development Co.
611 Harvard Drive
Glenwood Springs, Colorado 81601
T: 970.945.7397

Applicant

Tate Fairbanks
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Glenwood Springs, Colorado 81602
T: 970.309.5227

Land Planning

The Land Studio, Inc.
Contact: Doug Pratte
365 River Bend Way
Glenwood Springs, Colorado 81601
T: 970.927.3690

Civil Engineering and Surveying

Boundaries Unlimited Inc.
Deric J. Walter, PE
923 Cooper Ave., Ste. 201
Glenwood Springs, Colorado 81601
T: 970.945.5252

Geologic and Geotechnical

CTL Thompson, Inc.
Contact: James Kellogg
234 Center Drive
Glenwood Springs, Colorado 81601
T: 970.945.2809

1. Planning Application



LAND USE APPLICATION

City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		Development Permits	
☐	Rezoning	☐	Site/Architectural Plan Review
☐	Rezoning to Planned Unit Development (PUD)	☐	Administrative
☐	Annexation	☐	Minor
☐	Condominiumization	☐	Major
☐	Annexation	☐	Master Plan
☐	Street Vacation	☐	Construction Plans
		☐	Location & Extent
Subdivisions		☐	Right of Way Encroachment License
☐	Minor Subdivision	☐	Floodplain Development Permit
☒	Preliminary Plat	☐	Special Use Permit
☐	Final Plat	Flexibility and Relief Procedures	
☐	Vacation of Right-of-Way	☐	Variance
		☐	Administrative Adjustment
Other Land Use Applications		☐	Appeal
☐	Outdoor Seating	☐	

Applicant/Property Owner Information:			
Applicant Tate Fairbanks		Owner Lydia Development Co.	
Relationship to Owner Contractual		Owner	
Applicant Address 109 Fox Point, Carbondale, CO		Owner Address 611 Harvard Dr. Glenwood Spgs, CO 81601	
Phone 970-309-5227	Email Address tate@tatecivil.com	Phone 970-945-7397	Email Address

Property Information:	
Address North Traver Trail	Parcel Number 218504311001, 218504311002, 218504311003, 218504311004, 218504311005, 218504311006, 218504311007
Subdivision Oasis Creek Subdivision	Lot and Block Number Oasis Creek Subdivision Tract A
Zone District R/3 Multi-Family Residential PUD	Existing Land Use Vacant

General Project Description:
The Applicant proposes to amend the Oasis Creek Tract A Subdivision to convert six single family lots to six duplex tracts and retain undeveloped Tract 7 as an open space tract. The Applicant proposes to build one level duplexes on each tract with each unit off-set and a size of approximately 2300-2400 sq. ft. per unit.

Signatures:									
The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the	<table border="1"> <tr> <td><i>Tate Fairbanks</i></td> <td>07/7/20</td> </tr> <tr> <td>Applicant</td> <td>Date</td> </tr> <tr> <td><i>[Signature]</i></td> <td>8-5-20</td> </tr> <tr> <td>Owner</td> <td>Date</td> </tr> </table>	<i>Tate Fairbanks</i>	07/7/20	Applicant	Date	<i>[Signature]</i>	8-5-20	Owner	Date
<i>Tate Fairbanks</i>	07/7/20								
Applicant	Date								
<i>[Signature]</i>	8-5-20								
Owner	Date								

application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.	<i>Mary A. Hinbuck</i>	<i>8/5/2020</i>
	Owner	Date

2. Proof of Ownership of the Subject Property

884544 11/01/2016 09:10:48 AM Page 1 of 2
 Jean Alberico, Garfield County, Colorado
 Rec Fee: \$16.00 Doc Fee: \$80.00 eRecorded



Special Warranty Deed
 (Pursuant to 38-30-115 C.R.S.)

State Documentary Fee
 Date: October 27, 2016
 \$ 80.00

THIS DEED, made on October 27, 2016 by STEINBRECHER INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantor(s), of the County of GARFIELD and State of COLORADO for the consideration of (\$800,000.00) *** Eight Hundred Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to THE LYDIA DEVELOPMENT COMPANY, A COLORADO CORPORATION Grantee(s), whose street address is 611 W HARVARD DRIVE GLENWOOD SPRINGS, CO 81601, County of GARFIELD, and State of COLORADO, the following real property in the County of Garfield, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"
 also known by street and number as: GLENWOOD SPRINGS CO 81601

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s), subject to general taxes for the year 2016 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matter (Section 8.1) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.2) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and other

STEINBRECHER INVESTMENTS, LLC, A COLORADO LIMITED
 LIABILITY COMPANY

MARY STEINBRECHER, MANAGER

JERRY STEINBRECHER, MANAGER

LAURIE J. CRUZ-POTTER
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20084038483
 MY COMMISSION EXPIRES 11/04/2017

State of COLORADO)
) ss.
 County of GARFIELD)

The foregoing instrument was acknowledged before me on this day of October 27, 2016
 by MARY STEINBRECHER AND JERRY STEINBRECHER, MANAGERS OF STEINBRECHER INVESTMENTS, LLC, A
 COLORADO LIMITED LIABILITY COMPANY

Witness my hand and official seal. 11/04/2017
 My commission expires

Notary Public

When Recorded Return to: THE LYDIA DEVELOPMENT COMPANY, A COLORADO CORPORATION
 611 W HARVARD DRIVE GLENWOOD SPRINGS, CO 81601

Form 13767 01/2011 swd.odt Special Warranty Deed (Photographic) ABS63010441 {26709899}



884544 11/01/2016 09:10:48 AM Page 2 of 2
Jean Alberico, Garfield County, Colorado
Rec Fee: \$16.00 Doc Fee: \$80.00 eRecorded

EXHIBIT A

**TRACT A, OASIS CREEK SUBDIVISION, AS AMENDED
CITY OF GLENWOOD SPRINGS
COUNTY OF GARFIELD, STATE OF COLORADO**

**ALSO KNOWN AS
TRACT A, OASIS CREEK SUBDIVISION ACCORDING TO THE AMENDED PLAT RECORDED SEPTEMBER 2, 1981 AT
RECEPTION NO. 318676
CITY OF GLENWOOD SPRINGS
COUNTY OF GARFIELD, STATE OF COLORADO**

3. Project Description

3.1. Summary of Permit Request

The Oasis Creek Tract A Subdivision resides on North Traver Trail in the City of Glenwood Springs. The following is a summary of the Oasis Creek Tract A Subdivision Amendment that is proposed by Tate Fairbanks for the property that is owned by Lydia Development Co. This Tract A Subdivision Amendment Preliminary Plat Application proposes to amend the Oasis Creek Tract A Subdivision to convert six single family lots to six duplex Tracts and retain undeveloped Tract A7 as an open space Tract. The Applicant proposes to build one level duplexes with an optional basement on each Tract. Each duplex unit will have an approximate footprint size of 2,300-2,400 SF. The Pre-Application Conference for this project was held with Senior Planner Trent Hyatt on April 20, 2020.

Existing Conditions and Zoning Standards

Tract A was part and parcel of the original Oasis Creek Subdivision that was approved in the early 1980's. The Tract is zoned R/3 Multi-Family Residential PUD, which allows single-family, two-family, three-family and four-family dwellings as permitted uses. Tract A is limited to a maximum of 50 dwelling units. The PUD text is silent on minimum lot size restrictions, so the regulations of general applicability contained in 070.040.040 District regulations apply. The R/3 Multi-Family Residential PUD Zone District Regulations state that a minimum lot size of 6,000 square feet is required for lots created subsequent to 1965. Floor area ratio, minimum yards and maximum building heights are prescribed in the PUD regulations as follows:

Floor area ratio:	0.50:1
Front yard setback:	20 feet
Side yard setback:	5 feet
Rear yard setback:	20 feet
Maximum bldg. ht.	30 feet

Hillside Preservation Overlay Zone

The City of Glenwood Springs adopted the Hillside Preservation Overlay Zone (HPOZ) ordinance in 2000. The zone district applies to any properties above 6,000 feet elevation with an average slope of 20 percent or more. While this parcel is over 6,000 feet in elevation, the slopes for the site are less than the 20%, so the HPOZ regulations are not a factor. Topography is shown on the included Existing Conditions Map.

Open Space and Parkland

Tract A7 will remain as an Undeveloped Tract of 1.705 acres.

6.4 acres of parkland were dedicated with the original Oasis Creek annexation agreement. No additional parkland or parkland fees will be required.

School

The applicant agrees to pay the cash in lieu of school land dedication fee and will be provided at the time of building permit application for each lot.

Water

According to the Oasis Creek Annexation Agreement, \$150 / unit will be collected when the property develops. ½ the fee will be provided upon building permit application and the remainder will be provided prior to receipt of a certificate of occupancy.

Sewer

According to the Oasis Creek Annexation Agreement, \$150 / unit will be collected when the property develops. ½ the fee will be provided upon building permit application and the remainder will be provided prior to receipt of a certificate of occupancy.

Fire Impact/Emergency Services

Per GSMC Section 070.030.150 (e) Fire and emergency services impact fees, in order to help offset the financial impacts of new development on the residents of the City, all new development shall pay a fire and emergency services impact fee as provided for in this section.

The Applicant agrees to pay the emergency services impact fee as calculated by the City, the emergency services impact fee shall be made upon building permit application.

Utility Extensions

Utilities are available to all of the Tracts in this project along North Traver Trail. This Subdivision Application includes engineered plans showing the locations of all utilities available to each Tract. Please note that there are also sewer and water line utilities, which cross from north to south on Tract A7. The engineered plans are attached as an Exhibit.

Public Roadway Access

North Traver Trail will provide access to each of the Tracts, and in turn will provide access to Highway 6 & 24 at the entrance to the Oasis Creek Subdivision. North Traver Trail is a 24' wide paved roadway, which provides access for the remainder of Oasis Creek Subdivision.

Driveway Access

Tracts A1-A6 will access off the north/south leg of North Traver Trail. In order to maximize site distance, the Tract A6 driveway will be restricted to the location as shown; Tracts A1-A5 would have an option of a driveway access anywhere along the frontage. See the Oasis Creek Tract A Subdivision Plat for the restricted driveway access to Tract A6.

Sidewalks/Trails

The Applicant will retain the existing trail connections on proposed Tract A7 that reside within a trail easement and connect North Traver Trail to Harvard Drive. This trail connection allows convenient pedestrian access through the Oasis Creek Tract A Subdivision and joins with pedestrian ways of adjacent properties. The Trail is approximately five (5) feet wide in the R/3 Multi-Family Residential PUD Zone District.

Overlot Drainage

The existing topography is from the northeast to the southwest across Tract A. Offsite drainage to the east is intercepted by North Traver Trail. Onsite, localized drainage eventually reaches the major topographic swale along the northwest side of the property, with a small portion intercepted by the uphill drainage ditch on the switchback portion of North Traver Trail.

An overall Drainage Plan for the development of Tract A has been prepared by Boundaries Unlimited and is attached as an Exhibit. Detailed drainage for the construction of each duplex will be dealt with on a building permit basis for each Tract. It is anticipated that the normal building requirements for drainage away from structures and onsite drainage erosion control will address any potential localized drainage issues. Once all of the units have been constructed, there is significant natural buffering between any discharge points.

Street Trees

One (1) street tree shall be provided for each Tract of seventy-five-foot frontage or the next highest number. Trees shall be placed so as not to obstruct sight distances at driveways and corners. Each deciduous street tree shall have a minimum caliper of two (2) inches. All street trees must be irrigated and maintained in good health by individual homeowners. Landscape plans for Tracts will be submitted with the building permit application for each duplex and will include street trees. Acceptable street trees include:

Skyline Honeylocust
 Shademaster Honeylocust
 American Sentry Linden
 Greenspire Linden
 Littleleaf Linden
 Sienna Glen Maple
 Autumn Blaze Maple

Norway Maple 'Emerald Queen'
 Sensation Boxelder Maple
 Royal Red Maple
 Kentucky Coffee Tree
 Swamp White Oak
 Bur Oak

3.2. Previous Variance Request

The previous approval requested a variance from the sidewalk standards in GSMC Section 070.030.080 that would have required a sidewalk along North Traver Trail, and a variance from the landscape buffer strip associated with this sidewalk. The existing neighborhood trail system in Oasis Creek does not reside along the roadways. As noted above, the Applicant will retain the existing trail connections on proposed Tract A7 that reside within a trail easement and connect North Traver Trail to Harvard Drive. A gravel trail was constructed along North Traver Trail and will remain in place for the proposed development.

3.3. Project Overview

See above for the Project Description and Summary of Permit Request.

3.3.1. Consistency with the City's Land Use Plan and Comprehensive Plan

The City of Glenwood Springs Comprehensive Plan Map 2.1: Future Land Use - North Portion of City defines the future land use of Tract A as single-family residential. The six proposed duplex residential Tracts and undeveloped remainder Tract are infill development within the existing Oasis Creek neighborhood. The duplex residential Tracts will result in a density of one unit per 0.44 acres (2.27 units per acre), much less than the underlying R/3 Multi-Family Residential PUD zoning at one unit per .11 acres (9.5 units per acre). As a comparison, Oasis Creek Tract A is platted for 6 single family lots and a remainder open space lot at a density of one unit per .88 acres (1.14 units per acre).

3.3.2. Tract Sizes

Tract A1	26,624± SF
Tract A2	25,428± SF
Tract A3	25,116± SF
Tract A4	25,116± SF
Tract A5	25,116± SF
Tract A6	28,206± SF
Tract A7	74,250± SF

Total parcel size = 5.278 acres

3.3.3. Proposed Types and sizes of uses on each Tract

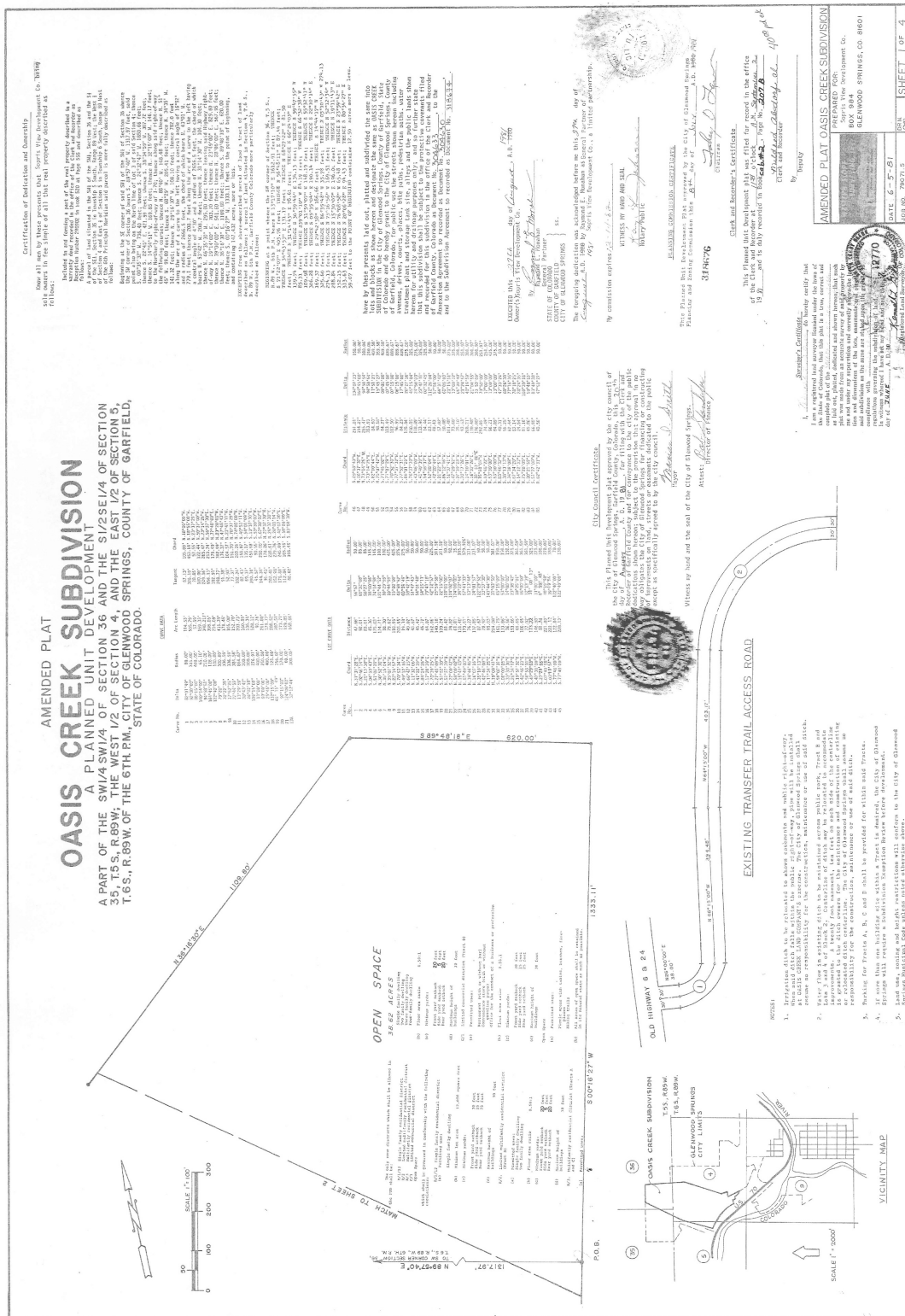
The proposed uses and sizes for each of Tracts A1-A6 are defined in the Declaration of Protective Covenants for Oasis Creek Subdivision, A Planned Unit Development, Recorded at Reception Number 304633, Book 549 Page 936, on June 11, 1980. This document is attached as an Exhibit. Tract A7 will remain as an undeveloped Tract with an existing trail and utilities within it.

3.3.4. Existing Conditions that Affect the Project Design

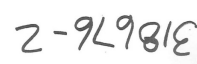
Tract A was part and parcel of the original Oasis Creek Subdivision that was approved in the early 1980's. The Tract is zoned R/3 Multi-Family Residential PUD, which allows single-family, two-family, three-family and four-family dwellings as permitted uses. Tract A is limited to a maximum of 50 dwelling units. The PUD text is silent on minimum lot size restrictions, so the regulations of general applicability contained in 070.040.040 District regulations apply. The R/3 Multi-Family Residential PUD Zone District Regulations state that a minimum lot size of 6,000 square feet is required for lots created subsequent to 1965.

This Application is for the Oasis Creek Tract A Subdivision Amendment Preliminary Plan to create 6 duplex Tracts and an undeveloped remainder Tract on the 5.278-acre Tract A parcel. The intent is to provide tract sizes and density that are compatible with the existing neighborhood and serve as a transition from the smaller lots on the east and south side of Tract A to the larger lots on the north and west side of Tract A.

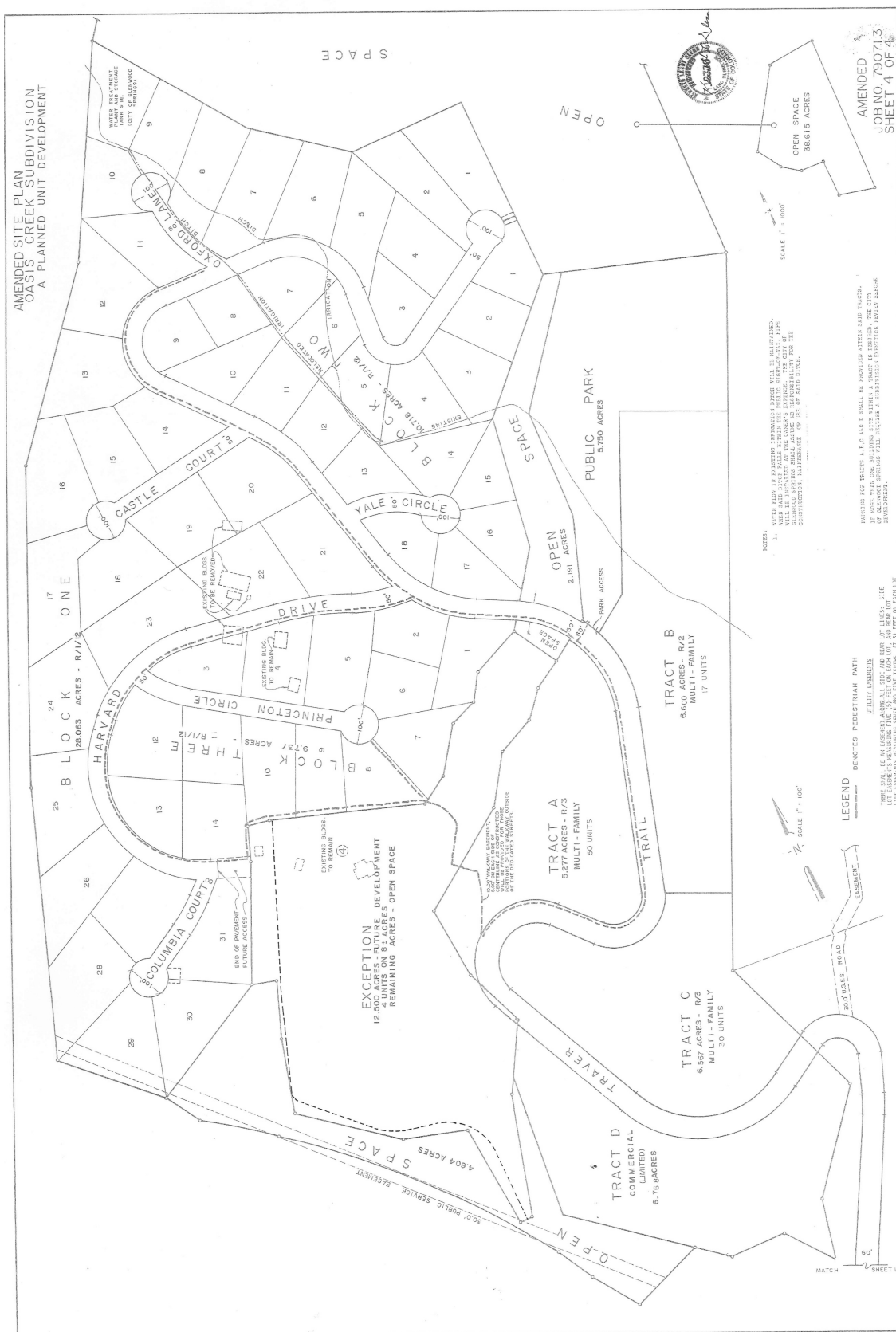
4. Recorded Subdivision Plat Showing Proposed Development Location.



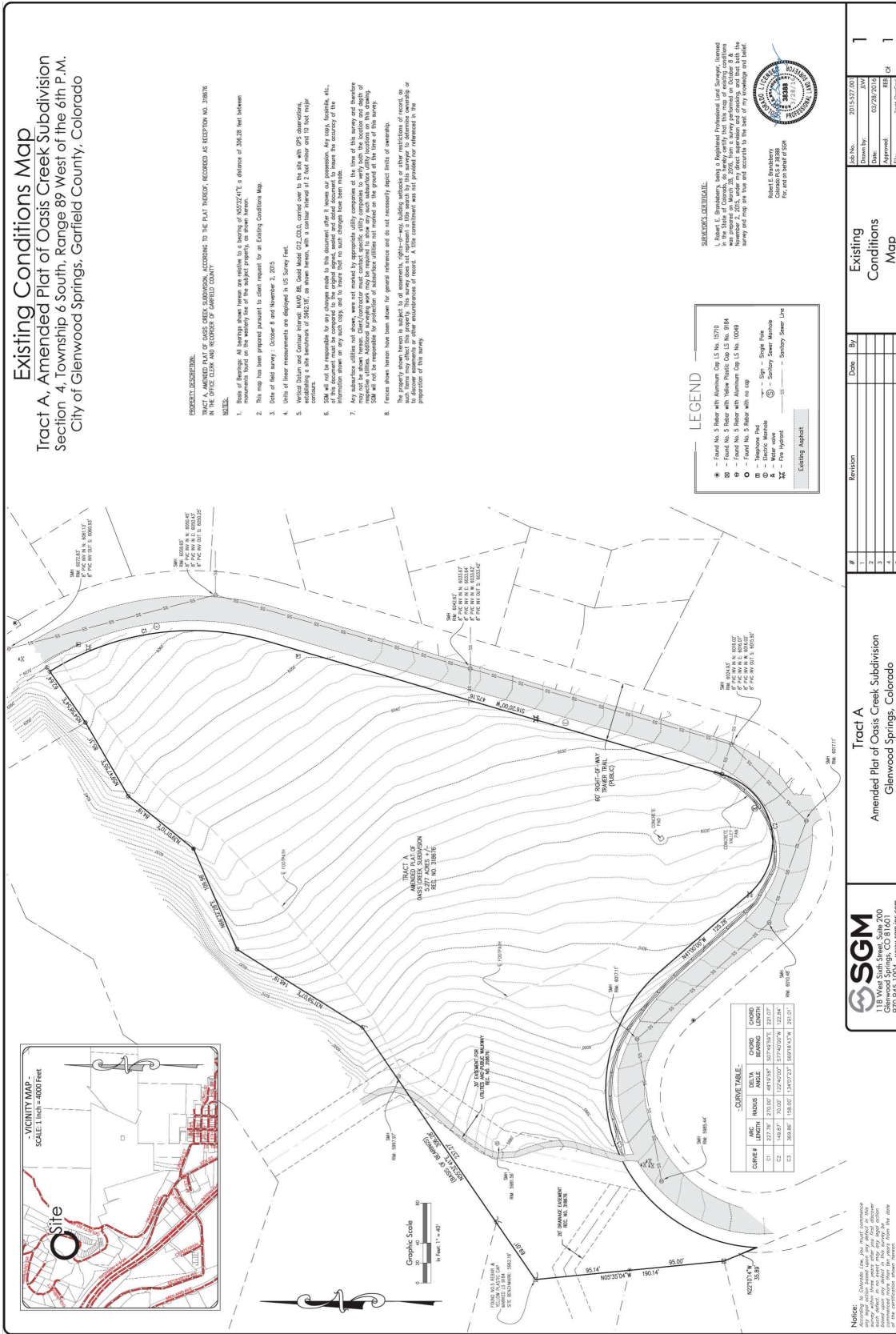
318676-1



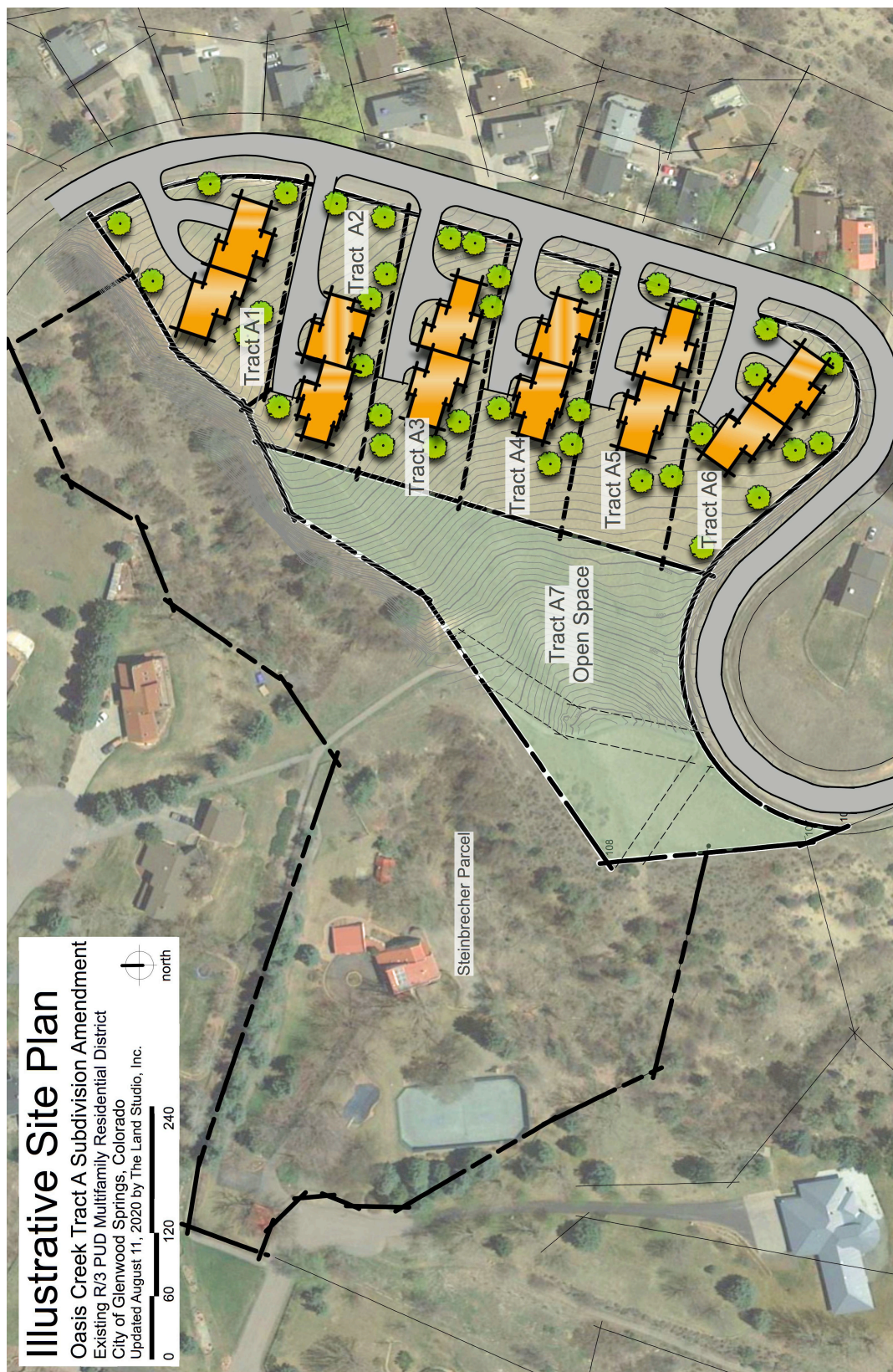
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5. Existing Conditions Map



6. Illustrative Site Plan



7. Proposed Major Subdivision Plat

The Oasis Creek Tract A Subdivision Amendment Preliminary Plat has been included as part of the Engineering Plans, which are attached as an Exhibit to this Application.

8. Engineering Drawings and Reports

8.1. Utility plans

Utilities are available to all of the Tracts in this project along North Traver Trail. This Subdivision Application includes engineered plans showing the locations of all utilities available to each Tract. Please note that there are also sewer and water line utilities, which cross from north to south on Tract A7. The engineered plans are attached as an Exhibit.

8.2. Sanitary and storm sewer facilities

According to the Oasis Creek Annexation Agreement, \$150 / unit will be collected when the property develops. ½ the fee will be provided upon building permit application and the remainder will be provided prior to receipt of a certificate of occupancy.

8.3. Proposed streets

North Traver Trail will provide access to each of the Tracts, and in turn will provide access to Highway 6 & 24 at the entrance to the Oasis Creek Subdivision. North Traver Trail is a 24' wide paved roadway, which provides access for the remainder of Oasis Creek Subdivision. No new streets are proposed for the Oasis Creek Tract A Subdivision.

8.4 Any other proposed public improvements

An easement is in place to retain the existing trail.

8.5. Site- and project-specific drainage report including calculations

A Drainage Study has been included as an Exhibit to this Application

8.5.1. Drainage Plan

A Site Grading and Erosion Control Plan has been included as an Exhibit to this Application.

8.5.2. Geotechnical Report

CTL Thompson, Inc. has prepared a letter of consultation regarding geologic conditions and geotechnical engineering criteria for the proposed 6 duplex Tracts

to be developed on Tract A. Their preliminary opinions and recommendations are based on review of geologic mapping, their geotechnical investigations at nearby sites in Oasis Creek Subdivision, site reconnaissance, and their understanding of the proposed development concept. They will confirm and refine their preliminary opinions and recommendations in an engineering report subsequent to exploratory drilling at the site and pertinent laboratory testing. CTL Thompson's letter of consultation is attached as an Exhibit.

8.6. Evidence of Adequate Water

Utilities are available to all of the Tracts in this project along North Traver Trail. This Subdivision Application includes engineered plans showing the locations of all utilities available to each Tract. Please note that there are also sewer and water line utilities, which cross from north to south on Tract A7. The engineered plans are attached as an Exhibit.

According to the Oasis Creek Annexation Agreement for water hookup, \$150 / unit will be collected when the property develops. ½ the fee will be provided upon building permit application and the remainder will be provided prior to receipt of a certificate of occupancy.

8.7. Traffic Analysis

A Traffic and Parking Analysis has been included as an Exhibit to this Application.

8.8. Preliminary Cost Estimate for All Public Improvements

There are no public improvements proposed for the Oasis Creek Tract A Subdivision.

8.9. Sewage Disposal

Utilities are available to all of the Tracts in this project along North Traver Trail. This Subdivision Application includes engineered plans showing the locations of all utilities available to each Tract. Please note that there are also sewer and water line utilities, which cross from north to south on Tract A7. The engineered plans are attached as an Exhibit.

According to the Oasis Creek Annexation Agreement for sewage disposal hookup, \$150 / unit will be collected when the property develops. ½ the fee will be provided upon building permit application and the remainder will be provided prior to receipt of a certificate of occupancy.

8.10. Erosion and sediment control, stabilization, and revegetation plans

Erosion and sediment control, stabilization, and revegetation for the construction of each duplex on Tracts A1-A6 will be dealt with on a building permit basis for each Tract. It is anticipated that the normal building requirements for erosion and sediment control, stabilization, and revegetation will address any potential localized issues.

8.11. Trails

Per GSMC Section 070.030.080 – Sidewalks, the Applicant will retain the existing trail connections on proposed Tract A7 that reside within a trail easement and connect North Traver Trail to Harvard Drive. This trail connection allows convenient pedestrian access through the Oasis Creek Tract A Subdivision and joins with pedestrian ways of adjacent properties. The Trail is an asphalt trail that is approximately five (5) feet wide within the R/3 Multi-Family Residential PUD Zone District parcel.

9. Traffic

A Traffic and Parking Analysis has been included as an Exhibit to this Application.

10. Landscape Plan

Proposed landscape for each of Tracts A1-A6 will be governed by the Architectural Control Committee defined in the Declaration of Protective Covenants for Oasis Creek Subdivision, A Planned Unit Development, Recorded at Reception Number 304633, Book 549 Page 936, on June 11, 1980. This document is attached as an Exhibit. Tract A7 will remain as an undeveloped Tract with all disturbed areas to be reclaimed with seeded grass that is similar to existing.

One (1) street tree shall be provided for each Tract of seventy-five-foot frontage or the next highest number. Trees shall be placed so as not to obstruct sight distances at driveways and corners. Each deciduous street tree shall have a minimum caliper of two (2) inches. All street trees must be irrigated and maintained in good health by individual Tract owners. Landscape plans for each duplex will be submitted with the building permit application for each Tract and will include street trees. Acceptable street trees include:

Skyline Honeylocust
Shademaster Honeylocust
American Sentry Linden
Greenspire Linden
Littleleaf Linden
Sienna Glen Maple
Autumn Blaze Maple

Norway Maple 'Emerald Queen'
Sensation Boxelder Maple
Royal Red Maple
Kentucky Coffee Tree
Swamp White Oak
Bur Oak

11. Lighting Plan

No new streets or trails that will require lighting are proposed as a part of this subdivision. Each Tract owner will be encouraged to adopt "dark night sky" principles for lighting (<http://darksky.org/lighting/lighting-basics/>). Proposed lighting for each of Tracts A1-A6 will be governed by the Architectural Control Committee defined in the Declaration of Protective Covenants for Oasis Creek Subdivision, A Planned Unit Development, Recorded at Reception Number 304633, Book 549 Page 936, on June 11, 1980. This

document is attached as an Exhibit. Tract A7 will remain as an undeveloped Tract with no proposed lighting.

13. Phasing Schedule

All 7 Tracts on the Proposed Major Subdivision Plat will be platted simultaneously in one phase.

14. Governing Documents

No new covenants will be created to govern the Oasis Creek Tract A Subdivision. The Oasis Creek Tract A Subdivision will be governed by the existing Declaration of Protective Covenants for Oasis Creek Subdivision, A Planned Unit Development, Recorded at Reception Number 304633, Book 549 Page 936, on June 11, 1980. This document is attached as an Exhibit.

14.1. Use of General and Limited Common Elements

There are no new common elements associated with Tracts A1-A7 of the Oasis Creek Tract A Subdivision.

14.2. Maintenance Responsibilities

The individual owners of Tracts A1-A7 will be responsible for the maintenance of their property. Maintenance responsibilities are identified in the Declaration of Protective Covenants for Oasis Creek Subdivision, A Planned Unit Development, Recorded at Reception Number 304633, Book 549 Page 936, on June 11, 1980. This document is attached as an Exhibit.

14.3. Storage of Recreational Vehicles, Boats, etc.

The Oasis Creek Tract A Subdivision storage will be governed by the Declaration of Protective Covenants for Oasis Creek Subdivision, A Planned Unit Development, Recorded at Reception Number 304633, Book 549 Page 936, on June 11, 1980. This document is attached as an Exhibit.

14.4. Responsibility for Maintenance and Inspection of Fire Suppression Systems

Those currently maintaining and inspecting the existing fire suppression systems on North Traver Trail will continue to do so.

14.5. Use of Common Parking Areas

There are no common parking areas associated with Tracts A1-A7 of the Oasis Creek Tract A Subdivision.

14.6. Joint Use Agreements for Common Sewer or Water Service Lines

There are no common sewer or water service lines associated with Tracts A1-A7 of the Oasis Creek Tract A Subdivision.

14.7. Maintenance of Detention or Retention Basins

The individual owners of Tracts A1-A7 will be responsible for the maintenance of the detention or retention basins on their property.

15. Neighborhood Meeting

A Neighborhood Meeting was held on July 29, 2020 at 6:30 p.m. to present project details and receive feedback from the neighborhood group. The Applicant presented a site plan showing the proposed Subdivision Amendment and Preliminary Plat Application. Doug Pratte presented an overview of the project and Neighborhood attendees made the following questions and comments:

- Thank you to the Steinbrechers for keeping the land in open space.
- Concern was raised over additional development because of existing traffic concerns along N. Traver Trail.
- Is construction contingent on the Rocky Mountain Industries ongoing lawsuit?
- How many stories will the units be?
- Concern about access for fire and police and snow removal.
- Concern duplexes will impact property values.
- Concern about light pollution from houses with exterior lights facing existing neighboring homes.
- Prefer no trees that block neighbor views, especially Cottonwoods.
- Expressed desire to keep single family homes rather than duplex units.
- Discussion of existing covenants related to the proposed project. The Applicant agrees to work with the neighborhood regarding future review of the application.
- Concern about multiple families living in a single unit.

The Applicant did remind the neighbors they would be receiving public notice as public hearings are scheduled with the City of Glenwood Springs.

An Exhibit showing the list of those notified by mail, sent on July 9, 2020, those in attendance at the meeting and a copy of the Exhibits used at the meeting has been included with this application.

16. Fees

Once the final amount is identified by staff, the Applicant agrees to provide a check for the required fees made out to the City of Glenwood Springs for the Oasis Creek Tract A Subdivision Amendment Preliminary Plan Application for 6 Multi-Family Tracts and a Remainder Open Space Tract.

17. Exhibits

Exhibit A - Engineered Plans

- Cover sheet
- Site grading and drainage
- Utility plan
- Civil details
- Preliminary Plat

Exhibit B – Drainage Study and Traffic Study

Exhibit C - Geologic Conditions and Geotechnical Letter of Consultation

Exhibit D - Declaration of Protective Covenants for Oasis Creek Subdivision

Exhibit E – Neighborhood Meeting Information



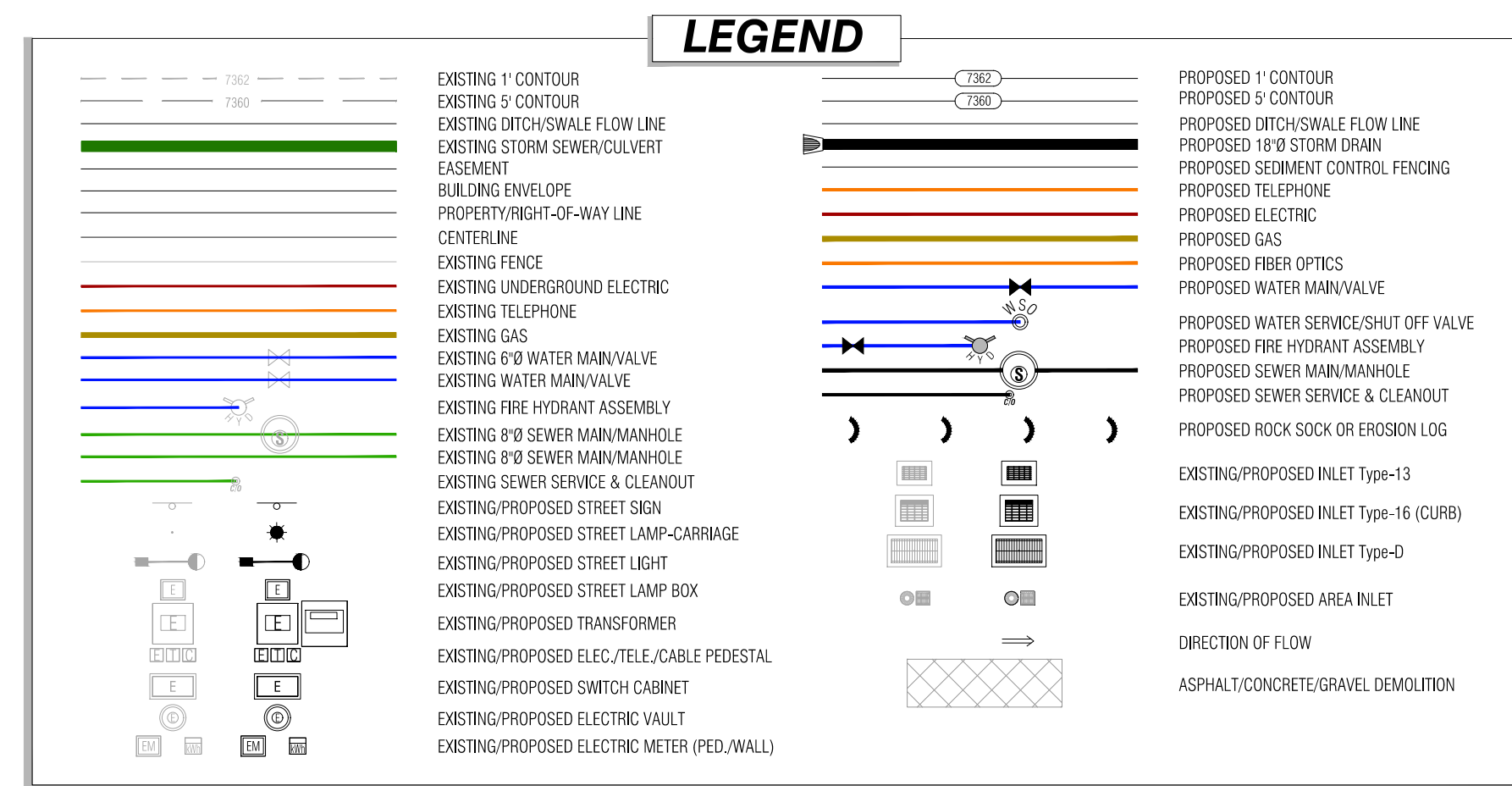
Exhibit A

Engineered Plans

OASIS

A detailed topographic map of Glenwood Springs, Colorado. The map features contour lines indicating elevation, with labels such as 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, 10000, 10200, 10400, 10600, 10800, 11000, 11200, 11400, 11600, 11800, 12000, 12200, 12400, 12600, 12800, 13000, 13200, 13400, 13600, 13800, 14000, 14200, 14400, 14600, 14800, 15000, 15200, 15400, 15600, 15800, 16000, 16200, 16400, 16600, 16800, 17000, 17200, 17400, 17600, 17800, 18000, 18200, 18400, 18600, 18800, 19000, 19200, 19400, 19600, 19800, 20000, 20200, 20400, 20600, 20800, 21000, 21200, 21400, 21600, 21800, 22000, 22200, 22400, 22600, 22800, 23000, 23200, 23400, 23600, 23800, 24000, 24200, 24400, 24600, 24800, 25000, 25200, 25400, 25600, 25800, 26000, 26200, 26400, 26600, 26800, 27000, 27200, 27400, 27600, 27800, 28000, 28200, 28400, 28600, 28800, 29000, 29200, 29400, 29600, 29800, 30000, 30200, 30400, 30600, 30800, 31000, 31200, 31400, 31600, 31800, 32000, 32200, 32400, 32600, 32800, 33000, 33200, 33400, 33600, 33800, 34000, 34200, 34400, 34600, 34800, 35000, 35200, 35400, 35600, 35800, 36000, 36200, 36400, 36600, 36800, 37000, 37200, 37400, 37600, 37800, 38000, 38200, 38400, 38600, 38800, 39000, 39200, 39400, 39600, 39800, 40000, 40200, 40400, 40600, 40800, 41000, 41200, 41400, 41600, 41800, 42000, 42200, 42400, 42600, 42800, 43000, 43200, 43400, 43600, 43800, 44000, 44200, 44400, 44600, 44800, 45000, 45200, 45400, 45600, 45800, 46000, 46200, 46400, 46600, 46800, 47000, 47200, 47400, 47600, 47800, 48000, 48200, 48400, 48600, 48800, 49000, 49200, 49400, 49600, 49800, 50000, 50200, 50400, 50600, 50800, 51000, 51200, 51400, 51600, 51800, 52000, 52200, 52400, 52600, 52800, 53000, 53200, 53400, 53600, 53800, 54000, 54200, 54400, 54600, 54800, 55000, 55200, 55400, 55600, 55800, 56000, 56200, 56400, 56600, 56800, 57000, 57200, 57400, 57600, 57800, 58000, 58200, 58400, 58600, 58800, 59000, 59200, 59400, 59600, 59800, 60000, 60200, 60400, 60600, 60800, 61000, 61200, 61400, 61600, 61800, 62000, 62200, 62400, 62600, 62800, 63000, 63200, 63400, 63600, 63800, 64000, 64200, 64400, 64600, 64800, 65000, 65200, 65400, 65600, 65800, 66000, 66200, 66400, 66600, 66800, 67000, 67200, 67400, 67600, 67800, 68000, 68200, 68400, 68600, 68800, 69000, 69200, 69400, 69600, 69800, 70000, 70200, 70400, 70600, 70800, 71000, 71200, 71400, 71600, 71800, 72000, 72200, 72400, 72600, 72800, 73000, 73200, 73400, 73600, 73800, 74000, 74200, 74400, 74600, 74800, 75000, 75200, 75400, 75600, 75800, 76000, 76200, 76400, 76600, 76800, 77000, 77200, 77400, 77600, 77800, 78000, 78200, 78400, 78600, 78800, 79000, 79200, 79400, 79600, 79800, 80000, 80200, 80400, 80600, 80800, 81000, 81200, 81400, 81600, 81800, 82000, 82200, 82400, 82600, 82800, 83000, 83200, 83400, 83600, 83800, 84000, 84200, 84400, 84600, 84800, 85000, 85200, 85400, 85600, 85800, 86000, 86200, 86400, 86600, 86800, 87000, 87200, 87400, 87600, 87800, 88000, 88200, 88400, 88600, 88800, 89000, 89200, 89400, 89600, 89800, 90000, 90200, 90400, 90600, 90800, 91000, 91200, 91400, 91600, 91800, 92000, 92200, 92400, 92600, 92800, 93000, 93200, 93400, 93600, 93800, 94000, 94200, 94400, 94600, 94800, 95000, 95200, 95400, 95600, 95800, 96000, 96200, 96400, 96600, 96800, 97000, 97200, 97400, 97600, 97800, 98000, 98200, 98400, 98600, 98800, 99000, 99200, 99400, 99600, 99800, 100000. The map also shows the Colorado River, I-70, and various landmarks including West Glenwood Springs, Golf Course, and the Site. A north arrow is located in the top right corner. The map is titled 'GLENWOOD SPRINGS' at the bottom.

INDEX OF SHEETS	
SHEET NO.	SHEET LIST
C.1	Cover Sheet
C.2	Site, Grading and Erosion Control Plan
C.3	Utility Plan
C.4	Civil Details
V.1	Preliminary Plat



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Boundaries Unlimited Inc.

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Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com**

If "Yes", SUE Certification by:
Firm: #####
Job #: #####
Date: N/A



**Know what's below.
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Oasis Creek Subdivision

Cover Sheet

Sheet _____

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			

PROJECT NO. _____

2010 Designer: **BW**

Checker: **BUI**

Date: **8/7/20**

C. I.



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Required Project: *N/A*
If "Yes", SUE Certification by:
Firm: #####
Job #: #####
Date: *N/A*

Engineer or Surveyor Seal

NOT FOR
Review
CONSTRUCTION

Client Information:
LYDIA DEVELOPMENT COMPANY
611 HARVARD DRIVE
GLENWOOD SPRINGS, CO 81601
000.000.0000

NORTH

0 40 80
Scale: 1" = 40'

Know what's below.
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GLENWOOD SPRINGS, COLORADO

Oasis Creek Subdivision

Site, Grading and Erosion Control Plan

No.	Date	Revision	By
1			
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PROJECT NO.
2010
Designer:
DJW
Checker:
BUJ
Date:
8/7/20

Sheet
C.2

File Name: 2010-1-V-Topo.dwg

Packet Page 78

NOTES:
1. THE PROPOSED SEWER LINE WILL BEGIN NEAR THE NORTHWEST CORNER OF LOT 2 AND WILL FLOW TO THE SOUTHWEST ALONG THE BACK OF LOTS 2-6 UNTIL IT CONNECTS INTO THE EXISTING MANHOLE LABELED "EX-7" ON THIS SHEET.



N:\PROJECTS\2020\2010-Oasis Creek\dwg\2010-Oasis Creek.dwg 8/11/2020 8:40 AM

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Required Project: *N/A*
If "Yes", SUE Certification by:
Firm: #####
Job #: #####
Date: *N/A*

Engineer or Surveyor Seal

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Review
CONSTRUCTION

Client Information:
LYDIA DEVELOPMENT COMPANY
611 HARVARD DRIVE
GLENWOOD SPRINGS, CO 81601
000.000.0000

NORTH

0 40 80
Scale: 1" = 40'

811

Know what's below.
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GLENWOOD SPRINGS, COLORADO

Oasis Creek Subdivision

Utility Plan

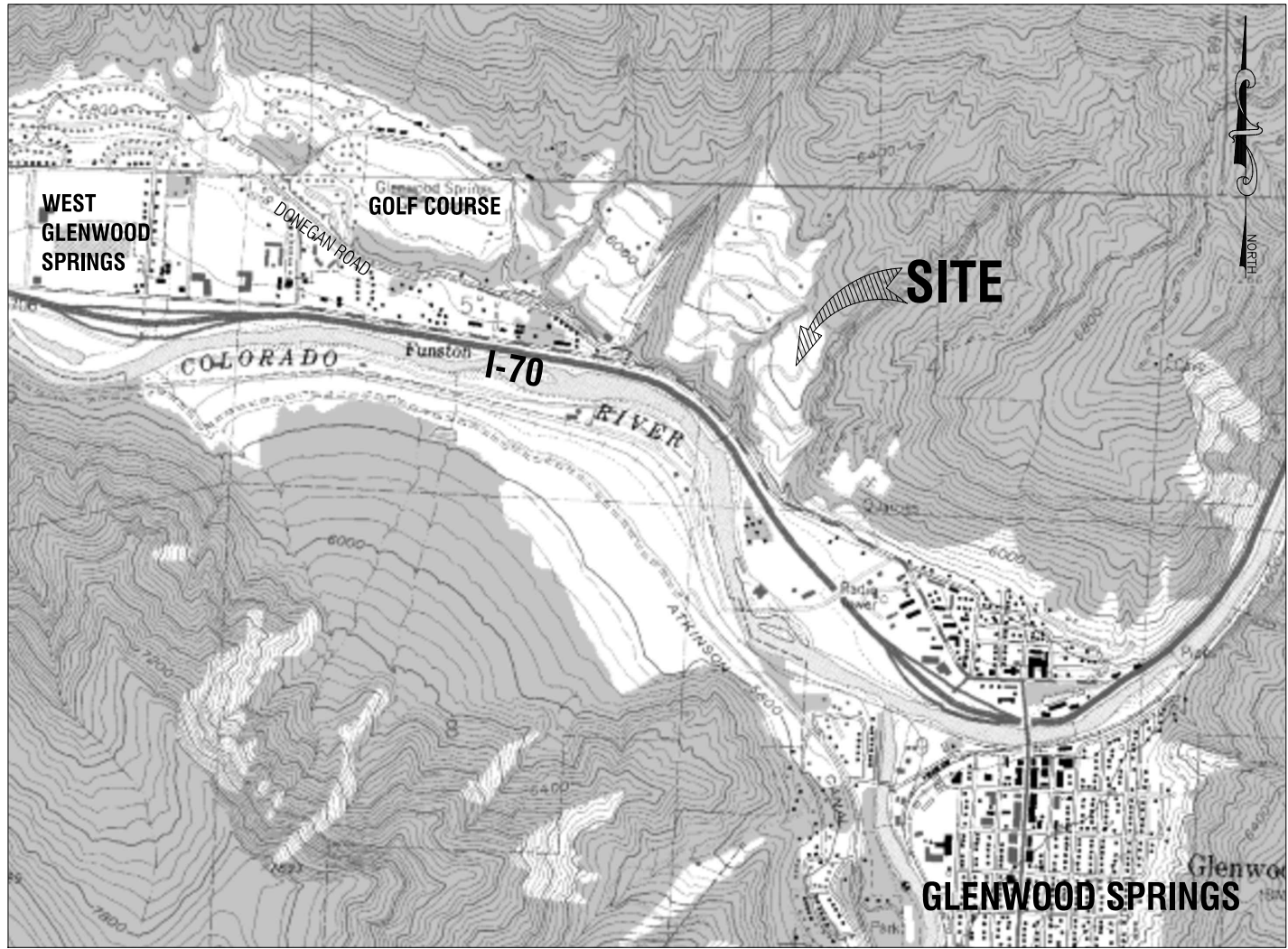
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Designer:
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Checker:
BUJ
Date:
8/7/20

Sheet
C.3

File Name: 2010-v-topo.dwg

PRELIMINARY PLAT
OASIS CREEK TRACT A SUBDIVISION AMENDMENT
AN AMENDMENT OF OASIS CREEK TRACT A SUBDIVISION AS PLATTED UNDER R.N. 882404
SITUATED IN SECTION 4, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE 6TH P.M.,
CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO



VICINITY MAP
Scale: 1"=2000'

LEGEND	
●	FOUND NO. 5 REBAR WITH BLUE PLASTIC CAP LS NO. 38388
⊠	FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP LS NO. 9184
○	FOUND NO. 5 REBAR WITH ALUMINUM CAP LS NO. 10049
○	FOUND NO. 5 REBAR WITH NO CAP
---	PROPERTY LINE
---	ADJOINING PROPERTY
---	EASEMENT
---	SETBACK
---	CENTERLINE

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT LYDIA DEVELOPMENT COMPANY BEING THE SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS: OASIS CREEK TRACT A SUBDIVISION AS PLATTED UNDER RECEPTION NUMBER 882404 IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AND CONTAINING 5.28 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS AS SHOWN HEREON AND DESIGNATE THE SAME AS OASIS CREEK TRACT A SUBDIVISION AMENDMENT IN THE CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, COLORADO; AND DO HEREBY GRANT TO THE CITY OF GLENWOOD SPRINGS, GARFIELD COUNTY, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON, INCLUDING AVENUES, DRIVES, COURTS, PLACES AND ALLEYS, THE PUBLIC LANDS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; AND SO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO UNDER RECEPTION NO. _____, AND SUBJECT TO THE SUBDIVISION AGREEMENT FILE AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO UNDER RECEPTION NO. _____.

EXECUTED THIS _____ DAY OF _____, A.D. 2020.

PRESIDENT - THE LYDIA DEVELOPMENT COMPANY

STATE OF COLORADO)
) SS.
COUNTY OF GARFIELD)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20 _____.

BY _____

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL _____

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I, STEVEN L. SMITH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE OASIS CREEK TRACT A SUBDIVISION AMENDMENT AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE TRACTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME AS STAKE ON THE GROUND IN COMPLIANCE WITH THE CITY OF GLENWOOD SPRINGS REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20 _____.

STEVEN L. SMITH, PLS 25642
FOR AND ON BEHALF OF BOUNDARIES UNLIMITED INC.

TITLE CERTIFICATE

TITLE COMPANY, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS FINAL PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN THE LYDIA DEVELOPMENT COMPANY FREE AND CLEAR OF ALL LIENS, AND ENCUMBRANCES EXCEPT AS FOLLOWS: _____

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

AGENT _____

PLAT NOTES

- BASIS OF BEARINGS: THE NORTH EASTERLY LINE OF SUBDIVISION BEARING N 55°32'41"E, A DISTANCE OF 306.28' WITH MONUMENT AT THE SOUTH BEING A NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "LS 9184" AND AT THE NORTH END BY A NO. 5 REBAR WITH AN ALUMINUM CAP STAMPED "LS 10049". ROTATE PLAT BEARINGS 00°00'35" COUNTERCLOCKWISE TO MATCH CITY OF GLENWOOD CONTROL BEARINGS.
- EACH TRACT A1-A6 IS LIMITED TO TWO (2) ATTACHED DWELLING UNITS PER TRACT AND TRACT A7 IS TO REMAIN AS AN OPEN SPACE TRACT.

CITY COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF GLENWOOD SPRINGS, GARFIELD COUNTY COLORADO THE _____ DAY OF _____, A.D. 20 _____, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE CITY OF PUBLIC DEDICATIONS SHOWN HEREON SUBJECT TO THE PROVISION THAT THE APPROVAL IN NO WAY OBLIGATES THE CITY OF GLENWOOD SPRINGS FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND, STREETS OR EASEMENT S DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE CITY COUNCIL IN THE SUBDIVISION AGREEMENT.

MAYOR
WITNESS MY HAND AND THE SEAL OF THE CITY OF GLENWOOD SPRINGS.

ATTEST:

CITY CLERK _____

CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT _____ O'CLOCK _____ M ON THE _____ DAY OF _____ 20 _____, UNDER RECEPTION NO. _____.

CLERK AND RECORDER _____

BY _____
DEPUTY

Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

923 Cooper Avenue
Suite 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
Engineer or Surveyor Seal

NOT FOR
PRELIM
CONSTRUCTION

Client Information:
LYDIA DEVELOPMENT COMPANY
611 HARVARD DRIVE
GLENWOOD SPRINGS, CO 81601
000.000.0000

NORTH

0 40 80
Scale: 1" = 40'

811

Know what's below.
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Oasis Creek Tract A Subdivision Amendment
Preliminary Plat

By
Revision
Date
No.

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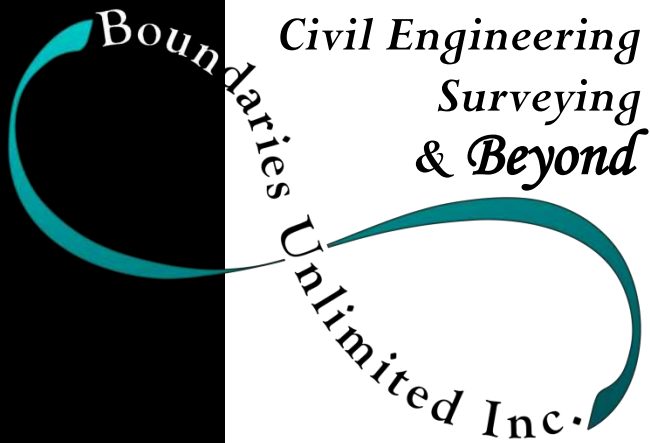
PROJECT NO.
20010
FILE NAME:
20010-c-plat.dwg
Designer:
DJW
Checker:
BUT
Date:
8/7/20

Sheet
V.1

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Packet Page 81

Exhibit B
Drainage Study
And
Traffic Study



Major Drainage Report

Oasis Creek Tract A Subdivision Amendment

August 7, 2020
BUI Project #20010.01



"I hereby affirm that this report and the accompanying plans for the Oasis Creek Tract A Subdivision Amendment was prepared by me (or under my supervision) for the owners thereof in accordance with the provisions of the City of Glenwood Springs Stormwater, Drainage, Water Quality and Erosion Control Chapter and approved variances and exceptions listed thereto. I understand that it is the policy of the City of Glenwood Springs that the City of Glenwood Springs does not and will not assume liability for drainage facilities designed by others."

License No. 37110
Licensed Professional Engineer, State of Colorado



(Seal)

Contents

A. Introduction	1
B. Existing Conditions.....	1
C. Existing Drainage Basin	1
1. Floodplain	3
D. Proposed Conditions.....	3
E. Proposed Drainage Basins.....	5
1. Basin Pr-01	6
2. Basin Pr-02.....	6
3. Basin Pr-03.....	6
4. Basin Pr-04.....	6
5. Basin Pr-05.....	6
6. Basin Pr-06.....	7
7. Basin Pr-07.....	7
F. Low Impact Site Design.....	7
G. Hydrologic Criteria.....	8
H. Hydraulic Criteria.....	8
I. Proposed Facilities.....	8
J. Operation and Maintenance	8
K. Works Cited	10

Appendix

- Drainage Basin Summary Spreadsheet
- Autodesk Storm and Sanitary Sewer Analysis (SSA) datasheets
- MHFD Detention Basin Design Workbook datasheets
- Autodesk Hydraflow Express datasheets
- NRCS Web Soil Survey
- NOAA Atlas 14
- Design Plans & Details (24"x36")

A. Introduction

The purpose of this report is to provide an outline and basis of design for the drainage improvements proposed for the Oasis Creek Tract A Subdivision Amendment in Glenwood Springs, Colorado (situated within Section: 4 Township: 6 Range: 89 West of the Sixth Principal Meridian). The intent of the project is to designate the existing tracts as lots and construct duplex homes with associated driveways/landscaping and to mitigate the drainage impacts resulting from the development.

B. Existing Conditions

The project area consists of seven (7) undeveloped tracts of land included in the Oasis Creek Subdivision. The project area is bounded by N. Traver Trail to the south and east and single-family residences to the north and west. The only existing significant disturbances on the property are a drainage ditch that flows along N. Traver Trail, an 18" wide footpath that parallels the ditch and a paved bike path which crosses along the southwest side of the property. In general, the topography within the site slopes from east to west with slopes ranging from 10%-14%. Site vegetation consists primarily of short native grasses. The USDA NRCS Web Soil Survey (attached) indicates that soils are primarily Potts-Ildfonso complex (hydrologic Group C) with a small section of Ildfonso stony loam (hydrologic Group A) along the western and southeastern edge of the property.

A geotechnical investigation was performed by CTL Thompson, Inc. (Project No. GS06028.000-115, dated April 22, 2016). The investigation considered Colorado Geological Survey (CGS) mapping titled, "Geologic Map of the Glenwood Springs Quadrangle, Garfield County, Colorado" By Kirkham, Streufert, Cappa, Shaw, Allen and Jones. According to that CGS mapping, most of the property consists of soils with clayey to sandy silt and silty sand. Outcrops of Belden Formation shale, limestone, and sandstone are visible in the very steep slopes of the south extent of the topographic bench. Groundwater was not encountered.

C. Existing Drainage Basin

Basin Ex-01 (5.28 acres) consists of the entire undeveloped site. During major and minor storm events, runoff sheet flows from the east end of the site along N. Traver Trail until it concentrates and shallow flows west into a ravine. An existing roadside drainage ditch effectively isolates the property from any offsite basins. Please see Table 1 for the basin area, runoff coefficient, time of concentration and runoff rate and Figures 1 & 2 for the basin boundary and hydrologic soil group.

Basin	Area		Runoff (C)	Tc (min.)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
	(sf)	(Ac.)				
Ex-01	229859	5.28	0.5	21.87	6.13	7.89

Table 1: Existing Basins



Figure 1: Existing Drainage Basin

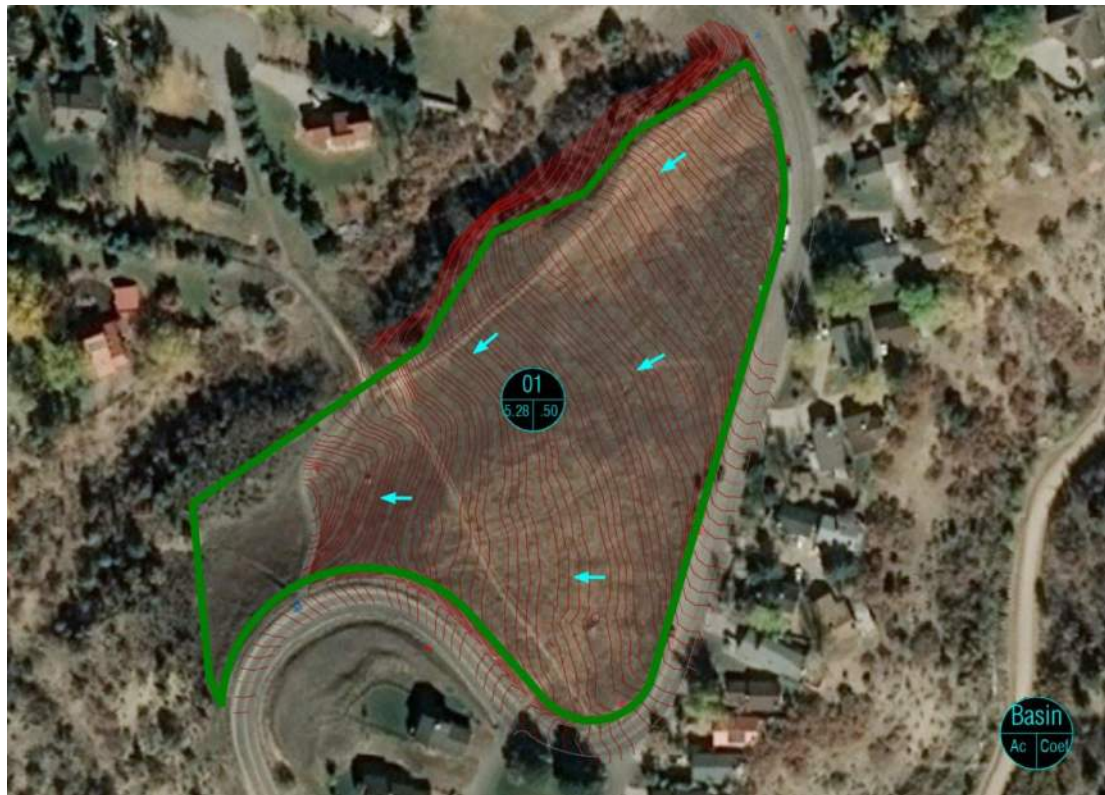


Figure 2: Existing Drainage Basins

1. Floodplain

The site is not located in a defined floodplain as shown in the the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) for Garfield County, Colorado, Community Panel Number 080071 1432 C, effective date: October 15, 1985. As indicated, the property is in Zone D - areas of undetermined, but possible, flood hazards. The proposed building sites are elevated well above the adjacent ravine. Please see Figure 3.

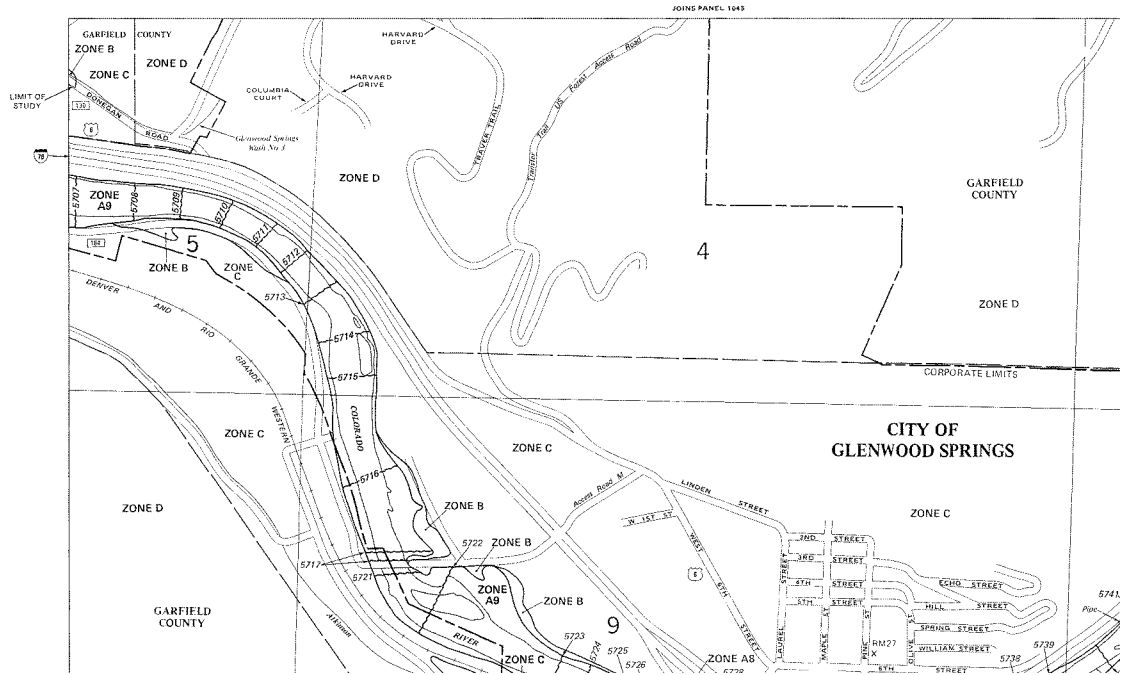


Figure 3: FEMA Map

D. Proposed Conditions

The proposed development will include multi-story duplex homes draining to a single topographic low point (outfall/design point). This low point corresponds with the existing conditions with flows concentrating at the west end of the site.

In planning out the design, several stormwater management alternatives were considered, including: bioretention; WQCV Drywells; Extended Detention Basin (EDB); and conveyance structures. Per City requirements, the Project is required to treat runoff for the Water Quality Capture Volume (WQCV), manage runoff from the minor (25-year) and ensure conveyance of the 100-year storm event without adversely impacting downstream properties.

In preparing the design, it was determined that the soils were not suitable for infiltration and that the fact that all the lots drain to a single location made an EDB the most feasible alternative.

The Project has been designed to utilize roof gutters, downspouts and swales for the capture and conveyance of runoff to the EDB. Water Quality Capture Volume (WQCV) and runoff from impervious areas under the 25-year and 100-year, 1-hour storms will be managed using multi-stage outflow control in the EDB. The controlled discharge will be released into the existing natural drainage channel (the ravine) which is tributary to the Colorado River.

In general, runoff from the roofs will be collected by roof gutters and downspouts which will discharge into swales lined with rip rap or erosion control fabric leading to the EDB. Runoff from landscaped areas around the building will be captured by the same swales.

The EDB WQCV requirements were initially designed using MHFD *Detention Basin Design Workbook* software for a three (3) zone system and the outflow control structures were designed using Autodesk Storm and Sanitary Sewer Analysis (SSA) v2020 software and the Rational Method. The permissible outflow must be limited to the historic runoff rates to prevent adverse impacts to downstream properties/systems. A copy of the SSA analysis has been included in the Appendix. The EDB storage requirements and proposed outflow controls are as follows:

Storm Event/Zone	Volume		Orifice Ø (in)	Weir			Peak Outflow		
	(ac-ft)	(cf)		Width (ft)	Height (ft)	Stage (ft)	WQCV (cfs)	Q25 (cfs)	Q100 (cfs)
WQCV	0.061	2644	7/8	-	-	0	0.03		
			7/8	-	-	0.33	0.02		
25-yr*	0.116	5053	-	1.00	-	1.25		5.08	
100-yr	0.230	10019	-	Overflow Grate		2.00			6.85

*Overflow grate, not a typical weir

Table 2: EDB Storage Requirements and Outflow Control

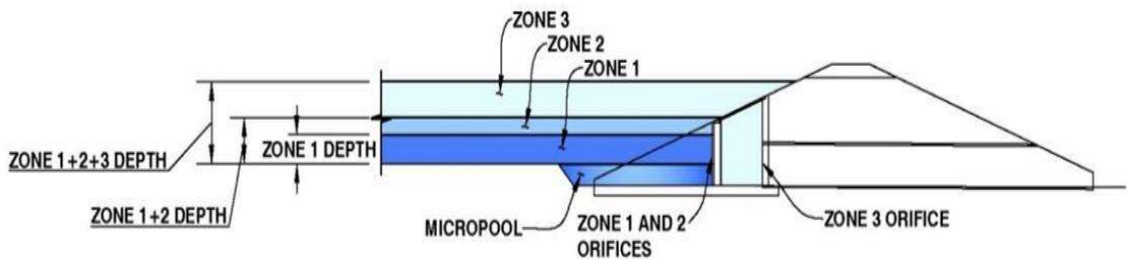


Figure 4: Extended Detention with 3 zones

The EDB has been depicted on the Drainage Plans to fit at the bottom of the basin just uphill from the existing pedestrian bike path. The proposed Stage-Storage dimensions of the EDB are:

Stage (ft)	Area (sf)	Volume	
		(cf)	(ac-ft)
-0.5 (Micropool)	115	-	-
0	1753	0	0.000
1	2583	2167	0.050
2	2488	5203.5	0.119
3	4467	9181	0.211

Storm Event/Zone	HWL (ft)
-	-
WQCV	1.19
25-yr	1.79
100-yr	2.02

Table 3: EDB Stage-Storage

The EDB should contain a 115sf x 6" deep micropool near the outflow control structure for sediment storage. The bottom of the micropool must be lined with 9"Ø nominal riprap and the remaining bottom of the EDB and side slopes must be lined with a temporary erosion control

fabric vegetated with native grasses. An outflow control structure detail has been included in the Plans.

E. Proposed Drainage Basins

Proposed drainage basin boundaries have been delineated in order to size swales. Please see Figure 5 for basin boundaries and Table 4 for areas, runoff coefficients, times of concentration and hydrology.

Basin	Area		Imperv. (%)	Runoff (c)	Tc (min.)	WQCV Depth (in)	V _{WQ} (cf) (d6=0.34)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
	(sf)	(Ac.)							
Pr-01	26615	0.61	31.0%	0.59	13.15	0.15	271	1.16	1.51
Pr-02	25439	0.58	39.9%	0.64	13.20	0.18	301	1.20	1.56
Pr-03	25134	0.58	38.0%	0.63	11.08	0.17	289	1.28	1.66
Pr-04	25134	0.58	35.8%	0.62	9.32	0.17	279	1.37	1.78
Pr-05	25134	0.58	35.3%	0.64	10.34	0.17	277	1.34	1.75
Pr-06	28227	0.65	31.8%	0.59	13.70	0.16	292	1.21	1.57
Pr-07	74250	1.70	1.9%	0.50	8.48	0.01	71	3.40	4.41

Table 4: Proposed Basins



Figure 5: Proposed Drainage Basins

1. Basin Pr-01

Basin Pr-01 (0.61 acres; $C=0.59$; $T_c=13.15$ min.; $WQCV=271$ cf; $Q_{25}=1.16$ cfs; $Q_{100}=1.51$ cfs) is situated at the northeast corner of the site along with the west side of N. Traver Trail. As previously discussed, duplex homes with a shared driveway will be developed. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. A swale will need to be constructed on the north end of the residences to convey runoff around the building. Captured runoff will be routed through a series of swales to the EDB for treatment, detention and controlled release. Any disturbed slopes steeper than 4:1 will need to be lined with a 2-year stable erosion control fabric vegetated with native grasses. The net watershed imperviousness is 31.0%.

2. Basin Pr-02

Basin Pr-02 (0.58 acres; $C=0.64$; $T_c=13.20$ min.; $WQCV=301$ cf; $Q_{25}=1.20$ cfs; $Q_{100}=1.56$ cfs) is south of Basin Pr-01. Duplex homes will be developed on this site. Impervious areas will include the duplex and the driveway. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. No slopes steeper than 4:1 are anticipated which would require erosion control fabric. In general, runoff will sheet flow in the short upper limits and shallow flow in the swales which lead to the EDB for treatment, detention and controlled release. The net watershed imperviousness is 39.9%.

3. Basin Pr-03

Basin Pr-03 (0.58 acres; $C=0.63$; $T_c=11.08$ min.; $WQCV=289$ cf; $Q_{25}=1.28$ cfs; $Q_{100}=1.66$ cfs) is south of Basin Pr-02. Duplex homes will be developed on this site. Impervious areas will include the duplex and the driveway. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. No slopes steeper than 4:1 are anticipated which would require erosion control fabric. In general, runoff will sheet flow in the short upper limits and shallow flow in the swales which lead to the EDB for treatment, detention and controlled release. The net watershed imperviousness is 38.0%.

4. Basin Pr-04

Basin Pr-04 (0.58 acres; $C=0.62$; $T_c=9.32$ min.; $WQCV=279$ cf; $Q_{25}=1.37$ cfs; $Q_{100}=1.78$ cfs) is south of Basin Pr-03. Duplex homes will be developed on this site. Impervious areas will include the duplex and the driveway. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. No slopes steeper than 4:1 are anticipated which would require erosion control fabric. In general, runoff will sheet flow in the short upper limits and shallow flow in the swales which lead to the EDB for treatment, detention and controlled release. The net watershed imperviousness is 35.8%.

5. Basin Pr-05

Basin Pr-05 (0.58 acres; $C=0.64$; $T_c=10.34$ min.; $WQCV=277$ cf; $Q_{25}=1.34$ cfs; $Q_{100}=1.75$ cfs) is south of Basin Pr-04. Duplex homes will be developed on this site. Impervious areas will include the duplex and the driveway. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. No slopes steeper than 4:1 are anticipated which would require erosion control fabric. In general, runoff will sheet flow in the short upper limits and shallow flow in the swales which lead to the EDB for treatment, detention and controlled release. The net watershed imperviousness is 35.3%.

6. Basin Pr-06

Basin Pr-06 (0.65 acres; C=0.59; Tc=13.70 min.; WQCV=292 cf; Q₂₅=1.21 cfs; Q₁₀₀=1.57 cfs) is south of Basin Pr-05. Duplex homes will be developed on this site. Impervious areas will include the duplex and the driveway. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. No slopes steeper than 4:1 are anticipated which would require erosion control fabric. In general, runoff will sheet flow in the short upper limits and shallow flow in the swales which lead to the EDB for treatment, detention and controlled release. The net watershed imperviousness is 31.8%.

7. Basin Pr-07

Basin Pr-07 (1.70 acres; C=0.50; Tc=8.48 min.; WQCV=71 cf; Q₂₅=3.40 cfs; Q₁₀₀=4.41 cfs) resides along the westerly end of the property. There will be no development on this site. Impervious areas will only include the existing paved bike trail then runs through the basin. Disturbed areas will be vegetated with native grasses, lawn grasses and landscape shrubs/trees. Any disturbed slopes steeper than 4:1 will need to be lined with a 2-year stable erosion control fabric vegetated with native grasses. In general, runoff will sheet flow in the short upper limits and shallow flow in the swales which lead to the EDB for treatment, detention and controlled release. The net watershed imperviousness is 1.9%.

F. Low Impact Site Design

The landscaping strategy is to reduce impervious areas where possible and stabilize slopes with erosion fabric and vegetation and utilize low water demanding plants and grasses. Low Impact Site Design (LID) principals have been considered for implementation as follows:

Principle 1: Consider stormwater quality needs early in the design process

The need to manage and treat stormwater runoff was discussed during the design process affording the design team and owner an opportunity to discuss the options and evaluate their feasibility. Recognizing that the entire site grades to a common area, it was decided that extended detention/treatment would be more feasible than other BMP options. Plans were made to minimize the extent of hardscape improvements and install vegetative areas around the buildings and driveways. The EDB will provide sediment fallout, hydrocarbon reduction and minor infiltration.

Principle 2: Use the entire site when planning for stormwater quality treatment

The design was prepared with the intent of promoting shallow flow (swales), reducing imperviousness (minimized amount of driveway area via shared drives) and increasing sediment dropout (EDB).

Principle 3: Avoid unnecessary impervious area

With only the construction of driveways and the duplexes themselves, there is minimal impervious area in this development.

Principle 4: Reduce runoff rates and volumes to more closely match natural conditions

The use of the EDB outflow control structure will reduce the runoff rates for the minor (25-year) and major (100-yr) storm events to less than the pre-developed level as required by City code.

Principle 5: Integrate stormwater quality management and flood control

The purposed use of the EDB will provide extensive treatment. The EDB and outflow control structure will reduce runoff rates.

Principle 6: Develop stormwater quality facilities that enhance the site, the community and the environment

Grading and swales have been designed to protect the building structures and capture large quantities of runoff. Treating the runoff will bolster the community and environment.

Principle 7: Use a treatment train approach

A train approach has been applied by directing the runoff from driveways and parking areas across landscaped areas before it is directed through swales into the EDB.

Principle 8: Design sustainable facilities that can be safely maintained

The EDB was kept shallow at a max depth of 3 feet, which can easily be maintained

Principle 9: Design and maintain facilities with public safety in mind

The shallow depth of the EDB will enable humans and animals to enter/exit the EDB for maintenance or in emergency situations.

G. Hydrologic Criteria

The stormwater management system has been designed to treat polluted runoff, detain and release the 25-year and 100-year, 1-hour storm event runoffs and allow excess runoff beyond the 100-year event to overflow the EDB safely. Rainfall intensities are based on rainfall data obtained from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 point precipitation database. Runoff rates and volumes were estimated using Autodesk Storm and Sanitary Sewer Analysis (SSA) v2020 software and the Rational Method. Copies of these data sheets have been included in the Appendix.

H. Hydraulic Criteria

The WQCV was designed using MHFD calculation spreadsheets and the outlet control structure was designed using Autodesk Storm and Sanitary Sewer Analysis (SSA) v2020 software and the Rational Method. Copies of these data sheets have been included in the Appendix.

I. Proposed Facilities

Erosion control measures and Best Management Practices (BMPS) should be followed during construction to ensure that the property and the adjacent streets are not impacted from sedimentation. This should include a combination of temporary sediment control fence, erosion control logs, rock socks, terraced excavations and erosion fabrics to minimize erosion and control runoff. A detailed Stormwater Management and Erosion Control Plan may need to be designed and approved by the City of Glenwood Springs Engineering Department prior to construction. Preparation of stormwater management plans, permitting and compliance are the responsibility of the contractor. This project may also require a permit for stormwater discharge associated with construction activity from the station of Colorado.

The EDB will treat the WQCV for the site. Runoff from the minor and major storm events will be captured and released at controlled rates as discussed. Excess runoff beyond the major event will safely pass through the control structure.

J. Operation and Maintenance

During construction activities and until vegetation can be established, temporary certified weed free hay bales, check dams, silt dikes, erosion control logs or sediment control fencing should be installed around below all disturbances in Colorado Department of Transportation M-Standards.

The Contractor shall be responsible for removing debris from the sediment structures after each storm event. The Contractor shall also repair any damaged erosion controls, remove accumulated sediment from the EDB and from behind hay bales/check dams/silt dikes/erosion control logs/sediment control fence after each storm event. After construction, the homeowners association shall be responsible for removing debris and sediment after each storm event and dredging sediment on an as-needed basis.

The EDB Outflow Control Structure must be inspected and maintained semi-annually to remove sediment and debris that has collected.

Extended detention basins have low to moderate maintenance requirements. Routine and non-routine maintenance is necessary to assure performance, enhance aesthetics, and protect structural integrity. The dry basins can result in nuisance complaints if not properly designed or maintained. Bio-degradable pesticides may be required to limit insect problems. Frequent debris removal and grass-mowing can reduce aesthetic complaints. If a shallow wetland or marshy area is included, mosquito breeding and nuisance odors could occur if the water becomes stagnant. The basic elements of the maintenance requirements are presented as follows:

Required Action	Maintenance Objective	Frequency of Action
Lawn mowing and lawn care	Occasional mowing to limit unwanted vegetation. Maintain irrigated turf grass as 2 to 4 inches tall and non-irrigated native turf grasses at 4 to 6 inches.	Routine – Depending on aesthetic requirements.
Debris and litter removal	Remove debris and litter from the entire pond to minimize outlet clogging and improve aesthetics.	Routine – Following spring runoff and following significant rainfall events.
Sediment removal from forebay and micro-pool	Remove accumulated sediment from the forebay and micro-pool. Dewatering of the micro-pool by pumping onto the EDB's bottom grasses and temporary diversion of all base flows will be needed to remove the accumulated sediment from micro-pool's bottom.	Routine – The sediment accumulations forebay and the micro-pool will need to be cleaned out every one to three years. Cleaning of micro-pool is important for mosquito control.

(AMEC Earth and Environmental Inc., Wright Water Engineers Inc., Wenk & Associates, 2010, Rev. 12/2014)

Sediment and mud should be prevented from leaving the construction site by the immediate placement of a stabilized construction entrance. The Contractor should be responsible for cleaning and general upkeep of the site and adjacent roadways. As an effective dust control measure, water and weed-free straw may be utilized to minimize uprising of dust.

Good housekeeping BMP(s) should be followed throughout the entire life of the project. These include but are not limited to:

- refuge receptacles should be regularly emptied and equipped with lids;
- keeping machinery in good operating condition to prevent leakage;
- apply appropriate (not excessive) amounts of fertilizer to the landscaping;
- scheduled maintenance cleaning of any downstream curb and gutter, storm sewer inlets, culverts and ditches;
- general site cleanliness and proper training of employees;
- Grading must be performed (but not in excess) to ensure that drainage is directed away from all structures in all directions.

Once construction activities are completed, final stabilization of the disturbed areas should begin. Within one growing season of the project completion, uniform vegetative site coverage should be equal to or greater than 70% of the pre-disturbance levels, or equivalent permanent, physical erosion reduction methods should be employed. When the site is determined to have reached the final stabilization stage, erosion control structures can be removed.

K. Works Cited

AMEC Earth and Environmental Inc., Wright Water Engineers Inc., Wenk & Associates;. (2010, Rev. 12/2014). *Urban Runoff Management Plan, A Guide to Stormwater Management in the City of Aspen*. Aspen.

City of Glenwood Springs. (2018, July). The Glenwood Springs Engineering Design Standards. Glenwood Springs, Colorado.

Mile High Flood District. (August 2018). Urban Storm Drianage Criterial Manual, Volumes 1-3. Denver, CO.

Web Soil Survey. (n.d.). Retrieved June 2020, from United States Department of Agriculture, Natural Resources Conservation Service: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Appendix

- *Drainage Basin Summary Spreadsheet*
- *Autodesk Storm and Sanitary Sewer Analysis (SSA) datasheets*
- *MHFD Detention Basin Design Workbook datasheets*
- *Autodesk Hydraflow Express datasheets*
- *NRCS Web Soil Survey*
- *NOAA Atlas 14*
- *Design Plans & Details (24"x36")*

Drainage Basin Summary Oasis Creek Subdivision

Basin	Area		Imperviousness (%)	Runoff (c)	Tc (min.)	WQCV Depth (in)	V _{wQ} (cf) (d6=0.34)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
	(sf)	(Ac.)							
Ex-01	229859	5.28	0.62%	0.5	21.87	-	-	6.13	7.89
Pr-01	26615	0.61	31.01%	0.59	13.15	0.15	271	1.16	1.51
Pr-02	25439	0.58	39.87%	0.64	13.20	0.18	301	1.20	1.56
Pr-03	25134	0.58	38.01%	0.63	11.08	0.17	289	1.28	1.66
Pr-04	25134	0.58	35.84%	0.62	9.32	0.17	279	1.37	1.78
Pr-05	25134	0.58	35.26%	0.64	10.34	0.17	277	1.34	1.75
Pr-06	28227	0.65	31.76%	0.59	13.70	0.16	292	1.21	1.57
Pr-07	74250	1.70	1.91%	0.50	8.48	0.01	71	3.40	4.41



Project Description

File Name 20010-SSA.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method Rational
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Kinematic Wave
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods YES

Analysis Options

Start Analysis On Jun 19, 2020 00:00:00
End Analysis On Jun 19, 2020 03:00:00
Start Reporting On Jun 19, 2020 00:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Rainfall Details

Return Period..... 25 year(s)

**25-year 1-hour
Storm Event**

BUI#20010

Subbasin Summary

SN	Subbasin ID	Area	Weighted Runoff Coefficient	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ft ²)		(in)	(in)	(ft ³)	(cfs)	(days hh:mm:ss)
1	Historic	229858	0.500	0.85	0.42	8102.5	6.13	0 00:21:52
2	Tract-1A	26615	0.590	0.71	0.42	924.9	1.16	0 00:13:09
3	Tract-2A	25439	0.640	0.71	0.45	956.1	1.20	0 00:13:12
4	Tract-3A	25134	0.630	0.64	0.41	850.4	1.28	0 00:11:04
5	Tract-4A	25134	0.620	0.59	0.37	770.8	1.37	0 00:09:19
6	Tract-5A	25134	0.640	0.63	0.40	839.9	1.34	0 00:10:20
7	Tract-6A	28227	0.590	0.72	0.42	997.3	1.21	0 00:13:42
8	Tract-7A	74250	0.500	0.56	0.28	1744.9	3.40	0 00:08:28

25-year 1-hour
Storm Event

BUI#20010

Node Summary

SN	Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained	Min Freeboard Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days hh:mm)	(ft³)	(min)
1	Outlet	Junction	90.00	91.50	0.00	6.00	0.00	3.780	90.57	0.00	2.68	0 00:00	0.00	0.00
2	Swale1-4	Junction	113.60	114.60	0.00	115.00	0.00	4.370	114.10	0.00	0.50	0 00:00	0.00	0.00
3	Swale5-6	Junction	107.00	108.00	0.00	108.00	0.00	2.250	107.50	0.00	0.50	0 00:00	0.00	0.00
4	Swale-All	Junction	104.90	105.90	0.00	106.00	0.00	6.590	105.40	0.00	0.50	0 00:00	0.00	0.00
5	Dev-Out	Outfall	89.00					3.780	89.57					
6	Historic-Out	Outfall	90.00					6.130	90.00					
7	Det-Pond	Storage Node	90.00	94.00	0.00		0.00	9.040	91.95				0.00	0.00

25-year 1-hour
Storm Event

BUI#20010

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)
1	Outlet-Pipe	Pipe	Outlet	Dev-Out	55.00	90.00	83.12	12.5000	18.000	0.0150	3.780	12.28	0.31	6.11	0.57
2	Swale1-4	Channel	Swale1-4	Swale-All	108.00	113.00	104.90	7.5000	12.000	0.0270	4.360	28.50	0.15	9.58	0.49
3	Swale5-6	Channel	Swale5-6	Swale-All	104.00	106.98	104.90	2.0000	12.000	0.0270	2.240	14.27	0.16	5.45	0.50
4	Swale-All	Channel	Swale-All	Det-Pond	70.00	98.00	85.89	17.3000	12.000	0.0270	6.590	46.33	0.14	9.49	0.48
5	Orifice-Out-1	Orifice	Det-Pond	Outlet		90.00	90.00		0.880		0.030				
6	Orifice-Out-2	Orifice	Det-Pond	Outlet		90.00	90.00		0.880		0.030				
7	Weir-100	Weir	Det-Pond	Outlet		90.00	90.00				0.580				
8	Weir-25	Weir	Det-Pond	Outlet		90.00	90.00				3.140				

25-year 1-hour
Storm Event

BUI#20010

Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)
0.38	0.00
0.49	0.00
0.50	0.00
0.48	0.00

Subbasin : Historic

Input Data

Area (ft²) 229858.50
Weighted Runoff Coefficient 0.5000

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
Pasture, 25 years or greater	191173.30	C (6%+)	0.52
Pasture, 25 years or greater	37466.91	A (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	228640.21		0.50

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

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

Where :

Tc = Time of Concentration (hr)
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 (hr)
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 (hr)
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

25-year 1-hour
Storm Event

BUI#20010

Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
Manning's Roughness :	.4	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	11.6	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.10	0.00	0.00
Computed Flow Time (min) :	16.74	0.00	0.00
Shallow Concentrated Flow Computations	Subarea	Subarea	Subarea
	A	B	C
Flow Length (ft) :	760	0.00	0.00
Slope (%) :	12.5	0.00	0.00
Surface Type :	Grass pasture	Unpaved	Unpaved
Velocity (ft/sec) :	2.47	0.00	0.00
Computed Flow Time (min) :	5.13	0.00	0.00
Total TOC (min)	21.87		

Subbasin Runoff Results

Total Rainfall (in)	0.85
Total Runoff (in)	0.42
Peak Runoff (cfs)	6.13
Rainfall Intensity	2.323
Weighted Runoff Coefficient	0.5000
Time of Concentration (days hh:mm:ss)	0 00:21:52

Subbasin : Historic

Composite Area & Weighted Runoff Coeff. 26615.59 0.59

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.2	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	10.8	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.17	0.00	0.00
Computed Flow Time (min) :	9.89	0.00	0.00
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	126	117	245
Slope (%) :	12.1	10.7	14.4
Surface Type :	Grass pasture	rass pasture	rass pasture
Velocity (ft/sec) :	2.43	2.29	2.66
Computed Flow Time (min) :	0.86	0.85	1.54
Total TOC (min)	13.15		

Subbasin Runoff Results

Total Rainfall (in)	0.71
Total Runoff (in)	0.42
Peak Runoff (cfs)	1.16
Rainfall Intensity	3.219
Weighted Runoff Coefficient	0.5900
Time of Concentration (days hh:mm:ss)	0 00:13:09

Subbasin : Tract-1A

Composite Area & Weighted Runoff Coeff. 25438.30 0.64

Time of Concentration

Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	.2	0.00	0.00
	Flow Length (ft) :	100	0.00
	Slope (%) :	10.3	0.00
	2 yr, 24 hr Rainfall (in) :	1.29	0.00
	Velocity (ft/sec) :	0.17	0.00
	Computed Flow Time (min) :	10.08	0.00
Shallow Concentrated Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	165	46	214
	Flow Length (ft) :	7.2	12
	Slope (%) :	14.4	
	Surface Type :	Grass pasture	rass pasturass pasture
	Velocity (ft/sec) :	1.88	2.42
	Computed Flow Time (min) :	1.46	0.32
Total TOC (min)13.20			

Subbasin Runoff Results

Total Rainfall (in)	0.71
Total Runoff (in)	0.45
Peak Runoff (cfs)	1.20
Rainfall Intensity	3.212
Weighted Runoff Coefficient	0.6400
Time of Concentration (days hh:mm:ss)	0 00:13:12

Subbasin : Tract-2A

Composite Area & Weighted Runoff Coeff. 25134.03 0.63

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.2	0.00	0.00
Flow Length (ft) :	89.69	0.00	0.00
Slope (%) :	13.8	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.18	0.00	0.00
Computed Flow Time (min) :	8.22	0.00	0.00
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	274	120	0.00
Slope (%) :	9.4	15.2	0.00
Surface Type :	Grass pasture	rass pastu	Unpaved
Velocity (ft/sec) :	2.15	2.73	0.00
Computed Flow Time (min) :	2.12	0.73	0.00
Total TOC (min)	11.08		

Subbasin Runoff Results

Total Rainfall (in)	0.64
Total Runoff (in)	0.41
Peak Runoff (cfs)	1.28
Rainfall Intensity	3.512
Weighted Runoff Coefficient	0.6300
Time of Concentration (days hh:mm:ss)	0 00:11:05

Subbasin : Tract-3A

Composite Area & Weighted Runoff Coeff. 25133.82 0.62

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.2	0.00	0.00
Flow Length (ft) :	77.37	0.00	0.00
Slope (%) :	14.3	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.18	0.00	0.00
Computed Flow Time (min) :	7.20	0.00	0.00
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	311	0.00	0.00
Slope (%) :	12.3	0.00	0.00
Surface Type :	Grass pasture	used water	Unpaved
Velocity (ft/sec) :	2.45	0.00	0.00
Computed Flow Time (min) :	2.12	0.00	0.00
Total TOC (min)	9.32		

Subbasin Runoff Results

Total Rainfall (in)	0.59
Total Runoff (in)	0.37
Peak Runoff (cfs)	1.37
Rainfall Intensity	3.819
Weighted Runoff Coefficient	0.6200
Time of Concentration (days hh:mm:ss)	0 00:09:19

Subbasin : Tract-4A

Composite Area & Weighted Runoff Coeff. 25133.38 0.64

Time of Concentration

	Subarea	Subarea	Subarea
	A	B	C
Sheet Flow Computations			
Manning's Roughness :	.2	0.00	0.00
Flow Length (ft) :	72.28	0.00	0.00
Slope (%) :	9.8	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.15	0.00	0.00
Computed Flow Time (min) :	7.93	0.00	0.00
	Subarea	Subarea	Subarea
	A	B	C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	243	49	0.00
Slope (%) :	9.5	4.9	0.00
Surface Type :	Grass pasture	grass pasture	used waterway
Velocity (ft/sec) :	2.16	1.55	0.00
Computed Flow Time (min) :	1.87	0.53	0.00
Total TOC (min)	10.34		

Subbasin Runoff Results

Total Rainfall (in)	0.63
Total Runoff (in)	0.40
Peak Runoff (cfs)	1.34
Rainfall Intensity	3.638
Weighted Runoff Coefficient	0.6400
Time of Concentration (days hh:mm:ss)	0 00:10:20

Subbasin : Tract-5A

Composite Area & Weighted Runoff Coeff. 28228.10 0.59

Time of Concentration

Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	.2	0.00	0.00
	Flow Length (ft) :	93.2	0.00
	Slope (%) :	9.2	0.00
	2 yr, 24 hr Rainfall (in) :	1.29	0.00
	Velocity (ft/sec) :	0.16	0.00
	Computed Flow Time (min) :	9.97	0.00
Shallow Concentrated Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	259	73.5	0.00
	Flow Length (ft) :	5.38	2.7
	Slope (%) :	Grass pasture	rass pastureused waterway
	Surface Type :	1.62	1.15
	Velocity (ft/sec) :	2.66	1.07
	Computed Flow Time (min) :		0.00
Total TOC (min)13.70			

Subbasin Runoff Results

Total Rainfall (in)	0.72
Total Runoff (in)	0.42
Peak Runoff (cfs)	1.21
Rainfall Intensity	3.152
Weighted Runoff Coefficient	0.5900
Time of Concentration (days hh:mm:ss)	0 00:13:42

Subbasin : Tract-6A

Composite Area & Weighted Runoff Coeff. 74250.24 0.50

Time of Concentration

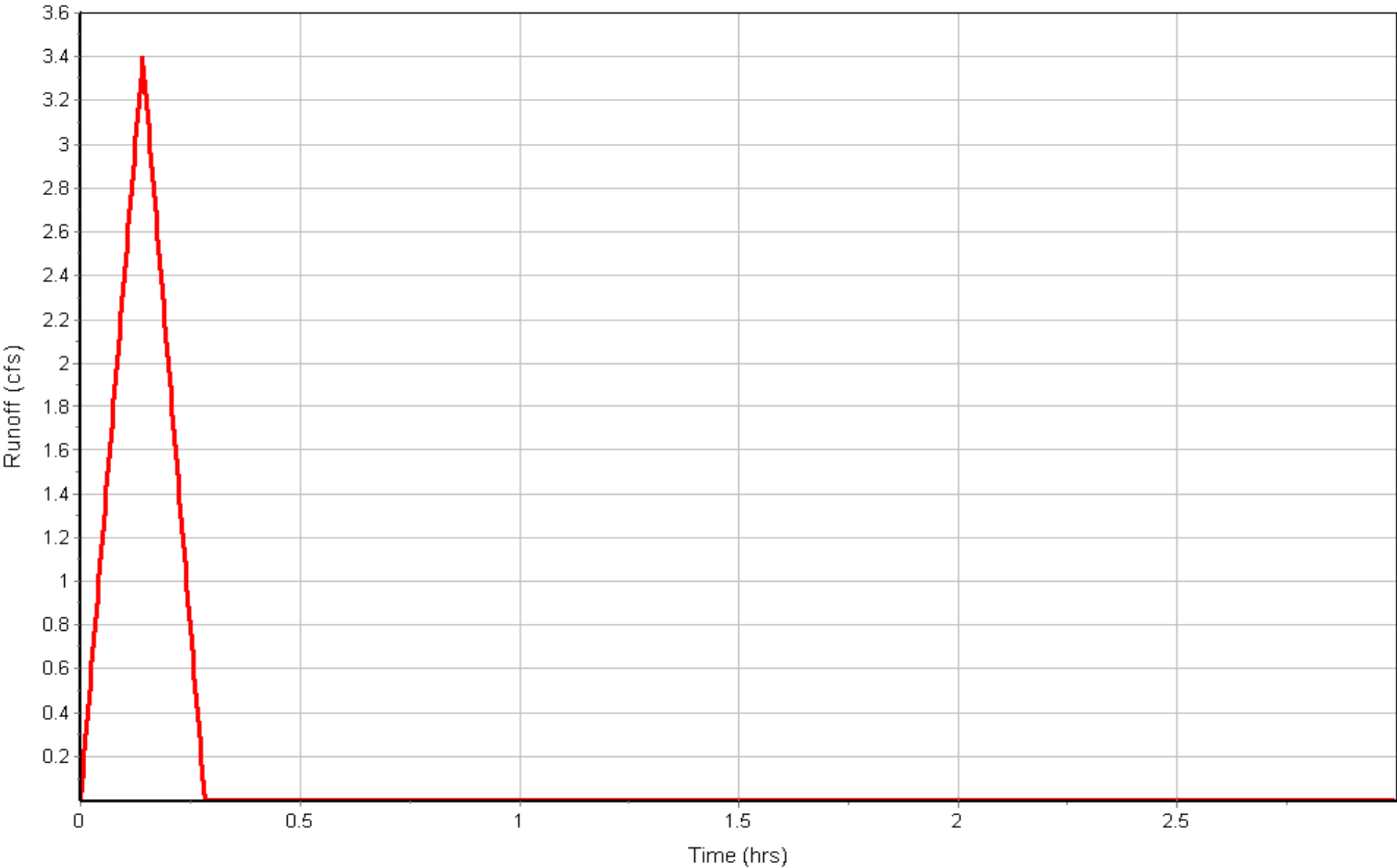
	Subarea	Subarea	Subarea
	A	B	C
Sheet Flow Computations			
Manning's Roughness :	.2	0.00	0.00
Flow Length (ft) :	65	0.00	0.00
Slope (%) :	11	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.16	0.00	0.00
Computed Flow Time (min) :	6.96	0.00	0.00
	Subarea	Subarea	Subarea
	A	B	C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	243	0.00	0.00
Slope (%) :	14.4	0.00	0.00
Surface Type :	Grass pasture	Unpaved	Unpaved
Velocity (ft/sec) :	2.66	0.00	0.00
Computed Flow Time (min) :	1.52	0.00	0.00
Total TOC (min)	8.48		

Subbasin Runoff Results

Total Rainfall (in)	0.56
Total Runoff (in)	0.28
Peak Runoff (cfs)	3.40
Rainfall Intensity	3.984
Weighted Runoff Coefficient	0.5000
Time of Concentration (days hh:mm:ss)	0 00:08:29

Subbasin : Tract-7A

Runoff Hydrograph



25-year 1-hour
Storm Event

BUI#20010

Junction Input

SN Element ID	Invert Elevation	Ground/Rim (Max) Elevation	Ground/Rim (Max) Offset	Initial Water Elevation	Initial Water Depth	Surcharge Elevation	Surcharge Depth	Ponded Area
	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft²)
1 Outlet	90.00	91.50	1.50	0.00	-90.00	6.00	-85.50	0.00
2 Swale1-4	113.60	114.60	1.00	0.00	-113.60	115.00	0.40	0.00
3 Swale5-6	107.00	108.00	1.00	0.00	-107.00	108.00	0.00	0.00
4 Swale-All	104.90	105.90	1.00	0.00	-104.90	106.00	0.10	0.00

25-year 1-hour
Storm Event

BUI#20010

Junction Results

SN Element ID	Peak Inflow	Peak Lateral Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Max Surge Depth Attained	Min Freeboard Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Total Flooded Volume	Total Time Flooded
	(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ft³)	(min)
1 Outlet	3.780	0.00	90.57	0.57	0.00	2.68	90.13	0.13	0 00:17	0.00	0.00
2 Swale1-4	4.370	4.37	114.10	0.50	0.00	0.50	113.65	0.05	0 00:11	0.00	0.00
3 Swale5-6	2.250	2.25	107.50	0.50	0.00	0.50	107.05	0.05	0 00:10	0.00	0.00
4 Swale-All	6.590	0.00	105.40	0.50	0.00	0.50	104.96	0.06	0 00:11	0.00	0.00

25-year 1-hour
Storm Event

BUI#20010

Channel Input

SN	Element ID	Length	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Shape	Height	Width	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(ft)	(ft)					(cfs)
1	Swale1-4	108.00	113.00	-0.60	104.90	0.00	8.10	7.5000	Triangular	1.000	6.000	0.0270	0.5000	0.5000	0.0000	0.000
2	Swale5-6	104.00	106.98	-0.02	104.90	0.00	2.08	2.0000	Triangular	1.000	6.000	0.0270	0.5000	0.5000	0.0000	0.000
3	Swale-All	70.00	98.00	-6.90	85.89	-4.11	12.11	17.3000	Triangular	1.000	6.000	0.0270	0.5000	0.5000	0.0000	0.000

25-year 1-hour
Storm Event

BUI#20010

Channel Results

SN	Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Reported Surcharged	Reported Condition
		(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)	
1	Swale1-4	4.360	0 00:11	28.500	0.15	9.58	0.19	0.49	0.49	0.00	
2	Swale5-6	2.240	0 00:11	14.270	0.16	5.45	0.32	0.50	0.50	0.00	
3	Swale-All	6.590	0 00:11	46.330	0.14	9.49	0.12	0.48	0.48	0.00	

Pipe Input

SN	Element ID	Length	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Initial Flow	Flap Gate	No. of Barrels
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)				(cfs)		
1	Outlet-Pipe	55.00	90.00	0.00	83.12	-5.88	6.88	12.5000	CIRCULAR	18.000	18.000	0.0150	0.5000	0.5000	0.000	No	1

25-year 1-hour
Storm Event

BUI#20010

Pipe Results

SN Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Reported Condition
	(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)	
1 Outlet-Pipe	3.780	0 00:17	12.28	0.31	6.11	0.15	0.57	0.38	0.00	Calculated

Storage Nodes

Storage Node : Det-Pond

Input Data

Invert Elevation (ft)	90.00
Max (Rim) Elevation (ft)	94.00
Max (Rim) Offset (ft)	4.00
Initial Water Elevation (ft)	0.00
Initial Water Depth (ft)	-90.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Detention

Stage	Storage Area	Storage Volume
(ft)	(ft²)	(ft³)
0	1753	0.000
1	2583	2168.00
2	3488	5203.50
3	4467	9181.00
3.5	4983.9	11543.73

Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	91.95
Max HGL Depth Attained (ft)	1.95
Average HGL Elevation Attained (ft)	91.28
Average HGL Depth Attained (ft)	1.28
Time of Max HGL Occurrence (days hh:mm)	0 00:17
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

Project Description

File Name 20010-SSA.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method Rational
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Kinematic Wave
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods YES

Rainfall Details

Return Period..... 100 year(s)

100-year 1-hour
Storm Event

BUI#20010

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ft³)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Historic	5	0.500	1.09	0.54	10420.3	7.89	0 00:21:52
2	Tract-1A	1	0.590	0.92	0.54	1199.9	1.51	0 00:13:09
3	Tract-2A	1	0.640	0.92	0.59	1242.3	1.56	0 00:13:12
4	Tract-3A	1	0.630	0.84	0.53	1103.8	1.66	0 00:11:04
5	Tract-4A	1	0.620	0.77	0.48	1003.3	1.78	0 00:09:19
6	Tract-5A	1	0.640	0.81	0.52	1091.2	1.75	0 00:10:20
7	Tract-6A	1	0.590	0.93	0.55	1293.7	1.57	0 00:13:42
8	Tract-7A	2	0.500	0.73	0.37	2270.8	4.41	0 00:08:28

100-year 1-hour
Storm Event

BUI#20010

Node Summary

SN	Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained	Min Freeboard Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days hh:mm)	(ft³)	(min)
1	Outlet	Junction	90.00	91.50	0.00	6.00	0.00	5.960	90.74	0.00	2.51	0 00:00	0.00	0.00
2	Swale1-4	Junction	113.60	114.60	0.00	115.00	0.00	5.680	114.15	0.00	0.45	0 00:00	0.00	0.00
3	Swale5-6	Junction	107.00	108.00	0.00	108.00	0.00	2.930	107.55	0.00	0.45	0 00:00	0.00	0.00
4	Swale-All	Junction	104.90	105.90	0.00	106.00	0.00	8.570	105.45	0.00	0.45	0 00:00	0.00	0.00
5	Dev-Out	Outfall	89.00					5.960	89.74					
6	Historic-Out	Outfall	90.00					7.890	90.00					
7	Det-Pond	Storage Node	90.00	94.00	0.00		0.00	11.760	92.20				0.00	0.00

100-year 1-hour
Storm Event

BUI#20010

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Average Slope	Diameter or Height	Manning's Roughness	Peak Flow	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Peak Flow Depth
					(ft)	(ft)	(ft)	(%)	(in)		(cfs)	(cfs)		(ft/sec)	(ft)
1	Outlet-Pipe	Pipe	Outlet	Dev-Out	55.00	90.00	83.12	12.5000	18.000	0.0150	5.960	12.28	0.49	6.90	0.74
2	Swale1-4	Channel	Swale1-4	Swale-All	108.00	113.00	104.90	7.5000	12.000	0.0270	5.670	28.50	0.20	10.10	0.55
3	Swale5-6	Channel	Swale5-6	Swale-All	104.00	106.98	104.90	2.0000	12.000	0.0270	2.910	14.27	0.20	5.74	0.55
4	Swale-All	Channel	Swale-All	Det-Pond	70.00	98.00	85.89	17.3000	12.000	0.0270	8.570	46.33	0.18	10.13	0.53
5	Orifice-Out-1	Orifice	Det-Pond	Outlet		90.00	90.00		0.880		0.030				
6	Orifice-Out-2	Orifice	Det-Pond	Outlet		90.00	90.00		0.880		0.030				
7	Weir-100	Weir	Det-Pond	Outlet		90.00	90.00				1.980				
8	Weir-25	Weir	Det-Pond	Outlet		90.00	90.00				3.930				

100-year 1-hour
Storm Event

BUI#20010

Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)
0.49	0.00
0.55	0.00
0.55	0.00
0.53	0.00

Subbasin : Historic

Input Data			
Area (ft²)	229858.50		
Weighted Runoff Coefficient	0.5000		
Runoff Coefficient			
Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
Pasture, 25 years or greater	191173.30	C (6%+)	0.52
Pasture, 25 years or greater	37466.91	A (6%+)	0.37
Composite Area & Weighted Runoff Coeff.	228640.21		0.50

Time of Concentration			
TOC Method : SCS TR-55			
Sheet Flow Equation :			
$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$			
Where :			
Tc = Time of Concentration (hr)			
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)			
$T_c = (L_f / V) / (3600 \text{ sec/hr})$			
Where:			
Tc = Time of Concentration (hr)			
Lf = Flow Length (ft)			
V = Velocity (ft/sec)			
Sf = Slope (ft/ft)			
Channel Flow Equation :			
$V = (1.49 * (R^{2/3})) * (S_f^{0.5}) / n$			
R = Aq / Wp			
$T_c = (L_f / V) / (3600 \text{ sec/hr})$			
Where :			
Tc = Time of Concentration (hr)			
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			

100-year 1-hour
Storm Event

BUI#20010

	Subarea	Subarea	Subarea
	A	B	C
Sheet Flow Computations			
Manning's Roughness :	.4	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	11.6	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.10	0.00	0.00
Computed Flow Time (min) :	16.74	0.00	0.00
	Subarea	Subarea	Subarea
	A	B	C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	760	0.00	0.00
Slope (%) :	12.5	0.00	0.00
Surface Type :	Grass pasture	Unpaved	Unpaved
Velocity (ft/sec) :	2.47	0.00	0.00
Computed Flow Time (min) :	5.13	0.00	0.00
Total TOC (min)	21.87		

Subbasin Runoff Results

Total Rainfall (in)	1.09
Total Runoff (in)	0.54
Peak Runoff (cfs)	7.89
Rainfall Intensity	2.991
Weighted Runoff Coefficient	0.5000
Time of Concentration (days hh:mm:ss)	0 00:21:52

Subbasin : Historic

Composite Area & Weighted Runoff Coeff. 26615.59 0.59

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.2	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	10.8	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.17	0.00	0.00
Computed Flow Time (min) :	9.89	0.00	0.00
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	126	117	245
Slope (%) :	12.1	10.7	14.4
Surface Type :	Grass pasture	rass pasture	rass pasture
Velocity (ft/sec) :	2.43	2.29	2.66
Computed Flow Time (min) :	0.86	0.85	1.54
Total TOC (min)	13.15		

Subbasin Runoff Results

Total Rainfall (in)	0.92
Total Runoff (in)	0.54
Peak Runoff (cfs)	1.51
Rainfall Intensity	4.182
Weighted Runoff Coefficient	0.5900
Time of Concentration (days hh:mm:ss)	0 00:13:09

Subbasin : Tract-1A

Composite Area & Weighted Runoff Coeff. 25438.30 0.64

Time of Concentration

Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	.2	0.00	0.00
	Flow Length (ft) :	100	0.00
	Slope (%) :	10.3	0.00
	2 yr, 24 hr Rainfall (in) :	1.29	0.00
	Velocity (ft/sec) :	0.17	0.00
	Computed Flow Time (min) :	10.08	0.00
Shallow Concentrated Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	165	46	214
	Flow Length (ft) :	7.2	12
	Slope (%) :	14.4	
	Surface Type :	Grass pasture	rass pasturass pasture
	Velocity (ft/sec) :	1.88	2.42
	Computed Flow Time (min) :	1.46	0.32
Total TOC (min)13.20			

Subbasin Runoff Results

Total Rainfall (in)	0.92
Total Runoff (in)	0.59
Peak Runoff (cfs)	1.56
Rainfall Intensity	4.174
Weighted Runoff Coefficient	0.6400
Time of Concentration (days hh:mm:ss)	0 00:13:12

Subbasin : Tract-2A

Composite Area & Weighted Runoff Coeff. 25134.03 0.63

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.2	0.00	0.00
Flow Length (ft) :	89.69	0.00	0.00
Slope (%) :	13.8	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.18	0.00	0.00
Computed Flow Time (min) :	8.22	0.00	0.00
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	274	120	0.00
Slope (%) :	9.4	15.2	0.00
Surface Type :	Grass pasture	rass pastu	Unpaved
Velocity (ft/sec) :	2.15	2.73	0.00
Computed Flow Time (min) :	2.12	0.73	0.00
Total TOC (min)	11.08		

Subbasin Runoff Results

Total Rainfall (in)	0.84
Total Runoff (in)	0.53
Peak Runoff (cfs)	1.66
Rainfall Intensity	4.564
Weighted Runoff Coefficient	0.6300
Time of Concentration (days hh:mm:ss)	0 00:11:05

Subbasin : Tract-3A

Composite Area & Weighted Runoff Coeff. 25133.82 0.62

Time of Concentration

Sheet Flow Computations	Subarea A	Subarea B	Subarea C
Manning's Roughness :	.2	0.00	0.00
Flow Length (ft) :	77.37	0.00	0.00
Slope (%) :	14.3	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.18	0.00	0.00
Computed Flow Time (min) :	7.20	0.00	0.00
Shallow Concentrated Flow Computations	Subarea A	Subarea B	Subarea C
Flow Length (ft) :	311	0.00	0.00
Slope (%) :	12.3	0.00	0.00
Surface Type :	Grass pasture	used water	Unpaved
Velocity (ft/sec) :	2.45	0.00	0.00
Computed Flow Time (min) :	2.12	0.00	0.00
Total TOC (min)	9.32		

Subbasin Runoff Results

Total Rainfall (in)	0.77
Total Runoff (in)	0.48
Peak Runoff (cfs)	1.78
Rainfall Intensity	4.964
Weighted Runoff Coefficient	0.6200
Time of Concentration (days hh:mm:ss)	0 00:09:19

Subbasin : Tract-4A

Composite Area & Weighted Runoff Coeff. 25133.38 0.64

Time of Concentration

Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	.2	0.00	0.00
	Flow Length (ft) :	72.28	0.00
	Slope (%) :	9.8	0.00
	2 yr, 24 hr Rainfall (in) :	1.29	0.00
	Velocity (ft/sec) :	0.15	0.00
	Computed Flow Time (min) :	7.93	0.00
Shallow Concentrated Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	243	49	0.00
	Flow Length (ft) :	9.5	4.9
	Slope (%) :	Grass pasture rass pasture used waterway	
	Surface Type :	2.16	1.55
	Velocity (ft/sec) :	1.87	0.53
	Computed Flow Time (min) :		0.00
Total TOC (min)10.34			

Subbasin Runoff Results

Total Rainfall (in)	0.81
Total Runoff (in)	0.52
Peak Runoff (cfs)	1.75
Rainfall Intensity	4.729
Weighted Runoff Coefficient	0.6400
Time of Concentration (days hh:mm:ss)	0 00:10:20

Subbasin : Tract-5A

Composite Area & Weighted Runoff Coeff. 28228.10 0.59

Time of Concentration

Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	.2	0.00	0.00
	Flow Length (ft) :	93.2	0.00
	Slope (%) :	9.2	0.00
	2 yr, 24 hr Rainfall (in) :	1.29	0.00
	Velocity (ft/sec) :	0.16	0.00
	Computed Flow Time (min) :	9.97	0.00
Shallow Concentrated Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	259	73.5	0.00
	Flow Length (ft) :	5.38	2.7
	Slope (%) :	Grass pasture rass pasture used waterway	
	Surface Type :	1.62	1.15
	Velocity (ft/sec) :	2.66	1.07
	Computed Flow Time (min) :		0.00
Total TOC (min)13.70			

Subbasin Runoff Results

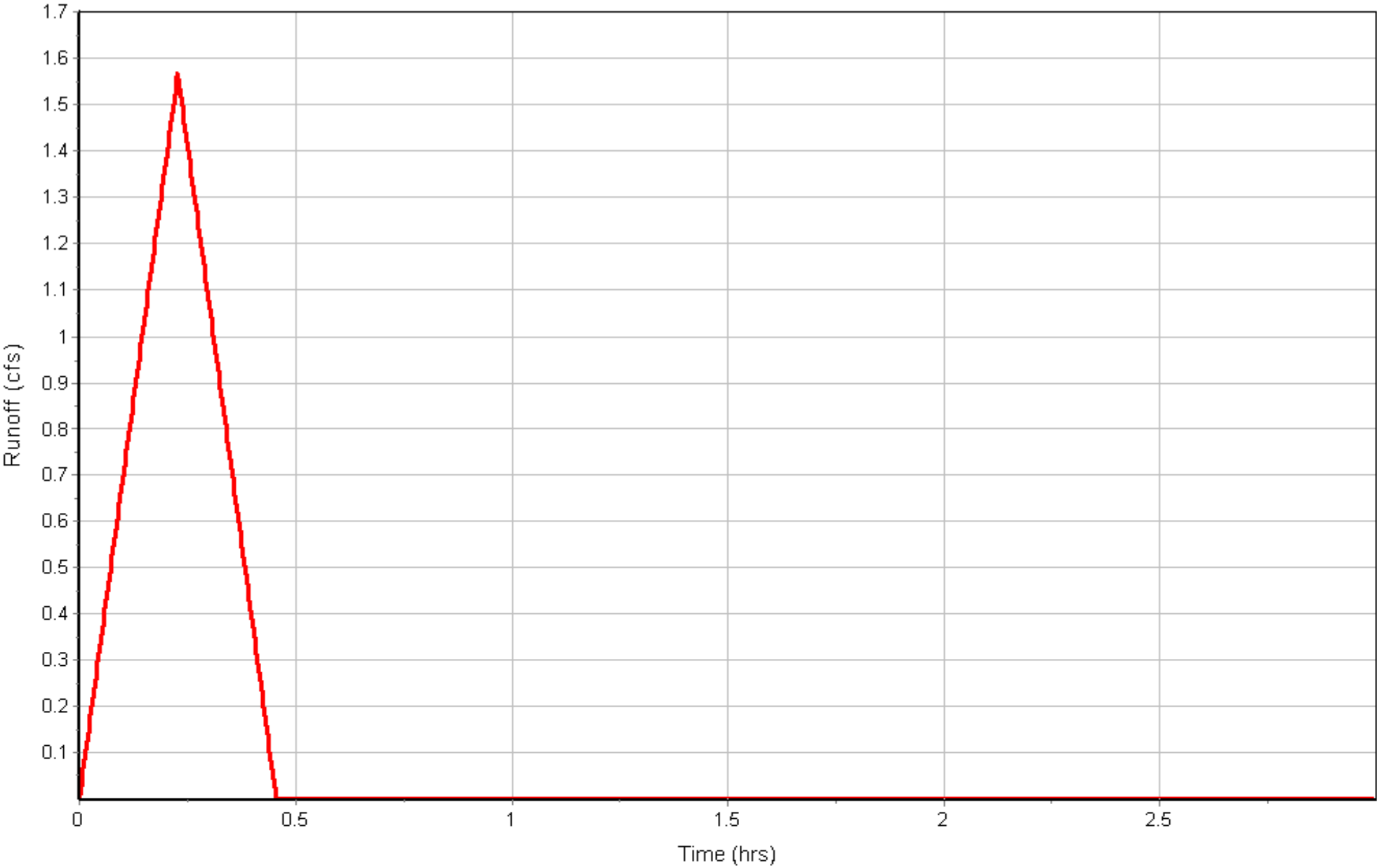
Total Rainfall (in)	0.93
Total Runoff (in)	0.55
Peak Runoff (cfs)	1.57
Rainfall Intensity	4.095
Weighted Runoff Coefficient	0.5900
Time of Concentration (days hh:mm:ss)	0 00:13:42

100-year 1-hour
Storm Event

BUI#20010

Subbasin : Tract-6A

Runoff Hydrograph



Composite Area & Weighted Runoff Coeff. 74250.24 0.50

Time of Concentration

	Subarea	Subarea	Subarea
	A	B	C
Sheet Flow Computations			
Manning's Roughness :	.2	0.00	0.00
Flow Length (ft) :	65	0.00	0.00
Slope (%) :	11	0.00	0.00
2 yr, 24 hr Rainfall (in) :	1.29	0.00	0.00
Velocity (ft/sec) :	0.16	0.00	0.00
Computed Flow Time (min) :	6.96	0.00	0.00
	Subarea	Subarea	Subarea
	A	B	C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	243	0.00	0.00
Slope (%) :	14.4	0.00	0.00
Surface Type :	Grass pasture	Unpaved	Unpaved
Velocity (ft/sec) :	2.66	0.00	0.00
Computed Flow Time (min) :	1.52	0.00	0.00
Total TOC (min)	8.48		

Subbasin Runoff Results

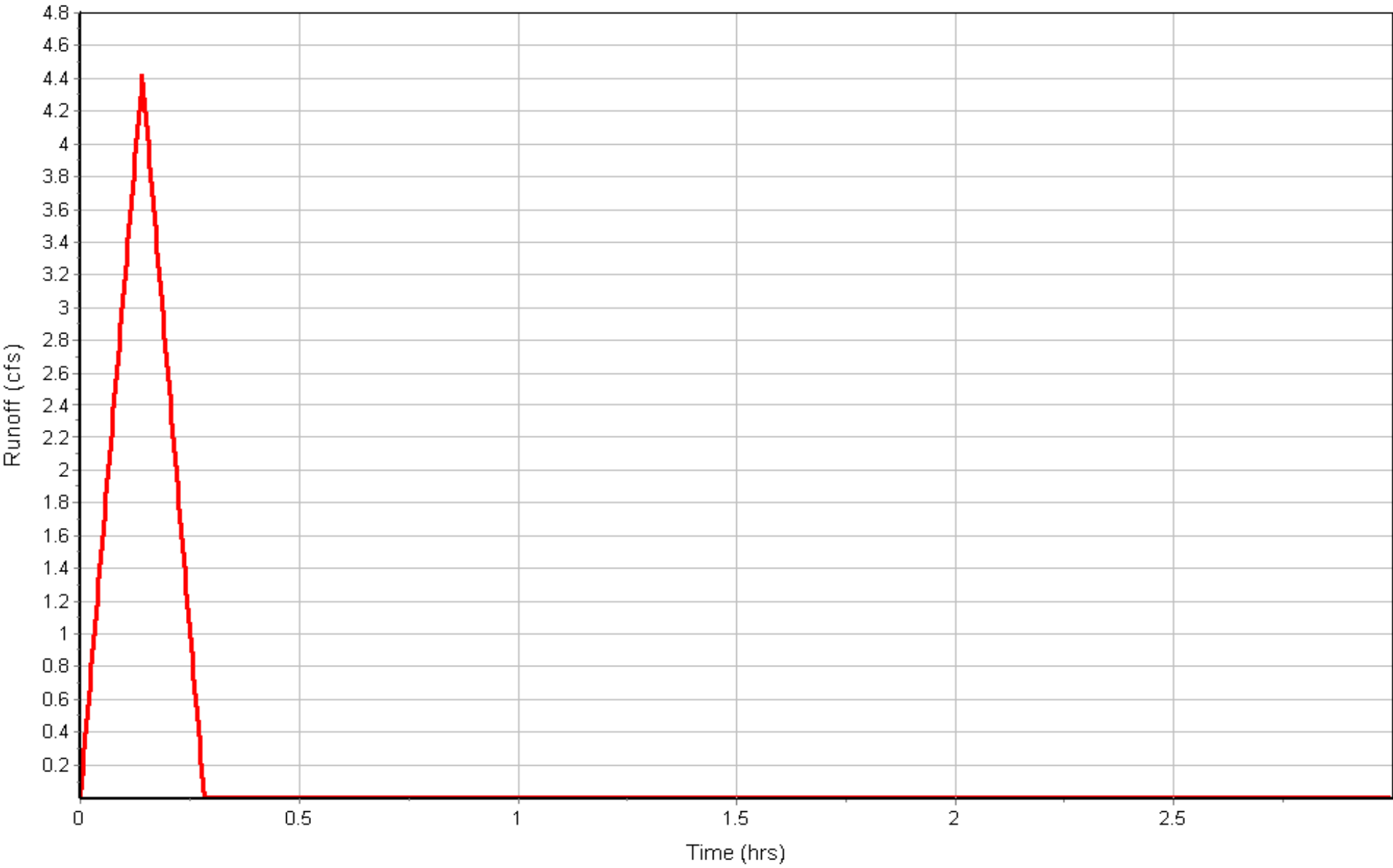
Total Rainfall (in)	0.73
Total Runoff (in)	0.37
Peak Runoff (cfs)	4.41
Rainfall Intensity	5.178
Weighted Runoff Coefficient	0.5000
Time of Concentration (days hh:mm:ss)	0 00:08:29

100-year 1-hour
Storm Event

BUI#20010

Subbasin : Tract-7A

Runoff Hydrograph



Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)
1	Outlet	90.00	91.50	1.50	0.00	-90.00
2	Swale1-4	113.60	114.60	1.00	0.00	-113.60
3	Swale5-6	107.00	108.00	1.00	0.00	-107.00
4	Swale-All	104.90	105.90	1.00	0.00	-104.90

100-year 1-hour
Storm Event

BUI#20010

Junction Results

SN Element ID	Peak Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Min Freeboard Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Total Flooded Volume	Total Time Flooded
	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ft³)	(min)
1 Outlet	5.960	90.74	0.74	2.51	90.15	0.15	0 00:16	0.00	0.00
2 Swale1-4	5.680	114.15	0.55	0.45	113.66	0.06	0 00:11	0.00	0.00
3 Swale5-6	2.930	107.55	0.55	0.45	107.06	0.06	0 00:10	0.00	0.00
4 Swale-All	8.570	105.45	0.55	0.45	104.96	0.06	0 00:11	0.00	0.00

100-year 1-hour
Storm Event

BUI#20010

Channel Input

SN	Element ID	Length	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Shape	Height	Width	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(ft)	(ft)					(cfs)
1	Swale1-4	108.00	113.00	-0.60	104.90	0.00	8.10	7.5000	Triangular	1.000	6.000	0.0270	0.5000	0.5000	0.0000	0.000
2	Swale5-6	104.00	106.98	-0.02	104.90	0.00	2.08	2.0000	Triangular	1.000	6.000	0.0270	0.5000	0.5000	0.0000	0.000
3	Swale-All	70.00	98.00	-6.90	85.89	-4.11	12.11	17.3000	Triangular	1.000	6.000	0.0270	0.5000	0.5000	0.0000	0.000

100-year 1-hour
Storm Event

BUI#20010

Channel Results

SN	Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Reported Surcharged	Reported Condition
		(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)	
1	Swale1-4	5.670	0 00:11	28.500	0.20	10.10	0.18	0.55	0.55	0.00	
2	Swale5-6	2.910	0 00:11	14.270	0.20	5.74	0.30	0.55	0.55	0.00	
3	Swale-All	8.570	0 00:11	46.330	0.18	10.13	0.12	0.53	0.53	0.00	

Pipe Input

SN Element ID	Length	Inlet Invert Elevation	Inlet Invert Offset	Outlet Invert Elevation	Outlet Invert Offset	Total Drop	Average Slope	Pipe Shape	Pipe Diameter or Height	Pipe Width	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Initial Flow	Flap Gate	No. of Barrels
	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)		(in)	(in)				(cfs)		
1 Outlet-Pipe	55.00	90.00	0.00	83.12	-5.88	6.88	12.5000	CIRCULAR	18.000	18.000	0.0150	0.5000	0.5000	0.000	No	1

Pipe Results

SN Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged
	(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)
1 Outlet-Pipe	5.960	0 00:16	12.28	0.49	6.90	0.13	0.74	0.49	0.00

Storage Nodes

Storage Node : Det-Pond

Input Data

Invert Elevation (ft)	90.00
Max (Rim) Elevation (ft)	94.00
Max (Rim) Offset (ft)	4.00
Initial Water Elevation (ft)	0.00
Initial Water Depth (ft)	-90.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : Detention

Stage	Storage Area	Storage Volume
(ft)	(ft²)	(ft³)
0	1753	0.000
1	2583	2168.00
2	3488	5203.50
3	4467	9181.00
3.5	4983.9	11543.73

Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	92.20
Max HGL Depth Attained (ft)	2.2
Average HGL Elevation Attained (ft)	91.31
Average HGL Depth Attained (ft)	1.31
Time of Max HGL Occurrence (days hh:mm)	0 00:16
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

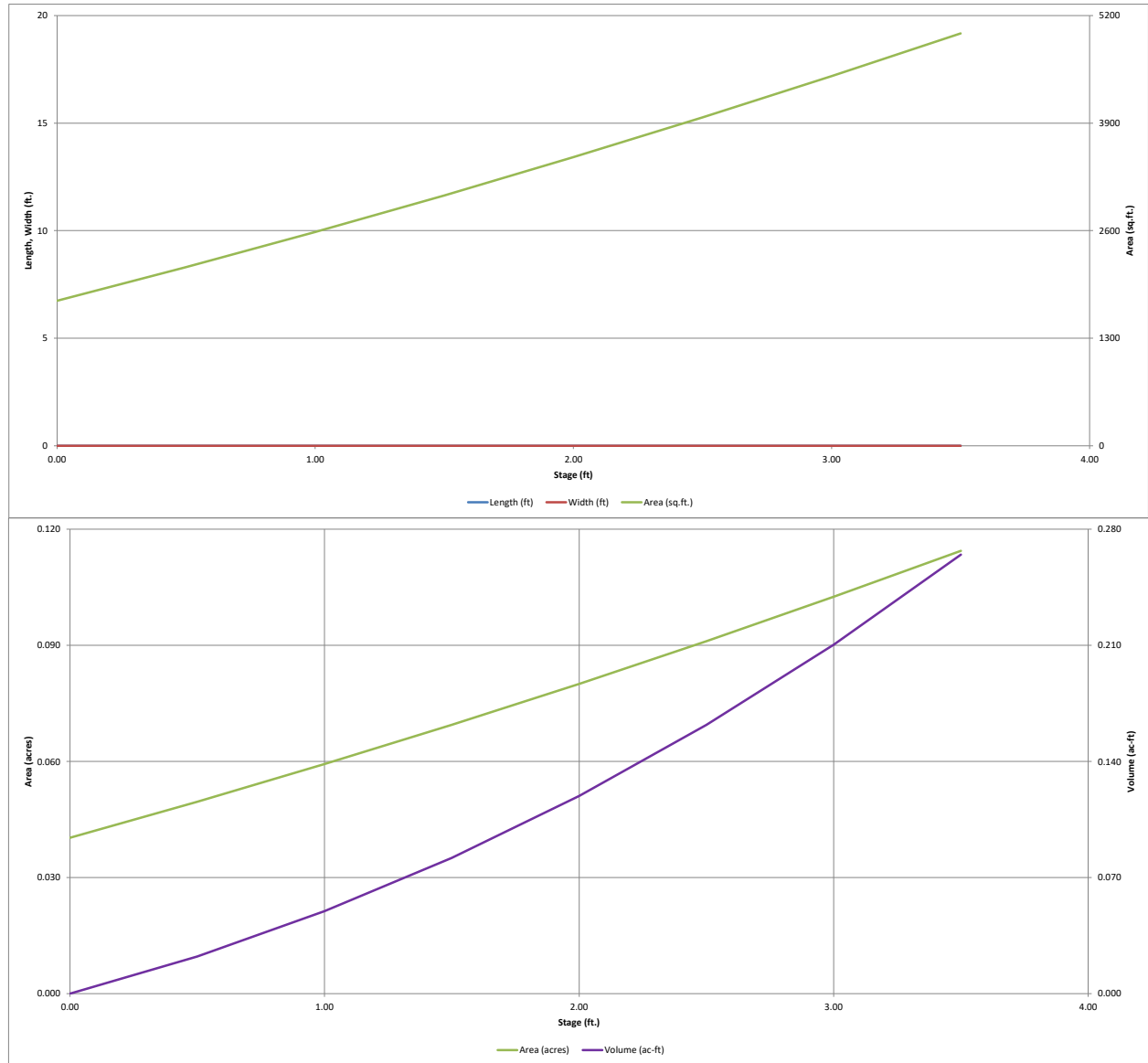
MHFD-Detention, Version 4.03 (May 2020)

Example Zone Configuration (Retention Pond)

7/15/2020, 12:22 PM

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.03 (May 2020)

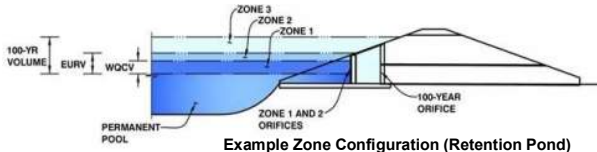


DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.03 (May 2020)

Project:

Basin ID:



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.19	0.061	Orifice Plate
Zone 2 (25-year)	2.05	0.062	Weir&Pipe (Restrict)
Zone 3 (100-year)	2.52	0.041	Not Utilized
Total (all zones)		0.164	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth =	N/A	ft (distance below the filtration media surface)
Underdrain Orifice Diameter =	N/A	inches

Calculated Parameters for Underdrain	
Underdrain Orifice Area =	N/A ft ²
Underdrain Orifice Centroid =	N/A feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice =	0.00	ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate =	1.25	ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing =	N/A	inches
Orifice Plate: Orifice Area per Row =	0.60	sq. inches (diameter = 7/8 inch)

Calculated Parameters for Plate	
WQ Orifice Area per Row =	4.167E-03 ft ²
Elliptical Half-Width =	N/A feet
Elliptical Slot Centroid =	N/A feet
Elliptical Slot Area =	N/A ft ²

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	0.33						
Orifice Area (sq. inches)	0.60	0.60						

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

	Not Selected	Not Selected	
Invert of Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter =	N/A	N/A	inches

Calculated Parameters for Vertical Orifice	
Vertical Orifice Area =	N/A ft ²
Vertical Orifice Centroid =	N/A feet

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe)

	Zone 2 Weir	Not Selected	
Overflow Weir Front Edge Height, H _o =	1.25	N/A	ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length =	2.00	N/A	feet
Overflow Weir Grate Slope =	0.00	N/A	H:V
Horiz. Length of Weir Sides =	1.00	N/A	feet
Overflow Grate Open Area % =	70%	N/A	%, grate open area/total area
Debris Clogging % =	50%	N/A	%

Calculated Parameters for Overflow Weir	
Height of Grate Upper Edge, H _u =	1.25 feet
Overflow Weir Slope Length =	1.00 feet
Grate Open Area / 100-yr Orifice Area =	0.79
Overflow Grate Open Area w/o Debris =	1.40 ft ²
Overflow Grate Open Area w/ Debris =	0.70 ft ²

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Zone 2 Restrictor	Not Selected	
Depth to Invert of Outlet Pipe =	0.00	N/A	ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter =	18.00	N/A	inches
Restrictor Plate Height Above Pipe Invert =	18.00		inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate	
Outlet Orifice Area =	1.77 ft ²
Outlet Orifice Centroid =	0.75 feet
Half-Central Angle of Restrictor Plate on Pipe =	3.14 radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage =		ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length =		feet
Spillway End Slopes =		H:V
Freeboard above Max Water Surface =		feet

Calculated Parameters for Spillway		
Spillway Design Flow Depth=		feet
Stage at Top of Freeboard =		feet
Basin Area at Top of Freeboard =		acres
Basin Volume at Top of Freeboard =		acre-ft

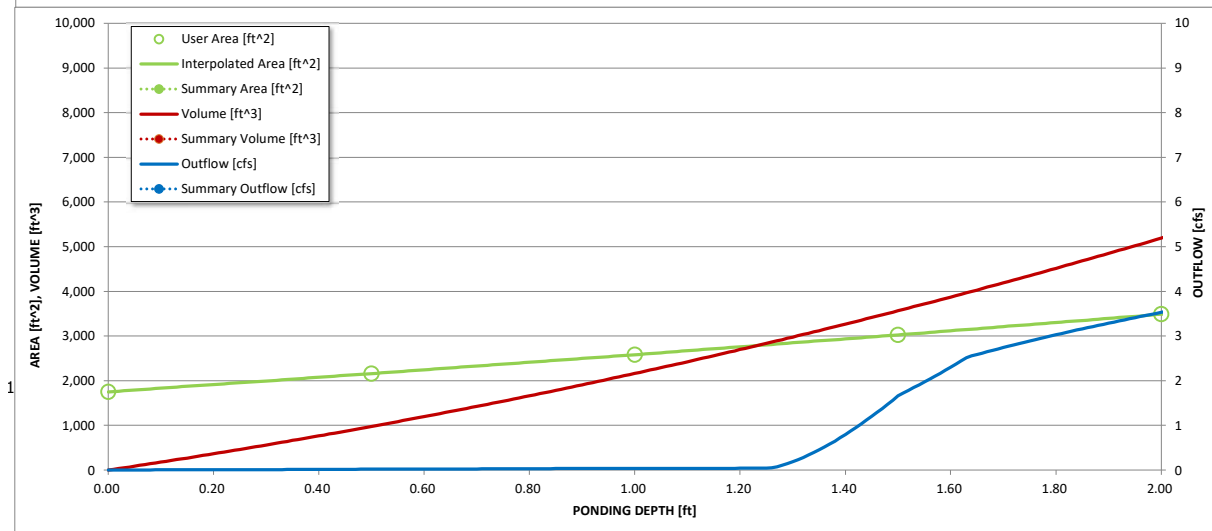
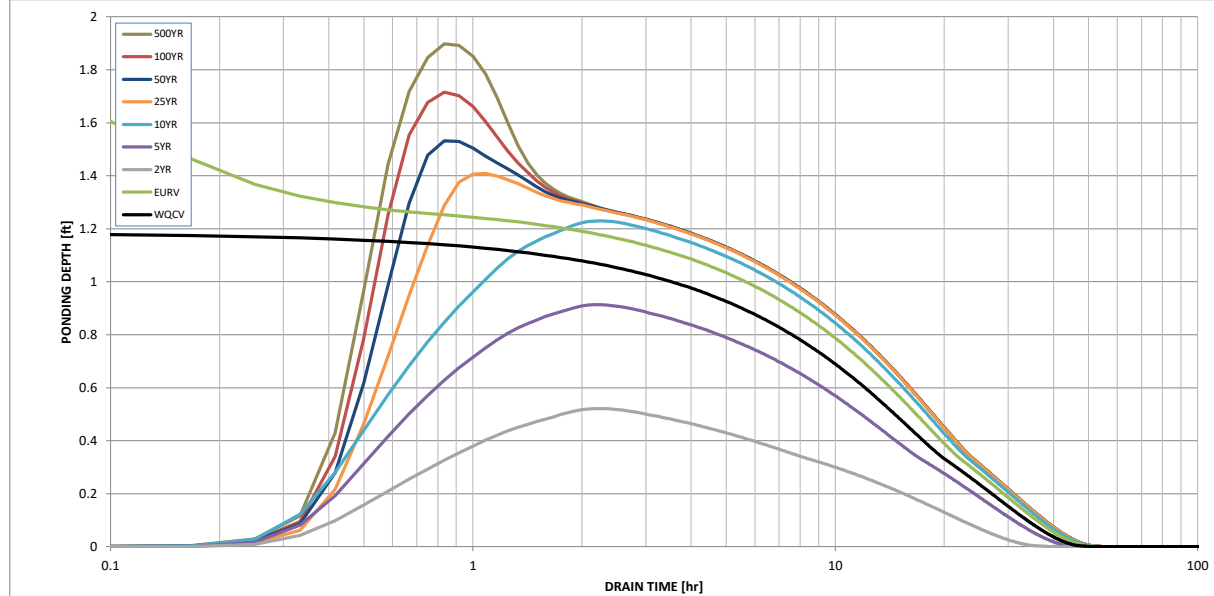
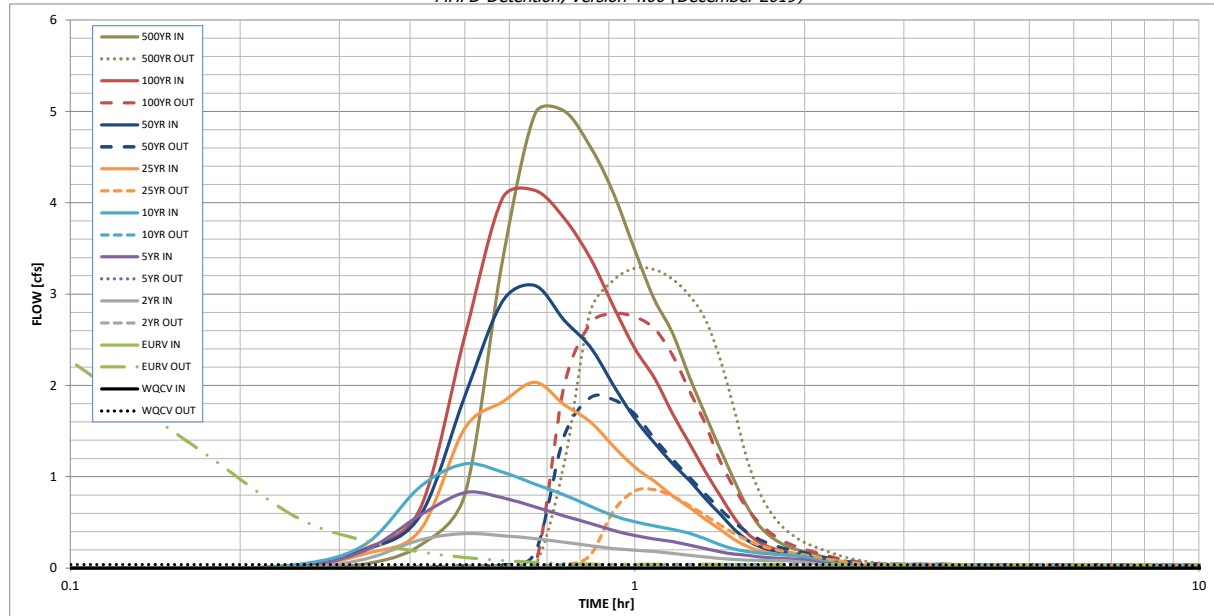
Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

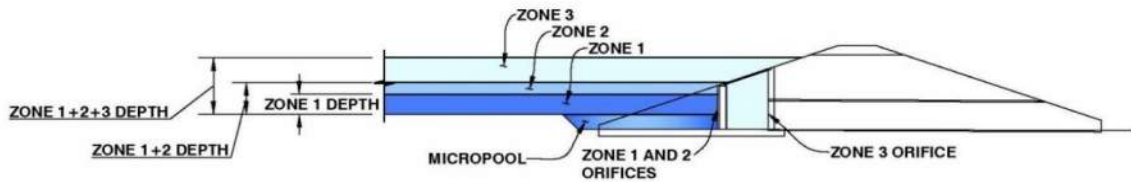
	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =	N/A	N/A	0.51	0.71	0.86	1.06	1.21	1.34	1.47
One-Hour Rainfall Depth (in) =	0.061	0.125	0.027	0.050	0.070	0.116	0.168	0.230	0.282
CUHP Runoff Volume (acre-ft) =	N/A	N/A	0.027	0.050	0.070	0.116	0.168	0.230	0.282
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.0	0.0	0.1	0.5	1.6	2.6	3.4
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A				6.1		7.8	
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.00	0.01	0.01	1.16	0.30	1.48	0.65
Peak Inflow Q (cfs) =	N/A	N/A	0.4	0.8	1.1	2.0	3.1	4.1	5.0
Peak Outflow Q (cfs) =	0.0	3.4	0.0	0.0	0.0	0.9	1.9	2.8	3.3
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	0.9	0.6	0.1	1.2	0.4	1.0
Structure Controlling Flow =	Plate	Overflow Weir 1	Plate	Plate	Plate	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1	Overflow Weir
Max Velocity through Grate 1 (fps) =	N/A	2.61	N/A	N/A	N/A	0.6	1.3	1.9	2.3
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	39	37	31	37	42	39	36	33	31
Time to Drain 99% of Inflow Volume (hours) =	44	43	34	41	46	45	44	42	41
Maximum Ponding Depth (ft) =	1.19	2.08	0.52	0.91	1.23	1.41	1.53	1.71	1.90
Area at Maximum Ponding Depth (acres) =	0.06	0.08	0.05	0.06	0.06	0.07	0.07	0.07	0.08
Maximum Volume Stored (acre-ft) =	0.061	0.126	0.023	0.044	0.063	0.075	0.084	0.097	0.111

DETENTION BASIN OUTLET STRUCTURE DESIGN

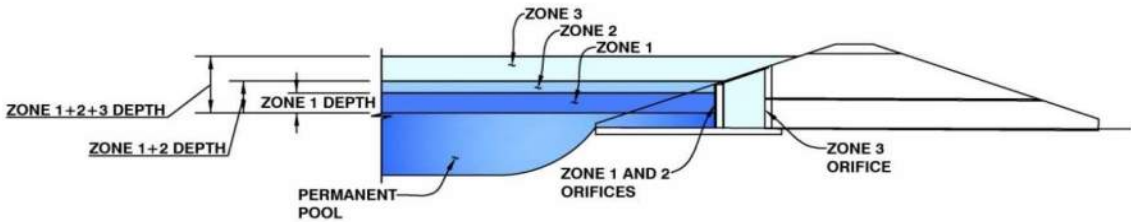
MHFD-Detention, Version 4.00 (December 2019)



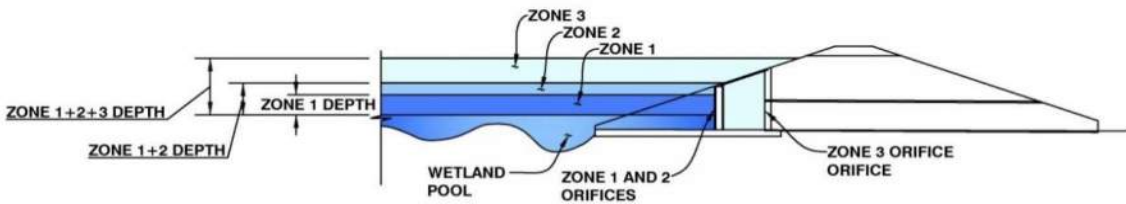
S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			



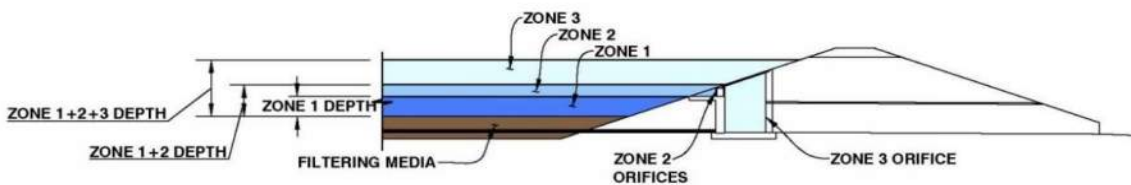
EXTENDED DETENTION BASIN WITH 3 ZONES



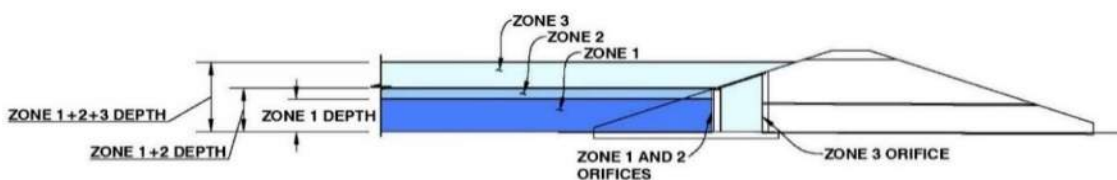
RETENTION POND WITH 3 ZONES



CONSTRUCTED WETLAND POND WITH 3 ZONES



FILTERING BMP WITH 3 ZONES



FLOOD CONTROL WITH THREE ZONES

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Friday, Jul 10 2020

Swale 5-6 (Q100=2.93, FS=1.5)

Triangular

Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 1.00

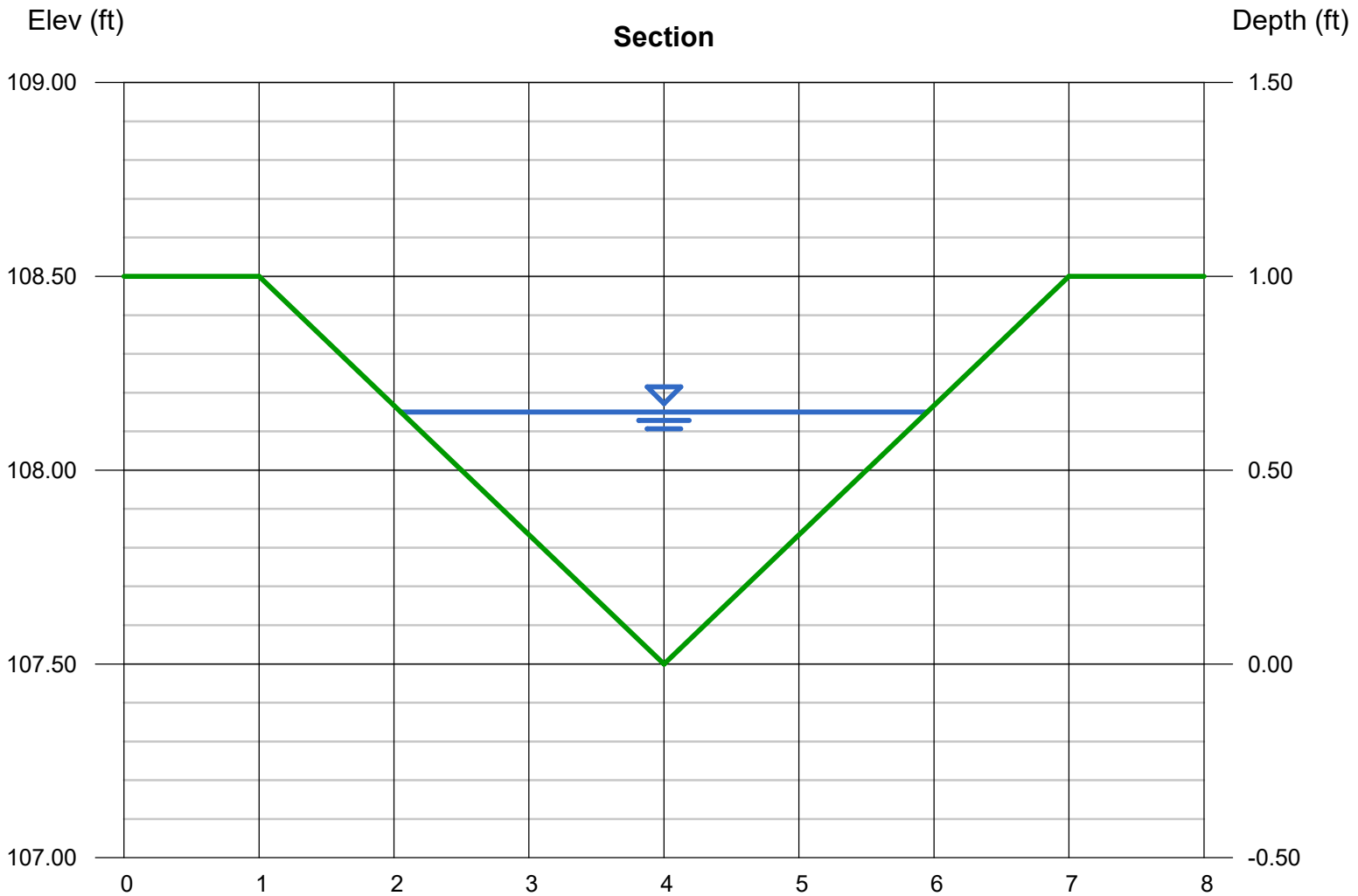
Invert Elev (ft) = 107.50
Slope (%) = 2.00
N-Value = 0.027

Calculations

Compute by: Known Q
Known Q (cfs) = 4.40

Highlighted

Depth (ft) = 0.65
Q (cfs) = 4.400
Area (sqft) = 1.27
Velocity (ft/s) = 3.47
Wetted Perim (ft) = 4.11
Crit Depth, Yc (ft) = 0.67
Top Width (ft) = 3.90
EGL (ft) = 0.84



Channel Report

Swale All (Q100=8.6, FS=1.5)

Triangular

Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 1.00

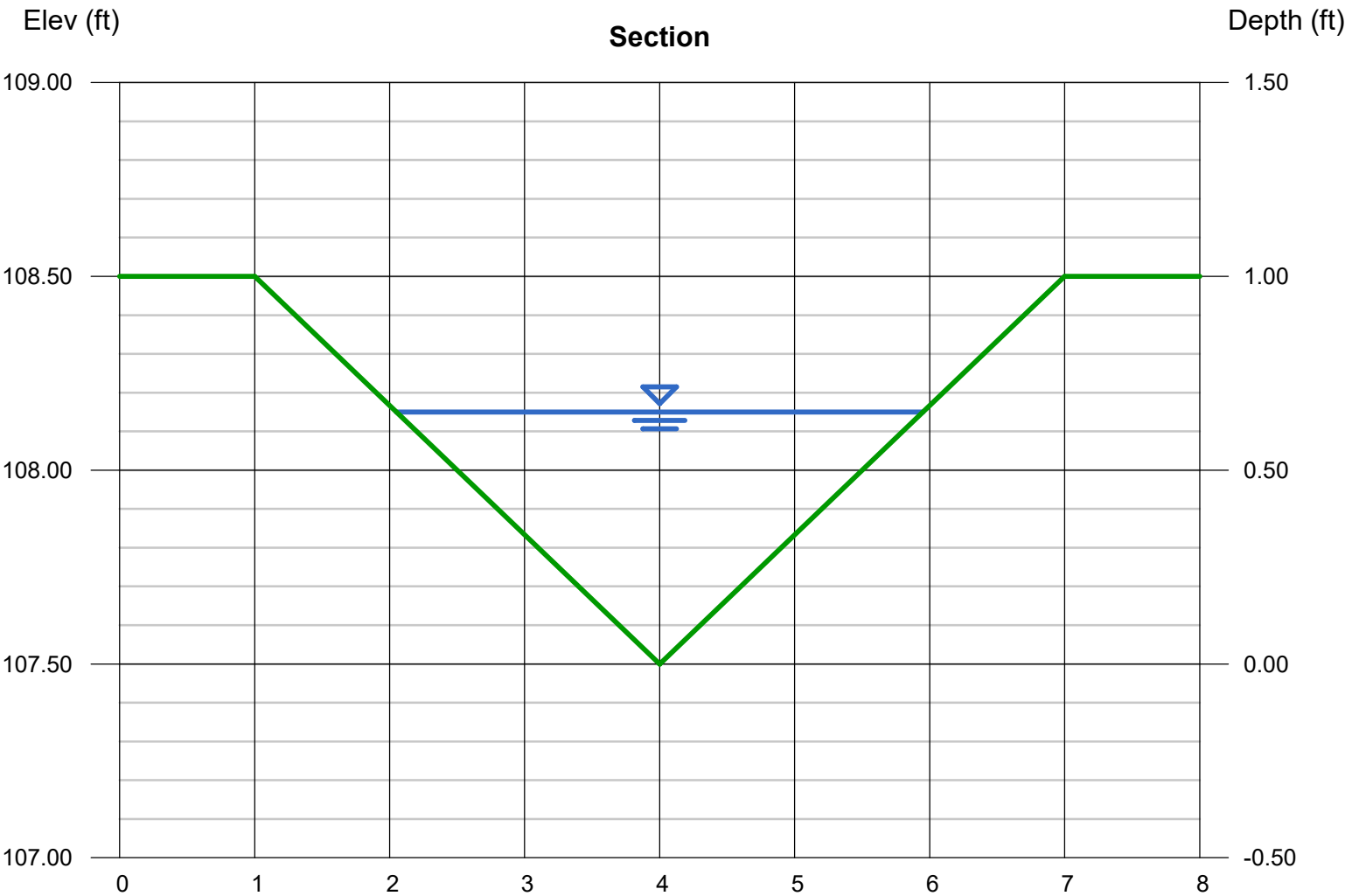
Invert Elev (ft) = 107.50
Slope (%) = 17.30
N-Value = 0.027

Calculations

Compute by: Known Q
Known Q (cfs) = 12.90

Highlighted

Depth (ft) = 0.65
Q (cfs) = 12.90
Area (sqft) = 1.27
Velocity (ft/s) = 10.18
Wetted Perim (ft) = 4.11
Crit Depth, Yc (ft) = 1.00
Top Width (ft) = 3.90
EGL (ft) = 2.26



Channel Report

Swale 1-4 (Q100=5.7, FS=1.5)

Triangular

Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 1.00

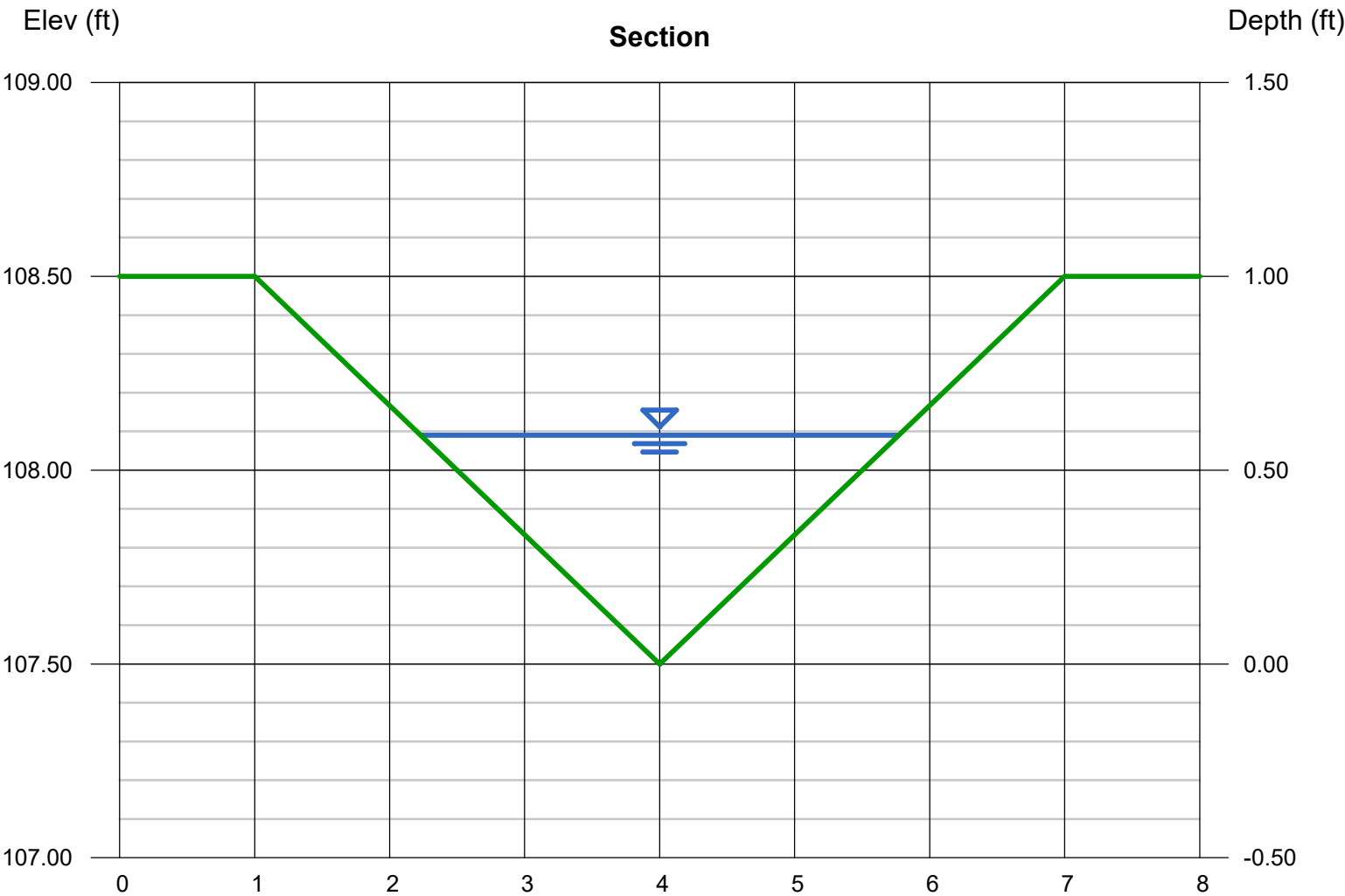
Invert Elev (ft) = 107.50
Slope (%) = 13.33
N-Value = 0.027

Calculations

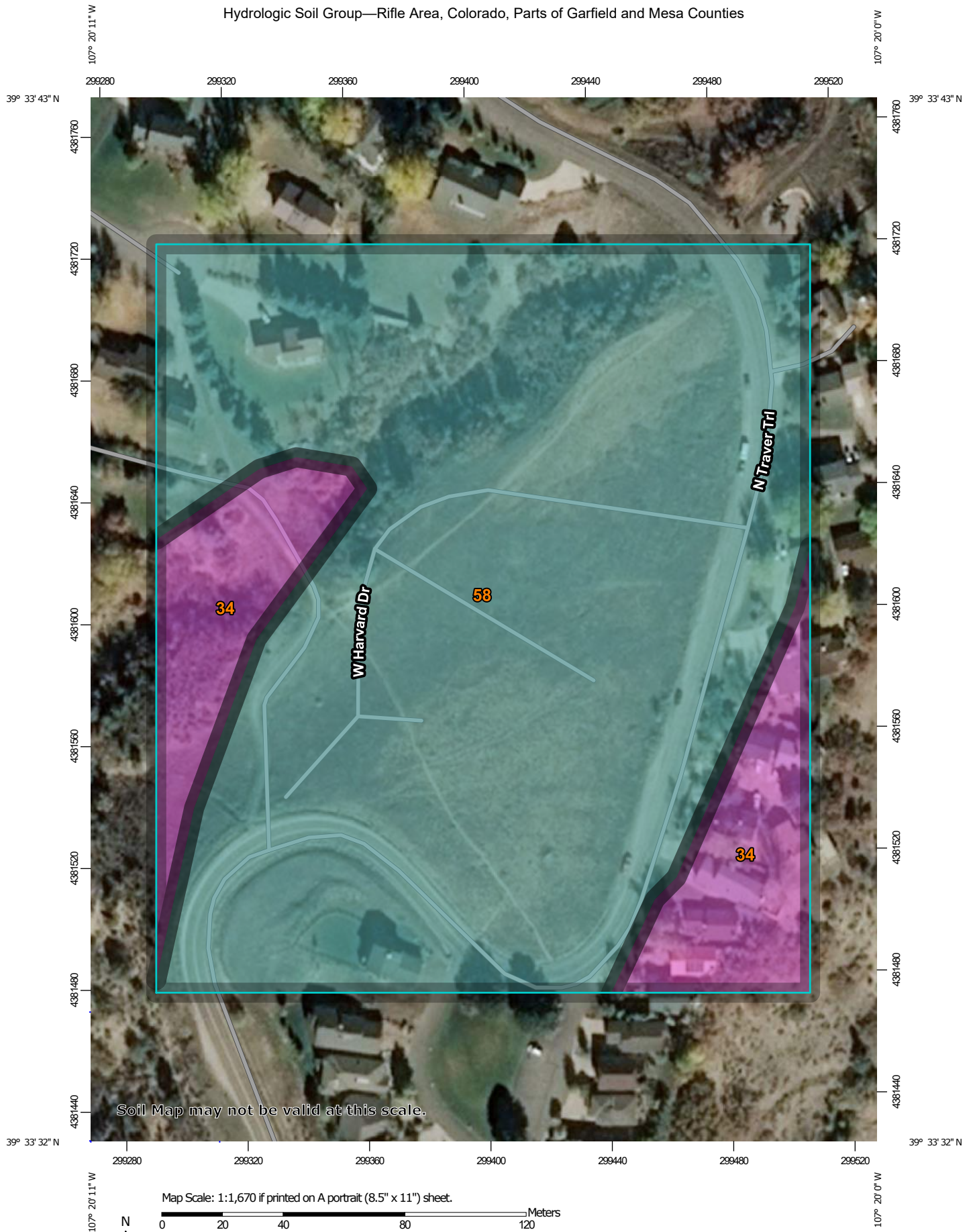
Compute by: Known Q
Known Q (cfs) = 8.60

Highlighted

Depth (ft) = 0.59
Q (cfs) = 8.600
Area (sqft) = 1.04
Velocity (ft/s) = 8.24
Wetted Perim (ft) = 3.73
Crit Depth, Yc (ft) = 0.88
Top Width (ft) = 3.54
EGL (ft) = 1.64



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

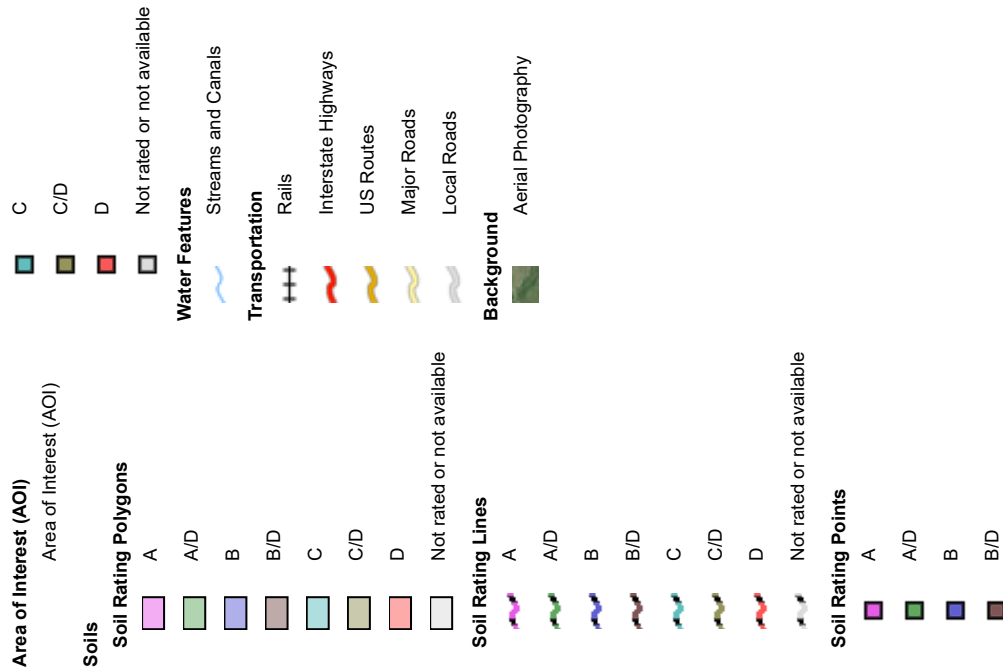


**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey
Packet Page 167

6/19/2020
Page 1 of 4

MAP LEGEND



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 12, Sep 13, 2019

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

Date(s) aerial images were photographed: Sep 24, 2015—Nov 2, 2015

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
34	Ildefonso stony loam, 25 to 45 percent slopes	A	2.1	16.3%
58	Potts-Ildefonso complex, 12 to 25 percent slopes	C	11.0	83.7%
Totals for Area of Interest			13.1	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.



NOAA Atlas 14, Volume 8, Version 2
Location name: Glenwood Springs, Colorado,
USA*

Latitude: 39.5602°, Longitude: -107.3349°

Elevation: 6026.39 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 & aeriels](#)

PF tabular

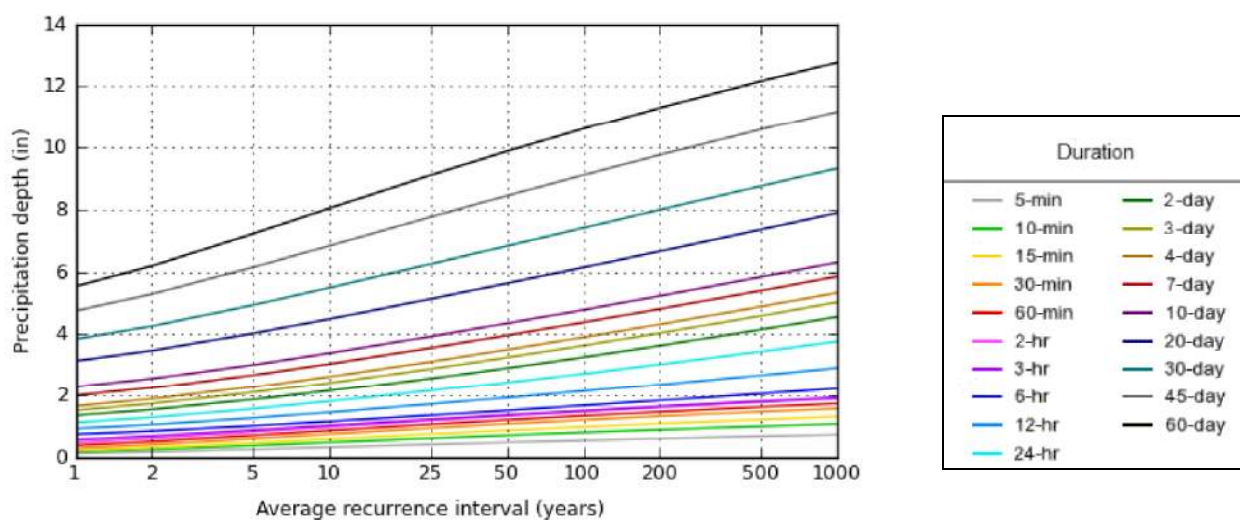
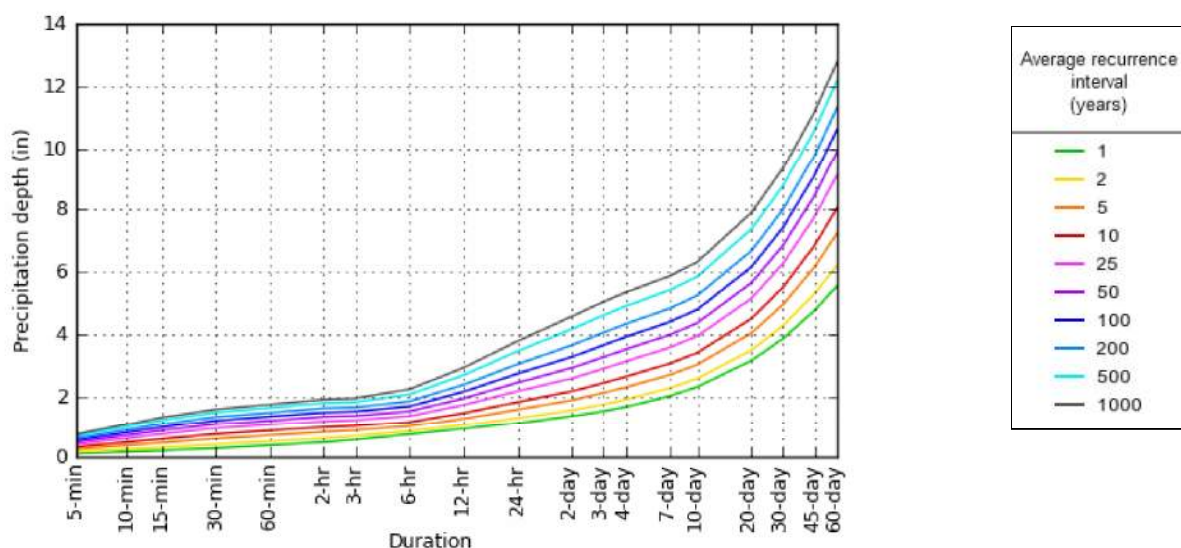
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.124 (0.097-0.160)	0.178 (0.140-0.230)	0.263 (0.207-0.342)	0.331 (0.259-0.432)	0.420 (0.313-0.564)	0.485 (0.354-0.664)	0.547 (0.385-0.770)	0.607 (0.409-0.882)	0.682 (0.441-1.02)	0.734 (0.465-1.13)
10-min	0.181 (0.143-0.234)	0.260 (0.205-0.337)	0.385 (0.303-0.501)	0.485 (0.379-0.633)	0.615 (0.458-0.826)	0.711 (0.518-0.972)	0.802 (0.564-1.13)	0.889 (0.599-1.29)	0.998 (0.645-1.50)	1.08 (0.681-1.65)
15-min	0.221 (0.174-0.285)	0.317 (0.250-0.411)	0.470 (0.369-0.611)	0.591 (0.462-0.772)	0.750 (0.558-1.01)	0.867 (0.631-1.19)	0.978 (0.687-1.38)	1.09 (0.730-1.58)	1.22 (0.787-1.83)	1.31 (0.830-2.02)
30-min	0.294 (0.232-0.380)	0.414 (0.326-0.536)	0.602 (0.473-0.782)	0.749 (0.585-0.978)	0.940 (0.698-1.26)	1.08 (0.783-1.47)	1.21 (0.846-1.69)	1.33 (0.892-1.92)	1.47 (0.952-2.21)	1.58 (0.997-2.42)
60-min	0.390 (0.307-0.504)	0.514 (0.405-0.666)	0.709 (0.557-0.921)	0.863 (0.673-1.13)	1.06 (0.790-1.42)	1.21 (0.878-1.65)	1.34 (0.943-1.88)	1.47 (0.989-2.13)	1.63 (1.05-2.44)	1.74 (1.10-2.67)
2-hr	0.485 (0.388-0.619)	0.614 (0.490-0.785)	0.816 (0.649-1.05)	0.976 (0.771-1.26)	1.18 (0.893-1.56)	1.33 (0.985-1.80)	1.48 (1.05-2.05)	1.61 (1.10-2.31)	1.78 (1.16-2.63)	1.90 (1.21-2.87)
3-hr	0.569 (0.457-0.720)	0.687 (0.552-0.871)	0.874 (0.700-1.11)	1.02 (0.814-1.31)	1.22 (0.930-1.60)	1.37 (1.02-1.83)	1.51 (1.08-2.07)	1.64 (1.13-2.33)	1.81 (1.19-2.66)	1.93 (1.24-2.91)
6-hr	0.743 (0.604-0.927)	0.845 (0.687-1.06)	1.01 (0.822-1.27)	1.16 (0.932-1.46)	1.36 (1.05-1.77)	1.52 (1.15-2.01)	1.67 (1.22-2.29)	1.84 (1.28-2.59)	2.06 (1.38-2.99)	2.23 (1.45-3.30)
12-hr	0.923 (0.761-1.14)	1.05 (0.866-1.30)	1.27 (1.04-1.57)	1.46 (1.19-1.81)	1.72 (1.35-2.22)	1.93 (1.48-2.53)	2.15 (1.59-2.89)	2.37 (1.67-3.30)	2.68 (1.81-3.84)	2.92 (1.92-4.26)
24-hr	1.12 (0.935-1.36)	1.29 (1.07-1.56)	1.57 (1.30-1.91)	1.81 (1.49-2.22)	2.16 (1.72-2.75)	2.44 (1.89-3.15)	2.73 (2.04-3.63)	3.03 (2.16-4.16)	3.45 (2.36-4.88)	3.77 (2.51-5.42)
2-day	1.36 (1.14-1.62)	1.55 (1.30-1.85)	1.87 (1.57-2.24)	2.16 (1.80-2.60)	2.57 (2.08-3.23)	2.91 (2.29-3.71)	3.26 (2.47-4.28)	3.64 (2.63-4.92)	4.15 (2.88-5.79)	4.56 (3.06-6.46)
3-day	1.52 (1.29-1.80)	1.74 (1.48-2.06)	2.11 (1.78-2.50)	2.43 (2.04-2.90)	2.89 (2.35-3.59)	3.26 (2.58-4.11)	3.64 (2.77-4.72)	4.04 (2.94-5.41)	4.60 (3.20-6.35)	5.03 (3.40-7.05)
4-day	1.66 (1.42-1.95)	1.89 (1.62-2.23)	2.29 (1.95-2.70)	2.63 (2.23-3.12)	3.12 (2.55-3.85)	3.51 (2.79-4.39)	3.91 (2.99-5.03)	4.32 (3.16-5.74)	4.89 (3.42-6.70)	5.34 (3.62-7.43)
7-day	2.00 (1.73-2.33)	2.26 (1.95-2.63)	2.69 (2.31-3.13)	3.05 (2.60-3.57)	3.56 (2.94-4.33)	3.97 (3.19-4.90)	4.39 (3.39-5.57)	4.82 (3.55-6.31)	5.40 (3.81-7.30)	5.86 (4.01-8.05)
10-day	2.30 (2.00-2.66)	2.57 (2.23-2.97)	3.02 (2.61-3.49)	3.40 (2.92-3.95)	3.93 (3.26-4.74)	4.36 (3.52-5.33)	4.79 (3.72-6.03)	5.24 (3.88-6.80)	5.84 (4.14-7.83)	6.31 (4.34-8.60)
20-day	3.15 (2.77-3.57)	3.48 (3.06-3.95)	4.03 (3.54-4.59)	4.49 (3.92-5.14)	5.14 (4.31-6.08)	5.64 (4.61-6.79)	6.15 (4.83-7.60)	6.67 (5.00-8.51)	7.36 (5.28-9.69)	7.89 (5.49-10.6)
30-day	3.85 (3.42-4.33)	4.26 (3.78-4.80)	4.94 (4.37-5.58)	5.50 (4.83-6.23)	6.26 (5.28-7.31)	6.84 (5.63-8.13)	7.42 (5.86-9.07)	8.00 (6.03-10.1)	8.76 (6.32-11.4)	9.33 (6.54-12.4)
45-day	4.76 (4.26-5.30)	5.30 (4.74-5.90)	6.15 (5.48-6.88)	6.84 (6.06-7.69)	7.76 (6.59-8.96)	8.45 (6.99-9.93)	9.11 (7.25-11.0)	9.76 (7.40-12.2)	10.6 (7.68-13.6)	11.2 (7.89-14.7)
60-day	5.54 (4.99-6.13)	6.20 (5.57-6.86)	7.23 (6.47-8.03)	8.04 (7.16-8.98)	9.11 (7.76-10.4)	9.88 (8.21-11.5)	10.6 (8.47-12.7)	11.3 (8.60-14.0)	12.2 (8.86-15.5)	12.8 (9.05-16.7)
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.										

[Back to Top](#)

PF graphical

PDS-based depth-duration-frequency (DDF) curves

Latitude: 39.5602°, Longitude: -107.3349°



NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Fri Jun 19 22:29:15 2020

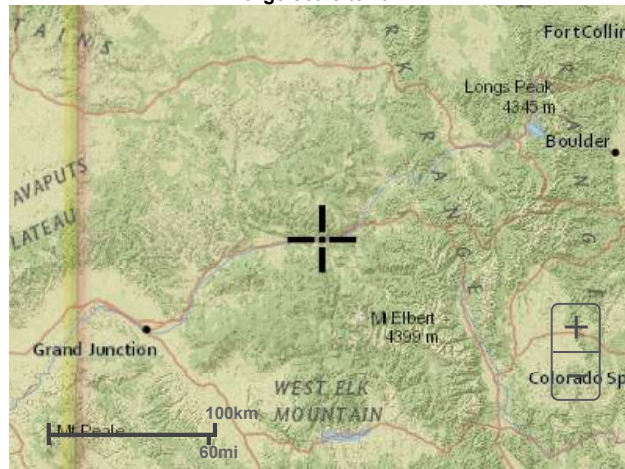
[Back to Top](#)

Maps & aerals

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

Basic Traffic & Parking Analysis

The purpose of this document is to provide a basic engineered analysis for traffic & parking generated from the development of the Oasis Creek Tract A Subdivision Amendment in Glenwood Springs, Colorado. The 5.24-acre property is currently undeveloped and is a part and parcel of the original Oasis Creek Subdivision that was approved in the early 1980's. The tract is zoned R/3 Multi-Family Residential PUD, which allows single-family, two-family, three-family and four-family dwellings as permitted uses. Tract A is limited to a maximum of 50 dwelling units. The property is bordered by N. Traver Trail along the southerly and easterly sides and a ravine on the west. Since the site is undeveloped it does not have any existing accesses.

The Applicant proposes to construct only 12 single-family duplex residences on six of the seven proposed lots. The seventh lot remain undeveloped. Each duplex lot will have a shared access off N. Traver Trail. The construction will be conducted during normal business hours and no lane closures of the street are anticipated. The following Exhibit-1 provides an aerial view of the proposed development:

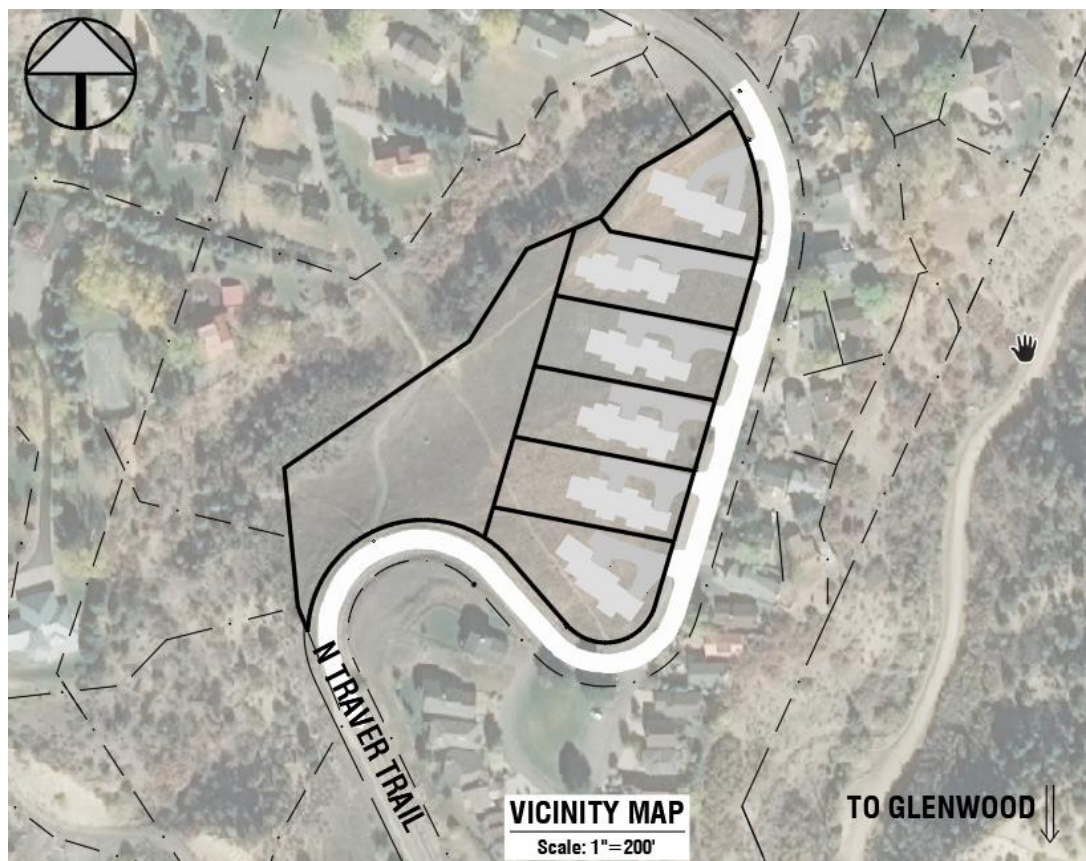


Exhibit 1 (Site & Existing Roadways)

Traffic

N. Traver Trail is a 24' wide two-lane paved road with gravel shoulders and roadside ditches. The posted speed limit is 25 mph and there are no existing sidewalks on either side of the roadway. Proposed traffic trip generation has been estimated as follows:

Proposed Conditions: Single Family Homes							
Description/ITE Code	*ITE Vehicle Trip Generation Rates			# Units	Total Generated Trips		
	Weekday	AM Peak Hour	PM Peak Hour		Weekday	AM Peak Hour	PM Peak Hour
Single Family Homes, per Dwelling Unit (210)	9.44	0.76	0.99	12	113.28	9.12	11.88
*Based on Institute of Traffic Engineers (ITE) Trip Generation Manual, 10th ed.							

Table 1, Trip Generation Estimates

Requests were submitted to the City Engineering Department for copies of any existing traffic studies, but no information was made available. Given that the Tract was originally approved for up to 50 dwelling units, it is reasonable to assume that the proposed 12 dwelling units (which less than 25% of the approved density) will not adversely impact the local or regional roadways more than what has already been contemplated. Therefore, no roadway improvements should be warranted for this development.

Each lot contains sufficient area for garages and onsite parking and no on-street parking is proposed.

If you have any questions or need additional information, please feel free to contact me at 970.945.5252.

Sincerely,
BOUNDARIES UNLIMITED INC.

Deric J. Walter, PE



Exhibit C

Geologic Conditions and
Geotechnical Letter of Consultation

April 22, 2016

Lydia Development Company
611 Harvard Drive
Glenwood Springs, CO 81601

Attention Jerry Steinbrecher

Subject: Geologic and Geotechnical Consultation
Tract A
Oasis Creek Subdivision
Glenwood Springs, Colorado
Project No. GS06028.000-115

CTL | Thompson, Inc. presents this letter of consultation regarding geologic conditions and geotechnical engineering criteria for the proposed 6 single-family lots to be developed on Tract A, Oasis Creek Subdivision in Glenwood Springs Colorado. Our preliminary opinions and recommendations are based on review of geologic mapping, our geotechnical investigations at nearby sites in Oasis Creek Subdivision, site reconnaissance, and our understanding of the proposed development concept. We will confirm and refine our preliminary opinions and recommendations in an engineering report subsequent to exploratory drilling at the site and pertinent laboratory testing.

Site Conditions

Tract A is a 5.277-acre parcel in Oasis Creek Subdivision as shown on Figure 1. The property is bordered by Traver Trail at the south and east. The incised drainage channel of an un-named creek, tributary to the Colorado River is along the northwest property boundary. Ground surface on most of the site generally slopes down to the southwest at grades between 5 and 10 percent. Total elevation change from northeast to southwest is on the order of 50 feet. Steep slopes are along the drainage channel sides. Most of the property has not been built upon. A paved bike path crosses in the southwest area. An old concrete pad is in the south part of the property. Most of the parcel is vegetated with sparse grass. Oak brush, pinon, and juniper are in the creek drainage.



Proposed Development

Conceptual plans are to develop the east part of Tract A with six single-family lots ranging in size from 25,000 square feet to 28,000 square feet (see Figure 2). We expect site grading cuts and fill of less than 3 feet. Utilities will be stubbed in from existing utility lines below the Traver Trail right-of-way. Building plans for the residence will be developed by individual lot owners.

Geologic Setting and Geologic Hazards

Tract A, Oasis Creek Subdivision is situated on a south-facing topographic bench at about elevation 6040 feet. The majority of the parcel is on gentle slopes east of an incised creek drainage. We referenced published geologic mapping and performed a site reconnaissance.

We reviewed Colorado Geological Survey (CGS) mapping titled, "Geologic Map of the Glenwood Springs Quadrangle, Garfield County, Colorado" By Kirkham, Streufert, Cappa, Shaw, Allen and Jones. According to the CGS mapping, most of the property including the area of the proposed lots, is underlain with Pleistocene-age loess (wind-deposited soils) consisting of clayey to sandy silt and silty sand. The creek drainage channel is formed of soils that are remnants of long-inactive debris flows that have been washed down from steeper mountain slopes to the north. These deposits typically consist of matrix and clast-supported gravel, cobbles and boulders with sandy clay or silty sand matrix. Outcrops of Belden Formation shale, limestone, and sandstone are visible in the very steep slopes of the south extent of the topographic bench.

Our review of mapping and site reconnaissance identified no geologic hazards that would preclude the planned development of the 6 single-family lots.

Subsurface Conditions

The area of the proposed lots is underlain by soils mapped by the CGS as loess, anticipated as clayey to sandy silty and silty sand. CTL | Thompson, Inc. has drilled exploratory borings in the loess deposits for geotechnical investigations on several lots in Oasis Creek Subdivision near Tract A. Our borings in the loess generally consisted of soils classifying as sandy clay and clayey sand to depths of 5 to 15 feet over dense, clayey gravel. In laboratory testing, the clay exhibited low to high expansion when wetted. The sand has exhibited low to moderate potential for consolidation when wetted under building loads. Free groundwater was not found in our exploratory borings.



Development Considerations

Foundations

Lot-specific geotechnical investigations will be required for each lot to provide design criteria and recommendations after building plans are developed by the lot owners. Where soils with low expansion/consolidation potential are found, footing foundations are likely appropriate. Risk of foundation movement and mitigation can be evaluated in the design-level investigations.

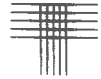
The presence of expansive or consolidating soils below building lots is not uncommon, and homes are commonly constructed on expansive/consolidating soil sites. We believe that residences in Oasis Creek Subdivision have generally performed well. However, deep foundation alternatives, such as drilled piers or micropiles, are positive mitigation where soils with moderate to high volume change potential are found at depths likely to influence foundations. Drilled piers or micropiles are installed to anchor the building below the zone of probable moisture variation. These systems concentrate the weight of the structure and develop friction between the pier and pile to resist and swell downdrag forces of the soils.

For lots that are underlain by soils with moderate volume-change potential, an alternative to enhance potential performance of footing foundations would be removal of a zone of the natural soils below the building footprint and replacement with non-expansive structural fill. If an owner is willing to accept increased risk of differential foundation movement, a structural mat or footings with a minimum deadload could bear on a mat of non-expansive granular structural fill. In this case, a mass excavation below the entire building footprint is advantageous to create a mat of densely compacted, structural fill below both footings and floor slabs. The mass excavation also allows for larger construction equipment which normally results in a better placed fill.

Floor Systems and Slabs-On-Grade

Lower level floors in residences are typically constructed as slabs-on-grade or they are structurally supported. Slab performance risk evaluation is an engineering judgment that is used as a predictor of the general magnitude of potential slab-on-grade heave and the risk of poor slab-on-grade performance.

A common practice to reduce potential slab-on-grade floor movements from expansive or consolidating soils is removal of a thickness of the natural soils and replacement with non-expansive structural fill. If sub-excavation is recommended in lot-specific geotechnical recommendations, it would be beneficial to sub-excavate the entire building footprint to a specified depth below footings to allow use of larger equipment and provide for more uniform structural fill conditions.



Structural floors are supported by the foundation with a crawl space below the floor and are a positive method to mitigate the potential for floor movement. Design and construction issues associated with structural floors include ventilation and lateral loads when structurally supported floors are installed over a crawl space. Where structurally supported floors are used, utility connections, including water, gas, air duct, and exhaust stack connections to floor supported appliances should be capable of absorbing some deflection of the floor.

Control of humidity in crawl spaces is important for indoor air quality and performance of wood floor systems. We believe the best current practices to control humidity involve the use of a vapor retarder or vapor barrier (10 mil minimum) placed on the soils below accessible subfloor areas.

Subsurface Drains and Surface Drainage

A perimeter drain should be provided adjacent to the residence foundations. Our experience indicates moist conditions can develop in basement and crawl space areas, resulting in instances of damp soils, musty smells and, in some cases, standing water. Crawl space areas should be well ventilated.

Proper design, construction, and maintenance of surface drainage is critical to the satisfactory performance of foundations, slabs-on-grade, and other improvements. Landscaping and irrigation practices will also affect performance. Exhibit A contains our recommendations for surface drainage, irrigation, and maintenance.

Excavations

Stability and safety of un-retained excavations is normally governed by local, state, or federal guidelines or regulations. Subcontractors should be familiar with these regulations and take precautions they deem necessary to comply with the requirements and protect the safety of their employees and the general public. Sides of excavations need to be sloped or braced to meet local, state and federal safety regulations. We expect the natural soils below the proposed lots will classify as Type B and/or Type C soils based on OSHA standards governing excavations. Temporary slopes should be no steeper than 1 to 1 (horizontal to vertical) in Type B soils and 1.5 to 1 in Type C soils. Contractors are responsible for excavation safety and overall site safety.

Geotechnical Risk

The concept of risk is an important aspect of any geotechnical evaluation, primarily because the methods used to develop geotechnical recommendations do not comprise an exact science. We never have complete knowledge of subsurface conditions. Analysis must be tempered with engineering judgment and



experience. Therefore, the recommendations presented in any geotechnical evaluation should not be considered risk-free. We cannot provide a guarantee that the interaction between the soils and a proposed structure will be as desired or intended. Our recommendations represent our judgment of those measures that are necessary to increase the chances that the structures will perform satisfactorily.

Preliminary opinions and recommendations in this letter must be confirmed and refined in an engineering report after CTL | Thompson, Inc. directs drilling of exploratory borings and performs pertinent laboratory testing. Lot-specific geotechnical investigations will be required after building plans are conceptually developed by lot owners.

We appreciate the opportunity to work with you on this project. If you have questions or need additional information, please call.

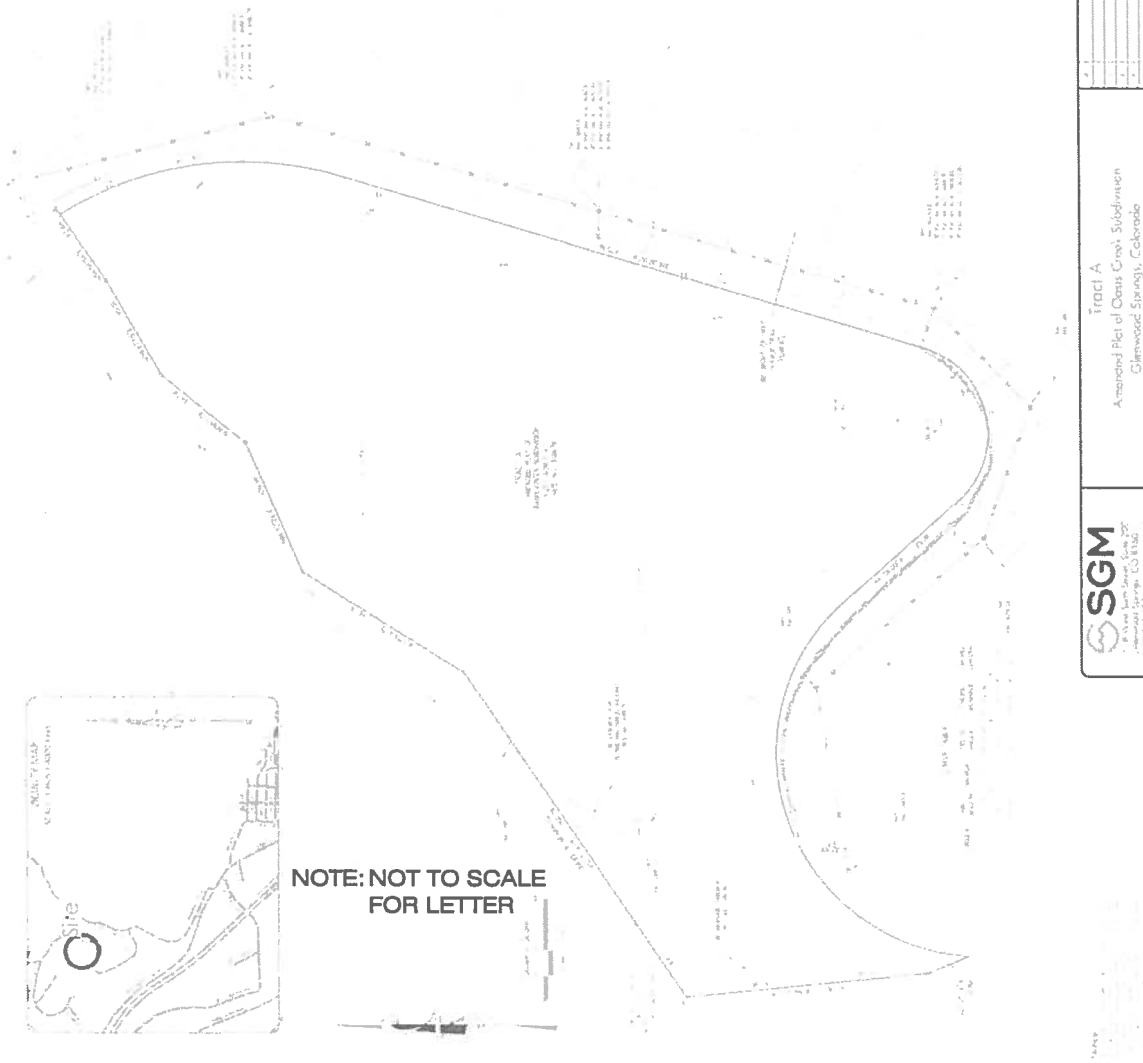
Very truly yours,

CTL | THOMPSON, INC.

James D. Kellogg, P.E.
Division Manager

JDK:kk

cc: Via email to jerrysmd@gmail.com



NOTE: NOT TO SCALE
FOR LETTER

$$Z_{\text{eff}} = Z_{\text{eff}}^{\text{H}} + Z_{\text{eff}}^{\text{H}} \frac{Z_{\text{eff}}^{\text{H}}}{Z_{\text{eff}}^{\text{H}} + Z_{\text{eff}}^{\text{H}}}$$

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Journal of Management Inquiry 19(4) 385-398

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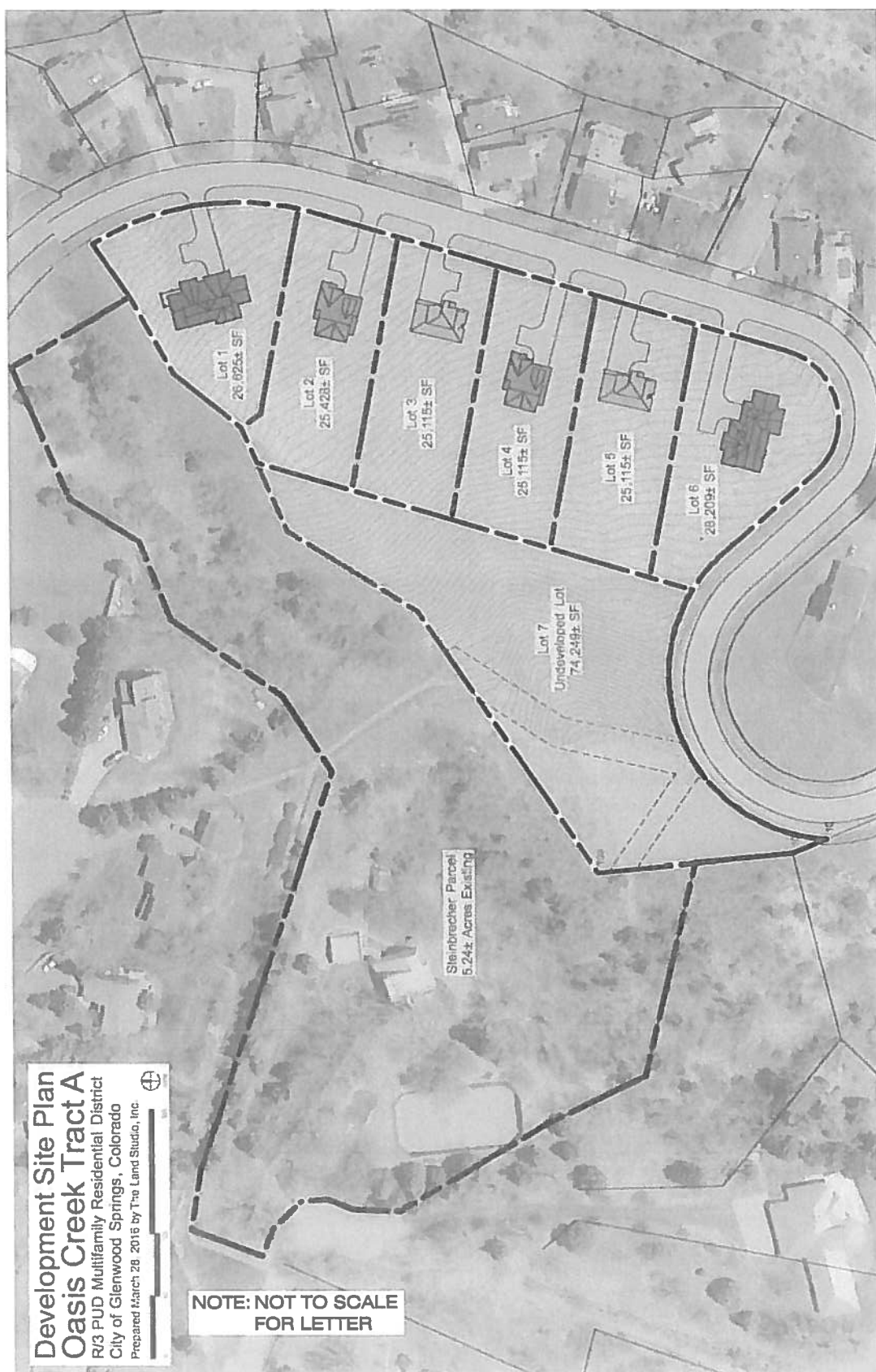




EXHIBIT A

SURFACE DRAINAGE, IRRIGATION AND MAINTENANCE

Performance of foundations and concrete flatwork is influenced by the moisture conditions existing within the foundation soils. Surface drainage should be designed to provide rapid runoff of surface water away from the proposed residence. Proper surface drainage and irrigation practices can help control the amount of surface water that penetrates to foundation levels and contributes to settlement or heave of soils and bedrock that support foundations and slabs-on-grade. Positive drainage away from the foundation and avoidance of irrigation near the foundation also help to avoid excessive wetting of backfill soils, which can lead to increased backfill settlement and possibly to higher lateral earth pressures, due to increased weight and reduced strength of the backfill. CTL Thompson, Inc. recommends the following precautions. The home buyer should maintain surface drainage and, if an irrigation system is installed, it should substantially conform to these recommendations.

1. Wetting or drying of the open foundation excavations should be avoided.
2. Excessive wetting of foundation soils before, during and after construction can cause heave or soften fill and foundation soils and result in foundation and slab movements. Proper surface drainage around the residence and between lots is critical to control wetting.
3. The ground surface surrounding the exterior of the residence should be sloped to drain away from the building in all directions. We recommend a minimum constructed slope of at least 12 inches in the first 10 feet (10 percent) in landscaped areas around the residence, where practical.

We do not view the recommendation to provide a 10 percent slope away from the foundation as an absolute. It is desirable to create this slope where practical, because we know that backfill will likely settle to some degree. By starting with sufficient slope, positive drainage can be maintained for most settlement conditions. There are many situations around a residence where a 10 percent slope cannot be achieved practically, such as around patios, at inside foundation corners, and between a house and nearby sidewalk. In these areas, we believe it is desirable to establish as much slope as practical and to avoid irrigation. We believe it is acceptable to use a slope on the order of 5 percent perpendicular to the foundation in these limited areas.



For lots graded to direct drainage from the rear yard to the front, it is difficult to achieve 10 percent slope at the high point behind the house. We believe it is acceptable to use a slope of about 6 inches in the first 10 feet (5 percent) at this location.

Construction of retaining walls and decks adjacent to the residence should not alter the recommended slopes and surface drainage around the residence. Ground surface under the deck should be compacted and slope away from the residence. A 10-mil plastic sheeting and landscaping rock is recommended above the ground under the decks to reduce water dripping from the deck causing soil erosion and/or forming depressions under the deck. The plastic sheeting should direct water away from the residence. Retaining walls should not flatten the surface drainage around the residence and block or impede the surface runoff.

4. Swales used to convey water across yards and between houses should be sloped so that water moves quickly and does not pond for extended periods of time. We suggest minimum slopes of about 2 to 2.5 percent in grassed areas and about 2 percent where landscaping rock or other materials are present. If slopes less than about 2 percent are necessary, concrete-lined channels or plastic pipe should be used.
5. Backfill around the foundation walls should be moistened and compacted.
6. Roof downspouts and drains should discharge well beyond the limits of all backfill. Splash blocks and/or extensions should be provided at all downspouts so water discharges onto the ground beyond the backfill. We generally recommend against burial of downspout discharge. Where it is necessary to bury downspout discharge, solid, rigid pipe should be used and it should slope to an open gravity outlet. Downspout extensions, splash blocks and buried outlets must be maintained by the home owner.
7. The importance of proper home owner irrigation practices cannot be over-emphasized. Irrigation should be limited to the minimum amount sufficient to maintain vegetation; application of more water will increase likelihood of slab and foundation movements. Landscaping should be carefully designed and maintained to minimize irrigation. Plants placed close to foundation walls should be limited to those with low moisture requirements. Irrigated grass should not be located within 5 feet of the foundation. Sprinklers should not discharge within 5 feet of foundations. Plastic sheeting should not be placed beneath landscaped areas adjacent to



foundation walls or grade beams. Geotextile fabric will inhibit weed growth yet still allow natural evaporation to occur.

8. The design and construction criteria for foundations and floor system alternatives were compiled with the expectation that all other recommendations presented in this report related to surface and subsurface drainage, landscaping irrigation, backfill compaction, etc. will be incorporated into the project. It is critical that all recommendations in this report are followed.

Exhibit D
Declaration of Protective Covenants

Recorded at 4:34 o'clock P M. JUN 11 1980
Reception No. 304633 MILDRED ALSDORF, RECORDER

BOOK 549 PAGE 936

DECLARATION OF PROTECTIVE COVENANTS
FOR OASIS CREEK SUBDIVISION,
A PLANNED UNIT DEVELOPMENT

WHEREAS, Oasis Creek Land Co. (Declarant) is the owner of the real property situate in the City of Glenwood Springs, County of Garfield and State of Colorado, described as Oasis Creek Subdivision, a Planned Unit Development (PUD), as the same appears upon plat filed for record on JUNE, 1980 as Reception No. 304632 in the office of the Clerk and Recorder, Garfield County, Colorado; and

WHEREAS, Declarant, being desirous of protecting property values and protecting the health, convenience and welfare of the owners of the lots and units in the PUD does hereby publish and declare that the following terms, covenants, conditions, restrictions, uses, limitations and obligations shall be deemed to run with the land located within the PUD and shall be a burden upon and a benefit to any person or persons acquiring or owning any interest in the PUD, their grantees, successors, heirs, devisees, personal representatives and assigns.

1.0 Definitions. As used in these Protective Covenants, the following words, terms and letter designations shall have the following meanings:

1.1 "PUD" shall mean Oasis Creek Subdivision, a Planned Unit Development.

1.2 "Lot" shall mean a single-family Lot in the PUD.

1.3 "Tract" shall mean multi-family areas in the PUD (except Tract D, which is commercial).

1.4 "Unit" shall mean a dwelling a tract.

1.5 "Owner" shall mean the owner of a Lot or Unit in the PUD.

1.6 "ACC" shall mean the Architectural Control Committee for the PUD.

2.0 Use of Lots. All Lots, Tracts and Units in the PUD shall, in addition to the within Protective Covenants, be governed by the zoning regulations of the City of Glenwood Springs, Colorado as modified and as the same appear on plat of the PUD recorded as aforesaid.

3.0 Structures in the PUD. All structures in the PUD shall be designed to blend into and complement the natural surroundings.

3.1 No more than one (1) detached single family dwelling shall be erected upon any Lot, except for one (1) attached or detached garage on each Lot for not more than four (4) automobiles.

3.2 All structures shall be sited on each Lot and Tract by the ACC. Unless varied by the provisions of Paragraph 13.4 hereafter, no structure on any Lot or Tract shall be constructed closer than fifteen (15) feet to any side line or closer than twenty-five (25) feet to any rear line or closer than thirty (30) feet from any front line. In siting a structure,

*Amended -
see back
pages*

the ACC shall approve its location as near to the spot selected by the Owner as shall not impede or restrict the view plane of other Owners and otherwise meet the criteria set forth in Paragraph 13.3 hereafter.

3.3 The minimum size of each single-family structure shall be not less than 1500 square feet measured on the outside foundation walls, exclusive of open porches, garages or carports.

3.4 No structure shall be permitted on any Lot or Tract which exceeds thirty (30) feet in height from the highest natural finished grade line immediately adjoining the foundation or structure. No radio, short wave or television antenna over five (5) feet above the highest roof line shall be permitted unless approved by the ACC.

3.5 No structure shall be erected by means of other than new construction, it being the purpose of this covenant to insure that old buildings will not be moved from previous locations and placed upon a Lot or Tract.

3.6 All structures shall be constructed of either brick, stone, lumber, or a combination thereof. The use of cinderblock shall not be allowed unless it is faced with another material herein approved.

3.7 No structure shall be placed or erected upon any Lot or Tract which is, or ever has been, or could be made the sub-

ject of a specific ownership tax as now defined in Title 42 of Colorado Revised Statutes 1973, nor shall structures constructed in the fashion and manner as trailers be allowed.

3.8 Each structure shall be completed within one (1) year from date of commencement of construction.

4.0 Resubdivision Prohibited. The resubdivision of a Lot or Tract is prohibited; provided, however, condominiumizations of a structure on a Tract shall not be deemed subdivision.

5.0 Utility Lines. No gas lines, light and power lines, telephone lines or television cable shall be permitted unless said lines are buried underground and out of sight from their primary source at the Lot or Tract line to the structure and at the Owner's expense. The ACC may, however, allow overhead light, power, telephone and television lines and cables if the same would not detract from the view of other Owners and the cost of placing the same underground would be great.

6.0 No Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or any other outbuildings of any description shall be used on any Lot except on a temporary basis, not exceeding six (6) months, by the construction company constructing a structure on a Lot or Tract.

7.0 No Commercial Use. Except for Tract D, there shall not be permitted or maintained upon any Lot or Tract any trade,

business or industry, except that Owners may rent or lease their dwellings or unit for residential purposes when not required for the Owners' use. Renting or leasing of a dwelling or unit may only be done for the entire dwelling or unit and no apartments, or other divisible use of the dwelling or unit shall be utilized by anyone other than the Owner and any such use shall be deemed a commercial use and subject to immediate injunction.

8.0 Fences and Hedges. No fences or hedges shall be constructed or grown or maintained on any lot higher than five (5) feet above ground level, but this restriction shall not apply to patio fences in connection with structures. All fences shall be constructed of wood or wood byproducts; provided, however, on any back line or side line which is shielded from view from all other Lots and Tracts, materials other than wood may be utilized if previous permission therefor is given by the ACC.

9.0 Animals. The keeping of livestock, poultry, goats and other animals within the PUD shall be prohibited, except that this restriction shall not apply to dogs or cats.

9.1 Dogs and cats must be kept within the boundary of the Lot or Tract of the Owner.

9.2 Lots and Tracts must be kept clean, sanitary and reasonably free from refuse, insects and waste at all times.

9.3 All animals must be so maintained that they do

not become a nuisance to the neighborhood and do not run at large, endanger or harrass other animals, including wildlife, upon neighboring lands and public domain. As authorized by the statutes of the State of Colorado and regulations of the Game, Fish and Parks Commission of the State of Colorado, it shall be permissible for any person to capture or kill a dog when such dog is endangering or harrassing wildlife.

9.4 No hunting, shooting, trapping or otherwise killing or harming of wildlife shall be permitted, it being the intent hereof to conserve and protect all wildlife to the fullest extent possible.

10.0 Maintenance of Property.

10.1 The Owner of each Lot and Tract shall keep the same clear and free of rubbish and trash and shall keep the structures thereon in good repair, doing such maintenance as may be required for this purpose.

10.2 No noxious or offensive conduct or activity shall be carried on upon any Lot or Tract or in any structure thereon which may constitute a health hazard, nuisance or annoyance to the neighborhood.

10.3 Clothes lines, equipment, garbage cans, service yards, woodpiles, or storage areas shall be adequately screened by planting or construction to conceal the same from view of neighboring Lots, Tracts and streets.

10.4 The outside burning of any trash, rubbish or other materials shall be absolutely prohibited. Standard and approved barbeques and fireplaces shall be allowed for the preparation of foodstuffs only.

11.0 Vehicles.

11.1 All motor vehicles must be currently licensed and bear a valid safety inspection sticker.

11.2 No snowmobiles or two-wheeled motorized vehicles shall be operated in the PUD, except that motorcycles may be utilized for transportation in and out of the PUD.

11.3 No vehicles, boats, campers, trailers, snowmobiles, or other such recreational vehicles or devices shall be stored or permitted to remain for more than three (3) continuous days on any lot or Tract unless the same are stored from view in a garage.

11.4 No business vehicles shall be permitted which do not completely enclose within the vehicle all machinery, equipment and other evidence of the trade, craft or business other than the signs affixed to the vehicle advertising the same.

12.0 Signs. Except as to Tract D, billboards, signs or other advertising devices of any nature shall not be erected, placed, maintained or permitted, provided that this restriction shall not be construed to prevent appropriate name and address signs and signs that advertise property for sale or

rent insofar as it is necessary to promote the sale and development of such properties.

13.0 ACC.

13.1 No improvements of any kind, including, but not limited to, commercial structures, dwellings, (both single and multi-family) garages, fences, swimming pools, tennis courts, parking areas, drives, antennas, flagpoles, constructed or altered on any lands within the PUD, unless three (3) complete sets of architectural plans and specifications for such construction or alteration are submitted to the ACC prior to the commencement of such work. All decisions of the ACC shall be in writing. One (1) set of such plans and specifications shall remain on file and become a permanent record of the ACC. In the event the ACC fails to take any action within forty-five (45) days after complete architectural plans and specifications for such work have been submitted to it, then all of such architectural plans shall be deemed to be approved.

13.2 The ACC shall exercise its best judgment to see that all improvements, construction, and alterations on the land within the PUD conform to and harmonize with the natural surroundings and with existing structures as to external design, materials, color, setting, height, topography, grade and finished ground elevation.

13.3 Architectural plans and specifications submitted under Paragraph 13.1 hereof shall show the nature, kind, shape, height, materials, floor plan, location, exterior color scheme, alterations, grading and all other matters necessary for the ACC to properly consider and make a determination thereon. The ACC shall disapprove any architectural plans submitted to it which are not sufficient for it to exercise the judgment required of it by these covenants.

13.4 The ACC may grant a reasonable variance or adjustment of these conditions and restrictions in order to overcome practical difficulties and prevent unnecessary hardships arising by reason of the application of the restrictions contained herein. Such variances or adjustments shall be granted only in case the granting thereof shall not be materially detrimental or injurious to other property or improvements of the neighborhood and shall not defeat the general intent and purpose of these restrictions.

13.5 The ACC shall not be liable in damages to any person or association submitting any architectural plans for approval or to any Owner by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, with regard to such architectural plans. Any Owner submitting or causing to be submitted any plans and specifications to the ACC agrees and coven-

ants that he will not bring an action or suit to recover damages against the ACC collectively, its members individually, or its advisers, employees or agents.

13.6 The initial members of the ACC shall be:

Raymond Monahan
402 Park Drive
Glenwood Springs, CO 81601

Royal A. Smith
1621 Bennett Avenue
Glenwood Springs, CO 81601

Steven H. Morton
214 8th Street
Glenwood Springs, CO 81601

13.7 A majority of the ACC may designate a representative to act for it. Should a member resign or become unable to act, the other members shall appoint a successor. Subsequent to the sale of all Lots and Tracts, one or more members may be replaced by written designation recorded in the Garfield County Clerk and Recorder's office showing approval by a majority of the Owners.

14.0 Tracts, Additional Covenants. These Protective Covenants, the PUD Plat and Plan and the Municipal Code of the City of Glenwood Springs, Colorado shall govern the use and occupation of the land in the PUD. Additional and further covenants, homeowner's associations and other entities may be adopted and created as to each multi-family tract in the PUD; provided, however, such covenants or other internal governing documents shall be no less restrictive

than these Protective Covenants, the PUD Plat and Plan, and the Municipal Code of the City of Glenwood Springs, Colorado, and, in the event of conflict these Protective Covenants, the PUD Plat and Plan and said Municipal Code shall control.

15.0 Covenants run with the Land. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until May 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote reflected by signed documents duly recorded by the majority of then Owners it is agreed to change said covenants in whole or in part.

16.0 Enforcement. If any Owner or person acting by, through or under him shall violate or attempt to violate any of the covenants herein stated, it shall be lawful for the ACC or any Owner to prosecute any suit in law or in equity to restrain and enjoin the violation of such covenants and to recover damages for such violations and recover all costs and attorney fees necessary to enforce the provisions of these covenants. Action by the ACC is strictly optional, however, and failure to act by the ACC to restrain or enjoin a violation shall not subject the ACC, either collectively or individually, to any liability of any kind.

17.0 Amendment. These Protective Covenants may be amended by an instrument signed by not less than 75% of the Owners of the

Lots and authorized Units in the PUD. Such amendments shall become effective upon the recordation thereof in Garfield County, Colorado.

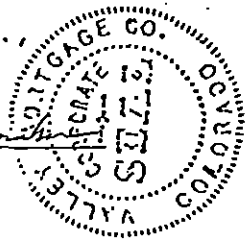
18.0 Severability. The invalidation of any one of these covenants by judgment or court order shall not effect any of the other provisions which shall remain in full force and effect.

Dated this 11th day of JUNE, 1980.

OASIS CREEK LAND CO.

By: VALLEY MORTGAGE CO.,
General Partner

By Raymond E. Monahan
President



ATTEST:

J. Thulson
Assistant Secretary

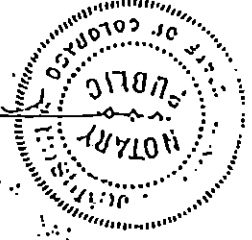
STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The above and foregoing instrument was acknowledged before me this 11th day of June, 1980, by Raymond E. Monahan, as President, and John A. Thulson, as Assistant Secretary, of Valley Mortgage Co., general partner of Oasis Creek Land Co.

My commission expires: 12-14-82

Witness my hand and official seal.

Kay L. Johnson
Notary Public



AMENDMENT TO PROTECTIVE COVENANTS FOR
OASIS CREEK SUBDIVISION, A PLANNED UNIT DEVELOPMENT

WHEREAS, a Declaration of Protective Covenants for Oasis Creek Subdivision, a Planned Unit Development, (Covenants) was recorded in the Office of the Clerk and Recorder of Garfield County, Colorado as Reception No. 304633 in Book 549 at Page 996, and

WHEREAS, Paragraph 3.2 of the Covenants establishes the setbacks for all structures located on both Lots and Tracts within Oasis Creek Subdivision (Oasis Creek) as being 15 ft. from a side-line, 25 ft. from a rear line, and 30 ft. from a front line, and

WHEREAS, it has subsequently been determined that the setback requirements above stated are inappropriate and unfeasible for application to the structures to be located on the Tracts within Oasis Creek, and

WHEREAS, the City Council of the City of Glenwood Springs, Colorado, has amended the zoning regulations applicable to the structures to be erected on the Tracts within Oasis Creek as follows, to-wit:

Front yard.....	20 ft.
Side yard	5 ft.
Rear yard	20 ft.

and

WHEREAS, Sopris View Development Co., the owner of all of the property located within Oasis Creek, does, by this indenture, amend the setback requirements for all structures located on the Tracts within Oasis Creek.

NOW, THEREFORE, Sopris View Development Co., being the owner of all of the land located in Oasis Creek, does hereby amend Paragraph 3.2 of the Covenants to read as follows:

3.2 All structures shall be sited on each Lot and Tract by the ACC. Unless varied by the provisions of Paragraph 13.4 hereafter, no structure on any Lot or Tract shall be constructed closer to a boundary line than as follows:

(a) Lots:

Side line 15 ft.
Rear line 25 ft.
Front line 30 ft.

(b) Tracts:

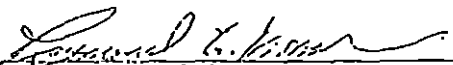
Side line 5 ft.
Rear line 20 ft.
Front line 20 ft.

In siting a structure, the ACC shall approve its location as near to the spot selected by the Owner as shall not impede or restrict the view plane of other Owners and otherwise meet the criteria set forth in Paragraph 13.3 hereafter.

Except as hereinabove provided, all of the terms and conditions of the Covenants are hereby ratified and confirmed.

Dated this 3rd day of September, 1981.

SOPRIS VIEW DEVELOPMENT CO.

By 
General Partner

STATE OF COLORADO)
) SS.
COUNTY OF GARFIELD)

The above and foregoing instrument was acknowledged

before me this 3rd day of September, 1981 by Raymond E. Monahan
as General Partner of Sopris View Development Co.

Witness my hand and official seal.

My commission expires: My Commission expires Dec. 17, 1982

R. E. Monahan
Notary Public

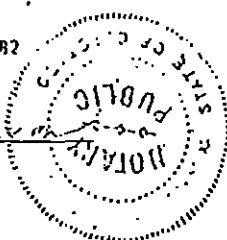


Exhibit E

Neighborhood Meeting Information

July 8, 2020

RE: PUBLIC NOTICE of a NEIGHBORHOOD MEETING to discuss the upcoming Preliminary Plat Application for an Oasis Creek Tract A Subdivision Amendment.

The Oasis Creek Tract A Subdivision resides on North Traver Trail in the City of Glenwood Springs. Tract A was part and parcel of the original Oasis Creek Subdivision that was approved in the early 1980's. The tract is currently zoned R/3 Multi-Family Residential PUD, which allows single-family, two-family, three-family and four-family dwellings as permitted uses.

Tract A is currently subdivided into six single family lots and one open space tract known as the Oasis Creek Tract A Subdivision. Tate Fairbanks (the "Applicant") is applying to the City of Glenwood Springs, CO to amend the Oasis Creek Tract A Subdivision to convert six single family lots to six duplex tracts and retain undeveloped Tract 7 as an open space tract. The Applicant proposes to build one level duplexes on each tract with a size of approximately 2,300-2,400 square feet per unit.

For more information about the project, please attend the virtual neighborhood meeting:

LOCATION:

Go to <https://zoom.us/>
Click Join A Meeting
Meeting ID: 872 1960 2833
Password: 175665

OR

Dial in:
1-346-248-7799

MEETING DATE: WEDNESDAY JULY 29, 2020

MEETING TIME: 6:30 PM (MST)

If you are unable to attend the meeting, please forward your questions to:
oasiscreektracta@gmail.com

CITY OF GLENWOOD SPRINGS
101 W. 8TH STREET
GLENWOOD SPRINGS, CO 81601

UNITED STATES OF AMERICA
2850 YOUNGFIELD STREET
LAKEWOOD, CO 80215-7093

TIMOTHY KEMP
706 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

SHIRLEY WOODROW
401 W YALE CIRCLE
GLENWOOD SPRINGS, CO 81601

JOELLEN WHITE TRUST
612 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

STEVEN & DIANE BOAT
PO BOX 1989
GLENWOOD SPRINGS, CO 81601

GREG GREER
403 YALE CIRCLE
GLENWOOD SPRINGS, CO 81601

VERNON & SYLVIA LINCOLN
614 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

CLIFFORD & MONICA CAPPELLI
702 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

GENARO & PAULA SUAREZ
701 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

BRENDA LUDWIG
616 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

OASIS CREEK TRACT B
HOMEOWNERS ASSOC
702 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

CHERYL & PATRICK JAROSZ
703 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

KENNETH & LAURA STEIN
618 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

STEINBRECHER FAMILY TRUST
611 HARVARD DR.
GLENWOOD SPRINGS, CO 81601

LEONEL & LILIA MEDRANO
502 W PRINCETON CIRCLE
GLENWOOD SPRINGS, CO 81601

STEPHEN & MICHELL GROSZ
620 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

LYDIA DEVELOPMENT CO.
611 W HARVARD DR.
GLENWOOD SPRINGS, CO 81601

ROBERT KATES
501 W PRINCETON CIRCLE
GLENWOOD SPRINGS, CO 81601

AASHISH KABRA
622 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

RICHARD PADRNOS
534 TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

REBECCA WINCHESTER
606 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

WAYNE & VICKI RILEY
624 TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

KEVIN & KARIN BATCHELDER
536 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

HE CHEN & JUN CHEN XIAO
3958 SKY RANCH DRIVE
GLENWOOD SPRINGS, CO 81601

MARY O LEARY
626 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

DALE REED
542 TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

JODY & LAFE BAEHR
610 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

HENRY & ADRIENNE DALLAGIACOMA
628 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

RYAN & BOHMAN, KRISTIN MUSE
544 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

MICHAEL & NORWOOD TATRO
602 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

EDWARD SIMMONS
PO BOX 2989
GLENWOOD SPRINGS, CO 81601

DOUGLAS & JUDITH BRITTEN
464 TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

STEVEN & PATRICIA PITTMAN
604 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

D NEIL MACDOUGAL TRUST
510 TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

TERRY LEE & THOMPSON
HARRINGTON
546 TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

MICHAEL & PATRICIA STARZER
90 MOONRISE COURT
ERIE, CO 80516

BRIAN & HOLLY MAGEE
516 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

BRADLEY JANSSEN
514 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

SOPRIS VIEW, LLC
518 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

STEVE & JACKIE KAMINSKI
504 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

LINORA & MICHAEL STICKLER
520 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

LANTZ FAMILY TRUST
508 TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

PATRICIA DEFRIES TRUST
530 TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

DENNIS & STELLA & TREY FOX
538 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

JAMES & LINDA MORCOM
532 TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

RANDALL & NANCY KULEGE
PO BOX 1269
GLENWOOD SPRINGS, CO 81601

RICHARD PADRNOS
534 TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

TRAVER POINT HOMEOWNER'S
ASSOC
530 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

AMY CONNERTON
528 N TRAVER TRAIL
GLENWOOD SPRINGS, CO 81601

JEREMY & LAURA HENDERSON
PO BOX 1480
RIFLE, CO 81650

Oasis Creek Tract A Neighborhood Zoom Meeting
July 29, 2020, 6:30 PM

Attendees:

Doug Pratte landstudio2@comcast.net [Land Planning Consultant]
Julie Pratte jjpratte@comcast.net [Land Planning Consultant]
Tate Fairbanks tate@tatecivil.com [Applicant]
Mary Steinbrecher marysteinb49@gmail.com [Land Owner]
Jeff Peterson jpeterson@sopris.net [Oasis Creek Architectural Control Committee]
Jim Griffin jgriffin@sopris.net [Oasis Creek Architectural Control Committee]

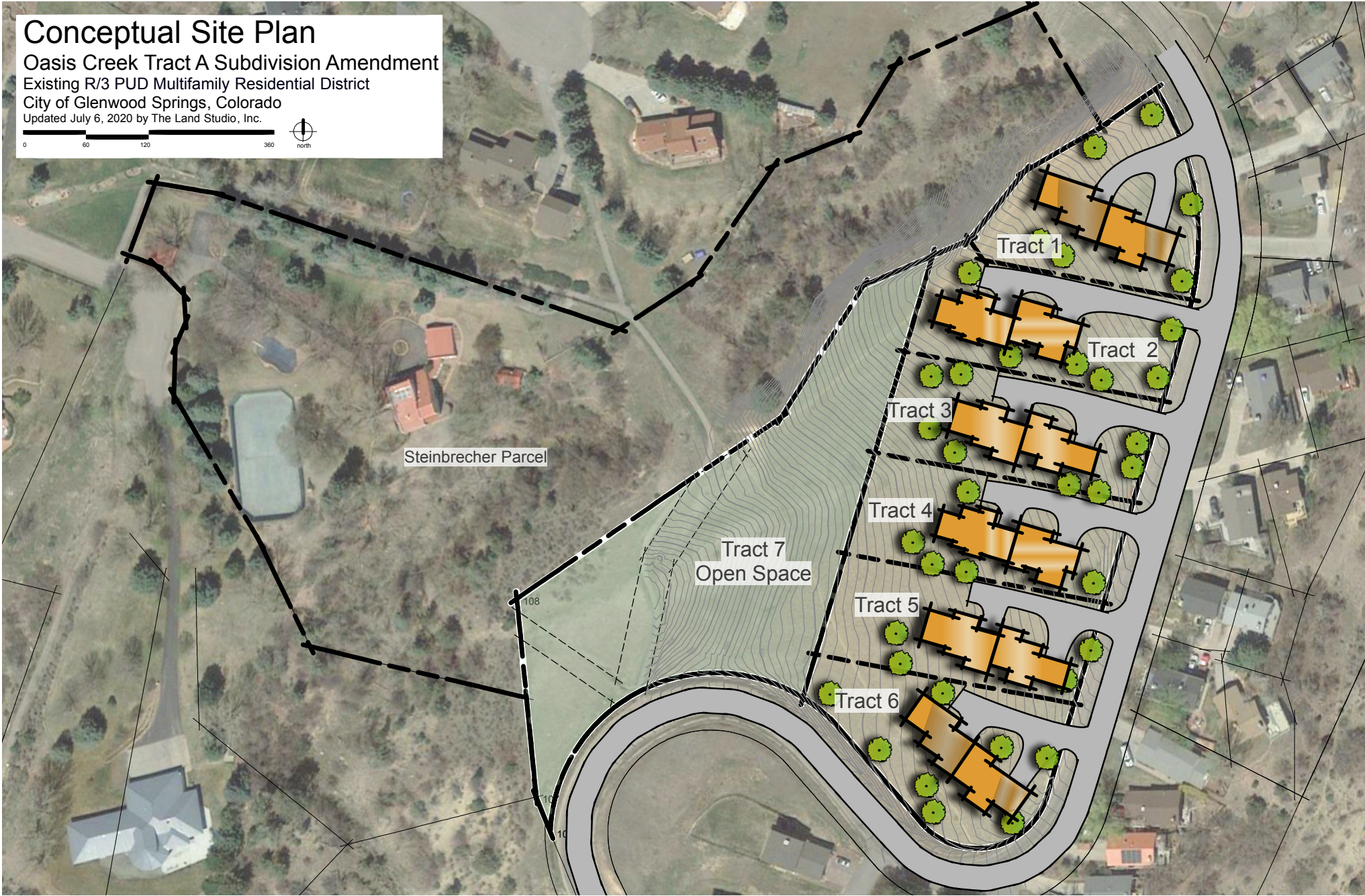
Mimi O'Leary
Sylvia Lincoln
Jo Ellen White
Steve Kilahu-Starzer
Dale Reed
Kristin & Ryan Muse
Terry Kates
Suzanne Emery
Elizabeth Worrell
Leo McKinney
Phillip Long
Kevin and Karin Batchelder
Mike Fattor
Cynthia Metzger
Jim Griffen
Tim
Judy
Michael
Thunyaphats [screen name]

Conceptual Site Plan

Oasis Creek Tract A Subdivision Amendment
Existing R/3 PUD Multifamily Residential District
City of Glenwood Springs, Colorado
Updated July 6, 2020 by The Land Studio, Inc.

060120360


north



RESOLUTION 2020 - 25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ADOPTING AMENDMENTS TO ENGINEERING STANDARDS RELATED TO SEWER DESIGN STANDARDS AND TRANSPORTATION DESIGN STANDARDS.

WHEREAS, Title 070 of the Glenwood Springs Municipal Code references Engineering Standards that were adopted by City Council by Resolution effective August 2, 2018; and

WHEREAS, the adopted Engineering Standards set forth standards and design criteria for streets, sidewalks, grading, drainage, wastewater collection systems, and other infrastructure and improvements associated with the development of land within the City; and

WHEREAS, City staff recommends amending the Engineering Standards to add requirements for backflow valves, tracer wires, and concrete encasing service wyes to Chapter 2: Sewer Design Standards; and

WHEREAS, City staff also recommends adding an Appendix B to Chapter 5: Transportation Design Standards that identifies the streets in the City that are exempt from the standard requiring sidewalk installation on both sides of the streets; and

WHEREAS, City Council desires to adopt the recommended amendments to the Engineering Standards.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. The above recitals are hereby incorporated as findings by the City Council of the City of Glenwood Springs.

Section 2. The City Council of the City of Glenwood Springs hereby adopts the amendments to Section 2.14.4 of the Engineering Standards set forth on **Exhibit A** attached hereto.

Section 3. The City Council of the City of Glenwood Springs further adopts Appendix B to the Engineering Standards attached hereto as **Exhibit B**.

Section 4. The adopted amendments are effective July 2, 2020.

INTRODUCED, READ, AND PASSED THIS 2ND DAY OF JULY 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

Jon Godes

Jonathan Godes, Mayor

ATTEST:

Catherine Fletcher

Catherine Mythen Fletcher, City Clerk

- C. The Contractor is responsible for all shoring or trenches. City crews will not enter a trench to perform inspection or install taps unless shoring is safe and meets OSHA requirements.

2.12.2 DEPTH OF BURY

- A. Private sewer services are recommended to follow same depth of bury requirements as gravity sewer mains.

2.12.3 MINIMUM DISTANCES FROM FITTINGS AND SERVICES

- A. The City requires a minimum of 5 feet between tap locations or any fittings along the sewer main line. If the minimum clearances cannot be satisfied, the City may consider alternative designs on a case by case basis.

2.12.4 SEWER SERVICE CONNECTION TO GRAVITY SEWER MAIN

- A. Refer to specification, Sanitary Sewer Lines, for comprehensive requirements for sewer service connections. Note the following:
1. Full body factory wyes required for all new sewer line construction.
 2. Material for connection to existing mains shall be approved by the City on a case by case basis. This is dependent on the condition and material of the existing main.
 - a) All taps to existing mains shall be concrete encased.
 3. Taps shall not be allowed to protrude in the existing main.
 4. All new sewer connections to the existing system shall be physically plugged until all tests have been completed and the City approves the removal of the plug.
 5. Connections between new sewer service and an existing main of the same size shall be accomplished by the installation of a new manhole on the City sewer main. Alternate designs will be considered by the City on a case by case basis.
 6. All connections between pipes of difference materials shall be made with approved manufactured connectors.
 7. Tracer wire shall be installed for all sewer service connections. Tracer wire boxes and ground rods shall be installed when the wire cannot be brought to the surface or ties in with existing tracer wire that is already grounded.
 8. Backwater valves are required for all sanitary sewer services. Valves will be installed on private property, out of the ROW and will be maintained by the property owner, not the City. The City will be requiring backwater valves to be installed on existing services that are being replaced if the construction allows for the valve's installation. The City will supply the owner with a Spears Backwater Valve part number S475PAK or equivalent.

2.12.5 SEWER TAP ABANDONMENT

- A. Any existing service tap that is no longer active or will not be used must be abandoned at the main. (Reference MuniCode: 080.030.010(e) – Connections to wastewater system/Abandonment of Connection).

APPENDIX B – SIDEWALK EXEMPTIONS

The Municipal Code in section 070.040.070 Access and Circulation allows for an exemption from the requirement that sidewalks to be installed on both sides of all arterials, collector streets, and local streets, on a limited list of local streets maintained in the Engineering Standards where the City has determined that one (1) or no sidewalk shall be installed.

From time to time, the streets list in the Engineering Standards is anticipated to be amended by resolution. The only streets that would be recommended to be added to the list are those ones where a public outreach process has already taken place, significant engineering for a road reconstruction has already been completed, and the City Engineer and Public Works Director agree that a sidewalk isn't need or that only one sidewalk be installed.

The list of exempted streets is as follows:

Midland Avenue (Four Mile to I-70) -Sidewalk or trail on one side

Red Mountain Drive – No sidewalk Midland to Red Mountain Trail. Sidewalk on one side from Red Mountain Trail to West 10th.

West 10th – Trail on one side Red Mountain Drive to Midland

Tanager Road -No sidewalk

Cardinal Lane -No sidewalk

Cedar Crest Drive -Sidewalk on one side

Ptarmigan Lane - No sidewalk

Ptarmigan Drive - No sidewalk

Rock Ledge Drive - No sidewalk

Riverview Drive - Sidewalk on one side

11th Place

22nd Street -Sidewalk on one side

West 9th Place - No sidewalk

Echo Street – No physical way to add a sidewalk due to existing walls and drop offs.

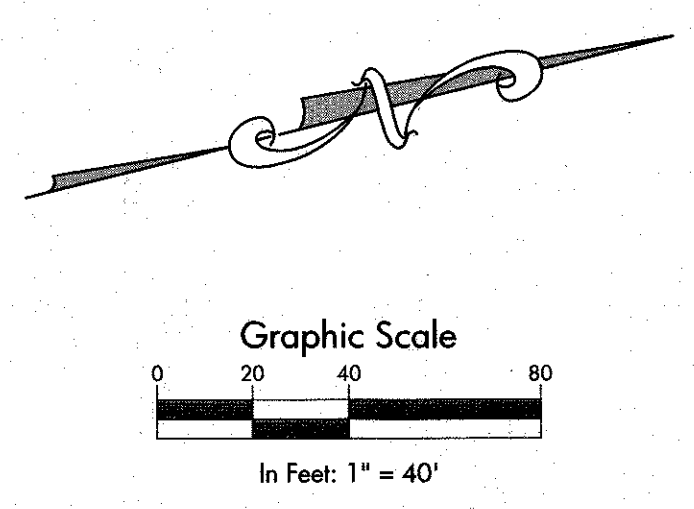
Ouray and a portion of Skyranch Drive (Ouray -Sidewalk on one side, Sky Ranch Drive - sidewalk on one side)

Oasis Creek Subdivision - No sidewalks

Road 135 - Sidewalk on one side

Devereux Road - Sidewalk on one side

404288



Exterior Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	369.86'	158.00'	134°07'23"	S69°18'43"W	291.01'
C2	149.87'	70.00'	122°40'00"	N77°40'00"E	122.84'
C3	227.76'	270.00'	48°19'58"	N07°49'59"W	221.07'

Exterior Boundary Curve Table					
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118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

#	Revision	Date	By
1			
2			
3			
4			
5			

Job No.	2015-527
Drawn by:	reb
Date:	08/17/16
Approved:	reb
File:	Plat

AMENDMENT TO OASIS CREEK ANNEXATION AND SUBDIVISION AGREEMENTS

92-192

THIS AGREEMENT is made and entered into by and between the City of Glenwood Springs, Colorado, a municipal corporation (City) whose address is 806 Cooper Avenue, Glenwood Springs, Colorado 81601, the Oasis Creek Land Company, a Colorado limited partnership ("OCLC") whose address is P. O. Box 984, Glenwood Springs 81602, and Paul H. Burgert and Miniver Burgert ("Burgerts"), whose address is 1212 Cooper Avenue, Glenwood Springs, Colorado 81601, to be effective the 10th day of September, 1982, no matter what date actually executed by the parties.

1. Recitals: For the purposes of interpreting and giving effect to this agreement, the parties agree to the truth and accuracy of the following:

(a) The City and OCLC entered into an Annexation Agreement for Oasis Creek Filing No. 2 according to the final plat thereof recorded as Reception No. 318680 at the Office of the Clerk and Recorder of Garfield County, Colorado, which Agreement is recorded as Reception No. 318678, in Book 580 at Page 349 in said records ("Annexation Agreement") and a Subdivision Agreement for said Oasis Creek Filing No. 2, which agreement is recorded as Reception No. 318679 in Book 580 at Page 358 of said records ("Subdivision Agreement").

(b) Subsequent to the execution of said agreements, Burgerts purchased and now own Lot 5, Oasis Creek Filing No. 2 and have entered into a contract with OCLC for the purchase of Lot 4, Oasis Creek Filing No. 2.

(c) The parties desire to amend the above-referenced Annexation and Subdivision Agreements in order to allow the issuance of building permits and Certificate of Occupancy for a house to be constructed on Lot 5 and a tennis court to

be constructed on Lots 4 and 5, and for the construction of certain public improvements to provide service to those lots.

2. Amendment to Agreements: The Annexation Agreement and the Subdivision Agreement are hereby amended as set forth in this agreement. Those provisions of the Annexation Agreement and Subdivision Agreement which are not affected by this amendment shall remain in full force and effect and in the case of any ambiguity between this Agreement and the Annexation Agreement and the Subdivision Agreement, the terms and provisions of the Annexation Agreement and Subdivision Agreement shall control.

3. Public Improvements. OCLC and Burgerts shall construct, at their sole cost, Harvard Drive from its intersection with Columbia Court in accordance with the Proposal and Contract with Schmueser and Associates dated September 10, 1982, attached hereto and incorporated herein by this reference.

The City shall install or cause to be installed underground electrical power lines sufficient to provide service to Lots 4 and 5. Burgerts shall be responsible for the cost and installation of cable television lines and telephone lines necessary to provide service to Lots 4 and 5, in conjunction with the installation of the electric lines. OCLC shall be liable for all the City's costs for the installation of electrical lines.

The City's electric superintendent shall provide to OCLC a written estimate of the cost of such installation, which sum shall be advanced by OCLC. Within thirty days of the completion of the said installation, the City shall provide to OCLC a written statement of the actual costs of such installation. If the actual cost of installation is less than the estimated amount, the City shall enclose with such written statement a check for such difference. If the actual costs for the installation is greater than the estimate, OCLC shall pay the City within thirty

days of the mailing final costs of the installation a check for such excess costs. In the event that such fees are not paid within said ten-day period, the City may withhold issuance of a Certificate of Occupancy for Lots 4 and 5 until such fees are paid.

The City's installation costs for the electric improvements shall be computed by adding the costs for City personnel for time expended for said installation, the cost of non-city personnel employed or used, the costs of all materials, plus overhead of ten percent (10%) of the foregoing costs.

4. Building Permits and Certificates of Occupancy: Upon execution of this Agreement and payment of the estimated cost of electric service and the compliance by Burgerts of all other applicable provisions of the City's Municipal Code and Ordinances, the City shall issue building permits for construction for the house on Lot 5 and the tennis court on Lots 4 and 5 of Oasis Creek Filing No. 2. Prior to the issuance of the Certificate of Occupancy for the house on Lot 5 and, if applicable, the tennis court on Lots 4 and 5, all public improvements as set forth in Paragraph 3 and above shall be completed.

5. Other Public Improvements: No other public improvements or utilities as set forth in the Annexation Agreement and the Subdivision Agreement shall be required for the issuance of a building permit or Certificate of Occupancy for Lots 4 or 5. Burgerts agree that neither Lots 4 or 5 will be sold separately by them or their successors in interest at any time until all of the public improvements as set forth in the Annexation Agreement and Subdivision Agreement for Oasis Creek Filing No. 2 are completed. This covenant shall run with the land.

6. Other Exemptions: Burgert shall not be required to comply with Paragraph 14 of the Annexation Agreement and Paragraph 6 of the Subdivision Agreement with regard to the

recapture fees and revegetation. The City has received a soils report for Burgert's house proposed to be constructed on Lot 5 and engineered foundation analysis with regard thereto and agrees that the Burgerts have complied with Paragraph 12 of the Annexation Agreement by the submission of those documents. Nothing in this paragraph shall be construed to relieve OCLC of any of the aforementioned paragraphs of the Annexation Agreement or the Subdivision Agreement. In addition, should Lot 4 ever be sold as a separate parcel, such parcel shall be required to comply with Paragraphs 12 and 14 of the Annexation Agreement and Paragraph 6 of the Subdivision Agreement as may be applicable.

7. Security. OCLC shall, at its sole expense, obtain an irrevocable, non-assignable letter of credit from a bank or lending institution of OCLC's choice for the benefit of the City, in the amount of \$17,840.00, to secure performance by OCLC of the construction of Harvard Drive as provided in Paragraph 3 hereof. The letter of credit shall provide that the City may issue a draft on OCLC's account, which shall be used for the completion of Harvard Drive, if construction is not complete prior to the time a certificate of occupancy is applied for on Lot 5, or prior to June 30, 1983, whichever occurs first. The letter of credit shall expire July 1, 1983.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals.

THE CITY OF GLENWOOD SPRINGS, COLO.

By *Stephen M. Fattor*
Stephen M. Fattor, Mayor

ATTEST:

Pamela K. Smith
Pamela K. Smith, Acting City Clerk

APPROVED AS TO SUBSTANCE:

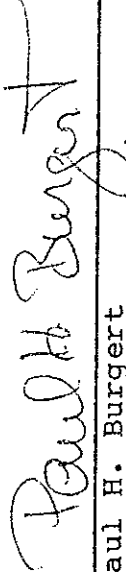
Meredith Flinn
Meredith Flinn, City Manager

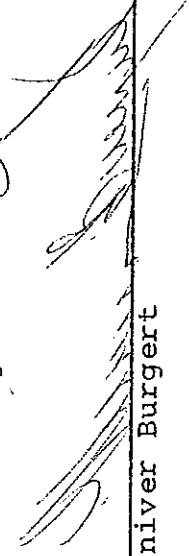
APPROVED AS TO FORM:


T. Peter Craven
Assistant City Attorney

OASIS CREEK LAND COMPANY,
A Colorado limited partnership

By: 
Raymond E. Monahan
General Partner


Paul H. Burgert


Miniver Burgert

STATE OF COLORADO)
County of Garfield) ss.

The foregoing instrument was acknowledged before me this
10th day of September, 1982, by Stephen M. Fattor, Mayor and
Pamela K. Smith, Acting City Clerk, City of Glenwood Springs,
Colorado.

WITNESS my hand and official seal.

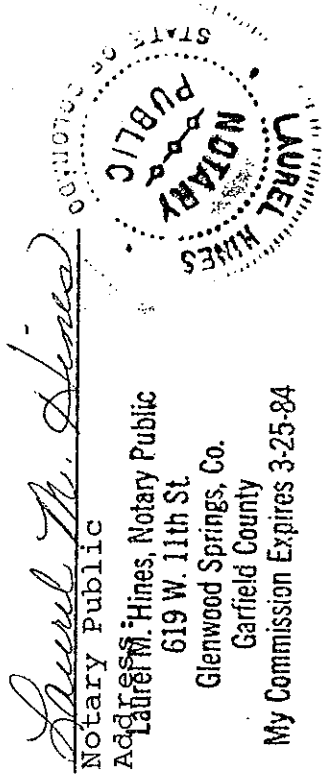
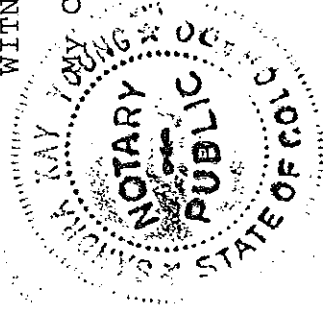
My Commission expires: March 25, 1984.

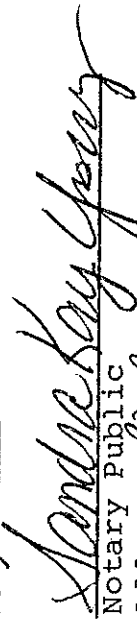
STATE OF COLORADO)
County of Garfield) ss.

The foregoing instrument was acknowledged before me this
14th day of September, 1982, by Raymond E. Monahan, General
Partner of Oasis Creek Land Company.

WITNESS my hand and official seal.

My Commission expires: March 23, 1986.



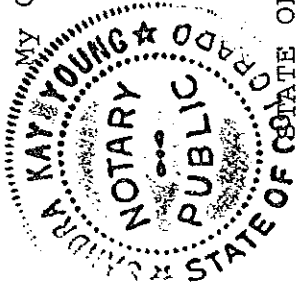

Notary Public
Address: P.O. Drawer 2030
Glenwood Spgs CO 81602

STATE OF COLORADO)
) ss.
County of Garfield)

The foregoing instrument was acknowledged before me this
12th day of September, 1982, by Paul H. BURGERT.

WITNESS my hand and official seal.

My Commission expires: March 23, 1986.



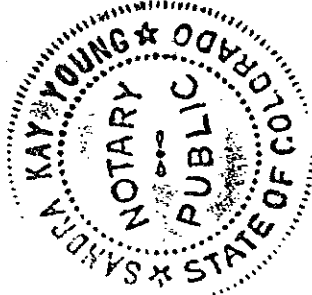
Sandra Kay Young
Notary Public
Address: P.O. Drawer 2030
Glenwood Spgs CO 81602

STATE OF COLORADO)
) ss.
County of Garfield)

The foregoing instrument was acknowledged before me this
17th day of September, 1982, by Miniver BURGERT.

WITNESS my hand and official seal.

My Commission expires: March 23, 1986.



Sandra Kay Young
Notary Public
Address: P.O. Drawer 2030
Glenwood Spgs CO 81602

Date September 10, 19 82

Paul and Mindy Burgert (Owners-Lot #5)
Oasis Creek Land Company (Ray Monahan-General Partner)
1212 Cooper Street, Glenwood Springs, Colorado 81601
P. O. Box 984, Glenwood Springs, Colorado 81602

Phone _____

Job Address Oasis Creek Filing #11, Lot #5

The undersigned agrees to furnish and provide necessary labor, materials, tools, implements and appliances to do, perform and complete in a good and workmanlike manner the following:

Approximately Two Hundred feet (200') of 24 feet wide asphalt paved road to continue from the end of existing pavement adjacent to Columbia Court. Also an additional Fifty-five feet (55') of fill and base course.

Breakdown:	Earthwork - 3530 cubic yards of earth fill	\$5,648.00
	Road base - 466 tons	5,592.00
	Paving - 75 tons	4,500.00
	Culvert - 125 L.F. at 18" diameter	2,100.00

All the above work to be completed for the sum of Seventeen Thousand Eight Hundred Forty and no/100Dollars (\$ 17,840.00).

Any alterations or deviation from the above, involving extra cost of material or labor, will be executed only on written orders for same and will become an extra charge over the sum mentioned above.

Debris removal and / or any other work not included in this contract unless otherwise specified.

All agreements must be in writing.

As indicated in the schedule of payments shown hereon until the whole amount of this contract shall have been fully paid with interest from date hereof at the highest legal rate of interest (allowable by law in the state where this contract was executed) per annum until paid; payable monthly on the then unpaid balance, the final installment payable hereunder shall equal the amount of the deferred balance then unpaid.

If default shall be made in the payment of any installment when due, at the option of the holder hereof, without notice, the entire debt shall become due and payable.

Owner agrees if this contract is not paid as agreed to pay all collection costs in addition to the foregoing, a reasonable attorney's fee or if suit shall be brought to collect any principal or interest on this contract, the undersigned promises to pay in addition the court costs provided by law, a reasonable sum as attorney's fees, for value received each and every party who signs and endorses for Owner or becomes liable either now or hereafter for the payment of this contract severally waives presentment, demand, protest and notice or non-payment hereof, binds himself hereon notwithstanding any extension that may be made to any party liable on this note. If not paid when due, then the above provisions concerning attorney's fees shall become applicable.

It is expressly stipulated and agreed, that the Firm shall not be liable for any delays occasioned by the elements, strikes, fire, inclemency of the weather, the acts of omissions of Owner or persons, or any other similar or dissimilar causes beyond control of the Firm.

Increases in Firm's costs, resulting from delays, acts or omissions of Owner or other persons, and not caused by Firm, shall be paid by Owner to Firm. It is further agreed that in the event there is, after the date of this contract and before completion of work, an advance or decline in the price of labor, covering the territory in which the work is located, than the amount to be paid under this contract shall be increased or decreased accordingly, proportioned to the amount of labor performed under this agreement under the new rate or rates.

TERMS OF PAYMENT SHALL BE AS FOLLOWS:

O.C.L.C. (Ray Monahan) agrees to pay 66% or \$11,893.00Paul and Mindy Burgert agree to pay 33% or \$5,947.00This proposal is void if not accepted within twenty (20) days.

Respectfully submitted,

By _____

ACCEPTANCE Construction Manager

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which

_____ agree to pay the amount mentioned in said proposal and in accordance with the terms thereof.

ACCEPTED AND AUTHORIZED BY

Date _____

Signed _____

Signed _____

Form P4

OASIS CREEK ANNEXATION AGREEMENT

THIS AGREEMENT is made and entered into between the CITY OF GLENWOOD SPRINGS, COLORADO ("City"), and MARJORIE M. HANSEN, 121 Wells Avenue South, Renton, Washington 98055 ("Hansen"), MID-CONTINENT COAL AND COKE CO., P.O. Drawer 790, Glenwood Springs, Colorado 81601 ("Mid-Continent") and OASIS CREEK LAND COMPANY, a Limited Partnership, P.O. Box 984, Glenwood Springs, Colorado 81601 ("OCLC"), also to be referred to collectively as "Landowners," to become effective on the date of approval of the development of the property the subject hereof and the zoning thereof in conformity with paragraph 7 hereafter regardless of the date on which the parties actually affix their signatures.

1. Recitals.

For the purposes of interpreting and giving effect to this agreement, the parties agree to the truth and accuracy of the following:

- a) The Landowners own certain separate tracts of land comprising the entire development which is described in Exhibit "A" attached hereto and incorporated herein by reference ("Development");
- b) OCLC is the owner of that property described in Exhibit "B" attached hereto and incorporated herein by reference ("OCLC" Owned Land);
- c) Mid-Continent is the owner of that property described in Exhibit "C" attached hereto and incorporated herein by reference (Mid-Continent Owned Land);
- d) Hansen is the owner of that property described in Exhibit "D" attached hereto and incorporated herein by reference (Hansen Owned Land);
- e) The Landowners desire to annex the development into the City;

- f) The Landowners desire to improve the entire development for urban use as part of the City;
- g) The Landowners acquiesce in the terms and conditions of this agreement and of the authority of the City to enter into this agreement and to require the Landowners' performance of the obligations imposed on them under this agreement.

2. Annexation.

The annexation of the entire development shall be governed by this agreement, and the petitions submitted by the Landowners to annex the territory described in Exhibit "A" are hereby amended to request that the conditions in this agreement shall apply to the annexation of the development.

3. Solid Waste Fee.

Upon the issuance of each Certificate of Occupancy within the development, the Landowners of the property for which the Certificate of Occupancy is sought shall pay to the City the sum of \$150.00 per dwelling unit as a system improvement fee for the City's solid waste disposal facilities.

4. Electrical Power.

OCLC shall construct and install at its sole cost and expense all electrical powerlines and appurtenances required by the City's electric department in order to serve OCLC owned land; Mid-Continent shall construct and install at its sole cost and expense all electrical powerlines and appurtenances required by the City's electrical department to serve Mid-Continent owned land; and Hansen shall construct and install at her sole cost and expense all electrical powerlines and appurtenances required by the City's

electrical department to serve Hansen owned land. Such construction and installation shall not be begun until added electrical power is needed on the landowner's land. To the extent that joint facilities to be constructed hereunder serve land owned by more than one landowner, the landowners shall agree among themselves to apportion the cost of the facilities serving the property of more than one landowner. However, no Certificate of Occupancy for a structure using electrical power shall be issued until such facilities are installed. Said electrical facilities shall be installed under the direct supervision and control of the City and shall become the sole property of the City upon completion thereof. At its option, the City may perform the installation, and the landowners shall be jointly and severally liable for all of the City's costs which they shall pay within 15 days after receipt of the City's invoice; provided, however, that the landowners have first agreed to the scope of the facilities to be installed and to the total cost thereof.

5. Schools.

Upon the issuance of each Certificate of Occupancy within the development, the Landowner of the property on which the Certificate of Occupancy is issued shall pay to the City the sum of \$100.00 for each dwelling unit for which the Certificate of Occupancy is issued. All such funds so collected shall be transferred to the Board of County Commissioners of Garfield County, Colorado, for the use by Roaring Fork School District RE-1 in the manner and for the purposes as provided by Colorado State and by the Subdivision Resolution of the

County of Garfield, Colorado.

6. Recreation and Parks.

OCLC shall dedicate to the City for the City's parks system a contiguous tract of 6.4 acres of OCLC's owned land. The exact location and configuration of the 6.4 acre tract shall be as depicted on the final PUD plat.

7. Land Use.

The Mid-Continent owned land shall be zoned I, Industrial District. The City hereby expressly represents and agrees that permitted uses in the Industrial District includes rock quarrying, crushing, screening, storing and hauling. The Hansen owned land shall be zoned C/1, Limited Commercial Zone District. That portion of OCLC owned land embraced by the planned unit development plat attached hereto and incorporated herein as Exhibit "E" shall be zoned in a residential and commercial PUD district with rules and regulations acceptable to the City and shall not comprise more than 160 dwelling units and a limited amount of commercial use. The remaining property in the development shall be zoned R/1/40, Single Family Residential Zone District. Outside of the planned unit development depicted in Exhibit "E" no uses shall be established inconsistent with the foregoing zoning without a zone change being first obtained by the City, and no change of uses within the PUD shall be allowed without the consent of the City having been first obtained pursuant to C.R.S. 1973, 24-67-106. If at any stage in the subdivision proceedings covering the PUD, the City does not approve or allow zone districts or densities substantially in a manner as set forth in Exhibit "E", the City shall detach or disconnect all lands owned by OCLC.

In the subdivision of any property within the development and in the proceedings to obtain the approval of the PUD for Exhibit "E", the Landowner of the land affected hereby covenants and agrees to dedicate, provide, and pay for all streets, sidewalks, easements, rights-of-way, open spaces, and drainage systems, and to install or cause the installation of at the Landowner's costs street lights, telephone facilities, cable television facilities, natural gas facilities, and all other matters necessary for the complete development. All streets and parking areas shall conform to the rules and regulations and ordinances of the City. OCLC shall install all improvements shown on the PUD site plan (Exhibit "E"), including landscaping, parking, and access areas. Design criteria for curb cuts, building sites, parking, landscape areas, and open spaces shall be subject to City approval and shall be part of the PUD plan as to that property embraced in Exhibit "E".

8. Water Rights.

Upon demand of the City, OCLC shall convey all of its water rights in and to Oasis Creek including by way of example and not by way of limitation all of its rights in the Oasis Ditch, the Oasis Ditch as transferred from the Gilmore Ditch, the Gilmore Ditch, the Mitchell and Cooper Ditch, and all rights pursuant to a contract dated March 16, 1943 between George W. and Elsie June Traver, on the one hand, and the administrator of the estate of William F. Noonan, on the other hand (relating to water rights in the Oasis Ditch and the Taylor enlargement of the Oasis Ditch). It is agreed, however, that until such time as the City commences the treatment of such water for domestic purposes or

otherwise utilize the water for a permissible purpose the water may continue to be used on the property for irrigation and present use purposes.

9. Construction of Improvements.

The construction of all improvements required by this annexation agreement, by any subsequent PUD agreement, or by any subsequent subdivision agreement, shall be constructed in conformity with the Municipal Code and rules and regulations of the City and applicable statutes or rules and regulations of all governmental entities having jurisdiction thereof. The Landowner of the land affected shall pay to the City the costs incurred by the City in inspecting such improvements. The costs shall be determined by multiplying the hourly wage or salary paid each employee of the City making such inspections times the hours spent on the inspections. The City shall bill the Landowner on the first day of each month and payment shall be due no later than the 15th of each month. The billing shall include the name of each employee, hours of each employee, and the improvements inspected.

10. PUD Rules.

Unless specifically exempted by the PUD plan relating to the property described in Exhibit "E", all provisions of the City's Municipal Code in effect at the time of the adoption of the PUD plan shall apply to the development. For a period of 15 years from date of approval of the PUD plan amendments of the City's zoning code shall not apply to the PUD, unless the PUD is amended pursuant to C.R.S. 1973, 24-67-106.

11. Tap Fees and System Improvement Fees

Nothing herein shall be deemed a waiver of the obliga-

tion of the Landowners, their successors, assigns, purchasers, and successors in interest of all kinds to pay all system improvement fees and tap fees now or hereinafter required by the City's Municipal Code.

12. Petition to Disconnect.

The Landowners shall execute and deliver to the City an application for the enactment of an ordinance detaching and disconnecting the land each landowner owns in the Development from the City pursuant to the provisions of C.R.S. 1973, 31-8-601, et. seq. The petitions for disconnection or detachment shall provide that the City Council may act upon such petitions or applications if and only if one or more of the following occur:

- a) The Landowners do not comply with the conditions and obligations imposed upon it by this Agreement;
- b) OCLC does not prosecute faithfully the application and plat for a planned unit development on the development as herein required;
- c) The annexation of the development is not completed for any reason beyond the control of the Landowners or the planned unit development is not approved authorizing the densities and zoning approved by OCLC and as depicted on the PUD plan. In either event, the City shall enact an ordinance disconnecting and detaching the lands the subject hereof from the City;
- d) For purposes of this paragraph and for purposes of the applications for detachment or disconnection, each Landowner's tract shall be deemed and considered to be a single tract of land. Upon the occurrence of an event which activates the application to detach or disconnect, the City shall

- act with reasonable promptness in either granting or denying such application;
- e) Except for the eventualities provided in the second sentence of subparagraph (d) hereof, the Landowners hereby waive whatever rights may arise by virtue of the delay between the date of filing of his applications for detachment or disconnection and the date upon which the City grants or denies such applications by the enactment or refusal to enact an ordinance disconnecting the lands the subject thereof;
 - f) No Landowner shall be subject to disconnection because of the defaults under this agreement by any other Landowner.

13. Soils Report.

Prior to the application for any building permit, OCLC and Mid-Continent shall obtain a soils report from a licensed soils engineer acceptable to the City identifying all ascertainable soils conditions and defects and stating what mitigating measures should be taken to cure or minimize soils problems. No building permit shall issue until the Landowner so obligated takes such mitigating measures. The soils report need only address itself the site plan the subject of each building permit application.

14. Sewer.

The Landowners shall use the City's sewer system, and OCLC shall pay all of the costs of a sewer main from the development to manhole MHD-3-5 as shown on the City's sewer system map. The City may require oversizing of the sewer line to serve areas outside the development, and, if so, the

cost thereof shall be borne by the City subject to the right of the City to recapture such cost from the users for whom the oversizing was required.

15. Cost Recapture of Water and Sewer Lines.

The City shall collect and pay to OCLC such portion of the expenditures made by OCLC for the construction of the water and sewer lines as herein acquired as is provided in Sections 22-55 and 22-69 of the Municipal Code of the City.

16. Access.

OCLC shall provide the City with sufficient title data concerning access from U.S. Highway 6 and 24 to the development to satisfy the City of the Landowners' rights to unencumbered access to the development. Such landowners shall also provide the City with the written consent of the State Highway Department concerning the upgrading of the accessway to the development at its intersection with U.S. Highway 6 and 24, and with either the consent of the United States Forest Service for the use of such access to the development or proof that such consent is not lawfully needed in order to use the accessway to the development from its intersection with U.S. Highway 6 and 24.

17. Land Use Prohibition.

Prior to the complete fulfillment of the conditions and performance of the obligations proposed hereunder, OCLC shall not sell, lease, occupy, improve, obtain, or apply for any building permit or Certificate of Occupancy, except as such may be specifically required under the provisions of this agreement for the development. This prohibition shall not prevent OCLC from developing the PUD portion of

the property in phases, nor prevent the entering into of contracts for the sale of portions of the property. No contracts for sale shall allow, however, the conveyance of the land the subject of the contract until such time as all improvements required for the occupancy thereof have been completed.

18. Occupancy Permits.

X No occupancy permit shall be issued by the City except as in conformity with Paragraph 17 above and subdivision agreements and PUD agreements executed hereunder are completed in accordance with the terms of each; provided, however, that such permits may issue upon the escrowing of such funds by OCLC as the City deems necessary to complete such improvements with necessary adjustments for inflation or the furnishing of other adequate security for the completion thereof. No building permit or Certificate of Occupancy shall issue to a landowner when he is in violation of any term of this agreement.

19. Voting Ward.

The entire development shall be added to and made a part of Voting Ward No. 1.

20. Fire Districts.

Fire zone districts for the development shall be those required by the City.

21. Water Tank.

The parties agree that additional water storage is needed to serve the Development. OCLC shall install and pay for a water tank having 500,000 gallon capacity to serve the Development, which shall be constructed according to the specifications

of the City. OCLC shall also install all pipes and other appurtenances necessary to transport water to and from the tank to the Development. In the event the City desires to oversize the storage tank, transmission lines and pumps, the City shall, in agreement with OCLC, on or before June 1, 1980, furnish the required design for a 1,000,000 gallon tank, oversized piping and other appurtenances required by the City. OCLC shall install this oversized tank, piping, pumps and appurtenances and the City shall pay the additional material costs therefor. OCLC and the City hereby expressly agree that the total cost of all materials and labor for the installation of a 500,000 gallon water tank shall be paid by OCLC. In the event the City elects to oversize the water tank, piping and any other appurtenance thereof, the total additional material costs incurred therefor shall be paid by the City, and OCLC shall be obligated to pay for all labor, and labor only, required to install the water tank.

22. Special Improvement District.

By entering into this agreement the landowners shall not be precluded from forming a special improvement district or districts pursuant to Chapter 32, C.R.S. 1973, as amended, for any of the purposes specified in said chapter.

23. Costs

The Landowners shall pay all costs of publication, filing and recording of all notices and other documents in connection with the annexations of the development.

24. Governance of Development.

The development and use of the development shall be gover-

ned and controlled by the approved plat thereof, this Annexation Agreement, all PUD agreements, all subdivision agreements, all zoning ordinances to be hereafter adopted by the City pursuant to this Agreement, the Municipal Code of the City and such statutes and rules and regulations of other governmental entities having jurisdiction thereof.

25. Supercedes other Agreements.

This Annexation Agreement and the Subdivision Agreement described in Paragraph 24 above supercede and control all other agreements between the parties heretofore made, and such other agreements are hereby made null and void.

26. Waiver.

By executing this Agreement the Landowners waive all rights they may have concerning defects, if any, of form and substance of this Agreement and the formalities whereby it is executed, concerning the power of the City to impose conditions on the Landowners as set forth herein, and concerning the procedures, substance and form of the ordinances and resolutions annexing the development.

27. Recording.

This Annexation Agreement shall be recorded with the Clerk and Recorder of Garfield County, Colorado, upon the annexation of the development.

28. Assignment.

It is agreed that although no development of the subject lands shall take place except in conformity herewith, this restriction shall not prevent the assignment of the interest of a landowner herein to a third party or parties who will be bound by all provisions hereof.

29. Terms and Provisions.

The terms and provisions of this Agreement shall bind and inure to the benefit of the successors and assigns of the

City, Mid-Continent and OCLC and their heirs, devisees, personal representatives and assigns of Hansen.

30. Breach Waivers.

Failure to act upon or the waiver of any rights concerning the default or breach of any part of this Agreement by either party shall not be deemed a waiver on the part of the nonbreaching and nondefaulting party of rights concerning any other or subsequent breach.

31. Totality.

This Agreement contains all the understandings, conditions and agreements between the parties concerning the conditions to be imposed by the City on the Landowners with reference to the annexation of the Development.

32. Paragraph Titles.

The paragraph titles in this Agreement are for convenience only and are not to be used for the purposes of interpreting or giving effect to this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year set opposite the name of each.

THE CITY OF GLENWOOD SPRINGS

6-11-80 By Marian I. Smith
Date Marian I. Smith, Mayor

ATTEST:

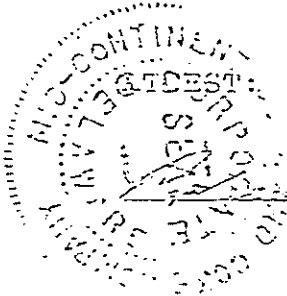
Julius B. Dunham
Director of Finance

April 2, 1980 Marjorie M. Hansen
Date Marjorie M. Hansen
121 Wells Avenue South
Renton, Washington 98055

MID-CONTINENT COAL AND COKE CO.

April 9, 1980
Date

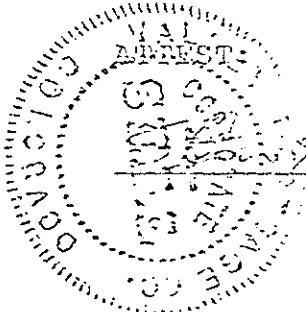
BY [Signature]
Robert Delaney
Vice-President



OASIS CREEK LAND COMPANY
Valley Mortgage Company,
a General Partner

March 31, 1980
Date

BY [Signature]
Raymond E. Monahan,
President



A parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 36 and the S $\frac{1}{2}$ of the SE $\frac{1}{4}$, Section 35 in Township 5 South, Range 89 West, the West $\frac{1}{2}$ of Section 4 and the E $\frac{1}{2}$ of Section 5 and the N $\frac{1}{2}$ of Section 9 in Township 6 South, Range 89 West; of the 6th Principal Meridian said parcel is more fully described as follows:

Beginning at the SE corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36 whence the SW corner of Section 36 bears S. 89°57'40" W. 1317.97 feet, said point also being on the N. line of Lot 3 of said Section 4; thence N. 89°57'40" E. 745.08 feet to the NE corner of said Lot 3; thence S. 02°40'50" W. 2459.53 feet to the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 4; thence along the northerly line of Lot 5 said Section 4 S. 88°30'38" E. 1344.75 feet; thence along the westerly line of said Lot 5 S. 1°30' W. 392.47 feet to the westerly boundary of the Washington lode; thence along said boundary S. 23°00' W. 676.46 feet; thence continuing along said boundary S. 65°00' E. 150.00 feet; thence N. 88°28' W. 567.54 feet; thence S. 01°32' W. 355.51 feet; thence N. 88°40' W. 649.04 feet to the easterly boundary line of the Mid-Continent Coal and Coke Company; thence continuing along said boundary the following courses S. 17°00' E. 369.94 feet; thence S. 72°41'30" W. 41.42 feet; thence N. 60°45'30" W. 215.75 feet; thence N. 64°58'30" W. 165.00 feet; thence N. 58°55'30" W. 284.50 feet; thence N. 73°51'30" W. 233.90 feet; thence N. 73°51'30" W. 90.00 feet; thence N. 68°40'30" W. 309.80 feet; thence N. 22°45' W. 150.00 feet; thence N. 51°45'00" W. 172.88 feet; thence N. 32°15'00" W. 267.17 feet; thence N. 88°40'00" W. 148.48 feet; thence N. 51°45'00" W. 99.09 feet; thence S. 68°29'00" W. 205.41 feet; thence N. 34°35'00" W. 141.32 feet; thence N. 29°16'30" W. 108.10 feet; thence N. 09°08'28" W. 110.21 feet; thence N. 14°44'17" E. 325.60 feet; thence N. 29°42'38" E. 186.66 feet; thence N. 22°10'14" W. 169.37 feet; thence N. 05°35'04" W. 190.14 feet; thence N. 55°32'41" E. 306.28 feet; thence N. 31°59'07" E. 148.19 feet; thence N. 66°32'38" E. 109.98 feet; thence N. 39°01'10" E. 84.19 feet; thence N. 59°47'55" E. 85.31 feet; thence N. 30°39'44" W. 134.13 feet; thence S. 66°24'03" W. 139.74 feet; thence S. 31°14'43" W. 78.61 feet; thence S. 63°27'22" W. 81.50 feet; thence S. 34°43'53" W. 131.17 feet; thence S. 56°48'11" W. 87.44 feet; thence N. 71°22'07" W. 405.76 feet; thence N. 80°34'27" W. 59.07 feet; thence S. 20°06'28" W. 94.43 feet; thence S. 23°59'42" W. 313.63 feet; thence S. 76°08'58" E. 65.48 feet; thence S. 19°11'43" W. 152.15 feet; thence S. 15°30'07" W. 196.06 feet; thence N. 58°11'25" W. 335.64 feet; thence N. 46°35'30" W. 350.00 feet; thence S. 84°17' W. 290.00 feet; thence N. 30°23'13" E. 243.22 feet; thence N. 63°43' W. 276.49 feet; thence N. 23°02'27" E. 62.14 feet; thence N. 22°16'32" E. 78.82 feet; thence N. 28°20'04" E. 208.52 feet; thence N. 36°07'55" E. 69.00 feet; thence N. 19°49'18" E. 88.14 feet; thence N. 20°34'51" E. 132.21 feet; thence N. 27°43'55" E. 51.49 feet; thence N. 26°40'09" E. 25.58 feet; thence N. 32°27'03" E. 82.29 feet; thence N. 29°32'00" E. 126.64 feet; thence N. 23°42'00" E. 265.31 feet; thence N. 25°01'33" E. 53.43 feet; thence N. 16°19'25" E. 46.84 feet; thence S. 89°35'05" W. 4.59 feet; thence N. 23°42'00" E. 15.05 feet; thence S. 62°14'14" W. 15.77 feet; thence S. 75°32'52" W. 24.65 feet; thence N. 88°28'55" W. 37.37 feet; thence N. 80°57'23" W. 26.92 feet; thence N. 58°55'49" W. 75.33 feet; thence N. 48°38'26" W. 126.50 feet; thence N. 22°11'00" W. 35.70 feet; thence N. 52°38'00" W. 111.29 feet; thence N. 70°01'00" W. 67.40 feet; thence N. 62°16'00" W. 50.20 feet; thence N. 47°10'38" W. 38.37 feet; thence N. 43°21'34" W. 18.08 feet; thence N. 50°03'23" W. 28.03 feet; thence N. 87°03'25" W. 38.71 feet; thence N. 80°54'43" W. 21.37 feet; thence N. 62°24'25" W. 18.10 feet; thence N. 01°00'04" E. 15.74 feet; thence N. 20°49'42" E. 40.65 feet; thence N. 89°59'48" E. 103.37 feet to a point on the south line of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 35; thence N. 00°50'26" W. 1331.73 feet to a point on the north line of said S $\frac{1}{2}$ of the SE $\frac{1}{4}$; thence N. 89°44'24" E. 1536.90 feet to the NE corner of said S $\frac{1}{2}$ of the SE $\frac{1}{4}$; thence S. 89°48'18" E. 1316.01 feet along the north line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36 to the NE corner thereof; thence S. 00°16'27" W. 1333.11 feet along the east line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ to the point of beginning.

A parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 36 and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 35 in Township 5 South, Range 89 West; the West 1/2 of Section 4 and East 1/2 of Section 5 in Township 6 South, Range 89 West of the 6th Principal Meridian said parcel is more fully described as follows:

Beginning at the SE corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36 whence the SW corner of Section 36 bears S. 89°57'40" W. 1317.97 feet, said point also being on the North line of Lot 3 of said Section 4; thence N. 89°57'40" E. 745.08 feet to the NE corner of said Lot 3; thence S. 02°40'50" W. 2459.53 feet to the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 4; thence N. 88°33'38" W. 1406.96 feet to the intersection of the South line of Lot 9 Section 4 with the Northeasterly side line of the Necessity Lode, M.S. 3991; thence following said side line S. 22°45'00" E. 421.99 feet; thence West 252.78 feet to a point on the Southwesterly side line of said Necessity Lode; thence following said Southwesterly side line S. 22°45'00" E. 665.84 feet; thence N. 51°45'00" W. 172.88 feet; thence N. 32°15'00" W. 267.17 feet; thence N. 88°40'00" W. 148.48 feet; thence N. 51°45'00" W. 99.09 feet; thence S. 68°29'00" W. 205.41 feet; thence N. 34°35'00" W. 141.32 feet; thence N. 29°16'30" W. 108.10 feet; thence N. 09°03'28" W. 110.21 feet; thence N. 14°44'17" E. 325.60 feet; thence N. 29°42'38" E. 186.66 feet; thence N. 22°10'14" W. 169.37 feet; thence N. 05°35'04" W. 190.14 feet; thence N. 55°32'41" E. 306.28 feet; thence N. 31°59'07" E. 148.19 feet; thence N. 66°32'38" E. 109.98 feet; thence N. 39°01'10" E. 84.19 feet; thence N. 59°47'55" E. 85.31 feet; thence N. 30°39'44" W. 134.13 feet; thence S. 66°24'03" W. 139.74 feet; thence S. 31°14'43" W. 78.61 feet; thence S. 68°27'22" W. 81.50 feet; thence S. 34°43'53" W. 131.17 feet; thence S. 56°48'11" W. 87.44 feet; thence N. 71°22'07" W. 405.76 feet; thence N. 80°34'27" W. 59.07 feet; thence S. 20°06'28" W. 94.43 feet; thence S. 23°59'42" W. 313.63 feet; thence S. 76°08'58" E. 65.48 feet; thence S. 19°11'43" W. 152.15 feet; thence S. 15°30'07" W. 196.06 feet; thence N. 58°11'25" W. 335.64 feet; thence N. 46°35'30" W. 350.00 feet; thence S. 84°17' W. 290.00 feet; thence N. 30°23'13" E. 243.22 feet; thence N. 63°43'00" W. 276.49 feet; thence N. 23°02'27" E. 62.14 feet; thence N. 22°16'32" E. 78.82 feet; thence N. 28°20'04" E. 208.52 feet; thence N. 36°07'55" E. 69.00 feet; thence N. 19°49'18" E. 88.14 feet; thence N. 20°34'51" E. 132.21 feet; thence N. 27°43'55" E. 51.49 feet; thence N. 26°40'09" E. 28.58 feet; thence N. 32°27'03" E. 82.29 feet; thence N. 29°32'00" E. 126.64 feet; thence N. 23°42'00" E. 265.31 feet; thence N. 25°01'33" E. 53.43 feet; thence N. 16°19'25" E. 46.84 feet; thence S. 89°35'05" W. 4.59 feet; thence N. 23°42'00" E. 15.05 feet; thence S. 62°14'14" W. 15.77 feet; thence S. 75°32'52" W. 24.65 feet; thence N. 83°28'55" W. 37.37 feet; thence N. 80°57'23" W. 26.92 feet; thence N. 58°58'49" W. 75.33 feet; thence N. 48°38'26" W. 126.50 feet; thence N. 22°11'00" W. 35.70 feet; thence N. 52°38'00" W. 111.20 feet; thence N. 70°01'00" W. 67.40 feet; thence N. 62°16'00" W. 50.20 feet; thence N. 47°10'38" W. 38.37 feet; thence N. 43°21'34" W. 18.08 feet; thence N. 50°03'23" W. 28.03 feet; thence N. 87°08'25" W. 38.71 feet; thence N. 80°54'43" W. 21.37 feet; thence N. 62°24'25" W. 18.10 feet; thence N. 01°00'04" E. 15.74 feet; thence N. 20°49'42" E. 40.65 feet; thence N. 89°59'48" E. 108.37 feet to a point on the South line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 35; thence N. 00°50'26" W. 1331.73 feet to a point on the North line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence N. 89°44'24" E. 1536.90 feet to the NE corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence S. 89°48'18" E. 1316.01 feet along the North line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36 to the NE corner thereof; thence S. 00°16'27" W. 1333.11 feet along the East line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ to the point of beginning.

EXHIBIT B

That part of the Necessity Lode Mining Claim, Survey No. 3991 in Township 6 South, Range 89 West, lying South of a line described as follows: Beginning at a point on the Westerly line of said Necessity Lode 461 feet South of the Northwest corner of said Necessity Lode Claim; thence East 330.5 feet more or less to the Easterly line of said Necessity Lode Claim.

James G. Blaine Lode Mining Claim, Survey No. 4070, in Township 6 South, Range 89 West.

Spar Lode Mining Claim, Survey No. 4069, in Township 6 South, Range 89 West.

J. B. Grant Lode Mining Claim, Survey No. 6578, in Township 6 South, Range 89 West.

Lots 13 and 14, Section 4 Township 6 South, Range 89 West all of the Sixth P.M. EXCEPT those parts of the above described land lying South of the Northerly Right-of-Way of Interstate 70.

EXHIBIT C

Parts of lots 5, 7, 11, all in Section 4, Township 6 South, Range 89 West, of the Sixth Principal Meridian, more fully described as follows:

Beginning at the South Quarter corner of said Section 4, Thence N. $88^{\circ}21'$ W. 75.57 feet to the boundary of the Mid-Continent Coal & Coke Company; Thence along said boundary the following courses, N. 17° W. 1130.06 feet; Thence S. 73° W. 300 feet; Thence S. 17° E. 252.39 feet; Thence N. $22^{\circ}35'$ W. 370.52 feet; Thence S. $67^{\circ}25'$ W. 196.1 feet; Thence N. $22^{\circ}35'$ W. 200 feet; Thence S. $67^{\circ}25'$ W. 300 feet; Thence leaving the Mid-Continent Coal & Coke Company boundary and along the boundary line of the Oasis Creek Land Company N. $22^{\circ}45'$ W. 327.44 feet; Thence continuing along said boundary line S. $88^{\circ}30'38''$ E. 1406.96 feet; Thence along the Northerly line of lot 5 S. $88^{\circ}30'38''$ E. 1344.75 feet; Thence along the Easterly line of lot 5 to the Easterly boundary of the Washington Lode Claim S. $1^{\circ}30'$ W. 392.47 feet; Thence along said boundary S. 25° W. 676.46 feet; Thence S. 65° E. 150 feet; Thence N. $88^{\circ}28'$ W. 567.54 feet; Thence S. $1^{\circ}32'$ W. 355.51 feet; Thence N. $88^{\circ}40'$ W. 573.47 feet; to the point of beginning and containing 48.65 acres more or less.

OASIS CREEK P.U.D. AGREEMENT

THIS AGREEMENT is made and entered into between the CITY OF GLENWOOD SPRINGS, COLORADO ("City"), OASIS CREEK LAND COMPANY, a limited partnership ("OCLC"), and MID-CONTINENT COAL AND COKE CO. ("Mid-Continent"), to become effective the 15th day of May, 1980, regardless of the date on which the parties actually affix their signatures.

1. Recitals.

For the purposes of interpreting and giving effect to this agreement, the parties agree to the truth and accuracy of the following:

- a) OCLC is the owner in fee simple of that real property depicted in the "Oasis Creek Subdivision Planned Unit Development Final Plat", filed in the office of the County Clerk and Recorder of Garfield County, Colorado as Document No. _____ ("P.U.D. Plat"), consisting of fifteen pages, and the real property depicted therein shall be referred to as the "P.U.D." or "The Development";
- b) The Development has recently been annexed to the City pursuant to an Annexation Agreement, Resolution, and Ordinance;
- c) In order to comply with Zoning Code and Subdivision Code of the City, and to carry forward some of the provisions of the Annexation Agreement, the parties desire to set forth their understandings and agreements concerning the development, and the conditions and restrictions imposed by the City;
- d) This Agreement is intended to supplement the Annexation Agreement and to the extent this Subdi-

- vision Agreement conflicts with the Annexation Agreement concerning the rights of the parties hereto and the land and access ways affected hereby, the terms of this Agreement shall control;
- e) OCLC has submitted to the City the P.U.D. Final Plat, and the City desires to approve this as Subdivision P.U.D. Plat, and the terms of this Agreement together with those of the Annexation Agreement and Annexation Ordinance are to constitute the Subdivision P.U.D. Plan;
 - f) The obtaining of this P.U.D. approval in favor of OCLC will add to the value of OCLC's land and inure to its benefit, and will inure to the favor of Mid-Continent, and OCLC and Mid-Continent recognize and acquiesce in the jurisdiction and the power of the City to impose the restrictions and conditions set forth on OCLC in this agreement.

2. Approval.

The City hereby approves the Oasis Creek Planned Unit Development Final Plat ("P.U.D. Final Plat").

3. Zone Regulations.

Concerning Zoning, the only allowable uses in the Development shall be those shown on Sheet One (1) and Sheet Three (3) of the P.U.D. Final Plat. Such zone uses shall be allowed only in those areas and on those tracts or parcels as shown on the P.U.D. Final Plat. No other uses shall be allowed contrary to the provisions of the P.U.D. Final Plat, unless the City designates otherwise by Ordinance after completion of a change in the P.U.D. Final Plat, promulgated pursuant to Zone Amendment procedures set forth in Section 23-62 of the Glenwood Springs Zoning Code.

The provisions of the P.U.D. Final Plat shall control the extent and location of Building envelopes, casements, access ways, pedestrian access, streets, landscape buffers, open space, curbs, gutters, drainage, and all other physical facilities depicted on the P.U.D. Final Plat. No such improvements may be installed in locations other than those depicted on the P.U.D. Final Plat.

Except as specifically provided otherwise in the P.U.D. Final Plat, the Glenwood Springs Zoning Code (Chapter 23 of The Glenwood Springs Municipal Code) shall apply to the Development.

4. Improvements.

OCLC shall install and pay for the base course, surface course, curbs and gutters, and sidewalks at those locations depicted in the P.U.D. Final Plat, in accordance with the City's specifications, including by way of example and not by way of limitation Section 20-59 and 20-61 of the Glenwood Springs Municipal Code, and the rules and regulations adopted by Section 19-19 of the Glenwood Springs Municipal Code.

OCLC shall pay all of the costs for the construction of water and sewer lines necessary to serve the users of the Subdivision in accordance with the requirements of the City. If the City installs such items, OCLC shall reimburse the City's cost of installation within 30 days of presentation of the City's invoice, which costs shall be computed by adding the cost of materials and wages, salary and other benefits paid to City personnel for time expended in the installation, cost of non-city personnel employed or used, plus overhead of ten percent

of the total of the foregoing.

OCLC shall pay for the costs of installation of all fire hydrants as depicted on the P.U.D. Final Plat, using a live pressure tap if required by the City.

OCLC shall install and pay for all non-mechanical traffic control devices and traffic signs within the Development as required by the City, and at the intersection of Highway 6 & 24 and Transfer Trail.

OCLC shall install and pay for the storm drainage facilities shown on the P.U.D. Final Plat. In addition OCLC shall provide a drainage swail of adequate size and construction to carry surface runoff from the proposed new intersection of Transfer Trail with Highway 6 & 24 to the existing culvert across Highway 6 & 24 located approximately 200 to 250 feet east of the proposed intersection. OCLC shall indentify by a survey all easements for all drainage facilities and areas and shall dedicate the same to the City, provided, however, that the City shall in no way be liable for losses or damages of any kind related to drainage or lack thereof.

At the request of the City and at locations where deemed necessary by the City, OCLC shall conduct compaction tests at its own expense within those areas to be dedicated to the City. All fills shall be compacted at 95% of density.

OCLC shall complete the installations of all of the foregoing improvements on or before the issuance of any certificate of occupancy.

5. Title to Access.

OCLC shall furnish the City with a Certificate from a

qualified local Abstract Company, certifying that the Colorado State Department of Highways owns the access way shown as Transfer Trail from the intersection of Highway 6 & 24 along that route shown in the lower left hand portion of Sheet One (1) of the P.U.D. Final Plat and that portion shown on Sheet Two (2) of the P.U.D. Final Plat from that point marked "Match to Sheet 1" to the intersection with the U.S.F.S. road easement, Book 408, Page 25. Such Certificate shall be furnished on or before the execution of this Agreement by the City. The City shall petition the Colorado State Department of Highways for abandonment to the City of that portion of the roadway owned by the State, and the City shall use all due diligence in pursuing such abandonment. No Certificate of Occupancy shall issue within the Development until the Colorado State Department of Highways abandons the roadway to the City. Mid-Continent shall dedicate to the City that portion of the roadway which traverses the land owned by it by deed.

6. Access Construction.

On that portion of Transfer Trail depicted in the lower left hand portion of Sheet One (1) of P.U.D. Final Plat and on Sheet Two (2) of the P.U.D. Final Plat from the point marked "Match to Sheet One" to the U.S.F.S. road easement, Book 408, Page 25---

- a) OCLC will maintain all cuts and fills in the manner as depicted on the P.U.D. Final Plat, including the back slope;
- b) OCLC shall submit a plan of revegetation to the City for the approval of City Council prior to the issuance of any certificate of occupancy for all disturbed cuts, fills, and back slopes;

- c) OCLC shall for a three year period remove all loose and slide material and keep the barrow pit clean;
- d) Perform all construction in accordance with resistance value tests so as to withstand the impacts of limestone haul trucks as well as other anticipated traffic;
- e) Perform and complete construction in accordance with the Lincoln-Devore soils report previously submitted to the City.

As to that portion of Transfer Trail located North-erly and Easterly of the portion described in the paragraph above and used for limestone quarry access to Mid-Continent's facilities and for forest service access purposes---

- a) OCLC shall maintain the back slope, remove all loose and slide materials, keep the barrow pit clean, and remove all obstructions, rocks, and debris which contribute to water build-up and soil saturation.

7. Interior Access.

OCLC shall install and pave vehicular access to the park across the drainage swail, which features are depicted on the P.U.D. Final Plat.

As to those lots with double frontage on two public access ways, physical access to the lot shall be allowed only from the street having lighter or lower use classification, in order to minimize access on higher density or more frequently used roadways.

8. Ditch Enclosure.

In accordance with the Lincoln-Devore soils report, OCLC shall enclose in a conduit of high integrity

that portion of the existing irrigation ditch extending at least one hundred fifty feet upstream and one hundred feet downstream from the centerline of the proposed water storage and treatment plant.

9. Final Dedication.

In addition to the dedications shown on the P.U.D. Final Plat, OCLC shall provide the City with engineered as-built specifications for the improvements required in Paragraph 4. All pedestrian pathways and other rights-of-ways to be used by the public and all drainage facilities not dedicated on the P.U.D. Final Plat shall be dedicated by surveyed descriptions.

10. Site Review.

No development or construction on Tracts A, B, C or D shall be allowed until a site review is conducted by the City using the Subdivision Exemption procedures and standards set forth in Chapter 20 of the Glenwood Springs Municipal Code.

11. Parking.

OCLC shall provide on-site off-street parking for Tracts A, B, C and D. No on-street parking shall be allowed in the Development.

12. Revegetation Plans.

As to all revegetation required by the P.U.D. Final Plat and this agreement, OCLC shall employ a licensed professional or other person qualified to prepare a landscape plan. The revegetation plan shall be submitted to City for the approval of City Council prior to the issuance of any certificate of occupancy.

13. Warranties.

Concerning all construction and installations required to be installed by OCLC in any area to be dedicated

to the City for public use, OCLC shall obtain and assign to the City complete warranties of contractors and subcontractors hired by or working on behalf of OCLC warranting against defects in materials and workmanship for a period of one year after date of acceptance by the City. If such warranties cannot be obtained, OCLC itself shall so warrant. OCLC shall notify all such contractors or subcontractors involved in such improvements that the City is to be a beneficiary of such warranties. Upon request of the City, OCLC shall supply the City with lien waivers as to all contractors and subcontractors involved in the installation of such facilities.

14. Phasing of Improvements.

Street improvements required to be completed by OCLC shall not be installed until all utility lines to be placed in or under the streets have been completely installed and until all services to individual lots from main utility lines and streets to the individual property have been installed.

No Certificate of Occupancy shall issue for or relating to any dwelling or commercial unit until the full completion of all improvements which serve or are designed to serve that unit as required in the P.U.D. Plat. Without limiting any of its rights and under this agreement, the City may, but need not, issue certificate of occupancy and grant extensions of time for the completion of construction and the installation by the OCLC of any improvement. OCLC shall repair and repave all streets and roads damaged by the installations of improvements or utilities within the development which are required by the P.U.D. Final Plat.

15. Inspection.

The City may enter any portion of the development for the purposes of making inspection to determine whether OCLC is in compliance with the obligation set forth in the P.U.D. Final Plat and the Glenwood Springs Municipal Code. If the City determines that any improvements of facilities have not been constructed and installed as required by the two agreements or by ordinance or law, the City shall furnish OCLC with a list of specific deficiencies. The City shall not be required to issue any Certificate of Occupancy or any Building Permit so long as the listed deficiencies remain. If the City determines that OCLC has not cured the deficiencies within thirty days after the presentation of the list to it, the City may, but need not, cause such additional work to be done as it deems necessary to complete any installations or to cure any listed deficiencies. OCLC shall be liable to the City for the entire cost of the additional work, whether performed by the City's employees or by others at the direction of the City. If OCLC does not pay the City the amount of such costs, including as may be appropriate, the costs of the City expended for materials, for the services of those not employed by City, and for the apportioned cost for wages and benefits paid for by the City for the hours of City employees, plus 10% overhead, then the City may, upon ten days' notice to OCLC, have a lien against all or any part of the Development. The City may certify the amount of such lien to the Garfield County Commissioners, and the Garfield County Treasurer for collection, enforcement and remittance in the manner provided by law for the

collection, enforcement, and remittance of general property taxes; and the lien shall have priority over all subsequent liens and encumbrances.

16. Non-Suit.

The Annexation of the Development and the approval of the P.U.D. Plat shall not render the City liable for any loss or damage that may be suffered by any use of the Development or any act or omission occurring on the Development arising in connection with the Annexation of the Development and the City's approval of the P.U.D. Final Plat.

17. Non-Waiver.

Any indulgence granted by the City to OCLC or Mid-Continent as to the performance of any portion of this agreement and any waiver by the City as to OCLC's performance or non-performance of any part of this agreement shall not be deemed or considered to be an indulgence or waiver of any other part of this agreement or any subsequent nonperformance by OCLC.

18. Benefit.

The provisions of this agreement shall bind and inure to the benefit of the parties, their assigns, and their successors in interest of all kinds.

19. Titles.

The paragraph titles in this Agreement are for convenience only and are not to be used to construe or interpret this Agreement.

THE CITY OF GLENWOOD SPRINGS

By Marian I. Smith
Marian I. Smith, Mayor

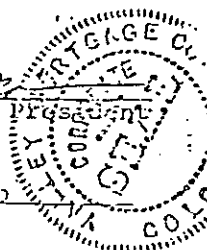
ATTEST:

Barbara Williams City Clerk

OASIS CREEK LAND COMPANY,
Valley Mortgage Company,
a general partner

By Raymond E. Monahan, President

Date: June 10, 1980



ATTEST:

Mona J. Lusk

Date: 6/10/80

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

Subscribed and sworn to before me this 10th day of June, 1980 by Raymond E. Monahan, President of Valley Mortgage Company, a general partner, of Oasis Creek Land Company and by Mona J. Lusk ~~and~~ as Assistant Secretary of Valley Mortgage Company.

Witness my hand and official seal.

My commission expires: Dec 14, 1982

Paul J. Johnson
Notary Public



MID-CONTINENT COAL AND COKE CO.

By Robert Delaney
Robert Delaney,
Vice President

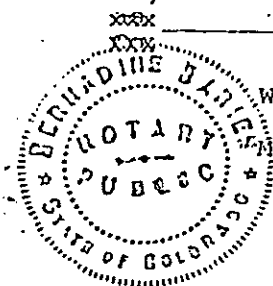
Date: June 4, 1980

~~ATTACHED~~

~~DEBXX~~

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

Subscribed and sworn to before me this 4th day of June, 1980 by Robert Delaney, Vice President of Mid-Continent Coal and Coke Co. ~~xxxxxx~~



Witness my hand and official seal.

My commission expires: My Commission expires May 3, 1982

Bernadine Daren
Notary Public

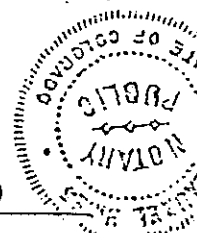
STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

Subscribed and sworn to before me this 10th day of June, 1980 by Marian I. Smith, Mayor and Barbara Williams as City Clerk.

Witness my hand and official seal.

My commission expires: March 25, 1984

Raoul M. Lines
Notary Public



September 16, 2020

Planning and Zoning Commission
City of Glenwood Springs, CO
101 8th Street
Glenwood Springs, CO 81601

RE: Oasis Creek Tract A, Variance Hearing
Jerry and Mary Steinbrecher, owners

Commission members:

In 2016 Jerry and Mary Steinbrecher obtained a variance to change their property in question to six single family lots. Oasis Creek property owners were not canvassed in total, I assume, because they were reducing the density. I would suggest that if the Commission is considering approval of the increased density that at least a majority of the of the property owners in the total subdivision would have to agree in the proposed change.

The developer is planning the construction of 5 duplexes (10 unites) The definition of a duplex is a house plan of two living unites attached to each other, either next to each other as townhouses, condominiums, or above each other like apartments. The big question is what will the "height" restrictions be and will the developer have to seek a variance for increased height. Does a unit with parking underneath be allowed to go another two stories? The lots are not that big to accommodate that change in density.

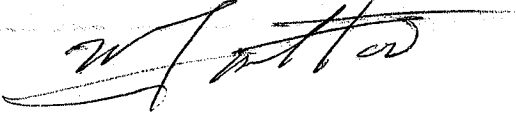
The original plan for Oasis Creek subdivision was for single family dwellings. If the Commission would drive around the subdivision, they would see single family homes with multiple families living in some of those homes. I don't now if the ACC just wasn't paying attention, or this just happen. In todays world, families also include "ancestors" of every side. This has caused dwellers needing to park on lawns because of restricted parking in their own driveways. The approval of density on Track A would cause the same problem. Families today normally have at least two cars, but if you open it up to the "whole" family or another family sharing the same duplex it would be come a nightmare. This of course does not count all the recreational vehicles that accompanies the members of the families. The developer's plan for the "sixth" lot as open space would only turn that vacant into a storage lot for all excess toys.

Traffic is already a problem because of the above-mentioned concern. You have families going for a walk with the kids and pets tag along. The increase in density will add to that problem. Along with the added traffic, comes parking problems. If the density is increased more vehicles will have to be parked on the street. Jerry and Mary already are having cars tagged on the East side of Tract A. They have seen the problem even before this proposal. The problem is not going away.

The Commission has been inundated with request for increased density for projects passed and projects on the drawing board. These are tuff decisions, but in most cases your decisions fit the neighborhood. Quite honestly, this request for increased density does not fit. I urge you to deny this application.

Respectfully,

Mike and Carol Fattor
823 N. Traver Trl
Glenwood Springs, CO 81601
mfattor@comcast.net
970 379 8450

From: [Mimi O'Leary](#)
To: [Trent Hyatt](#)
Subject: FW: letter to p&z
Date: Thursday, September 17, 2020 11:22:27 AM

Good Day,

I am writing you about the proposed new development in Oasis Creek by Tate Fairbanks. I live in Oasis Creek across the street from this development. The property is owned by Mary and Jerry Steinbrecker. Right now, the property is divided in six single family lots. Evidently, Tate Fairbanks wants to change these single family lots to five multi family tracts and build duplexes on these tracts. I have lived in my house for 20 and I do have some concerns.

1. First and foremost I'm somewhat concerned about how this development will effect the value of my property. I have spoken to a realtor and was told that the addition of a multifamily property into a neighborhood that has only single family homes, can definitely have a negative effect of the value of the homes in the vicinity. I believe the term is injurious. This will change the character of my neighborhood and does not make me want to jump on board with this plan.
2. Increased density is also a concern. When Mary Steinbrecker came to our homes telling us her plans for the 6 single lots to be sold, I was totally on board. It seemed very reasonable to me. She has not come door to door regarding this new idea. With the 12 new properties, we will have so many more people and cars than what we were told. Not to mention, the parking situation which is somewhat out of control and the issue of snow removal is something to think about as well. These things need to be worked out before I vote to change the plan. Plus, the fact that some people in this neighborhood, feel that this road is for practicing for the Indy 500. It can be a bit scary and more cars and people will make it worse.
3. Another thing that worries me is light pollution. Sometimes when developments are built they come with outdoor lights that never seem to be shut off. One example of this is down the road from me with the houses on the point. I'm all for lights, don't get me wrong, but, sometimes they need to be turned off. This neighborhood doesn't have streetlights... and that's the way we like it. We can actually see the milky way or meteor showers when they occur. It's a very special aspect of this neighborhood, that you don't see very often so close to the downtown area. I would hate to not see these celestial happenings anymore.
4. Another thing to mention is that the property has been used as open space for so many years that a herd Elk hangs out there in the winter and the people in the neighborhood have used it to play with their kids, fly kites or walk their dogs. I've even cross country skied on it on occasion! It would be nice to figure out some sort of easement on the north end by Tract 1 for people to use to get to the open space without walking around to it on the road.

Thank you for taking the time to read this letter. I plan on attending the zoom meeting on September 22nd.

Sincerely,

Mary G O'Leary

September 17, 2020

P & Z Commission

Re: Variance for Track A
Jerry and Mary Steinbrecher, Owners

Additional comments concerning the variance upon learning that Jerry and Mary have changed their mines this morning to utilize A 6 as an additional 2 duplex unites. This just exasperates the problem. I can assume that now A 7 will become the open space for all the toys and cars that do not have room to park other than on their lawns. This a problem that already exists.

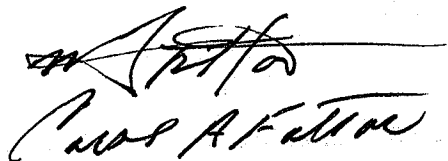
It should still be mandatory that the covenants be changed before any approval. As you know, that would require a majority 66% of property owners to sign off in favor of the project or to change the covenant Their plan, which is sneaky, is to state that if P & Z approves the project, covenant amendment in no longer necessary. This is kind of a "slight of hand" or a "back door" approach which should be vetoed.

To say again, parking is still going to be a problem on the East side. When it snows the City plows to the West on that stretch of road. At times, when snow continues, cars that are already utilizing parking, where they shouldn't, get plowed in. The cars are sticking out way beyond fire hydrants and become a hazard. Of course, residents on the East side of Traver across from J & M's property have well over 2 or 3 cars per address and that is where they park the extra car or cars.

Thanks again for you time. I urge you deny this variance change.

Respectfully,

Mike & Carol Fattor

A handwritten signature in black ink, appearing to read "Carol A. Fattor". The signature is written in a cursive, flowing style with a large initial "C".

September 17, 2020

Planning and Zoning Commission
City of Glenwood Springs, Colorado
101 W. 8th Street
Glenwood Springs, CO 81601

Dear Planning Commissioners,

I grew up in Oasis Creek and in late 2016 my wife and I purchased our home on Harvard Dr. Over the last forty years Oasis Creek has developed into one of Glenwood's nicer neighborhoods. To date, all of the parcels in the subdivision have been developed as single-family homes. The neighborhood offers great views, proximity to town, well maintained homes, engaged homeowners and no through traffic. Despite the lack of sidewalks, Oasis Creek has a lot of walkers who circle within the neighborhood for exercise.

In early 2016 only two parcels remained with the potential for multi-family development. One parcel in Tract C, at the bottom of the subdivision near Transfer Trail. The other undeveloped parcel, Tract A, is in the heart of the neighborhood and is the subject of tonight's discussion. The original PUD allowed for up to fifty condo units on Tract A. It has remained open for decades and its potential development into multi-family has always been a personal concern. A multi-family development anywhere near the PUD's allowable density unit would forever change the characteristics of the neighborhood. The Steinbrechers purchased the lot in 1993 out of their own personal concerns with what a dense multifamily development would mean for Oasis Creek. The neighborhood owes them a debt of gratitude. I was excited to see the Steinbrechers take steps in 2016 to permanently eliminate (or so I thought) the potential for multi-family development on their land. Their commitment to the neighborhood ensured that the characteristics I grew up loving in Oasis Creek would be preserved.

The homeowners are now faced with the potential of multi-family development returning. While I would prefer to see single-family homes developed on these lots, the multi-family development proposal in front of you has potential. Though significantly less than the original PUD allowed, duplex units will double the single-family density approved in 2016. This increased density warrants attention and considerations. I see several issues within the proposal that should be addressed prior to the Planning and Zoning (P&Z) Commission's approval.

- 1.) Conflict with the Protective Covenant: In 2016, the Steinbrechers recognized and respected that a variance from the Protective Covenants was needed. They obtained approval prior to moving forward with their P&Z request. The current applicant is moving toward P&Z approval despite the recognition that this proposal does not conform with the covenant amendment granted to the Steinbrechers in 2016. Alignment between the protective covenant and the proposal should occur before P&Z's approval.

- 2.) **Guaranteed Maximum Density:** If the parcels are transitioned back to a multi-family area, there should be legal assurance that the density cannot be increased in the future. We are already seeing a developer attempt to double the approved 2016 density. This iteration should only be granted if it permanently ties the land to the units being proposed. The Steinbrechers have stated that within the conditions of the sale there is a requirement that these tracts become deed restricted to a maximum of two units per parcel. I want to ensure that the developer's representations about both the open space proposed and the proposed duplex use are codified and become permanent legal restrictions that are bound upon the land.
- 3.) **Current and Future Parking Issues:** The west side of Traver Trail along Tract A has been used as on-street parking for decades. There are multiple vehicles parked on the side of the road at any given time. I would venture to say that every single-family home in both Tract B and C currently meet the city's parking design minimums. The reality is that it is not sufficient. While the parking issues created by the homes on the other side of the street are not this developer's problem, the additional of twelve more units will only compound the issue. This proposal does not provide any on-street parking in the most densely developed section of the neighborhood. During the winter months these vehicles become an issue. Once a snowbank is established by



the plows, vehicles start to encroach into the downhill lane of traffic. In heavy snow years, these parked vehicles restrict the flow, sometimes down to only one lane of travel. Site distance, pedestrian safety and traffic flow are already issues and they will only become worse if on-street parking is not addressed.

- 4.) **Vehicle Access onto Traver Trail:** The number of cars traveling in and out of the duplex driveways will double from what was approved in 2016. Reducing the number of driveways onto Traver would be beneficial for all. Four units (two duplexes) could share a single driveway. It would mimic what was done on the opposite side of the street. From a safety standpoint, the number of access points on to Traver would be reduced by 50% (3 driveways instead of 6) - see attached graphic. This reduction decreases vehicular and pedestrian interactions and improves site distances. From a design and cost standpoint it reduces the

construction costs (less concrete), maintenance costs, snow removal costs, and increases the landscaped green space. It eliminates the upper duplex looking down on the neighbor's driveway/garage below, arguably improving the view planes. With proper landscaping placement between the pods, privacy and views are improved and landscaped area is increased. Reducing the number of driveways would also increase the lineal footage for potential on-street parking.

- 5.) Safe Pedestrian Travel Routes: By default, Tract A has served as a means of mitigating pedestrian safety issues. Natural trails have organically developed over the last forty years. Many people that walk loops around the neighborhood regularly use these volunteer trails on Tract A to avoid walking on the most heavily traveled neighborhood section of Traver Trail. The elimination of the volunteer trails will force people back to the street's edge. In 2016, the Steinbrechers asked for a variance from the city design code that required a sidewalk along the property. It was ultimately granted. In lieu of the sidewalk a 10' utility, drainage, trail and public roadway easement was granted. A "soft" trail was created. The narrow trail marginally functions in the lower area of the Tract where vehicles cannot park (Tract A6). This trail does not function in the straight section where vehicles park on top of it and force pedestrians back into the roadway. The 2016 P&Z meeting minutes reflect some of these concerns. Commissioner Dunn remarked, "Was there consideration of improving the deer path or was there something to encourage people to walk off the street? This seems to be a safety issue." He later encouraged "people to use the natural trails and not walk in the road."

The proposed development will eliminate the volunteer trails and increase both pedestrian and vehicular traffic. With the current application, we have the benefit of hindsight and an opportunity to solve a pedestrian safety issue. I believe that the homeowners would work with the developer to create a viable solution. It is worth noting that 97% of homeowners in the subdivision must drive this section of Traver Trail making it the most heavily traveled section in the neighborhood. Once you pass Harvard Dr. (~four hundred feet past Oasis Creek Park), the percentage of homeowners driving on Traver drops to 31% and 21% on Harvard. I personally feel much safer walking on the neighborhood streets once I am either on or above Harvard Drive.

- 6.) Architectural Considerations: The proposed duplexes will be the only multi-family units in the neighborhood. The forty-year-old design standards do not provide prescriptive design requirements but more general guidance. This proposal does not provide any design information or commitment to respect the architectural characteristics of Oasis Creek. It is important that these do not appear to be cheap cookie cutter duplexes that are mirrored with little character. This lack of guidance creates a potential for the development of units that do not blend with the characteristics of the neighborhood. I believe the applicant should provide some design information and restrictions prior to approval.
- 7.) Multi-Family Restrictive Covenants: The application does not include additional restrictive covenants for the proposed multi-family use. While the Oasis Creek protective covenants will still apply, the multi-family designation will require additional mechanisms and controls. As an example, shared driveways will result in the need to define maintenance and snow removal costs.

I have attached a graphical representation to help visualize of some of the issues noted above.

The proposed development has potential, but in its current form there are too many issues that need to be addressed. Much like the Bell-Rippy project, I am hopeful that the homeowners and applicant will work together to address concerns and create a quality project that ultimately leads to a covenant amendment and P&Z approval. At this time, I respectfully ask that the Planning and Zoning Commission deny the applicant's submittal until covenant issues, safety issues and neighborhood concerns are resolved.

Sincerely,

A handwritten signature in black ink, reading "Jeff Peterson". The signature is written in a cursive, flowing style with a large initial "J" and "P".

Jeff Peterson
607 W. Harvard Dr.

Illustrative Site Plan

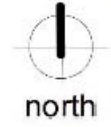
Oasis Creek Tract A Subdivision Amendment

Existing R/3 PUD Multifamily Residential District

City of Glenwood Springs, Colorado

Updated August 11, 2020 by The Land Studio, Inc.

0 60 120 240



Illustrative Concept
Improvements to
Increase Safety and
Neighborhood Mobility

At Harvard Dr., Remaining
Traffic is Split and Greatly
Reduced (21% on Harvard
and 31% on Traver)

Paved Trail w/
Curb. No Parking.

Oasis Park

46% of Developed Oasis
Creek Homes (Including
proposed duplexes) Are
Below Oasis Park

Reduce Quantity of
Driveway Cuts

Steinbrecher Parcel

Existing Trails
Used Regularly
by Pedestrians

Existing Bike Path

Tract A7
Open Space

Paved Trail

97% of Homeowners Travel
this Section of Traver Trail

Tract

Tract A2

Tract A3

Tract A4

Tract A5

Tract A6

Off Street Parking

Sidewalk

No Parking

Oasis Creek Architectural Control Committee

September 17, 2020

Planning and Zoning Commission
City of Glenwood Springs, Colorado
101 W. 8th Street
Glenwood Springs, CO 81601

Dear Planning Commissioners,

The Oasis Creek Subdivision is regulated by protective covenants. An Architectural Control Committee (ACC) is the only regulatory body defined by these protective covenants. As such, the Oasis Creek ACC has reviewed the proposal to develop multi-family duplexes on the single family lots created by the Oasis Creek Tract A Subdivision. The proposed develop does not currently conform with the requirements defined within the covenants. A covenant amendment is needed to align the proposed use with the currently approved use.

The Oasis Creek Tract A Subdivision was created in 2016 by Jerry and Mary Steinbrecher with the expressed intent of limiting the development to single family homes. Mr. and Mrs. Steinbrecher took extraordinary steps to ensure the property was not developed as originally platted in the 1980 PUD. After holding the property for 23 years, they subdivided the property into six single family lots. To do so, a variance of the covenant was necessary. A variance was required because the covenants specifically prohibit the subdivision of both "Lots" and "Tracts". The covenant specifically defines "Tracts" as multi-family areas in the PUD and "Lots" as parcels for single family homes. A variance was granted to the Steinbrechers in 2016 that allowed their multi-family "Tract" to be subdivided into single family "Lots". This was completed before they moved forward with Planning & Zoning Commission approval. The recorded subdivision plat created seven lots – six single family lots and one lot dedicated as open space.

The proposal in front of you changes the approved single family "Lots" into multi-family "Tracts" and proposes the construction of six duplexes (twelve units). It no longer aligns with the variance granted in 2016. The ACC has discussed several safety and neighborhood concerns with the developer's land planner, Doug Pratte of Land Studio, Inc. The ACC's primary concern is that both the 2016 platting and variance specifically limit the use of the lots to single family homes. This proposal converts the land back to multi-family tracts and doubles the approved density. Without specific restrictions, future proposal modifications could further increase density if the platting designates these parcels as multi-family tracts (i.e. a developer might request a four-plex in the future). If a multi-family designation is granted, approval should be contingent upon legally limiting any tract development to two units per parcel. The ACC discussed the need for a new or modified variance with Mr. Pratte to convert the approved single family lots to multi-family tracts. He acknowledged the need for a variance from the

covenant in a July 29, 2020 email (attached). Unlike 2016, this proposal is moving towards P&Z approval without the proper covenant variance in place.

The developer appears to be attempting to modify the conditions of the covenant's 2016 variance through city approval. This is not the proper path forward and could potentially override portions of the protective covenants that the homeowners have relied upon for forty years. The ACC's sole purpose is to represent the interests of the homeowners and follow the restrictions defined within the protective covenant. We foresee several issues if this submittal is approved by the Planning & Zoning Commission without considering homeowners' concerns and the required covenant variance. The ACC and the Oasis Creek homeowners want to work in conjunction with the developer to form these parcels into a development that enhances the neighborhood. Planning and Zoning's approval of this application should be delayed until the required covenant amendment is in place and the homeowners' concerns have been addressed.

Thank you for your time and service to the community.

Respectfully,

Jeff Peterson

Jim Griffin

Greg Greer

Oasis Creek Architectural Control Committee

From: [Vicki Riley](#)
To: [Trent Hyatt](#)
Subject: Oasis Creek Tract A
Date: Thursday, September 17, 2020 11:11:35 AM

Mr. Hyatt,

I am writing as a resident of Oasis Creek Tract B. I have significant concerns about the impact the density of the proposed multi-family development in Tract A. I do not feel it is in the best interest of the community to allow this type of development in our neighborhood. Current traffic up Traver trail by residence, tourist, Mining vehicles and outdoors people heading to public lands is already a significant issue that the City has failed to address. Parking is an issue on Traver Trail. Homeowners, visitors and outdoor people with trailers and off-road vehicles to go up Transfer Trail park all along the area. People speed up the hill all the time to get to the houses at the top. Adding a dense area of multifamily homes on lots that were meant for single family homes will exacerbate the problems already existing with parking and traffic congestion. I ask that you deny the request for multi family units to be built here and preserve the neighborhood by maintaining the single-family home criteria.

Respectfully,
Vicki Riley
624 N. Traver Trail,
Glenwood Springs, CO 81601

Planning and Zoning Commission
City of Glenwood Springs, Colorado
101 West 8th Street
Glenwood Springs, Colorado 81601

September 17, 2020

RE: Oasis Creek Tract A Subdivision

Dear Planning Commissioners,

I am a homeowner within the Oasis Creek Subdivision.

After reviewing information on the developer's previous actions to develop the Oasis Creek Tract A Subdivision, it is apparent that Mr. Pratte is attempting to supersede the established procedures of our subdivision and of the Planning and Zoning Commission. His attempt to gain approval through the P & Z without having first secured the covenant amendment demonstrates his lacking confidence that he will, in fact, secure the amendment.

I ask that the Commissioners require the developer to follow the established procedures without circumventing them.

Sincerely,

Sara Sims
456 N Traver Tail
Glenwood Springs, Colorado 80601

From: [Becky Wi](#)
To: [Trent Hyatt](#)
Subject: Oasis Creek TractA expansion
Date: Friday, September 18, 2020 8:49:53 AM

Hello Trent,

This proposed expansion from single family to duplex construction is a concern to me. I love at 606 Traver, directly across from this open meadow where the expansion is proposed. I have lived here for 11 years.

The increase to duplexes, and now to include lot 6 as well, will more than double the amount of people and traffic on Traver Trail. All of the homes opposite this open space have shared driveways, which means that many of us need to park along the unpaved, sloping side of the street. In the last week there have been between 6 and 8 cars in front of my house every morning, and off and on throughout the day. These cars present a problem for those of us who want to walk along the road, or need to walk up to our shared mailbox locations.

Pedestrians and dog walkers, of which there are many, need to weave in and out of the parked cars to avoid moving vehicles. In winter the plowed snow needs to be pushed into this area,. This makes it less safe for pedestrians, and often results in cars parking on the road. Currently, many of us (thanks to the Steinbrecker's generosity) walk across the meadow and connect with paved trails in the neighborhood.

Fewer houses and a provision for improved parking spaces, would offer drivers safety with increased traffic.

Paved walking trails or sidewalks are essential for pedestrian safety along this section of Traver Trail.

As part of the city of Glenwood Springs, these safety concerns need to be addressed for residents in this neighborhood.

Sincerely,
Rebecca Winchester



Planning and Zoning Commission Report

Date: September 22, 2020
To: Planning and Zoning Commission
From: Trent L. Hyatt, Senior Planner
Subject: #44-20 - Special Use Review for a Retail Marijuana Establishment, Martins Medicinals

REQUEST	Consideration of a request for a special use permit for a retail marijuana establishment in the M1 Mixed-Use Corridor District
APPLICANT	Peter Fornell/Vicki Reavis
OWNER	Fattor Family Limited Partnership/M&C Fattor LLC
LOCATION	23 Mel Ray Road and 51111 Highway 6 & 24 (PINs: 2185-061-04-005 and 2185-061-07-002)
ZONE	M1 Mixed Use Corridor District
SURROUNDING LAND USES	North: Geno's Liquors, Specialist Auto Body South: Highway 6&24 and Interstate 70 rights of way East: Mel Ray Road, Loco Gas Station/Arby's Restaurant West: Glenwood Springs Mall/mixed commercial
LOT SIZE	Approximately 0.465 acres/20,256 square feet (unit size approximately 1,055 square feet)

ACTION ITEM:

The Planning and Zoning Commission (Commission) is the recommending body to City Council on marijuana related uses requiring a special use permit.

Action 1 - Special Use Permit - for a retail marijuana establishment in the M1 Mixed-Use Corridor District.

Staff recommendation: *Staff recommends **approval (with conditions)** of the Special Use Permit with the findings and conditions on page 8.*

BACKGROUND/ANALYSIS

Proposal

The applicants, Peter Fornell/Vicki Reavis, doing business as Martins Medicinals, propose the interior remodel of an existing approximately 1,055 square foot unit (formerly occupied by a Shell convenience store, site is still utilized for fuels sales) in the an existing approximately 2,161 square foot commercial building located at 23 Mel Ray Road to accommodate the retail sale of cannabis and related products. Geno's Liquors utilizes the reminder of the commercial structure. Martins Medicinals currently operates at 216 6th Street, Suite A in north Glenwood but the owners plan to move the business to the subject parcel. A separate retail marijuana business special use, Native

Roots Gas and Grass was approved for the site in 2016, Planning Item #25-16, but never began operations and the related Special Use Permit (SUP) has since expired.



East elevation (Google Maps)

The proposed use falls under the definition of a *retail marijuana establishment* as defined by Section 070.070.020(c)(7)b of the *Glenwood Springs Municipal Code* (Code) outlined in *italics* below. This use requires additional licensing through the State of Colorado and City of Glenwood Springs.

***Retail marijuana establishment** means the retail sale, cultivation, storage, product manufacturing or testing of marijuana to the extent permitted by Article XVIII, Section 16 of the Colorado Constitution and in various provisions of the Colorado Retail Marijuana Code, C.R.S. Article 43.4 of Title 12, and any other applicable state or city law or regulation.*

Special Review Criteria

There are two sets of criteria in the Municipal Code to consider in the analysis of marijuana related businesses. Section 070.030.030(e)(11) of the Code are use specific standards which apply to retail marijuana businesses. Section 070.060.050(e)(3)e.2 applies generally to special review uses. Staff lists each of the criteria in **bold** below along with comments.

Section 070.030.030(e)(11) – Retail Marijuana Establishment

b. License Required

Retail marijuana establishments shall comply with City Code Article 050.090.

The applicant shall apply for a City business license for the proposed use prior to future operation.

c. Location of Licensed Establishment Retail marijuana establishments shall be located only in areas of the city as allowed in the City Code. No retail marijuana establishment shall be located:

- 1. Within 500 feet of any existing public or private school facility where classes are held for children aged kindergarten through the 12th grade. The distance shall be property computed by a straight line measurement from the nearest property line of the school to the nearest property line of the site housing the retail marijuana establishment;**

- 2. Within 900 feet of another retail marijuana establishment or a medical marijuana business. A retail marijuana establishment may locate on the same licensed premises as a medical marijuana business of the same class and same ownership, only if the licensed premises is located to meet the distance requirements from other retail marijuana establishments and medical marijuana businesses. This distance shall be computed by a straight line measurement between property lines of the sites housing the two facilities; and**

The site is located approximately 530 feet from Glenwood Springs Middle School based on measurements utilizing the City's Geographic Information Systems parcel boundary data. A former applicant provided information from a Colorado licensed surveyor which indicates the site is 539.7 feet from said school property. The site of the proposed business complies with the distance requirements specified in the Municipal Code.

- 3. In any zoning district not specifically permitted by the City Code.**

The use is proposed in a zone district, M1, which allows retail marijuana establishments.

d. Requirements Related to Operation of a Retail Marijuana Establishment

- 1. Retail marijuana establishments shall meet all operational criteria for the procurement, display, dispensing, labeling, sanitation, security, and any other criteria as required by the state pursuant to the CRMC and the City Code Article 050.090.**

The operation shall apply for and receive all applicable permits from the state and maintain compliance therewith.

- 2. In addition, all retail marijuana establishments shall comply with the following local restrictions:**

- i. Hours of operation shall be limited to between 8:00 a.m. and 7:00 p.m. Monday through Sunday; and**

The business shall comply with the restricted hours of operation.

- ii. A sign permit shall be obtained through the Community Development Department. All exterior signage associated with a retail marijuana establishment will meet the standards established in the CRMC and in the City Code.**

The applicant shall apply for and receive a sign permit prior erecting any signage at the site. The former approval included the removal of the existing nonconforming double pole sign located at the site.

- iii. Storage of retail marijuana shall be considered an accessory use. Not more than 25 percent of the licensed premises of a retail marijuana business shall be used for such purposes.**

All cannabis product onsite shall be for retail sale. Significantly less than 25 percent of the floor plan is proposed for storage.

iv. No discernible odor shall be projected beyond the exterior walls of the licensed premises.

Odor is a concern with any marijuana related business and is an expected nuisance. However, the issue is more closely related to grow facilities as the City does not generally receive complaints for sales only businesses. That being said, the applicant proposes a high efficiency exhaust system which utilizes carbon filter fans to combat the issue. In addition, the applicant proposes off site prepackaging of flower products. As is the norm with all applications associated with marijuana businesses, staff is recommending a condition of the special use permit that requires compliance with the above criteria at all times. In the event that documented inspections of the premises by City staff, preceded by complaints, indicate that odor is an issue, the applicant will need to employ alternative methods to mitigate odors or be at risk of losing their City license.

Section 070.060.050(e)(3)e.2 – All Land Uses

i. The use will be compatible with the surrounding area;

Similar retail uses are currently operating at the site and a mix of uses are located in close proximity including auto body repair, auto repair, fuel sales, and a restaurant. The subject property is directly adjacent to Colorado State Highway 6 and 24, Interstate 70, and related uses which generally serve the travelling public. Therefore, the use is compatible with the surrounding area.

ii. The impacts of the use on surrounding areas have been adequately minimized;

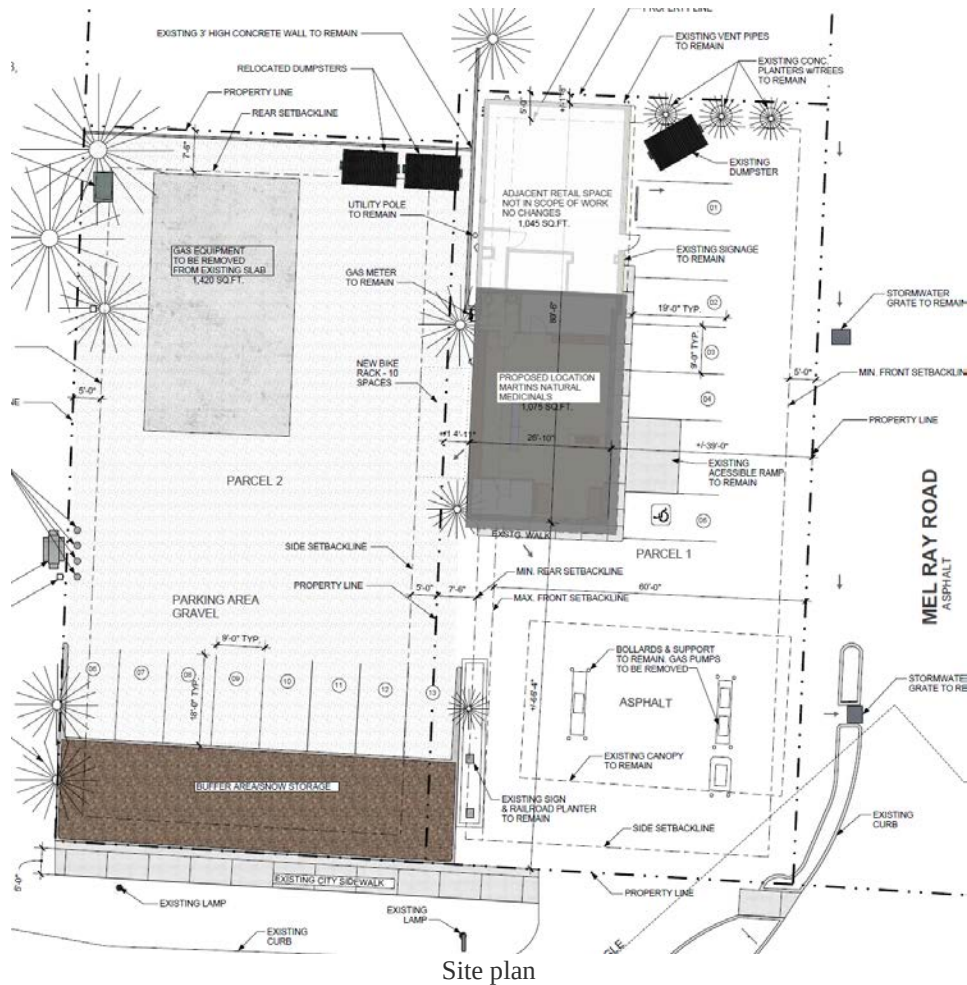
Other than potential odor nuisance discussed above, the proposed use is not expected to create any additional impacts than currently exist at the site.

iii. The use will be consistent with the general purpose and intent of this Code;

The use/proposal appears to be consistent with the general purpose and intent of the Code.

iv. The use will comply with all applicable standards of this Code;

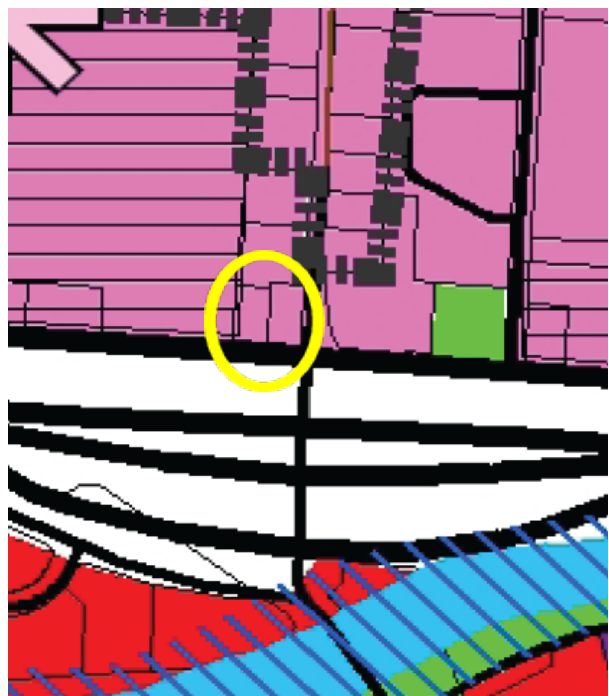
The use is in compliance with the Code. While the existing parking lot is substandard in terms of design (circulation, access, etc.) and landscaping, the proposed use does not alone trigger the upgrading of these features unless improvements are made (i.e. to the building façade or parking area). The previous application included the addition of employee parking on the western parcel of the site. However, this would require bringing the existing parking area into compliance with the Code. Additional parking is not necessary since fuel sales will not occur alongside the proposed use. Otherwise, there are no changes to the site which negatively impact vehicular circulation. Review of the application did find that an access permit for the site was never applied for/granted by the Colorado Department of Transportation. Approval of an access permit is recommended as a condition of approval of the Special Use Permit. Community Development recommends the applicant provide some means/delineation of safe pedestrian access along Mel Ray and to the customer entrance of the building.



v. The use is in conformance with the Comprehensive Plan and other City plans and policies; and

As shown at right, Map 2.1 Future Land Use – North Portion of the City of the Glenwood Springs of the Comprehensive Plan (Comp Plan) identifies the property as “Mixed-use” in fuchsia. According to the Comp Plan, the “Mixed-use” designation “...allows for a variety of uses including commercial, retail, office, restaurant, entertainment and multi-family housing co-existing through design either in a horizontal or vertical fashion..” The current proposal is in compliance with the map designation and description.

Numerous community goals and related objectives and strategies outlined in the Executive Summary and subsequent chapters of



the Comp Plan encourage economic development, preserving our small-town character, convenient transportation, infill development, housing opportunities, social diversity, and preserving natural resources all of which are supported by this proposal. These goals are outlined in the following table.

<u>Comprehensive Plan Goal Supported</u>	<u>Objectives and Strategies</u>
-Promote long-term, sustainable, diverse, economic development	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Attract diverse businesses and industries (Chapter 4, Page 50) -Maintain the role as regional center (Chapter 4, Page 54) -Retain role as a regional center (Chapter 7, Page 83)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill retail development/redevelopment.	
-Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County	-Attract diverse businesses and industries (Chapter 4, Page 50) -Maintain the role as regional center (Chapter 4, Page 54) -Retain role as a regional center (Chapter 7, Page 83)
Staff Comment: Continuing to utilize the space for retail, as proposed, helps to maintain/retain the City's role as a regional center.	
-Preserve small town character while maintaining the livability of Glenwood Springs and increasing the vibrancy and commercial success of the downtown	-Develop according to the vision (Chapter 4, Page 34) -Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Enhance pedestrian-friendliness while facilitating traffic (Chapter 3, Page 36) -Maintain the role as regional center (Chapter 4, Page 54) -Retain role as a regional center (Chapter 7, Page 83) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: Infill, as proposed, makes improvements more cost effective. The use is in character with surrounding the site area and aligns with zone district purpose.	
-Address transportation and provide multiple convenient travel choices	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34)
Staff Comment: Infill, as proposed, is a land use strategy used to address transportation issues per the Comp Plan.	

-Direct development to locations and building forms that are cost effective to serve	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Direct growth to areas where utilities and services can be provided efficiently (Chapter 7, Page 82) -Retain role as a regional center (Chapter 7, Page 83) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill development/redevelopment.	
-Support social diversity	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Retain role as a regional center (Chapter 7, Page 83) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill development/redevelopment.	
-Preserve natural resources	-Promote water conservation (Chapter 7, Page 84) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: The objective/strategy outlined above are supported by the current application as it includes infill development/redevelopment.	

vi. The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city.

The use/proposal does not appear to negatively impact health, safety, and welfare of the inhabitants of the surrounding areas and the city.

Reviewing Agency Comments

No comments have been received from referral agencies regarding the application.

Adjacent Property Owner Comments

None received as of the drafting of this staff report

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

Section 070.060.050(e)(1)e.1 of the Code explains, “The Planning Commission shall review and approve, approve with conditions, or deny the special use permit application in accordance with 070.060.030(g) and the approval criteria in paragraph 2 below [addressed above in in this instance]. The Planning Commission may also remand the application back to the Director for further consideration.” Section 070.060.030(g)(1)d also states, “The body may also continue the hearing or refer the application to another authority as provided in 070.060.050(a)(2)c, *Referral and Call-Up Procedures*. In the instance of marijuana related business, Section 070.060.020(d)/ Table 060.1 Summary of Development Review Procedures outlines the Commission is the review and reminding authority to City Council.

Action 1 - Special Use Permit - for a retail marijuana establishment in the M1 Mixed-Use Corridor District.

Staff recommendation: Staff recommends **approval with conditions** of the Special Use Permit application with the **findings** and **conditions** below:

Recommended Findings:

1. The use is compatible with the surrounding area;
2. The impacts of the use on surrounding areas have been adequately minimized;
3. The use is consistent with the general purpose and intent of this Code;
4. The use complies with all applicable standards of this Code;
5. The use is in conformance with the Comprehensive Plan and other City plans and policies; and
6. The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city.

Recommended Conditions:

1. The applicant shall provide evidence of approval of licenses from the State of Colorado and the City of Glenwood Springs for a retail marijuana establishment prior to issuance of a Special Use Permit.
2. Any future physical changes or improvements to the property or buildings on the parcel are subject to the review and approval of the Community Development Director for compliance with applicable requirements of the *Glenwood Springs Municipal Code*. Substantial changes may result in the need for an amendment to the Special Use Permit.
3. The proposed retail marijuana establishment shall comply with all verbal representations made by the applicant in the public hearing, as well as all approved plans and application materials, as revised per conditions of the Special Use Permit and approved by the Community Development Director prior to issuance of a Special Use Permit.
4. Any changes to signage on the site shall require a sign permit and demonstrated compliance with applicable requirements of the of the *Glenwood Springs Municipal Code*.
5. The use shall comply with the use standards and special review criteria for marijuana uses specified in the *Glenwood Springs Municipal Code* at all times. Failure to comply with the applicable standards may result in an enforcement action or the incorporation of additional mitigation methods for Code compliance.
6. If complaints are received from adjacent property owners regarding any odors emitting from the site or any other matter regulated by the Code, City Council shall have the ability to re-evaluate or revoke the special use permit. The special use permit shall be subject to reconsideration and revocation by City Council within sixty (60) days of notification of the violation if the business owners are convicted by the City's Municipal Court of two *Glenwood Springs Municipal Code* nuisance violations pertaining to odors, etc. emitting from the site within a six (6) month period.
7. The applicant shall submit a building permit application as required. All contractors must receive a license to work in the City of Glenwood Springs.
8. The applicant shall obtain an access permit from the Colorado Department of Transportation, as required.
9. Prior to operation of the retail marijuana business, the applicant shall provide for/delineate pedestrian access along Mel Ray Road and to the customer entrance of the building in a manner acceptable to the City Engineer and Public Works Director.

ABBREVIATIONS

@ & ABV. hpAC ACT. ACoust. ADDNL. ADJ. AFF. AGG. ALUM. ALT. ARCH. AVG.	AT AND ABOVE AIR CONDITIONING ABOVE COUNTERTOP ACOUSTICAL ADDITIONAL ADJACENT ABOVE FINISH FLOOR AGGREGATE ALUMINUM ALTERNATE ARCHITECTURAL AVERAGE	LAM. LB. LF. LVL.	LAMINATE POUND LINEAL FOOT LAMINATED VENEER LUMBER
BD. BF. BIC. BLDG. BLK. BLK'G. BLW BTM. BTWN. BVL. BW.	BOARD BOTH FACES BUILT-IN CABINET BUILDING BLOCK BLOCKING BELOW BOTTOM BETWEEN BEVELED BOTH WAYS	MAX. MECH. MFR. MH. MIN. MIR. MISC. MW. MOD. MTL.	MAXIMUM MECHANICAL MANUFACTURER MAN HOLE MINIMUM MIRROR MISCELLANEOUS MICROWAVE MODULE METAL
CAB. CF CLG. CJ. CLR. CMU CNTR. C.O. COL. COMP. CONC. CONV. CONT. CONTR. CT.	CABINET CUBIC FEET CEILING CONTROL JOINT CLEAR CONCRETE MASONRY UNIT COUNTER CLEAN OUT COLUMN COMPOSITION CONCRETE CONNECTION CONTINUOUS CONTRACTOR CERAMIC TILE	(N) NEC NIC. N/A NTS.	NEW NATIONAL ELECTRIC CODE NOT IN CONTRACT NOT APPLICABLE NOT TO SCALE
DBL. DET. DEPT. D.F. DIA. DIM. DIV. DN DW DWG.	DOUBLE DETAIL DEPARTMENT DOUGLAS FIR DIAMETER DIMENSION DIVISION DOWN DISHWASHER DRAWING	O/ O.C. O.D. OFD. OH. OPP.	OVER ON CENTER OUTSIDE DIAMETER OVERFLOW DRAIN OVERHEAD OPPOSITE
(E) EA. EJ. ELECT. ELEV. EMER. EN. EOP. EOS. EQ. EQUIP. EXT.	EXISTING EACH EXPANSION JOINT ELECTRIC/ELECTICAL ELEVATION EMERGENCY EDGE NAIL EDGE OF PAVEMENT EDGE OF SLAB EQUAL EQUIPMENT EXTERIOR	PERF. PLAM. PLYWD PNT. PP. PSF PT. PVC. PVMIT. PUE.	PERFORATED PLASTIC LAMINATED PLYWOOD PAINT POWER POLE POUNDS PER SQUARE FOOT PRESSURE TREATED POLY VINYL CHLORIDE PAVEMENT PUBLIC UTILITY EASEMENT
FA. FACP FAU FFE. FG. FH. FIN. FLR.	FIRE ALARM FIRE ALARM CONTROL PANEL FORCED AIR UNIT FINISHED FLOOR ELEVATION FIXED GLASS FIRE HYDRANT FINISH FLOOR	QT.	QUARRY TILE
GA. GALV. GC. GFI. GI. GLB. GND. GSM. GYP.	GAUGE GALVANIZED GENERAL CONTRACTOR GROUND FAULT INTERRUPTER GALVANIZED IRON GLUED LAMINATED BEAM GROUND GALVANIZED SHEET METAL BD. GYPSUM WALL BOARD	R. RAD. RD. RDWD. REINF. REF. REQ'D RET. REV. RM. RO.	RISER RADIUS ROOF DRAIN REDWOOD REINFORCING REFRIGERATOR REQUIRED RETAINING REVISION ROOM ROUGH OPENING
HB HC HDWR. HORIZ. HP. HT. HTG. HVAC HW.	HOSE BIBB HOLLOW CORE / HANDICAP HARDWARE HORIZONTAL HIGH POINT HEIGHT HEATING HEATING/VENTILATION/AIR CONDITIONING HOT WATER	SC. SCHED. SD SDR. SECT. SF SHT. SHLVs. SHWR. SIM. SLR. SPECIFICATIONS SQ. S&P SS S.S.D. S.S.T. STD. STL. STOR. STRUCT. SUSP. S.W.	SOLID CORE SCHEDULE SOAP DISPENSER STORM DRAIN SECTION SQUARE FOOT/FEET SHEET SHELVES SHOWER SIMILAR SEALER SPECIFICATIONS SQUARE SHELF & POLE SANITARY SEWER SEE STRUCTURAL DRAWINGS STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SHEARWALL
IBC. ID. INCL. INFO. INSUL. INT. INF. IRC.	INTERNATIONAL BUILDING CODE INSIDE DIAMETER INCLUDED INFORMATION INSULATION INTERIOR INFRARED INTERNATIONAL RESIDENTIAL CODE	T. TC. TEL. TEMP. T&G TV TYP.	TREAD TRASH COMPACTOR TELEPHONE TEMPERED TONGUE & GROOVED TELEVISION TYPICAL
		UON UPN	UNLESS OTHERWISE NOTED UNIFORM PLUMBING CODE
		VCT VENT. VERT. VIF. VNR.	VINYL COMPOSITION TILE VENTILATION VERTICAL VERIFY IN FIELD VENEER
		W/ WC. WD. W. WH. WO WP.	WITH WATER CLOSET WOOD WASHER WATER HEATER WITHOUT WATER PROOF
		YD.	YARD

VICINITY MAP



TEAM

OWNER: PARCEL 1
FATTOR FAMILY LIMITED PARTNERSHIP
P.O. BOX 848
GLENWOOD SPGS CO 81602

OWNER: PARCEL 2
M&C FATTOR LLC
PO BOX 447
GLENWOOD SPRINGS CO 8160

APPLICANT:
MARTINS NATURAL MEDICINALS
216 6TH STREET, UNIT A
GLENWOOD SPRINGS, CO. 81601
(970) 945-2040

CONTRACTOR:
FRR CONSTRUCTION
PO BOX 3789
ASPEN, COLORADO 81612
(970) 710-7098

LAND SURVEYOR:
ASPEN SURVEY ENGINEERS
210 SOUTH GALENA STREET
ASPEN, CO 81611
(970) 925-3816

STRUCTURAL ENGINEER:
STUDIO M ENGINEERS
250 TRIPP DRIVE
RIFLE, COLORADO 81650
(970) 366-8690

CONSULTING:
PETER FORNELL
625 SOUTH WEST END #4
ASPEN CO 81611
(970) 379-3434

DRAFTSMAN:
THE PBRWORKSHOP
301 W. HYMAN #6
ASPEN, CO 81611
(970) 274-0481

PROJECT DATA

PARCEL 1

23 Mel Ray Road
Zone District: C/1 Limited Commercial District
Parcel ID: 218506104005
Legal Descriptions: Section: 6 Township: 6 Range: 89
Subdivision: MEL-RAY SUB. Block: 4 Lot: 6,
Subdivision: MEL-RAY SUB. Lot: 7 S 50' OF E 71.72' OF E 71.72' OF
Lot Size:10,586 SQUARE FEET
Building #: 1
Gross Area: 2,120 SQUARE FEET

PARCEL 2

51111 6 & 24 HWY
Zone District: C/1 Limited Commercial District
Parcel ID: 218506107002
Legal Descriptions: Section: 6 Township: 6 Range: 89
Subdivision: GRIFFIN AMENDED FINAL PLAT PARCEL B,
RE-SUB OF MEL-RAY SUB BLK 4 LOTS 5-7
Lot Size:9,670 SQUARE FEET
Building #: Vacant
Gross Area: 0 SQUARE FEET

JURISDICTION

CITY OF GLENWOOD SPRINGS BUILDING DEPARTMENT
101 W. 8th STREET
GLENWOOD SPRING, COLORADO 81601

APPLICABLE CODES: (see amendments)

2015 International Residential Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fuel & Gas Code
2015 International Existing Building Code
2015 International Energy Conservation Code
2015 National Electrical Code

DESIGN CRITERIA:

GROUND SNOW LOAD	50 LB
WIND DESGIN SPEED	90/75MPH
SISMEIC DESIGN CAT	C
WEATHERING	SEVERE
FROST LINE DEPTH	36"
TERMITE	SLIGHT/MOD
DECAY	SLIGHT
WINTER DESIGN TEMP	-2 F
UNDERLAYMENT	YES 10-15-85
FLOOD HAZARD	YES
AIR FREEZING INDEX	2500
MEAN ANNUAL TEMP	48 F

SHEET INDEX

1-COVER	Cover Sheet and Index
A.1.0	Conceptual Site Plan
A.1.1	Conceptual Floor Plan
A.1.2	Preliminary Landscape Plan

Special Use
Permit to
Operate a
Retail
Marijuana
Establishment

the PBRworkshop	
301 W. HYMAN STE. #6 ASPEN CO 81611 970-274-0481 or amos@pbrworkshop.com	
DATE 7.7.20	REVISION NOTES Application Set
TITLE # Cover Sheet	
PAGE # 1 - COVER	

100' 0" = 5,750'

REVIEW

SCALE:
NONE

Martin's Natural Medicinals
23 Mel Ray Road
GLENWOOD SPRINGS, COLORADO 81601
PARCEL ID 218506104005 & 218506107002



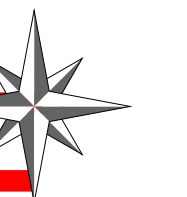
DATE	REVISION NOTES
7.7.20	Application Set

Site Plan

AGE #

A.1.0

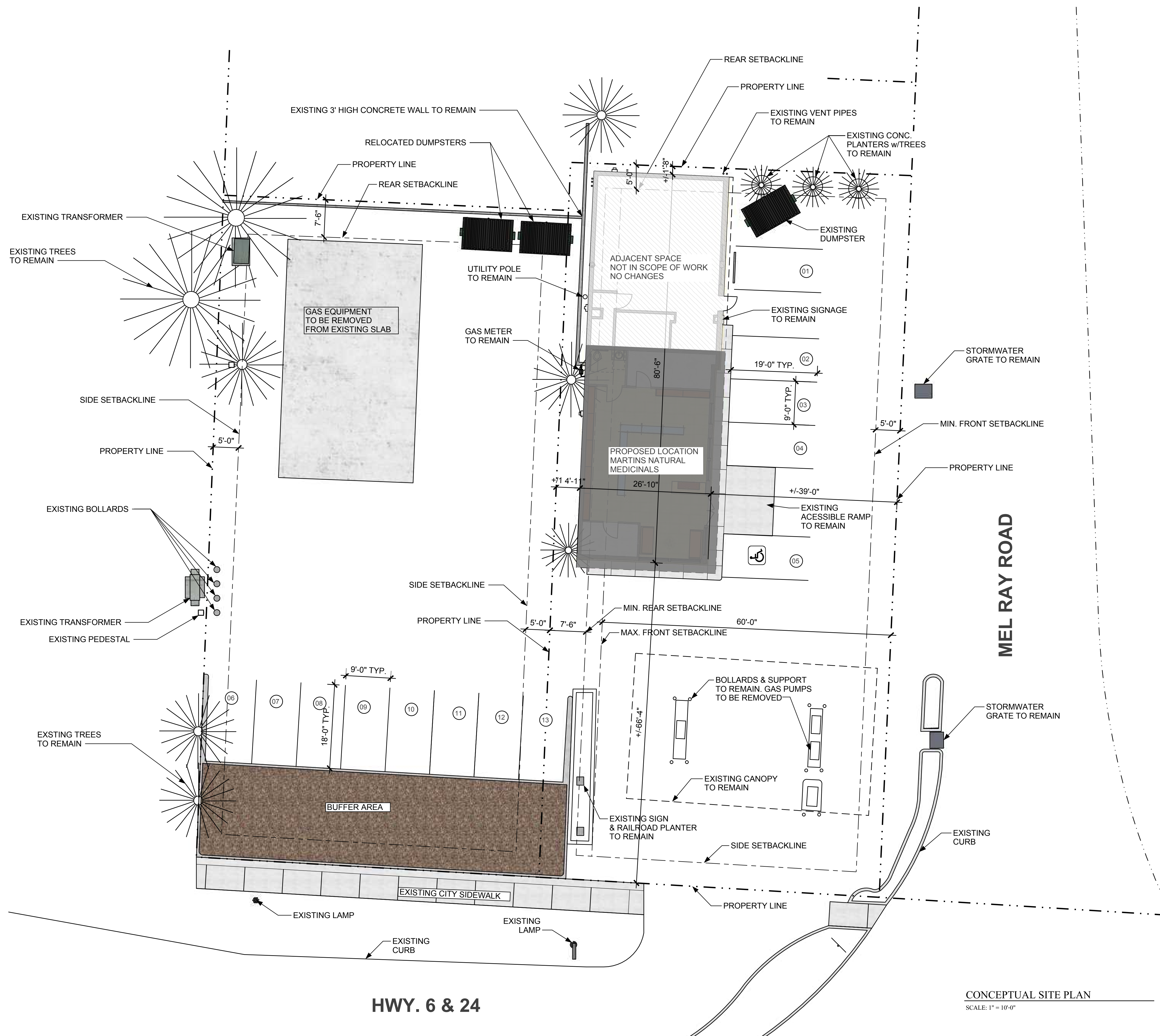
100'-0" = 5,750'

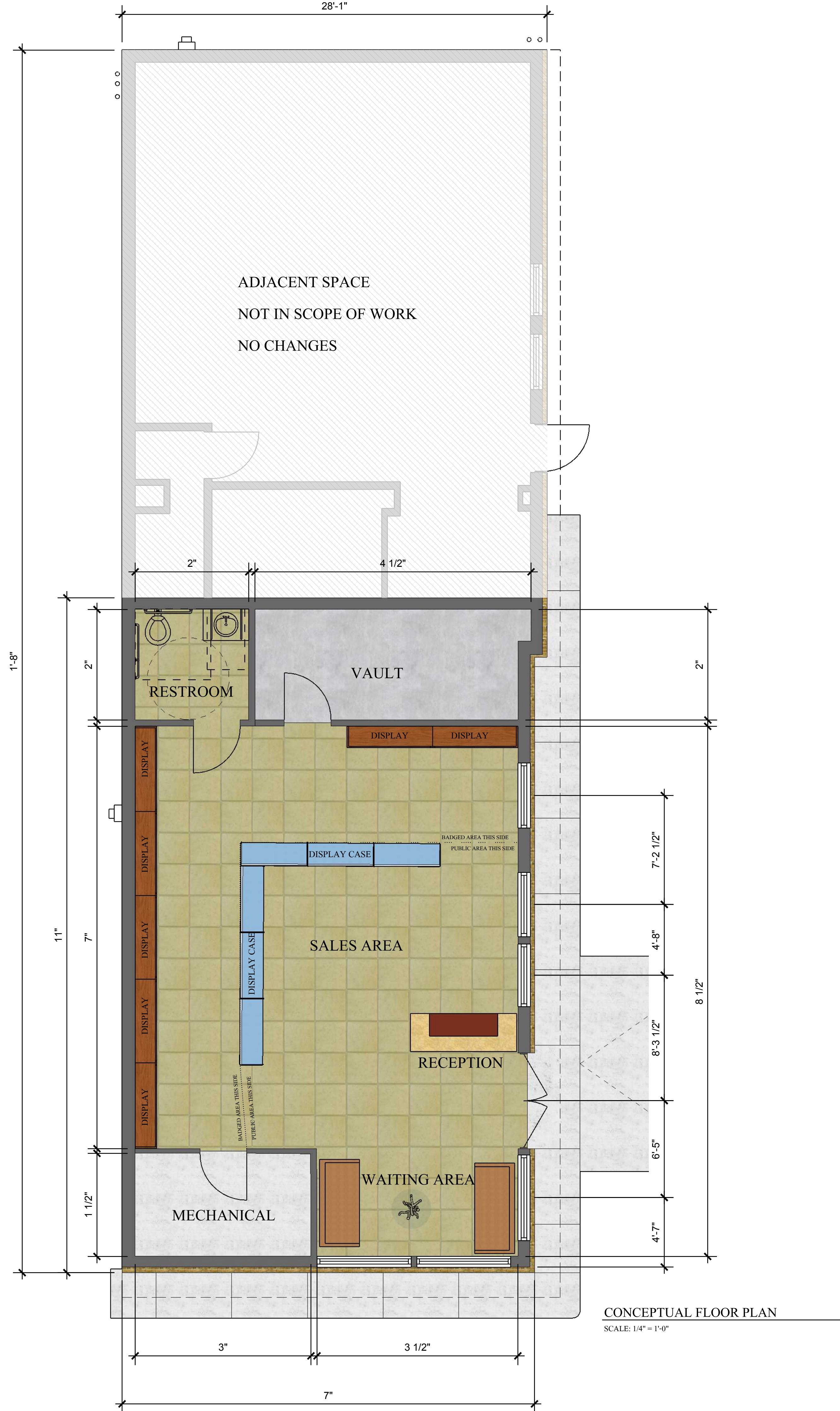
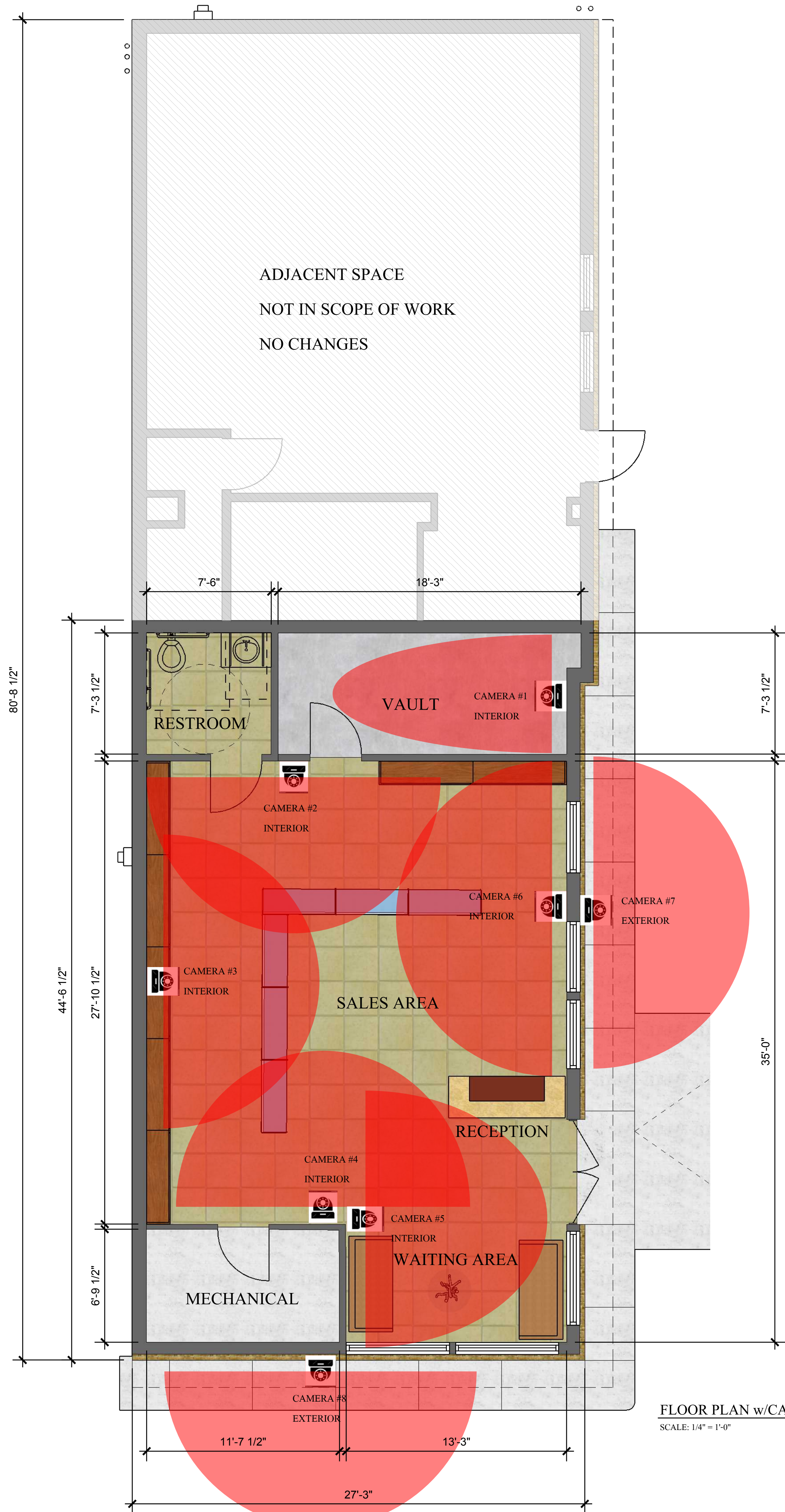


SCALE:
" = 10'

IEW

Martin's Natural Medicinals
23 Mel Ray Road
GLENWOOD SPRINGS, COLORADO 81601
PARCEL ID 218506104005 & 218506107002





the PBRworkshop	
301 W. HYMAN STE. #6 ASPEN CO 81611 970-274-0481 or amos@pbrworkshop.com	
DATE	REVISION NOTES
7.7.20	Application Set
TITLE #	Floor Plan
PAGE #	A.1.1

100'-0" = 5,750'

REVIEW

SCALE:

81601

Martin's Natural Medicinals
23 Mel Ray Road
GLENWOOD SPRINGS, COLORADO
PARCEL ID 218506104005 & 218506107002



the PBRworkshop	
301 W. HYMAN STE. #6 ASPEN CO 81611 970-274-0481 or amos@pbrworkshop.com	
DATE	REVISION NOTES
7.7.20	Application Set
TITLE #	
Landscape Plan	
PAGE #	
A.1.2	

100'-0" = 5,750'

REVIEW

SCALE:
NONE

Martin's Natural Medicinals

23 Mel Ray Road

GLENWOOD SPRINGS, COLORADO 81601

PARCEL ID 218506104005 & 218506107002

CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 10'-0"



Special Use Permit to Operate a Retail Marijuana Establishment

Location: 23 Mel Ray Road & HWY 6 and 24

Submitted to the City of Glenwood Springs:

Parcel Number: 218506104005 & 218506107002

July 9th 2020

1. Introduction

M & C Fattor and Fattor Family Limited Partnership are submitting an application on behalf of Martin's Natural Medicinals to allow for a Special Use Permit to operate a Retail Marijuana Establishment.

The location of the proposed use is 23 Mel Ray Road / Parcel No. 218506104008. The property is zoned C/1 Limited Commercial District and retail marijuana establishments are listed as a special review use in this district. The existing property is developed with a retail building containing a liquor store and a convenience store with gas pumps. The convenience store will be converted to the retail marijuana establishment.

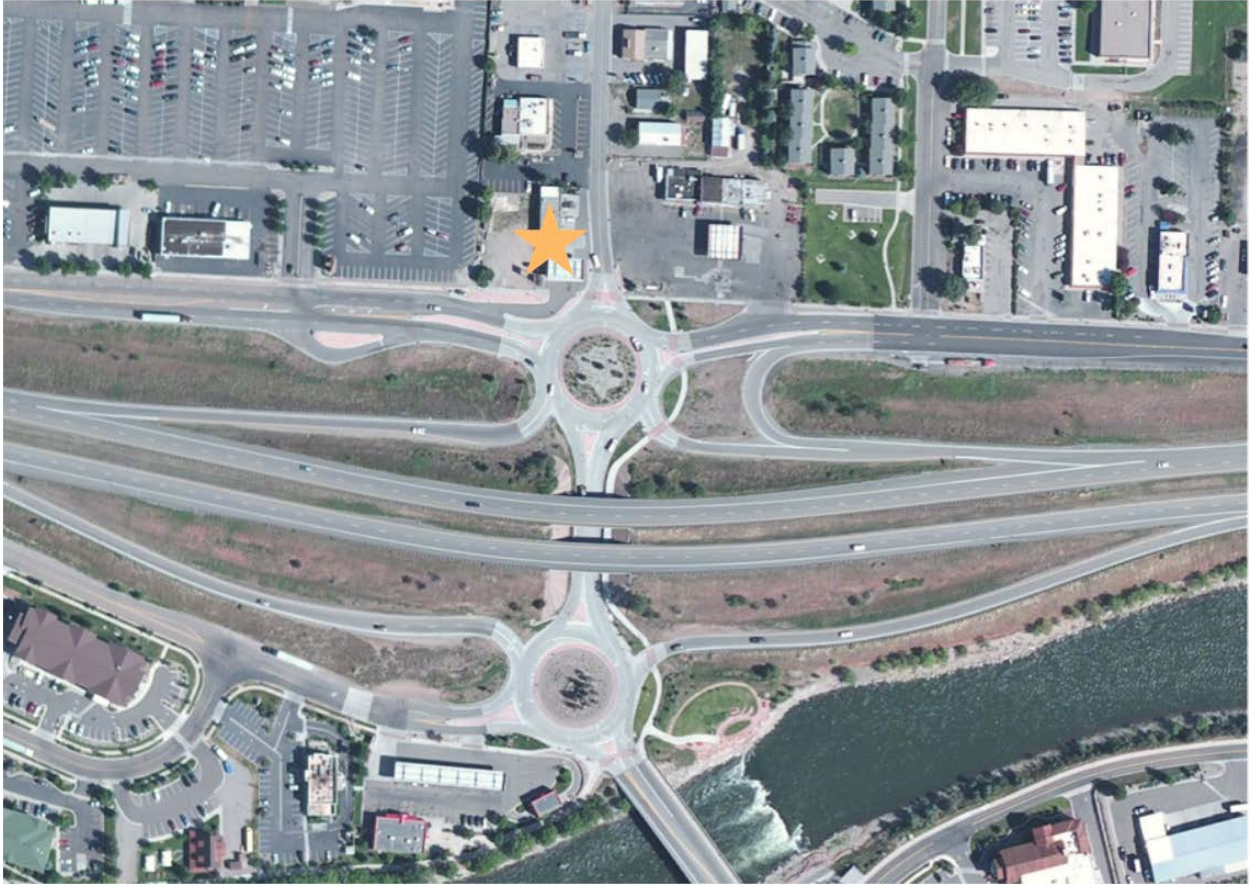
The location is well away from the City's downtown area and from any other marijuana establishment meeting the city's goal of limiting the proliferation of such uses in the core area of the Town or creating a high concentration of the use. The proposed location will blend in with the heavy commercial nature of the area.

2. Martin's Natural Medicinals

Martin's Natural Medicinal is a recreational marijuana retail store located in heart of Glenwood Springs, CO. Having a history with the community for the past 10 years. With being licensed for recreational use. Currently the store is located at 216 6th St, Unit A, Glenwood Springs, CO 81601, and is a 600 sq. ft facility. The current location of the retail store has been sold and Martin's Natural Medicinals is required to vacate in September 2020.

3. Martin's New Location

The proposed retail marijuana establishment is proposed at 23 Mel Ray Road / Parcel No. 218506104008 which is the existing Shell gas station at the northwest corner of the exit 114 north roundabout.



Existing Shell Food Mart and Liquor Store

The proposal would convert the existing convenience store to the retail marijuana establishment. The liquor store remains as a completely separate business, with no interior access between the units. Improvements to the property will include painting and façade improvements to the structure and rebranding of the signage. Additionally, the parking will be properly delineated.

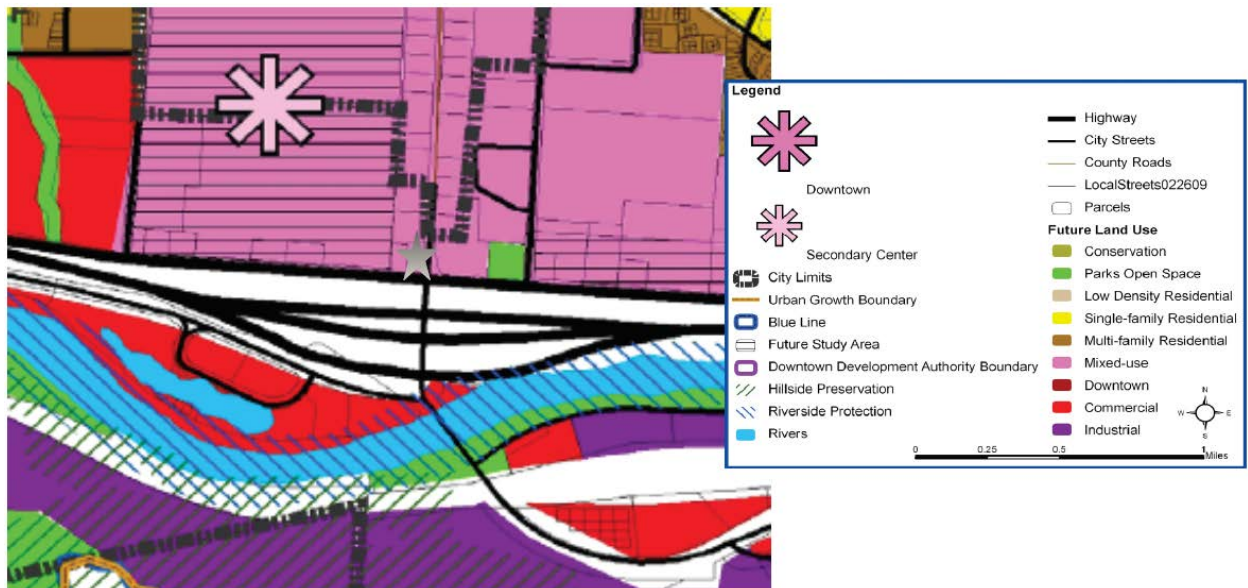
A site plan and floor plan of the proposal is provided below:



4. Comprehensive Plan Analysis

The Glenwood Springs Comprehensive Plan was adopted in 2011 and provides guidance to the community in making land use decisions. It outlines the community's values and vision for the future. This section provides an analysis of the Glenwood Springs Comprehensive Plan to show how the proposal is consistent with the plan.

The Future Land Use Map identifies the subject property as "Mixed-Use" and the entire area as a "Secondary Center" as indicated on the map below:



The Mixed-Use designation is defined as:

The Mixed-use land use designation allows for a variety of uses including commercial, retail, office, restaurant, entertainment, and multi-family housing co-existing through design either in a horizontal or vertical fashion.

The proposed Martin's Natural Medicinals is consistent with the mixed-use designation. The location is not ideal for residential uses with its proximity to the roundabout and I-70 corridor but provides an appropriate retail use for

this location. The Glenwood Springs Comprehensive Plan also provides the values and vision for community character and form. It provides the following visions statements:

Direct Development to Locations and Forms that are Cost-effective to Serve

The cost of infrastructure (streets, utilities) and services (bus, fire, police) impact residents and businesses in two ways— adding to the cost of development and adding to the cost of maintenance. Whenever possible, it is important to direct development to areas where infrastructure and services already exist or can be provided efficiently. The goal is an urban form that keeps development costs as low as possible and allows efficient service delivery—all the while maintaining other community values.

Promote Sustainable Economic Diversity and Maintain Glenwood’s Role as a Regional Center

To minimize the historic boom and bust economic cycles of western Colorado, efforts must be undertaken to continue to diversify the local economy. The City should build on existing assets. Therefore, community strengths and assets should be considered while determining the appropriate mix and type of businesses and industries that would be attracted to Glenwood Springs. Quality of life, quality infrastructure and an educated and qualified workforce are keys to attracting quality businesses and employment opportunities.

The Comprehensive Plan recommends that the City should maintain a compact urban form by growing inward, noting that growth is limited by topographic constraints. It notes that secondary commercial centers such as the Glenwood Springs Mall area as a primary opportunity for growth. Because the proposed Martin’s Natural Medicinals is an infill project, locating within an area already served by infrastructure, it allows for efficient service delivery and keeps development impacts or costs to the community low.

The Comprehensive Plan also provides strategies and actions to promote economic development, looking to attract diverse businesses and industries and to maintain the city’s role as a regional goods and service center. Martin’s Natural Medicinals has been a successful business model at its other existing location. The policy decision as to whether marijuana facilities should be

permitted has already been decided by the Town. The Special Use Permit process ensures that the location is appropriate based on specific criteria which this proposal is consistent with. The proposal complies with the Comprehensive Plan and furthers many of the values and visions of the community.

5. Special Use Permit Criteria for Review – General

The criteria for review of a Special Use Permit for a retail marijuana establishment are provided in Section 070.040.040 of the Glenwood Springs Code. Below is an analysis of the proposal's compliance with each criteria:

- a. Conditions. A special use permit may be granted for a special review use as provided in Subsections 070.040.030(a) through (j3), inclusive, or for an architectural feature exceeding building height limitations, as provided in Subsection 070.040.030(o), or for a building height over forty (40) feet in the C/2 Zone District, as provided in Subsection 070.040.030(h), provided that the Planning Commission finds that the proposal meets the following criteria:
 - i. All special use permits: The proposal is consistent with City goals and policies and plans and will be compatible with existing and allowed uses surrounding or affected by the proposed use. Analysis of compliance with this criterion may include, but is not limited to, the following factors:
 - 1. The applicant has demonstrated safe pedestrian access to and across the site.

Applicant Analysis: The site is an already developed site with pedestrian access established and no changes are proposed. The site, which is adjacent to the exit 114 north roundabout, is accessed via a sidewalk connection and crosswalk across Mel Rey Road. There is a near-by transit stop that provides safe access for pedestrians and transit users. Generally, the use of the site as a gas station is more automobile oriented. However, the pedestrian access to and across the site is well established and provides for safe usage by pedestrians.

- b. The applicant has demonstrated safe and adequate vehicular circulation, parking and access for the proposed use.
 - i. (SEE ATTACHED APPLICATION PLANS)



Adjacent sidewalk and transit stop in close proximity to site

Applicant Analysis: The property takes its vehicular access via Mel Rey Road, while its egress is via either Mel Rey Road or a protected right-only onto U.S. Highway 24. This vehicular circulation and access is safe and efficient for the site. There are currently 6 parking spaces for the uses on the site, which meets the parking requirements, along with parking available at the fueling stations which provides another 6 parking spaces. Based on the Zoning Requirements for the uses on the site, the parking requirement is as indicated on the following table:

- c. The proposed use is compatible with the character of the neighborhood.

Applicant Analysis: The following map indicates the uses of the surrounding neighborhood:



The character of the neighborhood is generally automotive oriented, and includes a mix of commercial uses, semi-industrial uses, and institutional uses, including the following:

- Gas stations
- Alternative fueling
- Restaurant
- Bar

- Automobile service and detailing
- Automotive parts and tire retail
- Metal fabrication
- Car and truck rental
- Fire station

Highway 24, the roundabouts, and I-70 are dominant features of the neighborhood and create a substantial separation to the river. There are restaurants in proximity. Parking for the mall is near-by. The near-by residential and educational uses are beyond the guidelines required for such use, and accessed from Soccer Field Road, creating substantial separation between uses. As a result, the proposal is compatible with the character of the neighborhood as a retail use along a major vehicular street.

- d. The proposal mitigates any potential negative impacts to surrounding properties. Mitigation techniques will be specific to the proposed use and the character of the surrounding properties, but may include techniques such as restrictions on hours of operation; screening with walls, fencing and/or landscaping; sound reduction techniques; modifications to light levels and fixtures; and compatible architecture.

Applicant Analysis: There are restrictions on the hours of operation. The hours of operation for the retail marijuana establishment shall be 9:00 a.m. to 6:00 p.m. Monday through Sunday. Surrounding properties, as noted in the analysis above, are generally similar uses, including fueling stations, automotive service stations, and other commercial uses. The proposal will not have any more negative impacts than the existing use of the property as a retail facility. Additionally, the air handling system for the establishment contains carbon filtration preventing odors associated with marijuana from impacting neighbors.

6. Special Use Permit Criteria for Review - Retail Marijuana

Special use permit for medical marijuana business or retail marijuana establishment, excluding cultivation.

- a. The proposed use shall comply with section 070.040.040.a.1. All special use permits. In determining compatibility with neighboring land uses, special consideration shall be given to the proximity of residences, parks, and public or institutional facilities or land uses.

Applicant Analysis: Because the proposed use of Martin's Natural Medicinals is substantially similar to the existing use as a convenience store, impacts of the proposal are generally the same as the existing use. Traffic generation for a retail marijuana establishment is similar to other retail uses, including a convenience store. Noise impacts and lighting impacts will not change. There is no increase in water or sewage usage as a result of the change in use. Finally, the limitation on hours of operation for the retail marijuana store reduce the impacts that may have arisen from a convenience store with no limitation on hours of operation. The character of the neighborhood is generally automotive oriented and includes a mix of commercial uses similar to the uses existing and proposed for this site. There are gas stations, alternative fueling, automobile service and detailing, industrial uses, and a fire station. Highway 24, the roundabouts, and I-70 are dominant features of the neighborhood and create a substantial separation to the river. There are restaurants and bars in proximity. Parking for the mall is near-by. Any residential and educational uses are a block away, and accessed from Soccer Field Road, creating substantial separation between uses. Therefore, the proposal for a retail marijuana establishment is compatible with neighboring land uses as a retail use.

- b. No medical marijuana business or retail marijuana establishment shall be located:
 - i. Within five hundred (500) feet of any existing public or private school facility where classes are held for children aged kindergarten through the 12th grade. This distance shall be computed by a straight-line measurement from the nearest property line of the school property to the nearest property line of the site housing the medical marijuana business or retail marijuana establishment; or

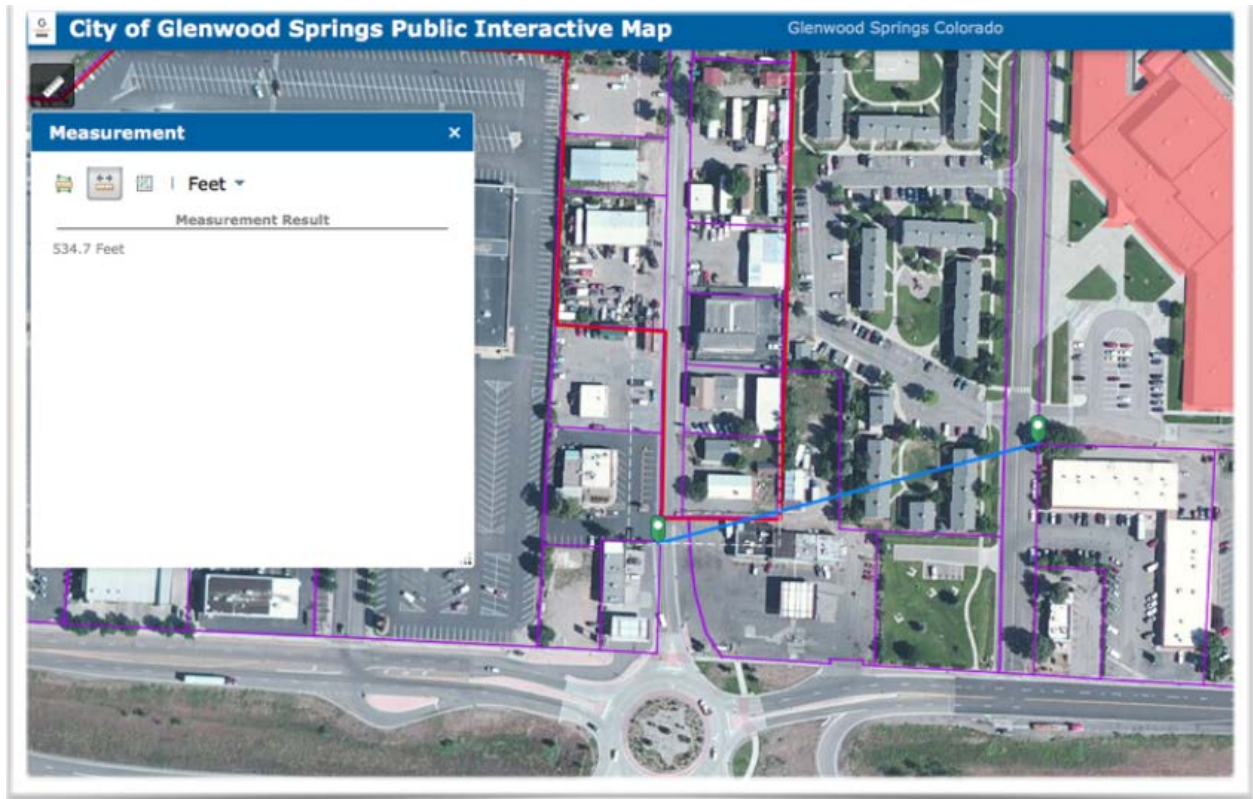
Applicant Analysis: The property is 539 ft. from the Glenwood Springs Middle School, the nearest school to the site. The distance was measured by Peak Land Consultants, who provided the School Buffer Exhibit, included with this submittal and provided below:



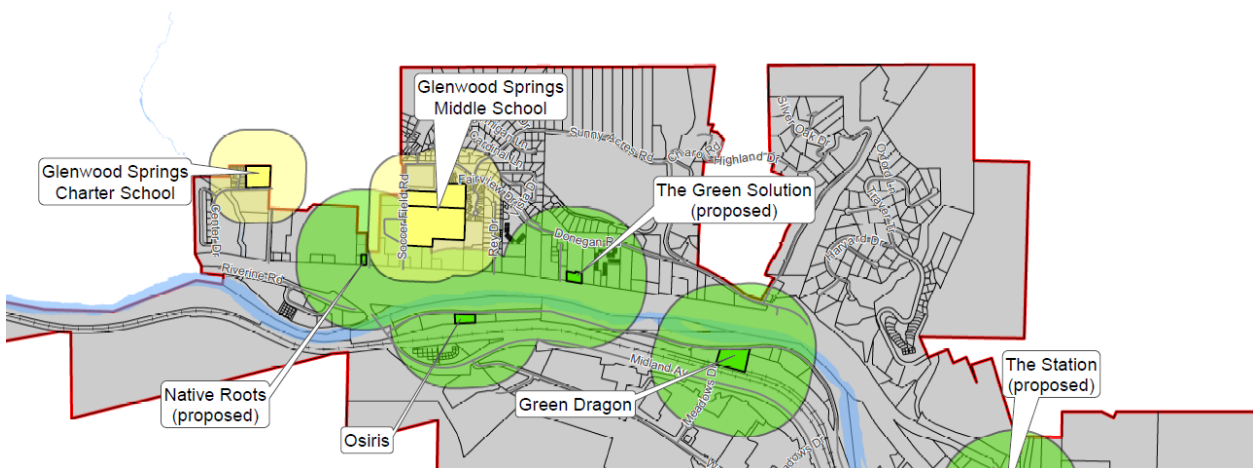
THIS EXHIBIT TAKEN FROM THE CITY OF
GLENWOOD SPRINGS ON-LINE GIS SITE.

ASPEN SURVEY www.aspensurvey.net 200 S. Spruce St., 4th Floor, CO 81611 970-435-3912 contact@aspensurvey.net	
2007120	EXHIBIT
7-8-20	
FORNELL	

The distance was also measured using the Glenwood Springs on-line GIS as shown below and verified on the City's adopted "School and Marijuana Business Location and Required Buffers" Map, dated September 5, 2015. Additionally, the accuracy of the GIS measurement was verified by City staff.



- ii. Within nine hundred (900) feet of another medical marijuana business, retail marijuana establishment, or marijuana cultivation facility. This distance shall be computed by a straight-line measurement between property lines of the sites housing the two (2) facilities.



- c. The proposal mitigates the potential for offensive odor emitting from the site. The application shall demonstrate adequate design or construction technology to control odors, contain them within the premises.

Applicant Analysis: The project will utilize air recirculation systems equipped with activated carbon filters to reduce odor levels. This design approach will provide proper ventilation of the licensed premises and ensure odors from the retail store do not materially interfere with adjoining businesses.

- d. Storage of retail marijuana shall be considered an accessory use. Not more than twenty-five (25) percent of the licensed premises of a retail marijuana business shall be used for such purposes.

Applicant Analysis: As indicated in the plans submitted, no more than 25% of the premises will be used for storage of retail marijuana. The total area dedicated to storage is 104 sq. ft., while the total area of the premises is 985 sq. ft., which is approximately 10% of the premises.

- e. Hours of operation shall be limited to 9:00 a.m. to 6:00 p.m. Monday through Sunday.

Applicant Analysis: The hours of operation for the retail marijuana establishment will be 8:00 a.m. to 7:00 p.m. Monday through Sunday. The fueling operation, which allows for payment at the pump is not subject to these limitations.

- f. All signage shall be subject to the requirements of Articles 070.060, 050.080 and 050.090.

Applicant Analysis: All signs will meet the above-referenced sections. A sign package will be submitted to the Community Development Department under separate cover.

7. Conclusions

The proposed retail marijuana establishment is intended at a location that has been determined by the Town's locational criteria to be appropriate for such a use. The site is located in a heavy commercial district and area of town that allows for intensive commercial uses of many kinds. With this heavy commercial traffic we are expecting increase in revenue which will increase tax revenue with the city. The site has adequate access for vehicles and pedestrians. The proposal is consistent with the Glenwood Springs Comprehensive Plan and complies with all of the general special use criteria as well as those additional criteria adopted by the City for retail marijuana facility.

MARTIN'S NATURAL MEDICINALS, LLC MARIJUANA DISPENSARY

LEVEL 1 TRAFFIC ASSESSMENT

Project Location: 23 Mel Ray Rd
Glenwood Springs, CO

Prepared By: APEX Consulting Engineers, LLC
1000 N 9th Street, Suite 44
Grand Junction, CO 81501

Report Date: August 20, 2020



APEX
CONSULTING ENGINEERS
CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT



Martin's Natural Medicinals, LLC
Level 1 Traffic Assessment

Contents

1.	Introduction	1
2.	Project Location and Description	1
3.	Parking.....	2
4.	Trip Generation	3
4.1	Existing Traffic.....	3
4.2	Project Traffic	4
5.	Results	4
6.	Conclusion.....	4

Appendices

- A. Existing Use- ITE Descriptions
- B. ITE Trip Generation Data

1. Introduction

APEX Consulting Engineers LLC (APEX) prepared this Level 1 Traffic Assessment for the proposed 1,055 sf marijuana dispensary to be located at 27 Mel Ray Rd, Glenwood Springs, Colorado. The following sections describe the Project and traffic volumes.

This Level 1 Traffic Letter will determine the expected increase in traffic volume entering and exiting the existing access points. Traffic counts were not performed. The estimated increase in traffic is estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition data.

2. Project Location and Description

As shown in Figures 1 and 2, the proposed Project is be located on the west side of Mel Ray Road. No improvements are proposed to the existing access points.

The proposed 1,055 sf marijuana dispensary will be created within an existing commercial building that currently contains a convenience market with gasoline pumps (C-Store) and liquor store. The dispensary will occupy the C-store space and the liquor store will remain. The fuel pumps will be removed. As the liquor store is remaining, the report will only compare traffic volumes of the C-store and the dispensary.

The Project will provide parking on site and at 51111 HWY 6&24.

The proposed business will not open until 9:00 am or later, therefore morning peak hour traffic is not evaluated in this assessment.

Figure 1 - Site Location Map



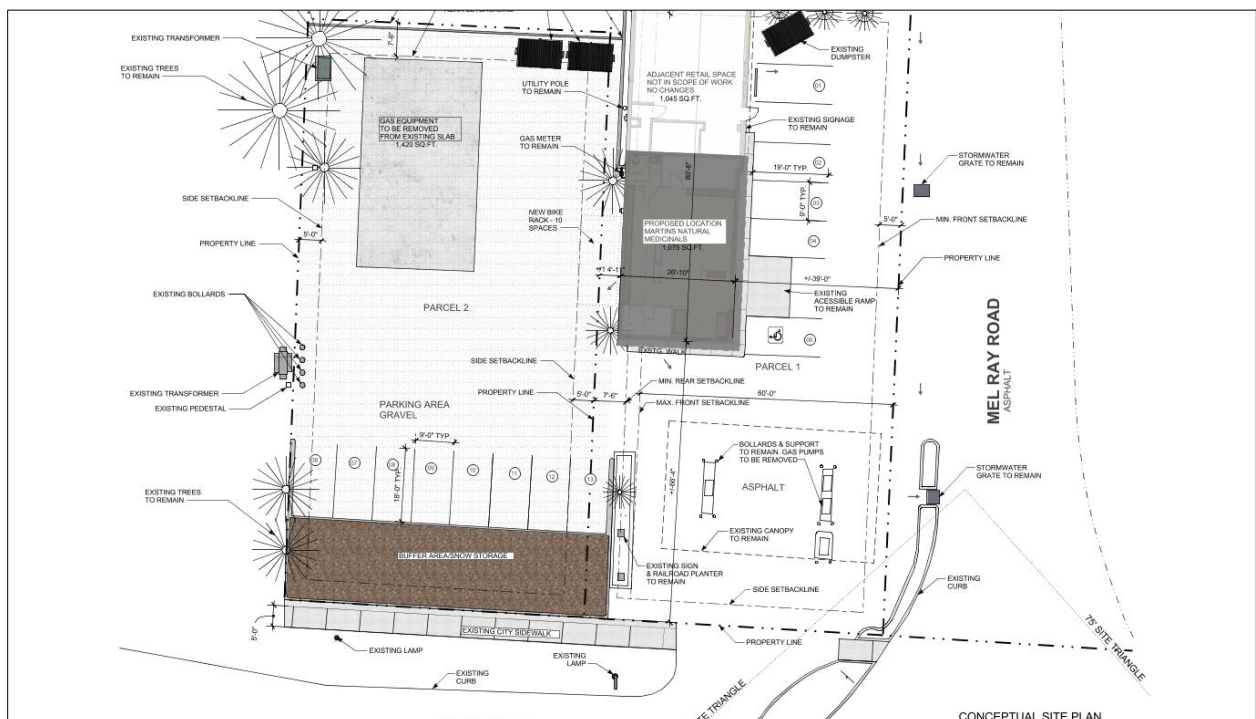
Figure 2 –Project Site



3. Parking

Parking on 27 Mel Ray Road is insufficient and the applicant will provide additional parking at 51111 HWY 6&24 as shown in Figure 3. The current parking configuration and count may need to be revised to provide additional parking as required by local land use codes though there is sufficient vacant land to provide additional spaces.

Figure 3 –Preliminary Site Plan



4. Trip Generation

The existing use of the site is a Convenience Market with Gasoline Pumps. The description of this use is included in the Land Use Code (LUC) 853, Convenience Market with Gasoline Pumps, from the ITE Trip Generation Manual.

The proposed is a marijuana dispensary. This assessment will use LUC 882, Marijuana Dispensary, to estimate Project trip generation.

In all peak hour cases, the higher of “either peak hour of roadway” or “peak hour of generator” is used, providing a conservative assessment. In this case, peak hour of generator is used. Trip generation traffic calculations from the ITETripGen Web-based App are attached in Appendix B.

4.1 Existing Traffic

Tables 1 and 2 show the ITE peak hour traffic volumes for the existing conditions as calculated with ITE rates.



Table 1 –Existing Weekday Trips (ADT)

Period	Inbound	Outbound	Total
Daily	327	328	655

Table 2 – Existing PM Peak Hour Trips

Period	Inbound	Outbound	Total
PM Peak Hr of Generator	26	26	52

4.2 Project Traffic

Tables 3 and 4 show the ITE peak hour traffic volumes for the proposed use as calculated with ITE rates.

Table 3 –Proposed Weekday Trips (ADT) per ITE LUC 882

Period	Inbound	Outbound	Total
Average Daily	132	133	265

Table 4 –Project Peak Hour PM Trips per ITE LUC 882

Period	Inbound	Outbound	Total
PM Peak Hr of Generator	15	16	31

5. Results

The Project will result in a decrease in traffic as follows:

- Weekday Average Daily Trips decreases 390 trips, from 655 ADT to 265 ADT.
- Weekday PM Peak Hour Trips increases 21 trips, from 52 to 31 DHV.

6. Conclusion

ITE Trip Generation data demonstrate the Project will decrease traffic substantially at the driveway access points.

Available vacant land area is adequate to provide parking, though final design will require local review and approval.



Land Use: 853

Convenience Market with Gasoline Pumps

Description

This land use includes convenience markets with gasoline pumps where the primary business is the selling of convenience items, not the fueling of motor vehicles. The sites included in this land use category have the following two specific characteristics:

- The gross floor area of the convenience market is at least 2,000 gross square feet
- The number of vehicle fueling positions is less than 10

Convenience market (Land Use 851), gasoline/service station (Land Use 944), gasoline/service station with convenience market (Land Use 945), and super convenience market/gas station (Land Use 960) are related uses.

Land Use: 882

Marijuana Dispensary

Description

A marijuana dispensary is a standalone facility where cannabis is sold to patients or consumers in a legal manner.

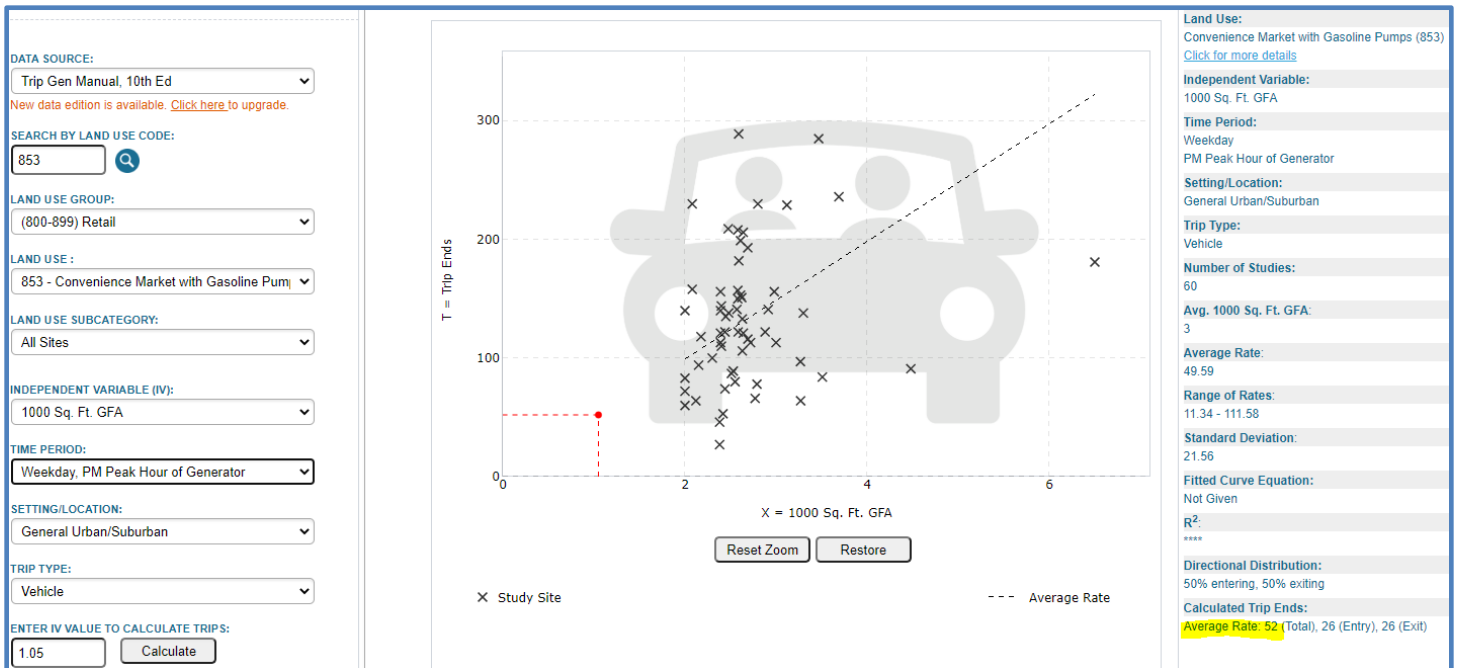
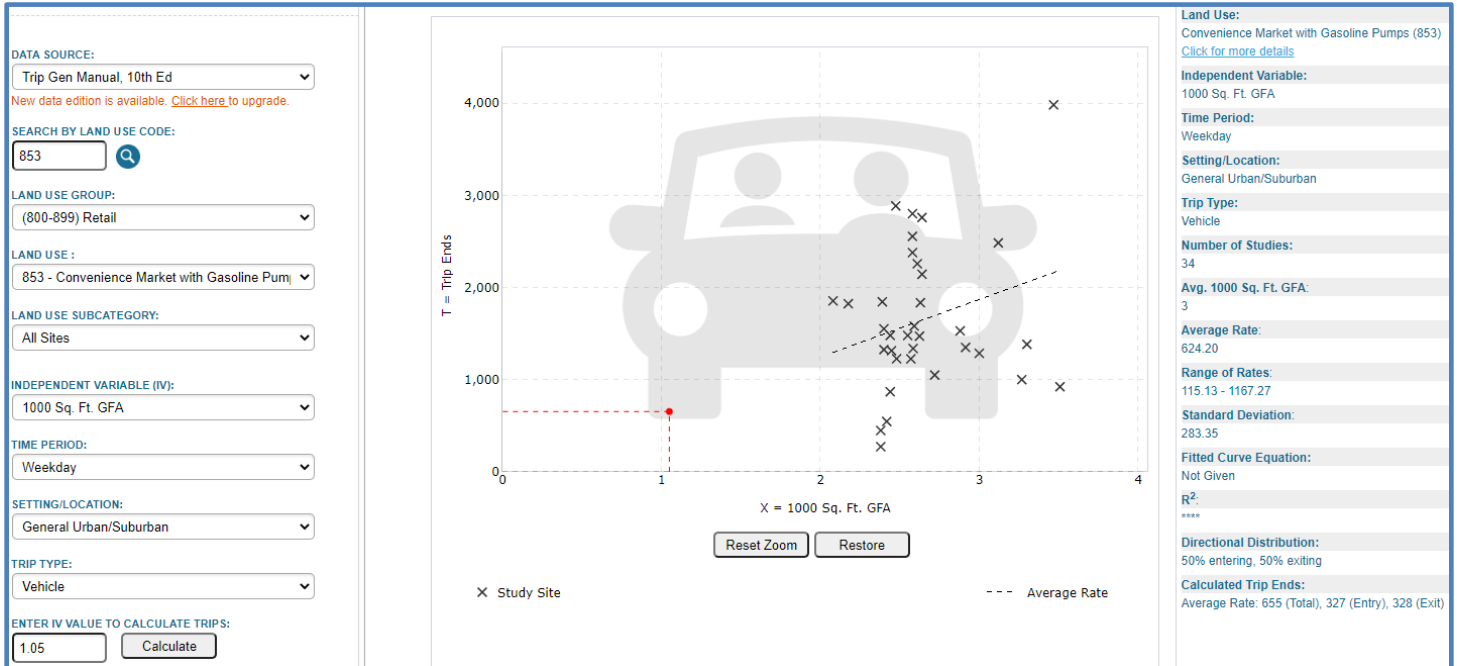
Additional Data

Time-of-day distribution data for this land use for a weekday and Saturday are presented in Appendix A. For the four general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 5:45 and 6:45 p.m., respectively.

The sites were surveyed in the 2010s in Colorado and Oregon.

Appendix B

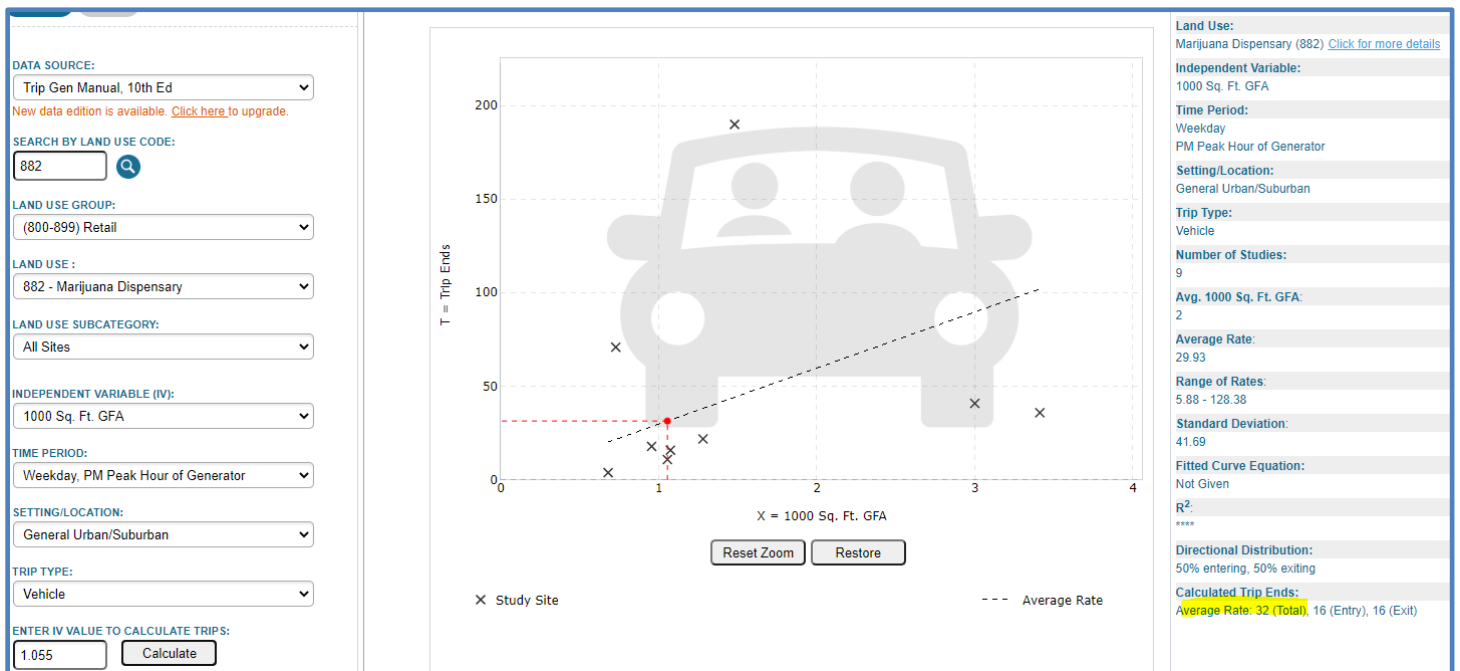
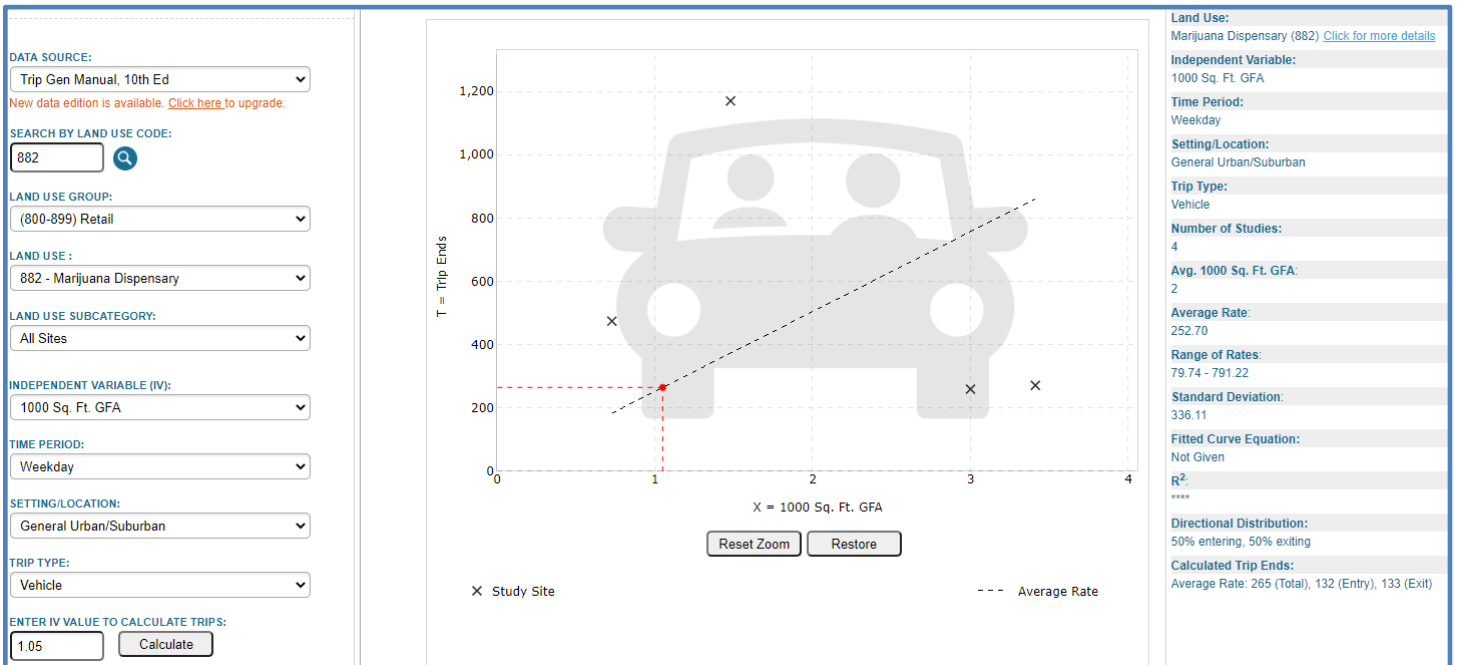
ITE Trip Generation Data LUC 853 Convenience Market with Gasoline Pumps



ITE Trip Generation Data

Appendix B

LUC 882 Marijuana Dispensary





Civil Engineering Report

To: GWS, Trent Hyatt
From: Roger Neal, PE
Date: August 25, 2020
Project: 23 Mel Ray
Parcel No.: 218506107002, 218506104005
Subject: Proposed Grading and Drainage Plan
HCE Project: 2201040.00

I. Purpose

The purpose of this report is to address the access, water supply, wastewater disposal, other utilities, storm water drainage, and public services, for 23 Mel Ray, Glenwood Springs, CO. The applicant 707 North Third Street LLC, intends to do some remodeling to the existing single-family residence on the lot.

II. Location

The property is located in the Hallam Addition in Block 100, including lot 6 and the north ½ of Lot 7. The Location is shown below.



III. Access

Vehicular access to the site is currently provided via access from Mel Ray Road directly onto the property. This location is directly off of the roundabout to I-70 and Highway 6. Parking is provided on site and the site plan identifies 13 spaces. Currently there is mountable curb access from highway 6 onto the site and this access is proposed to be closed.

The applicant does not intend to modify the access or parking aside from adding landscaping on site and a landscape buffer for the new parking from Highway 6.

IV. Water Supply

This business is currently served by City of Glenwood Springs. The applicant does not intend to modify the current service.

V. Wastewater Disposal

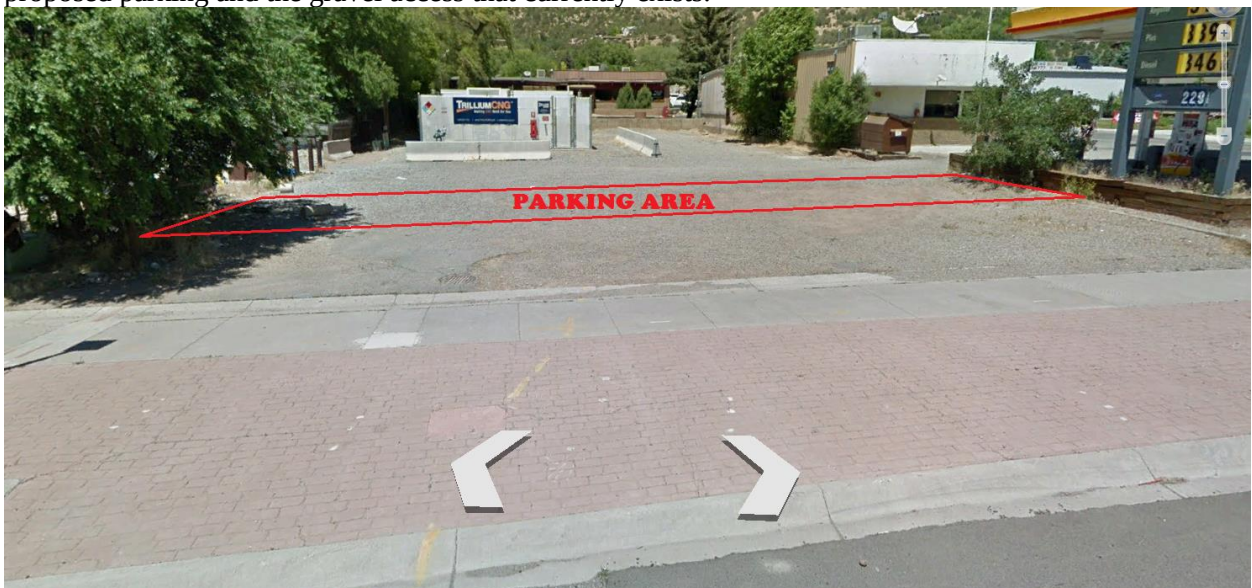
The existing business is served by West Glenwood Sanitation and the applicant does not intend to modify the service.

VI. Other Utilities

The current business is currently served by other utilities including: telephone, gas and electricity. The existing buried electric line crosses into the property from the southwest corner. This electric line is owned, operated and maintained by City of Glenwood Springs Electric. The applicant has no plans to alter this public service. Phone is also located to the southwest near the electric service. A gas line also currently serves the property on the west side and will continue to serve the proposed business. Water is come into the business from the north near the center of the easterly lot.

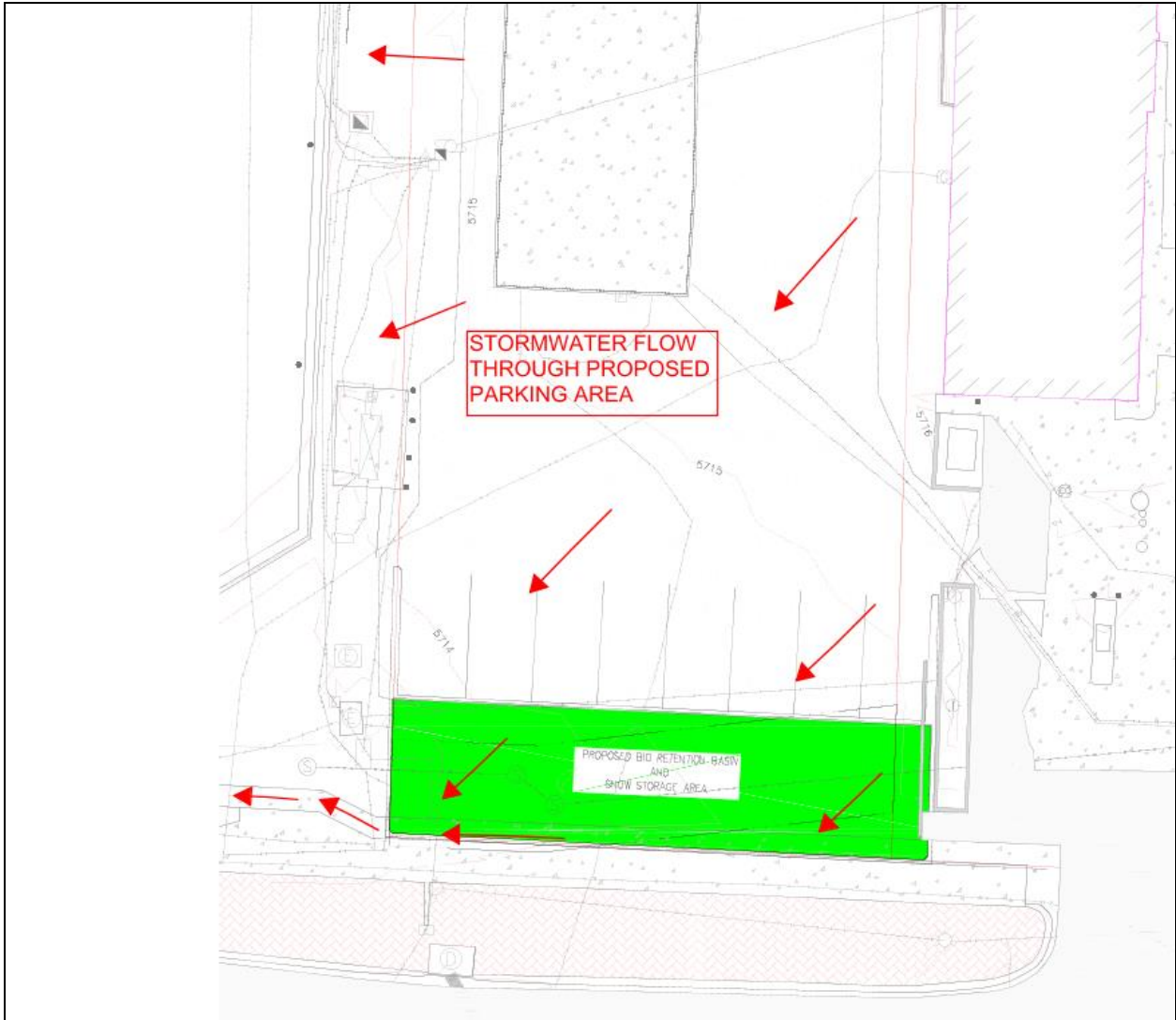
VII. Storm Water Drainage

The applicant intends to utilize the existing storm water infrastructure that currently serves the property and is located in Mel Ray and Highway 6. The new parking will be located on the southerly part of the westerly lot and this area has been utilized as parking and turn-around for the compressed natural gas facility that was most recently in use at this location. The photo below shows the location of the proposed parking and the gravel access that currently exists.



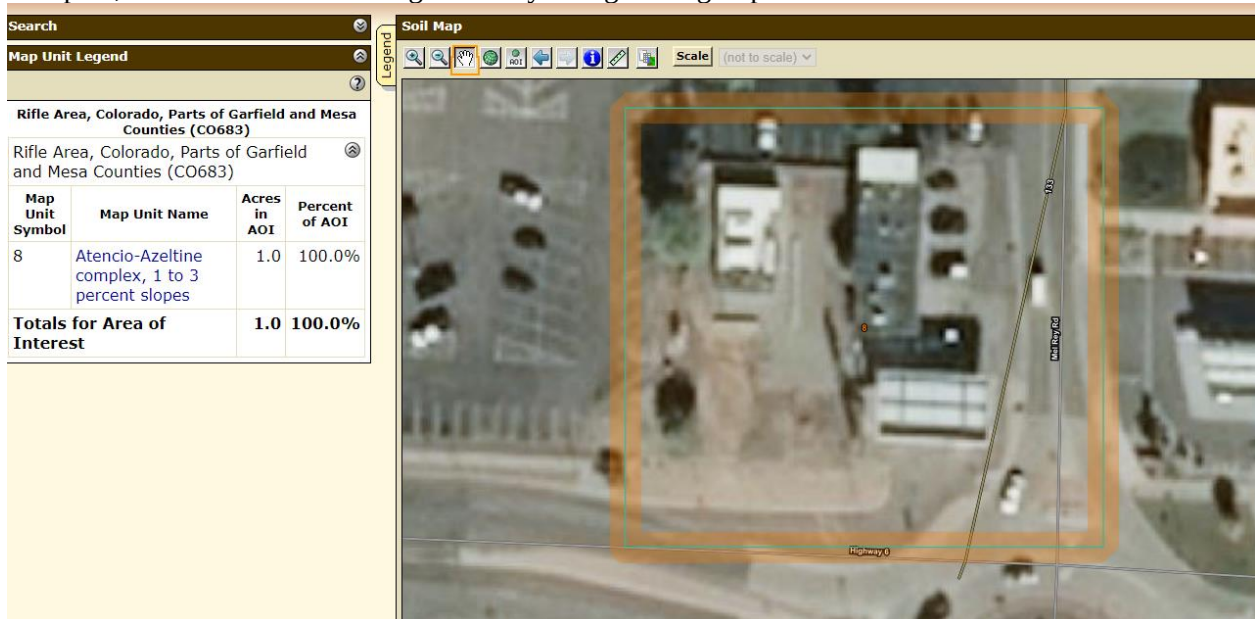
The area between the sidewalk and the parking area will be landscaped to provide a water quality zone from stormwater to flow through before reaching the valley pan adjacent to the sidewalk that carries the stormwater to an inlet offsite. Since the proposed special use permit is essentially only adding some landscaping on the property, stormwater detention will not be required. Impervious area will also be reduced with the addition of landscaping where the site was previously parking and turn-a-round. Water quality is not required since the site is reducing the impervious area. Some water quality will occur however, with the addition of the landscaping and snow storage strip between the parking and sidewalk on Highway 6. The parking area is adjacent to the new landscaping and the parking is sloped towards the landscaping area. Stormwater will flow through the landscaping area before getting to the valley pan. Flowing through the mulch or grasses in the landscape area will provide some cleansing of the stormwater prior to entering the valley pan and flowing to the inlet downstream.

Drainage Plan for Parking Area



SOILS INFORMATION

According to the *Soil Survey of Aspen-Gypsum Area, Colorado* published by the U.S. Department. Of Agriculture, Soil Conservation Service, the surface soil type within 23 Mel Ray is Atencio-Azeltine Complex, and is identified as being within hydrologic soil groups A and B.



Soil Survey Map

8—Atencio-Azeltine complex, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: jnzd

Elevation: 5,000 to 7,000 feet

Farmland classification: Farmland of statewide importance

Map Unit Composition

Atencio and similar soils: 50 percent

Azeltine and similar soils: 45 percent

Minor components: 5 percent

Atencio

Interpretive groups

Land capability classification (irrigated): 4s

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: B

Ecological site: R048AY298CO - Rolling Loam

Hydric soil rating: No

Azeltine

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: R048AY298CO - Rolling Loam
Hydric soil rating: No

FEMA Firmette

We have reviewed the FEMA mapping for the site and determined the site is not within the 100 year floodplain of the Colorado River.

VIII. Conclusion

It is our professional opinion that the proposed changes to the site at 23 Mel Ray identified in the proposed report will not impact the current drainage system in place. The addition of new landscaping will improve the current runoff characteristics for the current site and reduce the potential pollutant loading from the site's stormwater runoff. The existing utilities are all currently in place and functioning normally and will not be modified.

IX. References:

Soil Survey of Aspen-Gypsum Area, U.S. Dept. of Agriculture, Soil Conservation Service, 1992

Precipitation - Frequency Atlas Western United States, National Oceanic & Atmospheric Admin, 1973

UDFCD. www.udfcd.org.

Sincerely,



Roger Neal, P.E.
High Country Engineering, Inc.



LAND USE APPLICATION

City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		Development Permits	
☐	Rezoning	☐	Site/Architectural Plan Review
☐	Rezoning to Planned Unit Development (PUD)	☐	Administrative
☐	Annexation	☐	Minor
☐	Condominiumization	☐	Major
☐	Annexation	☐	Master Plan
☐	Street Vacation	☐	Construction Plans
☐		☐	Location & Extent
Subdivisions		☐	Right of Way Encroachment License
☐	Minor Subdivision	☐	Floodplain Development Permit
☐	Preliminary Plat	☒	Special Use Permit
☐	Final Plat	Flexibility and Relief Procedures	
☐	Vacation of Right-of-Way	☐	Variance
☐		☐	Administrative Adjustment
Other Land Use Applications		☐	Appeal
☐	Outdoor Seating	☐	

Applicant/Property Owner Information:			
Applicant		Owner	
Peter Fornell / Vicki Reavis		Stephen Fattor	
Relationship to Owner		Owner	
Property Buyer		M & C Fattor LLC	
Applicant Address		Owner Address	
625 S West End #4; Aspen, CO 81611			
Phone 970-379-3434	Email Address p.fornell@comcast.net	Phone	Email Address

Property Information:	
Address	Parcel Number
51111 Highway 6 & 24/23 Mel Ray, GWS CO 81601	218506104005 / 218506107002
Subdivision	Lot and Block Number
Zone District	Existing Land Use

General Project Description:

Signatures:					
The owner or applicant must be present at the hearing. All public hearings must be properly noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the	<table border="1"> <tr> <td>Applicant <i>Peter Fornell</i></td> <td>Date <i>7/9/20</i></td> </tr> <tr> <td>Applicant <i>Vicki Reavis</i></td> <td>Date <i>7/9/2020</i></td> </tr> </table>	Applicant <i>Peter Fornell</i>	Date <i>7/9/20</i>	Applicant <i>Vicki Reavis</i>	Date <i>7/9/2020</i>
Applicant <i>Peter Fornell</i>	Date <i>7/9/20</i>				
Applicant <i>Vicki Reavis</i>	Date <i>7/9/2020</i>				

application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.		
	Owner see letter attached	Date

Peter Fornell
625 S. West End #4
Aspen CO 81611

July 1, 2020

City of Glenwood Springs
Community Development Department
130 S. Galena St., 3rd Floor
Aspen, CO 81611
Attn: Trent

Ladies & Gentlemen:

I am writing on behalf of M & C FATTOR LLC and FATTOR FAMILY LIMITED PARTNERSHIP as the owners of the properties at 51111 Highway 6 & 24 and 23 Mel Ray, Glenwood Springs, Colorado to authorize the persons listed below to submit an application for a special use permit, and to act as the agents for and representatives of the owners in all matters related to and in connection with the processing of the application for a special use permit.

The address and phone number of the representatives are as follows:

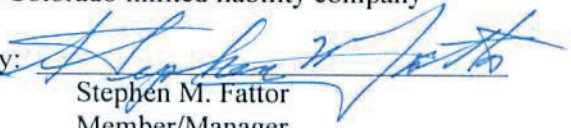
Peter Fornell
625 S. West End #4
Aspen CO 81611
(970) 379-3434
p.fornell@comcast.net

Vicki Reavis
625 S. West End #4
Aspen CO 81611
(303) 475-9144
vreavis@accutrend.com

Please contact me if you have any questions. Thank you.

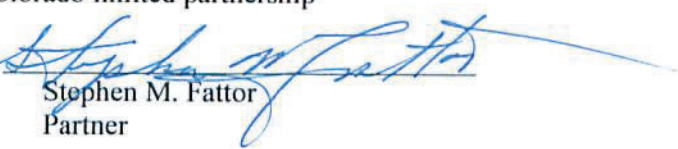
M & C FATTOR LLC
A Colorado limited liability company

By:


Stephen M. Fattor
Member/Manager

FATTOR FAMILY LIMITED PARTNERSHIP
A Colorado limited partnership

By:

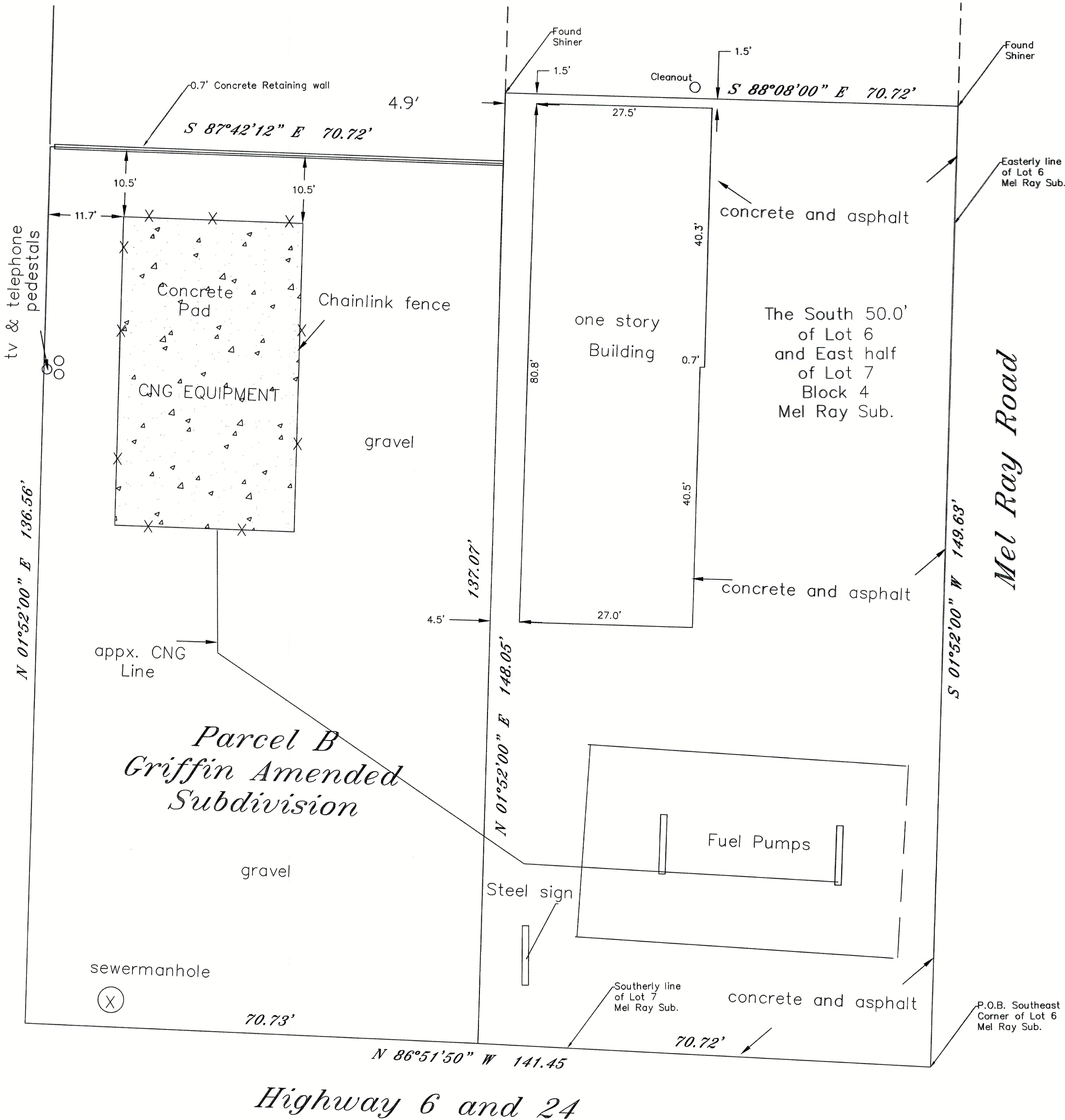

Stephen M. Fattor
Partner

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION:

PARCEL 1:
PARCEL B, GRIFFIN AMENDED FINAL PLAT, ACCORDING TO THE PLAT THEREOF
RECORDED JULY 16, 1985 AS RECEPTION NO. 363363,
COUNTY OF GARFIELD, STATE OF COLORADO.

PARCEL 2:
THE EAST HALF OF THE SOUTH 50 FEET OF LOT 6 AND THE EAST HALF
OF LOT 7, BLOCK 4, MEL RAY SUBDIVISION, COUNTY OF GARFIELD,
STATE OF COLORADO,
FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, THENCE N. 86°51'50"W.
70.72 FEET ALONG THE SOUTHERLY LINE OF LOT 7; THENCE N. 01°52' E.
148.06 FEET; THENCE S. 88°08' E. 70.72 FEET TO A POINT ON THE EASTERLY
LINE OF SAID LOT 6; THENCE S. 01°52' W. 149.63 FEET ALONG THE EASTERLY
LINE OF SAID LOTS 6 AND 7 TO THE SOUTHEAST CORNER OF SAID LOT 7,
THE POINT OF BEGINNING.
COUNTY OF GARFIELD
STATE OF COLORADO



LAND TITLE GUARANTEE COMPANY. EFFECTIVE DATE, JUNE 17, 2020
ORDER NO. ABS63015262.
8. EXISTING LEASES AND TENANCIES, IF ANY. 9. RIGHT OF
PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS
ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR
INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT
RECORDED FEBRUARY 25, 1894, IN BOOK 12 AT PAGE 298. (AFFECTS
BOTH PARCELS)
10. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE
AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED
STATES PATENT RECORDED FEBRUARY 25, 1894, IN BOOK 12 AT
PAGE 298. (AFFECTS BOTH PARCELS)
11. TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS OF
DECLARATION RECORDED AUGUST 1, 1910 IN BOOK 50 AT PAGE 353.
(AFFECTS BOTH PARCELS)
12. EASEMENTS AND RIGHTS OF WAY AS SET FORTH ON THE PLAT
OF MEL-RAY SUBDIVISION RECORDED OCTOBER 29, 1949 IN BOOK
245 AT PAGE 515 AS RECEPTION NO. 170138. (AFFECTS BOTH
PARCELS)
13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION
OF SUBJECT PROPERTY IN THE WEST GLENWOOD SPRINGS WATER
DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 26,
1957, UNDER RECEPTION NO. 199836. (AFFECTS BOTH PARCELS)
14. EASEMENTS AND RIGHTS OF WAY AS SET FORTH ON THE GRIFFIN
AMENDED FINAL PLAT RECORDED JULY 16, 1985 AS RECEPTION NO.
363363. (AFFECTS PARCEL 1)
15. TERMS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN WATER
SERVICE AGREEMENT RECORDED SEPTEMBER 10, 1958 IN BOOK 311
AT PAGE 287 AND RECORDED SEPTEMBER 13, 1978 IN BOOK 515 AT
PAGE 418. (AFFECTS BOTH PARCELS) 16. TERMS, CONDITIONS,
PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN
RIGHT-OF-WAY AGREEMENT RECORDED APRIL 17, 1992 IN BOOK 829
AT PAGE 190. (AFFECTS PARCEL 1)
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS
SET FORTH IN RIGHT-OF-WAY AGREEMENT RECORDED APRIL 17, 1992
IN BOOK 829 AT PAGE 201. (AFFECTS PARCEL 2)
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS
SET FORTH IN GRANT OF ZONING VARIANCE RECORDED MARCH 29,
1996 IN BOOK 972 AT PAGE 90. (AFFECTS PARCEL 2)
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS
SET FORTH IN LEASE DATED AUGUST 24, 1989 BY AND BETWEEN
THE FATTOR FAMILY LIMITED PARTNERSHIP, AS
SUCCESSOR-IN-INTEREST TO EUGENE JAMES FATTOR AND MARY
DOROTHY FATTOR, LESSOR, AND STEPHEN MICHAEL FATTOR, LESSEE,
AS MEMORIALIZED BY MEMORANDUM OF LEASE RECORDED JANUARY
30, 2001 IN BOOK 1229 AT PAGE 426. NOTE: THE PRESENT
OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND
OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT
SHOWN HEREIN. (AFFECTS PARCEL 2)
20. EACH AND EVERY RIGHT OF ACCESS AS CONVEYED IN
INSTRUMENT RECORDED FEBRUARY 16, 2005 IN BOOK 1663 AT PAGE
346. (AFFECTS PARCEL 1)
21. EACH AND EVERY RIGHT OF ACCESS AS CONVEYED IN
INSTRUMENT RECORDED JUNE 9, 2005 IN BOOK 1695 AT PAGE 411.
(AFFECTS PARCEL 2)
22. EASEMENT GRANTED TO DEPARTMENT OF TRANSPORTATION,
STATE OF COLORADO, FOR CONSTRUCTION AND MAINTENANCE OF
SIDEWALK AND CURBING FACILITIES, AND INCIDENTAL PURPOSES, BY
INSTRUMENT RECORDED SEPTEMBER 16, 2016 UNDER RECEPTION NO.
882467. (AFFECTS PARCEL 2)

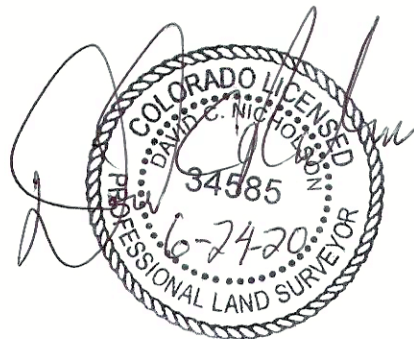
IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE,
WAS PREPARED FOR PETER FORNELL AND LAND TITLE GUARANTEE COMPANY.
EFFECTIVE DATE, JUNE 17, 2020 ORDER NO. ABS63015262.

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT,
AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE
DESCRIBED PARCEL ON THIS DATE, 6/24/2020, 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.

DAVID C. NICHOLSON, L.S. 34585



DIVIDE CREEK SURVEYORS INC.

DAVID C. NICHOLSON
Professional Land Surveyor
L.S. 34585

0029 Colorado River Road
New Castle, Colorado
(970)355-9306

Improvement Location Certificate

511116 & 24 HIGHWAY AND 23 MEL REY ROAD,
GLENWOOD SPRINGS, CO 81601

DATE: 06/24/2020 PROJ: 06/24/2020 DMC ILC