

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, September 28, 2021

5:30 pm

Due to COVID-19, and pursuant to the Town's Electronic Participation Policy, the meeting will be conducted both in person and via a virtual meeting portal. Members of the public may attend in person at the Community Center, located at 201 N. Railroad Street, Ridgway, Colorado 81432, or virtually using the meeting information below.

Join Zoom Meeting

<https://us02web.zoom.us/j/81109888848?pwd=QVplRHFGUFdjdnca0wvQUxYc3NvZz09>

Meeting ID: 811 0988 8848

Passcode: 757560

To call in dial: 408.638.0968 or 253.215.8782 or 669.900.6833

Written comments can be submitted before the meeting to kchristian@town.ridgway.co.us or delivered to Town Hall Attn: Planning Commission

ROLL CALL: Chairperson: Doug Canright, Commissioners: Russ Meyer, John Clark, Thomas Emilson, Bill Liske, Michelle Montague and Jennifer Nelson

PUBLIC HEARING:

1. **Application:** Sketch Plan; **Location:** Town of Ridgway, Block 30, Lots 1-12; **Address:** TBD Laura St.; **Zone:** Historic Residential (HR); **Applicant:** David Bruce; **Owner:** Ridgway Homes, LLC
2. **Application:** Sketch Plan; **Location:** Liddell-Stanton Subdivision, Block 3, Lot 10; **Address:** TBD Liddell Drive; **Zone:** Historic Business (HB); **Applicant:** Chris Hawkins; **Owner:** Revelation Investments CO LLC

APPROVAL OF MINUTES:

3. Minutes from the Regular meeting of August 31, 2021

ADJOURN

AGENDA ITEM #1

To: Town of Ridgway Planning Commission

Cc: Preston Neill, *Ridgway Town Manager*

From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*

Date: September 24, 2021

Subject: Ridgway Homes PUD & Subdivision Sketch Plan for September 28th PC Meeting

APPLICATION INFORMATION

Request: Sketch Plan to create a subdivision with 14 residential units on 8 lots.

Legal: Lots 1-12, Block 30, Town of Ridgway

Address: N/A –Laura St

General Location: South of Otto Street; east of and adjacent to Laura St; north of Frederick St.

Parcel #: 430516200001

Zone District: HR Historic Residential District

Current Use: Vacant

Applicant: David Bruce, Rural Homes, LLC

Owner: Rural Homes, LLC, Paul Major, Manager

PROJECT REVIEW

BACKGROUND

The subject property is located east of and adjacent to Laura Street, south of Otto Street. The property is described as Lots 1-12, Block 30, Town of Ridgway. The lots are currently vacant with no existing structures or improvements on them. Further, no adjacent roadways, including the alley to the east, are improved. The property to the north, across Otto St., is zoned Light Industrial 1 LI-1 District and the remaining three sides of the property are zoned Historic Residential HR District. Adjacent land uses are single-family homes to the east, southeast, south, and southwest and storage facility in the industrial park to the northeast. The property across Laura St to the



Figure 1. Property location

west is vacant. As it sits today, the Laura Street right-of-way is only a half-width. A map showing the location of this property can be seen in Figure 1.

The applicant is pursuing a Sketch Plan as the first step in establishing a PUD on this property to allow a variety of housing types and costs and also subdividing the property into eight lots with a total of fourteen dwelling units being proposed. The property is 0.98 acres; therefore, the proposed density is 14.3 units per acre.

REQUEST

The applicant has submitted a planning commission public hearing application, fee, and sketch plan application to the town on September 7, 2021. The property and hearing have been noticed and posted by the Town in accordance with RMC §7-4-5-(A).

RMC 7-3-16(E) provides the PUD review procedures. This section refers to Section 7-4-5 which sets forth the review procedures for a sketch plan, as well as application requirements for the submittal. The applicant is requesting consideration of a Sketch Plan for a Planned Unit Development (PUD) and subdivision pursuant to these procedures.

CODE REQUIREMENTS

The purpose of a sketch plan is to understand how a proposed development may impact the community in areas such as utilities, streets, traffic, land use, master plan conformity, zoning regulation conformity, etc. The following are various town documents, plans, studies, standards, and/or regulations which have been reviewed while evaluating the requested Sketch Plan:

- 2019 Town of Ridgway Master Plan
- §7-4-5-(A) Informal Review and Sketch Plan
- §7-3-9 "HR" Historic Residential District
- §7-3-15(A) Dimensional Requirements
- §6-6 Residential Design Standards
- §7-4-6 Required Improvements
- §7-4-7 Design Standards
- Ch. 9 Water and Sewer

ANALYSIS

MASTER PLAN GOALS

This parcel is identified as *Town Core Neighborhoods* on the Future Land Use Map of the 2019 Master Plan. This anticipates the following land uses and development patterns:

Maximum Density / Height	6 to 12 du/ac; 3 stories
Primary Uses:	Single-family homes, duplexes, and smaller multi-family residential uses.
Supporting Uses	Professional offices and service businesses, limited retail, parks and recreational facilities, community gardens, civic and government facilities.
Characteristics	<ul style="list-style-type: none">• The Town Core is the commercial heart of Ridgway with a unique historic character, pedestrian oriented development pattern, and



	<p>vibrant mix of uses, including those oriented towards the community and tourists.</p> <ul style="list-style-type: none"> • Historic preservation and adaptive reuse of existing structures are a priority to maintain the historic character of this area. New development should respect the character of existing development. • Residential uses are encouraged as supporting uses, particularly in the stories above commercial uses or as standalone multifamily buildings, townhomes, or attached single-family housing. • Sidewalks, public art, lighting, street trees, and other streetscape enhancements are encouraged to improve the walkability and experience of pedestrians.
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The project should be in general conformance with the goals and policies identified within the 2019 Master Plan and the Future Land Use Map. Figure 2 depicts the Future Land Use classification of the subject property and surrounding area. The Master Plan provides important insight into the community's vision. Though these goals are not firm requirements, it is important that the applicant showcase the various ways their project meets these goals.

The following Goals and Policies identified in the 2019 Master Plan were considered when evaluating this project's conformance with the plan.

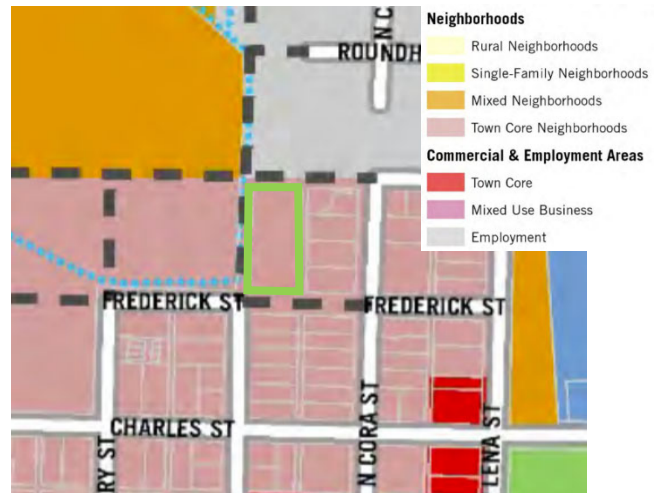


Figure 2. Future Land Use Map

- Policy COM-1.1: Workforce Housing: Partner with surrounding jurisdictions to provide housing for those employees working in Ouray County.
- Policy COM-1.2: Private Sector Responsibilities: Acknowledge the role of the private sector (and non-privates) as a necessary partner in addressing the community's affordable and workforce housing needs.
- Policy COM-1.3: Public-Private Partnerships: Explore opportunities to partner with private and non-profit developers on the construction of affordable and workforce housing.
- Goal COM-2: Encourage a diversity of housing options that meet the needs of residents.
- Policy Com-2.1: Diversity of Housing Types: Encourage development of a variety of housing sizes, types, tenure types, densities and prices.
- Policy COM-2.2: Housing Options: Support the development of a range of housing options in Ridgway, including but not limited to townhomes.



- Policy COM-2.3: Resident-Occupied Housing: Support strategies that maintain resident-occupied housing in Ridgway.
- Policy CHR-1.1: Neighborhood Character: Encourage the development of neighborhoods that enhance and reflect the character of Ridgway through quality design.
- Policy CHR-1.2: Neighborhood Walkability and Bikeability: Enhance walkability and bikeability within existing neighborhoods and between other areas of town.
- Policy GRO-1.1: Directed Growth: Direct growth to occur in a concentric fashion from the core outward, in order to promote efficient and sustainable Town services, strengthen the Historic Town Core and existing neighborhoods, and preserve the rural character of the surrounding landscape.
- Policy GRO-1.4: Underutilized Areas: Encourage infill development on vacant parcels and the redevelopment or adaptive reuse of or underutilized parcels or structures in the Historic Town Core or other areas where infrastructure and services are already in place.
- Policy GRO-1.5: Design of New Development: Ensure new development and infill/redevelopment is compatible with the surrounding area or neighborhood.
- Policy GRO-1.7: Transitions: Ensure smooth transitions and/or compatibility between distinct land uses.
- Goal GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of resident's and businesses as the town grows.
- Policy GRO-2.1: Growth Pays for Growth: The costs of extending or expanding town infrastructure should be borne by the developer and not the Town or residents.
- Policy GRO-2.2: Adequate Public Facilities: Proposed development should demonstrate that town facilities and infrastructure have the capacity to serve the development.
- Policy GRO-4.7: Connectivity of New Development: Encourage new development to connect to existing biking and pedestrian facilities throughout the town.
- Policy GRO-5.4: Parking Requirements: Support the use of on-street parking to maximize the use of available resources.

LAND USES & ZONING

While the applicant is going to be requesting a PUD for this property to address the unique development patterns proposed, the allowed uses must be either allowed or conditionally allowed in the underlying zone district. Single-family, duplexes, and townhomes with four or fewer units are all uses allowed by right in the underlying HR District.

The intent of the HR District is to coincide with the historic residential core of Ridgway and accommodate a variety of housing types at medium density as well as other activities which are compatible with such uses. The project appears to meet this intent of HR District.

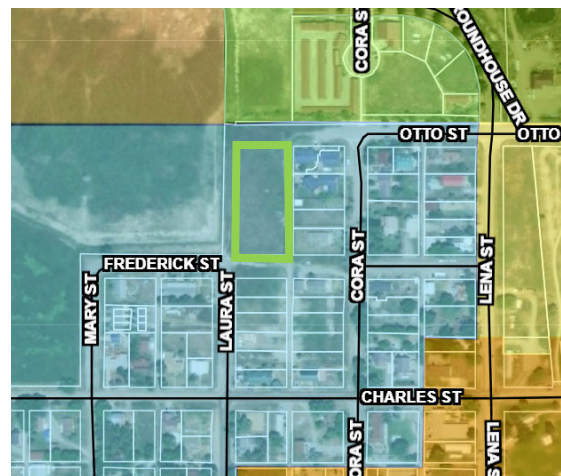


Figure 3: Zoning Map



While there is no minimum lot size for a PUD, being approximately one acre of HR District zoned property, there is adequate area to develop the property in a unique way which will provide additional public benefits which could be supported by a PUD.

AFFORDABLE HOUSING

The applicant states that the homes will have the following minimum level of affordability:

- 4 units at 60% Area Median Income (AMI)
- 4 units at 80% AMI;
- 3 units at 100% AMI;
- 3 units at 120% AMI

The application proposes that the units will be permanently deed restricted to ensure the project remains affordable. These concepts will be refined and memorialized in adequate and appropriate means through the next phases of this project. In previous projects, the Town has documented affordable housing requirements upon a PUD, as notes on subdivision plats, and within Development Agreements. The means and methods of memorializing the arrangement for this project will be discussed upon submittal of the preliminary PUD and Plat.

DIMENSIONAL STANDARDS

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses allowed within a particular zone district. While the applicants will be proceeding with a PUD request in subsequent applications, the underlying HR District is the appropriate starting point to determine the impacts the proposal will have on the neighborhood. The table below identifies the required dimensional standards of the HR District. The Sketch Plan packet doesn't clearly identify all the applicable dimensional standards. Through the next steps of the review process, the applicant will need to provide detailed dimensions on plan sets to identify the deviation(s) from the standards below:

<i>Standard</i>	<i>Single-Family & Duplex</i>	<i>3-4 Dwelling Units</i>	<i>All Others</i>
<i>Lot Width</i>	25'	35'	70'
<i>Lot Size</i>	3,000sf	5,000sf	10,000sf
<i>Max Lot Coverage</i>	60%	60%	50%
<i>Front Setback</i>	15'	15'	15'
<i>Rear Setback</i>	8'	8'	8'
<i>Side Setback</i>	3'	3'	5'
<i>Side Street Setback</i>	7.5'	7.5'	7.5'
<i>Structure Height</i>	27'	35'	35'

The minimum lot sizes of the underlying HR District standards are 3,000sf for single-family and duplex uses, 5,000sf for residences with 3 or 4 units, and 10,000sf for all other uses. While we do not have exact area calculations at the moment for each lot being proposed, the interior lots are approximately 3,450sf (25'x138') and lots with four units is approximately 10,350sf (75'x138').

RESIDENTIAL DESIGN STANDARDS

All residential development in the HR District must comply with Section 6-6, Residential Design Standards, of the Town of Ridgway Building Regulations. Adequate information to allow staff to complete a full review of the proposed architecture was not included in the submission. However, compliance with the standards set forth in Section 6-6-4, Development Standards, shall be



demonstrated with the preliminary plat submission. Any provision of these sections which are unable to be met by the project may request deviations from standards following the procedures set forth in Sec. 6-6-6 Deviations.

This section includes, but is not limited to, the following provisions:

- Varied roof structures that are compatible with those on adjacent homes (*Sec. 6-6-4(C)(1)*)
- Installation of sidewalks (*Sec. 6-6-4(D)*)
- Landscaping requirements (*Sec. 6-6-4(G)*)
- No two townhome structures of substantially similar elevations shall be located adjacent to each other (*Sec. 6-6-5(A)(4)*)

PARKING, ACCESS, AND ROADWAYS

The three roads around the property are not improved (Otto St to the north, Laura St to the west, and Frederick St to the south). All three of these roads, plus the alley to the east, will have to be improved in conjunction with this project. These improvements are identified in the Sketch Plan set. Additional discussion will be needed to determine the appropriate street cross section(s) in this area and which amenities are needed such as curb, gutter, sidewalk, storm management, roadway width and treatment, on-street parking, etc.

Access: Each of the proposed lots and residential units will have frontage on a public street, however, vehicular access to all units will be provided through the alley along the eastern border of the property.

Off-Street Parking: The HR District, similar to other zone districts, requires two off-street parking spaces for single-family or duplex units and 1 space for all other uses. The project is proposing to include 17 garage spaces and 20 outdoor uncovered spaces for a total of 37 spaces. This provides more parking spaces than required by the RMC which would require, at most, 20 off-street parking spaces ($2 \times 6 = 12$ $1 \times 8 = 8$; $12 + 8 = 20$).

Alley: A surveyed map of the property will be necessary with the preliminary plan/plat to confirm the lot areas and dimensions. The existing alley width appears to be 16' wide as shown on the Town of Ridgway map, yet the Sketch Plan identifies the width as 20'. Sec. 7-4-7(C)(13) of RMC requires a minimum of 20' width for alleys. No discussion has been had on whether or not the Town would request additional four feet be provided for the alley through the subdivision process. This element will be further evaluated through the subdivision process. Furthermore, the depth of Lots 1-12 as indicated on the Town of Ridgway map is 142' while the Sketch Plan indicated 148'. The actual dimensions of property lines, as opposed to distances between improvements (i.e., alley and roadway), will be provided in the preliminary plan/plat submittal and the existing and proposed variations from the Ridgway Municipal Code standards will need to be identified as well.

Roadway Improvements: All roadways adjacent to the property will need to be improved in conjunction with this project. While Laura Street faces a unique situation (See section below on Laura Street), the other two roadways and alley do not have any development constraints that staff is aware of; therefore, all required improvements (curb, gutter, sidewalk, full-width cross section, etc.) should be designed and installed as a part of this project. A minimum sidewalk width of five-feet will be required for all streets – including Laura Street.

Laura Street: Currently only half of the Laura Street width is dedicated right-of-way. The west half of the road is part of the Wolf Land Company parcel. The applicant and owner are aware of this and are attempting to obtain the western half of the right-of-way to build the full width of Laura Street between Otto Street and Frederick Street in connection with this project. However, if they are unable to obtain



that property for this purpose, they may seek some interim solutions such as constructing only half of the street and signing it as a one-way road or prohibiting on-street parking, or some other interim solution which provides safe and adequate access. Potential interim solutions will be discussed with staff and presented to Planning Commission and Town Council in conjunction with the preliminary plan/plat applications.

UTILITIES

Although water and sewer are available in the area of this project, there is currently no water nor service main lines directly adjacent to this property. These utilities will need to be extended to serve this project. The alignments (both horizontal and vertical) will be further evaluated though the preliminary plat review when the engineering design is further along.

There appears to be adequate supply and capacity in both the water treatment and sanitary sewer treatment systems to serve the proposed 14 units. This will be much further analyzed and assessed through the preliminary PUD/plat reviews.

Sewer: Given the depth of some sewer lines in this area, the applicant will need to demonstrate that all standards can be met with the proposed layout. Otherwise, a new alignment – preferably within Laura St, will need to be proposed. These discussions will be had during the design of the project in conjunction with the preliminary PUD/plat application.

Water: The application identifies the water line being extended through Otto St and south through Laura St. Again, there don't appear to be any fatal flaws in the application submittal at this time, however, additional analysis, assessment, and design will need to be completed in the next phase(s) of the project to ensure these utilities are being installed to ensure the efficient and adequate expansion of the public infrastructure.

STAFF REVIEW COMMENTS

The submitted materials were reviewed by the Town's engineering and planning departments. Below is a combined list of observations and comments made related to the submitted materials. As appropriate, additional information, explanation, and/or justification will need to be provided with the preliminary PUD plan and subdivision plat applications:

1. The horizontal dimensions provided on the Sketch Plan are both difficult to read in many instances and don't appear to be tied to property lines. Since a PUD is being requested, a full list of dimensional standard variations being requested will need to be included with the preliminary plan/plat submission. This list shall include the specific RMC reference, the HR District required standard, and the proposed standard.
2. The application indicates a dead-end water line is being proposed. Upon initial review, this project doesn't appear to meet the criteria to allow a dead-end line, therefore, the water line extensions will need to be connected to the existing system to create loops.
3. The sewer line in Frederick Street may not be deep enough to serve all of the project. Additional evaluation and design shall be completed to ensure all standards can be met with the utility alignment(s) being proposed through the preliminary plan/plat process.
4. The text indicates the alley to the east of the property is 20' wide and the lot depth to be approximately 148'. However, the original town subdivision indicates the ally is only 16' wide and the lot depth to be 142'. The dimensions of the alley and the property depth will be corrected and submitted with the preliminary plan/plat applications.



5. Because the Town does not have a townhome lot type (or similar) that allows a 0' setback for the property line of the shared party wall, appropriate variations from setback standards will need to be requested through the PUD process.
6. While utilities are located in close proximity of the project, additional calculations, design, and information will need to be provided with the preliminary plat application to a level adequate for staff to ensure that adequate capacities, supply, flow, pressure, separation, depth, and other design standards are met for this project. *(7-3-9(A)(1)(c) of the RMC)*
7. Snow storage areas are not identified on the Sketch Plan nor is there a calculation of how much snow storage would be necessary based on the level of development and that there will be adequate area to manage and store snow during the winter months. This will need to be identified on the preliminary plan/plat submission to be reviewed and accepted.

STAFF RECOMMENDATION

Pursuant to the Ridgway Municipal Code provisions for Sketch Plan review (*Sec. 7-4-5(A) of the RMC*), the Planning Commission shall approve, conditionally approve, or disapprove the sketch plan after the plan has been submitted in full compliance with all submittal requirements to the Commission. If the sketch plan is disapproved, the reason for disapproval shall be included in the minutes of the Planning Commission's proceedings and provided to the subdivider in writing upon request. The sketch plan shall be disapproved if it or the proposed improvements and required submittals are inadequate or do not comply with the requirements of these Regulations. Approval of a sketch plan shall lapse automatically in six months from the date of submittal, unless a preliminary plat is submitted.

Based on staff's review of the application materials against applicable RMC standards and requirements and town plans and policies, staff recommends approval of the Sketch Plan for Ridgway Home's Yellow Brick Lane project with the considerations in this staff report being addressed with the submitted preliminary plan and plat.

ATTACHMENTS

- A. Application and Support Materials





September 7, 2021

To Town of Ridgway:

The Telluride Foundation requests to initiate a sketch plan review process regarding our Yellow Brick Lane proposal on the western half of block 30, Ridgway, CO, 81432. Specifics regarding this proposal are outlined below:

1. A certificate of title is attached.
2. The total number of proposed dwelling units is 14, and maximum occupancy of 66.¹
3. The estimated total number of gallons per day of water system requirements is 350 gallons per unit; 4900 gallons per day for the subdivision. Our proposed source is the town municipal water system by purchasing taps.
4. The estimated total number of gallons per day of sewage to be treated is 250 gallons per unit; 3500 gallons per day for the subdivision. Our proposed means for sewage disposal is the municipal system by purchasing taps.
5. Electricity, natural gas and other utilities necessary are available to serve the subdivision.
6. Our estimated construction cost is \$6.5 million, including utilities, financed by a combination of cash, loans, grants, and land contributions.
7. There is legal access to the property, as demonstrated by the title and town plats.

Please let me know if you need anything else to begin the sketch plan process. We look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Major'.

Paul Major
Ridgway Homes LLC, Manager,
by Rural Homes LLC as Manager

¹ Maximum occupancy is assumed to be a maximum of five people per three-bedroom house and four people per two-bedroom house. There are ten, three-bedrooms in the proposal and four, two-bedrooms.



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Official Use Only

Receipt # _____
Date Received: _____
Initials: _____

Planning Commission Hearing Request

General Information

Applicant Name David Bruce, representing Rural Homes, LLC Application Date September 9, 2021
Mailing Address P.O. Box 4222, Telluride, Colorado, 81435
Phone Number 603 203 1342 Email dauid@telluridefoundation.org
Owner Name Ridgway Homes, LLC - Paul Major, manager
Phone Number 970 209 2880 Email paul@telluridefoundation.org
Address of Property for Hearing Lots 1-12, Block 30, Town of Ridgway, Colorado 81432
Zoning District Historic Residential

Brief Description of Requested Action

Ridgway Homes, LLC requests sketch plan review for our 'Yellow Brick Lane' proposal to construct fourteen 'for-sale' units 60-120'. Area Median Income.

Action Requested and Required Fee Payable to the Town of Ridgway

<input type="checkbox"/> Temporary Use Permit per 7-3-18(C)	\$150.00	Subdivisions per 7-4 unless noted	
<input type="checkbox"/> Conditional Use per 7-3-19	\$250.00	<input checked="" type="checkbox"/> Sketch Plan	\$300.00 (+ \$10.00/lot or unit)
<input type="checkbox"/> Change in Nonconforming Use per 7-3-20	\$150.00	<input type="checkbox"/> Preliminary Plat	\$1,500.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variances & Appeals per 7-3-21	\$250.00	<input type="checkbox"/> Preliminary Plat resubmittal	\$750.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Rezoning per 7-3-22	\$250.00	<input type="checkbox"/> Final Plat	\$600.00
<input type="checkbox"/> Other Reviews Pursuant to 7-3-23	\$250.00	<input type="checkbox"/> Minor Subdivision	\$450.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variance to Floodplain Reg. per 6-2	\$150.00	<input type="checkbox"/> Lot Split	\$450.00
<input type="checkbox"/> Master Sign Plan Pursuant to 7-3-117	\$150.00	<input type="checkbox"/> Replat	\$150.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Deviations from Residential Design	\$175.00	<input type="checkbox"/> Plat Amendment	\$250.00
Standards per 6-6		<input type="checkbox"/> Planned Unit Dev per 7-3-16	See Preliminary and Final Plat
<input type="checkbox"/> Other	\$ _____	<input type="checkbox"/> Statutory Vested Rights per 7-5	\$1,500.00

\$440 -

14 lots

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-25(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



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Attachments Required

For All Applications

- ☒ Evidence of ownership or written notarized consent of legal owner(s).
- ☒ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria), this may include a narrative, site plans, and/or architectural drawings drawn to scale.

For Conditional Uses

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes in Nonconforming Use

- ☐ Description of existing non conformity.

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property

For Rezoning

- ☐ Legal description, current zoning, and requested zoning of property.

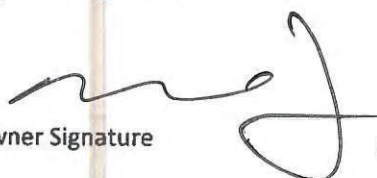
For Subdivisions

- ☒ All requirements established by Municipal Code Section 7-4.
- ☒ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected. Contact with a Planning Commission or Town Council member regarding your application constitutes ex parte communication and could disqualify that Commissioner or Councilor from participating in your hearing. Please contact staff with any questions.


Applicant Signature

September 8, 2021
Date


Owner Signature

RIDGWAY HOMES, LLC
BY AURK HOMES, LLC Date

9/8/21



TOWN OF RIDGWAY, COLORADO
ACKNOWLEDGMENT OF FEES AND COSTS

Rural Homes, LLC ("Applicant") and Ridgway Homes, LLC ("Owner") do hereby acknowledge that with the filing of an application, or seeking Town review under Chapter 7, Section 3 or Section 4 of the Town of Ridgway Municipal Code, that it is subject to the requisite fees and costs associated with such action, in accordance with 7-3-20 and 7-4-12, including out-of-pocket legal fees and/or engineering fees.

Applicant and Owner acknowledge that no plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or final approval action taken until all fees then due are paid to the Town.

Applicant and Owner acknowledge that the Town may suspend review of submittals, inspection of improvements, and processing of a subdivision, as it deems appropriate, unless all amounts are paid as due.

Applicant and Owner further acknowledges that unpaid fees may be certified to the Ouray County Treasurer for collection as delinquent charges against the property concerned.

Acknowledged this 9th day of September, 2021.

APPLICANT:

By: [Signature] for Rural Homes, LLC
DAVID BRUCE, authorized signer
(print name)

PROPERTY OWNER:

By: [Signature]
PAUL MAJOR, authorized signer
(print name)

RIDGWAY HOMES, LLC
BY RURAL HOMES, LLC



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

AUTHORIZATION OF AGENT

I/we, the undersigned owner/s of the following described real property located in the Town of Ridgway, Ridgway, Colorado, hereby authorize:

David Bruce

(Name of Authorized Agent)

To act in my /our behalf in applying for the following permits from the Town of Ridgway, as required by existing Town of Ridgway regulations pertaining to zoning, building, encroachment, excavation, and/or utilities.

Legal property description (include: lot, block, subdivision, physical address):

Lots 1-12, block 30, Town of Ridgway, Colorado, 81432

Signature: _____

[Signature]
(Property Owner of Record)

RIDGWAY HOMES LLC

Date: _____

9/8/21

BY NURAN HOMES LLC

Signature: _____

(Property Owner of Record)

Date: _____

Signature: _____

(Property Owner of Record)

Date: _____

Rural Homes: For Sale, For Locals

Sketch Plan Application

Yellow Brick Lane

Ridgway, CO

Rural Homes: Project Finance Narrative

Rural Homes: For Sale, For Locals is an initiative of the Telluride Foundation.

Our goal is to address the challenge of building workforce housing in Rural Colorado, where it is so expensive to build new homes and get them to be sold to the workforce at prices they can afford. We hope to add new homes to a community that otherwise has old, beaten-up buildings, or properties that are inflated by markets for vacation home-owners. A well-built home is essential for long term public health and economic sustainability in the region. This is a community building project led by a non-profit community foundation, not led by a developer. These homes will be built for, and sold to, locals.

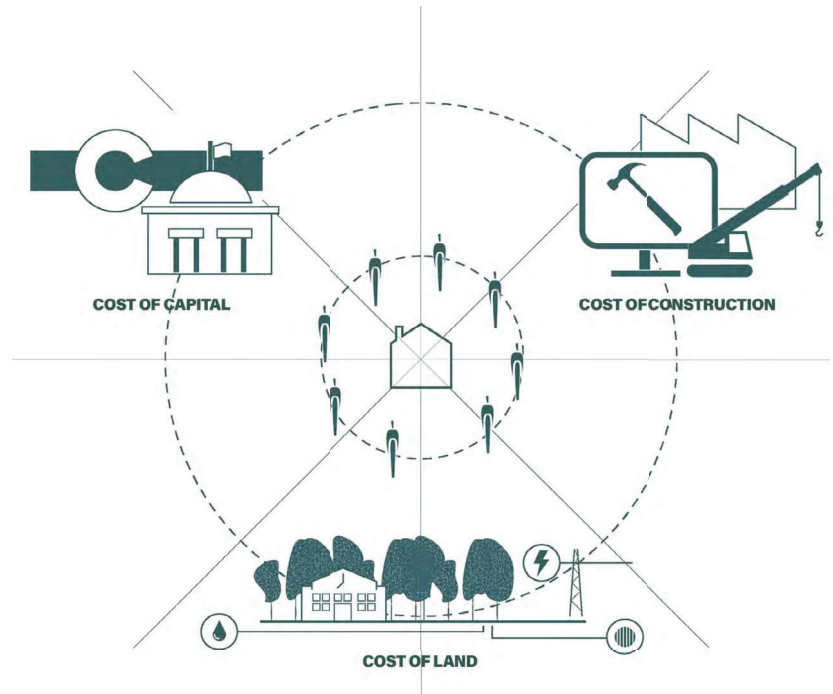
In order to accomplish the goal of building affordable housing, we have to attack the major costs of construction. These costs include the cost of land, by finding parcels that are contributed towards the project. Second, we are attacking the cost of capital, by getting low interest loans from philanthropic foundations across the state. Finally, we are tapping into innovation in design and construction, using a pre-fabricated approach to building that helps us reduce the on-site costs of materials and labor. We hope that this pilot can become a model for how to build homes for the rural workforce that earns between 60-120% of Area Median Income (AMI).

An additional component that is crucial to keeping this development affordable is density. Given the fixed costs of infrastructure development, we can reduce the per-unit cost of the homes. The less we spend on construction, the less we can sell the homes for. The proposed development is contingent on being affordable.

These homes will be permanently deed restricted. The factors for qualification will require working full time, earning within the income threshold, living in the house as your primary residence, having the home be your only owned property, and falling within the net assets qualification. The initial sale of all Housing Units shall be in accordance with applicable lottery, wait list or other selection procedures as determined by the HA. More information about the deed restriction and lottery process will become available as we move forward with this process.

Attacking the major costs:

- (1) Cost of Land: donated land
- (2) Cost of Capital: low-interest loans from Foundations
- (3) Cost of Construction: pre-fabricated homebuilding



Rural Homes: Building for Public Benefit

How can we package an approach to home-building that results in sales prices that are affordable to the local & essential workforce? Our goal is to be able to sell:

*These home sale prices are based off of the Department of Housing & Urban Developments income limits for a family of 4. These home sale prices are calculated from of 30% of monthly income going towards a mortgage payment. Please see the appendix for the full chart of Ouray County's AMI.

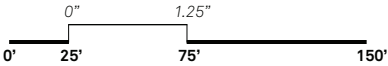
4 units at	<i>60% AMI for</i>	\$252,000
4 units at	<i>80% AMI for</i>	\$337,000
3 units at	<i>100% AMI for</i>	\$377,000
3 units at	<i>120% AMI for</i>	\$452,000

Sketch Plan

Yellow Brick Lane Sketch Plan

Western 1/2 Block 30, Ridgway, Colorado, 81432 Ouray County, Township 45N 8W, Section 17, NE

Sketch Plan: 5 buildings, 3 unit-types, 14 units, 60-120% AMI



SKETCH PLAN

Sketch Plan: Units, AMI distribution



Sketch Plan: USPS Mailbox Locations

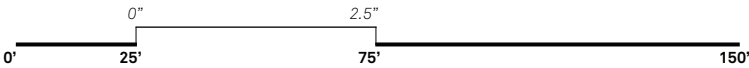
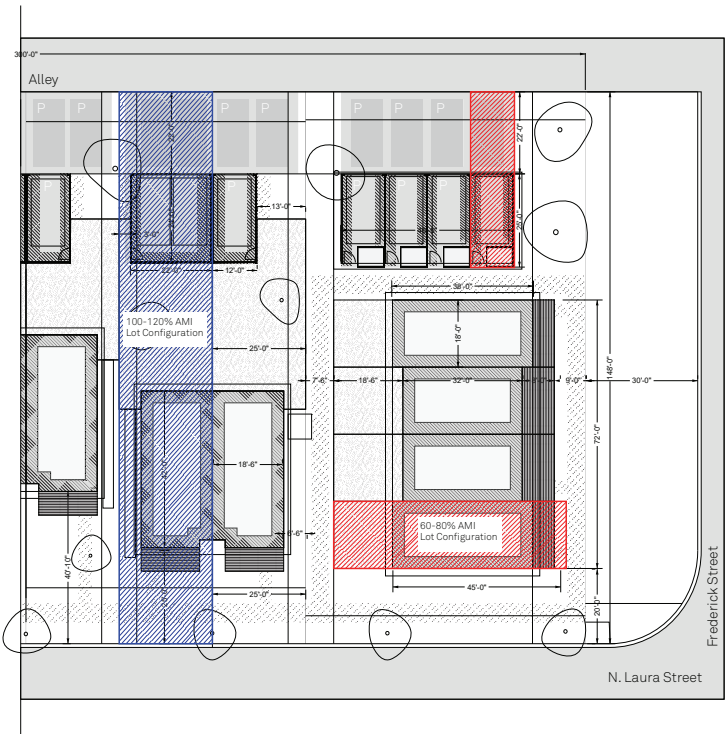


Dimensional Table

Dimensional Table

100-120% AMI Townhome
Lot area: ~ 3700 sq. ft
Building area: ~1444 sq. ft
Townhome footprint: ~777 sq. ft
Garage footprint: 288 sq. ft. (one bay) 528 sq. ft. (two bay)
Sideyard setback: 6.5 ft./ 0ft
Frontyard setback: ~25 ft. minimum
Rearyard setback: 22 ft
Lot coverage: ~35% maximum
Yard area: ~1000 sq. ft. maximum
Off-street parking spaces: 3/4
Max. daily water usage: ~350 gallons/unit
Max. daily sewer usage: ~250 gallons/unit

60-80% AMI Townhome
Lot area: ~1698 sq. ft
Building area: ~1250-1350 sq. ft
Building footprint: ~512-684 sq. ft
Sideyard setback: 0ft.
Frontyard setback: ~17 ft. minimum
Rearyard setback: ~18.5 ft
Lot coverage: ~50-52%
Yard area: ~300 sq. ft
Off-street parking spaces: 2
Max. daily water usage: ~350 gallons/unit
Max. daily sewer usage: ~250 gallons/unit



Sketch Plan: Design Principles

Yellow Brick Lane Sketch Plan

Western 1/2 Block 30, Ridgway, Colorado, 81432 Ouray County, Township 45N 8W, Section 17, NE

Neighborhood Context - Street Syncopation



The proposal takes the layout of the town's Historic Residential fabric as the basis for the site plan - mostly, a single family home on a 50' wide lot, with parking accessed off the alley in the back. However, our proposal adds density to these structures, making a 2-unit set of town homes on a 50' wide lot, and a 4-unit set of town homes on a 75' lot that face (and activate) north, to Otto St and south to Frederick Street.

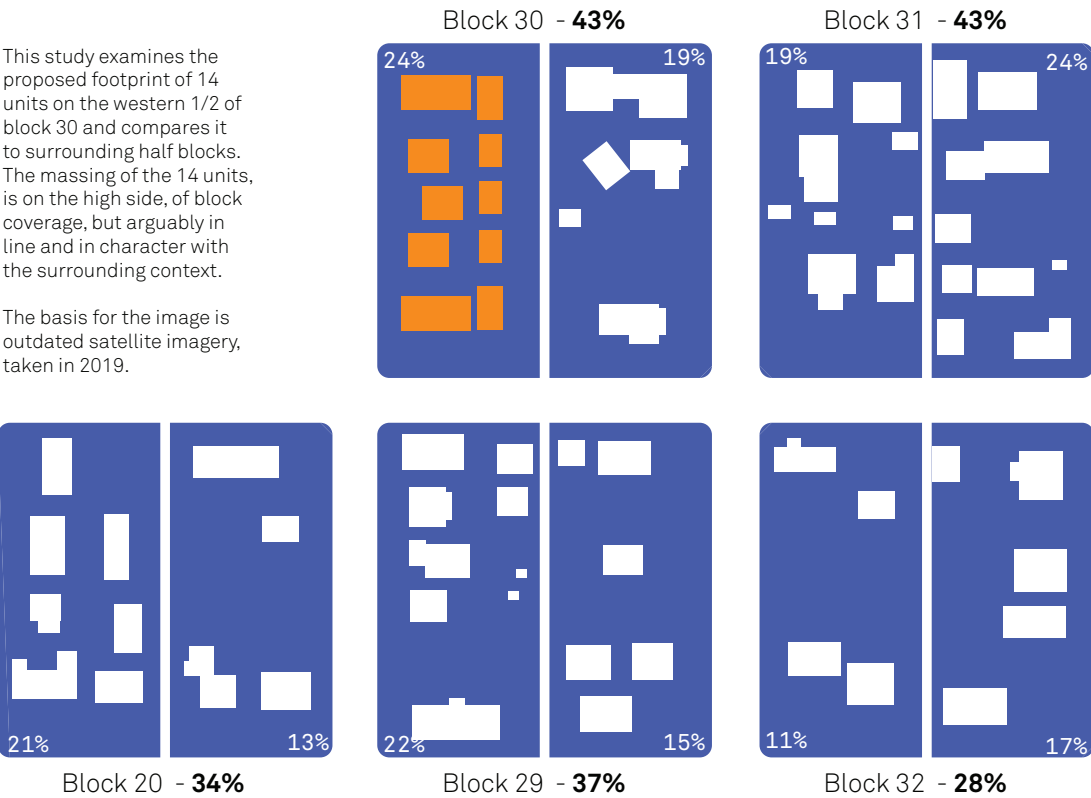


DESIGN PRINCIPLES

Comparative Block Coverage Study - Historic Residential Zoning/Town Core Neighborhoods

This study examines the proposed footprint of 14 units on the western 1/2 of block 30 and compares it to surrounding half blocks. The massing of the 14 units, is on the high side, of block coverage, but arguably in line and in character with the surrounding context.

The basis for the image is outdated satellite imagery, taken in 2019.

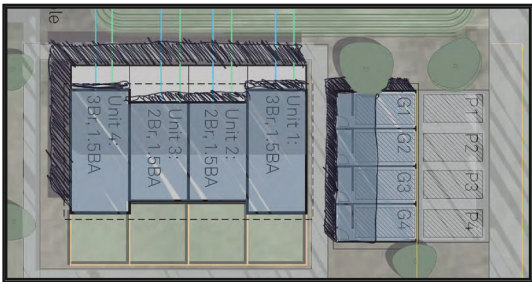


Based off of 8/26/2019 Google Earth Imagery - presumably most surrounding blocks have added lot coverage since 2019

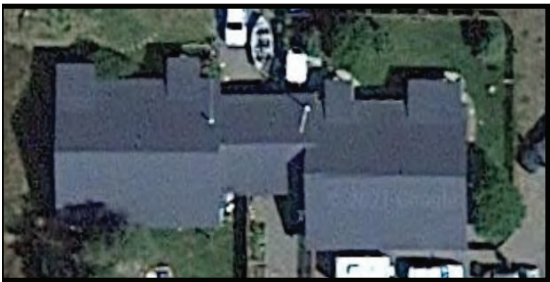


Comparative Lot Coverage Study - 100-120% AMI units

Proposed 4-unit town homes



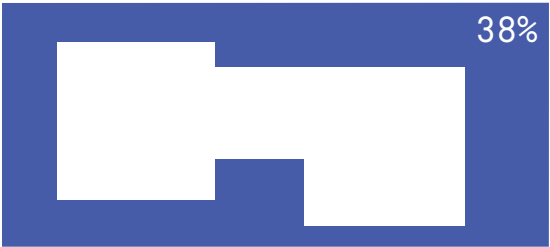
Northeast corner, Otto & N Cora



Proposed 4-unit town homes



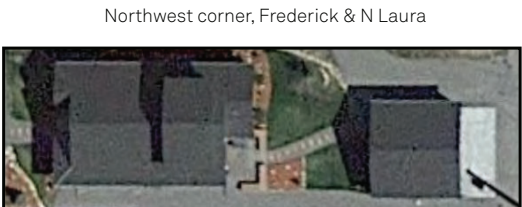
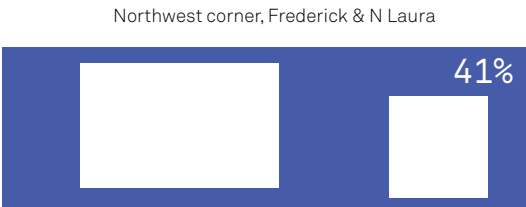
Northeast corner, Otto & N Cora



Using a similar methodology to the block coverage comparison, this drawing looks at the difference in lot coverage between the duplex massing on the northeast corner of Otto St. & North Cora compared to our proposed '4-plex' structure to the west. Our proposal uses a second story to limit the building footprint on the ground.



Comparative Lot Coverage Study - 100-120% AMI units



Using a similar methodology to the block coverage comparison, this drawing looks at the difference in lot coverage between the single family massing on the northwest corner of Frederick St. & North Laura compared to our proposed '2-plex' structure to the north. Our proposal uses a second story to limit the building footprint on the ground.



Guiding Design Principles

- Varied street scape by staggering front yard setbacks
- Street-facing elevations will have vibrant color accents
- Unique front doors, porches, using solids & voids to create shadow-lines
- Zero-scape landscaping
- EV & PV ready homes
- ADA compliant, accessible layout
- All-electric; Ground Source Heat Pumps
- Build a dignifying neighborhood for Ridgway's full-time workforce

Unit Type Definition

Dwelling, Townhome:

*"A single family dwelling at least two stories in height that is attached to at least one other single family dwelling at least two stories in height by an unpenetrated vertical wall running from ground level or below ground level to at least the top of the highest floor designed for human occupancy, and that has a pedestrian entrance leading directly from the ground floor of the dwelling unit to a street fronting the lot on which the dwelling unit is located. **Individual townhome dwellings may be located on separate lots, or a group of two or more townhouse dwellings may be located on a single lot.**"*

-7-3-2 Ridgway Municipal Code, page 4

Duplex, triplex, fourplex definitions all state: *"a single structure, located on a single lot"*

Vicinity & Topographical Information

Yellow Brick Lane Sketch Plan

Western 1/2 Block 30, Ridgway, Colorado, 81432

Ouray County, Township 45N 8W, Section 17, NE

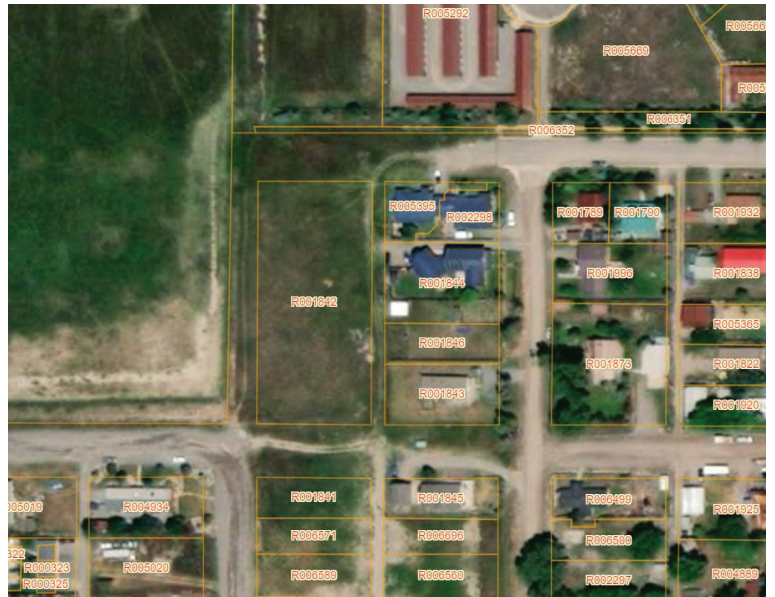
Parcel R001842: Aerial Perspective

Total Acreage: .98

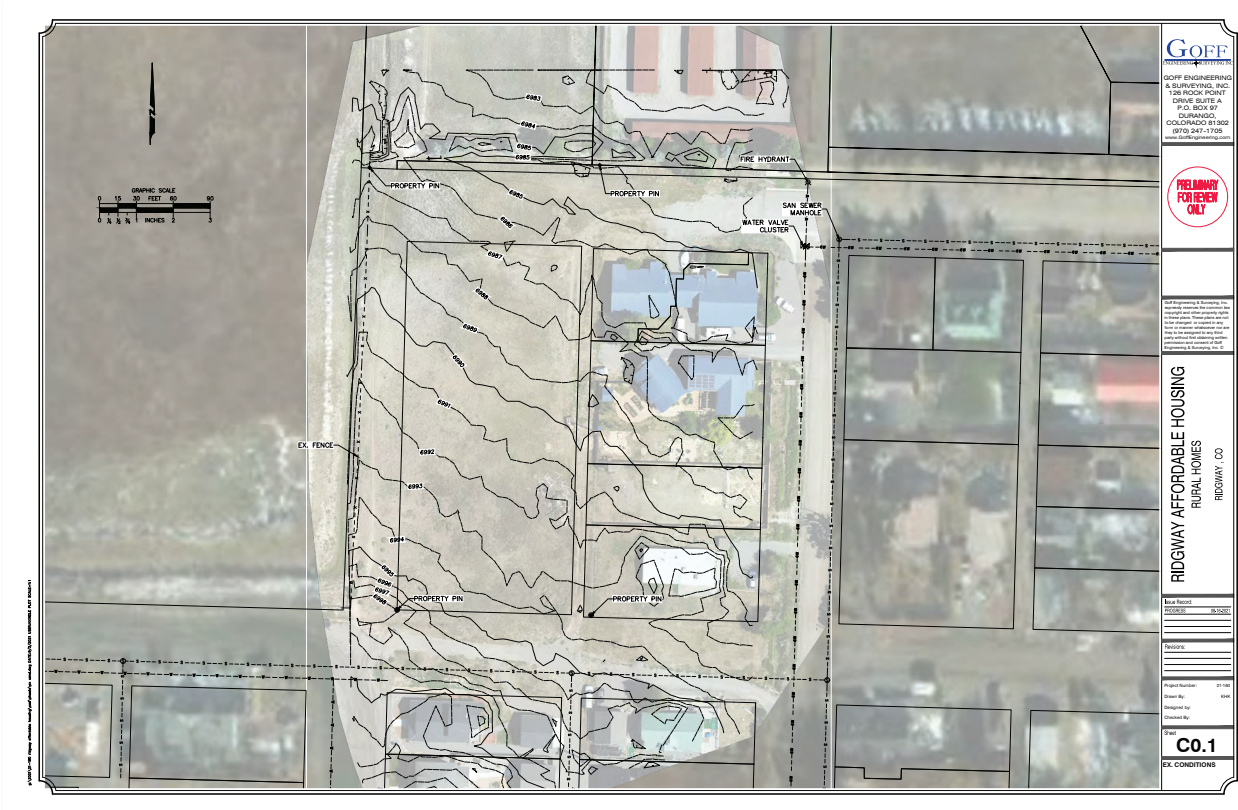


Parcel R001842: Ouray County Assessor's Map

Ouray County, Township 45N 8W, Section 17, NE



18



VICINITY & TOPOGRAPHICAL INFORMATION

Parcel R001842: Adjacent Water & Sewer Mains

Town of Ridgway Public Works



Water source:

Fourteen 3/4" taps purchased from the Town of Ridgway. See sketch plan on page 5 for infrastructural connections in plan

Water usage:

Typical maximum daily usage for planning purposes is ~ 350 gallons per day (GPD) per unit, which includes domestic use and irrigation. Translating to peak hour rate with a peaking factor of 4.0, equates to 1 gallon per minute per unit. The 8" water mains that can facilitate fire water delivery flow rates (up to 1500+ GPM). Demand from fourteen additional residential units should not impact the water main sizing.

Sewer treatment plan:

Fourteen municipal sewer taps will be purchased for sewage treatment by the Town of Ridgway's wastewater treatment facility.

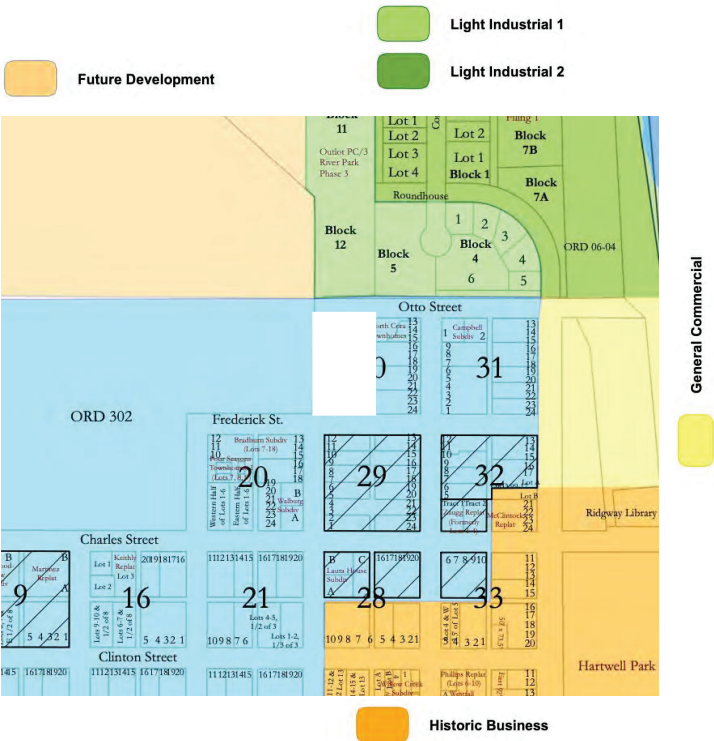
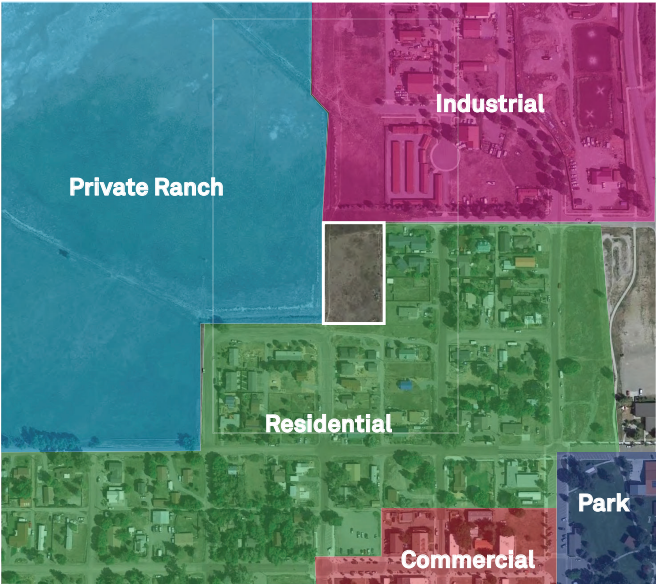
Sewer treatment volume:

We estimate that fourteen units will generate a maximum of 250 GPD per unit, which excludes irrigation water usage. 8" sewer mains are typically sized to 8" diameter to facilitate maintenance, not flow capacity.

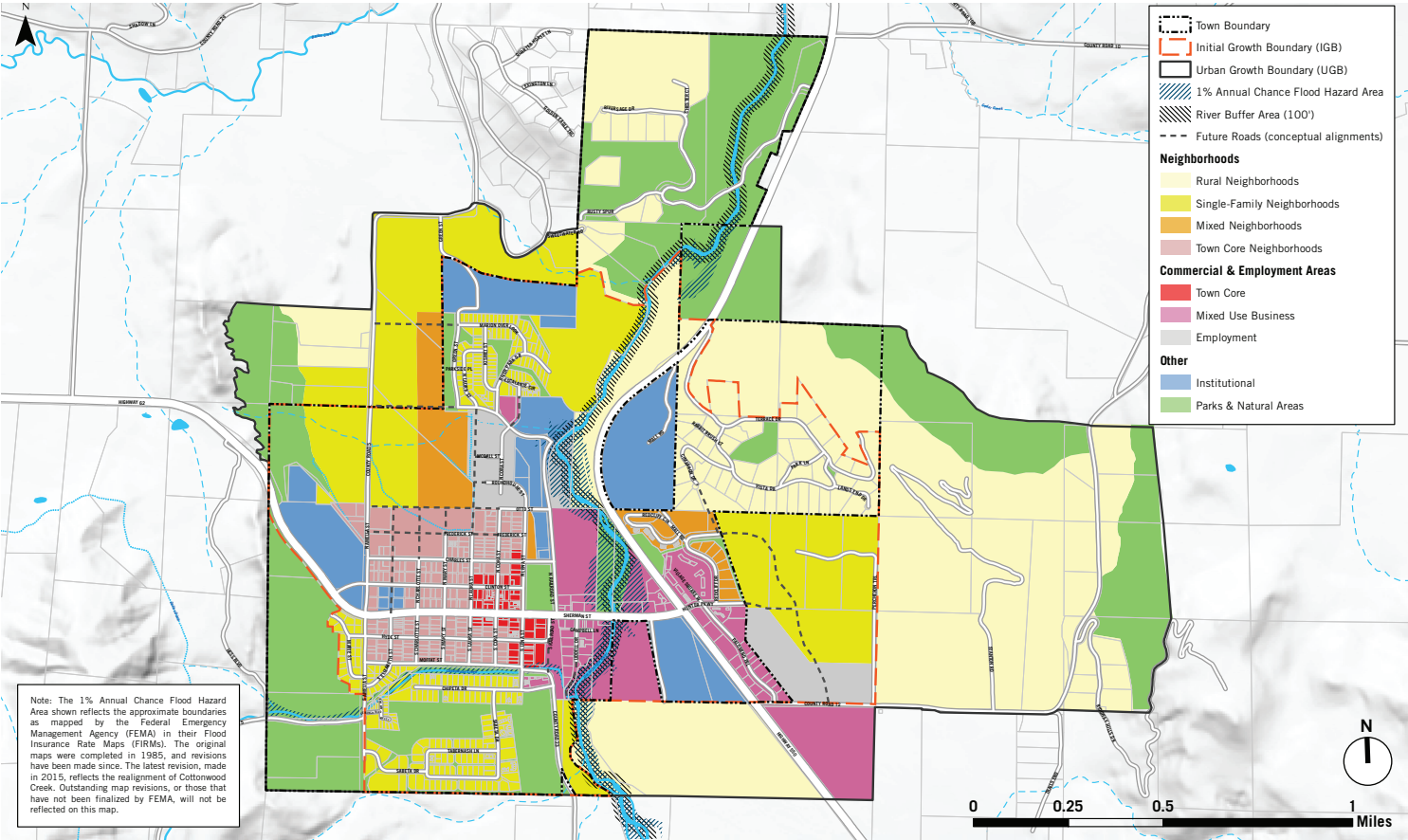


VICINITY & TOPOGRAPHICAL INFORMATION

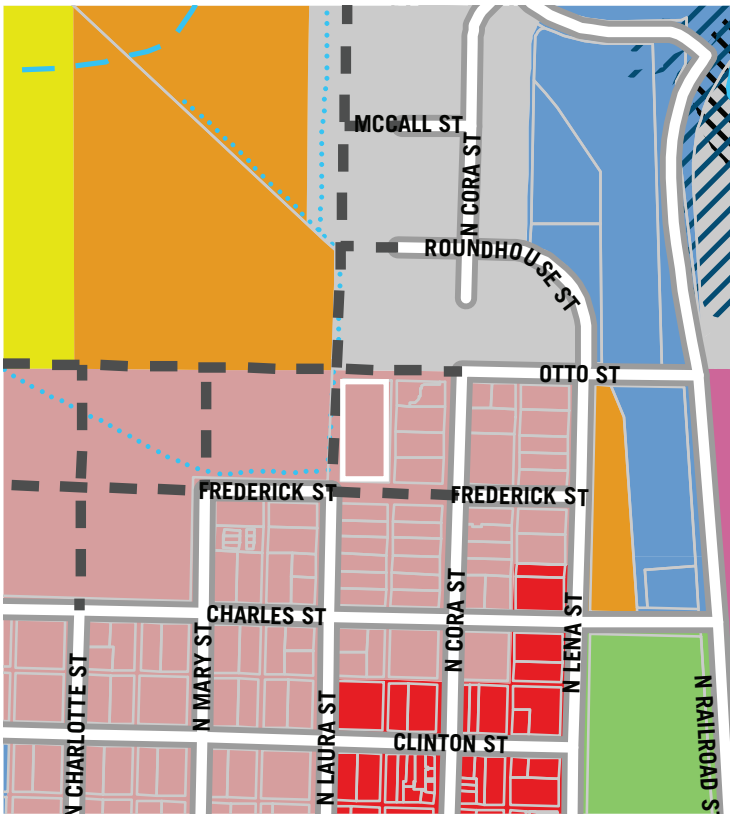
Parcel R001842: Current Land Use & Zoning



Parcel R001842: Ridgway Future Land Use Map



Parcel R001842: Future Land Use Plan Vicinity Map



Town Boundary

- Initial Growth Boundary (IGB)
- Urban Growth Boundary (UGB)
- 1% Annual Chance Flood Hazard Area
- River Buffer Area (100')
- Future Roads (conceptual alignments)

Neighborhoods

- Rural Neighborhoods
- Single-Family Neighborhoods
- Mixed Neighborhoods
- Town Core Neighborhoods

Commercial & Employment Areas

- Town Core
- Mixed Use Business
- Employment
- Other
 - Institutional
 - Parks & Natural Areas

Town Core Neighborhoods

Maximum Density/Height
6 to 12 du/ac; 3 stories

Primary Uses
Single-family homes, duplexes, and smaller multi-family residential uses

Supporting Uses
Professional offices and service businesses, limited retail, parks and recreational facilities, community gardens, civic and government facilities

Characteristics

- Town Core Neighborhoods are characterized by a gridded street pattern and alleys.
- Historic preservation and adaptive reuse of existing structures are a priority to maintain the historic character of this area. New development should respect the scale and character of existing development.
- While single-family homes and duplexes are the primary housing types found within these neighborhoods, they also support a range of higher density housing types such as townhomes and smaller multi-family buildings. Accessory dwelling units are encouraged where permitted.
- Office, service businesses, and retail uses are only allowed along Sherman Street. Such uses must appear "residential" to differentiate this section of Sherman Street from uses in the Town Core and maintain the character of the neighborhood.

Mixed Neighborhoods

Maximum Density/Height
12 to 18 du/ac; 3 stories

Primary Uses
Multifamily residential, townhomes, and duplexes

Supporting Uses
Other residential uses, small-scale retail or commercial services, parks and recreational facilities, community gardens, and civic and government facilities

Characteristics

- Mixed Neighborhoods provide for a range of housing types, particularly higher density types such as small multi-family buildings, quadplexes, triplexes, and townhomes.
- A range of supporting non-residential uses are also encouraged to provide services to residents of these and adjacent neighborhoods.

Employment

Maximum Density/Height
3 stories

Primary Uses
Light manufacturing and fabrication, professional offices

Supporting Uses
Storage and warehousing, wholesale retail, commercial services, alternative energy installations

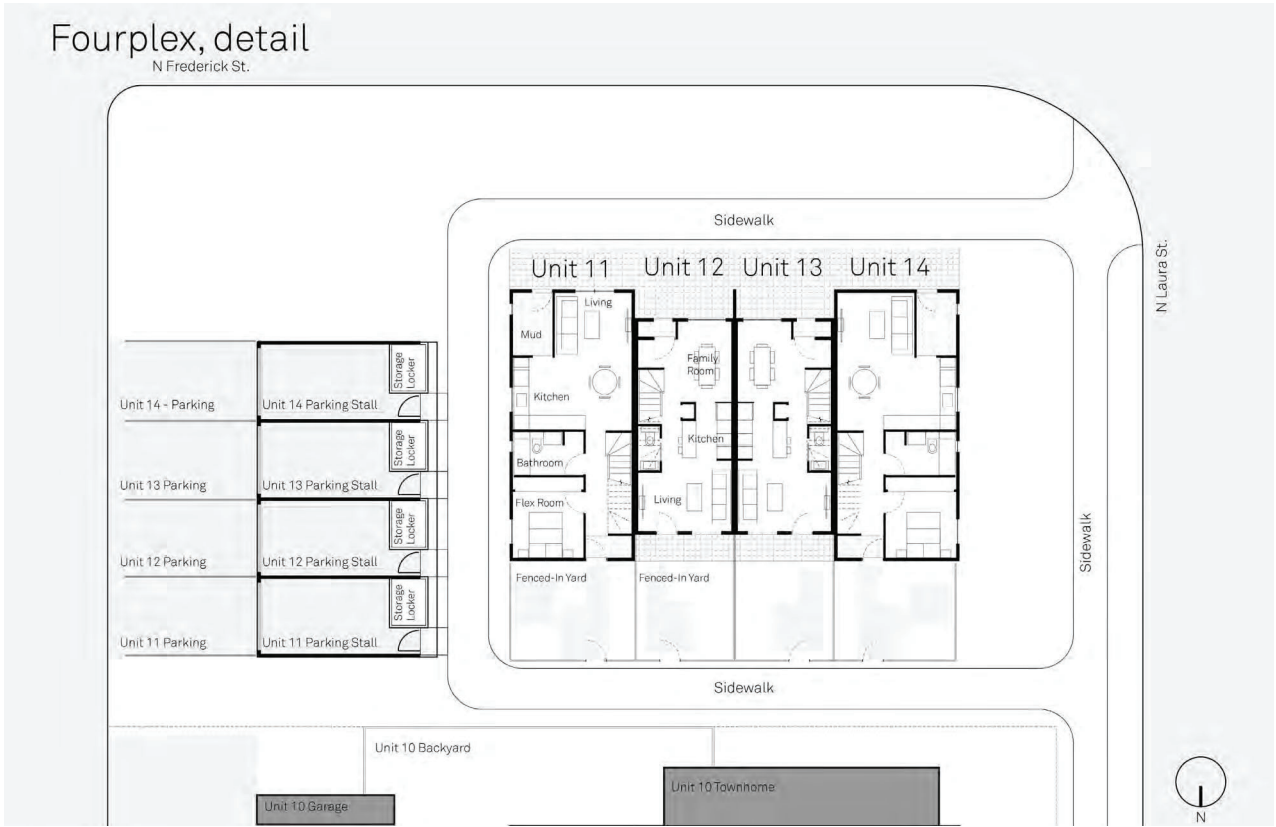
Characteristics

- Employment areas are intended to serve the employment needs of Ridgway, and accommodate creative industries and other entrepreneurial pursuits.
- Higher intensity uses within these areas should mitigate impacts on adjacent residential neighborhoods.

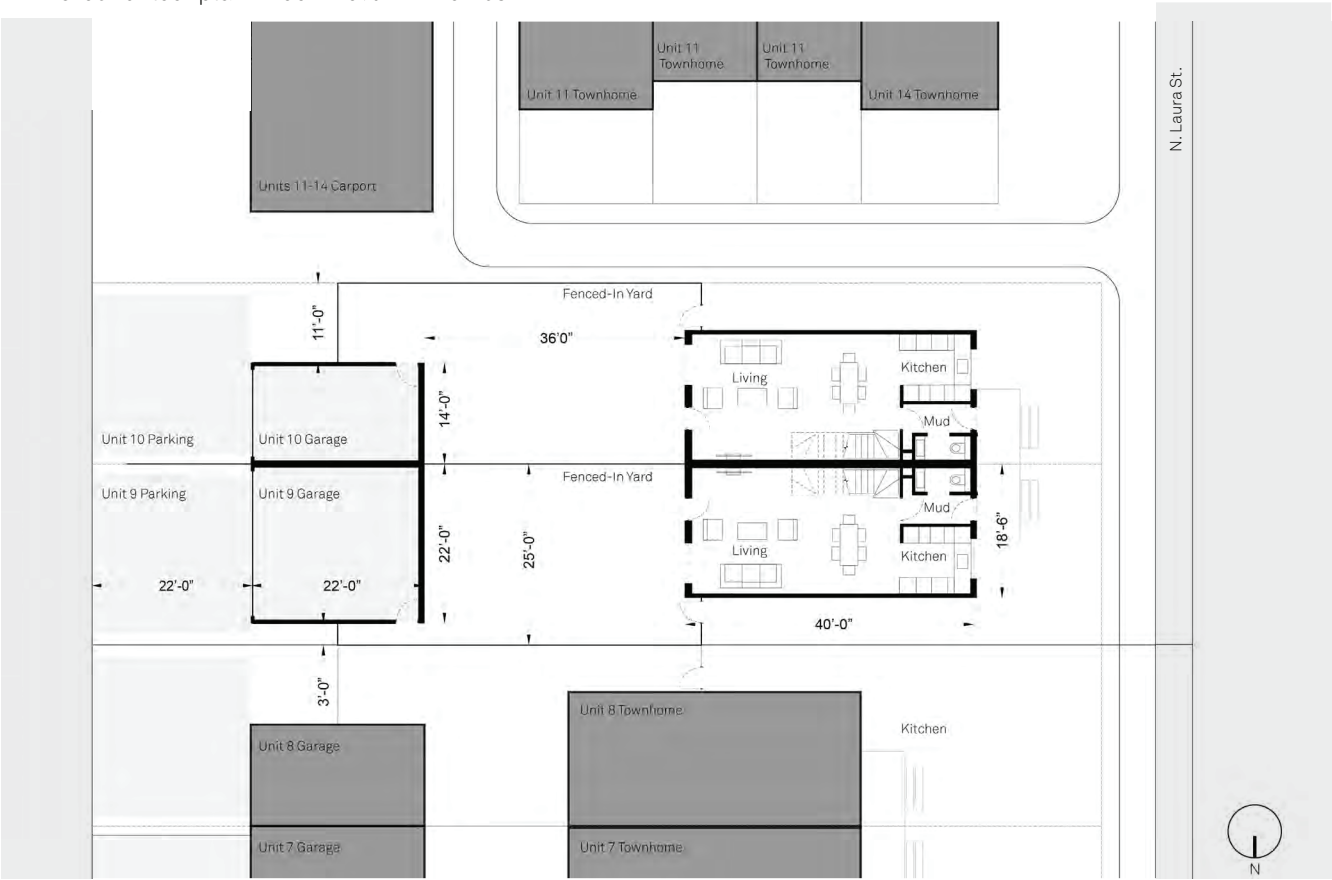
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Example Floor Plans

Ground floor plan - 60-80% AMI homes



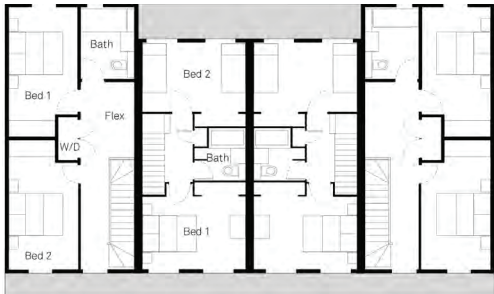
Ground floor plan - 100-120% AMI homes



Yellow Brick Lane Sketch Plan

Second floor plans

Western 1/2 Block 30, Ridgway, Colorado, 81432 Ouray County, Township 45N 8W, Section 17, NE



60-80% AMI homes



100-120% AMI homes

Project Budget

Project Budget

Project Uses		
Land Cost Total	\$	1,200,000
Site Feasability Total	\$	27,998
Entitlement Costs Total	\$	85,000
Land Development	\$	783,000
Road, Curb, Gutter, Sidewalk	\$	289,000
Utility trenching, sewer & water main extention	\$	183,800
Utility laterals to units	\$	176,700
Finish grading	\$	100,000
Vertical Construction	\$	4,184,712
\$/sf	\$	207
average sf		1,444
units		14
Ridgway Impact & Development Fees	\$	281,680
TOTAL	\$	6,562,390

Construction Sources		
Land Contribution	\$	1,200,000
Program Related Investment Revolving Fund	\$	2,780,360
DOLA low-interest construction loan	\$	2,000,000
DOLA grants	\$	500,000
Telluride Foundation grants (1.25% of project)	\$	82,030
TOTAL	\$	-

Post-Construction Sources		
Home Sales		
60% AMI units		4
60% AMI sale price	\$	252,000
80% AMI units		4
80% AMI sale price	\$	337,000
100% AMI units		3
100% AMI sale price	\$	377,000
120% AMI units		3
120% AMI sale price	\$	452,000
TOTAL	\$	4,843,000
to pay back Revolving Fund	\$	2,780,360
to pay back state	\$	2,000,000
balance	\$	62,640
balance/unit	\$	4,474.31



LAND TITLE GUARANTEE COMPANY
218 SHERMAN
RIDGWAY, CO 81432
Phone: (970) 248-3895
Fax: (800) 830-1774

**"PURCHASERS"
STATEMENT OF
SETTLEMENT**

PROPERTY ADDRESS: TBA NORTH LAURA, RIDGWAY, CO 81432

SELLER(S): JOHN C. GUADNOLA AND MARTHA L. GUADNOLA AND SUSAN MUDON AND JENNIFER LUCILLE CROUCH AND DAVID R. GUADNOLA SUBJECT TO ADMINISTRATION IN THE ESTATE OF DAVID R. GUADNOLA DECEASED, UNDER THE COLORADO PROBATE CODE

BUYER(S): RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY

SETTLEMENT DATE: August 27, 2021

DATE OF PRORATION: August 27, 2021

DESCRIPTION	DEBIT	CREDIT
Sales Price & Earnest Money		
Sales Price	1,205,000.00	
Earnest Money from LTGC - Earnest Money		12,000.00
Title Fees - Land Title Guarantee Company		
Total for Endorsements (DELETION)	75.00	
Tax Certificate	26.00	
Closing Fees - Land Title Guarantee Company		
Total Delivery Charges to Land Title Guarantee Company	31.00	
Closing Fee to Land Title Guarantee Company	150.00	
Recording Fees - Land Title Guarantee Company		
Record Warranty Deed to Land Title Guarantee Company	28.00	
RECORD PR DEED	18.00	
Documentary Fee to Land Title Guarantee Company	120.50	
Record Statement of Authority - Recordable to Land Title Guarantee Company	13.00	
Real Estate Tax - OURAY COUNTY TREASURER		
Current Year Property Taxes R001842 01/01/2021 to 08/27/2021 @ \$15.3247/day		3,647.28
SubTotals	1,205,461.50	15,647.28
Due from Buyer/Borrower		1,189,814.22
Totals	1,205,461.50	1,205,461.50

The above figures do not include sales or use taxes on property

APPROVED AND ACCEPTED

(SEE ATTACHED "SIGNATURE PAGE")



"Purchasers" Statement of Settlement

SIGNATURE PAGE

PURCHASER(S)

RIDGWAY HOMES, LLC, A COLORADO LIMITED
LIABILITY COMPANY

REAL ESTATE BROKER:

RE/MAX CIMARRON REALTY

By: *PAUL MAJOR*

PAUL MAJOR, MANAGER
Signed 08/27/21 at 08:20AM

PAT AHERN

PAT AHERN Signed 08/26/21 at 04:00PM

LAND TITLE CLOSING AGENT:

Sherri Tompkins

Sherri Tompkins



**FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980
(26 U.S.C. 1445) ("FIRPTA")**

**CERTIFICATION BY TRANSFEROR (ENTITY)
(Pursuant to Regulation C.F.R.1.1445-2(b)(2)(i))**

To: **RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY**, (hereinafter referred to as the "Transferee"),

Section 1445 of the Internal Revenue Code provides that a transferee of a U. S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including section 1445), the owner of a disregarded entity (which is legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity.

To inform the transferee that withholding of tax is not required upon the disposition of a U. S. real property interest, by **DAVID R. GUADNOLA SUBJECT TO ADMINISTRATION IN THE ESTATE OF DAVID R. GUADNOLA DECEASED, UNDER THE COLORADO PROBATE CODE**, hereinafter referred to as the transferor, the undersigned hereby certifies the following on behalf of the transferor:

1. The transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those items are defined in the Internal Revenue Code and Income Tax Regulation);
2. The transferor is not a disregarded entity as defined in section 1.1445-2(b)(iii);
3. The transferor's U.S. employer identification number is [REDACTED]; and
4. The transferor's office address is:
[REDACTED]
5. The transferor understands that this certification will be disclosed to the Internal Revenue Service by the transferee and that any false statement contained therein could be punished by fine, imprisonment, or both.
6. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of the transferor (i.e. a responsible officer if a corporation, by a general partner if a partnership, and by a trustee or equivalent fiduciary of the case of a trust or estate).

All information required to be obtained in connection with document has been obtained from information supplied by the transferor to Land Title Guarantee Company. For privacy and security reasons, Land Title will retain this information. In the event you are contacted by the Internal Revenue Service concerning FIRPTA, please contact the Company immediately for a copy of this Affidavit which discloses the transferor's Tax Identification Number.

Date: 08/27/2021

**DAVID R. GUADNOLA SUBJECT TO ADMINISTRATION
IN THE ESTATE OF DAVID R. GUADNOLA DECEASED,
UNDER THE COLORADO PROBATE CODE**

By: FAY M. HEAZLIT

**FAY M. HEAZLIT, PERSONAL REPRESENTATIVE
Signed 08/26/21 at 01:02PM**

Note:

1. If you have any questions or concerns arising from your obligation as transferor in regard to this tax, it is suggested that you immediately contact your local Internal Revenue Service office, attorney or accountant if you do not fully understand these regulations. More information, including the regulations promulgated under FIRPTA, is available at the website for the Internal Revenue Service, <https://www.irs.gov/>
2. The transferee is required to retain this certification until the end of the fifth taxable year following the taxable year in which the transfer takes place. The transferee must make this certification available to the Internal Revenue Service when requested in accordance with the requirements of 26 U.S.C 6001 and regulations thereunder.





**FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980
(26 U.S.C. 1445) ("FIRPTA")**

CERTIFICATION BY TRANSFEROR (INDIVIDUAL)

(Pursuant to Regulation C.F.R. 1.1445-2(b)(2)(i))

To: **RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY**, Transferee (Buyer)

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon the disposition of a U.S. real property interest, I **MARTHA L. GUADNOLA**, (transferor), hereby certify the following:

1. I am not a foreign person (as defined in the Internal Revenue Code and Income Tax Code and Income Tax Regulations) for purposes of U. S. Income taxation;
2. My U. S. taxpayer identifying number (Social Security number) is

[REDACTED] and [REDACTED]

3. My home address is

[REDACTED]
[REDACTED]

4. I understand that this certification will be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.
5. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete.

Date: **August 27, 2021**

MARTHA L. GUADNOLA

MARTHA L. GUADNOLA Signed 08/26/21 at 08:16PM

Note:

1. If you have any questions or concerns arising from your obligation as transferor in regard to this tax, it is suggested that you immediately contact your local Internal Revenue Service office, attorney or accountant if you do not fully understand these regulations. More information, including the regulations promulgated under FIRPTA, is available at the website for the Internal Revenue Service, <https://www.irs.gov/>
2. The transferee is required to retain this certification until the end of the fifth taxable year following the taxable year in which the transfer takes place. The transferee must make this certification available to the Internal Revenue Service when requested in accordance with the requirements of 26 U.S.C 6001 and regulations thereunder.





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XehAOY Oluu: (X) s 5 2 FR“(

Y, 7 F 5 Y RF 5 TH I H 7 RT Ms, 7. 7 H 5 L 5 L ARE(
(Pursuant to Regulation C.F.R.1.1445-2(b)(2)(i))

To: 7 5 9 B RI HW , MHEEYTHRY. E. 7 RL. HE 5 F, LHE 3” SEFI HY. 2 RTI , Transferee (Buyer)

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon the disposition of a U.S. real property interest, I MAMRTH AL. T, (transferor), hereby certify the following:

1. I am not a foreign person (as defined in the Internal Revenue Code and Income Tax Code and Income Tax Regulations) for purposes of U. S. Income taxation;
2. My U. S. taxpayer identifying number (Social Security number) is

[REDACTED] and [REDACTED]

3. My home address is

[REDACTED]

4. I understand that this certification will be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.
5. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete.

Date: R6U618ththSnd

SUSAN MURDON

MAMRTH AL. T MGDNOIS gnegdH8Se/SS2

Note:

1. If you have any questions or concerns arising from your obligation as transferor in regard to this tax, it is suggested that you immediately contact your local Internal Revenue Service office, attorney or accountant if you do not fully understand these regulations. More information, including the regulations promulgated under FIRPTA, is available at the website for the Internal Revenue Service, <https://www.irs.gov/>
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FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980
(26 U.S.C. 1445) ("FIRPTA")

CERTIFICATION BY TRANSFEROR (INDIVIDUAL)

(Pursuant to Regulation C.F.R. 1.1445-2(b)(2)(i))

To: **RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY**, Transferee (Buyer)

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon the disposition of a U.S. real property interest, I **JENNIFER LUCILLE CROUCH**, (transferor), hereby certify the following:

1. I am not a foreign person (as defined in the Internal Revenue Code and Income Tax Code and Income Tax Regulations) for purposes of U. S. Income taxation;
2. My U. S. taxpayer identifying number (Social Security number) is

[REDACTED] and [REDACTED]

3. My home address is

[REDACTED]

4. I understand that this certification will be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.
5. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete.

Date: **August 27, 2021**

JENNIFER LUCILLE CROUCH

JENNIFER LUCILLE CROUCH

Signed 08/27/21 at 09:06AM

Note:

1. If you have any questions or concerns arising from your obligation as transferor in regard to this tax, it is suggested that you immediately contact your local Internal Revenue Service office, attorney or accountant if you do not fully understand these regulations. More information, including the regulations promulgated under FIRPTA, is available at the website for the Internal Revenue Service, <https://www.irs.gov/>
2. The transferee is required to retain this certification until the end of the fifth taxable year following the taxable year in which the transfer takes place. The transferee must make this certification available to the Internal Revenue Service when requested in accordance with the requirements of 26 U.S.C 6001 and regulations thereunder.





GEVTR I R YTSXATI XRP RTCH6VE6TVX(RC. RCXIE G: 80
)27RU S R R445")"GP6XCB"

RTVXRCXIE I D(RVC I SGTVEVJR OYPOUCH"

(Pursuant to Regulation C.F.R.1.1445-2(b)(2)(i))

To: VROL WC(REATS, FHR, RCREHEVCOERHARTOHCDFR(REA6CI (, Transferee (Buyer)

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon the disposition of a U.S. real property interest, I JENI R R UCOI EHC, (transferor), hereby certify the following:

1. I am not a foreign person (as defined in the Internal Revenue Code and Income Tax Code and Income Tax Regulations) for purposes of U. S. Income taxation;
2. My U. S. taxpayer identifying number (Social Security number) is

[REDACTED] and [REDACTED]

3. My home address is

[REDACTED]

4. I understand that this certification will be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.
5. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete.

Date: CMgMut2s, R2021

JOHN C. GUADNOLA

JENI R R UCOI EHC Signed 08/27/21 at 0291: 6 A

Note:

1. If you have any questions or concerns arising from your obligation as transferor in regard to this tax, it is suggested that you immediately contact your local Internal Revenue Service office, attorney or accountant if you do not fully understand these regulations. More information, including the regulations promulgated under FIRPTA, is available at the website for the Internal Revenue Service, <https://www.irs.gov/>
2. The transferee is required to retain this certification until the end of the fifth taxable year following the taxable year in which the transfer takes place. The transferee must make this certification available to the Internal Revenue Service when requested in accordance with the requirements of 26 U.S.C 6001 and regulations thereunder.



THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

Closing Instructions

Date: **August 26, 2021**

1. **PARTIES, PROPERTY. JOHN C. GUADNOLA AND MARTHA L. GUADNOLA AND SUSAN MUDON AND JENNIFER LUCILLE CROUCH AND DAVID R. GUADNOLA SUBJECT TO ADMINISTRATION IN THE ESTATE OF DAVID R. GUADNOLA DECEASED, UNDER THE COLORADO PROBATE CODE,** (Seller), and **RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY,** (Buyer), engage **Land Title Guarantee Company,** (Closing Company), who agrees to provide closing and settlement services in connection with the Closing of the transaction for the sale and purchase of the Property known as **TBA NORTH LAURA, RIDGWAY, CO 81432** and more fully described in the Contract to Buy and Sell Real Estate, dated **May 05, 2021**, including any counterproposals and amendments (Contract). The Buyer's lender may enter into separate closing instructions with the Closing Company regarding the closing of the Buyer's loan. All terms of the Contract are incorporated herein by reference. In the event of any conflict between this Agreement and the Contract, this Agreement shall control, subject to subsequent amendments to the Contract or this Agreement.
2. **TITLE COMMITMENT, EXCEPTIONS AND POLICY.**
Closing Company ☒ Agrees ☐ Does Not agree that: upon completion of a satisfactory title search and examination, it will furnish a Title Insurance Commitment; and it will issue a Title Insurance Policy provided that all requirements have been fulfilled. Closing Company ☒ Agrees ☐ Does Not agree to furnish copies of Exceptions.
3. **INFORMATION, PREPARATION. CLOSING, RECORDING.** Closing Company is authorized to obtain any information necessary for the Closing. Closing Company agrees to deliver and record all documents required or customarily recorded, and disburse all funds pursuant to the Contract that are necessary to carry out the terms and conditions of the Contract.
4. **PREPARATION OF DOCUMENTS.** The Closing Company will prepare the necessary documents to carry out the terms and conditions of the Contract to include:
 - 4.1. **Deed.** If the deed required in the Contract is a special warranty deed, general warranty deed, bargain and sale deed (excluding a personal representative's or trustee's deed) or a quit claim deed, the deed will be prepared in accordance with the Contract by the Closing Company. However, if the Contract requires a different form of deed (e.g.: personal representative's deed or trustee's deed) or requires that the special warranty deed or general warranty deed list exceptions other than the "statutory exceptions" as defined in §38-30-113, C.R.S., then the Buyer or Seller must provide the deed or written instructions for preparation of the deed to the Closing Company for Closing. For any Buyer or Seller provided deed or written instructions for preparation of the deed that requires a list of exceptions other than the "statutory exceptions," the Buyer and Seller will hold the Closing Company harmless for any causes of action arising out of the use of such deed. The parties acknowledge that the real estate broker working with either the Buyer or the Seller is not responsible for reviewing or approving any deed not prepared by the real estate broker.
 - 4.2. **Bill of Sale.** If the transaction includes the sale of personal property (i.e. within the Contract or a Personal Property Agreement) from the Seller to the Buyer, Seller and Buyer authorize Closing Company to prepare the bill of sale conveying the personal property from the Seller to the Buyer as their scrivener. The Buyer and Seller understand that the bill of sale is a legal document and it is recommended that it be reviewed and approved by their respective Attorneys.
 - 4.3. **Closing Statement.** Closing Company will prepare and deliver accurate, complete and detailed closing statements to Buyer, Seller and the real estate brokers working with Buyer and Seller. Closing Statements will be prepared in accordance with the Contract and written instructions from the Buyer, Seller, lender, or real estate brokers so long as such written instructions are not contrary to the Contract. If the written instructions are contrary to the Contract, the Buyer and Seller must execute an Agreement to Amend/Extend Contract.
5. **CLOSING FEE.** Closing Company will receive a fee of **\$300.00** for providing closing and settlement services (Closing Fee).
6. **RELEASE, DISBURSEMENT.** Closing Company is not authorized to release any signed documents or things of value prior to receipt and disbursement of Good Funds, except as provided in §§ 10, 11 and 12.
7. **DISBURSER.** Closing Company must disburse all funds, including real estate commissions, except those funds as may be separately disclosed in writing to Buyer and Seller by Closing Company or Buyer's lender on or before Closing. All parties agree that no one other than the disbursing can assure that payoff of loans and other disbursements will actually be made.
8. **SELLER'S NET PROCEEDS.** Seller will receive the net proceeds of closing as indicated:
☐ **Cashier's Check,** at Seller's expense
☐ **Funds Electronically Transferred** (wire transfer) to an account specified by Seller, at Seller's expense
☒ **Closing Company's** trust account check
9. **WIRE AND OTHER FRAUDS.** Wire and other frauds occur in real estate transactions. Anytime Buyer or Seller is supplying



confidential information, such as social security numbers, bank account numbers, transferring or receiving funds Buyer and Seller should provide the information in person or in another secure manner.

10. **FAILURE OF CLOSING.** If Closing or disbursement does not occur on or before Closing Date set forth in the Contract, Closing Company, except as provided herein, is authorized and agrees to return all documents, monies, and things of value to the depositing party, upon which Closing Company will be relieved from any further duty, responsibility or liability in connection with these Closing Instructions. In addition, any promissory note, deed of trust or other evidence of indebtedness signed by Buyer will be voided by Closing Company, with the originals returned to Buyer and a copy to Buyer's lender.
11. **RETURN OF EARNEST MONEY.** Except as otherwise provided in §12, (Earnest Money Dispute), if the Earnest Money is being held by Closing Company and has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Closing Company Holder must release the Earnest Money as directed by written mutual instructions from the Buyer and the Seller. Such release of Earnest Money must be made within five days of Closing Company's receipt of the written mutual instructions signed by both Buyer and Seller, provided the Earnest Money check has cleared.
12. **EARNEST MONEY DISPUTE.** In the event of any controversy regarding the Earnest Money (notwithstanding any termination of the Contract), provided Closing Company is holding the Earnest Money, Closing Company is not required to take any action. Closing Company, at its option and sole subjective discretion, may: (1) await any proceeding, (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction and shall recover court costs and reasonable attorney and legal fees, or (3) provide notice to Buyer and Seller that unless Closing Company receives a copy of a Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Closing Company's notice to the parties, Closing Company is authorized to return the Earnest Money to Buyer. In the event Closing Company does receive a copy of the Lawsuit, and has not interpleaded the monies at the time of any Order, Closing Company must disburse the Earnest Money pursuant to the Order of the Court.
13. **SUBSEQUENT AMENDMENTS.** Any amendments to, or termination of, these Closing Instructions must be in writing and signed by Buyer, Seller and Closing Company.
14. **CHANGE IN OWNERSHIP OF WATER WELL.** Within sixty days after Closing, Closing Company will submit any required Change in Ownership form or registration of existing well form to the Division of Water Resources in the Department of Natural Resources (Division), with as much information as is available, and the Division shall be responsible for obtaining the necessary well registration information directly from Buyer. Closing Company is not liable for delaying Closing to ensure Buyer completes any required form.
15. **FIRPTA and Colorado Withholding.**
 - 15.1 **FIRPTA.** Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to determine Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold any required amount from Seller's proceeds and remit it to the Internal Revenue Service.
 - 15.2. **Colorado Withholding.** Seller agrees to cooperate with Closing Company to provide any reasonably requested documents to determine Seller's status. If withholding is required under Colorado law, Seller authorizes Closing Company to withhold any required amount from Seller's proceeds and remit it to the Colorado Department of Revenue.
16. **ADDITIONAL PROVISIONS.** (The following provisions have not been approved by the Colorado Real Estate Commission)

Seller and Borrower agree that the documents necessary for closing that require a notarization or acknowledgment may be notarized by a notary located outside of the State of Colorado through a process called "Remote Online Notarization ("RON"). The RON process utilizes an electronic online platform in which a notary will use real time audio/visual equipment to witness a party's electronic signature, and notarize it electronically from a remote location. If the parties elect to utilize RON to notarize closing documents, the role of the notary in the closing process will be limited to notarizing specific closing documents. If RON is utilized in this closing, the parties hereby authorize Closing Company to upload closing documents to the RON platform that is selected by the Closing Company, which documents could include personal private information; these documents could include but are not limited to deeds, deeds of trust, and affidavits. Once the closing documents are uploaded onto the RON platform, Closing Company is not responsible for the security or privacy of those uploaded documents.
17. **COUNTERPARTS.** This document may be executed by each party, separately, and when each party has executed a copy, such copies taken together are deemed to be a full and complete contract between the parties.
18. **BROKER'S COPIES.** Closing Company must provide, to each broker in this transaction, copies of all signed documents that such brokers are required to maintain pursuant to the rules of the Colorado Real Estate Commission. Closing Company is authorized by both Buyer and Seller to deliver their respective Closing Statement to one or both real estate brokers involved in the transaction.
19. **NOTICE, DELIVERY AND CHOICE OF LAW.**
 - 19.1. **Physical Delivery and Notice.** Any document, or notice to another party must be in writing, except as provided in § 19.2, and is effective when physically received by such party.
 - 19.2. **Electronic Notice.** As an alternative to physical delivery, any notice, may be delivered in electronic form to another party at the electronic address of the recipient by facsimile, email or _____
 - 19.3. **Electronic Delivery.** Electronic Delivery of documents and notice may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server, provided the recipient receives the information necessary to access the documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.
 - 19.4. **Choice of Law.** These Closing Instructions and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado

for real property located in Colorado.

Buyer's Name: **RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY**

**RIDGWAY HOMES, LLC, A COLORADO LIMITED
LIABILITY COMPANY**

By: *PAUL MAJOR*
PAUL MAJOR, MANAGER
Signed 08/27/21 at 08:20AM

Date:	August 26, 2021
Address:	By Rural Homes, LLC as Manager; PO Box 4222, Telluride, CO 81435
Phone No.:	9707288717
Fax No.:	9707289007
Electronic Address:	paul@telluridefoundation.org

Seller's Name: **JOHN C. GUADNOLA AND MARTHA L. GUADNOLA AND SUSAN MUDON AND JENNIFER LUCILLE CROUCH AND
DAVID R. GUADNOLA SUBJECT TO ADMINISTRATION IN THE ESTATE OF DAVID R. GUADNOLA DECEASED, UNDER THE
COLORADO PROBATE CODE**

JOHN C. GUADNOLA
JOHN C. GUADNOLA Signed 08/26/21 at 02:19PM

MARTHA L. GUADNOLA
MARTHA L. GUADNOLA Signed 08/26/21 at 08:16PM

SUSAN MUDON
SUSAN MUDON Signed 08/26/21 at 06:00PM

JENNIFER LUCILLE CROUCH
JENNIFER LUCILLE CROUCH
Signed 08/27/21 at 09:06AM

**DAVID R. GUADNOLA SUBJECT TO ADMINISTRATION
IN THE ESTATE OF DAVID R. GUADNOLA DECEASED,
UNDER THE COLORADO PROBATE CODE**

By: *FAY M. HEAZLIT*
FAY M. HEAZLIT, PERSONAL REPRESENTATIVE
Signed 08/26/21 at 01:02PM

Date:	August 26, 2021
Address:	125 SW Greenwood Ave, Topeka KS 66606
Phone No.:	303-907-5485

Fax No.: n/a
Electronic Address: fheazlit@gmail.com

Closing Company's Name: **Land Title Guarantee Company**

Authorized Signature: *Sherri Tompkins*

Title: **Closing Agent**

Date: **August 26, 2021**

Address: **218 SHERMAN RIDGWAY, CO 81432**

Phone No.: **(970) 248-3895**

Fax No.: **(800) 830-1774**

Electronic Address: **stompkins@ltgc.com**

Agreement for Taxes

It is hereby understood and agreed between the Buyer(s) and Seller(s) of the property known as: **TBA NORTH LAURA, RIDGWAY, CO 81432**

Real Estate Taxes

Tax Acct #: R001842

Current Year Taxes have been adjusted as of the date of closing based on Previous Years Taxes

Previous Year Tax Amount: \$5,593.52

☒ Other:

This adjustment shall be:

☐ A final settlement.

☒ Re-adjusted between the Buyer(s) and Seller(s) as soon as the taxes have been billed by the County Treasurer. If a re-adjustment is necessary, Land Title Guarantee Company will not make or be responsible for this re-adjustment.

It is further understood and agreed between the Buyer(s) and Seller(s) that:

☒ No governmental body taxing authority has certified an assessment lien to the County Treasurer for special improvements installed prior to the date of the Buyer's execution of the Agreement for Purchase.

☒ Special Taxing District Assessments being paid in annual installments are to be assumed by the Buyer(s), with current annual assessments in the amount of **\$0.00**, with the total payoff amount of this assessment being **\$0.00**. This assessment will be fully paid on _____.

Note: Land Title Guarantee Company and/or its underwriter assumes no responsibility or any liability for the adjustment of special taxes on assessments unless they are shown on the County Treasurer's Certificate of Taxes Due. Any adjustment shall be made between the Buyer's and Seller(s), if necessary, and Land Title Guarantee Company, or its underwriter will not make or be responsible for the re-adjustment or liability in connection therewith.

This Agreement made and executed this day of **August 27th, 2021**



Seller(s)

JOHN C. GUADNOLA

JOHN C. GUADNOLA Signed 08/26/21 at 02:19PM

MARTHA L. GUADNOLA

MARTHA L. GUADNOLA Signed 08/26/21 at 08:16PM

SUSAN MUDON

SUSAN MUDON Signed 08/26/21 at 06:00PM

JENNIFER LUCILLE CROUCH

JENNIFER LUCILLE CROUCH
Signed 08/27/21 at 09:06AM

DAVID R. GUADNOLA SUBJECT TO ADMINISTRATION
IN THE ESTATE OF DAVID R. GUADNOLA DECEASED,
UNDER THE COLORADO PROBATE CODE

FAY M. HEAZLIT

By: FAY M. HEAZLIT, PERSONAL REPRESENTATIVE
Signed 08/26/21 at 01:02PM

Buyer(s)

RIDGWAY HOMES, LLC, A COLORADO LIMITED
LIABILITY COMPANY

By: *PAUL MAJOR*

PAUL MAJOR, MANAGER
Signed 08/27/21 at 08:20AM

Utility Agreement

No Adjustment for Water and Sewer

At the closing of **TBA NORTH LAURA, RIDGWAY, CO 81432** (Property Address) on **August 27th, 2021** (Date), by Land Title Guarantee Company, both the Buyer(s) and Seller(s) fully understand that Land Title Guarantee Company DOES NOT notify the telephone company, the electric and/or gas company(s), the cable company or the Seller's present insurance company to cancel or transfer to the new owners, any of the above.

IT IS THE SELLER(S) RESPONSIBILITY to call the gas and/or electric company for a final reading and to give them your forwarding address for the final bill. It is also the Seller(s) responsibility to notify your telephone company, cable company, trash company and your present insurance agent.

IT IS THE BUYER(S) RESPONSIBILITY to call the gas and/or electric company, giving them the personal information they may require for their records, the telephone company, the trash company and the cable company to put service into your name(s) with the correct mailing address, if different than the property just purchased.

The final reading of the metered water/sewer account or the proration of the standard bill is to be handled on **August 20, 2021**.

LAND TITLE GUARANTEE COMPANY is escrowing _____ from the Seller(s) and/or \$ _____ from the Buyer(s).

Additional Notes: _____

The Parties hereto further agree to the following:

* It is hereby agreed by the undersigned Seller(s) and Buyer(s) that Land Title Guarantee Company has not asked for a final reading of the metered water and sewer account or calculated any escrows or prorations of any standard bills, included water, sewer and storm drainage. Furthermore, Land Title Guarantee Company makes no representations or guarantee as to the status of said account(s). The Seller(s) and Buyer(s) herein agree to hold Land Title Guarantee Company or its underwriter harmless for any penalties for non-payment.

FURTHER, Seller acknowledges that there [☒] is [☐] is not currently a formal or informal homeowners/landowners association and/or sub-association which may require periodic assessments and other fees as a result of this transaction. If there is an association and/or sub-association heretofore not known to the settlement agent and/or seller's agent, Land Title Guarantee Company shall escrow funds from seller pending receipt of a written status letter from the association. Land Title Guarantee Company is hereby instructed to pay the amount stated on said status letter.

In the event the homeowners'/landowners' association dues, assessments or fees exceed the escrowed amount, the additional charges are the responsibility of the Seller(s). Land Title Guarantee Company or its underwriter shall not make or be responsible for the additional charges.

If there is a formal or informal homeowners'/landowners' association involved and if that association has requested copies of the Buyer and Seller Settlement Statements as a requirement to transfer their records to the new owners, the undersigned hereby authorize Land Title Guarantee Company to deliver a copy of said statements to that association. Land Title Guarantee Company is hereby released of any liability in connection with same.

This Agreement was made and executed this day of **August 27th, 2021**



Seller:

JOHN C. GUADNOLA

JOHN C. GUADNOLA Signed 08/26/21 at 02:19PM

MARTHA L. GUADNOLA

MARTHA L. GUADNOLA Signed 08/26/21 at 08:16PM

SUSAN MUDON

SUSAN MUDON Signed 08/26/21 at 06:00PM

JENNIFER LUCILLE CROUCH

JENNIFER LUCILLE CROUCH
Signed 08/27/21 at 09:06AM

DAVID R. GUADNOLA SUBJECT TO ADMINISTRATION
IN THE ESTATE OF DAVID R. GUADNOLA DECEASED,
UNDER THE COLORADO PROBATE CODE

FAY M. HEAZLIT

By: FAY M. HEAZLIT, PERSONAL REPRESENTATIVE
Signed 08/26/21 at 01:02PM

Buyer:

RIDGWAY HOMES, LLC, A COLORADO LIMITED
LIABILITY COMPANY

By: *PAUL MAJOR*

PAUL MAJOR, MANAGER
Signed 08/27/21 at 08:20AM

DISCLOSURES

The undersigned hereby acknowledge that they understand and agree to the following provisions:

Laws Relating to Unclaimed Funds

All parties are hereby advised that checks issued by Land Title Guarantee Company ("Land Title") and not cashed by the payee are subject to laws of escheat and/or unclaimed property. Should Land Title transfer such funds to a state office, pursuant to such laws, Land Title shall be released from all further responsibility under this agreement and shall not be liable to any Party.

FDIC Limit Notice

The insurance coverage provided by the Federal Deposit Insurance Corporation protects a depositor up to cumulative maximum deposit of \$250,000.00 for each insured financial institution. Ownership is determined by the deposit records of the financial institution and/or the records of the named custodian of any escrow accounts. Land Title and its underwriter assume no responsibility for nor will the undersigned hold same liable for any loss which arises from the fact that the amount of the above deposit may cause the aggregate amount of any individual depositor's accounts to exceed \$250,000.00.

Funds Held by Land Title

Land Title shall deposit all funds received pursuant to any closing and settlement services separate and apart from the assets of the company, in an account designated as an escrow account or custodial account and so recognized by the depository institution in the name of Land Title as Escrow Agent (Escrow Account). Similar deposits from other customers conducting other real estate transactions are included in this Escrow Account. The majority of these funds are received at closing and on completion of the transaction, are disbursed for the benefit of the seller, buyer or in the case of a refinance, for the benefit of the owner.

Land Title will pay any and all costs associated with the use of the Escrow Account, but in order to help keep settlement costs and fees down, Land Title may arrange for the bank to provide it with a number of services at a reduced rate, or at no charge, or may earn interest on the Escrow Account balance. Interest earned, if any, shall be paid to Land Title. In no event will any such arrangement restrict or limit in any way the disbursement of the funds you deposit in accordance with the instructions given by you and the Statement of Settlement relating to your transaction.

The party for whose benefit the funds are disbursed (most often the seller or owner, in the case of a refinance) may elect to have a portion of the interest earned on the fiduciary funds in the Escrow Account paid to that party. If the seller or owner makes this election, please (i) inform Land Title immediately, (ii) check the box provided below on this form and (iii) complete an IRS Form W-9 (which will be provided by Land Title). It is important to know that the fiduciary funds cannot be placed in a separate interest bearing account for that party's benefit until Land Title is in receipt of all required forms. A non-refundable administrative fee of \$50.00 will be collected by Land Title as compensation for processing the documentation, set up and transfer of funds to the separate account, maintaining of audit and reconciliation records and coordinating the tax documentation.

Authorized and accepted this day of **August 27th, 2021**.



Seller(s):

JOHN C. GUADNOLA

JOHN C. GUADNOLA Signed 08/26/21 at 02:19PM

MARTHA L. GUADNOLA

MARTHA L. GUADNOLA Signed 08/26/21 at 08:16PM

SUSAN MUDON

SUSAN MUDON Signed 08/26/21 at 06:00PM

JENNIFER LUCILLE CROUCH

JENNIFER LUCILLE CROUCH
Signed 08/27/21 at 09:06AM

DAVID R. GUADNOLA SUBJECT TO ADMINISTRATION
IN THE ESTATE OF DAVID R. GUADNOLA DECEASED,
UNDER THE COLORADO PROBATE CODE

FAY M. HEAZLIT

By: FAY M. HEAZLIT, PERSONAL REPRESENTATIVE
Signed 08/26/21 at 01:02PM

Buyer(s):

RIDGWAY HOMES, LLC, A COLORADO LIMITED
LIABILITY COMPANY

By: *PAUL MAJOR*

PAUL MAJOR, MANAGER
Signed 08/27/21 at 08:20AM

If the election is made to have a portion of the interest earned on the fiduciary funds in the Escrow Account paid to you, please check the appropriate box below.

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Seller hereby elects to have Seller's fiduciary funds invested and agrees to the administrative fee of \$50.00. |
| <input type="checkbox"/> | Buyer hereby elects to have Buyer's fiduciary funds invested and agrees to the administrative fee of \$50.00. |
| <input type="checkbox"/> | Owner (Refinance) hereby elects to have Owner's fiduciary funds invested and agrees to the administrative fee of \$50.00. |

Approval of Deed, Bill of Sale and Tenancy

The undersigned **RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY** Buyer(s) hereby acknowledge that they intend to take title to the following described property:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 30, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO.

As ☐ Joint Tenants ☐ Tenants in Common ☒ Other LIMITED LIABILITY COMPANY

Whose mailing address is: **PO BOX 4222, Telluride, CO 81435**

They have reviewed the **SPECIAL WARRANTY DEED** and **Bill of Sale** dated **August 27th, 2021** from **JOHN C. GUADNOLA AND MARTHA L. GUADNOLA AND SUSAN MUDON AND JENNIFER LUCILLE CROUCH AND DAVID R. GUADNOLA SUBJECT TO ADMINISTRATION IN THE ESTATE OF DAVID R. GUADNOLA DECEASED, UNDER THE COLORADO PROBATE CODE** to **RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY** and by their signature hereto approve the deed and confirm that it correctly reflects the choice of tenancy, if applicable.

Date: **August 27, 2021**

**RIDGWAY HOMES, LLC, A COLORADO LIMITED
LIABILITY COMPANY**

By: *PAUL MAJOR*
PAUL MAJOR, MANAGER
Signed 08/27/21 at 08:20AM



Purchaser's Final Affidavit and Agreement

File No: **85007294**

RE: Real property and improvements located at: **TBA NORTH LAURA, RIDGWAY, CO 81432**, in the County of **Ouray** State of Colorado, and more particularly described in the Commitment issued under the above Commitment No. **85007294** (the "Property").

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 30, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO.

The Purchaser (the "Purchaser") of the Property, hereby makes the following representations to Land Title Guarantee Company, and any title insurance company for which the Company is agent (collectively the "Company"), with full knowledge and intent that the Company shall rely thereon:

1. The Purchaser has not contracted with, or hired, any person or contractor to furnish services, labor or materials, including any person to furnish architectural or surveying work, for the construction, remodeling, renovations, repair or other maintenance, of improvements on the Property, within the last 120 days.
2. If any person or contractor, within the last 120 days, has furnished services, labor or materials, including any person who has furnished architectural or surveying work, for the construction, remodeling, renovations, repair or other maintenance of improvements on the Property, at the request or on behalf, of the Purchaser, such person or contractor has been paid in full. A complete description of such work or service with all payment information is attached.
3. The Purchaser has not entered into any contract or other agreement creating any right, interest or lien on the Property, or whereby the Property or any portion thereof has been leased. (If all or a portion of the Property is in possession of tenants, or under lease, attach a detailed rent roll with copies of the lease agreement(s)).
4. The Purchaser has taken, or will take, possession of the premises on **08/27/2021**.
5. The full purchase price has been paid by the Purchaser to Seller.

In light of the foregoing facts and representations, the Purchaser, in consideration of the issuance by the Company of a policy of Title Insurance covering Property, in the form set out in the Commitment, hereby promises, covenants and agrees to hold harmless, protect and indemnify the Company, from and against those liabilities, losses, damages, expenses and charges, including but not limited to reasonable attorneys' fees (including attorney's fees in the enforcement of this agreement) and expenses of litigation which the Company may incur, arising out of any inaccuracies in the above representations.

**RIDGWAY HOMES, LLC, A COLORADO LIMITED
LIABILITY COMPANY**

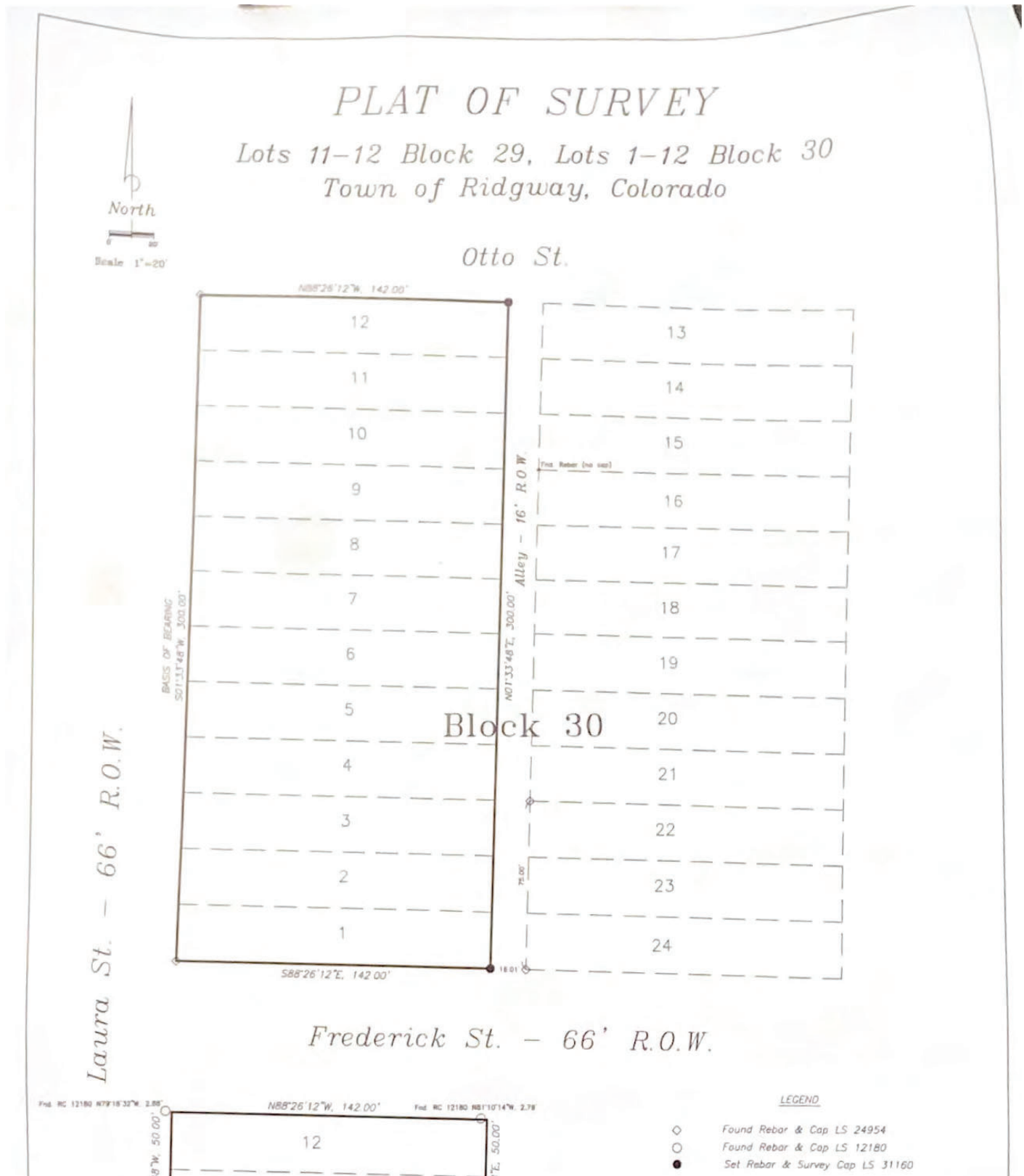
By: *PAUL MAJOR*
PAUL MAJOR, MANAGER
Signed 08/27/21 at 08:20AM

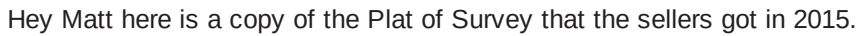


TBD N Laura

Tony Guadnola <tony@callredcompass.com>
To: Mmcknitt@ltgc.com

Fri, May 7, 2021 at 3:52 PM





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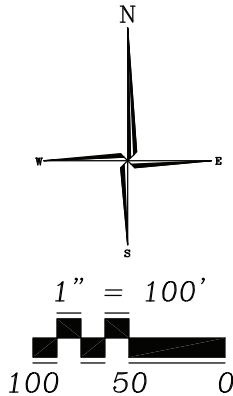
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IMPROVEMENT LOCATION CERTIFICATE

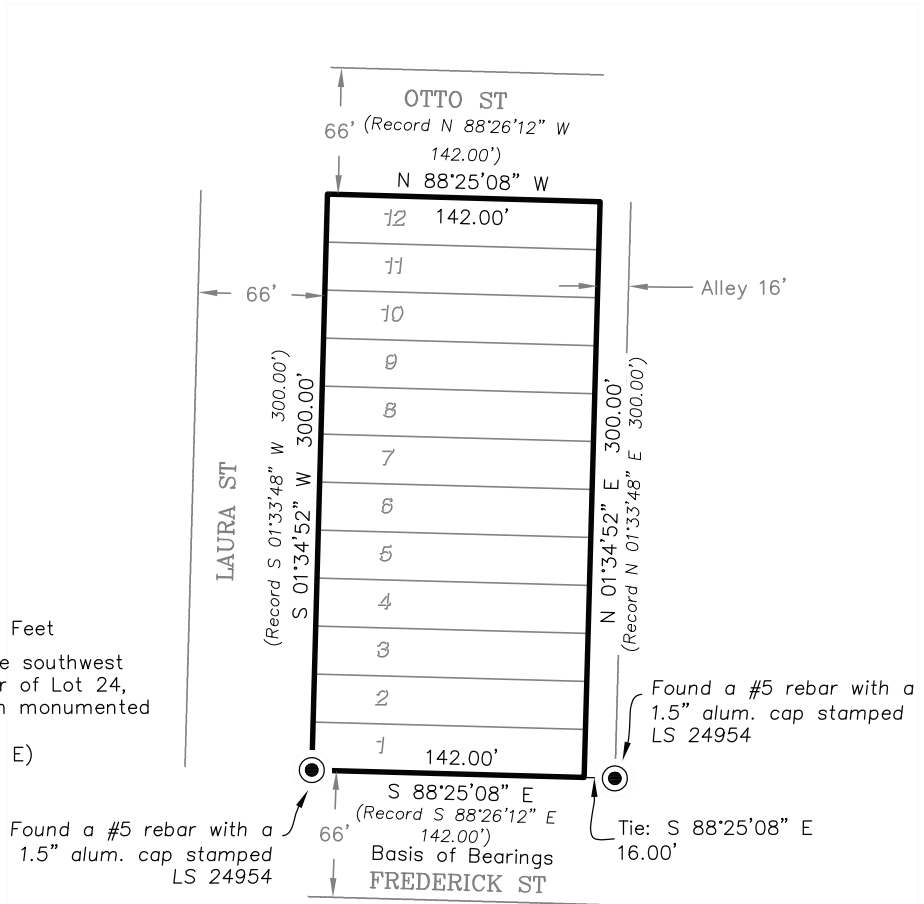
LOTS 1-12, BLOCK 30, TOWN OF RIDGEWAY, COLORADO



Units Shown Hereon = U.S. Survey Feet

Bearings are based on a line between the southwest corner of Lot 1 and the southwest corner of Lot 24, Block 30. The ends of said line having been monumented as shown hereon.

(Assumed bearing = S 88°26'12" E)

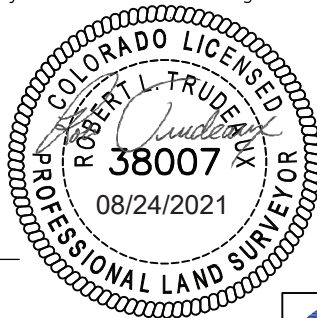


Note: No improvements or encroachments found.

SURVEYOR'S STATEMENT:

I hereby certify that this improvement location certificate was prepared for the Telluride Foundation, 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. This certificate is valid only for use by the Telluride Foundation, and describes the parcel's appearance on June 09, 2021.

I further certify that the improvements on the above described parcel on the date, July 28, 2021, 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.



Robert L. Trudeau, P.L.S.

DATE 08/24/2021

Colorado Registration No. 38007

NOTICE:

According to the laws of the State of Colorado, any legal action based upon any defect in this survey must commence within three years after such defect was first discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

 GOFF ENGINEERING + SURVEYING INC. 126 ROCK POINT DRIVE PO BOX 97 DURANGO, COLORADO 81302 970.247.1705		IMPROVEMENT LOCATION CERTIFICATE LOTS 1-12, BLOCK 30, TOWN OF RIDGEWAY, COLORADO		SHEET 1 OF 1
		PREPARED BY: SM CHECKED BY: RT		
PROJECT NO. 21-160 SCALE: 1"=100' DATE: 08/24/2021		<small>Goff Engineering & Surveying, Inc. expressly reserves the common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining written permission and consent of Goff Engineering & Surveying, Inc. ©</small>		

STATE DOC FEE
AUGUST 27, 2021
\$24.10

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, is made by Fay M. Heazlit as Personal Representative of the Estate of David Ralph Guadnola, aka David R. Guadnola, aka DAVID GUADNOLA ("Grantor"), to RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY ("Grantee"), whose legal address is P.O. 4222, Telluride, Colorado 81435;

WHEREAS, the above-named decedent died on June 8, 2021.

WHEREAS, the above-named decedent died intestate;

WHEREAS, Fay M. Heazlit was duly appointed Personal Representative of the Estate of David Ralph Guadnola, aka David R. Guadnola, aka David Guadnola on July 15, 2021, and is now qualified and acting in said capacity pursuant to Amended Letters of Administration issued by the District Court of Ouray County, State of Colorado, Case No. 2021PR2, which Letters are in effect as of the date of this document;


NOW, THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, and in consideration of the sum of TWO HUNDRED AND FORTY ONE THOUSAND and NO CENTS (\$241,000.00), the receipt of which is hereby acknowledged, Grantor does hereby sell, convey, assign, transfer and set over unto Grantee the following described real property situate in the County of Ouray, State of Colorado:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 30, TOWN OF RIDGWAY,
COUNTY OF OURAY, STATE OF COLORADO.

also known by street and number as: TBA North Laura, Ridgway, Colorado 81432.

With all appurtenances, subject to covenants, easements and restrictions of record (including easements for telephone, electricity, water and sanitary sewer), and subject to general property taxes, for the year 2021 and subsequent years, a lien not yet due and payable.

Executed: 23 August 2021.

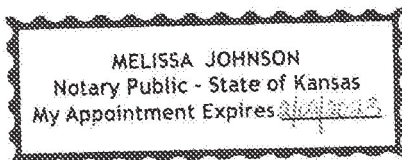

Fay M. Heazlit, Personal Representative of
the Estate of David Ralph Guadnola, aka
David R. Guadnola, aka David Guadnola,
Deceased.

STATE OF Kansas)
) ss.
COUNTY OF Shawnee)

The foregoing instrument was subscribed and sworn to before me in the County of Shawnee, State of Kansas, this 23 day of August, 2021 by Fay M. Heazlit as Personal Representative of the Estate of David Ralph Guadnola, aka David R. Guadnola, aka David Guadnola, Deceased.

Witness my hand and official seal.

My commission expires: 2/09/2023



Melissa Johnson
Notary Public



State Documentary Fee
Date: August 20, 2021
\$96.40

Special Warranty Deed

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

Grantor(s), **JOHN C. GUADNOLA AND MARTHA L. GUADNOLA AND SUSAN MUDON AND JENNIFER LUCILLE CROUCH**, whose street address is **1662 L 1/2 ROAD, Fruita, CO 81521**, City or Town of **Fruita**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$964,000.00) ***Nine Hundred Sixty Four Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **PO BOX 4222, Telluride, CO 81435**, City or Town of **Telluride**, County of **San Miguel** and State of **Colorado**, the following real property in the County of **Ouray** and State of **Colorado**, to wit:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 30, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO.

also known by street and number as: **TBA NORTH LAURA, RIDGWAY, CO 81432**

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


Signed this day of **August 23**, 2021. (SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY**
PO BOX 4222, Telluride, CO 81435



Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE - Page 1 of 4

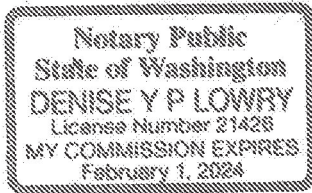

JOHN C. GUADNOLA

State of Washington)
County of Pierce)ss.
)

The foregoing instrument was acknowledged before me on this day of August 20th, 2021 by JOHN C. GUADNOLA

Witness my hand and official seal

My Commission expires: 02/01/2024 
Notary Public



Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE - Page 2 of 4

MARATHA L. GUADNOLA
MARATHA L. GUADNOLA

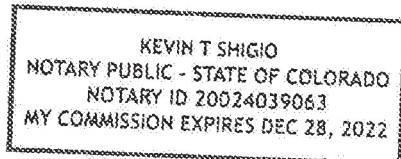
State of COLORADO)
County of DENVER)ss.
)

The foregoing instrument was acknowledged before me on this day of August 20th, 2021 by MARATHA L. GUADNOLA

Witness my hand and official seal

My Commission expires: 12-28-22

Kevin T. Shigio
Notary Public



Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE - Page 3 of 4

Susan Mudon
SUSAN MUDON

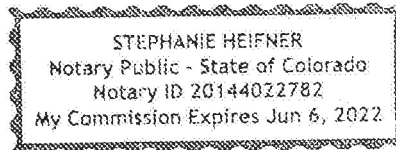
State of Colorado)
County of Mesa)ss.
)

The foregoing instrument was acknowledged before me on this day of August 20th, 2021 by **SUSAN MUDON**

Witness my hand and official seal

My Commission expires: 06/06/2022

Stephanie Heifner
Notary Public



Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE - Page 4 of 4


JENNIFER LUCILLE CROUCH

State of COLORADO

County of MONTROSE

)
)ss.
)

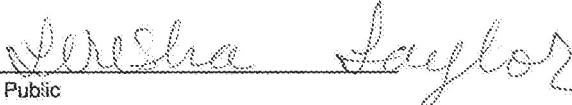
24th J. Taylor

The foregoing instrument was acknowledged before me on this day of August 20th, 2021 by JENNIFER LUCILLE CROUCH

Witness my hand and official seal

My Commission expires:

3/13/2023


Notary Public

TERESHA LYNNE TAYLOR
Notary Public
State of Colorado
Notary ID # 20154010506
My Commission Expires 03-13-2023

WHEN RECORDED **RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY**
RETURN TO: **PO BOX 4222**
TELLURIDE, CO 81435



STATEMENT OF AUTHORITY

(§38-30-172, C.R.S.)

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

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/>	
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **PO BOX 4222, Telluride, CO 81435**
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **PAUL MAJOR, MANAGER**
6. The authority of the foregoing person(s) to bind the entity: ☒ is² not limited ☐ is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed **this day of August 27th, 2021**

RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: _____

PAUL MAJOR, MANAGER

State of **Colorado**

)

)ss.

County of **SAN MIGUEL**

)

The foregoing instrument was acknowledged before me on this day of **August 27th, 2021** by **PAUL MAJOR AS MANAGER OF RIDGWAY HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 7/30/2025

Daniel Stein
Notary Public

DANIEL STEIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214030303
My Commission Expires: July 30, 2025



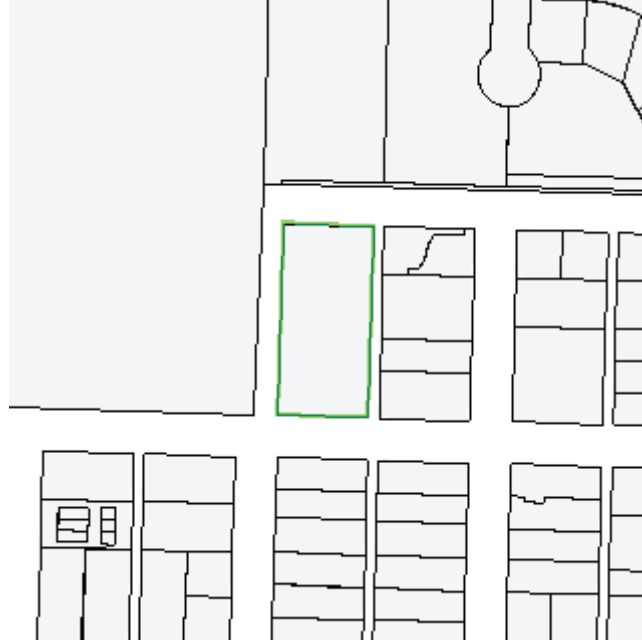
Location	Owner Information	Assessment History
Situs Address TBD	Owner Name RIDGWAY HOMES LLC	Actual (2021) \$720,000
City Ridgway	Owner Address PO BOX 4222	Assessed \$208,800
Tax Area Id 201 - 201	TELLURIDE, CO 81435	Tax Area: 201 Mill Levy: 58.663
Parcel Number 430516200001		Type Actual Assessed Acres SQFT Units
		Land \$720,000 \$208,800 0.977 42600.000 0.000

Legal Summary Subd: TOWN OF RIDGWAY Lot: 1 Block: 30 Subd: TOWN OF RIDGWAY Lot: 2 Block: 30 Subd: TOWN OF RIDGWAY Lot: 3 Block: 30 Subd: TOWN OF RIDGWAY Lot: 4 Block: 30 Subd: TOWN OF RIDGWAY Lot: 5 Block: 30 Subd: TOWN OF RIDGWAY Lot: 6 Block: 30 Subd: TOWN OF RIDGWAY Lot: 7 Block: 30 Subd: TOWN OF RIDGWAY Lot: 8 Block: 30 Subd: TOWN OF RIDGWAY Lot: 9 Block: 30 Subd: TOWN OF RIDGWAY Lot: 10 Block: 30 Subd: TOWN OF RIDGWAY Lot: 11 Block: 30 Subd: TOWN OF RIDGWAY Lot: 12 Block: 30 S: 16 T: 45 R: 8

Reception Number	Sale Date	Sale Price	Doc Description
L0289			SURVEY
229961	08/23/2021	\$1,205,000	SPECIAL WARRANTY DEED
229960		\$241,000	PERSONAL REPRESENTATIVES DEED
229958		\$0	LETTERS
219312	08/29/2017	\$0	PERSONAL REPRESENTATIVES DEED
219311		\$0	LETTERS
199912	01/22/2009	\$0	PERSONAL REPRESENTATIVES DEED
199911	09/27/2007	\$0	LETTERS
121642	10/21/1975	\$19,800	WARRANTY DEED
	11/28/1945		TREASURER'S DEED
	11/28/1945		TREASURER'S DEED
	11/28/1945		TREASURER'S DEED

Tax History	Images
Tax Year Taxes	
*2021 \$12,248.84	<ul style="list-style-type: none">Google Map (May not be accurate)GIS
2020 \$5,593.52	

* Estimated



From: [Karen Christian](#)
To: [David Bruce](#)
Subject: FW: Ridgway Sketch Plan
Date: Wednesday, September 8, 2021 1:23:00 PM
Attachments: [2015.09 Authorization of Agent.pdf](#)
[PC Application 2021.pdf](#)

Hi David,
Sorry for the additional email.
We will need 1 set of paper plans with the request.
Thanks!



Karen Christian
Deputy Clerk

RIDGWAY TOWN HALL
PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432
970.626.5308 ext. 213 | kchristian@town.ridgway.co.us

From: Karen Christian
Sent: Wednesday, September 8, 2021 1:17 PM
To: David Bruce <david@telluridefoundation.org>
Subject: RE: Ridgway Sketch Plan

Hello!

I am coordinating the submission of your Sketch Plan with our Planners.
Preston sent a link to you for the documents I have attached.
Please use a copy of the application as the invoice.
The fee for a Sketch Plan Hearing is on the 1st page of the form.
Please bring the completed documents with your check.

Thanks!



Karen Christian
Deputy Clerk

RIDGWAY TOWN HALL
PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432
970.626.5308 ext. 213 | kchristian@town.ridgway.co.us

From: David Bruce <david@telluridefoundation.org>
Sent: Wednesday, September 8, 2021 12:40 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Cc: Paul Major <paul@telluridefoundation.org>; Karen Christian <kchristian@town.ridgway.co.us>
Subject: Re: Ridgway Sketch Plan

Great,

Could you invoice us from the town of ridgway? Works better with the way our accounting is set up so I don't have to front it

Get [Outlook for iOS](#)

From: Preston Neill <pneill@town.ridgway.co.us>
Sent: Wednesday, September 8, 2021 12:38:00 PM
To: David Bruce <david@telluridefoundation.org>; TJ Dlubac <tdlubac@planstrategize.com>
Cc: Paul Major <paul@telluridefoundation.org>; Karen Christian <kchristian@town.ridgway.co.us>
Subject: RE: Ridgway Sketch Plan

Hey David,

I'm confirming receipt of your Sketch Plan submission. When you bring us a physical copy of all the materials later this week, you'll also need to submit a completed Public Hearing Application, available at

<https://townofridgway.colorado.gov/sites/townofridgway/files/documents/PC%20Application%20202021.pdf>, as well as a check with the applicable payment amount.

Preston Neill, Town Manager

970-626-5308 ext. 212 (O) | 970-318-0081 (C)

pneill@town.ridgway.co.us

www.colorado.gov/ridgway



From: David Bruce <david@telluridefoundation.org>
Sent: Tuesday, September 7, 2021 6:43 AM
To: Preston Neill <pneill@town.ridgway.co.us>; TJ Dlubac <tdlubac@planstrategize.com>
Cc: Paul Major <paul@telluridefoundation.org>
Subject: Ridgway Sketch Plan

Preston, TJ;

Here is our sketch plan submission.

I can drop off some physical copies on Thursday or Friday if that's a part of the requirement.

Looking forward to continuing the conversation on this project.

David Bruce
Project Lead
Rural Homes: For Sale, For Locals
Telluride Foundation
www.telluridefoundation.org
603-203-1342 cell

Rose Architectural Fellow '20-'22
Enterprise Community Partners

AGENDA ITEM #2

To: Town of Ridgway Planning Commission

Cc: Preston Neill, *Ridgway Town Manager*

From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*

Date: September 24, 2021

Subject: Ironrail Townhomes Subdivision Sketch Plan for September 28th PC Meeting

APPLICATION INFORMATION

Request: Subdivision Sketch Plan to create a subdivision with 4 townhomes, 8 units on Lot 10 of the Liddell-Stanton Subdivision on Liddell Drive

Legal: Lot 10, Liddell-Stanton Subdivision

Address: N/A – Lot 10 on Liddell Drive

General Location: South of Sherman Street; west of and adjacent to Liddell Drive

Parcel #: 430516308010

Zone District: HB Historic Business District

Current Use: Vacant

Applicant: Chris Hawkins of Alpine Planning, LLC.

Owner: Revelation Investment Co.

PROJECT REVIEW

BACKGROUND

The subject property is located on Liddell Drive, which is Lot 10 of the Liddell-Stanton Subdivision. The lot is currently vacant with no existing structures or improvements. There are currently no other structures or development on the property. One residential home borders the applicant's property to the south and the property bordering the north line is vacant. The property is zoned Historic Business (HB) and is accessible from Liddell Drive. The property is in the southeastern part of the town with only a few other uses surrounding it, which include both residential and commercial. A map showing the location of this property can be seen in Figure 1.

A similar application was submitted in mid-July and was presented to the Planning Commission at their July 27th meeting. Following discussion, the Planning Commission denied the Sketch Plan application citing the following items not being in conformance with town standards:



Figure 1. Property location

- Floodplain
- Density
- Parking (on-street and off-street)
- Sidewalks along Liddell

Following the hearing, the applicant met with town staff to discuss the Planning Commission decision and options moving forward. The applicant submitted the current application in front of the Commission on August 31, 2021.

REQUEST

The applicant has submitted a planning commission public hearing application, fee, and sketch plan application to the town on August 31, 2021. The property and hearing have been noticed and posted by the Town in accordance with RMC §7-4-5-(A).

RMC 7-3-16(E) provides the PUD review procedures. This section refers to Section 7-4-5 which sets forth the review procedures for a sketch plan, as well as application requirements for the submittal. The applicant is requesting consideration of a Sketch Plan for an eight-unit townhome development on one lot.

CODE REQUIREMENTS

The purpose of a sketch plan is to understand how a proposed development may impact the community in areas such as utilities, streets, traffic, land use, master plan conformity, zoning regulation conformity, etc. The following are various town documents, plans, studies, standards, and/or regulations which have been reviewed while evaluating the requested Sketch Plan:

- 2019 Town of Ridgway Master Plan ("2019 Master Plan")
- §7-4-5-(A) Informal Review and Sketch Plan
- §7-3-9 "HR" Historic Residential District
- §7-3-15(A) Dimensional Requirements
- §6-6 Residential Design Standards
- §7-4-6 Required Improvements
- §7-4-7 Design Standards
- Ch. 9 Water and Sewer

ANALYSIS

MASTER PLAN GOALS

This parcel is identified as *Mixed-Use Business* on the Future Land Use Map of the 2019 Master Plan. This anticipates the following land uses and development patterns on this parcel:

Maximum Density / Height	12 to 18 du/ac; typically, 3 stories or less, but may be taller in some instances
Primary Uses:	Retail stores, professional offices, commercial services, restaurants
Supporting Uses	Parks and recreational facilities, civic and government facilities, higher density residential uses, and alternative energy installations
Characteristics	<ul style="list-style-type: none">• Mixed-Use Business areas are intended to support a range of commercial uses that serve residents and tourists.



	<ul style="list-style-type: none"> • Developments within these areas are more auto oriented than those found in the Town Core but should still consider the needs of pedestrians and bicyclists in the overall design. • Higher-density residential uses are encouraged, either above ground floor commercial uses or in standalone buildings, generally as part of a mixed-use development.
--	--

The project should be in general conformance with the goals and policies identified within the 2019 Master Plan and the Future Land Use Map. Figure 2 depicts the Future Land Use classification of the subject property and surrounding area. The Master Plan provides important insight into the community's vision. Though these goals are not firm requirements, it is important that the applicant showcase the various ways their project meets these goals.

The following Goals and Policies identified in the 2019 Master Plan were considered when evaluating this project's conformance with the plan.

- Goal ENV-3: Proactively manage and protect Ridgway's water resources.
- Policy ENV-3.4: Design site developments to avoid excessive runoff concentrations and minimize the need for storm sewer infrastructure.
- Policy COM-1.7: Require new development to provide for full accessible sites under the ADA for all new and improved infrastructure on public properties.
- Policy COM-2.2: Support the development of a range of housing options in Ridgway, including but not limited to townhomes...
- Policy CHR-1.1: Encourage the development of neighborhoods that enhance and reflect the character of Ridgway through quality design.
- Policy CHR-1.2: Enhance walkability and bikeability within existing neighborhoods and between other areas of town.
- Policy GRO-1.1: Direct growth to occur in a concentric fashion from the core outward, in order to promote efficient and sustainable Town services, strengthen the Historic Town Core and existing neighborhoods, and preserve the rural character of the surrounding landscape.
- Policy GRO-1.4: Encourage infill development on vacant parcels and the redevelopment or adaptive reuse of or underutilized parcels or structures in the Historic Town Core or other areas where infrastructure and services are already in place.



Figure 2. Future Land Use Map



- Policy GRO-1.5: Ensure new development and infill/redevelopment is compatible with the surrounding area or neighborhood.
- Policy GRO-1.6: Encourage clustering of residential development where appropriate to preserve open space, agricultural land, wildlife habitat, visual quality and other amenities.
- Policy GRO-1.7: Ensure smooth transitions and/or compatibility between distinct land uses.

LAND USES & ZONING

The property is currently vacant. The proposed use is for four attached townhome buildings with a total of 8 units. The property is 0.504 acres; therefore, the proposed density is 16 units per acre. This is a reduction from the previous submittal which proposed 10 units on this property for a total density of 20 units per acre which was determined to be inconsistent with the 2019 Master Plan

The current zoning district is HB District which allows townhouse dwellings as a use by right in the district. The district also has no minimum lot size or maximum lot coverage.

DIMENSIONAL STANDARDS

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses within each zone district. For the HB District, the following standards apply to all uses:

Standard	HB District Requirement
Lot Width	25'
Lot Size	N/A
Max Lot Coverage	N/A
Front Setback	8' for first two stories; 15' for 3 rd story.
Rear Setback	8'
Side Setback	8' for first two stories; 15' for 3 rd story.
Side Street Setback	8' for first two stories; 15' for 3 rd story.



Figure3. Zoning Map

The application proposes one single lot upon which all eight (8) units will be located. Sheet A0.10 of the Sketch Plan includes the required setbacks and lot dimensions. Overall, the Lot width, and ground level setbacks are depicted as being able to be met.

Note 3 of the Dimensional Requirements Table (Sec. 7-3-15(A) of RMC) requires that the third story of buildings provide a 15' setback from front, side, and side street property lines. The note also allows for the setback to be reduced or eliminated through the use of "architectural features that are aesthetically attractive to provide visual relief and contrast." The building elevations and plan set provided in this submittal package do not indicate that this third story setback is being provided and



no narrative is provided as to how this standard will be met. This will have to be indicated and further defined and explained, with the preliminary plat submittal.

Therefore, the lot, as proposed in the Sketch Plan, appears to meet the dimensional standards. The narrative with the application states that it is the intent of the owner to subdivide the townhomes into condominium units with common party walls on the property lines.

RESIDENTIAL DESIGN STANDARDS

All residential development in the HR District must comply with Section 6-6, Residential Design Standards, of the Town of Ridgway Building Regulations. Adequate information to allow staff to complete a full review of the proposed architecture was not included in the submission. However, compliance with the standards set forth in Section 6-6-4, Development Standards, shall be demonstrated with the preliminary plat submission. Any provision of these sections which are unable to be met by the project may request deviations from standards following the procedures set forth in Sec. 6-6-6 Deviations.

This section includes, but is not limited to, the following provisions:

- Varied roof structures that are compatible with those on adjacent homes (*Sec. 6-6-4(C)(1)*)
- Installation of sidewalks (*Sec. 6-6-4(D)*)
- Landscaping requirements (*Sec. 6-6-4(G)*)
- No two townhome structures of substantially similar elevations shall be located adjacent to each other (*Sec. 6-6-5(A)(4)*)

ACCESS, CIRCULATION, AND PARKING

The site is accessed from Liddell Street which is adjacent to the east. A majority of Liddell Street is gravel except for a short portion – the apron – at the intersection with SH62. The portion of Liddell Street directly adjacent to this site appears to be a driveway for the one residential home directly south of the property. Additional improvements to Liddell Street will be needed to ensure it is safe for two-way traffic from this site and future development in the vicinity. The appropriate level of improvement will be discussed further in connection with the review of the preliminary plat.

Based on the sketch plan drawing and the narrative, the driveway and internal access appears to be located on the common ownership lot. The functionality of the driveways, turning movements, and other ingress/egress maneuvers will be further evaluated through the preliminary plat review process. Maintenance of the common driveway access will also be a discussion between the Town and the applicant through the preliminary plat review process.

The Town requires one parking space for each townhome, therefore, a total of eight (8) off-street parking spaces are needed. The project proposes that each unit will have two tuck-under garages to meet the standards by proposing a total of sixteen (16) spaces total. In addition, the Site Plan identifies the potential for four (4) on-street parking spaces within the Liddell Street right-of-way adjacent to this property.

LANDSCAPING

Very basic landscape improvements are depicted on the submitted Sketch Plan. With the recent adoption of the revised landscape regulations, the new regulations which allow for additional flexibility, increased water-wise design, and decreased tree requirements, will most likely apply to this project. In the HB District, right-of-way landscaping, and parking lot landscaping is required. Furthermore, the



required landscape area in the HB district is calculated by the amount of area of the property that is not used for a building or a parking lot. (*New 7-7-6(C)*).

A full landscape plan as required in those regulations shall be submitted, reviewed, and in compliance with the standards prior to approval of the preliminary plat. There does, however, appear to be adequate spacing and area to meet the required Staff will work with the applicant

UTILITIES

At this early stage in the project, there appears to be adequate supply and capacity in the Town's water and sewer systems, but additional analysis and calculations will be needed at subsequent stages of this project to determine adequacy.

All necessary utilities appear to be located within Liddell Street as demonstrated on the Sketch Plan. Upon review (See staff review comments below), staff has identified issues which will need to be addressed with the submittal of the preliminary plat materials such as refining the number of required water/sewer taps, service line alignments, looping of the water line, and other design and layout comments.

ENGINEERING REPORTS

A soils report and drainage plan were not provided with the Sketch Plan, however, the application noted that these will be provided with future application submittals (Sec. 7-4-5-(A)(1)(b)). Understanding that the applicant is seeking approval of the concept of the project including proposed density and land use, delaying these technical reports until the preliminary plat submission is reasonable.

PLANNING COMMISSION CONCERNS DISCUSSED ON JULY 27:

At the July 27th hearing, the Planning Commission directed the applicant team to address the following items before resubmitting. While a direct narrative or commentary on what has changed in the submittal to address these issues was not provided, staff has been able to identify areas where the application has changed to address the concerns. Those are described below.

1. **Floodplain:** The application includes the applicable floodplain maps and the approximate location of the property. Without the floodplain being shown on the sketch plan, staff was unable to confirm the property is outside of the current floodplain area. No additional discussion or information was provided associated with the new FEMA mapping. Additional information adequate to confirm and verify the location of the floodplain will be required through the preliminary plat process.
2. **Density:** The comprehensive plan identifies the density of this area to be between 12 and 18 dwelling units per acre. The original application proposed ten (10) dwelling units for a density of 20du per acre. The revise application proposes eight (8) dwelling units for a total density of 16du per acre. This is now in conformance with the Comprehensive plan and future land use map density requirements.
3. **Parking (on-street and off-street):** There were multiple aspects of parking discussed on July 27th. There was discussion of the on-street parking within the cul-de-sac being limited or prohibited and how a project of this density would generate additional traffic causing a major parking challenge here. The question of visitor parking was brought up as well. While there is no clear requirement for this, the applicant has labeled four (4) on-street parking spaces which could be used by visitors.



4. **Sidewalks along Liddell:** Again, sidewalks are not explicitly addressed in the resubmittal, there are statements that the project will provide sidewalks adjacent to the project one is ever needed. The narrative goes on to explain that Liddell St. currently functions as the pedestrian path connecting this neighborhood to Sherman St. Additional information and discussion will have to be had on this topic through the review of the preliminary plat.

STAFF REVIEW FINDINGS

The submitted materials were reviewed by the Town's engineering and planning departments. Below is a combined list of observations and comments made related to the submitted materials. As appropriate, additional information, explanation, and/or justification will need to be provided with the preliminary plat application:

1. A full stormwater report will need to be submitted with the preliminary plat submittal.
2. The application should check the proposed flood map to see if that will impact this property. While the latest flood map has not been officially adopted, the applicant should check with mortgage lender and insurance provider to confirm this property is not impacted by any revisions to the map.
3. The application proposes a dead-end water line. Since they are tapping an existing dead-end line, it is not clear whether the design standards prohibiting dead end water lines apply to this project. If they do apply, they would have to address the looping requirement. Water line looping standard states:

Water mains shall be designed through a subdivision and other type of multi-unit development so that a continuous loop is provided for an alternate route of water, better circulation, and more even pressure. A variance of the looping requirement will be considered when the amount of pipe required to complete the loop will exceed 70% of the line required to serve the subdivision in accordance with Town specification and the total cost of the water system extension will exceed \$6,000 per tap plus inflation (based on Ordinance 4-2016).

4. Not all infrastructure to which the project is connecting was installed in 1984. Some, including at least the sewer to which they will connect was done years later.
5. The water and sewer main and service lines aren't included in the Sketch Plan submittal. All utility lines, including wet and dry utilities, shall be shown on the preliminary plat.
6. Each of the four (4) two-unit buildings can be viewed as individual buildings. Each building must have its own tap and meet other applicable design standards for water and sewer lines. Additional discussion and design shall be done to ensure layout meets standards with the submittal of the preliminary plat. (Sec. 9-1-9(G)2 of RMC)
7. No narrative was provided about how the road would be improved to handle the density or how pedestrian facilities would be provided. This will need to be addressed further, pursuant to applicable RMC standards, with the preliminary plat submission. (Sec. 7-4-6(B) of RMC)
8. Additional information on how parking standards (7-3-9(E)(4)(a) and 7-3-15(C)(1) of the RMC) are being met will need to be provided with the preliminary plat submission



9. While all utilities appear to be located in close proximity of the project, additional calculations, design, and information will need to be provided with the preliminary plat application to a level adequate for staff to ensure there are adequate capacities and supply for this project. (7-3-9(A)(1)(c) of the RMC)
10. Additional discussion will be needed to understand the applications claim that no water is being dedicated because the use is a use by right. This will have to be better explained and justified with the preliminary plat application.
11. Third story setbacks will need to either be increased to 15' or adequate design elements must be provided to meet the dimensional standards. These items will be reviewed in conjunction with the preliminary plat submittal.

STAFF RECOMMENDATION

Pursuant to the Ridgway Municipal Code provisions for Sketch Plan review (*Sec. 7-4-5(A) of the RMC*), the Planning Commission shall approve, conditionally approve, or disapprove the sketch plan after the plan has been submitted in full compliance with all submittal requirements to the Commission. If the sketch plan is disapproved, the reason for disapproval shall be included in the minutes of the Planning Commission's proceedings and provided to the subdivider in writing upon request. The sketch plan shall be disapproved if it or the proposed improvements and required submittals are inadequate or do not comply with the requirements of these Regulations. Approval of a sketch plan shall lapse automatically in six months from the date of submittal, unless a preliminary plat is submitted.

Based on staff's review of the application materials against applicable RMC standards and requirements and town plans and policies, staff recommends approval of the Sketch Plan for Ironrail Townhomes Subdivision project with the considerations in this staff report being addressed with the submitted preliminary plan and plat.

ATTACHMENTS

- A. Application and Support Materials





TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Official Use Only

Receipt # 1168

Date Received: 9-31-2021

Initials: [Signature]

Planning Commission Hearing Request

General Information

Applicant Name **Chris Hawkins dba Alpine Planning, LLC** Application Date **08/31/21**

Mailing Address **P.O. Box 654, Ridgway, CO 81432**

Phone Number **(970) 964-7927** Email **chris@alpineplanningllc.com**

Owner Name **Revelation Investment CO LLC**

Phone Number **(832) 995-6101** Email **amerakhras@me.com**

Address of Property for Hearing **TBD Liddell Drive, Ridgway, CO 81432**

Zoning District **Historic Business**

Brief Description of Requested Action

Subdivision to create eight (8) duplex units in four (4) buildings that are subdivided into condominium units within a condominium community.

Action Requested and Required Fee Payable to the Town of Ridgway

<input type="checkbox"/> Temporary Use Permit per 7-3-18(C)	\$150.00	Subdivisions per 7-4 unless noted	
<input type="checkbox"/> Conditional Use per 7-3-19	\$250.00	<input checked="" type="checkbox"/> Sketch Plan	\$300.00 (+ \$10.00/lot or unit)
<input type="checkbox"/> Change in Nonconforming Use per 7-3-20	\$150.00	<input type="checkbox"/> Preliminary Plat	\$1,500.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variances & Appeals per 7-3-21	\$250.00	<input type="checkbox"/> Preliminary Plat resubmittal	\$750.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Rezoning per 7-3-22	\$250.00	<input type="checkbox"/> Final Plat	\$600.00
<input type="checkbox"/> Other Reviews Pursuant to 7-3-23	\$250.00	<input type="checkbox"/> Minor Subdivision	\$450.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variance to Floodplain Reg. per 6-2	\$150.00	<input type="checkbox"/> Lot Split	\$450.00
<input type="checkbox"/> Master Sign Plan Pursuant to 7-3-117	\$150.00	<input type="checkbox"/> Replat	\$150.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Deviations from Residential Design	\$175.00	<input type="checkbox"/> Plat Amendment	\$250.00
Standards per 6-6		<input type="checkbox"/> Planned Unit Dev. per 7-3-16	See Preliminary and Final Plat
<input type="checkbox"/> Other	\$_____	<input type="checkbox"/> Statutory Vested Rights per 7-5	\$1,500.00

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-25(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



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Attachments Required

For All Applications

- ☒ Evidence of ownership or written notarized consent of legal owner(s).
- ☒ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria), this may include a narrative, site plans, and/or architectural drawings drawn to scale.

For Conditional Uses

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping.
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property.

For Rezoning

- ☐ Legal description, current zoning, and requested zoning of property.

For Subdivisions

- ☒ All requirements established by Municipal Code Section 7-4.
- ☒ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected. Contact with a Planning Commission or Town Council member regarding your application constitutes ex parte communication and could disqualify that Commissioner or Councilor from participating in your hearing. Please contact staff with any questions.

Chris Hawkins Digitally signed by Chris Hawkins
Date: 2021.08.30 16:30:34 -06'00' **08/30/2021**

Applicant Signature

Date

Authentisign

Amer Akhras, Manager

08/31/2021

Owner Signature 11:13 AM MDT

Date



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

AUTHORIZATION OF AGENT

I/we, the undersigned owner/s of the following described real property located in the Town of Ridgway, Ridgway, Colorado, hereby authorize:

Chris Hawkins - dba Alpine Planning, LLC

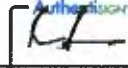
(Name of Authorized Agent)

To act in my /our behalf in applying for the following permits from the Town of Ridgway, as required by existing Town of Ridgway regulations pertaining to zoning, building, encroachment, excavation, and/or utilities.

Legal property description *(include: lot, block, subdivision, physical address):*

Lot 10, Block 3 Liddell-Stanton Business Park Subdivision

Signature:



Revelation Investment CO, LLC Amer Akhras, Manager

Date: 07/14/2021

Date: _____

Signature:

(Property Owner of Record)

Date: _____

Signature:

(Property Owner of Record)

REC 8-31-2021

2001



August 31, 2021



Rec 8.31.2021

Background

Revelation Investment CO LLC ("Owner") is the owner of property that is legally described as Lot 10, Block 3, Liddell-Stanton Business Park Subdivision ("Site") as shown in Figure 1 and documented in Exhibit A. The Property is located in the Historic Business ("HB") Zone District (Figure 2). The Site is not located in the Uncompahgre River Overlay District. The Site contains 0.504 acres and is located outside of FEMA mapped floodplain areas as shown in Figure 3. The floodplain map shown in Figure 3 is for a 2015 Letter of Map Revision that was initiated by Gary Dick who owns the lot to the east of the Site.

The Owner purchased the Site with the sole intent of developing a multi-family project. The current plans for the Site include four (4) duplex buildings with a total of eights (8) dwelling units. The Owner intends to subdivide the duplex buildings as condominium units with common party walls between the duplex units and land outside of the units in either limited or general common elements.

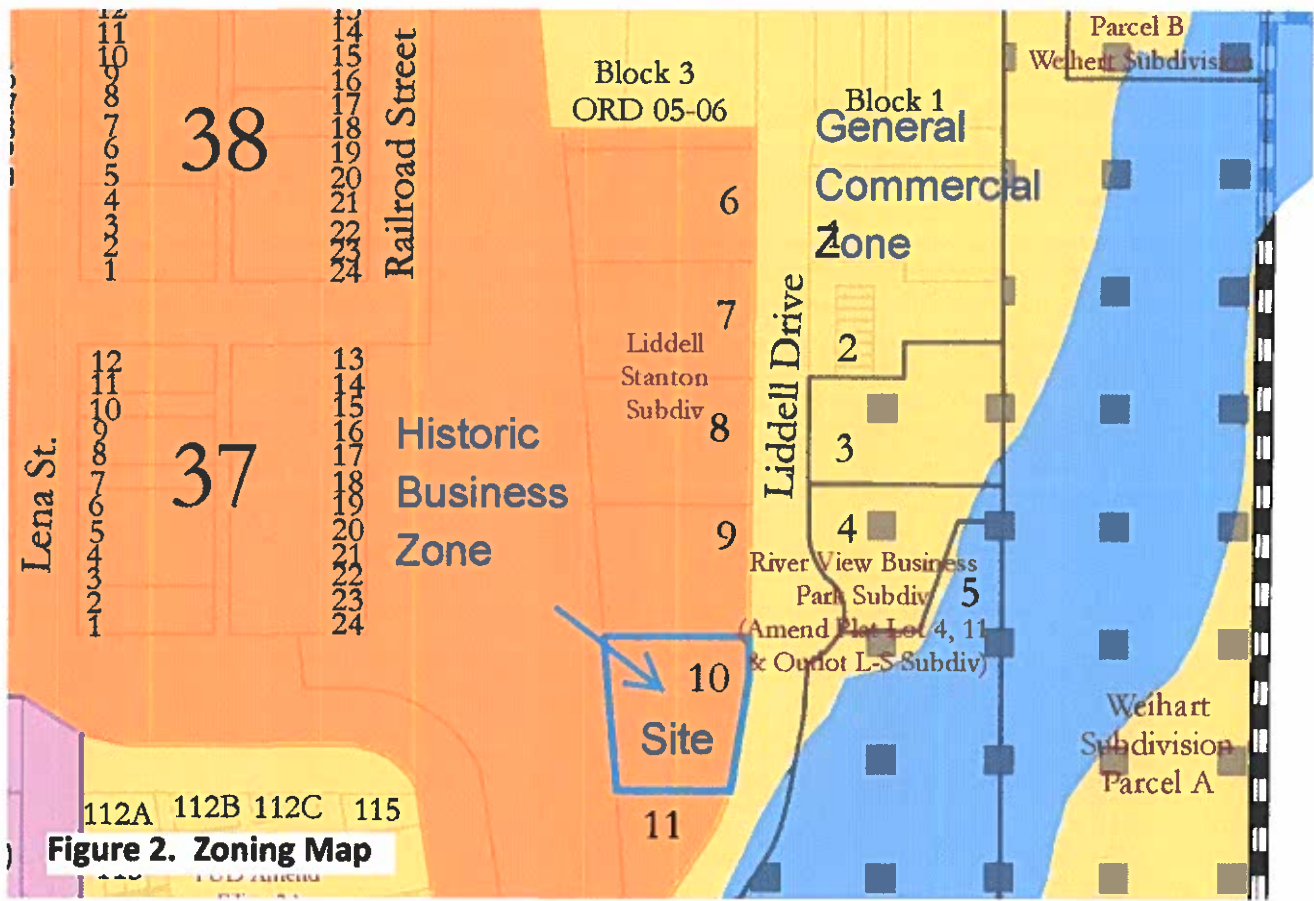
Sketch Plan Criteria

Subdivision Regulations Section 7-4-5(A)(1) requires that subdivision proposals be consistent with the town standards and be reviewed on the following criteria, with our response on compliance shown in *italics*:

(a) Conformance with the master plan and zoning regulations. *The proposed townhouse project is envisioned by the Ridgway Master Plan with the Future Land Use Map showing Mixed Use Business. The Master Plan envisions higher density residential projects as supporting uses to the overall HB Zone District. The recent overhaul to the zoning regulations and the adoption of the current Zoning Regulations removed the requirement to provide commercial or non-residential development uses within each project in the HB Zone District. The Town approved a single-family residential use to the south of the site as a residential use.*



Figure 1. The Site



The following sections outline how the project conforms to the Ridgway Master Plan:

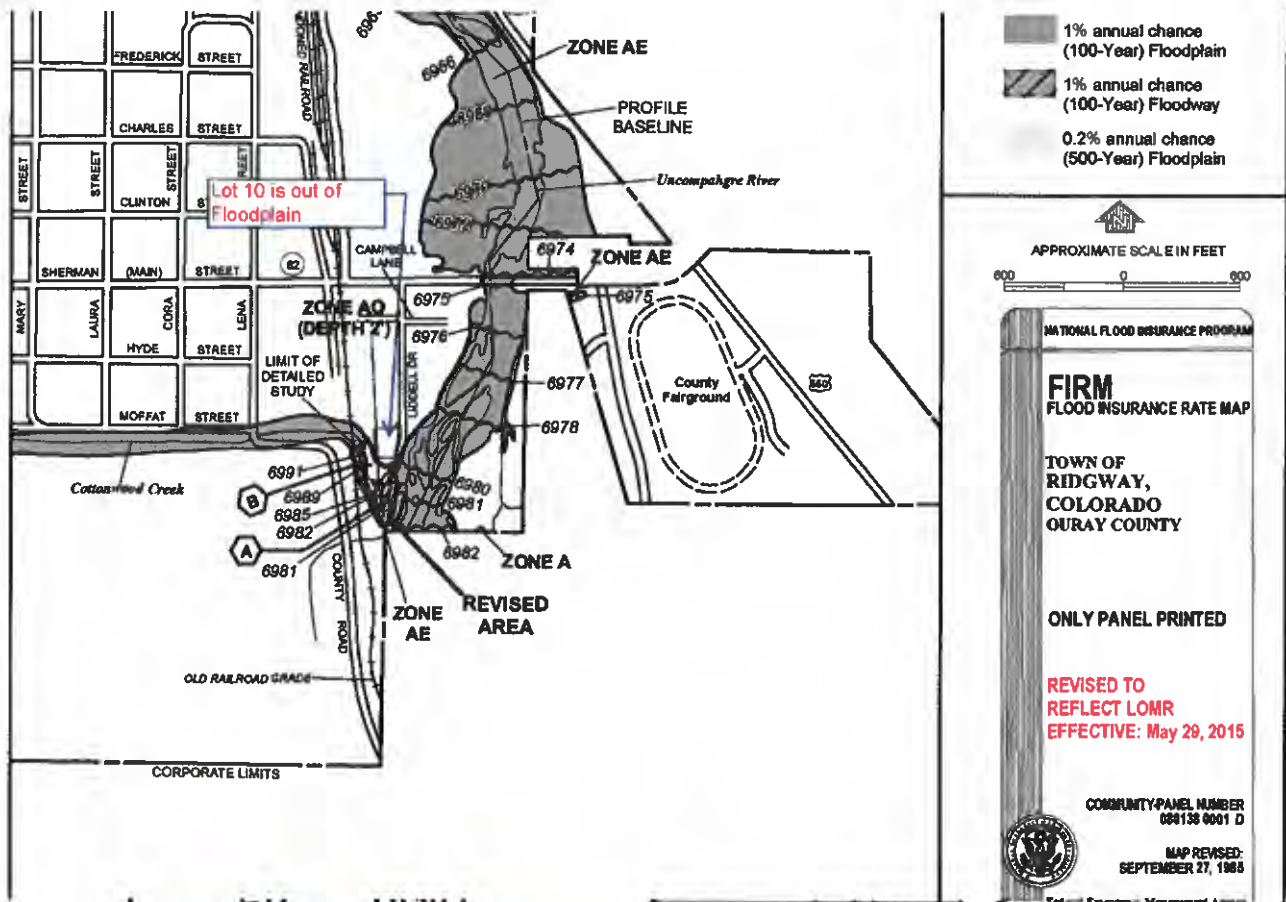
Policies ENV-1.1 and ENV-2. The Site does not contain environmentally sensitive or constrained areas such as wetlands, steep slopes or floodplains. The Site is located outside of in the Uncompahgre River Overlay District which was created to preserve wildlife habitat, riparian areas and wildlife movement corridors along the river.

Policies ENV-3.3 and ENV-3.4. The project will provide extensive stormwater management to ensure Uncompahgre River water quality protection. Long-term stormwater management will be addressed on-site in accordance with adopted Town regulations. The Site has been designed with a large open space area on the northeast side to allow for the creation of stormwater retention/detention that will prevent excessive runoff concentrations and minimize storm sewer infrastructure.

Policies ENV-4.1, ENV-4.4 and ENV-4.5. The buildings will be designed in accordance with the Town's Building Regulations that require certain levels of energy efficiency. The project will install dark sky compliant lighting, and also provide for trash and recycling storage within the garage areas.

Policy ENV-5. The project will provide for new tree plantings that are different from the cottonwood trees that dominate the Town's forests. Where possible, existing cottonwood trees will be maintained on the site.

Policies COM-2.1 and COM-1.7. The project will add to the variety and diversity of housing found in the town with duplex-type buildings platted into a condominium community. All dwellings will be designed to meet the accessibility requirements under the Americans with Disability Act.



Policies CHR-1.1 and CHR-1.2. *The project will help increase the vibrancy of the Liddell Drive neighborhood by providing housing units that compliment the existing and potential commercial development to the north. The development will be designed to reflect the character of Ridgway through quality, design and materials. The project provides pedestrian access to the commercial development to the north, and will provide a sidewalk if it is ever needed. Liddell Street currently works for pedestrians to walk to the sidewalk along Sherman Street.*

Policies GRO-1.2, GRO-1.3, GRO-1.4. *The proposed development provides an opportunity for residential development that compliments existing and future commercial development on Liddell Drive and throughout the Town. This site is not appropriate for mixed use development due to concerns already expressed by surrounding property owner, with it more appropriate for residential uses that transition to commercial uses to the north along Liddell Drive. Site development is located on a vacant parcel where infrastructure and services are already in place.*

Goal GRO-2. *The Site is located next to existing water, sewer, natural gas, electric and telecommunications infrastructure. The Town has not indicated any concerns with providing sewer and water service to the Site that is part of an approved Town subdivision.*

Goal GRO-3. *There are no mapped or known natural or human made hazards on the site.*

Future Land Use Plan. *The Future Land Use Plan's Mixed Use Business Designation recommends a maximum density of 12 to 18 units per acre. This equates to a density range of six to nine units. The proposed density of eight units generally conforms to the Future Land Use Plan. The Mixed Use Business establishes "higher density residential uses" as a supporting use; however, the Owner does not believe that is an appropriate use for the Site given its location outside of the historic core.*

(b) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics. *The Site has a gentle sloping topography with a low USGS elevation of 6985 and a high USGS elevation of 6993 for an elevation change of approximately 8 feet and a 6% grade. A soils report will be provided with a future application as required by the Subdivision Regulations. A civil engineer will design the civil plans in accordance with Town regulations, including the required drainage plan. The Site is not located in any mapped floodplain with a narrow floodplain located along Cottonwood Creek to the west as shown in Figure 3.*

(c) Availability of water, means of sewage collection and treatment, access and other utilities and services. *Water, sewer, natural gas, electricity, telecommunications and street access infrastructure is located in the adjacent Liddell Drive Right-of-Way.*

(d) Compatibility with the natural environment, wildlife, vegetation and unique natural features. *The Site does not have any significant natural environment, wildlife, vegetation or unique natural features.*

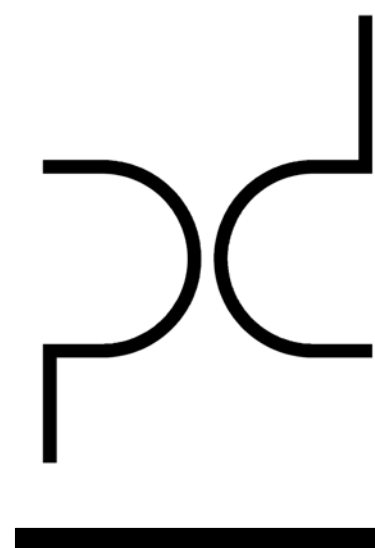
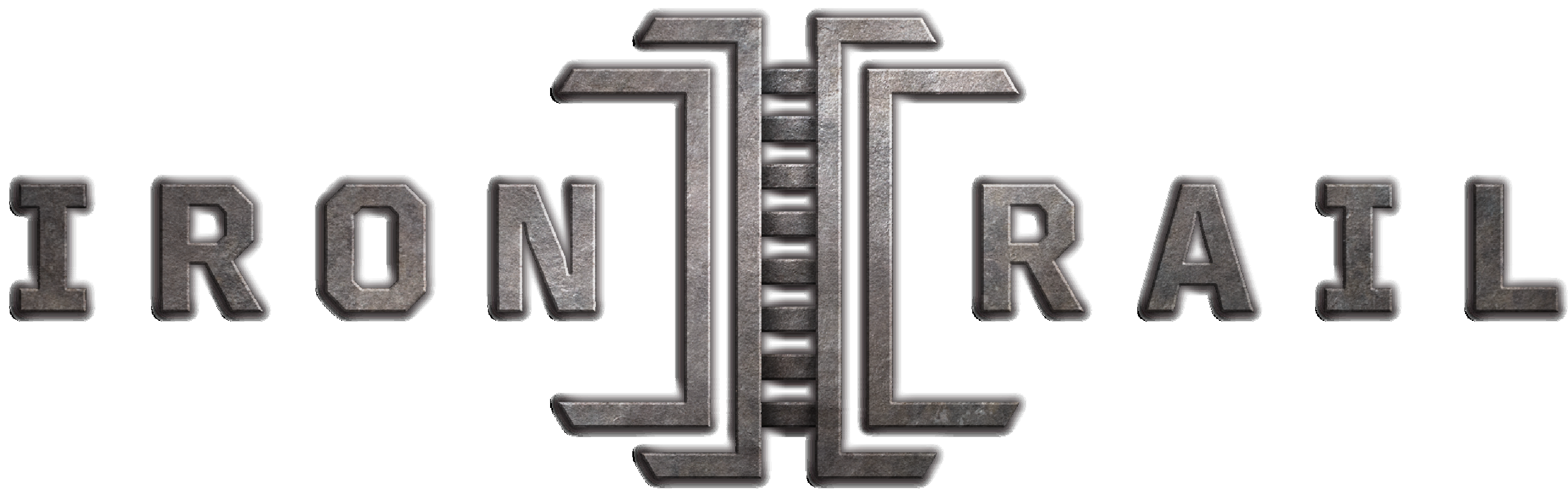
(e) Public costs, inefficiencies and tax hardships. *The proposed development will pay for all required improvements on the Property and connections to existing infrastructure in the Liddell Drive Right-of-Way. The Town approved the Liddell-Stanton Subdivision in 1984 with required infrastructure installed in the Liddell Drive Right-of-Way per the effective Town Regulations as noted with a Certificate of Completed Improvements that is signed on the 1984 plat. There will be no public costs associated with the development of the Property, and property taxes will pay for ongoing City and County services.*

Project Information Table

Number of Townhouse Units	8
Estimated Water and Sewer Use Per Unit	500 GPD
Estimated Maximum Water and Sewer Use	4,000 GPD
Number of Bedrooms Per Unit	3
Total Bedrooms	24
Estimated Maximum Population	48 (2 persons per bedroom)
Parking Spaces Per Unit	2
Amount of Parking Provided in Garage Parking	16 spaces
Amount of Required Parking (1 space per Unit)	8 spaces
Extra Parking	8 spaces + Liddell Drive Right-of-Way Parking
Estimated Subdivision Infrastructure Cost	\$184,000*
General Land Use Divisions	Subdivision into a condominium community
Dedication of Water Rights	None for this use by right project in Town approved and platted subdivision.
Public Use Areas	No public use areas proposed.

*Civil engineer will provide refined costs for the preliminary application.

IRONRAIL TOWNHOMES



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THIS DRAWING IS A SINGLE COMPONENT OF AN INTEGRATED SET OF CONSTRUCTION DOCUMENTS. GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT, GENERAL REQUIREMENTS, SPECIFICATIONS, AND OTHER DOCUMENTS MAY AFFECT THE WORK DESCRIBED. FAILURE TO REVIEW AND ASSESS THE DISCREPANCY OF THE WHOLE OF THE CONSTRUCTION DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

COMPLY WITH ALL LAWS, CODES, ORDINANCES AND REGULATIONS WITH THE AUTHORITY HAVING JURISDICTION AND WITH REQUIREMENTS OF THE LANDLORD IF REQUIRED AS PART OF THE WORK. CONTRACTOR SHALL NOT START WORK UNTIL ALL PERMITS AND REQUIREMENTS ARE OBTAINED.

VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND ACCEPTANCE OF ALL EXISTING CONDITIONS. APPLICATION OF MATERIALS OR EQUIPMENT TO BE USED SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND ACCEPTANCE OF ALL EXISTING CONDITIONS. APPLICATION OF MATERIALS OR EQUIPMENT TO BE USED SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND ACCEPTANCE OF ALL EXISTING CONDITIONS.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL UNLESS OTHERWISE INDICATED. CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.

SHEET NUMBERING SYSTEM

20 BOXES:

20	16	12	8	4
19	15	11	7	3
18	14	10	6	2
17	13	9	5	1

EXAMPLE DETAIL #4/XXXX

16 BOXES:

16	12	8	4
15	11	7	3
14	10	6	2
13	9	5	1

EXAMPLE DETAIL #9/XXXX

PROJECT CONTACTS

OWNER:
REVELATION INVESTMENT CO, LLC

ARCHITECT:
PURE DESIGN
1330 BURLINGTON ST
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NORTH KANSAS CITY, MO 64116
CONTACT: CASEY CULBERTSON
T: 816.715.1392
CASEY@PUREDESIGNKC.COM

INTERIOR DESIGNER:
PURE DESIGN
1330 BURLINGTON ST
SUITE 200
NORTH KANSAS CITY, MO 64116
CONTACT: MADISON BREEDING
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MADISON@PUREDESIGNKC.COM

STRUCTURAL ENGINEER:
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LENEXA, KS 66214
CONTACT: STEVE BUSEY
T: 913.492.7400
SBUSEY@BSESTRUCTURAL.COM

MEP ENGINEER:
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13300 W. 98TH STREET
LENEXA, KS 66215
CONTACT: BRYAN LEINWETTER
T: 913.492.2400
BRYAN.LEINWETTER@PKMRENG.COM

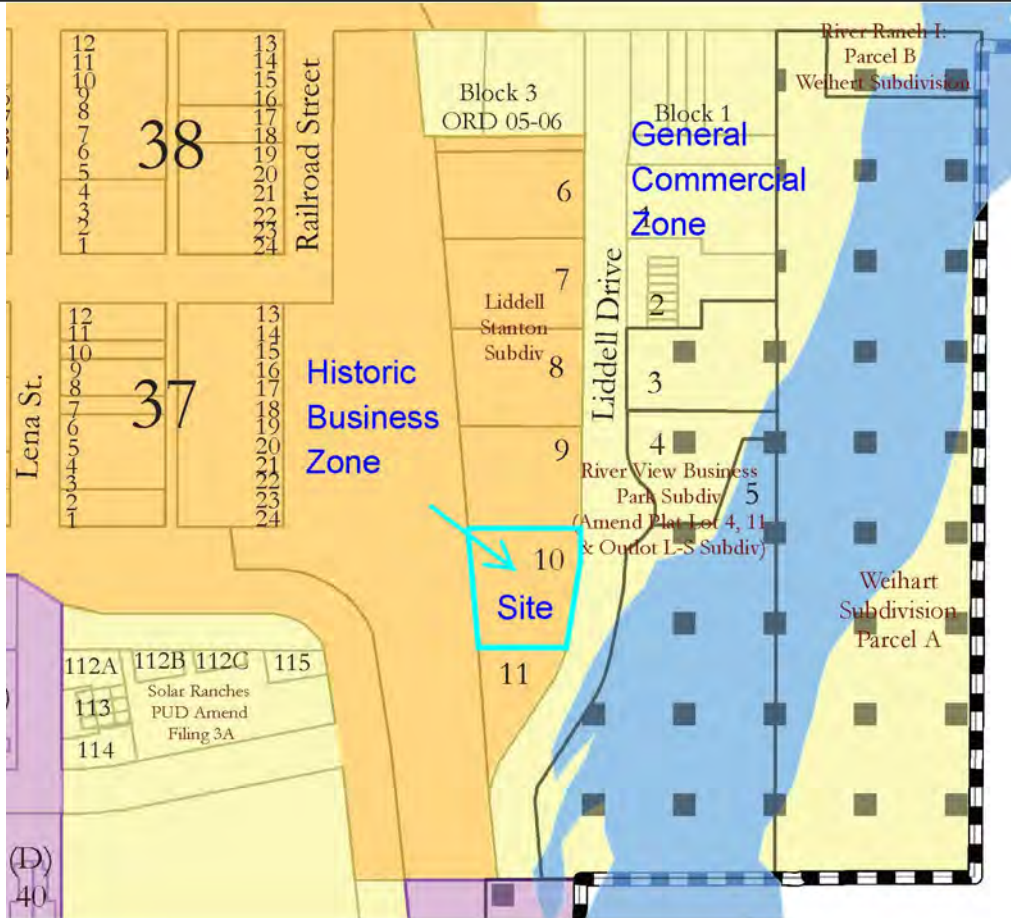
CIVIL ENGINEER:
SMH CONSULTANTS
411 SOUTH TEJON STREET, SUITE 1
COLORADO SPRINGS, CO 80903
CONTACT: BRETT LOUK
T: 719.465.2145
BLOUK@SMHCONSULTANTS.COM

CODE DATA

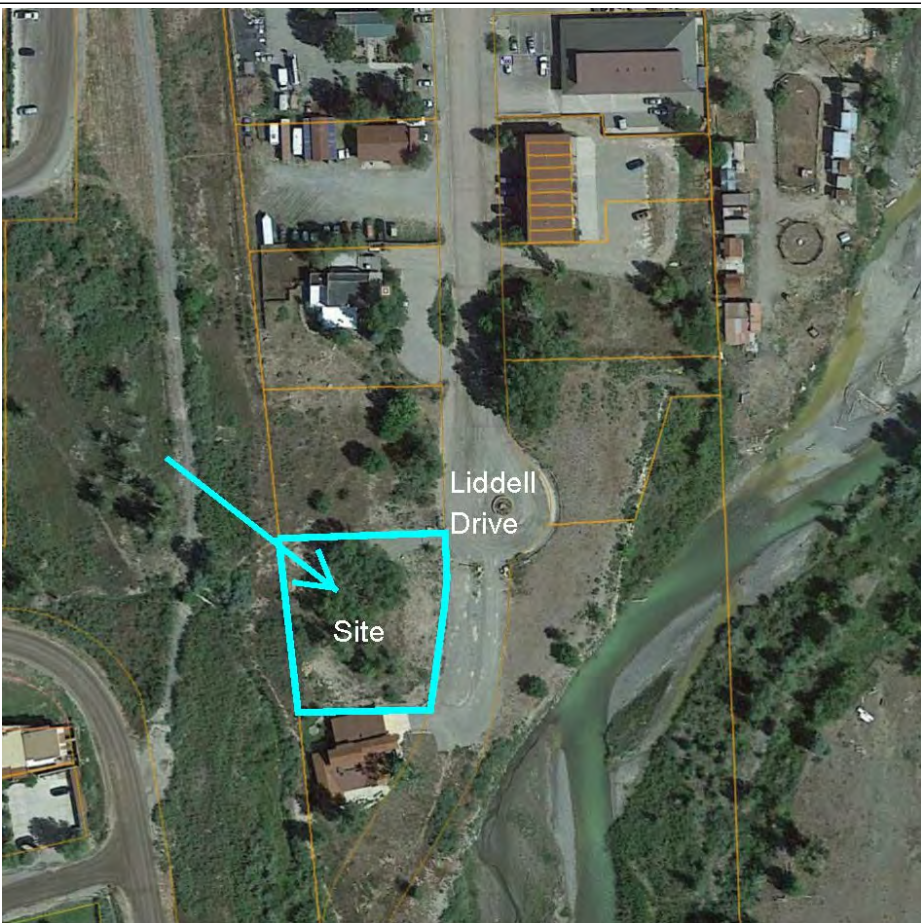
APPLICABLE CODES:

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. DIRECTIVES ISSUED IN THESE DRAWINGS OR BY OTHER ARTICLES OF THESE OR OTHER CONSTRUCTION DOCUMENTS RELATED TO THIS PROJECT SHALL NOT ALLEVIATE THE CONTRACTOR FROM COMPLIANCE WITH THESE CODES AND THE AHJ. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

LOCATION MAP



VICINITY MAP



STANDARD ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FLUR	FLUORESCENT FLOOR	RECPT	RECEPTACLES, REFLECTED, REFLECTING
ACT	ACOUSTICAL	FLR	FIBERGLASS REINFORCED	REFL	REFLECTED, REFLECTING
ADJ	ADJUSTABLE	FRP	PLASTIC	REIN	REINFORCED
AHJ	AUTHORITY HAVING JURISDICTION	FRT	FIRE RETARDANT TREATED	RELOC	RELOCATED
ALUM	ALUMINUM	FS	FLOOR SINK	REQ'D	REQUIRED
AMB	AIR-MOISTURE BARRIER	FSE	FOOD SERVICE EQUIP	REV	REVISION, REVERSED
ANC	ANCHOR	FT	FEET	RO	ROUGH OPENING
ANOD	ANODIZED	FV	FIELD VERIFY	RTU	ROOF TOP UNIT
ARCH	ARCHITECT(URAL)	GA	GAGE	SC	SOLID CORE
ASSY	ASSEMBLY	GALV	GALVANIZED	SF	SQUARE FOOT(FEET)
BD	BOARD	GC	GENERAL CONTRACTOR	SHT	SHEET
BFG	BELOW FINISHED GRADE	GL	GLASS	SHTH	SHEATHING
BFF	BELOW FINISHED FLOOR	GYP BD	GYP SUM BOARD	SS	STAINLESS STEEL
BLDG	BUILDING	HC	HOLLOW CORE	SSF	SOLID SURFACE
BLK'G	BLOCKING	HM	HOLLOW METAL	SCHED	SCHEDULE
BM	BEAM	HT	HEIGHT	SIM	SIMILAR
BOT	BOTTOM	HDWD	HARDWOOD	SM	SHEET METAL
BRG	BEARING	HOUR	HOUR	SPEC'D	SPECIFIED
BS	BOTH SIDES	HR	HEATING, VENTILATION, AND AIR CONDITIONING	STD	STANDARD
BTWN	BETWEEN	IN	INSULATION, INSULATE	STL	STEEL
CAB	CABINET	INSUL	INSULATION, INSULATE	STRUCT	STRUCTURAL (ENGR)
CJ	CONTROL JOINT	INT	INTERIOR	SUSP	SUSPENDED
CL	CENTERLINE	JOIST	JOIST	T	TEMPERED
CLG	CLOSET	JST	JOIST	TBD	TO BE DETERMINED
CLO	CLOSET	LAM	LAMINATED	TEMP	TEMPORARY
CLR	CLEAR	LAV	LAVATORY	T&B	TOP AND BOTTOM
CMU	CONCRETE MASONRY UNIT	LLH	LONG LEG HORIZONTAL	TYP	TYPICAL
COL	COLUMN	LLV	LONG LEG VERTICAL	VCT	VINYL COMPOSITION TILE
CONC	CONCRETE	MANUF	MANUFACTURER	VERT	VERTICAL
CONT	CONTINUOUS	MAX	MAXIMUM	VWC	VINYL WALL COVERING
CONST	CONSTRUCTION, CONSTRUCT	MECH	MECHANICAL	UNO	UNLESS NOTED OTHERWISE
CT	CERAMIC TILE	MEP	MECHANICAL, ELECTRICAL, AND PLUMBING (ENGR)	W/	WITH
DBL	DOUBLE	MILL	MILLWORK	W/O	WITHOUT
DEMO	DEMOLITION	MIN	MINIMUM	WC	WATER CLOSET
DIA	DIAMETER	MISC	MISCELLANEOUS	WD	WOOD
DN	DOWN	MLD	MOLDING	WH	WATER HEATER
DR	DOOR	MO	MASONRY OPENING	WDW	WINDOW
DS	DOWNSPOUT	MTD	MOUNTED	WP	WATERPROOFING OR WATERPROOF
DTL	DETAIL	MUL	MULLION	WSP	WAINSCOT
DWG	DRAWING	NIC	NOT IN CONTRACT	WSCT	WEIGHT
EA	EACH	NOM	NOMINAL	WT	WEIGHT
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	NTS	NOT TO SCALE	WWF	WELDED WIRE FABRIC
EF	EXHAUST FAN	OC	OUTSIDE DIAMETER		
EJ	EXPANSION JOINT	OFCD	OWNER FURNISHED, CONTRACTOR INSTALLED		
EL	ELEVATION	OPNG	OPENING		
ELEC	ELECTRIC(IAL)	OPT	OPTIONAL		
ELEV	ELEVATION/ELEVATOR	OTS	OPEN TO STRUCTURE		
ENGR	ENGINEER	PTBD	PARTICLE BOARD		
EQ	EQUAL	PL	PLATE		
EQUIP	EQUIPMENT	PLAM	PLASTIC LAMINATE		
EW	EACH WAY	PLYVD	PLYWOOD		
EWV	ELECTRIC WATER COOLER	PLUMB	PLUMBING		
EXIST	EXISTING	PNL	PANEL		
EXP	EXPANSION	PR	PAIR		
EXT	EXTERIOR	PREP	PREPARATION		
FBD	FIBERBOARD	PREFIN	PREFINISHED		
FBO	FURNISHED BY OTHERS	PTD	PAINTED		
FD	FLOOR DRAIN	QT	QUARRY TILE		
FE	FIRE EXTINGUISHER	QTY	QUANTITY		
FEC	FIRE EXTINGUISHER & CABINET	RA	RETURN AIR		
FFE	FIXTURES, FURNITURE, AND EQUIPMENT	RAD	RADIUS		
FUN	FINISH	RCP	REFLECTED CEILING PLAN		
		REF	REFERENCE		

IRONRAIL TOWNHOMES

LIDDELL DRIVE, RIDGWAY

JOB NO: 21-017

DATE: 08.27.2021

ISSUE RECORD:

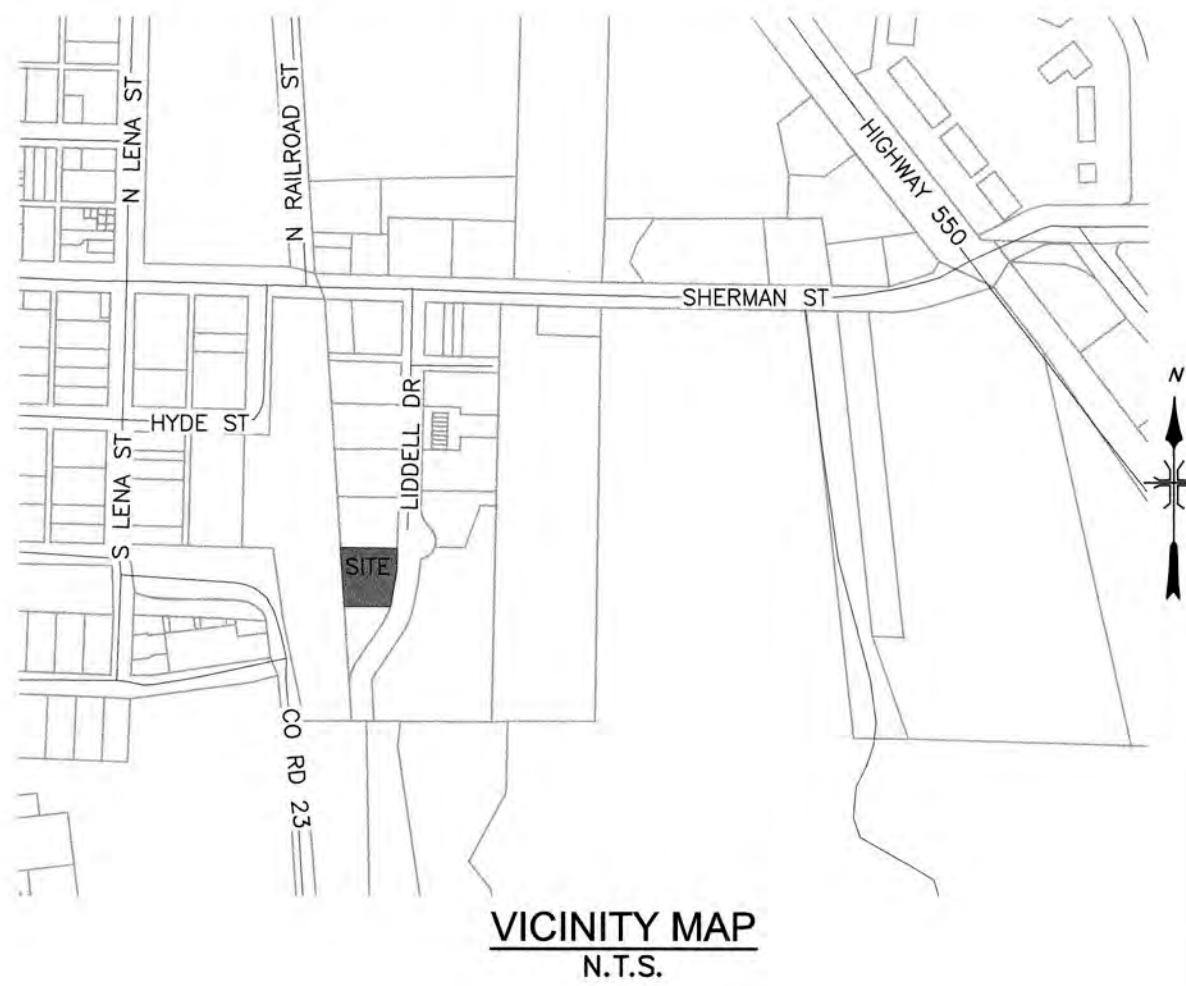
REVISIONS:

COVER SHEET

A0.00

IMPROVEMENT SURVEY PLAT

SITUATED IN SECTION 16, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO



LEGEND

○ = FOUND REBAR & CAP (L.S. AS NOTED)

PROPERTY DESCRIPTION:

Lot 10, Block 3 of Liddell-Stanton Business Park Subdivision at Reception No. 135151 Ouray County Clerk and Recorder Town of Ridgway, County of Ouray

BASIS OF BEARINGS:

The bearing between the found rebar and plastic cap LS 4431 at the Southwest corner of the property and the found rebar and plastic cap LS 4432 at the Northwest corner of the property bears N03°30'47"W (ASSUMED)

LINEAL UNITS STATEMENT:

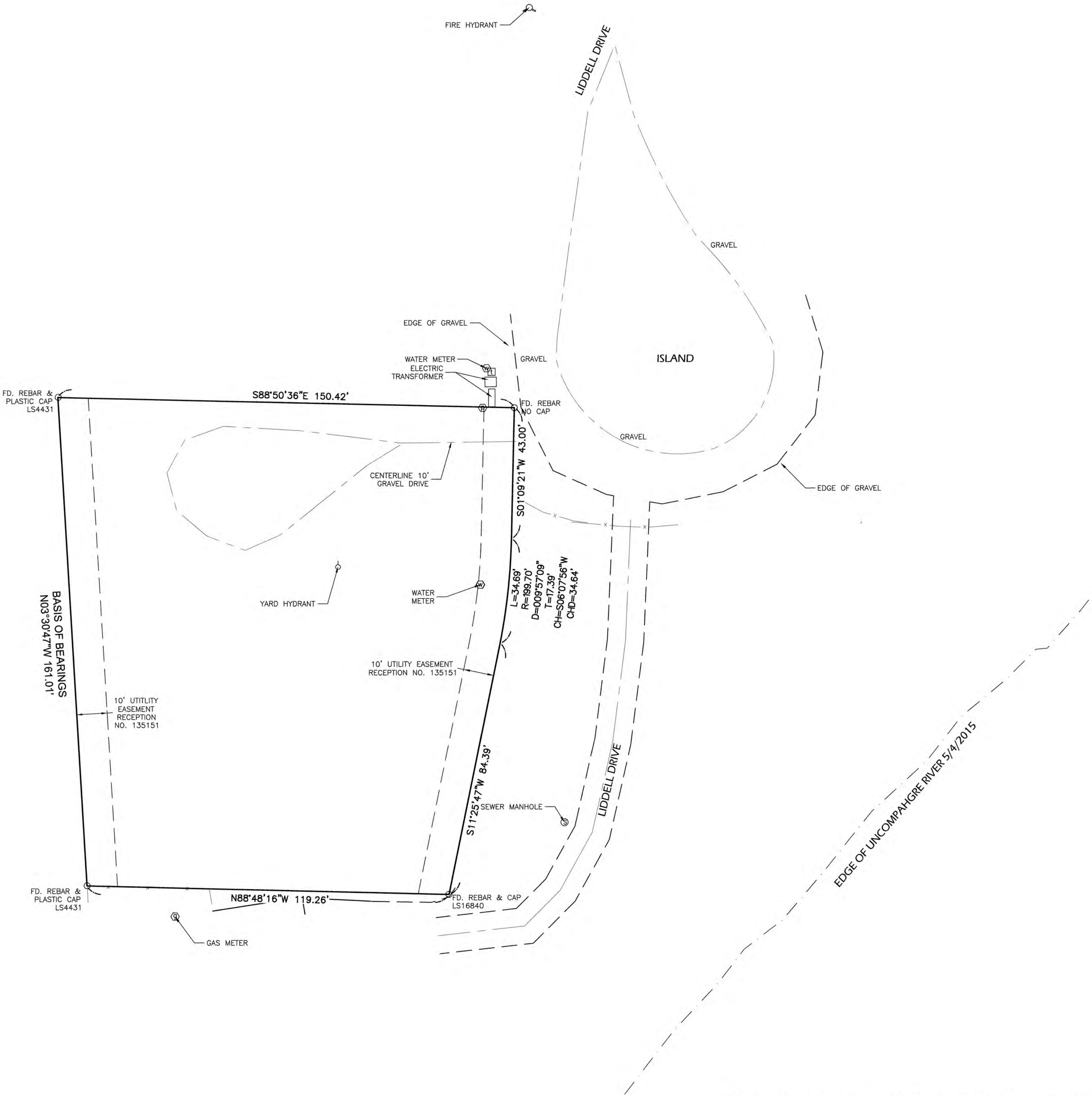
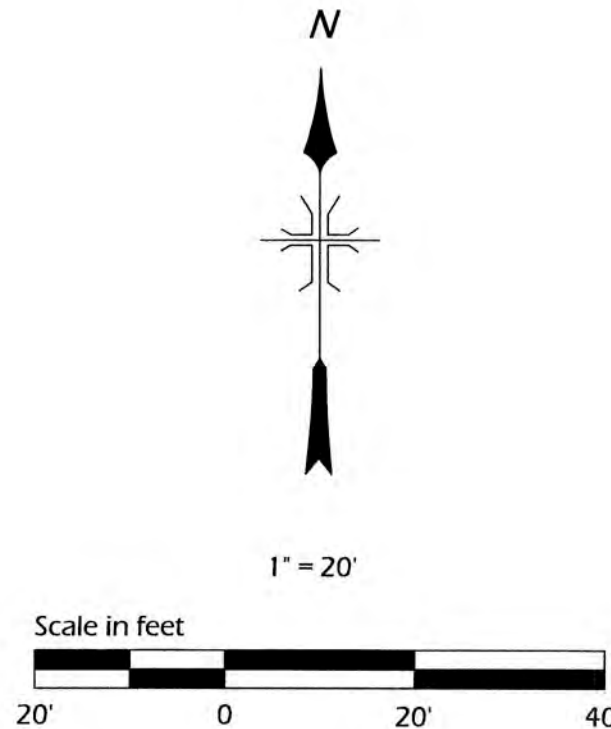
The Lineal Unit used on this plat is U.S. Survey Feet

SURVEYORS CERTIFICATE:

I Nicholas Barrett, hereby certify that I am a Registered Land Surveyor of the State of Colorado, that this map consisting of 1 sheet, correctly represents a survey made under my supervision, that all monuments shown hereon actually exist and their positions are as shown. This survey does not include easements except those specifically shown hereon.



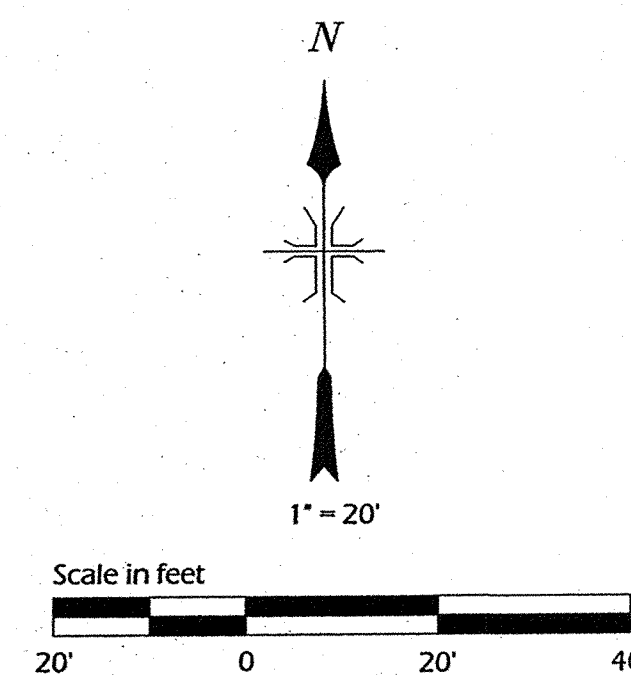
Nicholas Barrett L.S. 38037




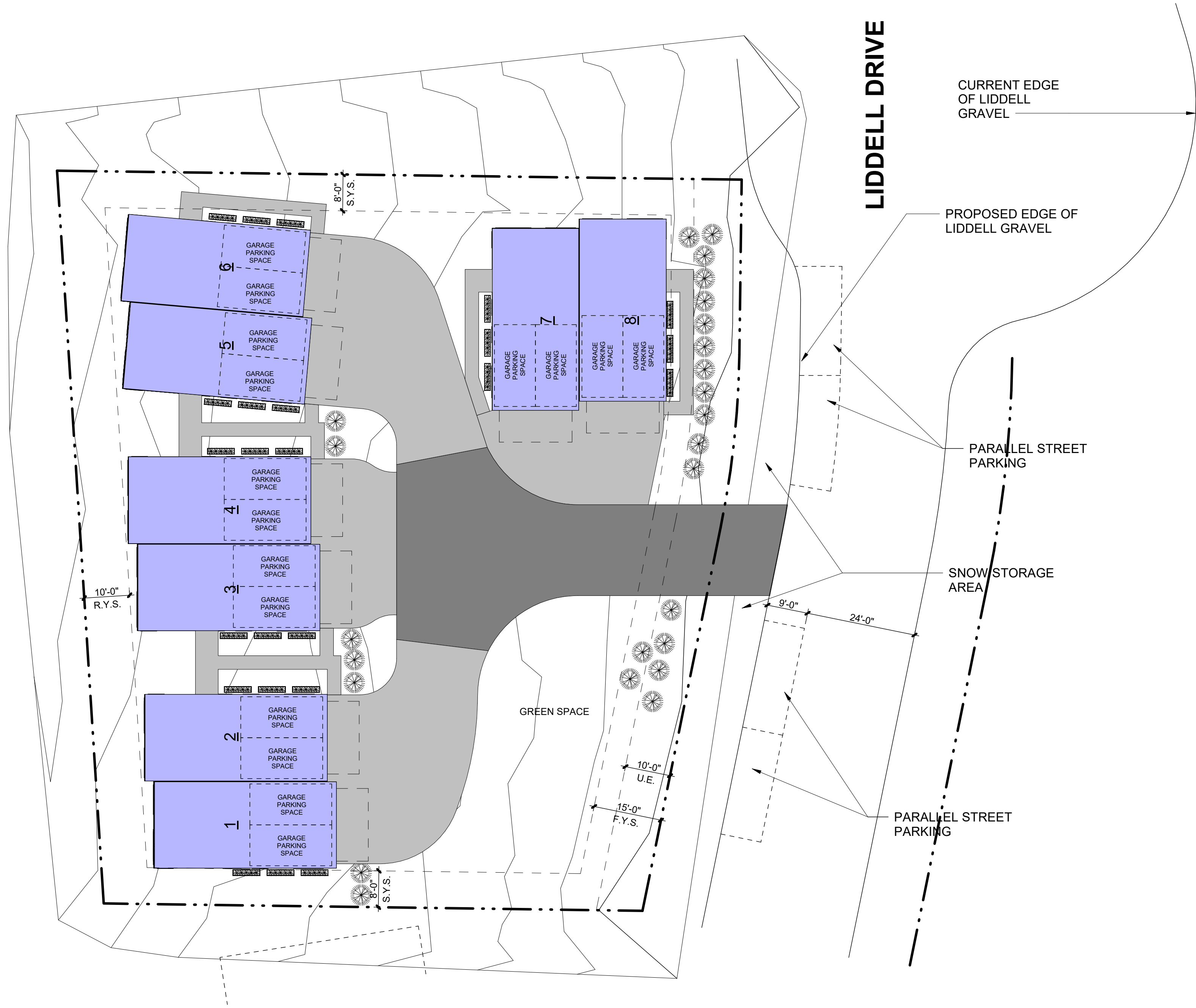
NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

DMC				DEL-MONT CONSULTANTS, INC.		ENGINEERING & SURVEYING		125 Colorado Ave. • Montrose, CO 81401 • (970) 248-2251 • (970) 248-2342 FAX • www.del-mont.com • service@del-mont.com		TITLE: IMPROVEMENT SURVEY PLAT	
FIELD BOOK: 763		DRAWN BY: DCC		DATE: 2021-04-28		CLIENT: BRUCE MACINTIRE		ADDRESS & PHONE: PO BOX 1552 TELLURIDE, CO 81435 970-729-0979		TYPE: ISP	
SHEET: 1 of 1		FILE: 21049V_ISP		JOB NO.: 21049							

SITUATED IN SECTION 16, TOWNSHIP 45 NORTH, RANGE 8 WEST, N.M.P.M., TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO



 DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2322 FAX: www.delmont.com ▼ service@del-mont.com				TITLE: LIDDELL-STATION LOT 10 TOPOGRAPHICAL SURVEY	
				CLIENT: CRAIG JACKMAN	
FIELD BOOK: 750		DRAWN BY: ELB / FAB		DATE: 5-26-2015	
SHEET: 1 of 1		F&E: 13110V RIDGWAY TOPO		TYPE: TOPOGRAPHICAL SURVEY	
		JOB NO.: 13110		ADDRESS & PHONE:	



① SITE PLAN
1/16" = 1'-0"

0' 8' 16' 32'

GENERAL NOTES

1. EACH UNIT HAS CONTAINS TWO INTERNAL PARKING STALLS.

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OF RECORD IN ACCORDANCE WITH THE PROFESSIONAL ARCHITECT'S ACT AND IS INTENDED FOR USE ONLY FOR THE PROJECT AND SITE SHOWN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE ARCHITECT'S FIRM DOES NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

THE ARCHITECT'S FIRM ASSUMES RESPONSIBILITY FOR ANY EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION, ERECTION OF ANY EXISTING BUILDINGS OR OTHER STRUCTURES, OR ANY OTHER PART OF THE PROJECT. THE ARCHITECT'S FIRM DOES NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

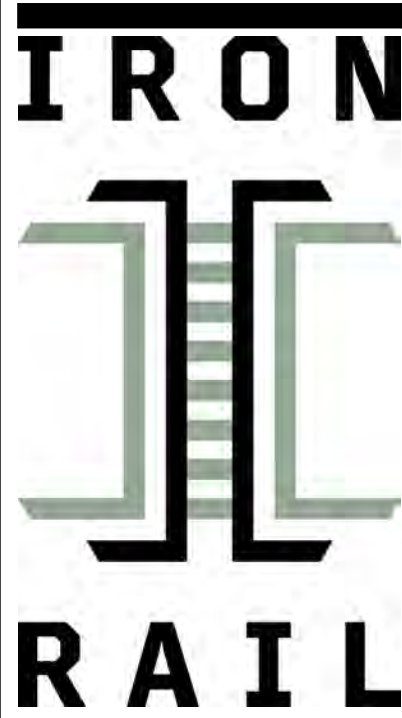
THIS DRAWING IS A SINGLE COMPONENT OF AN INTEGRATED SET OF CONSTRUCTION DOCUMENTS. GENERAL REQUIREMENTS, SPECIFICATIONS, AND OTHER DOCUMENTS MAY AFFECT THE WORK DESCRIBED. FAILURE TO REVIEW AND INTERPRET THE DESIGN OF THE PROJECT OF THE CONSTRUCTION DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

COMPLY WITH ALL LAWS, CODES, ORDINANCES, AND REGULATIONS WITH THE AUTHORITY HAVING JURISDICTION, AND WITH REQUIREMENTS OF THE LANDLORD OR RECORDING AS PART OF THE WORK CONTAINED WITHIN. DO NOT START WORK UNTIL ALL PERMITS AND REQUIRED APPROVALS ARE OBTAINED.

VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES VERIFICATION AND ACCEPTANCE OF ALL EXISTING CONDITIONS. APPLICATION OF MATERIALS OR EQUIPMENT FROM TO BEING CALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL, UNLESS OTHERWISE NOTED.

CALCULATE AND READ DIMENSIONS. DO NOT SCALE THESE DRAWINGS.



IRONRAIL TOWNHOMES

LIDDELL DRIVE, RIDGWAY

JOB NO: 21-017

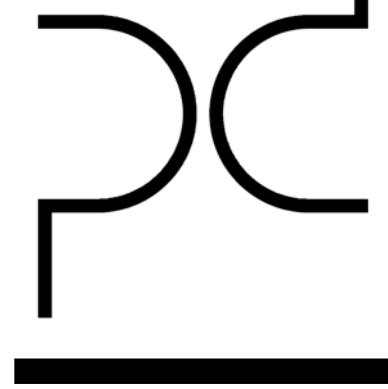
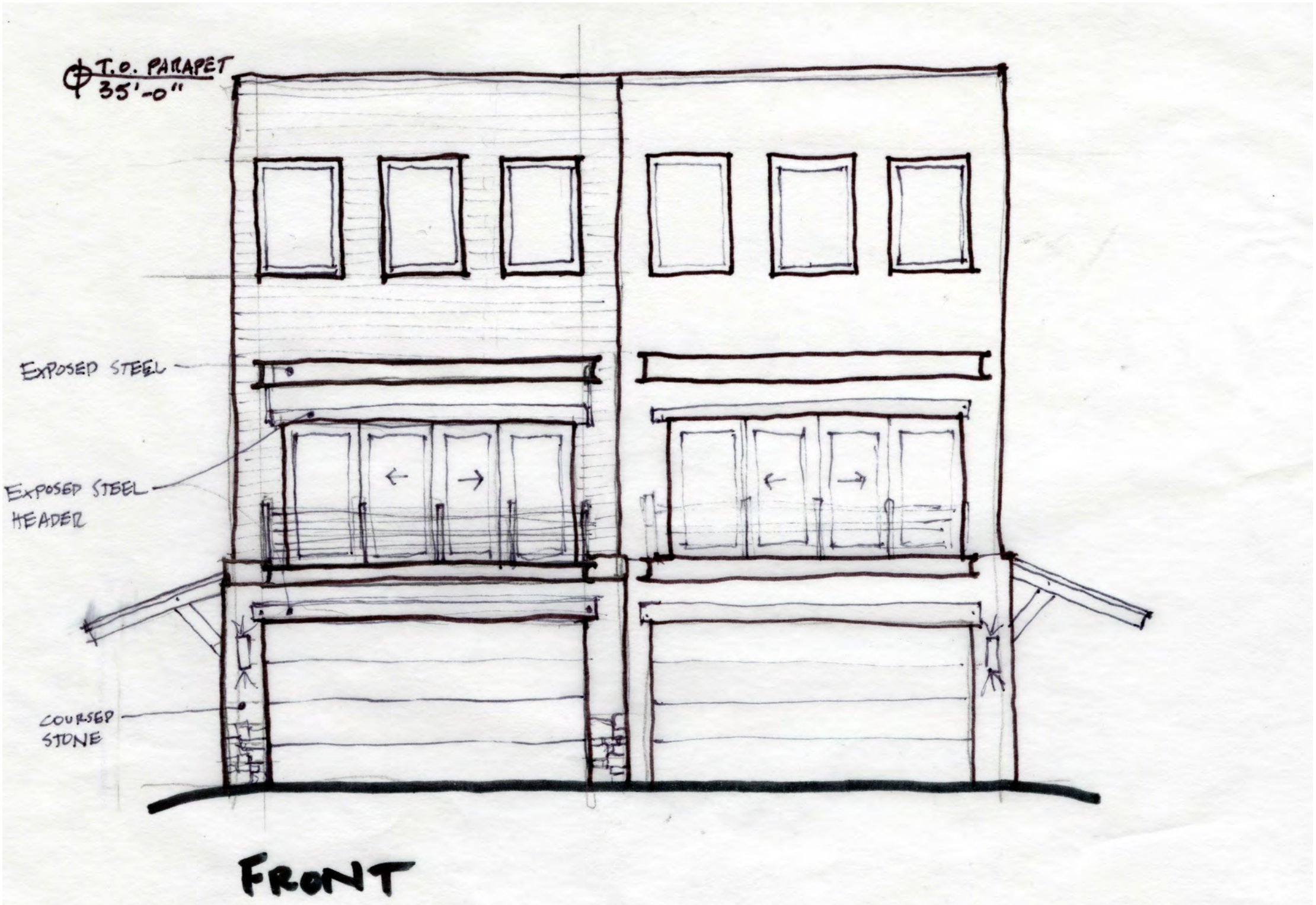
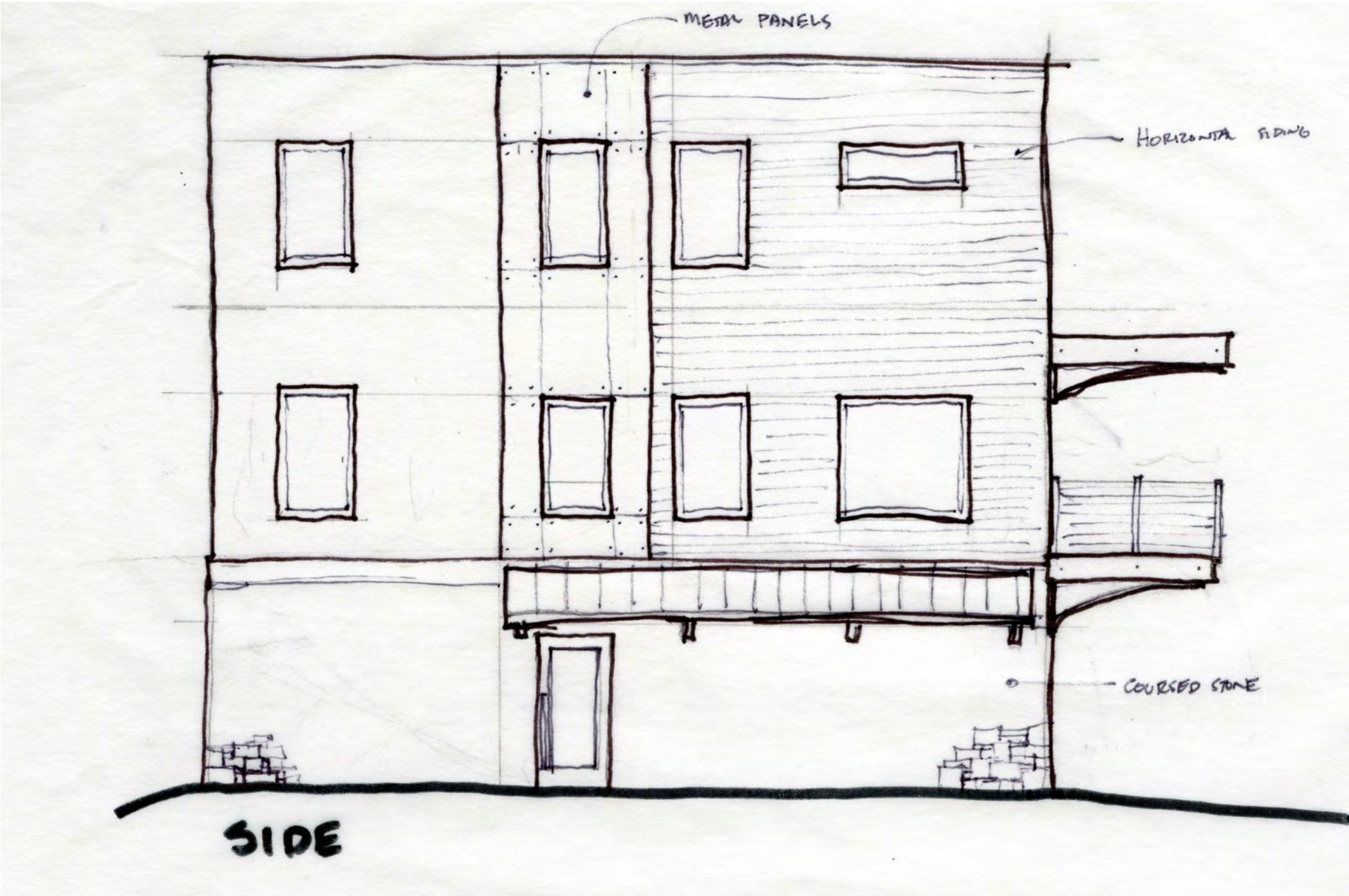
DATE: 08.27.2021

ISSUE RECORD: CONCEPT DESIGN

REVISIONS:

ARCHITECTURAL SITE PLAN & DETAILS

AD.10



THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OF RECORD OR UNDER HIS DIRECT SUPERVISION AND IN TESTIMONY OF SERVICE AND IS INTENDED FOR USE ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. THE ARCHITECT DOES NOT BEAR THE ARCHITECT'S SEAL. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DO NOT INCLUDE ANY OTHER SERVICES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE REPRODUCTION, USE, OR DISCLOSURE OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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COMPLY WITH ALL LAWS, CODES, ORDINANCES AND REGULATIONS WITH THE AUTHORIZED MARKING, INSPECTION, AND WITH REQUIREMENTS OF THE LOCALITY OF RECORD AS PART OF THE WORK CONTAINED WITHIN. DO NOT START WORK UNTIL ALL PERMITS AND REQUIRED APPROVALS ARE OBTAINED.

VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS OF WORK CONSTRUCTED VERIFICATION AND ACCEPTANCE OF ALL EXISTING CONDITIONS. APPLICATION OF MATERIALS OR EQUIPMENT FROM TO BE WORK, AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION.

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IRON RAIL

IRONRAIL TOWNHOMES

LIDDELL DRIVE, RIDGWAY

JOB NO: 21-017

DATE: 08.27.2020

ISSUE RECORD: CONCEPT DESIGN

REVISIONS:

EXTERIOR ELEVATIONS

A4.01

State Documentary Fee
\$49.50 05-03-2021

228693
Page 1 of 1
Michelle Nauer, Clerk & Recorder
Ouray County, CO
05-03-2021 08:18 AM Recording Fee \$13.00



State Documentary Fee
Date: April 30, 2021
\$49.50

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

Grantor(s), **CRAIG E. JACKMAN**, whose street address is **20 SNEFFELS STREET, COLONA, CO 81403**, City or Town of **COLONA**, County of **Montrose** and State of **Colorado**, for the consideration of **(\$495,000.00) ***Four Hundred Ninety Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **REVELATION INVESTMENTS CO LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **1211 CAROLINE STREET Unit 1501, HOUSTON, TX 77002**, City or Town of **HOUSTON**, County of **Harris** and State of **Texas**, the following real property in the County of **Ouray** and State of **Colorado**, to wit:

LOT 10, BLOCK 3, LIDDELL-STANTON BUSINESS PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1984 UNDER RECEPTION NO. 135151, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO.

also known by street and number as: **TBD LIDDELL DRIVE, RIDGWAY, CO 81432**

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

Signed this day of **April 30, 2021**.


CRAIG E. JACKMAN

State of **Colorado**

)

County of **Ouray**

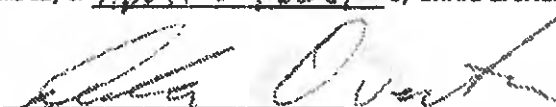
)ss.

)

The foregoing instrument was acknowledged before me on this day of **April 30, 2021** by **CRAIG E. JACKMAN**

Witness my hand and official seal

My Commission expires: **2-20-2022**


Notary Public

**DEBRA OVERTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124029248
COMMISSION EXPIRES FEB. 20, 2022**

When recorded return to: **REVELATION INVESTMENTS CO LLC, A COLORADO LIMITED LIABILITY COMPANY
1211 CAROLINE STREET Unit 1501, HOUSTON, TX 77002**



Rec 8-31-2021

Account: R001901

Location	Owner Information	Assessment History
Situs Address TBD LIDDELL DR	Owner Name REVELATION INVESTMENTS CO LLC	Actual (2021) \$320,750
City Ridgway		Assessed \$93,020
Tax Area Id 201 - 201	Owner Address 1211 CAROLINE STREET, UNIT 1501	Tax Area: 201 Mill Levy: 58.663
Parcel Number 430516308010	HOUSTON, TX 77002	Type Actual Assessed Acres SQFT Units
Legal Summary Subd: LIDDELL-STANTON Lot: 10		Land \$320,750 \$93,020 0.504 21954.000 0.000
Block: 3 S: 16 T: 45 R: 8		

Reception Number	Sale Date	Sale Price	Doc Description
228693	04/30/2021	\$495,000	SPECIAL WARRANTY DEED
214440			EASEMENT
214216	06/16/2015	\$200,000	WARRANTY DEED
190507	01/31/2006	\$0	QUIT CLAIM
147069	09/17/1990	\$42,000	WARRANTY DEED
139947	11/12/1986	\$0	COV COND & REST
135151	01/17/1984	\$0	PLAT
123168			PLAT
			PLAT

Tax History	Images						
<table><tr><th>Tax Year</th><th>Taxes</th></tr><tr><td>*2021</td><td>\$5,456.84</td></tr><tr><td>2020</td><td>\$5,509.04</td></tr></table>	Tax Year	Taxes	*2021	\$5,456.84	2020	\$5,509.04	<ul style="list-style-type: none">Google Map (May not be accurate)GIS
Tax Year	Taxes						
*2021	\$5,456.84						
2020	\$5,509.04						

* Estimated



AGENDA ITEM #3

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

AUGUST 31, 2021

CALL TO ORDER

The Planning Commission convened in person at 201 N. Railroad Street and broadcast the meeting to the public via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to the COVID-19 pandemic.

The Chairperson called the meeting to order at 5:30 p.m. Commissioners Liske, Montague, Mayor Pro-Tem Meyer, Mayor Clark and Chairperson Canright attended the meeting in-person, Commissioner Emilson attended the meeting virtually via Zoom, and Commissioner Nelson was absent.

PUBLIC HEARING

1. Application for Plat Amendment; Location: Liddell-Stanton Business Park, Lots 2R and 3R, Block 2; Address: 180 Liddell Dr.; Zone: General Commercial (GC); Applicant: Tate Rogers; Owner: Eaton 2012 Irrevocable Family Trust

Staff Report dated August 27, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

TJ Dlubac presented an application for a plat amendment for an undeveloped parcel identified as Mixed-Use Business on the Master Plan's Future Land Use Map. He explained the owner is requesting the residential use limitations be removed from the plat so that Lot 3R can be developed as allowed in the GC District. Mr. Dlubac provided a brief history of how the parcel was subdivided and noted Lot 2R shares an access easement with Lot 3R which should be considered with the request, since a use for the parcel has not been revealed. Dlubac cautioned the Commissioners that his request, along with previous requests opens the door for decreased commercial, service, office and manufacturing use and advised the following conditions if the Planning Commission recommends approval of the plat amendment to the Town Council:

1. *A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by the Town Council.*
2. *An updated final plat with all information required by Section 7-4-5(C)(3) of the Ridgway Municipal Code, be submitted to the Town for review prior to recording of the Plat Amendment with the Ouray County Clerk and Recorder's Office.*
3. *Add a new Note 7 stating: "7. Any residential uses developed on Lot 3R shall pay the required Development Excise Tax as described and in Chapter 4, Section 4, Development Excise Tax, of the Ridgway Municipal Code, as may be amended from time to time."*
4. *The owners of Lot 2R shall sign the Amended Plat prior to recording of said Plat Amendment with the Ouray County Clerk and Recorder's Office.*
5. *Any future development proposing four or more residential dwellings should provide affordable housing units consistent with the Town's policies, guidelines and regulations at the time of development.*

The Commissioners discussed the application with Staff and determined there has been no communication with owner of Lot 2R about the requested change. They also noted access between both lots will be discussed when a development plan is presented.

Applicant Tate Rogers commented that the parcel might be developed for commercial use with a few residential lots.

The Chairperson opened the hearing for public comment and there was none.

The Commissioners discussed the request with the Applicant.

ACTION:

Councilor Montague moved to recommend approval to the Town Council for the Plat Amendment for Lot 3R, Block 2 in the Liddell-Stanton Business Park with the 5 conditions listed in the Staff Report dated August 27, 2021, and as read by TJ Dlubac in this hearing, along with a 6th condition: Note 5 shall be amended to say the residential dwellings on Lot 3R will be limited to 5. The motion was seconded by Mayor Clark. On a call for the roll call vote, the motion carried unanimously.

2. Application for Rezone; Location: River Park Ridgway Business Park Filing 1 Tract D; Address: To-Be-Determined (TBD); Zone: Light Industrial (I-1); Applicant: Alta Investments, LLC; Owner: Glenn Pauls

Staff Report dated August 27, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Planner Dlubac presented an application for rezone for portion of a parcel currently designated as Light Industrial to that of Mixed-Use Residential. He explained the parcel is designated Mixed-Use Business on the Future Land Map and noted concern for changing commercial designated parcels into residential parcels as outlined in the Staff Report dated August 27, 2021. The Planner recommended approval of the request because it is already in a Mixed-Use Zone and is in alignment with the Land Use Plan and future goals.

The Planning Commission discussed the application with Staff.

Scott Strand, member of Alta Investments, LLC said the parcel is in an excellent location for the transition from light industrial use to a residential use and is not a good location for commercial or retail use.

Jack Petruccelli, representing the Owner said the Land Use Plan is proposing growth on the parcel. Neighbors with lots surrounding the parcel have voiced concern about traffic from large trucks on Railroad to North Cora Street and Escalante Circle. He commented that a residential use on the lot would be far superior to an industrial use and have less impact on the neighborhood.

The Chairperson opened the hearing for public comment.

Tom Heffernan agreed with Mr. Petruccelli's points and expressed concern regarding density of the residential area, parking and access to the subdivision. Mr. Heffernan said he was in favor of low-density residential use for the parcel with access from Railroad.

Kelly Day noted residents who attended the informal discussion at the August 28, 2018, Planning Commission Meeting were not in favor of extending Cora Street into the existing cul-de-sac. She noted safety issues with traffic flow from a high-density development into a quiet neighborhood. Ms. Day spoke in favor of utilizing Railroad for traffic flow and utilizing the parcel for transition to the adjacent single-family zone.

Kuno Vollenweider expressed concern about increased traffic on North Cora Street and onto Escalante Circle and favored access to the lot via Railroad. He noted the turning radius may not be adequate for large trucks on River Park Drive.

Terese Seal said there is more of a need for residential lots in town as opposed to industrial or commercial lots. She encouraged affordable housing units to be included with the development and was in favor of routing traffic off River Park Drive.

Jack Petruccelli clarified that extending Cora Street is not in the development plans at the request of the Town.

Tim Gesse expressed concerns regarding the development being too dense and creating increased street parking. He was in favor of a mixed-use development but expressed concerns with building height should 3-story structures be erected near the single-family residences.

The Chairperson closed the hearing for public comment.

The Planning Commission discussed the request. They noted access to the parcel will be discussed when a development plan is presented for review. The Commission also noted the Ridgway Municipal Code provides opportunities for residential density in the Mixed-Use Zone so single-family residences might not be included in the development plan.

ACTION:

Councilor Montague moved to recommend approval to the Town Council for the Application for Rezone; Location: River Park Ridgway Business Park Filing 1 Tract D, from the Light Industrial (I-1) Zone to the Mixed-Use Residential Zone. The motion was seconded by Mayor Clark. On a call for the roll call vote, the motion carried unanimously.

3. Application for Rezone; Location River Park Ridgway Business Park Filing 1, Replat of Blocks 2, 8 and Alley "A", Outlot PC/3-R2; Address: TBD; Zone: Future Development; Applicant: Ridgway Light Industrial, LLC; Owner: Glenn Pauls

Staff Report dated August 27, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Dlubac presented an application to rezone a vacant parcel with 2 zoning classifications on the Town of Ridgway's Zoning Map, and 3 land use classifications on the Future Land Use Map. The request is to rezone Outlot PC/3-R2 from the Future Development Zone to the Mixed Residential Zone. Mr. Dlubac noted the request is in alignment with Town standards and recommended approval of rezoning Outlot PC/3R-2 from the Future Development and Light Industrial (I-1) Zone to the Mixed Residential Zone (MR) and Light Industrial (I-1) Zones with the following conditions:

1. *The legal description of the proposed zone districts, including areas of each, shall be submitted to Town Staff prior to Town Council approval of the rezoning request; and*
2. *The property shall be subdivided pursuant to Section 7-4-5 of the Ridgway Municipal Code so that no parcel has any more than one zone district classification prior to or concurrently with any future development applications.*

The Commissioners discussed the application with Staff. There was concern about rezoning the parcel before a subdivision process has started.

Jack Petruccelli, representing the Applicant said the Owner would like to complete or relocate Laura Street as part of developing the parcel. He said the parcel is located within the Urban Growth Boundary, is ideal for residential use because it is close to town, utilities, a bike path and schools; and for similar reasons should not be zoned as a commercial parcel. He shared preliminary concepts for relocating Laura Street, noting the design might cause Laura Street to cross over the parcel. Mr. Petruccelli commented the Owner does not want to subdivide the parcel because it does not make sense and would like to present a clear legal description for each lot on the parcel at final plat.

The Chairperson opened the hearing for public comment.

Tim Gesse and Jim Nowak spoke in favor of Mr. Petruccelli's preliminary concepts for relocating Laura Street.

The Chairperson closed the hearing for public comment.

The Planning Commission discussed the request with Staff.

ACTION:

Mayor Clark moved to recommend approval to the Town Council to rezone Outlot PC/3-R2 in the River Park Ridgway Business Park Filing 1 from the Future Development Zone to the Mixed-Use Residential Zone with the conditions listed in the Staff Report dated August 27, 2021: 1. *The legal description of the proposed zone districts, including areas of each, shall be submitted to Town Staff prior to Town Council approval of the rezoning request; and 2. The property shall be subdivided pursuant to Section 7-4-5 of the Ridgway Municipal Code so that no parcel has any more than one zone district classification prior to or concurrently with any future development applications.* In addition, the portion of the parcel currently designated Light Industrial (I-1) will retain the zoning of Light Industrial (I-1). The motion was seconded by Mayor Pro Tem Meyer. On a call for the roll call vote, the motion carried unanimously.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of August 31, 2021

ACTION:

Councilor Montague moved to approve the Minutes from July 27, 2021. The motion was seconded by Mayor Pro Tem Meyer. On a call for the roll call vote, the motion carried with Mayor Clark and Commissioner Emilson abstaining.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk