

Town of Rico Memorandum

Date: February 12th, 2020

TO: Town of Rico Board of Trustees
FROM: Kari Distefano
SUBJECT: Town Manager's Report

1. Treasurer's Report

I took some time this month to generate a Treasurer's report that is hopefully a little more understandable for everyone than the reports that you have been given in the past. If the Board likes this format, in the future I will do a Treasurer's report like this quarterly, one at the end of March, one at the end of June, one at the end of September and the last one at the end of December. I think that monthly reports are a little more than we need especially since much of our revenue comes in lump sums and monthly reports tend to be skewed to reflect that. We do not see property tax revenue until taxes are due later in the year. Big bills also are scattered throughout the year and it is difficult to tell on a monthly basis how our revenue and expenses line up with what we have budgeted. Quarterly reports should give us a more accurate idea.

In this report, the first column describes the budget item. The second column is either the revenue or the expense that came in or occurred in January. The third column reflects what was budgeted for the year divided by twelve because we are only one month into the year and in the fourth column there are notes that offer some explanation of why certain line items do not even closely match what was budgeted. The graphs reflect each fund as a whole.

2. Appointment of a sewer committee

Gregg Anderson, Pat Drew, Paul Ruud, Cristal Hibbard and Alex Wing have agreed to be on the sewer committee. There is a broad range of relevant experience in this group that I think will be very helpful when evaluating the smaller scale package plant and I would encourage the Board to appoint all of them.

3. Fall Fling proposal

Clay Hall would like to hold a music festival at the Jones Park here in Rico on September 28th and 29th. Originally this festival was intended to be a one-day event but recently Mr. Hall indicated that he would like to add Sunday the 29th to the program. He has received some funding from the Rico Center and other entities for this event and he hopes to work with the Cars

and Colors event in Telluride. I am including the grant application to the Rico Center in this packet as well as an email from Mr. Hall that addresses the second day and the camping.

Having reviewed the proposal to the Rico Center and his email, I believe that there are some questions that remain to be answered. Adding a day with camping generates a number of additional challenges. Mr. Hall is anticipating 250 festival attendees per day. I believe this may be somewhat optimistic but if we approve this proposal, we should plan for that number. The main challenges I see are parking, security/EMS, access to water, access to sanitary facilities and trash removal. In his email, Mr. Hall mentions using Mike Popek's land for camping and apparently Mr. Popek is considering allowing it, but while renting port-a-potties for the duration of the festival is no problem, there is no water on Mr. Popek's land. Additionally the Popek property is over a mile from the park and there is a risk of drunk driving after the festival.

Initially I had told Mr. Hall that he would need a special use permit but as he rightly pointed out, our special use application is not really geared toward events. I have included in this packet, a copy of the special event permit that Ridgway uses. It appears to be quite comprehensive and I believe that editing it for Rico's use and applying it to this event as well as any subsequent events of this magnitude would be appropriate.

4. 2nd Reading of the amended 2019 budget

I have double checked the first version of this ordinance and fixed the error pointed out at the last meeting. I have also included a more comprehensive end of the year report with notes on items that need further explanation.

5. Consideration of the 2020 work plan

Some additions to the 2020 Work Plan came from the work session that took place on February 5th. The work plan has been revised to reflect the additions.

6. Approval of a letter of commitment with Montezuma County to allow them to be the fiscal agent on a contract with Pictometry for a high-resolution aerial photo for Rico

The high-resolution aerial for the Rico area was the subject of one of our grant applications to the Rico Center. As I have mentioned before, these photos are valuable planning tools. Montezuma County will be the fiscal agent on this contract but they need a letter of commitment from the Town. Amber Fisher, the Dolores County GIS technician told me that Montezuma County's attorney will draft the letter. I am hoping to have it by the meeting, but if I don't get it, I think that we should approve it pending the Mayor Pro-Tem's review and allow

Nicole to sign it without bringing it back to the Trustee's. That way we won't be holding up the contract or the work. The good news is that Dolores County is paying for a portion of Rico's share so we will only be paying \$1162 rather than the original estimate of \$3458. I have included a copy of the contract and a map in this packet.

7. Consideration of an application to re-plat Lots 6-14, Block 29, Ron Evers, owner, Jeff Gibson, applicant

Ron Evers owns six vacant lots at the east end of Mantz. The applicant, Jeff Gibson wishes to buy the lots and rearrange the lot lines within the parcel. I directed the applicants to use the minor subdivision process because the Rico Land Use Code has no provisions for lot line adjustments. I allowed them to combine the conceptual, preliminary and final processes because at the pre-application meeting I did not believe that the adjusting of the lot lines would require any additional extension of Town services. I did tell them that they would need to consult with the Rico Fire Protection District. The Rico Fire Protection District is requiring that the applicants add a fire hydrant north east of the Mantz/Garfield intersection. The letter from the Fire District, which is included in the application, sites some additional concerns including access to the proposed buildings on Lots C and D, maintenance of the road that leads to the water tank and snow storage.

In addition to the concerns of the Rico Fire Protection District, I have concerns regarding access to proposed Lot D. The road to the water tank does not belong to the Town of Rico. It belongs to the San Juan National Forest. Further, I could not find any records of an access permit or any other sort of agreement with the USFS. After having researched Town records, I called Justin Mapula, the USFS Realty Specialist, to talk to him about the status of the road. His records do not show any agreement with the Town or anyone else either.

The title commitment for the property, which is included in this packet, states explicitly in item 11 of the exceptions that "Access to Lots 6,7 and 8 is based on the concurrent ownership of Lots 9, 10, 11, 12, 13 and 14". As you can see on the site plan that is also included in the packet, access to proposed lots A – C is available from Mantz but lot D has to take access from the water tank road. Resolving access with the USFS and improving the water tank road to the degree that it would meet with Rico road construction standards would be difficult and any attempt at re-grading the road would need a plan to ensure that access to the water tank would not become more difficult than it is currently.

At the Rico Planning Commission meeting on February 12th, the Planning Commission voted unanimously to recommend approval of the application with the following conditions:

- That prior to obtaining a building permit for Lot D, the applicants obtain a permit from the USFS for access on the water tank road.
- That prior to obtaining a building permit for Lot D, the applicants provide for the Town's review a grading plan that ensures the Town's access to the water tank not be compromised or made more difficult.
- That prior to obtaining a building permit for Lot D, the applicant would provide a plan for a fire truck turn around area on the water tank road between the end of Garfield and the Lot D driveway.
- That the applicant install a fire hydrant at the north east corner of the Mantz/Garfield intersection.
- That the applicant and eventual owner(s) of Lot D in no way restrict public access to the water tank road or any other trails in the area.

The Rico Land Use Code says that following about minor subdivisions:

Minor Subdivisions include:

- A. The division of one lot or parcel of land, which creates not more than three lots;
- B. The replatting of lots which are currently served by Town water and other public utilities and which abut a public right-of-way improved to the Town's minimum street standards provided that not more than three additional lots are created;
- C. The replatting of lots which does not result in the creation of any additional lots or which has the primary purpose of correcting survey errors.

Minor Subdivisions Applications may consolidate the Conceptual Plan, Preliminary Plat, and Final Plat review stages if the application does not require the extension of water lines or street improvements. Minor Subdivision Applications, which require the extension of water lines or street improvements may consolidate the Conceptual Plan and Preliminary Plat review stages only.

Minor subdivisions should be reviewed with the following in mind:

Review: The Rico Planning Commission shall review the Final Plat, all supporting documents, information, and public comments taken at a public hearing and within thirty-five days of submission of the Final Plat. The Planning Commission shall approve, approve with conditions, or deny the Final Plat based upon compliance with the standards in this Section and other applicable laws of the Town of Rico, State of Colorado, or United States of America. The Planning Commission may continue Final Plat review if mutually agreed upon by the Applicant and the Planning Commission.

Standards: This paragraph sets forth the standards for Final Plat review. The Planning Commission shall cite specific standards when imposing conditions on approval, or denying, a Final Plat Application.

- A. The Final Plat shall conform in all major respects to the Preliminary Plat as previously reviewed and approved by the Planning Commission or Board of Trustees;
- B. The Final Plat shall meet all the Final Plat Requirements in 544; and,
- C. The Final Plat, any agreements, covenants, restrictions, and other accompanying legal documents shall be approved, or approved with reasonable modifications, by the Town Attorney.

Some of these review standards are non-applicable because they refer to preliminary plat approval. Should this replat be approved by the Rico Planning Commission and the Rico Board of Trustees, a 24"x 36" mylar that includes all the requirements listed in Rico Land Use Code section 544 shall be produced and signed by both the Rico Planning Commission and the Rico Board of Trustees.

7. Consideration of an application to re-plat Lot 34, Block 24, Strategic Design Group, owner, Erin Johnson, applicant

If you will recall, Erin Johnson came before this Board on September 18th to request a setback variance because the historic church, which she wishes to turn into a residence, encroaches not only into the setback on the existing lot but also into the lot to the north. The variance was approved but Ms. Johnson decided that it would be preferable acquire a portion of the lot from the existing owners, the Truelsens, and therefore no longer need the variance. Ms. Johnson has been able to buy a portion of the Truelsen's lot and is proposing to re-plat Lot 34 and 35. A copy of the re-plat is included in this packet for your review.

The Rico Planning Commission approved the re-plat at the meeting on February 12th agreeing that bringing the historic church into compliance with the Rico Land Use Code was preferable to approving a variance. Guidance for reviewing re-plats and minor subdivisions is included above in this memo.

8. Consideration of an application for a setback variance on Lots 6-14, Block 29, Ron Evers, owner, Jeff Gibson, applicant

Included in the Evers/Gibson application is a request for a setback variance. The applicants would like to reduce the back yard setback of ten feet to five feet on the east/west lot lines mid block on Lots B and C. Please see the highlighted site plan included in this packet. The applicant is intending to put the on-site waste water systems on the north side of those two lots creating an area that snow shed would not affect. According to this site plan, building separations required by the Rico's building code would not be impacted either. Please see the preliminary utility plan included in the packet.

When evaluating a variance application, the following should be considered:

There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions, access, and location that do not apply generally to other property in the same area and Zone District;

the Variance will not unduly impact such things as: snow removal, streetscapes, separation of buildings for fire protection, and opportunity for off-street parking, which are provided by minimum setbacks; solar access, and protection of neighbors views to the surrounding mountains, which are provided by maximum building heights; continuity of design, minimization of visual impact, and provision of minimal yard area, which is provided by maximum floor areas (particular attention shall be given to the impacts of the Variance on neighbors); and,

the Variance, if granted, will not constitute a material detriment to the public welfare or injury to the use, of property in the vicinity; and,

the Variance is not sought to relieve a hardship to development of the property which has been created by the Applicant; and,

that the proposed use is a permitted use in the underlying Zone District.

The Rico Planning Commission also unanimously recommended approval of this variance application citing the fact that due to the proposed location of the soil treatment area, there would be no buildings to the north of the two lot lines and therefore snow shed onto another structure would not be an issue.

9. Town Marshall

I have found two members of the Cortez Police Department, Jerry Tevault and Jerry Sam, who are willing to come to Rico once or twice a week but in order to hire them, we as a Town have to sign a form that says they have had a Physical/Psychological exam within the last three years. Since both men have been working for the Cortez PD longer than three years, we will need

schedule and pay for these exams. There is a doctor in Durango that does these exams and I have asked both men to schedule an appointment. They will cost \$375.00 a piece and the doctor's office told me that the soonest they could get the two officers in would be mid to late March. I have told the officers to go ahead and make appointments. We do need some law enforcement presence as soon as we can get it. Speeding is an ongoing problem.

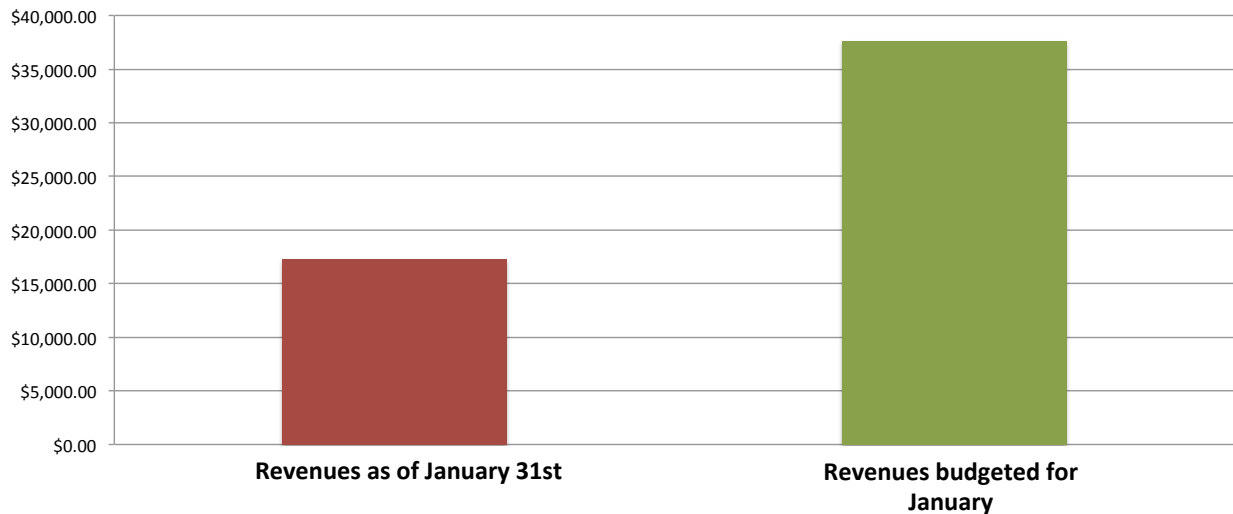
10. Recycling

As you know, Waste Management has discontinued recycling in Rico. Joe Dillsworth suggested that we could have a centrally located dumpster where Rico residents could drop off items to be recycled and the Town could hire a company to haul it away. I talked to Ken Haynes, who is the Town Manager in Ophir and asked how they dealt with recycling. They have a community dumpster for both trash and recycling. Following my conversation with Ken, I called Waste Management to ask them if they would be willing to pick up a dumpster with recycling. They said no. They have dropped all recycling activities in the area. My next call was to Bruin. At this time they are saying no but their manager was much politer and explained. Apparently the recycling business is unstable and these companies never know from one month to the next whether or not it will be worthwhile to them. The reason it works in Ophir is that Bruin has the trash contract too and trash is always worthwhile. Right now Bruin does not want to expand their service area to Rico however they have an arrangement with the USFS to pick up recycling at the top of Lizardhead so if we could figure out a consistent method of getting the recycling to the top of the pass, they could pick it up. We also talked about the difficulty with making sure that the recycles don't get contaminated with regular trash. If we were to organize a hauling operation, we would need to keep a careful eye on the recycles that we would be hauling.

Ken Haynes also told me that their recycling program was funded by a grant from the Department of Local Affairs. Assuming that we can figure out how to get our recycles to Bruin or how to get Bruin to come over Lizardhead Pass, we can likely get some grant funding to offset the cost. I will continue to investigate.

General Fund Revenues Jan 31

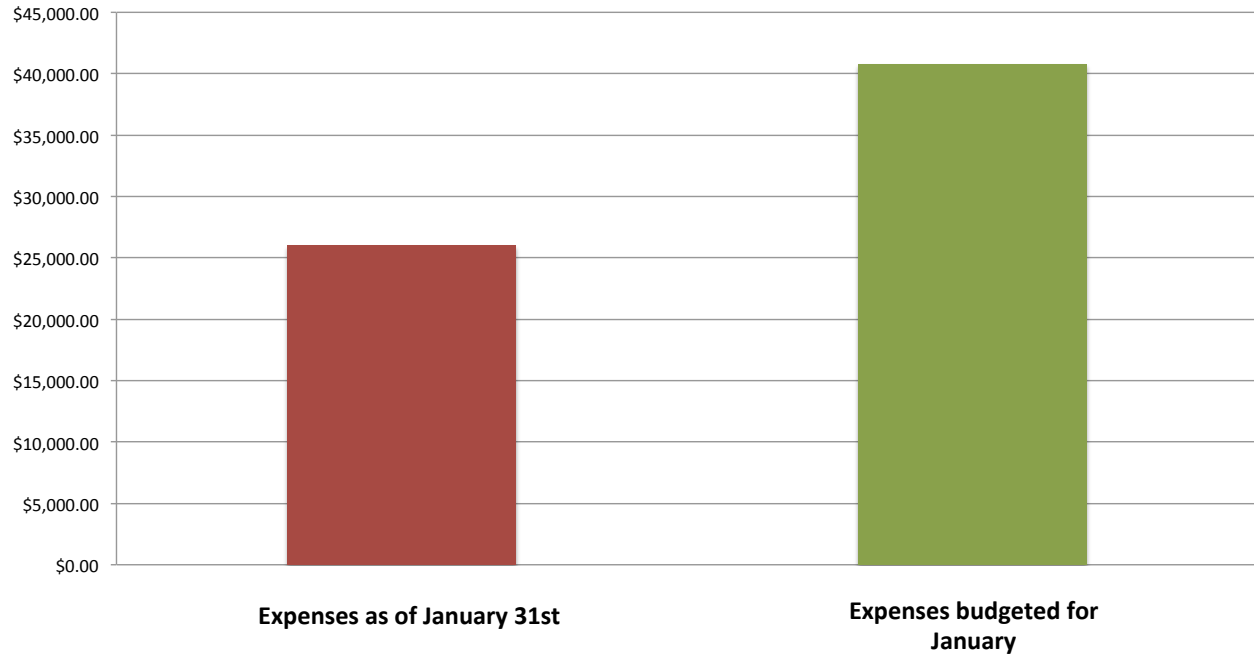
Operating Revenues	Revenue Jan 31st	Budgeted Jan	Notes
Operating Revenues			
Property Tax	\$0.02	\$6,491.22	Comes in later in the year
Delinquent Taxes & Interest	\$0.00	\$29.17	Comes in later in the year
Sales & Use Tax	\$9,370.19	\$8,333.33	
Specific Ownership Tax	\$288.64	\$312.50	Vehicle Registration Tax
Cigarette Tax	\$9.92	\$8.33	
Motor Vehicle Tax	\$108.50	\$83.33	
Total	\$9,777.27	\$15,257.88	
Intergovernmental Revenue			
Mineral Leasing	\$0.00	\$1,666.67	Lump sum in Sept.
Severance Tax	\$0.00	\$208.33	Lump sum in Sept.
Excise Tax	\$0.00	\$0.00	From Building Permits
Building Permits	\$0.00	\$83.33	
Septic Permit	\$0.00	\$0.00	
Development Applications	\$1,150.00	\$166.67	
Business Licenses	\$100.00	\$16.67	
Dog Licenses	\$10.00	\$7.50	
Total	\$1,260.00	\$2,149.17	
Miscellaneous Revenues			
Reimbursement	\$0.00	\$0.00	
Insurance Reimbursement	\$0.00	\$0.00	
Interest	\$36.66	\$29.17	
Fines & Forfeits	\$0.00	\$541.67	
Rent	\$0.00	\$475.00	Usually paid in a lump sum
SMPA dividend	\$947.37	\$50.00	
Miscellaneous	\$0.00	\$0.00	
Total	\$984.03	\$6,320.84	
Labor from Other Funds			
Payroll Transfer	\$5,306.99	\$13,887.38	1 month lag
Attorney pass through	\$0.00	\$0.00	
Contract Labor Transfers	\$0.00	\$41.66	
Total	\$5,306.99	\$13,929.04	
Total	\$17,328.29	\$37,656.93	



General Fund Expenses Jan 31st

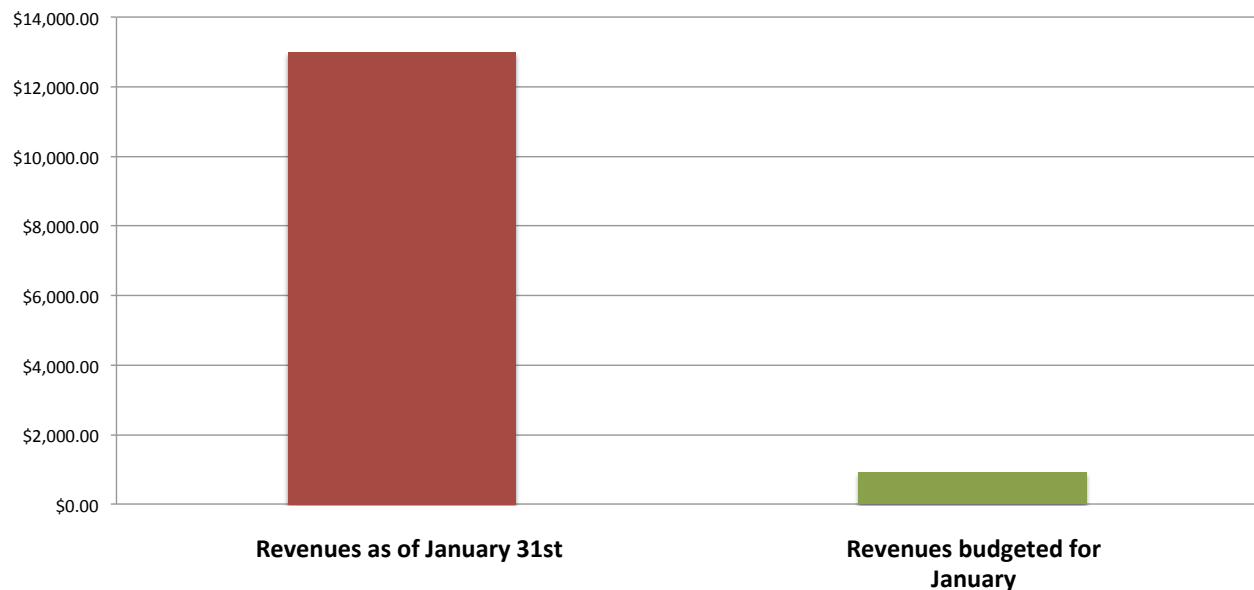
Operating Expenses	Spent Jan 31st	Budgeted Jan	Notes
Salaries & Wages			
Town Manager	\$5,607.06	\$5,416.67	
Town Clerk	\$2,802.05	\$2,729.12	
Maintenance Man	\$3,036.74	\$2,958.70	
Park & Recreation Administrator	\$0.00	\$416.67	
Park & Recreation groomer	\$680.00	\$541.67	Winter only
Park & Recreation ice rink	\$1,550.00	\$541.67	Winter only
Part Time Maintenance Person	\$0.00	\$1,666.67	
Water Technician	\$180.00	\$625.00	
Town Marshall	\$0.00	\$1,666.67	
Total	\$13,855.85	\$16,562.84	
Employee Taxes & Benefits			
Payroll Taxes	\$1,703.02	\$1,583.41	
Employer PERA	\$671.68	\$1,521.31	
Employee Consideration	\$0.00	\$433.33	
Employee Health Insurance	\$3,208.40	\$3,475.40	
Employee Life Insurance	\$0.00	\$8.84	
Total	\$5,583.10	\$11,788.96	
Contract Labor			
Town Prosecutor (Part Time)w/attorney	\$0.00	\$125.00	
Municipal Court Judge (Part Time)	\$375.00	\$375.00	
Town Attorney (Contract)	\$592.00	\$1,500.00	
Attorney Pass through	\$1,570.64	\$0.00	This is getting reimbursed
Town Planner (Contract)	\$0.00	\$208.33	
Auditor	\$0.00	\$407.15	Lump sum payment
Building Inspector (pass through)	\$0.00	\$0.00	
Accounting Services (Contract)	\$0.00	\$208.33	
Total	\$2,537.64	\$2,823.81	
Administrative Costs			
Insurance (CIRSA)	\$0.00	\$416.67	Lump sum payment
Website - .gov Registrar	\$0.00	\$41.67	Lump sum payment
Advertisements/Agenda	\$0.00	\$25.00	
Supplies	\$698.00	\$833.33	
Dues & Fees	\$499.00	\$500.00	
Travel/Conference Expenses	\$0.00	\$125.00	
Miscellaneous	\$0.00	\$125.00	
Total	\$1,197.00	\$2,066.67	
Utilities			
Electric	\$136.00	\$191.67	
Propane	\$355.00	\$416.67	
Telephone & Internet	\$333.19	\$458.33	
Utilities-Other	\$87.15	\$83.33	
Total	\$911.34	\$1,150.00	
Vehicle Costs			
Fuel	\$63.89	\$125.00	
Repair & Maintenance	\$0.00	\$83.33	
Total	\$63.89	\$208.33	
Other			
Courthouse Roof Snow Removal	\$0.00	\$250.00	
Treasurer Fees	\$1.09	\$166.67	
Sales & Use Tax	\$1,874.04	\$1,875.00	paid back to the state
July 4th Expenses / Town clean up	\$0.00	\$3,500.00	
Excise Tax/Building Permits - pass thru	\$0.00	\$0.00	
Elections	\$0.00	\$166.67	Lump sum payment
Traffic Fine-Surcharge	\$0.00	\$208.33	
Total	\$1,875.13	\$6,166.67	
Total	\$26,023.95	\$40,767.28	

General Fund Expenses Jan 31st



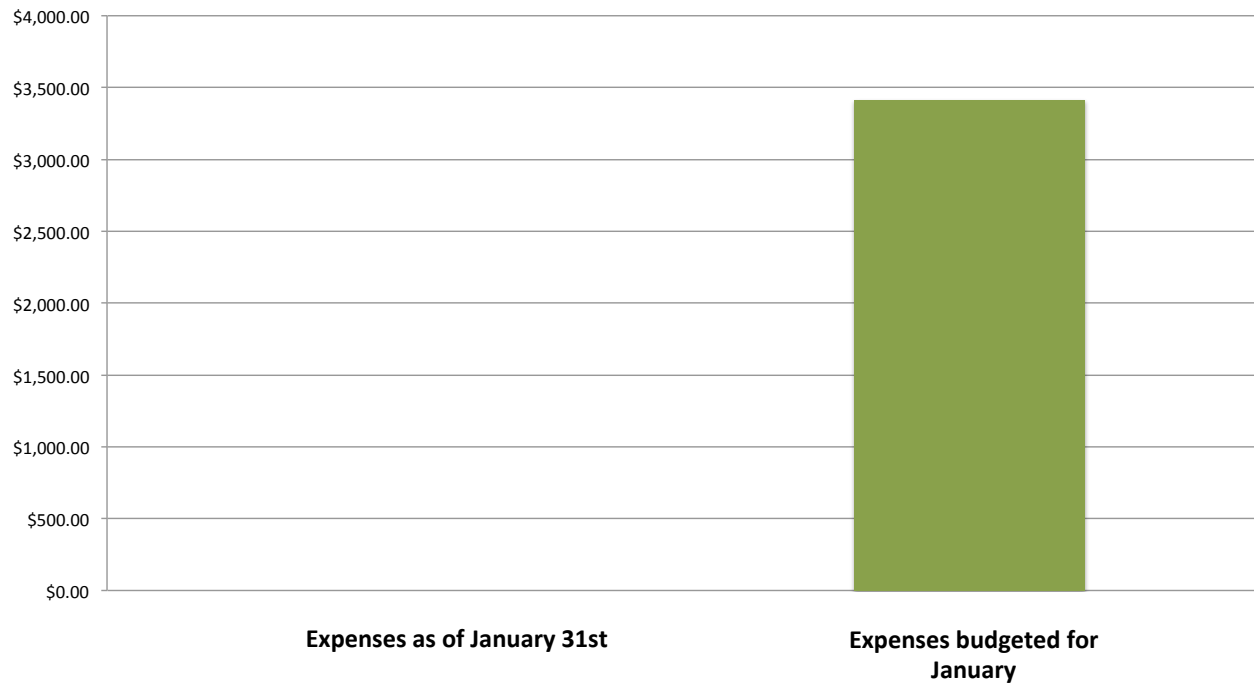
General Fund Revenues – Special & Capital Projects Jan 31st

Operating Revenues	Revenue Jan 31st	Budgeted Jan	Notes
Operating Revenues			
Rico Center Grant - facilities	\$13,000.00	\$0.00	I was not sure we would get this
River Corridor	\$0.00	\$416.67	Carryover from original grant
RLUC Revisions	\$0.00	\$250.00	Carryover from original grant
Community Meetings	\$0.00	\$250.00	Carryover from original grant
Total \$13,000.00		\$916.67	
Total \$13,000.00		\$1,416.67	



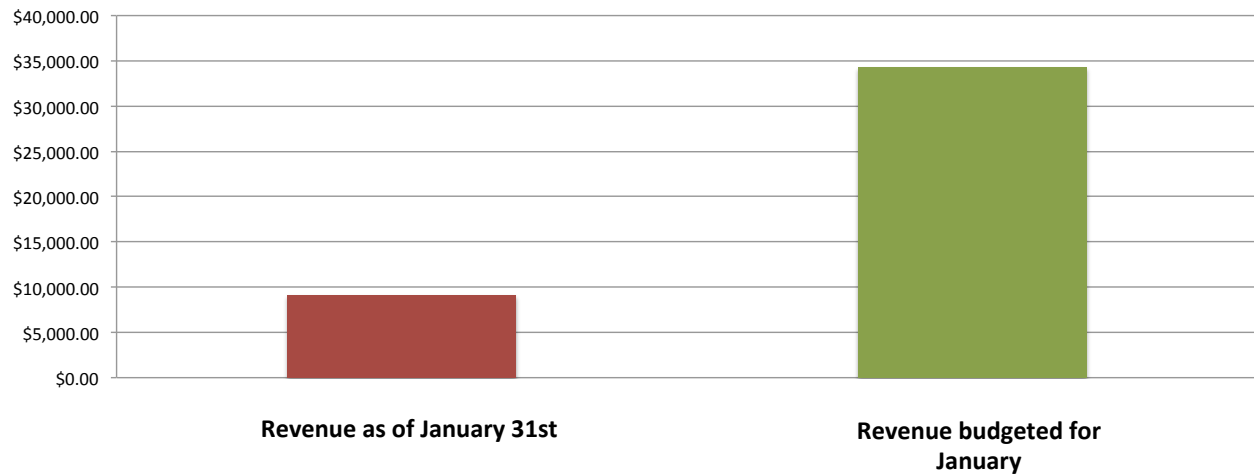
General Fund Expenses – Special & Capital Projects Jan 31st

Operating Expenses	Spent Jan 31st	Budgeted Jan	Notes
Special & Capital Projects			
Facility Improvements	\$0.00	\$2,500.00	This project hasn't started
River Corridor	\$0.00	\$416.67	
RLUC Revisions	\$0.00	\$250.00	
Community Meetings	\$0.00	\$250.00	
Total	\$0.00	\$3,416.67	
Total	\$0.00	\$3,916.67	



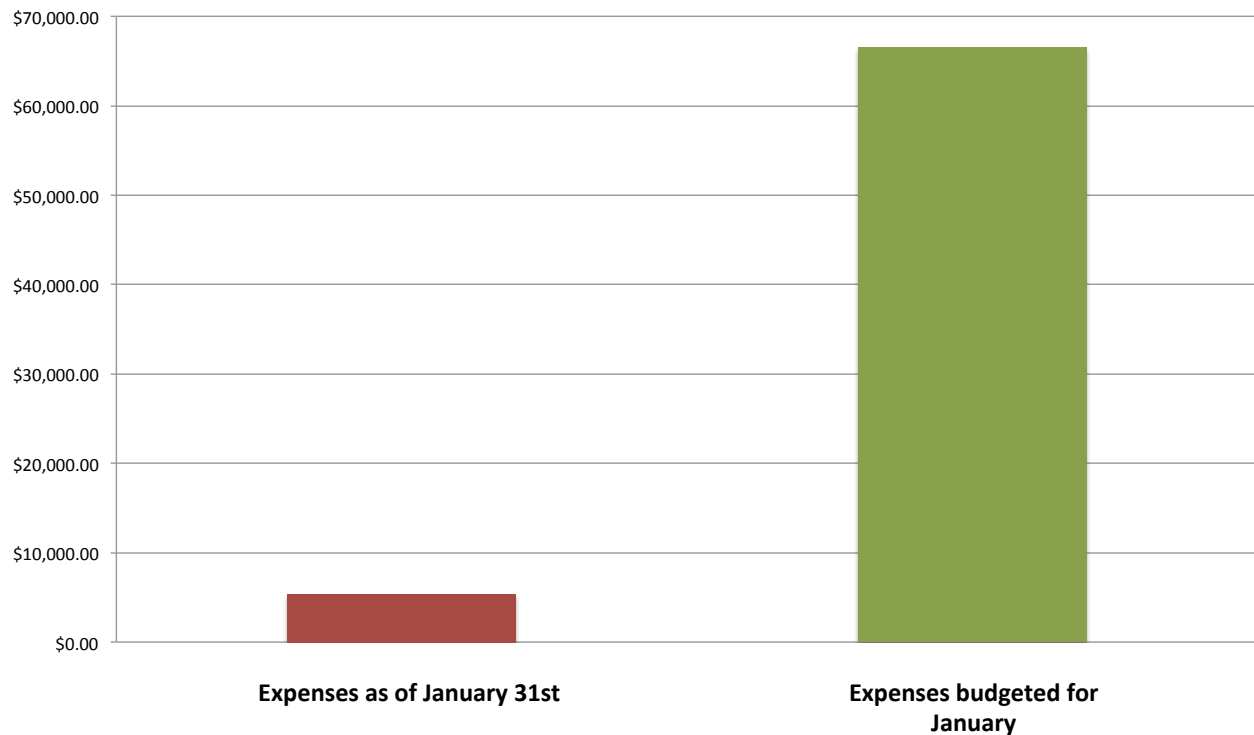
Water Fund Revenues Jan 31st

Operating Revenues	Revenue Jan 31st	Budgeted Jan	Notes
Operating Revenues			
Water Revenue	\$9,019.91	\$10,000.00	
Interest	\$0.00	\$12.50	
Electric Reimbursement	\$150.00	\$125.00	
Miscellaneous	\$0.00	\$0.00	
Total	\$9,169.91	\$10,137.50	
Capital Improvement Revenues			
Water Meter Replacement & Relocation Grant	\$0.00	\$24,159.08	Project won't start until June
Water Tap	\$0.00	\$0.00	
Tap Installation	\$0.00	\$0.00	
Total	\$0.00	\$24,159.08	
Total	\$9,169.91	\$34,296.58	



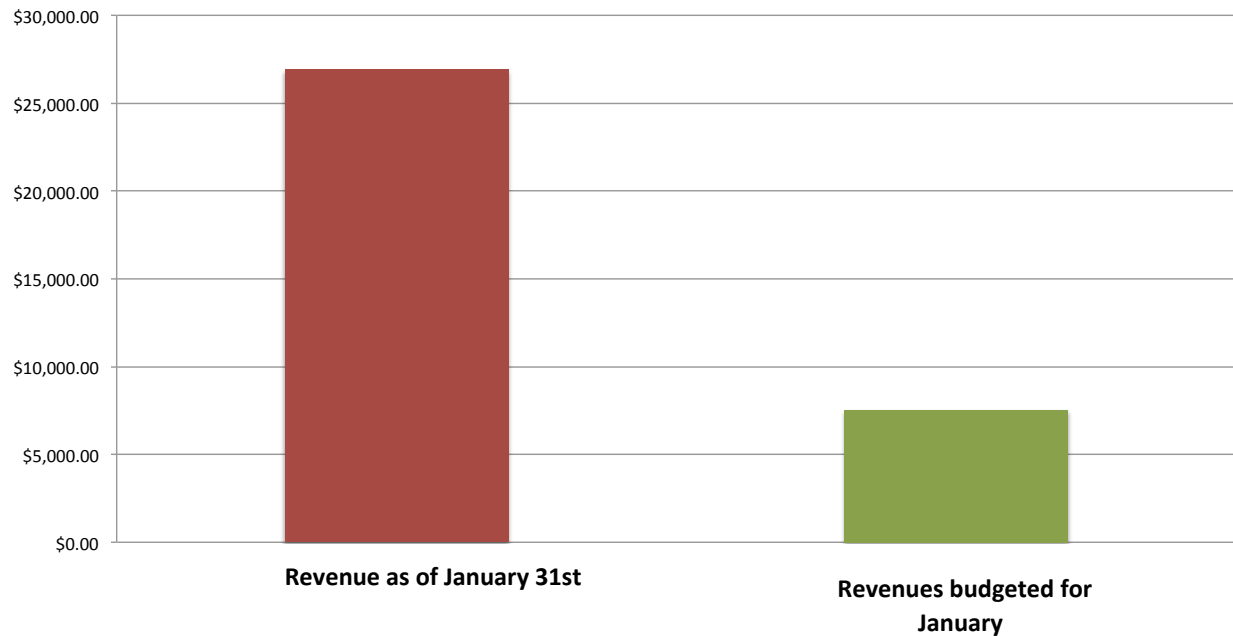
Water Fund Expenses Jan 31st

Operating Expenses	Spent Jan 31st	Budgeted Jan	Notes
Employees			
Payroll Transfer	\$3,511.75	\$9,209.31	
Auditor	\$0.00	\$169.65	Lump sum payment
Attorney	\$0.00	\$250.00	
Total	\$3,511.75	\$9,628.96	
Operations & Maintenance			
Insurance	\$0.00	\$500.00	Lump sum payment
Repairs and Maintenance	\$0.00	\$625.00	
Supplies	\$1,103.60	\$333.33	New meters
Water Samples	\$0.00	\$291.67	No sampling is due in Jan
Tap Installation	\$0.00		
Electric	\$412.00	\$441.67	
Propane	\$100.00	\$100.00	
Utilities - other	\$115.00	\$83.33	
Dolores Water Conservation District	\$0.00	\$225.00	Lump sum payment
Tank Repairs	\$0.00	\$16,666.67	Work hasn't started
Miscellaneous	\$0.00	\$41.67	
Total	\$1,730.60	\$19,308.34	
Capital Improvements			
Water Meter Replacement	\$0.00	\$37,167.83	Work hasn't started
Engineering	\$154.12	\$0.00	
Depreciation	\$0.00	\$416.67	
Total	\$154.12	\$37,584.50	
Total	\$5,396.47	\$66,521.80	



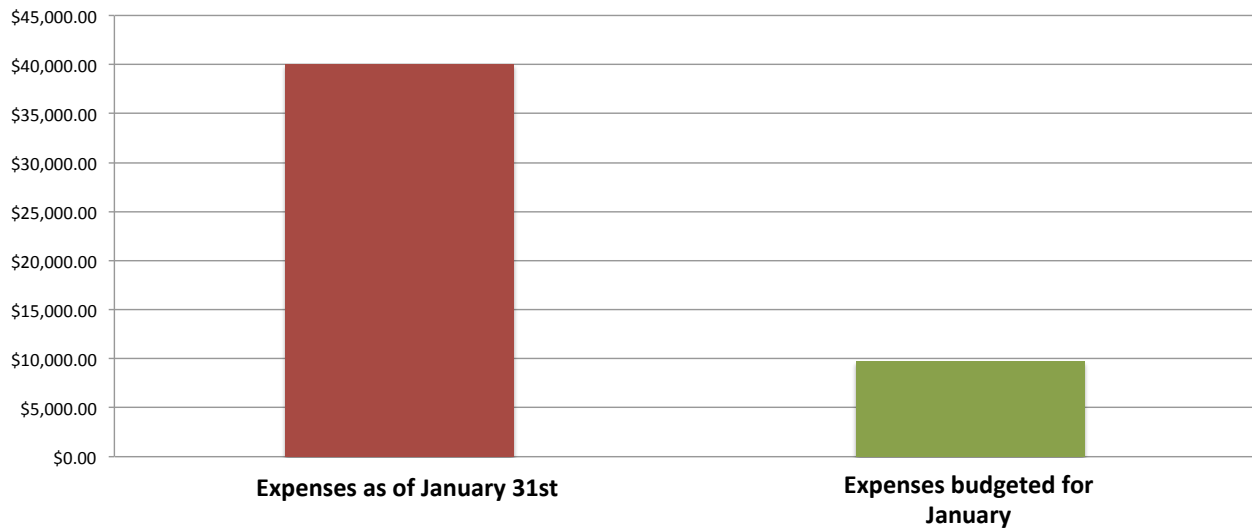
Street Fund Revenues Jan 31st

Operating Revenues	Revenue Jan 31st	Budgeted Jan	Notes
Operating Revenues			
Property Tax	\$0.00	\$889.93	This hasn't come in yet
Sales & Use Tax	\$937.02	\$833.33	
Specific Ownership Tax	\$39.57	\$33.33	
Delinquent Tax & Interest	\$0.00	\$0.00	
Franchise Tax	\$1,371.42	\$500.00	
Highway Users Tax	\$1,032.92	\$1,500.00	
County R&B Reapportionment	\$0.00	\$833.33	This is a lump sum payment
Interest	\$3.67	\$3.75	
Miscellaneous	\$0.00	\$0.00	
Rico Center Grant - Plowing	\$9,350.00	\$2,868.01	Winter expense
Rico Center Grant - Loader Repair	\$14,178.38	\$0.00	with plowing line item
Total	\$26,912.98	\$7,461.68	
Capital Improvement Revenues			
Excise Tax	\$0.00	\$83.33	from building permits
Total	\$0.00	\$83.33	
Total	\$26,912.98	\$7,545.01	



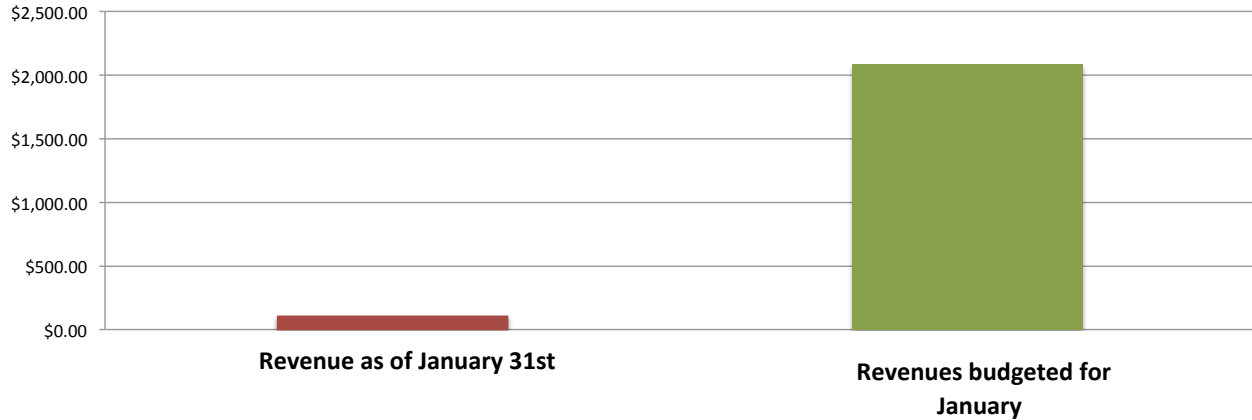
Street Fund Expenses Jan 31st

Operating Expenses	Spent Jan 31st	Budgeted Jan	Notes
Labor			
Payroll Transfer	\$1,795.24	\$3,034.67	
Contract Snow Removal	\$9,350.00	\$779.17	Winter only
Total	\$11,145.24	\$3,813.84	
Operations & Maintenance			
Fuel	\$0.00	\$666.67	This bill hasn't come yet
Equipment Repairs & Maintenance	\$5,324.50	\$1,806.53	This is a lump sum payment
Insurance	\$0.00	\$416.67	This is a lump sum payment
Supplies	\$0.00	\$208.33	
Electric	\$141.00	\$166.67	
Street Lights	\$94.00	\$100.00	
Utilities - other	\$135.38	\$166.67	
Treasurer Fees	\$0.00	\$25.00	
Total	\$5,694.88	\$3,556.54	
Capital Improvements			
Gravel Project - Various Streets	\$0.00	\$250.00	This is a summer project
Loader Lease	\$23,159.32	\$2,083.33	This is a lump sum payment
Total	\$23,159.32	\$2,333.33	
Total	\$39,999.44	\$9,703.71	



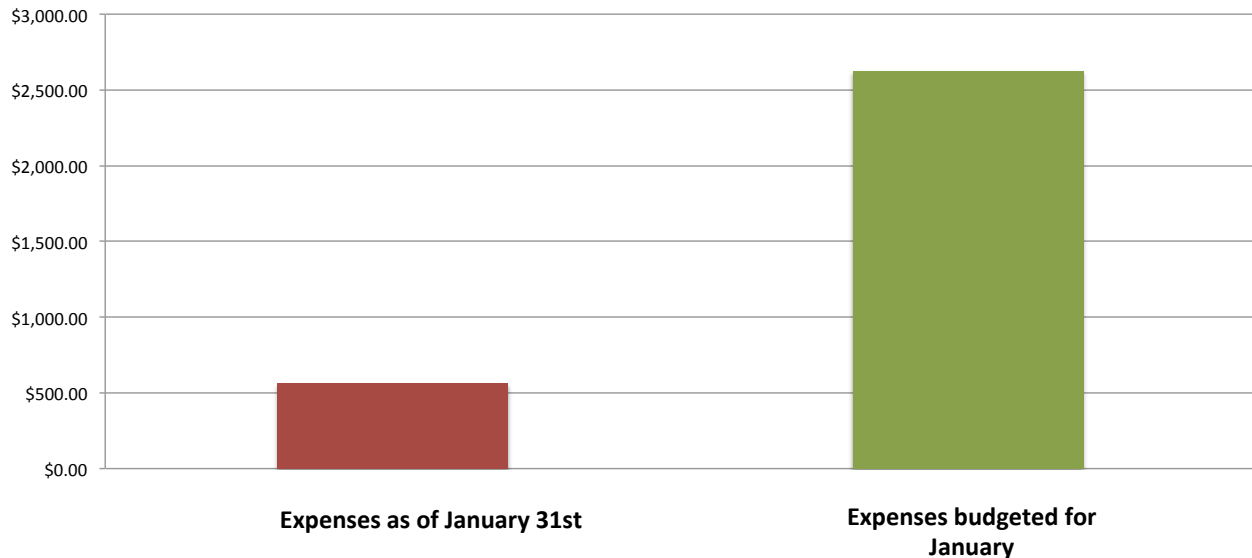
Sewer Fund Revenues Jan 31st

Operating Revenues	Revenue Jan 31st	Budgeted Jan	Notes
Operating Revenues			
Property Tax	\$0.00	\$1,971.40	Hasn't come in yet
Specific Ownership Tax	\$87.32	\$83.33	
Delinquent Tax and Interest	\$0.00	\$6.25	Comes later
Interest	\$8.65	\$8.33	
Total	\$95.97	\$2,069.31	
Total	\$104.62	\$2,083.89	



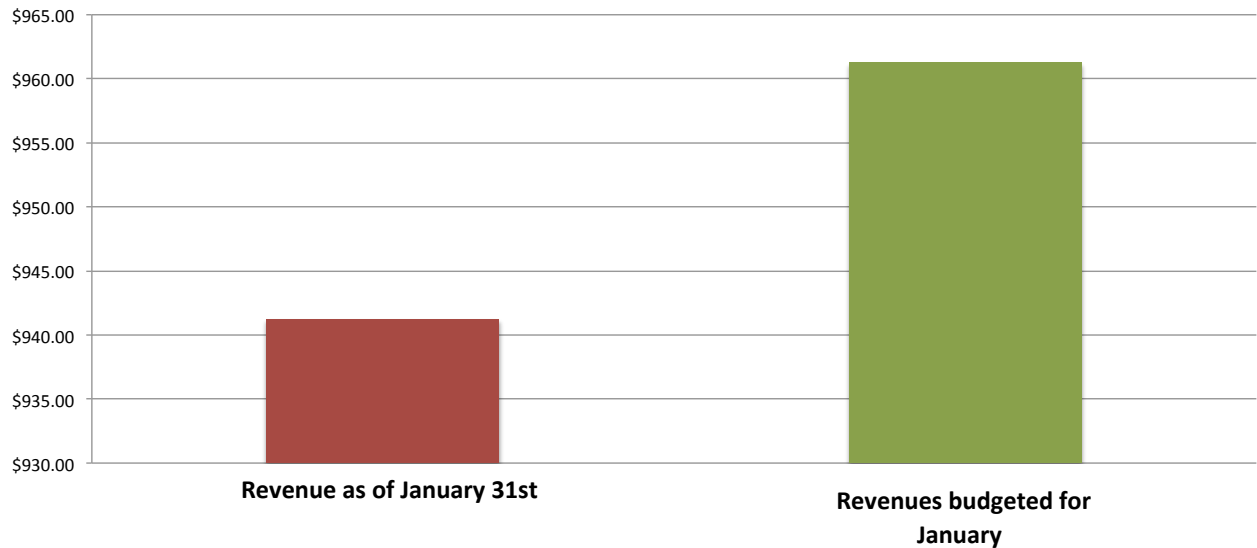
Sewer Fund Expenses Jan 31st

Operating Expenses	Spent Jan 31st	Budgeted Jan	Notes
Labor			
Payroll Transfer	\$0.00	\$848.69	one month behind
Total	\$0.00	\$848.69	
Operations & Maintenance			
Septic Inspection Certification & Training	\$0.00	\$83.33	
Treasurer Fees	\$0.00	\$41.67	
Miscellaneous Engineering	\$282.63	\$1,250.00	
Total	\$282.63	\$1,375.00	
Total	\$565.26	\$2,625.00	



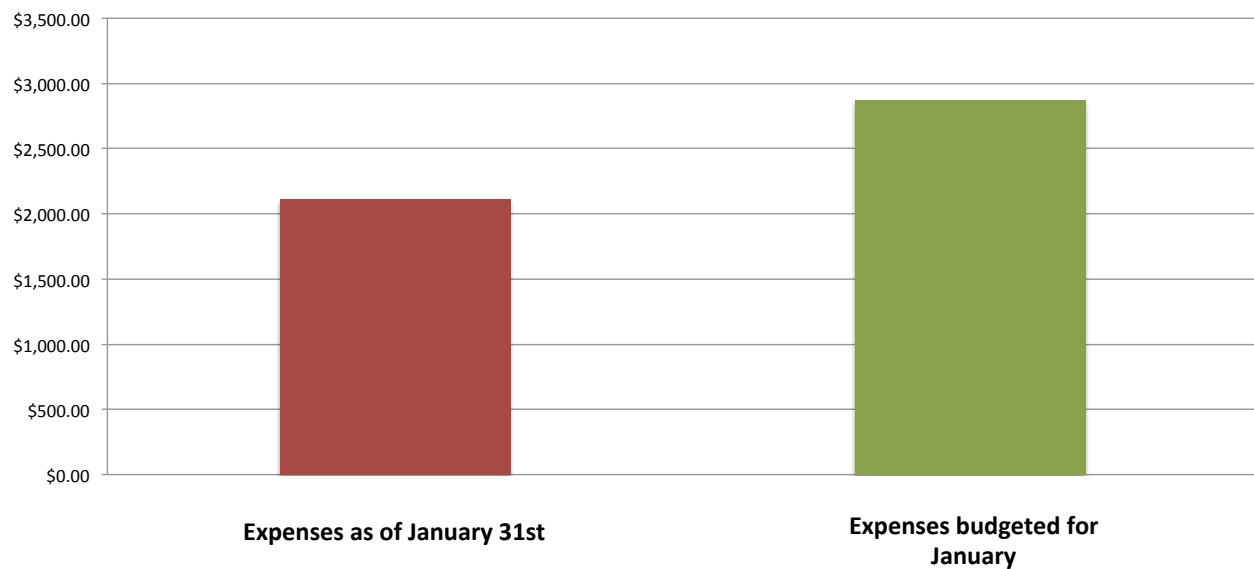
POST Fund Revenues Jan 31st

Operating Revenues	Revenues Jan 31st	Budgeted Jan	Notes
Operating Revenues			
Sales & Use Tax	\$937.02	\$750.00	
Lodging Tax	\$0.00	\$83.33	This comes in quarterly
Donations	\$0.00	\$0.00	
Interest	\$4.18	\$2.92	
Excise Tax	\$0.00	\$125.00	This is from building permits
Miscellaneous Income	\$0.00	\$0.00	
	Total \$941.20	\$961.25	
	Total \$941.20	\$961.25	



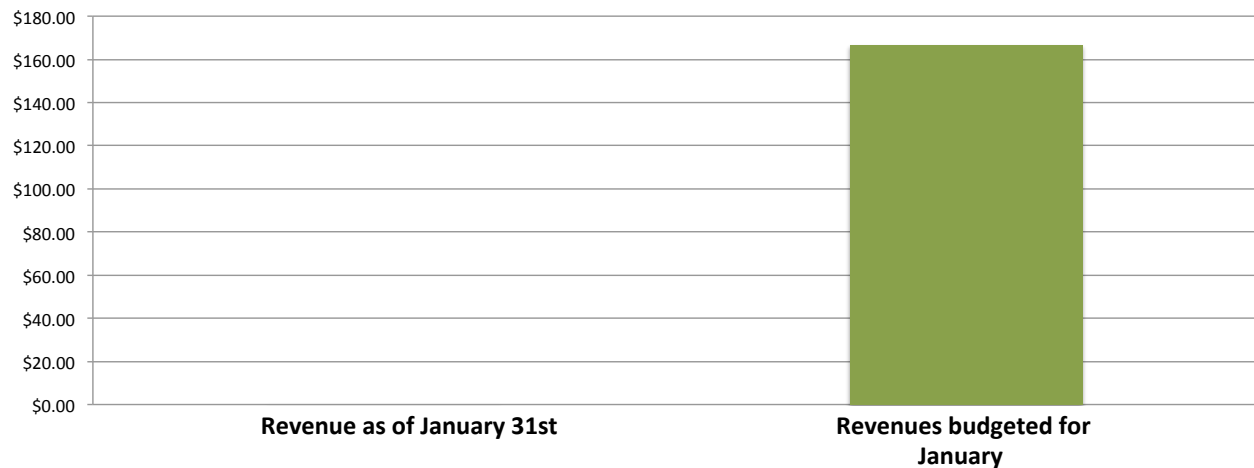
POST Fund Expenses Jan 31st

Operating Expenses	Spent Jan 31st	Budgeted Jan	Notes
Employees			
Payroll Transfer	\$0.00	\$1,083.33	this is a month behind
Total	\$0.00	\$1,083.33	
Operations & Maintenance			
Repairs & Maintenance	\$0.00	\$83.33	
Insurance	\$0.00	\$458.33	
Supplies	\$1,511.48	\$954.17	
Total	\$1,511.48	\$1,495.83	
Projects			
Town Clean-up	\$0.00	\$125.00	Clean-up hasn't happened yet
Winter Carnival	\$600.00	\$0.00	
Rio Grande Southern Trail	\$0.00	\$166.67	
Total	\$600.00	\$291.67	
Total	\$2,111.48	\$2,870.83	



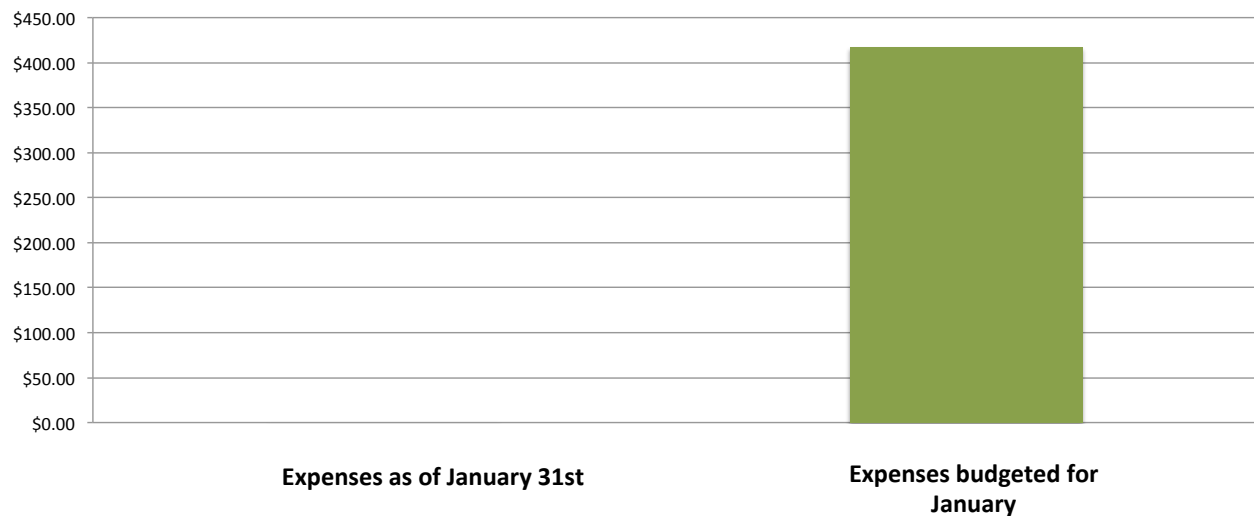
Colorado Conservation Trust Fund Revenues Jan 31st

Operating Revenues	Revenues Jan 31st	Budgeted Jan	Notes
Operating Revenues			
Lottery Proceeds	\$0.00	\$166.67	Comes in a lump sum
Total	\$0.00	\$166.67	
Total	\$0.00	\$166.67	



Colorado Conservation Trust Fund Expenses Jan 31st

Operating Expenses	Spent Jan 31st	Budgeted Jan	Notes
Projects			
Park Area	\$0.00	\$416.67	Comes in a lump sum
Total	\$0.00	\$416.67	
Total	\$0.00	\$416.67	



1st Annual Rico Fall Fling Budget

Tara Rose and the Real Deal – 4 Piece Bluegrass Band from Denver	1200
Klaybo Klunk and the High Country Krunk – 4 Piece Band	600
Sound Equip. and Services by Inner Orbit Sound System	500
2 nights Lodging at Mineshaft Inn for Tara Rose & RD	250
Catered rehearsal dinner for bands	250
Posters/Media & Marketing	200
Kids tent: Hula Hoop and face painting supplies for 30 kids	150
Three additional porta-potties for park (one handi-accessible)	750
Generator rental and gas for power	200
Discretionary fund for miscellaneous and unforeseen expenses	400
Stage (trailer donated by Dave and Sue)	FREE
TOTAL	\$4,500
Funds Available for Budget:	
Blanche C. Hill Foundation	1,500
Fall Fling Founder's Pledges and Donations	1,500
Total Funds Available:	\$3,000
Balance Required:	\$1500
 Amount Requested from Rico Center	 \$1500

Agency/Entity Information (a,b,c):

I realize that this is an out-of-cycle grant request, but with the support and co-ordination of the Town of Rico Parks & Rec Dept. I've been working on producing a Fall Music Festival in Rico's Jones Park. I have been pledged a grant of \$1500 from the Blanche C. Hill Foundation and after polling citizens of Rico I feel certain that we can match this grant with individual donations from town residents and entrepreneurs to get The Rico Fall Fling off the ground on short notice.

With all this in mind, I am humbly requesting that the Rico Center would also match the \$1500 grant from the Blanche C. Hill Foundation which would give us a good working budget for the festival.

Purpose of Grant/Proposal:

A/B) One of Rico's greatest assets is the incredible fall colors of its aspen forests. While the summer tourist season is generally accepted to end Labor Day weekend (which comes very early this year of 2019), Rico is only just beginning to come into its autumn beauty, with the fall colors and beautiful weather often lasting well into October.

The goals and objectives of the Fall Fling are to benefit the entire community by providing both recreational opportunities during what is traditionally a bit of a 'dead spot'. By offering a community event that celebrates the natural beauty of Rico and our valley during a prime fall weekend we can expect to achieve those goals. The hope is to take advantage of Rico's incredible fall beauty and geographic location as a hub between the 4 Corners area and the northern San Juans to bring people together.

C) The core foundation of The Rico Fall Fling would be a day of music in Rico's Jones Park. Because of time constraints this year, the event would be a cooler-friendly BYOB event. In the future the goal would be to have a beer tent to raise money for a local cause (flashing speed limit signs on Main, for example). Satellite activities would be yoga in the park, a kid's tent with face painting and hoola-hooping, volleyball, corn hole, etc. There are many other ideas which could dovetail nicely such as a treasure hunt for the kids, fund-raising raffles, art shows, farmer's market or just simply celebrating Rico's rich heritage and a sense of community and volunteerism. The idea is to create a 360 degree win for the community by celebrating a time/season that is under-utilized, economically and aesthetically speaking.

D) The timetable is critical. The Fall Fling would be scheduled for Saturday, September 28th to coincide with the Telluride Cars and Colors festival, whom I've reached out to and seem receptive to adding us to their touring schedule on short notice. With some well-timed advertising I feel confident that we could draw a number of Cars and Colors participants. I've also talked with a local resident who thought Rico would be a great nexus for Cars and Colors and a motorcycle show and was excited about this possibility for the future.

E/F) Currently no other organizations have been contacted but I have an inside track

at Osprey and also plan to reach out to the Dolores River Brewery and the Dolores Market for sponsorship this year or next. I will also reach out to a local bank in Dolores or Telluride. It is too short of notice to expect much this year, but it can't hurt to plant seeds for 2020.

Short-term funding/founding strategy: This is where community and volunteerism come into play. I am not here proposing that the Rico Center fund the entire Fall Fling. When you look up and down Rico's Main Street it's easy to think that there are no businesses in town, but that is not true. We have a multitude of businesses in town from building contractors, painting contractors, several wood-working shops, professional artists who host workshops, real estate agents, appraisers, surveyors, window-washers, chefs and lodgers. If you scratch beneath the surface of Main Street, Rico is rich with artists and entrepreneurs. In order to get the **1st Annual Rico Fall Fling** off the ground, I have written a fund-raising letter requesting that local entrepreneurs and citizens alike match the generous donation from the Blanche C. Hill Foundation by donating the seed money needed to get started. The goal would be to reach \$1,500 in local donations dedicated to this event, and then ask that the Rico Center match that \$1,500. Included in the attachments is a copy of the fund-raising letter to be distributed to Rico residents and entrepreneurs, asking for \$100 dollars to become a **Fall Fling Founder**. The founders could be thanked and honored at the event with a banner in front of the stage or some such gesture such as a limited-edition commemorative poster. It could be thought of as a sort of community barn-raising which would pay a yearly dividend of music, recreation and a boost in economic activity at a lean time of the year. The goal is for this to be a 360-degree win for the entire community. Any unused monies would be vouch-safed with Rico Parks and Rec for next year's Fall Fling.

Evaluation (a,b,c): After speaking with many residents about this, I am confident that we can pull together the resources to make the Fall Fling happen, achieve good attendance, and celebrate the incredible fall colors with a day in the park as a community and work toward reaching little Rico's full potential. I feel that it could also provide a boost in attendance for the Chili Cookoff the following day. If this event is successful, I foresee a wonderful fundraising opportunity for the Rico Center or other local charities.

Attachments

Final Thoughts:

I know it's out of cycle and short notice, but I would love to have a full budget when I present to the Town Council meeting on August 21st!

Next year, with plenty of lead time we can hopefully replace the funding from the **Fall Fling Founders** with funding from a couple of larger sponsors such as Osprey, Dolores Market, a local brewery or a local bank. The possibility also exists to work more closely with Telluride's **Cars and Colors** festival in the future. The Fall Fling would also be a great opportunity to create a Town Promo Video.

1st Annual Rico Fall Fling in the Park

Proposed Schedule

10AM > Yoga in the Town Park.

Fall Farmer's Market at the Mineshaft Inn

VIP parking on Main Street for participants in the ***Telluride Cars and Colors Festival***

Artists of Rico show opens at the Mercantile.

11:00 AM > Kid's tent opens with face painting and hula hoop making.

11:30 AM > Music starts w/ ***Violet, Cedar and Friends*** on the Main Stage

Food carts, lemonade stand open for business.

12PM to 2PM > ***Claybo Klunk and the High Country Krunk*** take Main Stage

2PM to 2:30 > Schwag Raffle

2:30 to 4:30 > ***Tara Rose and the Real Deal*** take the Main Stage

4:30 to 5:30 > ***Encore Jam*** - Main Stage

6PM > Options: Dinner and then town bonfire or fire pit? Late night music at the Enterprise? Other ideas?

8.06.2019

Dear Rico Resident,

This letter is a request for help in founding a one day Fall Music Festival in Rico scheduled for Saturday, September 28th. I have received a \$1,500 pledge from the Blanche C. Hill Foundation to create the **1st Annual Rico Fall Fling** in the town park. I've promised that I will do my best to get the Rico community to match that donation. I have also put in a request to the Rico Center to match that donation as well which would give us a nice budget for the event.

One of Rico's greatest assets is the incredible fall colors of our aspen forests. While the summer tourist season is generally accepted to end Labor Day weekend (which comes very early this year of 2019), Rico is only just beginning to come into its autumn beauty, with the fall colors and beautiful weather often lasting well into October. The goals and objectives of the **Fall Fling** are very simple. The **Fall Fling** is meant to benefit the entire community economically and recreationally by trying to fill in the economic 'dead spot' between Labor Day and the beginning of hunting season when Rico is in its prime beauty.

The core foundation of **The Rico Fall Fling** would be a day of music in Rico's Jones Park. Other satellite activities could or would include yoga in the park, a town bike race, a kid's tent with face painting and hoola-hooping. There are many other ideas which could dovetail nicely such as a treasure hunt for the kids, fund-raising raffles, art shows, farmer's market or just simply celebrating Rico's rich heritage and a sense of volunteerism. The idea is to create a 360 degree win for everyone involved during a time/season that is under-utilized, economically and aesthetically speaking. This year, because of time constraints, the event would be BYOB, cooler-friendly event. In the future, the event could host a beer tent to raise money for a local cause (flashing speed limit signs on Main Street, for example).

The timetable is critical. **The Fall Fling** would be scheduled for Saturday September 28th to coincide with the Telluride Colors and Cars festival, whom I've reached out to and seem receptive to perhaps adding us to their touring schedule on short notice. Because this is happening on somewhat short notice, it is difficult to find sponsorship from larger entities, so I am trying to rally the citizens of Rico to get the **1st Annual Fall Fling** off the ground. If you scratch beneath the surface of Main Street, Rico is rich with artists and entrepreneurs including building contractors, painting contractors, several wood-working shops, professional artists, real estate agents, appraisers, surveyors, window-washers, restaurateurs and lodgers. In order to get the **1st Annual Rico Fall Fling** up and running, I am humbly appealing to potential **Fall Fling Founders** to donate \$100 each to raise the \$1500 needed to get this **First Annual Fall Fling** off the ground and in the books.

Thank you for your time and consideration!

Sincerely,

Clay Hall and Rico Parks & Recreation

P.S.

I'm also working on a slogan and sadly, this is the best I can do: *"Fall into Rico and leave your troubles behind."* If anyone has any ideas you can e-mail me at claytrell@mac.com

Résumé – Ronald Clay Hall

My personal qualifications include working on five continents as a professional photographer, including two assignments for National Geographic in Patagonia in the early 2000's. One of these assignments for National Geographic included winning the Ned Gillette Award from the American Alpine Club as well as sponsorship from Mountain Hardwear. All together my fund raising efforts totaled nearly ten thousand dollars and resulted in a successful east to west crossing of the Patagonian Ice Cap by a team of two.

While working as a photographer on an aerial environmental survey in Mozambique in 2008, I met a Colorado woman running a school for AIDS orphans in Chimoio, Mozambique. After volunteering at the school for a month and upon returning to Colorado I joined the Board of Directors for her TIOS US non-profit 501c3 based in Colorado Springs. From ~2009 to 2011 I assisted Founder/Director Amy Gillespie with fund-raising and the publishing of an HIV education manual in Portuguese that was distributed throughout Mozambique. I should note that of all of the board members of TIOS US, I was the only one who had actually visited the Mozambican school, other than founder Amy Gillespie. Her time in Mozambique is detailed in her book, ***Six Years in Mozambique; Things I Haven't Told Mom.***

In 2009 I entered the music industry by going to work for the Colorado music magazine ***Mousike*** as a photographer, writer and graphic designer. I also participated in marketing and art direction as well and since 2010 I have been a practicing musician myself.

In 2011 I participated in re-opening of the State Bridge music venue near Steamboat Springs, Colorado with Scotty Stoughton, the founder of the ***Winter Wondergrass Festival*** and also the ***Campout for the Cause***. This experience was fun and invaluable, and I am basing most of my ideas for the ***Fall Fling*** off of Scotty's very successful ***Campout for the Cause*** which is a non-non-profit dedicated to helping families in financial difficulty due to illness.

From 2014 to 2016 I participated in a week long ***School of Rock*** in Minturn, Colorado which was funded by the Eagle County non-profit E(f)ec in which I worked closely with the founder and board member Molly Morales, as well as Director Jake Wolf.

References

Eric Goodline *Mousike Magazine* Art Director
970-366-0581

Molly Morales *Minturn School of Rock* Director
970-390-6310

Jake Wolf *School of Rock* Instructor & Mayor Pro Tem Avon, CO
720-635-5516

Amy Gillespie *Founder of Tios US* in Mozambique
719-360-3769

From: Ronald Clay Hall claytrell@mac.com
Subject: Re: Fall Fling and Special Use permit
Date: February 3, 2020 at 12:38 PM
To: Kari Distefano smckarid@yahoo.com
Cc: amy Fordham amy@blanchechillfoundation.org



Hi Kari,

We can do Feb. 19th. I agree, the sooner the better. Even if that is a preliminary run-down and there is no vote, I want to get everyone in the loop.

The fence is a requirement for the Special Event liquor permit from the State and easily remedied. The gate would need to be monitored so no one leaves with alcohol. ID's would be checked by the brewers before serving anyone.

The beer tent would be handled professionally by one of the local breweries. I'm in contact with Mancos Brewing and have gotten a verbal from them that they can do it. I'd also like to include Dolores River Brewery if they are interested. The alcohol is really the crux of the entire event and will only be handled with the utmost professionalism. On that note we would also have a first aid station at the Fire House for the inevitability that someone sneaks in a bottle and overindulges of their own accord.

As far as security, I would hope that we would be able to talk Dolores County into 'loaning' us a deputy for two days from noon to six.

The camping could be a sticky issue, but doesn't really need to be if handled properly. Of course port-a-potties and trash are a concern, but easily remedied as long as there is a budget for it. I don't know if you've attended many music festivals lately, but if you host the right bands, with mature fans and a mature message, you might be surprised at how well people conduct themselves. Though I would love to have camping this inaugural year, it will be the most delicate issue as far as concerns of safety and nuisance. But it also would allow people to enjoy themselves without having to get in a vehicle at the end of the night and drive to Dolores or Durango. If we can't host camping this year, so be it. People can always camp on the nearby Forest Service land.

I've received interest from Telluride's Cars & Colors Festival and they are interested in participating in some form, whether it is an 'official' car show on Main Street or just VIP parking for their enthusiasts who drive over the pass for a bloody at the Enterprise or to see some free music. We should be meeting with them later in the week. If we do get cooperation from Cars & Colors I would probably ask the Town for a couple of porta-potties on Main Street.

Regarding the expansion from one day to two, we sort of decided that if we were going to throw up a stage, a fence, bring in porta-potties and food trucks, set up a beer tent and a kids tent and do all that work then we should maximize benefit of all that work by making the event two days.

I received an e-mail from Mike Popek who said the camping idea 'sounds interesting' and wants to discuss further. Imagine being able to camp on Mike's beautiful property and then taking a 10 minute walk along the Dolores to a morning yoga session and then a day of free music at the peak of fall colors. Rico has so much to offer, we just need to take advantage of our natural resources and awesome community.

I'm estimating 250 people each day in the park. I would consider that a success. 500 people over two days. Imagine if each person spends \$40 in Rico..... (that's a conservative number) that's a nice shot in the arm for the community. My hope and goal is that this festival can help rebrand Rico from a hideout for drug dealers and scofflaws to a family friendly town with a

rebrand Rico from a hideout for drug dealers and scoundrels to a family friendly town with a vibrant art community and make the town more attractive to prospective entrepreneurs and families. Rico has gotten a bad rap for some time now, and I feel like this would be a great step in rebranding Rico as a community of artists and mountain enthusiasts and athletes.

I want this to be an open source event for the entire community. I would expect Artists of Rico to set up in the mercantile and we're working with Will to help him raise money for his skatepark dream. I'm hoping RTA will participate in some way.... As well as the Fire Dept. I'm hoping to reach out to Aemon and see if he would be able to rent rooms for the weekend. I want this to benefit everyone in the community, non-profits first and local business second. Think of it as 4th of July at the end of September. I know that probably means more work and headaches for you, but I promise we'll make it as easy on you as we can. I would love to see the community rally around this Fall Fling the same way they do 4th of July and make it an annual tradition.

I've worked these events many times before and I'm holding no rainbow illusions of this being some sort of glamorous vanity project for myself. I know the reality. There will be plenty of trash and cigarette butts to pick up on Monday morning, and I know all too well who will be doing it. Me (but hopefully with a little help).

It's gonna take a village, but I think we can do it.

Thanks so much for your time and consideration.

Best,

Clay Hall

307-413-3422

RICO FALL FLING 2020
MOUNTAINS. MUSIC. COMMUNITY.

On Feb 3, 2020, at 11:04 AM, Kari Distefano <smckarid@yahoo.com> wrote:

One more thing. I think you need to come before the Board of Trustees sooner rather than later. Would you be available either this month, February 19th or in March on the 18th?

On Feb 3, 2020, at 10:17 AM, Ronald Clay Hall <claytrell@mac.com> wrote:

Good Morning Kari,

I've been reading over the Special Use Permit information on the town website and I'm a bit confused. It seems to me that this permit/process is for Landowner's wishing to get a zoning variance for their properties within town boundaries, and not for events in the park or on town property. I'm curious if RTA had to go through this process for their fundraisers in the park, or the Women's Club for the chili cook-off? Did the Winter Carnival require a special use permit? Is there a special use permit required for the 4th of July? I'm not opposed to the process, I'm just confused as to the 'special use' designation and its relation to the Fall Fling and other events in Rico. Is the park not there for the benefit of the community and events such as this?

I'm sorry if it seems pedantic, but I also notice that it says "**Uses not listed shall not be permitted under any circumstances.**" And I don't see 'musical events' or 'concerts' or 'camping' on there, so I am confused as to this process.

camping on there, so I am confused as to this process.

Am I required to apply for a special use permit for a fund-raiser and free concert in the town park for the benefit of the community? Or is it the possible camping on town property which requires the special use permit?

Thanks so much for your time and consideration.

Best,

Clay Hall

307-413-3422

***RICO FALL FLING 2020
MOUNTAINS. MUSIC. COMMUNITY.***

**TOWN OF RICO ORDINANCE
NO.2020-01**

**AN ORDINANCE OF THE TOWN OF RICO, COLORADO, AMENDING RICO
BUDGET ORDINANCE NO. 2019-07 TO REFLECT ADDITIONAL REVENUES AND
EXPENDITURES**

WHEREAS, the Rico Town Charter, Article VI, sec. 6.7, states that the Rico Board of Trustees may make additional appropriations by Ordinance to amend the Town's 2019 Budget as previously adopted by Ordinance No. 2019-07, for unanticipated expenditures or receipt of additional revenues. The purpose of this amended budget ordinance is to reconcile and amend the 2019 budget for increased expenditures and their corresponding revenues;

WHEREAS, the Town of Rico's **General Fund** revenues for regular operations were higher than estimated in December 2019. This was due to higher property taxes and higher sales tax income as a result of a good summer as well as the State of Colorado requiring off-site vendors to pay local sales tax. **The General Fund revenue increased over what was budgeted in 2019 by \$123,472**

WHEREAS, the Town of Rico's **General Fund** expenditures for regular operations were higher than estimated in December 2019. This was due to higher employee health insurance costs. **The General Fund expenditures increased over what was budgeted in 2019 by \$8,515.**

WHEREAS, the Town of Rico's **General Fund** revenues for capital and special projects were higher than estimated in December 2019. This was due to the success grants from the Rico Center and grants for the sewer economic analysis. **The General Fund for Capital and Special Projects revenue increased over what was budgeted in 2019 by \$12,274.**

WHEREAS, the Town of Rico's **General Fund** expenditures for capital and special projects were higher than estimated in December 2019. This was due to the need to replace the courthouse roof and repair damage done to the masonry after last March's heavy, wet snow. **The General Fund for Capital and Special Projects expenditures increased over what was budgeted in 2019 by \$63,077.**

WHEREAS, the Town of Rico's **Water Fund** revenues for water operations were lower than estimated in December 2019. Rico residents were more conservative with their water use and there were fewer leaks in houses. This was also due to tank repairs and the meter replacement project that were postponed due to increased costs of cold weather 2019. **The Water Fund revenues decreased from what was budgeted in 2019 by \$525,499.**

WHEREAS, the Town of Rico's **Water Fund** expenditures for water operations were lower than estimated in December 2019. This was due to fewer necessary repairs and the above mentioned incomplete projects. **The Water Fund expenditures decreased from what was budgeted in 2019 by 525,499.**

WHEREAS, the Town of Rico's **Street Fund** revenues for operations were higher than estimated in December 2019. There was higher revenue in property tax income and there was an increase in sales tax. **Street Fund revenues increased over what was budgeted in 2019 by \$25,896.**

WHEREAS, the Town of Rico's **Street Fund** expenditures for operations were lower than estimated in December 2019. The higher cost of snowplowing was offset by less need for gravel than we estimated. **The Street Fund expenditures decreased from what was budgeted in 2019 by \$675.**

WHEREAS, the Town of Rico's **Sewer Fund** revenues for operations were higher than estimated in December 2019. This was due to higher property taxes. This was also due to grant funding that came in 2019 that was for work done in 2018. **Sewer Fund revenue increased over what was budgeted by \$18,019.**

WHEREAS, the Town of Rico's **Sewer Fund** expenditures for operations were higher than estimated in December 2019. The payment for the economic analysis came out of this fund. **The Sewer Fund expenses increased over what was budgeted in 2019 by \$33,130.**

WHEREAS, the Town of Rico's **Parks, Open Space and Trails Fund** revenues for regular operations were higher than estimated in December 2019. This was due to increased sales tax and unanticipated building permits as well as a Rico Center Grant. **Parks, Open Space and Trails Fund revenue increased over what was budgeted in 2019 by \$38,908**

WHEREAS, the Town of Rico's **Parks, Open Space and Trails Fund** expenditures for regular operations were higher than estimated in December 2019. This was due to an over run in the cost of the park administrator and supplies. **The Parks, Open Space and Trails Fund expenditures increased over what was budgeted by \$26,966.**

WHEREAS, the Town of Rico Board of Trustees declares that it is in the best interest of the Town's citizens and necessary for the health, safety and welfare of the Town to amend the 2019 annual budget to reflect the above described changes in revenues and expenses.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF RICO AS FOLLOWS:

SECTION 2. The amendments set forth herein in no way effect the taxes levied as set forth in the 2019 Budget, Ordinance No. 2019-07.

SECTION 3. This Ordinance shall take effect immediately upon final adoption.

ORDINANCE INTRODUCED, READ, APPROVED AND ADOPTED ON THE 15th DAY OF January 2020.

**ORDINANCE READ, APPROVED AND ADOPTED BY FINAL READING THIS 19th
DAY OF FEBRUARY 2020.**

By:.

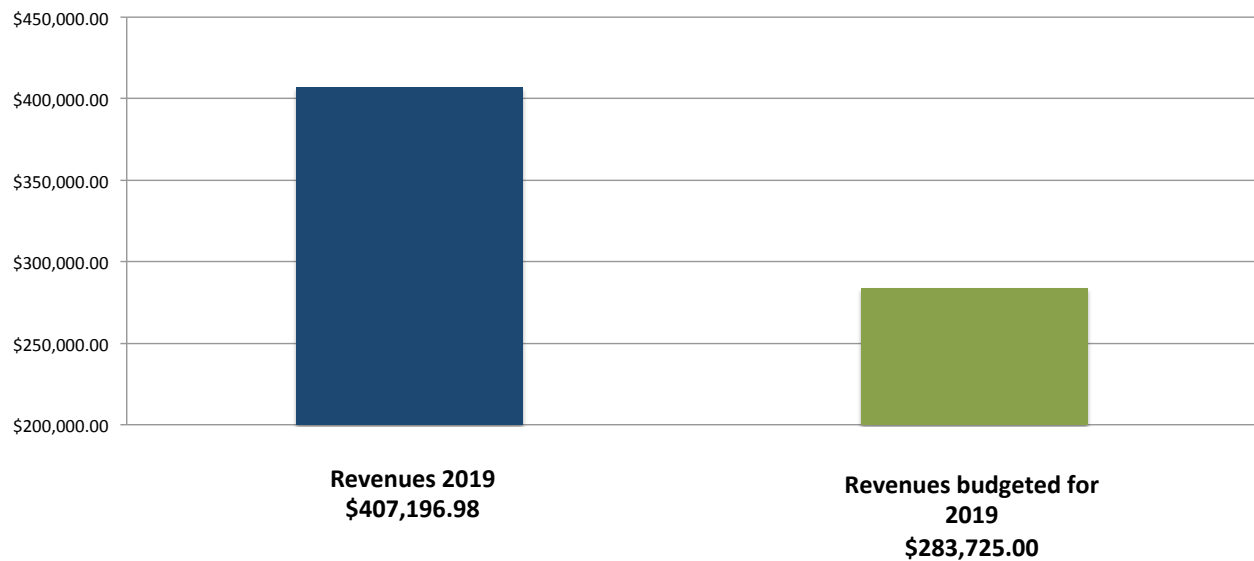
Rico Mayor

Attest:

Rico Town Clerk

General Fund Revenues 2019

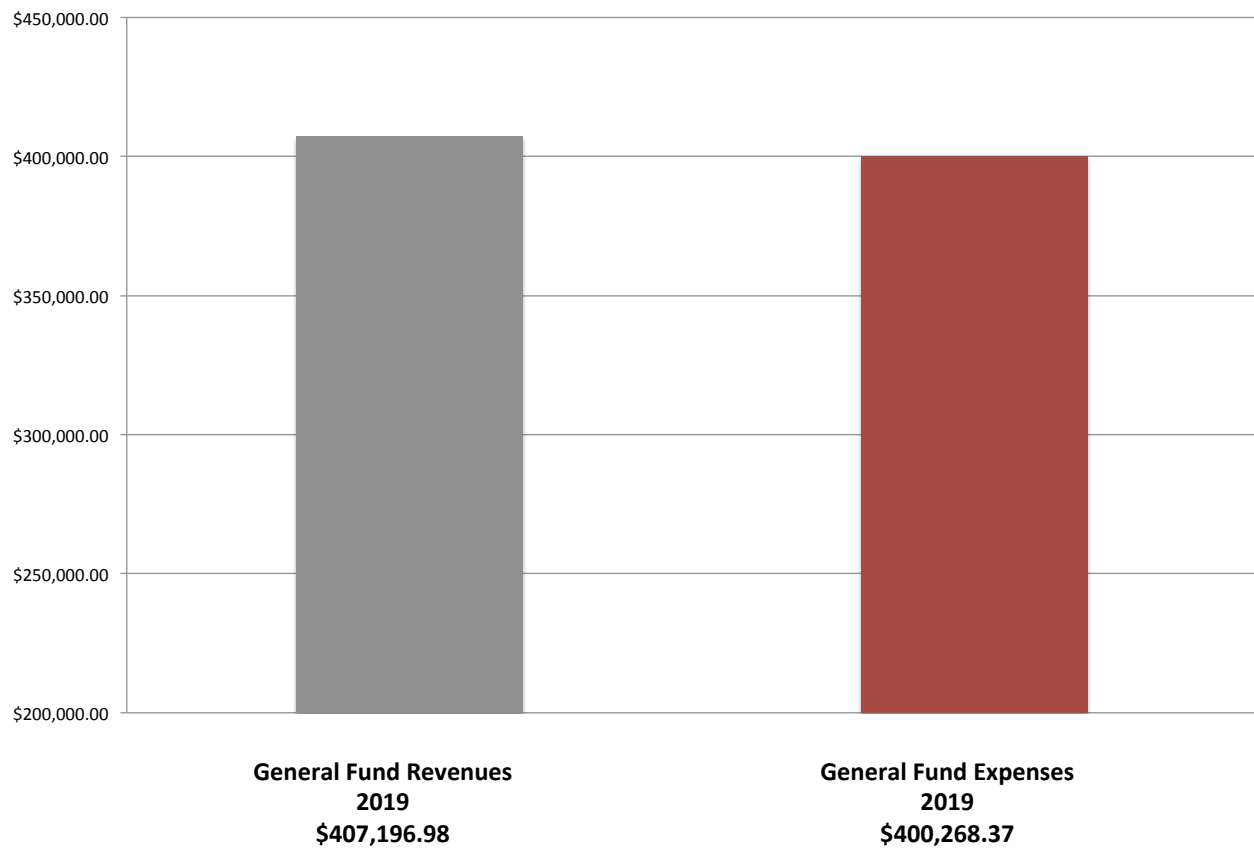
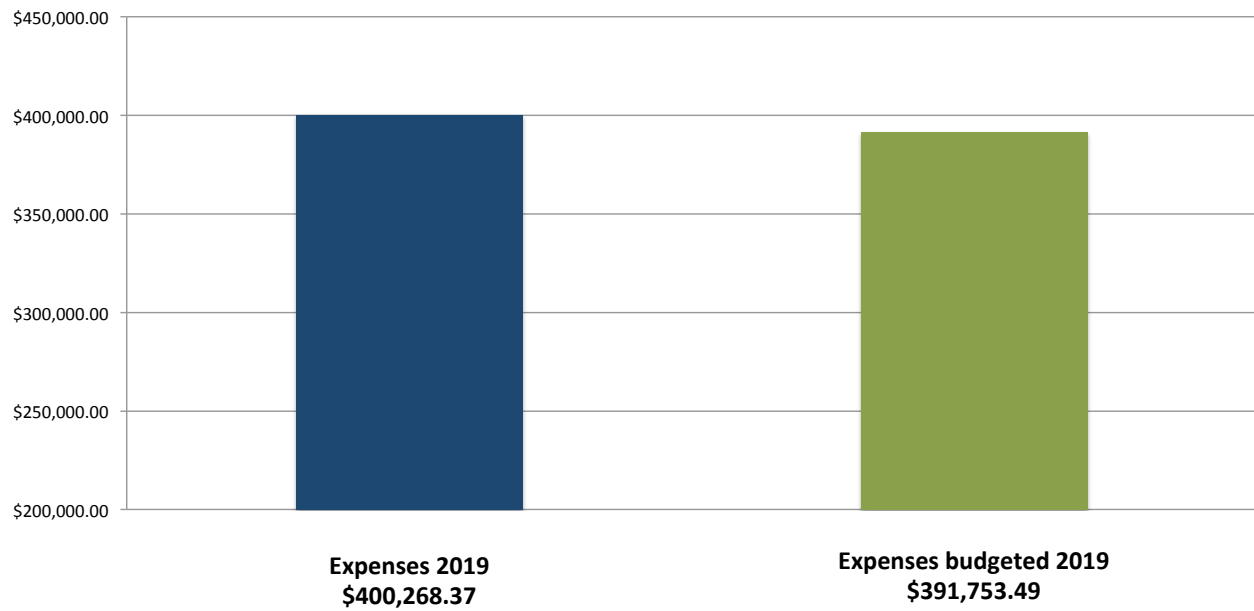
Operating Revenues	Revenue 2019	Budgeted 2019	Notes
Operating Revenues			
Property Tax	\$69,976.40	\$66,000.00	
Delinquent Taxes & Interest	\$394.60	\$300.00	
Sales & Use Tax	\$115,114.43	\$64,000.00	
Specific Ownership Tax	\$3,835.07	\$2,500.00	Vehicle Registration Tax
Cigarette Tax	\$101.95	\$145.00	
Motor Vehicle Tax	\$1,271.51	\$600.00	
Total	\$190,693.96	\$133,545.00	
Intergovernmental Revenue			
Mineral Leasing	\$23,094.98	\$25,000.00	
Severance Tax	\$2,609.94	\$1,500.00	A tax on extracted minerals From Building Permits
Excise Tax	\$202.50	\$0.00	
Building Permits	\$7,654.70	\$0.00	
Septic Permit	\$28.00	\$0.00	
Development Applications	\$7,175.00	\$0.00	
Business Licenses	\$225.00	\$200.00	
Dog Licenses	\$91.35	\$80.00	
Total	\$41,081.47	\$26,780.00	
Miscellaneous Revenues			
Reimbursement	\$762.68	\$0.00	
Insurance Reimbursement	\$500.01	\$0.00	
Interest	\$383.49	\$400.00	
Fines & Forfeits	\$5,089.00	\$20,000.00	
Rent	\$5,200.00	\$3,500.00	
SMPA dividend	\$652.73	\$0.00	
Miscellaneous	\$0.00	\$0.00	
Total	\$12,587.91	\$23,900.00	
Labor from Other Funds			
Payroll Transfer	\$108,801.63	\$99,000.00	
Attorney pass through	\$54,032.01	\$0.00	
Contract Labor Transfers	\$0.00	\$500.00	
Total	\$162,833.64	\$99,500.00	
Total	\$407,196.98	\$283,725.00	



General Fund Expenses 2019

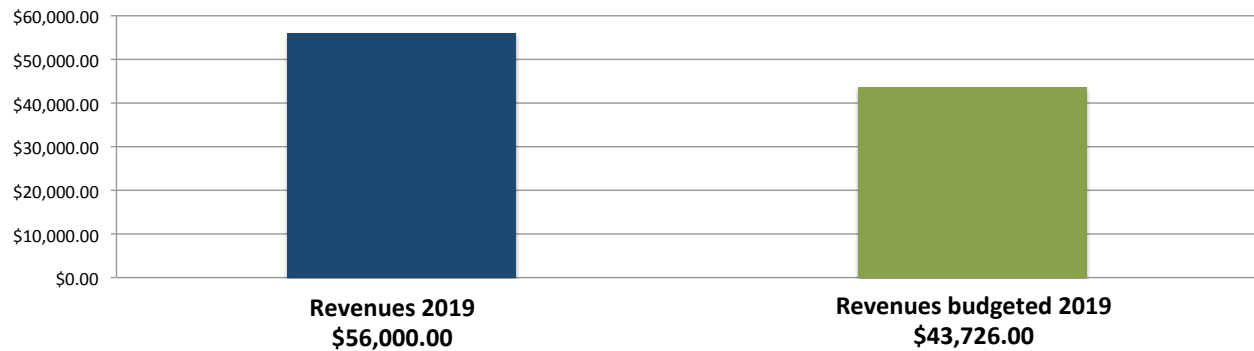
Operating Expenses	Spent 2019	Budgeted 2019	Notes
Salaries & Wages			
Town Manager	\$65,000.16	\$65,000.00	
Town Clerk	\$32,749.44	\$32,749.38	
Maintenance Man	\$35,504.40	\$35,504.36	
Park & Recreation Administrator	\$32,550.00	\$22,500.00	
Park & Recreation groomer	\$3,590.00	\$4,750.00	Winter only
Park & Recreation ice rink	\$2,450.00	\$5,500.00	Winter only
Part Time Maintenance Person	\$4,740.00	\$20,000.00	
Water Technician	\$2,115.00	\$7,500.00	
Town Marshall	\$7,553.18	\$15,000.00	
	Total \$186,252.18	\$208,503.74	
Employee Taxes & Benefits			
Payroll Taxes	\$15,419.40	\$19,311.56	
Employer PERA	\$8,731.84	\$18,255.76	
Employee Consideration	\$4,802.20	\$5,200.00	
Employee Health Insurance	\$37,324.80	\$36,275.63	
Employee Life Insurance	\$122.48	\$106.80	
	Total \$66,400.72	\$79,149.75	
Contract Labor			
Town Prosecutor (Part Time)w/attorney	\$536.50	\$1,500.00	
Municipal Court Judge (Part Time)	\$4,500.00	\$4,500.00	
Town Attorney (Contract)	\$15,817.80	\$18,000.00	
Attorney Pass through	\$54,032.01	\$0.00	
Town Planner (Contract)	\$0.00	\$2,500.00	
Auditor	\$4,071.50	\$8,500.00	
Building Inspector	\$4,301.49	\$0.00	This is a pass through cost
Accounting Services (Contract)	\$0.00	\$2,500.00	
Surveyor	\$1,120.00	\$0.00	
	Total \$84,379.30	\$37,500.00	
Administrative Costs			
Insurance (CIRSA)	\$4,356.64	\$6,000.00	
Website - .gov Registrar	\$0.00	\$1,000.00	
Advertisements/Agenda	\$159.71	\$1,500.00	
Supplies	\$8,743.05	\$9,000.00	
Dues & Fees	\$3,674.00	\$6,000.00	
Travel/Conference Expenses	\$99.27	\$2,000.00	
Miscellaneous	\$50.00	\$1,500.00	
	Total \$17,082.67	\$27,000.00	
Utilities			
Electric	\$1,729.00	\$2,000.00	
Propane	\$4,225.00	\$4,500.00	
Telephone & Internet	\$4,313.25	\$4,000.00	
Utilities-Other	\$2,578.46	\$1,000.00	
	Total \$12,845.71	\$11,500.00	
Vehicle Costs			
Fuel	\$945.17	\$1,100.00	
Repair & Maintenance	\$34.25	\$2,000.00	
	Total \$979.42	\$3,100.00	
Other			
Courthouse Roof Snow Removal	\$900.00	\$3,000.00	
Treasurer Fees	\$1,415.79	\$2,000.00	
Sales & Use Tax	\$23,022.90	\$10,000.00	paid back to the state
July 4th Expenses / Town clean up	\$4,050.41	\$2,500.00	
Excise Tax/Building Permits - pass thru	\$0.00	\$0.00	
Elections	\$1,869.27	\$5,000.00	
Traffic Fine-Surcharge	\$1,070.00	\$2,500.00	
	Total \$32,328.37	\$25,000.00	
	Total \$400,268.37	\$391,753.49	

General Fund Expenses 2019



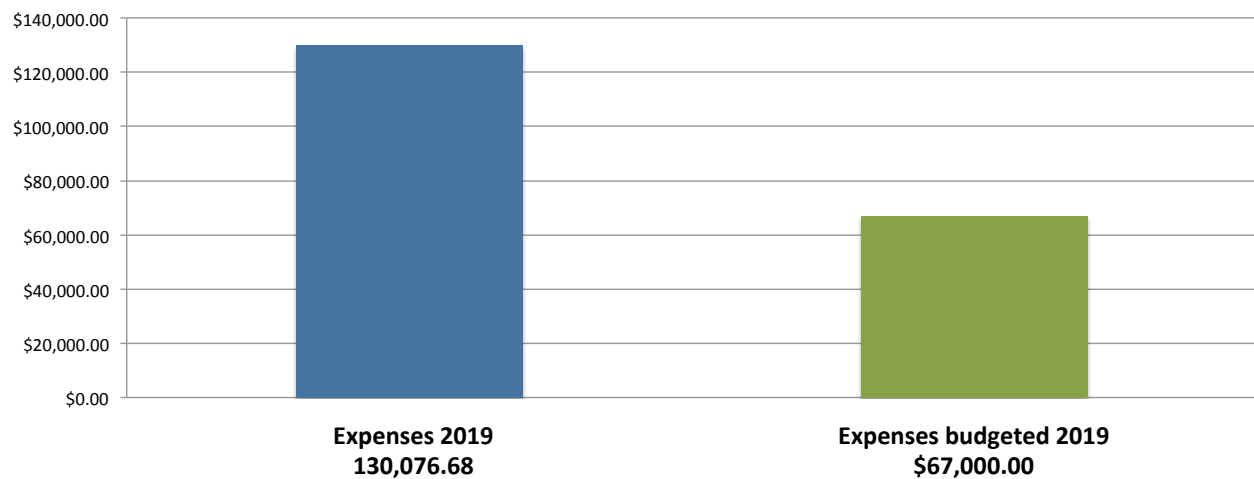
General Fund Revenues – Special & Capital 2019

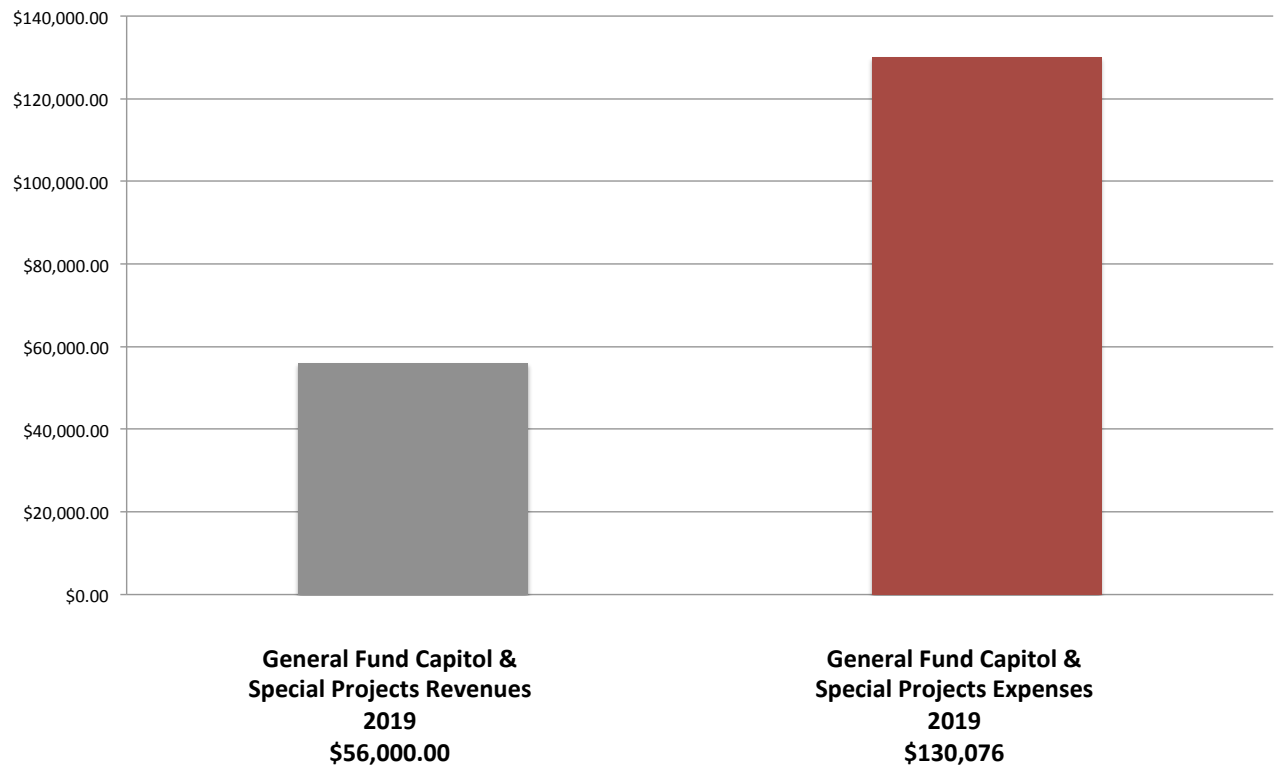
Operating Revenues	Revenue 2019	Budgeted 2019	Notes
Operating Revenues			
Grants	\$50,000.00	\$30,000.00	
Telluride Foundation Grant - marketing	\$4,000.00	\$0.00	
EV Charging Station	\$2,000.00	\$0.00	
Community Meetings	\$0.00	\$5,000.00	
RLUC Amendments	\$0.00	\$8,726.00	Carried over from 2018
Total	\$56,000.00	\$43,726.00	
Total	\$56,000.00	\$43,726.00	



General Fund Expenses – Special & Capital 2019

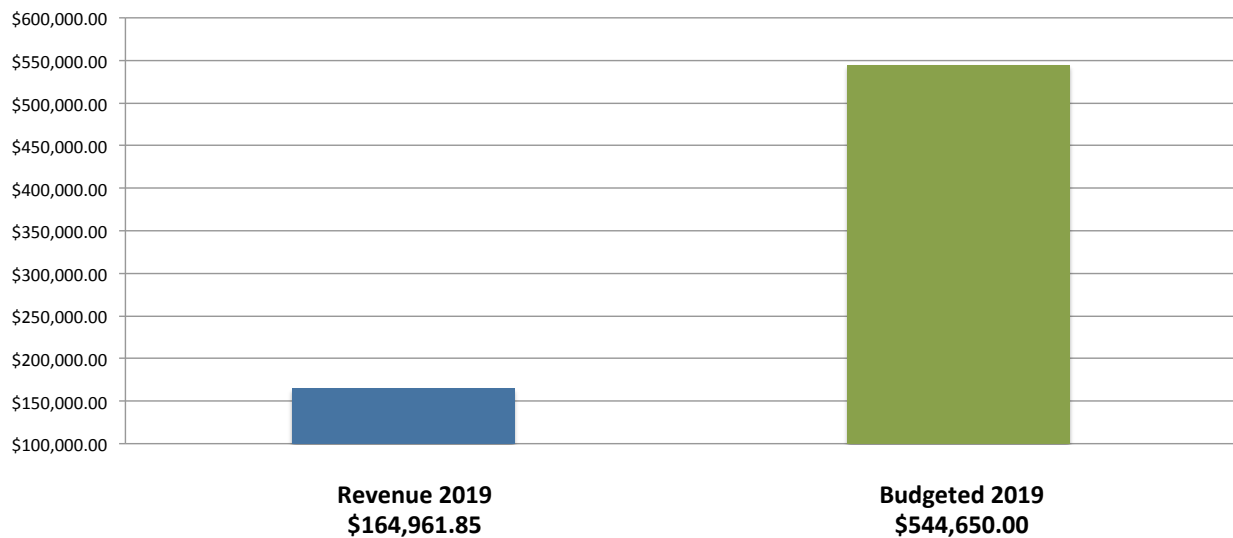
Operating Expenses	Spent 2019	Budgeted 2019	Notes
Special & Capital Projects			
Facility Improvements	\$97,249.68	\$30,000.00	roof replacement & masonry
Marketing	\$2,250.00	\$5,000.00	
EV Charging Station	\$16,167.00	\$0.00	5
Geothermal	\$0.00	\$1,000.00	
Community Meetings	\$0.00	\$5,000.00	
RLUC Amendments	\$4,070.00	\$11,000.00	
Transit	\$10,340.00	\$15,000.00	
Total	\$130,076.68	\$67,000.00	
Total	\$130,076.68	\$67,000.00	





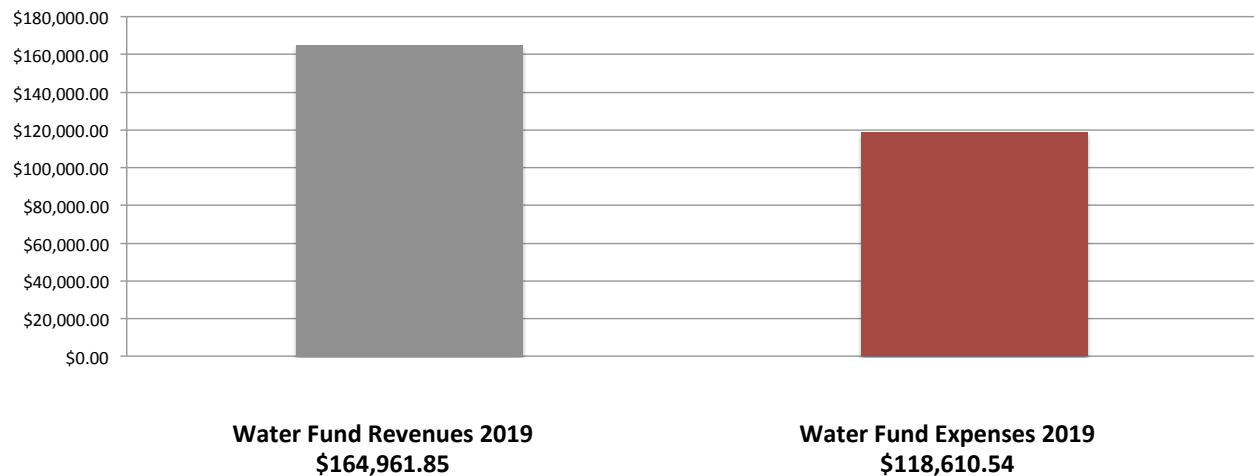
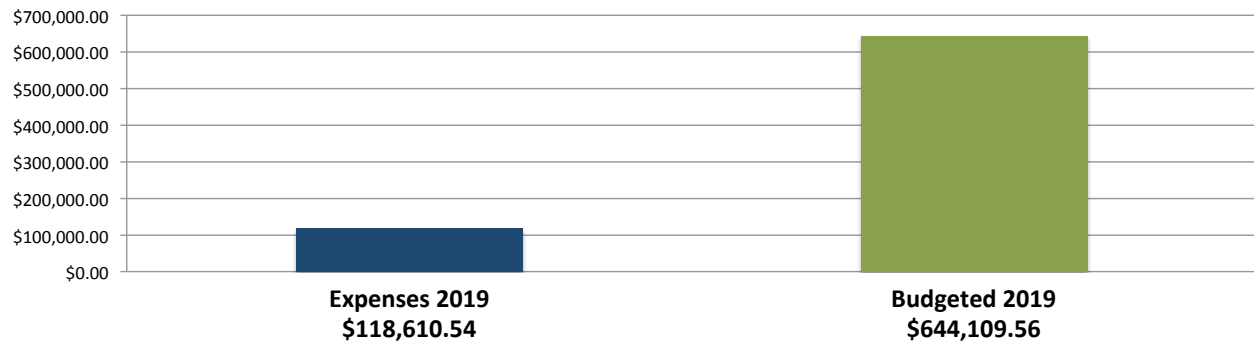
Water Fund Revenues 2019

Operating Revenues	Revenue 2019	Budgeted 2019	Notes
Operating Revenues			
Water Revenue	\$118,847.67	\$135,000.00	
Interest	\$205.30	\$150.00	
Electric Reimbursement	\$1,625.00	\$1,500.00	
Insurance Reimbursement	\$500.00	\$0.00	
Miscellaneous	\$0.00	\$0.00	
Total	\$121,177.97	\$136,650.00	
Capital Improvement Revenues			
Water PER Grant	\$43,183.88	\$0.00	This was for work in 2018
Remote read meter placement	\$0.00	\$408,000.00	This project will be done in 2020
Water Tap	\$600.00	\$0.00	
Tap Installation	\$0.00	\$0.00	
Total	\$43,783.88	\$408,000.00	
Total	\$164,961.85	\$544,650.00	



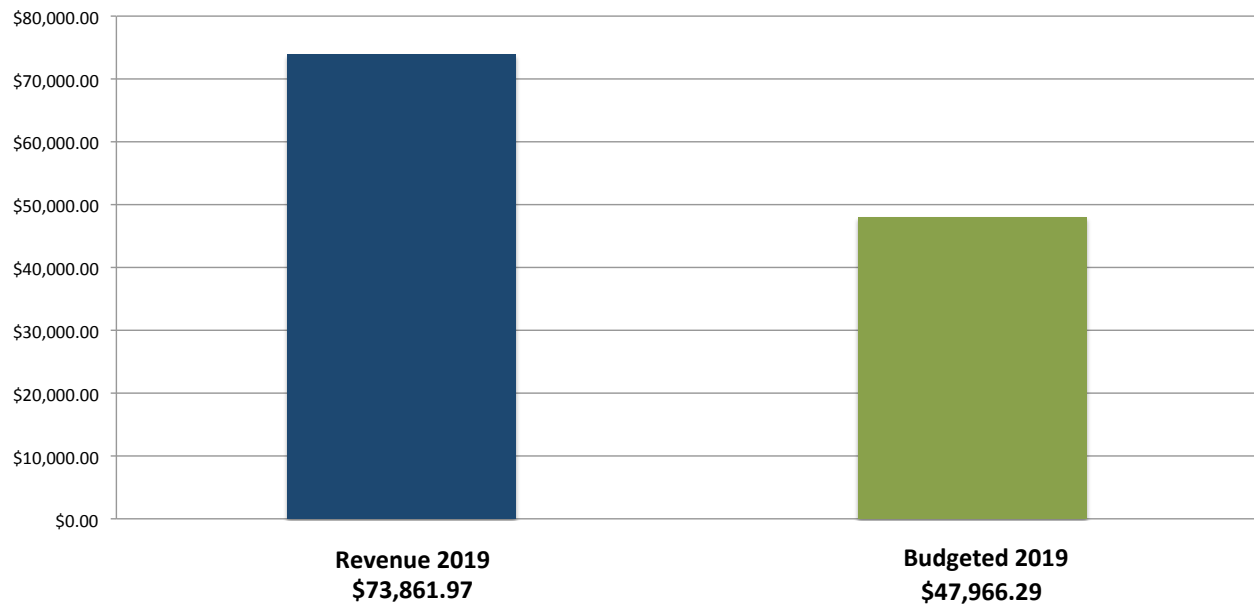
Water Fund Expenses Jan 31st

Operating Expenses	Spent 2019	Budgeted 2019	Notes
Labor			
Payroll Transfer	\$44,645.96	\$90,234.51	
Auditor	\$2,035.75	\$2,125.00	
Accounting Services	\$0.00	\$750.00	
Attorney	\$2,680.00	\$3,000.00	
Total	\$49,361.71	\$96,109.51	
Operations & Maintenance			
Insurance	\$3,980.63	\$5,400.00	
Repairs and Maintenance	\$6,126.69	\$10,000.00	
Supplies	\$4,253.42	\$5,000.00	
Water Samples	\$2,859.29	\$5,000.00	
Water Meter Replacement	\$0.00	\$1,250.00	
Electric	\$5,133.00	\$6,500.00	
Propane	\$1,100.00	\$1,000.00	
Utilities - other	\$220.00	\$0.00	
Dolores Water Conservation District	\$2,700.05	\$2,700.05	
Miscellaneous	\$0.00	\$750.00	
Total	\$26,373.08	\$37,600.05	
Capital Improvements			
SCADA System & other Improvements	\$42,875.75	\$510,000.00	most work did not get done
Depreciation	\$0.00	\$400.00	
Total	\$42,875.75	\$510,400.00	
Total	\$118,610.54	\$644,109.56	



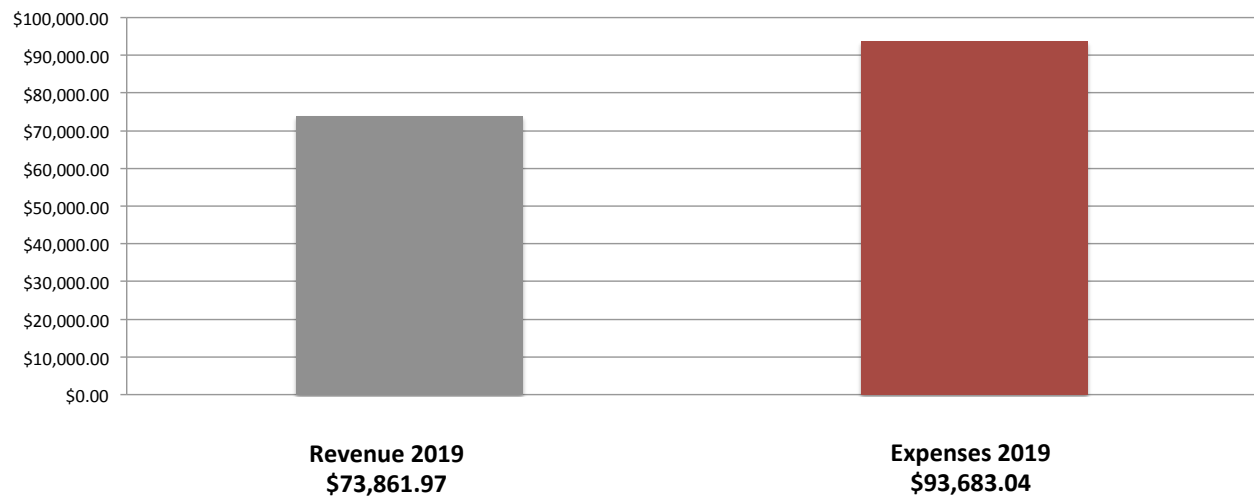
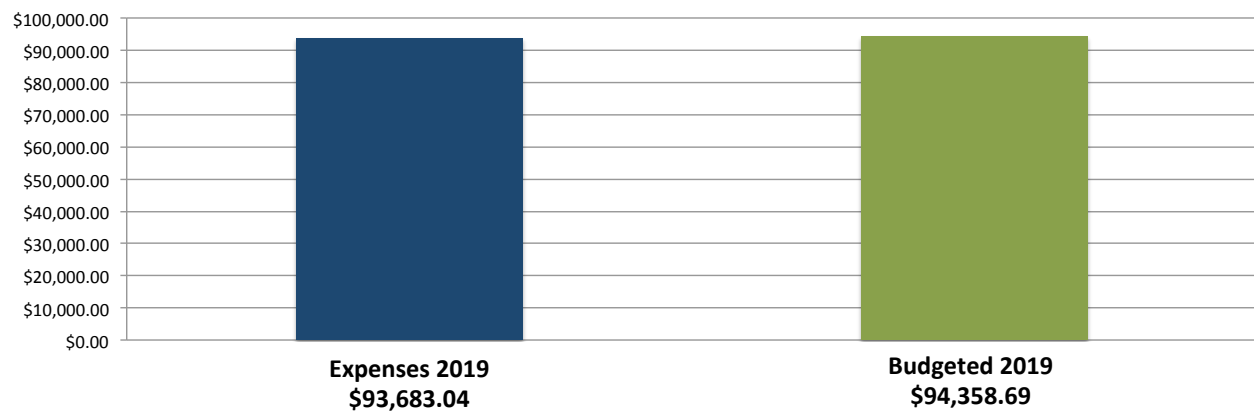
Street Fund Revenues 2019

Operating Revenues	Revenue 2019	Budgeted 2019	Notes
Operating Revenues			
Property Tax	\$9,581.55	\$9,616.29	
Sales & Use Tax	\$11,548.74	\$7,000.00	
Specific Ownership Tax	\$488.49	\$300.00	
Delinquent Tax & Interest	\$51.69	\$0.00	
Franchise Tax	\$6,210.18	\$6,000.00	
Highway Users Tax	\$18,573.01	\$15,000.00	
County R&B Reapportionment	\$10,649.04	\$10,000.00	
Insurance Reimbursement	\$500.00	\$0.00	
Interest	\$47.77	\$50.00	
Miscellaneous	\$0.00	\$0.00	
Rico Center Grant - Plowing	\$13,640.00	\$0.00	Out of cycle grant
Total	\$71,290.47	\$47,966.29	
Capital Improvement Revenues			
Excise Tax	\$2,571.50	\$0.00	
Total	\$2,571.50	\$0.00	
Total	\$73,861.97	\$47,966.29	



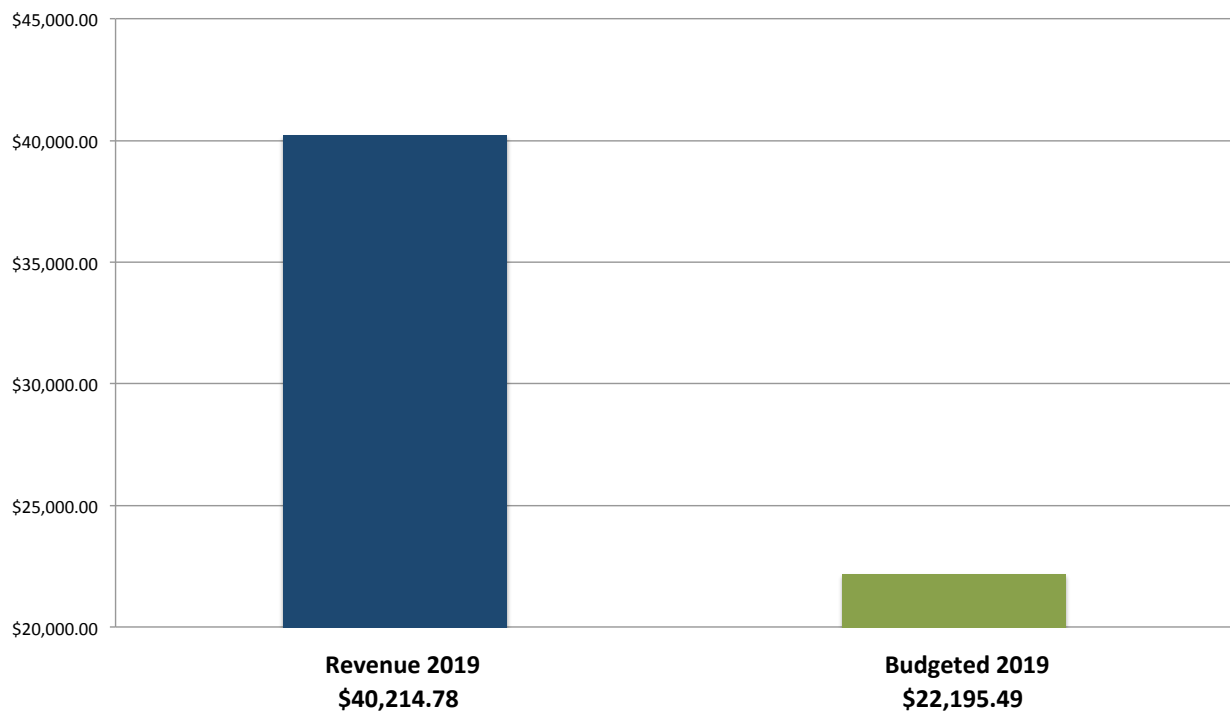
Street Fund Expenses 2019

Operating Expenses	Spent 2019	Budgeted 2019	Notes
Labor			
Payroll Transfer	\$25,782.89	\$32,033.69	
Auditor	\$2,035.75	\$2,125.00	
Contract Snow Removal	\$14,458.72	\$5,000.00	
Total	\$42,277.36	\$39,158.69	
Operations & Maintenance			
Fuel	\$7,291.50	\$6,500.00	
Equipment Repairs & Maintenance	\$9,372.19	\$5,000.00	
Insurance	\$3,830.63	\$7,500.00	
Supplies	\$2,051.84	\$2,500.00	
Electric	\$1,114.00	\$2,200.00	
Street Lights	\$1,128.00	\$1,200.00	
Utilities - other	\$1,753.25	\$2,000.00	
Treasurer Fees	\$192.12	\$300.00	
Total	\$26,733.53	\$27,200.00	
Capital Improvements			
Gravel Project - Various Streets	\$1,512.83	\$3,000.00	
Loader Lease	\$23,159.32	\$25,000.00	
Total	\$24,672.15	\$28,000.00	
Total	\$93,683.04	\$94,358.69	



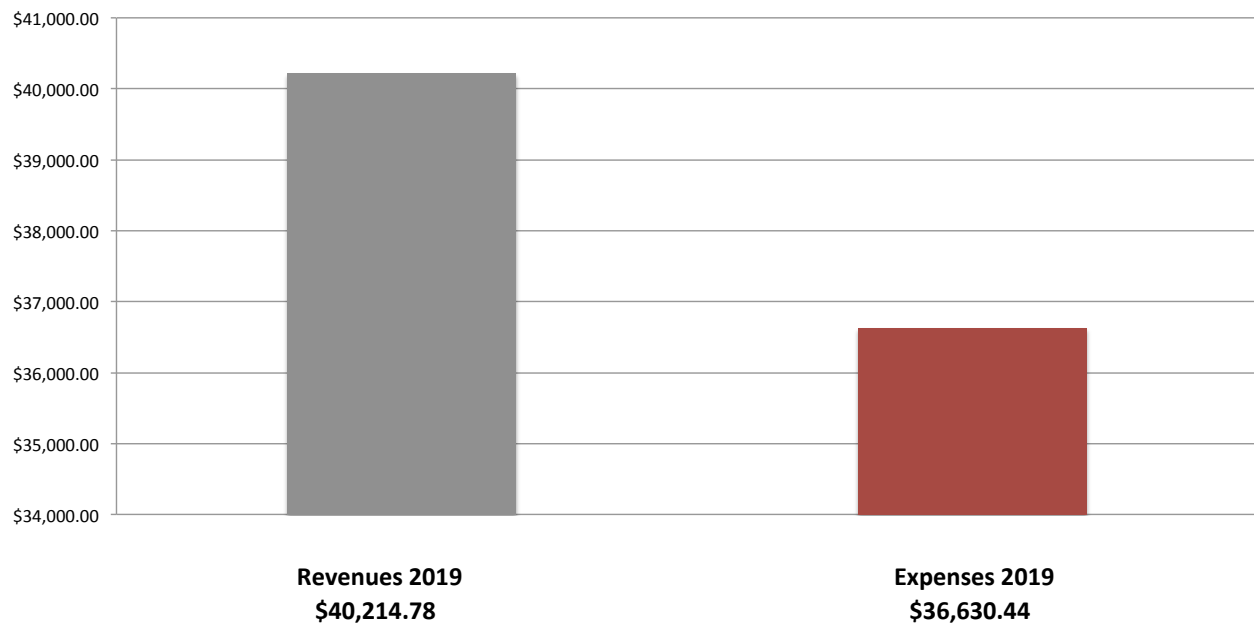
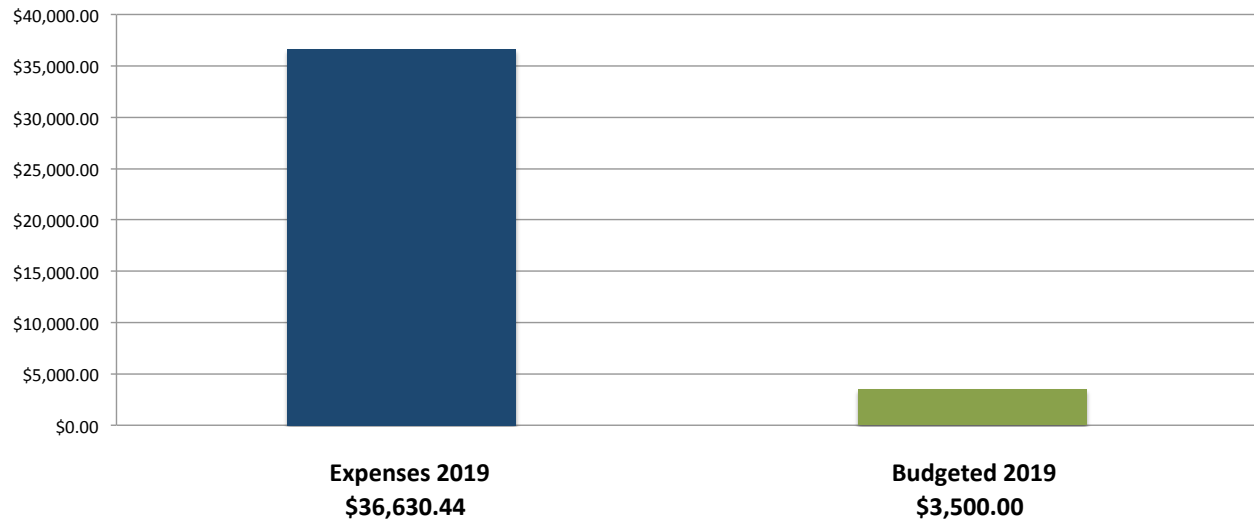
Sewer Fund Revenues 2019

Operating Revenues	Revenue 2019	Budgeted 2019	Notes
Operating Revenues			
Property Tax	\$21,138.52	\$21,220.49	
Specific Ownership Tax	\$1,160.25	\$800.00	
Delinquent Tax and Interest	\$119.38	\$100.00	
Interest	\$104.64	\$75.00	
DOLA Grant	\$17,691.99	\$0.00	for work done in 2018
Total	\$40,214.78	\$22,195.49	
Total	\$40,214.78	\$22,195.49	



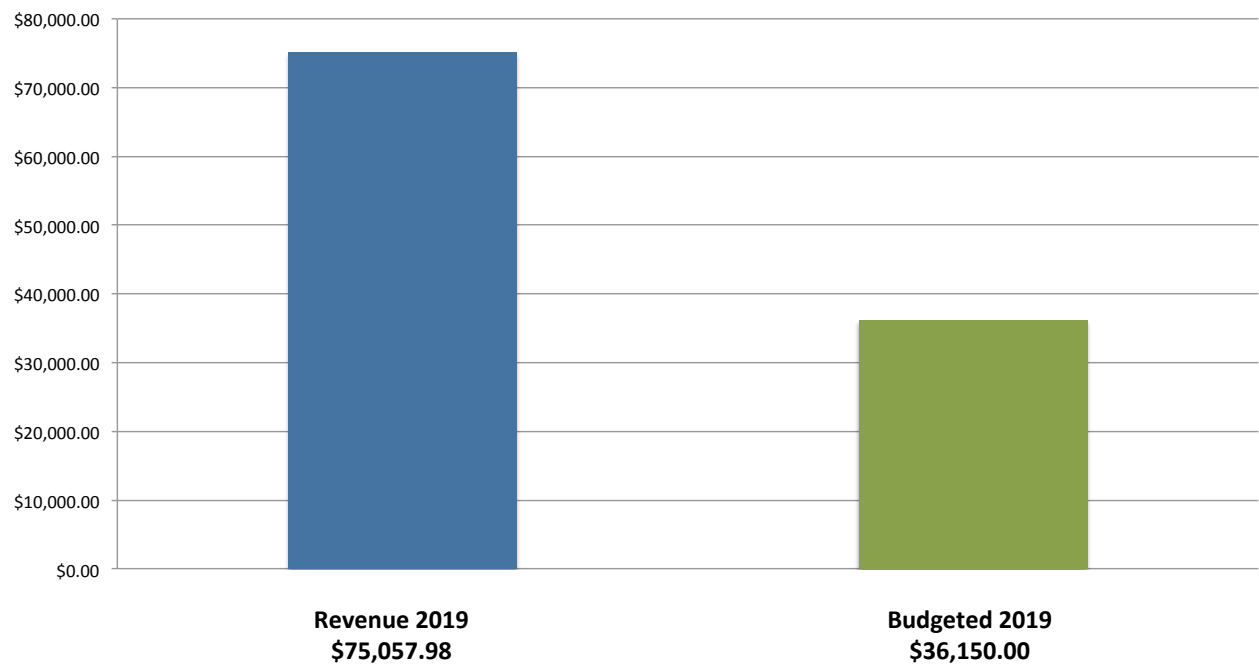
Sewer Fund Expenses 2019

Operating Expenses	Spent 2019	Budgeted 2019	Notes
Operations & Maintenance			
Septic Inspection Certification & Training	\$425.00	\$3,000.00	
Treasurer Fees	\$423.96	\$500.00	
Miscellaneous Engineering	\$397.50	\$0.00	
Economic Analysis	\$17,691.99	\$0.00	this grant funding went to GF
Total	\$18,938.45	\$3,500.00	
Total	\$36,630.44	\$3,500.00	



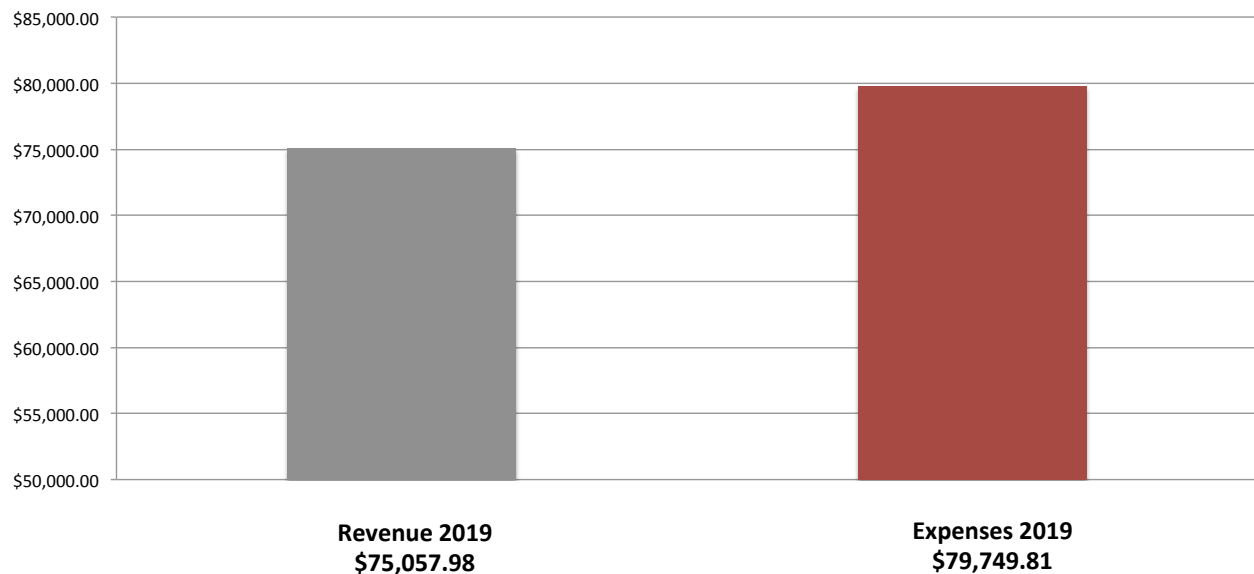
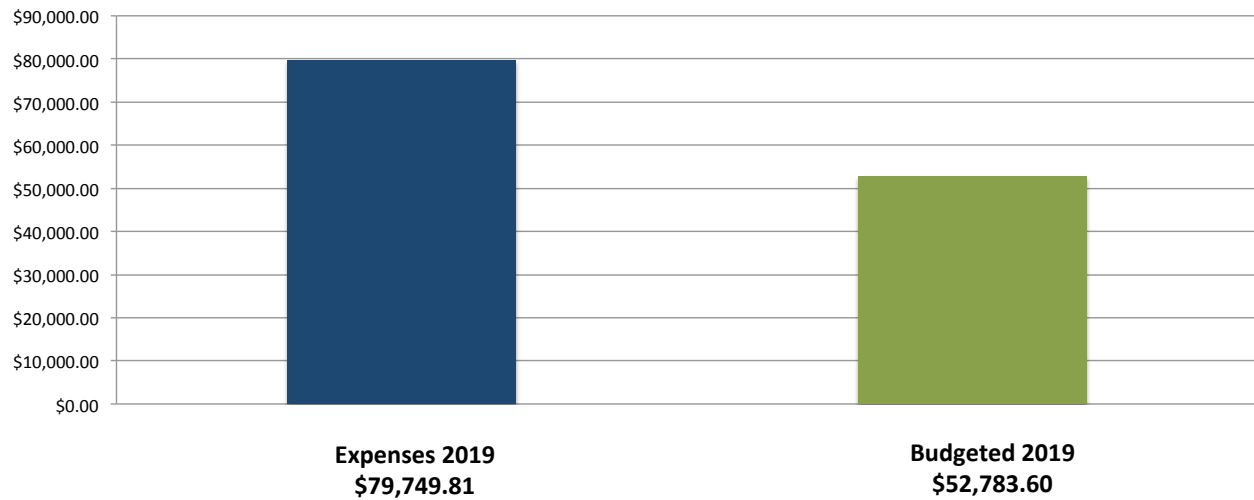
POST Fund Revenues 2019

Operating Revenues	Revenue 2019	Budgeted 2019	Notes
Operating Revenues			
Sales & Use Tax	\$10,286.62	\$7,000.00	
Lodging Tax	\$1,391.60	\$50.00	
Rico Center Grant	\$58,813.00	\$29,000.00	
Interest	\$41.51	\$50.00	
Excise Tax	\$3,796.33	\$50.00	
Insurance Reimbursement	\$500.00	\$0.00	
Miscellaneous Income	\$228.92	\$0.00	
Total	\$75,057.98	\$36,150.00	
Total	\$75,057.98	\$36,150.00	



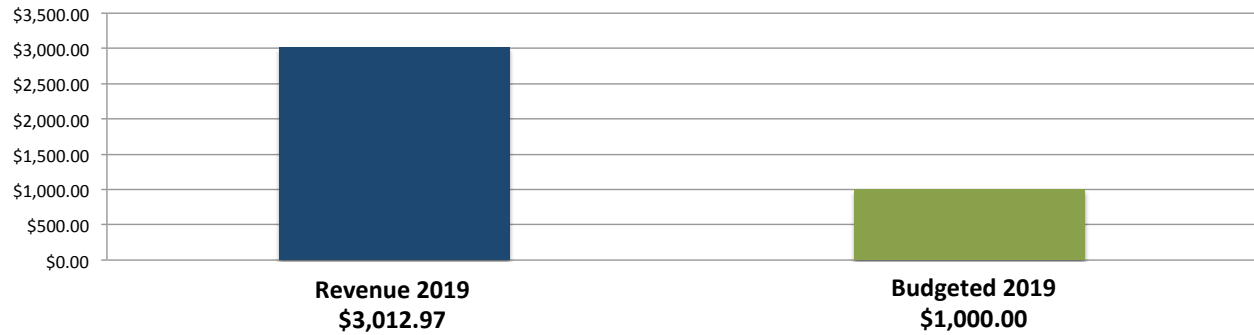
POST Fund Expenses 2019

Operating Expenses	Spent 2019	Budgeted 2019	Notes
Labor			
Payroll Transfer	\$38,372.78	\$32,750.00	
Total	\$38,372.78	\$32,750.00	
Operations & Maintenance			
Repairs & Maintenance	\$821.51	\$1,000.00	
Insurance	\$3,830.64	\$4,083.60	
Supplies	\$11,724.88	\$11,450.00	
Transfer to General Fund	\$25,000.00	\$0.00	This was a missplaced deposit
Total	\$41,377.03	\$16,533.60	
Projects			
Town Clean-up	\$0.00	\$1,500.00	This was paid from the GF
Winter Carnival	\$0.00	\$0.00	
Rio Grande Southern Trail	\$0.00	\$2,000.00	
Total	\$0.00	\$3,500.00	
Total	\$79,749.81	\$52,783.60	



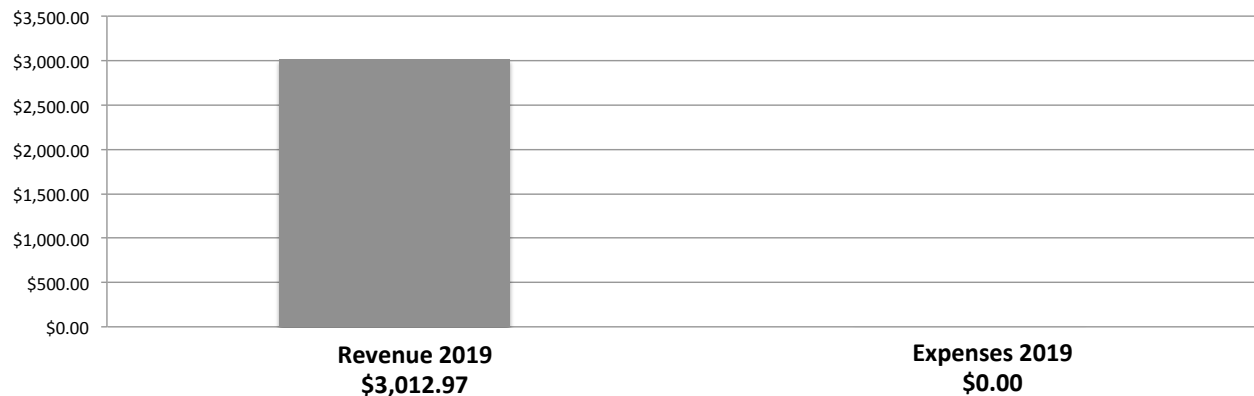
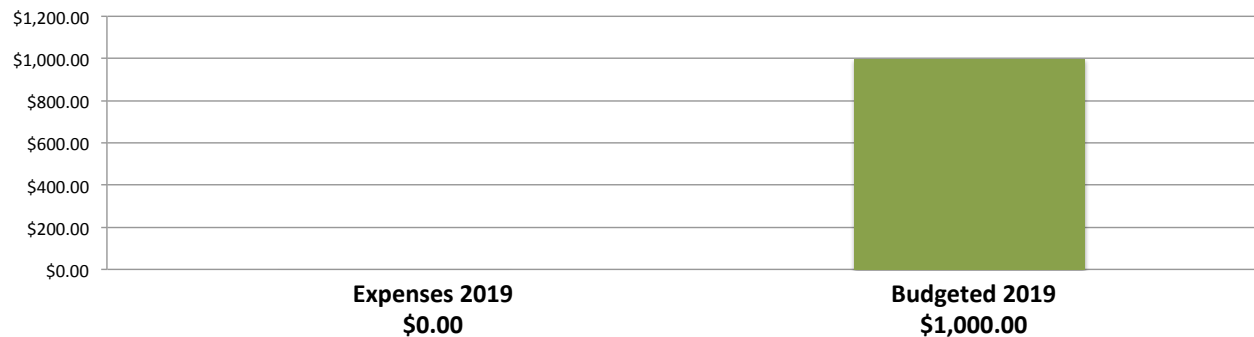
Colorado Conservation Trust Fund Revenues 2019

Operating Revenues	Revenue 2019	Budgeted 2019	Notes
Operating Revenues			
Lottery Proceeds	\$3,012.97	\$1,000.00	
Total	\$3,012.97	\$1,000.00	
Total	\$3,012.97	\$1,000.00	



Colorado Conservation Trust Fund Expenses 2019

Operating Expenses	Spent 2019	Budgeted 2019	Notes
Projects			
Park Area	\$0.00	\$1,000.00	
Total	\$0.00	\$1,000.00	
Total	0	416.67	



2020 Work Plan

Goal 1: Continue community engagement regarding utilities through meetings					
Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Percent Complete & Comments
Schedule a meeting with Glasgow Ave. land owners regarding an alternative sewer plan	Early March	A determination regarding whether or not land owners want to continue to pursue a central sewer option for the commercial core	Have the meetings been scheduled and advertised to the Community?	Kari Distefano	
Summarize Meetings	Following the meetings.	Subsequent to meetings, summaries will be written and supplied to the community for comment.	Are summaries available, posted to the web site and mailed out in water bills?	Kari Distefano	
Goal 2: Begin seeking grant funding to help fund the construction of a sewer system in the commercial core if property owners in the commercial core are supportive					
Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Apply for grants through the Department of Local Affairs and the Colorado State Revolving Loan Fund	DOLA has 4 grant cycles. The application would depend on progress and conversations with the community	Get grant funding to begin construction on a central sewer line in for commercial core should the community be supportive of a more affordable option.	Are the grant applications successful?	Kari Distefano	

Goal 3: Continue to improve commuter shuttle service to and from Telluride					
Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Explore a ski bus and/or an additional daily shuttle with the SMART Board	January – February	A ski shuttle would be available to skiers on the weekend or and additional trip by the Rico shuttle could be available to commuters.	Would a ski shuttle or an additional route be viable?	Joe Dillsworth / David Averill (SMART) / Kari Distefano	
Goal 4: Water meter replacement project					
Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Issue Request for proposals	March 1 st 2020	Select a contractor to replace water meters with remote read Neptune meters	Has the Town selected a contractor and awarded the bid	Kari Distefano	
Finish meter replacement	October 31 st 2020	The Town will have new meters that can be read remotely.	Is the project complete?		
Goal 5: Finish River Corridor Map project and continue work on a trail easement along the Rio Grande Southern Railroad grade					
Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Send revised survey out to owners.	This depends on potential problems with owners.	A survey filed in the Dolores County Clerk's office	Has the map been filed and easements secured?	Kari Distefano	
Obtain an easement	An agreement with	An easement	Is there an easement	Kari Distefano / Dave	This is looking a lot

agreement with Popek	Popek is pending. He has purchased Markey's property	agreement over Popek property that will allow use of the RGS railroad grade.	agreement?	Bulson / Mike Popek	more doable now that Mike Popek has purchased the Markey property
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Goal 6: Create a master plan for Town owned land

Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Determine what is the highest and use for property near the Town Shop	Winter and spring	A master plan of the Town owned lots	Do we have a plan that is supported by the community?	Kari Distefano / Rico Board of Trustees	David Averill of SMART has expressed a willingness to consider a partnership if Rico will provide adequate space for the Rico shuttle bus. I have also had several inquiries regarding the use of that space for employee housing.
Find a venue for a pump track.	Winter	A venue for a pump tract.	A designated site so that we can hire a contractor to design and build a pump track.	Kari Distefano	Oli Swanky does not want anything permanent to be built on his property. We need to think about a different location.

Goal 7: Establish a Protocol for Vacant Lots and Utility Corridors Impacted by Lead and Other Mining Activities

Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Create a lead hazard overlay over-lay that will determine whether or not mitigation measures are needed on vacant lots within the Town of Rico	This will depend on engagement by the CDPHE and the production of a work plan by AR/BP	Lots that are impacted by mining activities will be identified on Rico's GIS system.	Can lots impacted by mining activities be identified?	Kari Distefano / CDPHE / BP	I can now identify lots that have high lead levels but there has been no further progress on an agreement A meeting with BP / CDPHE and Consultants is scheduled to take place on January 27 th , 2020.
Create a protocol for mine waste clean up on vacant lots and in utility corridors.	We have a meeting scheduled with BP, Consultants and CDPHE on January 27 th .	Lots will be determined to be safe from contamination as per CDPHE requirements.	Are lots that were determined to have lead and other mine waste hazards considered free from contamination by CDPHE?		We have a list of lots that have been tested and sampling data but the VCUP application has not been submitted and the CDPHE has not indicated whether or not they will accept the draft. BP/AR is still in the process of generating a work plan.

Goal 8: Update and revise Rico Land Use Code					
Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Generate revisions based on prior and continuing discussions with the Planning Commission	First reading on at March meeting	A more concise and user friendly Rico Land Use Code	Finished revisions by February 2020	Kari Distefano / Rico Planning Commission / consultant / attorney	Carol Viner is reviewing the revised RLUC
Goal 9: Rebuild the Town of Rico web site using free State portal					
Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Make improvements to web site including titling documents consistently, adding event information, designing a notification system	Ongoing	The Town of Rico will continue to provide updated information to the citizens of Rico as well as visitors	More people will use our website for information about Rico	Kari Distefano	I have finished the new web site but there is always room for improvement.
Goal 10: Explore the possibility of constructing a solar array on the Gazebo Property					
Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Percent Complete & Comments
Continue discussions with Disposition Properties about the possibility of leasing that property for a solar array. This	Winter and Spring 2019	An agreement with Disposition Properties	Will this work	Kari Distefano / Disposition Properties / SMPA	

could provide the Town Hall and other buildings with electricity and save on utility bills					
Continue discussions with SMPA about the possibility of an array.		An agreement with SMPA to take part in their Solar Power Pledge Program	Will this work	Kari Distefano / Disposition Properties / SMPA	

Goal 11: Explore the possibility of an agreement with the Dolores County School District

Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Attempt to reach an agreement with the Town of Rico and Dolores County School District regarding the use and upkeep of the school building and some provision for transportation of students to Telluride.	This depends on the Dolores County School District.	An agreement would be reached.	Is Dolores County School District taking some responsibility for Rico students?	Kari Distefano / Dolores County School District / Telluride R-1 School District	Ty Gray has agreed that Rico is better off in the Telluride R1 School District. Mike Gass has promised to keep Rico in the loop. We need to figure out whether or not this can be accomplished without a vote from Dolores County

Goal 12: Upgrade Rico's access to Broadband

Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Determine what the Town of Rico can do to support efforts to	Winter and summer 2020	That the Town of Rico has access to a minimum of 25mbps	Are the residents that want a higher level of internet service able	Kari Distefano / Rico Telephone Company	

upgrade our internet		internet.	to get it?		
Goal 13: Bring recycling back to Rico					
Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Figure out how to get Bruin to come to Rico or to get Rico recycles to the top of Lizardhead Pass	Winter and summer 2020	That recycling returns to Rico	Does Rico have a vender that picks up items to be recycled	Kari Distefano	
Goal 14: Enhance the Parks & Recreation Program					
Key Action Steps	Timeline	Expected Outcomes	Evaluation Methodology	Persons Responsible	Comments
Add regular yoga to the program	Winter and summer	That Rico has regular yoga classes	Does Rico have someone who is committed to offering classes on a regular basis?	Kari Distefano/Eliza Gass?	Eliza may or may not be willing to do this. She teaches a lot.
Coordinate with the outfitter that have the permit to offer Fat Bike rides in the Rico area	Winter of 2020-2021	That the outfitter bring regular groups to Rico and that they have a route that they can use	Are guided tours being offered in the Rico area	Kari Distefano/Rico Trails Alliance/ Outfitter	This will need to be coordinated with RTA and the outfitter if they are interested

Complete & Compliant Letter



January 31st, 2020

Ron Evers
Jeff Gibson
Ben Jackson
Robert Trimble

RE: Re-subdivision of Lots 6,7,8,9,10,11,12,13 and 14, Block 29, Town of Rico, according to the plat thereof filed for record September 13, 1979 in Book 2 at Page 11 in the Office of the Clerk and Recorder of Dolores County, Colorado.

Dear Applicants,

The Town of Rico has received an application for a re-subdivision of the above mentioned lots. I have performed an initial review of this application and at this time the application is complete and compliant. This determination does not preclude the Town from determining following additional review at a subsequent time, that the application is not complete or compliant. In such an event, the Town Staff would require the applicant to correct any deficiencies.

Pursuant to this determination that this application is complete and compliant, this application is scheduled for the February 12th, 2020 Rico Planning Commission meeting and the February 19th Rico Board of Trustee's meeting.

This application includes the following required components:

Attachments Required - Minor Subdivision:

- ☒ Signed application form
- ☒ Statement from County Treasurer showing the status of current taxes due on affected property
- ☒ Letter of agency if applicant is other than the owner of the property
- ☒ An application fee in the amount of \$750.00
- ☒ A Certificate of Mailing with names, addresses, and property owned of property owners within 200 feet of subject property.
- ☒ A copy of the deed for the property.
- ☒ Two (2) 24" by 36" paper Plats (1) electronic (pdf) site plan showing the following signed and stamped by a surveyor licensed in the State of Colorado:

- | | |
|--|---|
| <input checked="" type="checkbox"/> North Arrow and Scale | NA Notes |
| <input checked="" type="checkbox"/> Legend | <input checked="" type="checkbox"/> Mortgage consent if applicable |
| <input checked="" type="checkbox"/> Vicinity Map | <input checked="" type="checkbox"/> Dolores County Clerk's acceptance |
| <input checked="" type="checkbox"/> Legal Description | <input checked="" type="checkbox"/> Lot lines with dimensions and acreage |
| <input checked="" type="checkbox"/> Surveyor's Certificate | <input checked="" type="checkbox"/> Easements with dimensions |
| <input checked="" type="checkbox"/> Title Insurance Company Certificate | <input checked="" type="checkbox"/> Lot and street labels |
| <input checked="" type="checkbox"/> County Treasurer's Certificate | <input checked="" type="checkbox"/> Right-of-way dimensions |
| NA Dedication | NA Zone district labels |
| <input checked="" type="checkbox"/> Approval by Rico Planning Commission | <input checked="" type="checkbox"/> Adjoining lots with labels |
| <input checked="" type="checkbox"/> Approval by Town of Rico | |
-

Date Application Received: 01-23-2020

Application Reviewed by Kari Distefano

Application Fee Received: 01-23-2020

Date of Hearing 02-12-2020

Application Complete 01-23-2020

Rico Planning Commission Action _____

Mailing Notice Complete 01-23-2020

Approval Subject to Conditions _____

Other comments:

A 24"x 36" mylar will be required for recording if the re-subdivision is approved.

Minor Subdivision & Re-
subdivision Application



Applicant Name RONALD P. EVERS Phone Number 710 967 2493
Address P.O. Box 94, Rico CO 81232 Cell Phone Number N/A
Email RPEVERS@yahoo.com Fax Number N/A

Street Address of Subject Property NORTH-WEST CORNER OF MANLEY & GARFIELD ST.

Legal Description of Subject Property LOTS 6, 7, 8, 9, 10, 11, 12, 13 & 14, Block 2, TOWN OF RICO, plat recorded Sept. 13, 1977 in Book 2 at Page 11, County of Dolores, State of Colorado

Zone District of Subject Property Residential

Attachments Required:

☒ Two (2) 24" by 36" paper Plats (1) electronic (pdf) site plan showing the following signed and stamped by a surveyor licensed in the State of Colorado:

North Arrow and Scale

Notes

Legend

Mortgage consent if applicable

Vicinity Map

Dolores County Clerk's acceptance

Legal Description

Lot lines with dimensions

Surveyor's Certificate

Easements with dimensions

Title Insurance Company Certificate

Lot and street labels

County Treasurer's Certificate

Right-of-way dimensions

Dedication

Zone district labels

Approval by Rico Planning
Commission

Adjoining lots with labels

Approval by Town of Rico

☒ Statement from County Treasurer showing the status of current taxes due on affected property.

☒ Letter of agency if applicant is other than the owner of the property.

☒ An application fee in the amount of \$750.00.

☒ A Certificate of Mailing with names, addresses, and property owned of property owners within 200 feet of subject property.

☒ A copy of the deed for the property.

I swear that the information provided in this application is true and correct and that I am the owner of the property or otherwise authorized to act on behalf of the owner of the property.

Signature: David P. Lee

Date 1-23-2010

Date Application Received _____

Application Reviewed by _____

Application Fee Received _____

Date of Hearing _____

Application Complete _____

Rico Planning Commission Action _____

Mailing Notice Complete _____

Approval Subject to Conditions _____

Other comments:

A 24"x 36" mylar will be required for recording if the subdivision is approved.

STATE OF COLORADO
DOLORES COUNTY

Assessed Owner:

EVERS RONALD P.

P.O. BOX 94

RICO CO 81332

CERTIFICATE OF TAXES DUE
Thru Tax Year 2018

Certificate No 149
Printed 10/28/2019

SCHEDULE NUMBER

504736212004 R

TAX DISTRICT

102

ROLL PAGE

546

* THIS IS VACANT LAND *

Ordered by: COLORADO TITLE AND CLOSING

===== N O T I C E =====
I, the undersigned, County Treasurer in and for said County, do hereby certify that there are no unpaid taxes or unredeemed tax lien sale certificates, except as shown below, as appears of record in this office, on the following described property, to-wit:

TAXING ENTITIES	\$/THOUS	TAX
SCHOOL DIST RE-2J	18.576	424.24
DOLORES COUNTY	28.013	639.76
TOWN OF RICO	18.744	428.08
RICO FIRE PROTECTION	7.468	170.56
S W WATER CONS	.407	9.30
DOLORES WATER CONS	2.221	50.72
TOTALS	75.429	1722.66

2018 TAX AMT 1722.66

2018 TAX PD 1722.66-

LEGAL DESCRIPTION OF PROPERTY

RICO LTS 6-14 BLK 29 B-122 P-317 B-132 P-249
B-140 P-29 B-316 P-78(WD) B-333 P-297(WTR) 166071(QC)

TAXES HAVE BEEN PAID IN FULL

Total Now Due

\$.00

IN WITNESS WHEREOF; I have hereunto set my hand and the seal of my office,
this 28TH day of OCTOBER A.D. 2019

JANIE STIASNY

DOLORES COUNTY TREASURER

BY: [Signature]

This Certificate does not certify as to any taxes which may, or may not, be due on any Mobile Home, Improvement, Personal Property, Oil, Gas, Mineral Rights, or Special Assessments which may, or may not, be located on the Property described above, unless specifically listed and described. Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the board of county commissioners, the county clerk and recorder, or the county assessor.

LETTER OF AGENCY AND CONSENT
FOR LAND USE APPLICATION
TOWN OF RICO, COLORADO

January 12, 2020

To: Karl Distefano, Town Manager
Town of Rico
2 North Commercial Street
PO Box 9
Rico, CO 81332

Re: Proposed Re-Plat
Lots 6-14, Block 29
1 BD Mantz Avenue
Town of Rico, Colorado

Dear Mrs. Distefano:

I am Ronald P Evers my address is 703 94 Rico CO 81332 am the owner of the real property legally described as follows:

Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 29, TOWN OF RICO according to the plat thereof filed for record September 13, 1979 in Book 2 at Page 11.

County of Dolores

State of Colorado (the "Property")

I, Ronald P Evers, hereby appoint Jeff Gibson and/or his agents and/or consultants as my agent and representative for the purpose of submitting and processing a land use application to the Town of Rico for the purposes of re-plating the above legally described lots.

Jeff Gibson and/or his agents and/or consultants are hereby authorized to prepare and submit to the Town of Rico any and all land use applications, together with required submittals, which may be required or recommended by the Town of Rico for the approval of the contemplated use of the Property. Said applications and submissions shall include, but not be limited to, applications for the proposed replat together with any other requirements that may be required by other governmental agencies in the process to gain approval(s) of the re-plat.

Jeff Gibson and/or his agents and/or consultants are hereby authorized to appear at public hearings and present testimony and evidence in support of said applications on behalf of myself.

The foregoing letter of agency shall remain in full force and effect during the pendency of any applications initiated by Jeff Gibson and/or his agents and/or consultants pursuant to the foregoing appointment and authorization.

Ronald P. Evers

By



Ronald P Evers President

Date

1-21-2020

From: Jeffrey Gibson jeff.gibson@outlook.com
Subject: Rico Property - Gibson
Date: January 30, 2020 at 8:39 AM
To: smckarid@yahoo.com



Kari:

Please accept this email as my authorization for Ben Jackson, Robert Trimble and Gregg Anderson to represent me in the upcoming public meetings with the Town of Rico.

Any questions please reach out to me directly either via email or cell phone; my number is below.

Many thanks!

Jeff

Jeffrey G. Gibson
c: [513.604.5077](tel:513.604.5077)

AFFIDAVIT OF MAILING PUBLIC NOTICE LETTER

Town of Rico
P.O. Box 9
Rico, Colorado, 81332

Re: Certification and Affidavit of Mailing Public Notice Letter for Lots 6-14, Block 29,
Town of Rico.

I hereby declare that I, Anneliese Riebel, mailed a copy of the Town approved, enclosed public letter via U.S. First Class Mail, postage prepaid thereon on January 22, 2020 to the attached list of property owners. The public notice letter was prepared and mailed in accordance with the public noticing requirements of the Rico Land Use Code. The public notice letter was placed in the mail on January 22, 2022, which was 20 days prior to the public hearing(s) to be held on (February 12, 2020 - Rico Planning Commission meeting and February 19, 2020 - Rico Board of Trustees meeting). The list of property owners includes all lot and condominium property owners located within 200 feet of the boundary of the existing or proposed lot(s). The adjacent property owner list was compiled from the Dolores County GIS website or Assessors Office.

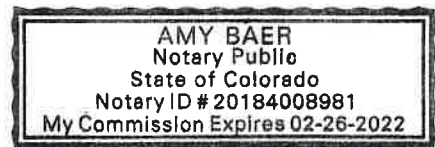
Attached is the copy of the noticing letter, list of all property owners noticed, including their lot number and mailing address, a copy of the vicinity map mailed with the noticing letter, and a map showing all lots that were included within the 200 foot noticing area.

I declare under penalty of perjury under the laws of the State of Colorado that the foregoing is true and correct.



STATE OF Colorado)
) s.s.
COUNTY OF San Miguel)

(SEAL)



The foregoing instrument was acknowledged before me this 23rd day of January, 2020
by **Anneliese Riebel**.

Witness my hand and official seal.

My commission expires: 2/26/2022 ID No. 20184008981


Notary Public

**NOTICE OF PENDING MINOR RE-SUBDIVISION APPLICATION
NOTICE OF PENDING VARIANCE APPLICATION**

Date: January 22, 2020

RE: Public Hearing on Minor Resubdivision Application and Variance Application

Dear Property Owner,

You are receiving this public notice as required by the Town of Rico Land Use Code because you own property within 200 feet of a proposed re-subdivision application and a variance application.

Property Legal Description: Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 29, TOWN OF RICO, according to the plat thereof filed for record September 13, 1979 in Book 2 at Page 11; Dolores County, Colorado.

Location: The block at the north-east corner of Mantz Avenue and Garfield Street. Please refer to attached vicinity map.

Project Description:

Proposed re-subdivision: Reconfiguring nine (9) standard 2500 square foot (sf) lots into one (1) 7500sf lot and three (3) 5000sf lots.

Requested variance: Changing the 10' rear setback to 5' on two of the proposed reconfigured lots.

Name of Applicant: Ronald P Evers, owner, Jeff Gibson, owner's agent

Type of Development Application(s): Resubdivision of Lots 6-14 (9 lots), on Block 29, to create four residential lots. The proposed resubdivision would have one lot of 7500 square feet (sf) that would allow for one residential dwelling unit plus one auxiliary dwelling unit, and three lots of 5000sf that would allow for one residential dwelling unit each. The proposed resubdivision will allow for access and utilities to three of the westernmost new lots from the east end of Mantz Avenue, and from the Water Tank Road for the easternmost lot. Required parking will be provided on site for all of the proposed lots. The proposed resubdivision will provide for septic systems for each lot, with capacity for four bedrooms on the 7500sf lot and for three bedrooms on each of the three 5000sf lots.

We are requesting a variance for the rear set back on the middle two lots, where the side lot lines jog to the west, in the middle of those two lots, to be reduced from the required ten (10) feet where the rear property line abuts another property, to five (5) feet. We feel this is justified because those abutting areas to the north will be where the septic fields will be located and thus no structures will be located in those areas. Additionally, to the north boundary of Block 29 is unoccupied US Forest Service land and where the Water Tank Road is located. This situation is analogous to abutting an alley, where the required set back is five feet.

Legal Description: Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 29, TOWN OF RICO, according to the plat thereof filed for record September 13, 1979 in Book 2 at Page 11; Dolores County, Colorado

Address: Mantz Avenue and Garfield Street, Rico, Colorado

Lot or Site Size: 22,500 square feet

Review Authority: Rico Planning Commission and Rico Board of Trustees

Rico Planning Commission Hearing Date: February 12, 2020

Board of Trustee's Hearing Date: February 19, 2020

Location of Public Hearing: Rico Town Hall, 2 Commercial Street, Rico Colorado, 81332

Send emailed comments addressed to the townmanager@ricocolorado.gov

Or by surface mail to:

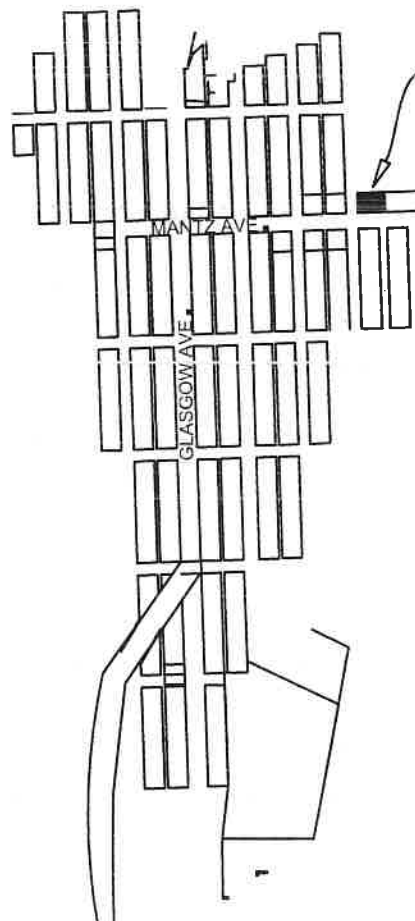
Kari Distefano

Town of Rico

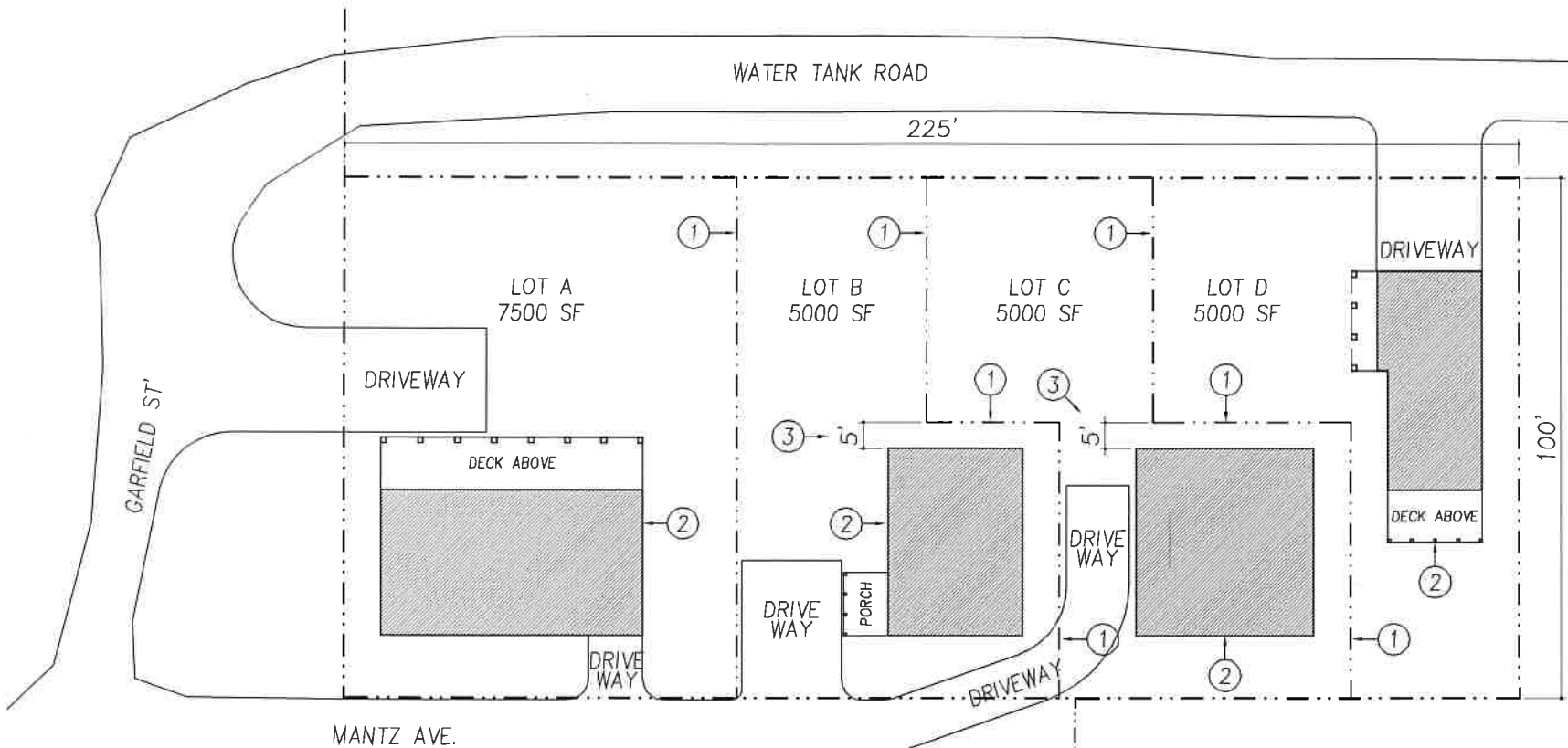
PO Box 9

Rico Colorado, 81332

VICINITY MAP RICO TOWN SITE



SUBJECT AREA



BLOCK 29, LOTS 6-14
PROPOSED RE-SUBDIVISION AND
SET-BACK VARIANCE REQUEST

NOTES

- ① PROPOSED NEW LOT LINE
- ② LOCATION OF NEW HOUSE (NOTE: THESE SHOW ONLY THE MAXIMUM FOOTPRINT AREAS ALLOWED BY SETBACKS AND SEPTIC FIELD LOCATIONS—NOT FINAL DESIGNS)
- ③ LOCATION OF REQUESTED REAR SET-BACK VARIANCE (REDUCTION OF REAR 10' SET-BACK TO 5' SET-BACK)

Parcel: 504736212004

[Print](#)



No certification or accuracy of information is made or implied. Information may be changed without notice. This map is for informational purposes only and is not a legal map. Call 970-677-2385 with any questions.

SELECTED	ID	LAST NAME	FIRST NAME	MAILING ADDR 1	MAILING ADDR 2	CITY	STATE	ZIPCODE	Property Address
<input checked="" type="checkbox"/>	6	Heil	Jolynn	1022 Summit Drive		Dillon	CO	80435	
<input checked="" type="checkbox"/>	7	Holt Famiy Trust	Duane & Judy	PO Box 30	c/o Duane P & Judy L.	Gila Bend	AZ	85537	Lot 8 Van Winkle Sub
<input checked="" type="checkbox"/>	8	Enriquez	Michael Peter	PO Box 127		Rico	CO	81332	Garfield St.
<input checked="" type="checkbox"/>	9	Fox	Bradley T & Kristina T	PO Box 1305		Durango	CO	81302	214 E. Mantz Ave.
<input checked="" type="checkbox"/>	10	Enriquez	Michael Peter	PO Box 127		Rico	CO	81332	212 E. Mantz Ave.
<input checked="" type="checkbox"/>	11	Rico Historical Society		PO Box 281		Rico	CO	81332	208 E. Mantz Ave.
<input type="checkbox"/>	12	Holt Famiy Trust		c/o Duane P & Judy L. Ho	PO Box 30	Gila Bend	AZ	85537	35 N. Garfield St.
<input checked="" type="checkbox"/>	14	San Juan National Forest		15 Burnette Court	Department of Agricult	Durango	CO	81301	4850 Hwy 145
<input checked="" type="checkbox"/>	18	Miller	Karel A.	14942 CR 25		Dolores	CO	81323	16 N. Silver St.
<input checked="" type="checkbox"/>	21	Evers	Ronald P.	PO Box 94		Rico	CO	81332	302 E. Mantz Ave.
<input checked="" type="checkbox"/>	24	Soderquist	Ty D.	880 20.5 Road		Fruita	CO	81521	201 E. Mantz Ave.
<input checked="" type="checkbox"/>	25	Tate	Charles Eugene	PO Box 1522		Van	TX	75790	201 E. Mantz Ave.
<input checked="" type="checkbox"/>	27	Heil	Jolynn & Eric	1022 Summit Drive		Dillon	CO	80435	209 E. Mantz Ave.
<input type="checkbox"/>	30	Tate	Dale	2015 Spreading Bough L		Richmond	TX	77406	201 E. Mantz Ave.
<input type="checkbox"/>	31	Gluch Lode LLC		1084 N. Kayenta		Moab	UT	84532	Lot 9 Van Winkle
<input type="checkbox"/>	32	Jones	Gregg W	6085 Longpoint Road		Burton	TX	77835	309 E. Mantz Ave.
<input type="checkbox"/>	33	Disposition Properties, LLC		c/o Emmerson Enterpris	14555 N. Scottsdale Ro	Scottsdale	AZ	85254	
<input type="checkbox"/>	34	Aallred Holdings, Inc		352 S. Green Valley Lane		St. George	UT	84770	
<input type="checkbox"/>	35	Atlantic Richfield Company		c/o BP America Inc Prop	PO Box 941709	Houston	TX	77094	
<input type="checkbox"/>	36	Emerick	Bonnie M & James W	PO Box 308		Rico	CO	81332	204 E. Mantz Ave.
<input type="checkbox"/>	37	O'Neal	Michael L & Janice M	PO Box 13130		Oklahoma City	OK	73113	301 E. Mantz Ave.
<input type="checkbox"/>	38	Brynda L Cleveland	Blair W Pyle &	7411 E. Visao		Scottsdale	AZ	85266	401 E. Mantz Ave.
<input type="checkbox"/>	39	Hopkins Trust	Larry W	140 Nimbus Drive		Telluride	CO	81435	324 E. Mantz Ave.
<input type="checkbox"/>	40	Rico Land Development LLC		PO Box 1076		Cortez	CO	81321	401 E. Mantz Ave.
<input type="checkbox"/>	41	Lincoln	Richard & Karen	25550 Hwy 145		Dolores	CO	81323	401 E. Mantz Ave.



Holt

Holt

Enriquez

Enriquez

Fox

San Juan National Forest

504736212004

Ronald P. Evers

Hopkins

AALLRED Holdings

Mantz AVE.

Jones

Pyle

Rico
Land

Lincoln

Disposition
Properties

Heil

O'Neal

Heil

corical

QUITCLAIM DEED

The "Grantor" (whether one or more than one), *PATRICIA A ENGEL*

whose legal address is *132 No Silver St, Rico, CO 81332*

of the *County of Dolores* and State of

COLORADO

, for the consideration of *TRW*

DOLLARS, (\$ *1000*).

in hand paid, hereby sells and quitclaims to *RONALD P. EVERTS*

(whether one or more than one), the "Grantee", whose legal address is *132 No Silver St, Rico, CO 81332*

of the *County of Dolores* and State of *COLORADO* the following

real property in the *County of Dolores* and State of Colorado, to wit:

LOTS 6-14, Block 29, Town of Rico

also known by street address as: *TAD MANTZ STREET*
and assessor's schedule or parcel number: *504736212004-X*

with all its appurtenances.

Signed this *20* day of *May*, 20 *16*.

Patricia A Engel

*Insert "City and" where applicable.

STATE OF COLORADO

County of Montezuma } ss.

The foregoing instrument was acknowledged before me this 20th day of MAY, 2016,
by Patricia A Engel

Witness my hand and official seal.

My commission expires: 11-01-17

MARTHA A. GUSTIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014034520
MY COMMISSION EXPIRES 11/01/2017

Martina A Gustin
Notary Public

Name and Address of Person Creating Newly Created Legal Description (4 38-35-106.5, C.R.S.)

Order No. DO21903775

KA / kja

Colorado Title & Closing Services, LLC

Serving All of Colorado
ISSUING AGENT FOR
WESTCOR LAND TITLE INSURANCE COMPANY

Prepared for:
TELLURIDE REAL ESTATE CORP.
567 Mountain Village Blvd.
Telluride, CO 81435

Attention:
Frank Strachan

Issuing Office:
631 E. Main Street
Cortez, CO 81321
Phone: (970)564-9770
Fax: (970)564-9769
Title Examiner:
Kelley Arnold
karnold@coloradotitleservices.com
(970) 529-7023

Copies to:
TELLURIDE REAL ESTATE CORP. / BEN JACKSON

Closing Officer:
Liz Gagneaux
lizg@coloradotitleservices.com
(970) 529-7015

SCHEDULE A

	<u>POLICY LIABILITY</u>	<u>PREMIUM CHARGES</u>
Owner's Policy (Plain Language)	\$203,000.00	\$992.00
Owners Extended Coverage		65.00
Owners Mechanics Lien Coverage		10.00
Tax Certification		25.00
	Total Due	\$1,092.00

PURSUANT TO SECTION 8.1.3 OF THE CONTRACT TO BUY AND SELL REAL ESTATE, DATED OCTOBER 19, 2019 **EXTENDED COVERAGE HAS BEEN REQUESTED, SEE REQUIREMENTS FOR ISSUANCE OF PLAIN LANGUAGE POLICY**

- Effective date: **October 20, 2019 at 5:00 PM**
- Policy or Policies to be issued:
Owner's Policy (Plain Language)
Proposed Insured: **JEFF GIBSON**

Loan Policy ALTA (06/17/2006)
Proposed Insured:
- Title to the **FEE SIMPLE** estate or interest in said Land is at the effective date hereof vested in:

RONALD P. EVERS
- The Land referred to in this Commitment is located in the County of **Dolores**, State of Colorado and described as follows:

Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 29, TOWN OF RICO, according to the plat thereof filed for record September 13, 1979 in Book 2 at Page 11.

SCHEDULE B - SECTION 1
REQUIREMENTS

The following requirements must be met:

- (1.) Pay the agreed amounts for the interest in the Land and/or for the mortgage to be insured.
- (2.) Pay us the premiums, fees and charges for the policy.
- (3.) The following documents satisfactory to us must be signed, delivered and recorded.
- (4.) A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.

NOTE TO ALL: Be aware!!! Online banking fraud is on the rise!!!
We will send wire instructions to you ONLY for the following bank:

First SouthWest Bank Durango Escrow

If you receive wire instructions naming any other bank contact your closing officer immediately.
Your closing officer is: Liz Gagneaux (970) 529-7015

A. WARRANTY DEED from RONALD P. EVERS to JEFF GIBSON.

SCHEDULE B – SECTION 1, continued
REQUIREMENTS FOR ISSUANCE OF ENDORSEMENTS

OWNER

The Plain Language Policy will be issued and standard exception nos. 1, 2 and 3 will not appear on the Plain Language Policy to be issued, subject to the specific coverage afforded by said policy and payment of the premium as stated on Schedule A.

The owners policy to be issued will not contain the exception designated on the commitment as number 4 of Schedule B provided that a mechanic's lien is not filed for record on subject property prior to the recording of the insured Deed and provided the following item(s) are received by the Company:

- **Affidavit (Seller/Borrower) executed by the Seller(s)**

Exception number 6 herein will be modified on the owners policy to be issued to show that the current years real estate taxes are not yet due or payable and prior years real estate taxes have been paid upon receipt of a Certificate or Statement of Taxes Due from the County Treasurer and upon verification that all outstanding real estate taxes have been paid.

The above is subject to payment of the premiums as disclosed on Schedule A herein.

SCHEDULE B - SECTION 2
EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) ditches and ditch rights; water rights, claims or title to water; (d) all interest in oil, gas, coal and other mineral rights severed by predecessors in Title and any and all assignments thereof or interests therein; whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.
8. All oil, gas and other minerals as conveyed to Julius Thompson by The Town of Rico, in Deed recorded November 15, 1892 in Book 28 at Page 140, and any and all assignments thereof or interests therein and any easements or right of entry with respect thereto.
9. Any tax, assessment, fees or charges, by reason of the inclusion of the subject property in the local street improvement district, the Dolores Water Conservancy District or the local sanitation district, and any resolutions, ordinances and/or agreements pertaining thereto.
10. That part of subject property where a conflict in property lines may occur, resulting from fencelines not being on the true or correct property line.
11. Access to Lots 6, 7 and 8, is based on the concurrent ownership of Lots 9, 10, 11, 12, 13 and 14.

- Note 1: Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Colorado Title & Closing Services, LLC, conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Note 2: Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanic's or Materialman's Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment and may include, but are not limited to:
- A. The Land described in Schedule A of this commitment must be a single family residence, which includes a condominium or townhouse unit.
 - B. No labor or materials may have been furnished by mechanics or materialmen for purpose of construction on the Land described in Schedule A of this Commitment within the past 13 months.
 - C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic's and materialmen's liens.
 - D. Any deviation from conditions A through C above is subject to such additional requirements or information as the Company may deem necessary, or, at its option, the Company may refuse to delete the exception.
 - E. Payment of the premium for said coverage.
- Note 3: The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary. Furthermore, the following disclosures are hereby made pursuant to C.R.S. §10-11-122:
- (i) The subject real property may be located in a special taxing district;
 - (ii) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and
 - (iii) Information regarding special districts and the boundaries of such districts may be obtained from the County Commissioners, the County Clerk and Recorder, or the County Assessor.
- Note 4: If the sales price of the subject property exceeds \$100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22-604.5 (Non-resident withholding)
- Note 5: Pursuant to C.R.S. §10-11-123 Notice is hereby given:
- (a) If there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate then there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
 - (b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.
- Note 6: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch. The clerk and recorder may refuse to record or file any document that does not conform.

Note 7: Our Privacy Policy is attached to this commitment.

Note 8: Pursuant to C.R.S. §38-35-125 and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.

Note 9: C.R.S. §39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

Note 10: Pursuant to C.R.S. §10-1-128 (6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Note 11: Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f of Section 5 requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers"

Note 12: C.R.S. §38-35-109 (2), 1973, requires that a notation of the purchaser's legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

Note 13: Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

Note 14: Pursuant to instrument recorded July 7, 1976 as Reception Number 401417 your property may or may not be in a Geological Hazard Area. It is the responsibility of the insured to make that determination. Note 14 only applies to properties in La Plata County.

Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.



Privacy Policy Statement

This notice is being provided on behalf of Colorado Title & Closing Services; Affiliates: Colorado Land Title Co. Inc, CLX Exchange Accommodators Inc, Rocky Mountain Escrow Inc and La Plata Abstract Co. dba Colorado Abstract and Title Services. It describes how information about you is handled and the steps we take to protect your privacy. We call this information "customer data" or just "data". If your relationship with us ends, we will continue to handle data about you the same way we handle current customer data.

Protecting Customer Data

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to customer data about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees to ensure that your information will be handled responsibly and in accordance with our privacy policy. We require our employees to keep the data secure and confidential.

Information We Collect

In the course of our business some of the customer data we collect may be nonpublic personal information about you from the following sources:

- Information we receive from you or your authorized representative on applications or other forms;
- Information about your transactions with us, our affiliates, or others;
- Information we receive from our internet web sites;
- Information we receive from the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others;
- Information we receive from consumer or other reporting agencies; and
- Information from lenders and third parties involved in your transaction.

We maintain safeguards to protect your customer data from unauthorized access or intrusion. We limit access to your customer data only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Use of Information

We may provide your customer data to various individuals and companies, as permitted by law, without obtaining your prior authorization.

Disclosures may include, without limitation, the following:

- To our affiliates and/or successor in interest;
- To agents, brokers, lenders or representatives to provide you with services you have requested;
- To third-party contractors or service providers who provide services or perform marketing or other functions on our behalf;
- To others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest; and
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose data as permitted or required by law, for example:

- To law enforcement officials;
- In response to subpoenas or a government investigation;
- To regulators and the Insurance Companies we represent; or
- To prevent fraud.

Links to Other Websites

Our websites contain links to websites that are provided and maintained by third parties and that are not subject to our Privacy Policy Statement. Please review the privacy policy statements on those websites. We make no representations concerning and are not responsible for any such third party websites or their privacy policies or practices.

Changes to this Privacy Policy Statement

This Privacy Policy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy Statement, we will post a notice of such changes on our website. The effective date of the Privacy Policy Statement, as stated below, indicates the last time this Privacy Policy Statement was revised or materially changed.



ALTA Commitment Form (6-17-06)

COMMITMENT FOR TITLE INSURANCE

ISSUED BY



"Trusted Since 1946"

AGENT FOR

WESTCOR LAND TITLE INSURANCE COMPANY

Westcor Land Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, WESTCOR LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued By:

COLORADO TITLE & CLOSING SERVICES, LLC
970 Main Avenue (P.O. Box 3389)
Durango, CO 81302
(970) 247-5464
Fax: (970) 247-0105



By:

Mary O'Donnell
President

Attest:

Patricia H. Power
Secretary

As Agent

CONDITIONS

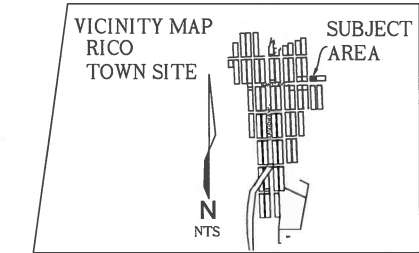
1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.*

AMERICAN LAND TITLE
ASSOCIATION
COMMITMENT 6-17-06

WESTCOR
LAND TITLE
INSURANCE COMPANY

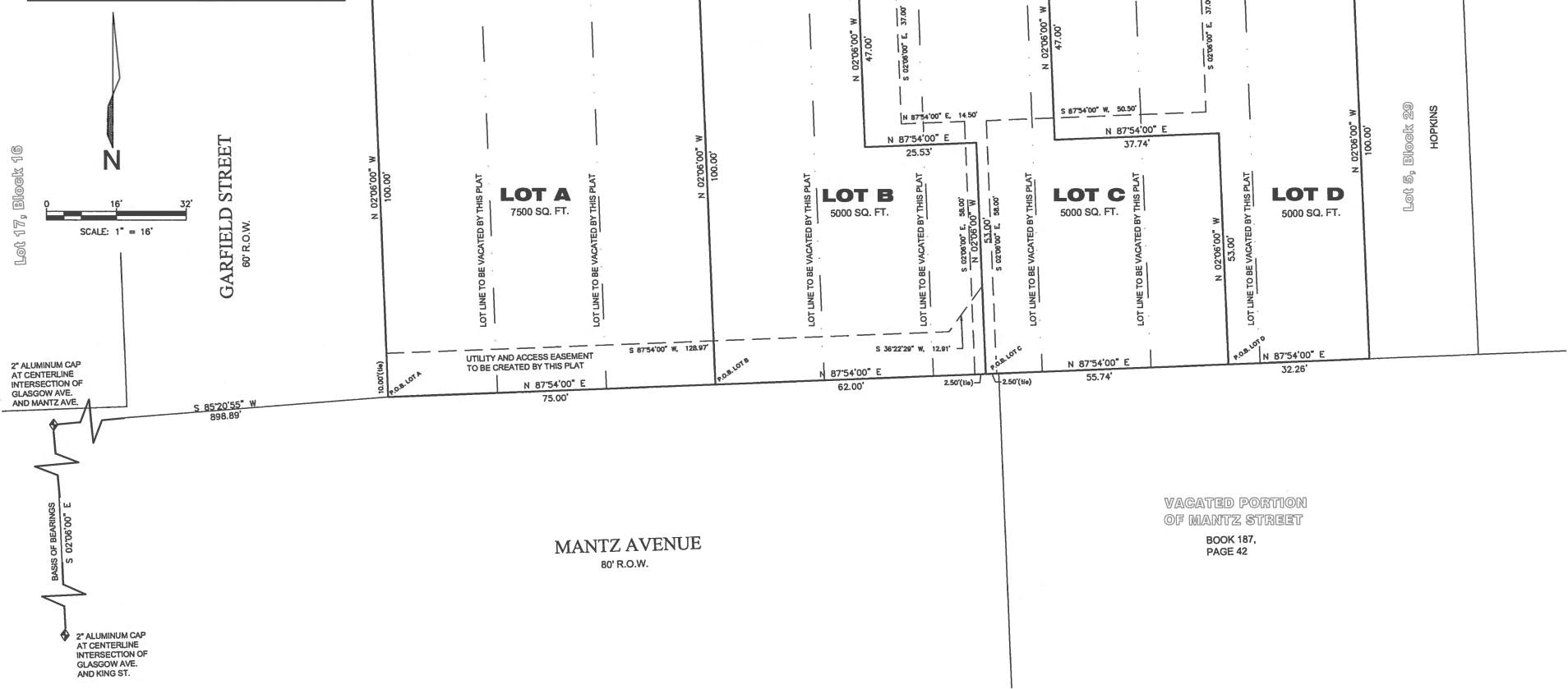
COMMITMENT
FOR
TITLE INSURANCE

HOME OFFICE
201 N. New York Avenue, Suite 200
Winter Park, Florida 32789
Telephone: (407) 629-5842



LEGEND:
SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
EASEMENT LINE CREATED BY THIS PLAT
PROPERTY LINE VACATED BY THIS PLAT

SAN JUAN NATIONAL FOREST



MORTGAGEE AND LIENHOLDER SUBORDINATION AGREEMENT

as beneficiary of a recorded on the day of at Reception No. in the public records of Dolores County, Colorado concerning the above described tract of land, hereby undertakes and agrees that their interest thereunder shall be subject and subordinate in each and every respect to this plat, and that any and all increases, renewals, modifications, extensions, substitutions, replacements and/or consolidations of said and any future lien, mortgage or deed of trust affecting the premises subject to this plat map, held by the undersigned, now are and shall at all times continue to be subject and subordinate in each and every respect to this plat.

EXECUTED this day of A.D., 2020

By: _____

Title: _____

TITLE CERTIFICATE

does hereby certify that he, she, or it has examined the Title to all lands shown upon this plat and that Title to such lands is vested in _____, free and clear of all liens and encumbrances, except as follows: _____

Dated this day of A.D., 2020.

Authorized Representative

SURVEYOR'S CERTIFICATE:

I Thomas Clark, do hereby certify that I am a Licensed Professional Land Surveyor licensed under the laws of the State of Colorado; that this plat is a true, correct and complete Plat of Block 29 Minor Subdivision, Lot A, Lot B, Lot C and Lot D Located in The Town of Rico, Section 36, T40N, R11W, N.M.P.M., Dolores County, Colorado as laid out, platted, dedicated and shown hereon; that such plat was made from an accurate survey of said property by me and/or under my responsible supervision, and correctly shows the location and dimensions of the lots, easements, streets and roads of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness whereof, I have set my hand and seal this day of A.D., 2020.

Thomas A. Clark PLS 38014

SURVEYORS NOTES:

- Easement research and property description provided by Colorado Title & Closing Services, LLC, Order Number DO21903775 effective on October 20, 2019 at 5:00 PM.
- BASIS OF BEARINGS: Bearings for this survey are based on found monuments, at the centerline intersection of Glasgow Ave. and Mantz Avenue, and the centerline intersection of Glasgow Ave and King Street, that bearing being N 02° 06' 00" W, the historic and accepted bearing for the Town of Rico.
- Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.
- Approval of this plan may create a vested right pursuant to Article 68 of Title 24 C.R.S. as amended.
- Access to Lot D is from road located on National Forest land.
- Total area of property affected by this subdivision is 22,500 square feet.

OWNERS CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS That Jeff Gibson being the sole owner of the following described land:
LOTS 6,7,8,9,10,11,12,13,14,15 and 16, BLOCK 29, TOWN OF RICO, COLORADO, SECTION 36, T40N, R11W, N.M.P.M., DOLORES COUNTY, COLORADO does hereby cause the same to be laid out, platted and subdivided into lots as shown on this plat under the name and style of Block 29 Minor Subdivision, Lot A, Lot B, Lot C and Lot D Located in NW 1/4 Section 36, T40N, R11W, N.M.P.M., The Town of Rico, Dolores County, Colorado.

Owner:

By: _____ Date: _____

Jeff Gibson as Owner

State of _____)

County of _____)ss.

Subscribed to and acknowledged before me this day of _____, 2020, by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public

Description of Lot A

Beginning at the Southwest corner of Block 29, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave. bears S 85°20'55" W a distance of 898.89'
Thence N 02°06'00" W a distance of 100.00'
Thence N 87°54'00" E, a distance of 75.00'
Thence S 02°06'00" E, a distance of 100.00'
Thence S 87°54'00" W, a distance of 75.00' to the Point of Beginning.
Containing 7500 Square Feet.

Description of Lot B

Beginning at the Southwest corner of Block 29, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave. bears S 85°20'55" W a distance of 898.89'
Thence N 87°54'00" E a distance of 75.00' to the true Point of Beginning
Thence N 87°54'00" E, a distance of 62'
Thence N 02°06'00" W, a distance of 53.00',
Thence S 87°54'00" W, a distance of 25.53',
Thence N 02°06'00" W, a distance of 47.00',
Thence S 87°54'00" W, a distance of 58.47'
Thence S 02°06'00" E, a distance of 100.00' to the Point of Beginning.
Containing 5000 Square Feet.

Description of Lot C

Beginning at the Southwest corner of Block 29, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave. bears S 85°20'55" W a distance of 898.89'
Thence N 87°54'00" E a distance of 100.00'
Thence N 87°54'00" E, a distance of 55.74',
Thence N 02°06'00" W, a distance of 53.00',
Thence S 87°54'00" W, a distance of 37.74',
Thence N 02°06'00" W, a distance of 47.00',
Thence S 87°54'00" W, a distance of 43.53',
Thence S 02°06'00" E, a distance of 47.00',
Thence N 87°54'00" E, a distance of 25.53',
Thence S 02°06'00" E, a distance of 53.00' to the Point of Beginning.
Containing 5000 Square Feet.

Description of Lot D

Beginning at the Southwest corner of Block 29, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave. bears S 85°20'55" W a distance of 898.89'
Thence N 87°54'00" E a distance of 100.00'
Thence N 87°54'00" E, a distance of 70.00',
Thence S 02°06'00" W, a distance of 47.00',
Thence N 87°54'00" E, a distance of 37.74',
Thence S 02°06'00" E, a distance of 53.00' to the Point of Beginning.
Containing 5000 Square Feet.

APPROVAL BY THE TOWN OF RICO, COLORADO:

This Plat titled Block 29 Minor Subdivision, Lot A, Lot B, Lot C and Lot D Located in NW 1/4 Section 36, T40N, R11W, N.M.P.M., The Town of Rico, Dolores County, Colorado, is authorized and approved for filing

this day of _____, 2020

By: _____

Mayor Pro tempore, Nicole Pieterse

Attest: _____

Town Clerk, Linda Yellowman

APPROVAL BY THE PLANNING AND ZONING COMMISSION TOWN OF RICO, COLORADO:

The Planning and Zoning Commission of Rico, Colorado did hereby authorize and approve this This Plat titled Block 29 Minor Subdivision, Lot A, Lot B, Lot C and Lot D Located in The NW 1/4 Section 36, T40N, R11W, N.M.P.M., Town of Rico, Dolores County, Colorado, at the meeting held on this day of _____, 2020

By: _____

Chair Person, Benn Vemadakis

TREASURERS CERTIFICATE:

According to the records of the County of Dolores Treasurer there are no liens against this subdivision or any part thereof for unpaid state, county municipal or local taxes or special assessments due and payable.

Dated this: day of _____, 2020

By: _____

Janle Stiasny
Dolores County Treasurer

RECORDER'S CERTIFICATE:

This Plat was filed for record in office of the Dolores County Clerk and

Recorder on this day of _____, 2020, at

Plat Book Number _____, Page Number _____

Reception Number _____

Time _____

Dolores County Clerk

Block 29 Minor Subdivision, Lot A, Lot B, Lot C and Lot D Located in
The NW1/4, Section 36, T40N, R11W, N.M.P.M., The Town of Rico, Dolores County, Colorado.

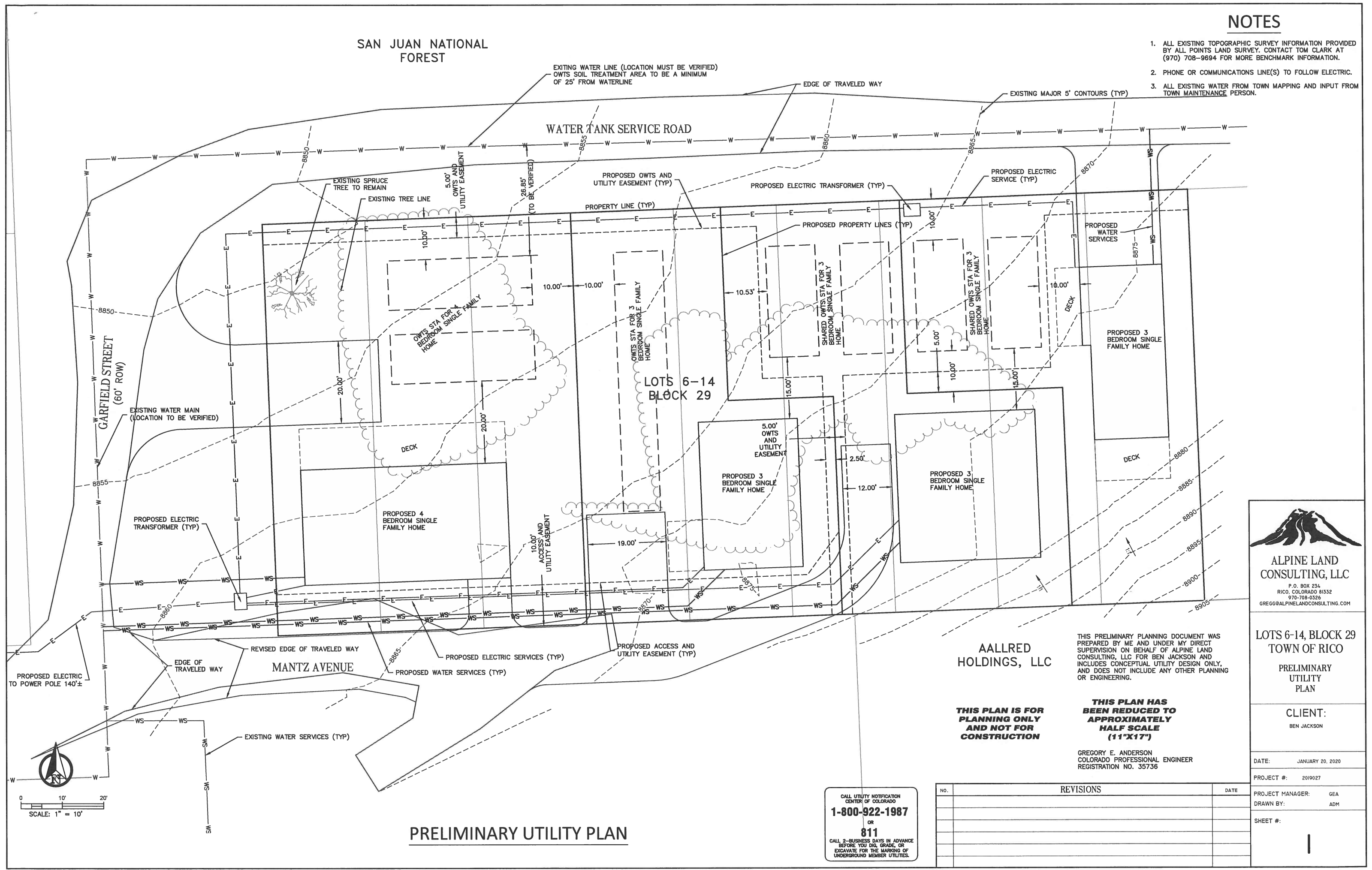
ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 1/7/2020
DRAWN BY TC
CHECKED BY JCC
JOB# _18042
SHEET-1-OF-1



NOTES

1. ALL EXISTING TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY ALL POINTS LAND SURVEY. CONTACT TOM CLARK AT (970) 708-9694 FOR MORE BENCHMARK INFORMATION.
2. PHONE OR COMMUNICATIONS LINE(S) TO FOLLOW ELECTRIC.
3. ALL EXISTING WATER FROM TOWN MAPPING AND INPUT FROM TOWN MAINTENANCE PERSON.




ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81332
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

**LOTS 6-14, BLOCK 29
TOWN OF RICO**

**PRELIMINARY
UTILITY
PLAN**

CLIENT:
BEN JACKSON

DATE:	JANUARY 20, 2020
PROJECT #:	2019027
PROJECT MANAGER:	GEA
DRAWN BY:	ADM
SHEET #:	1

AALLRED HOLDINGS, LLC

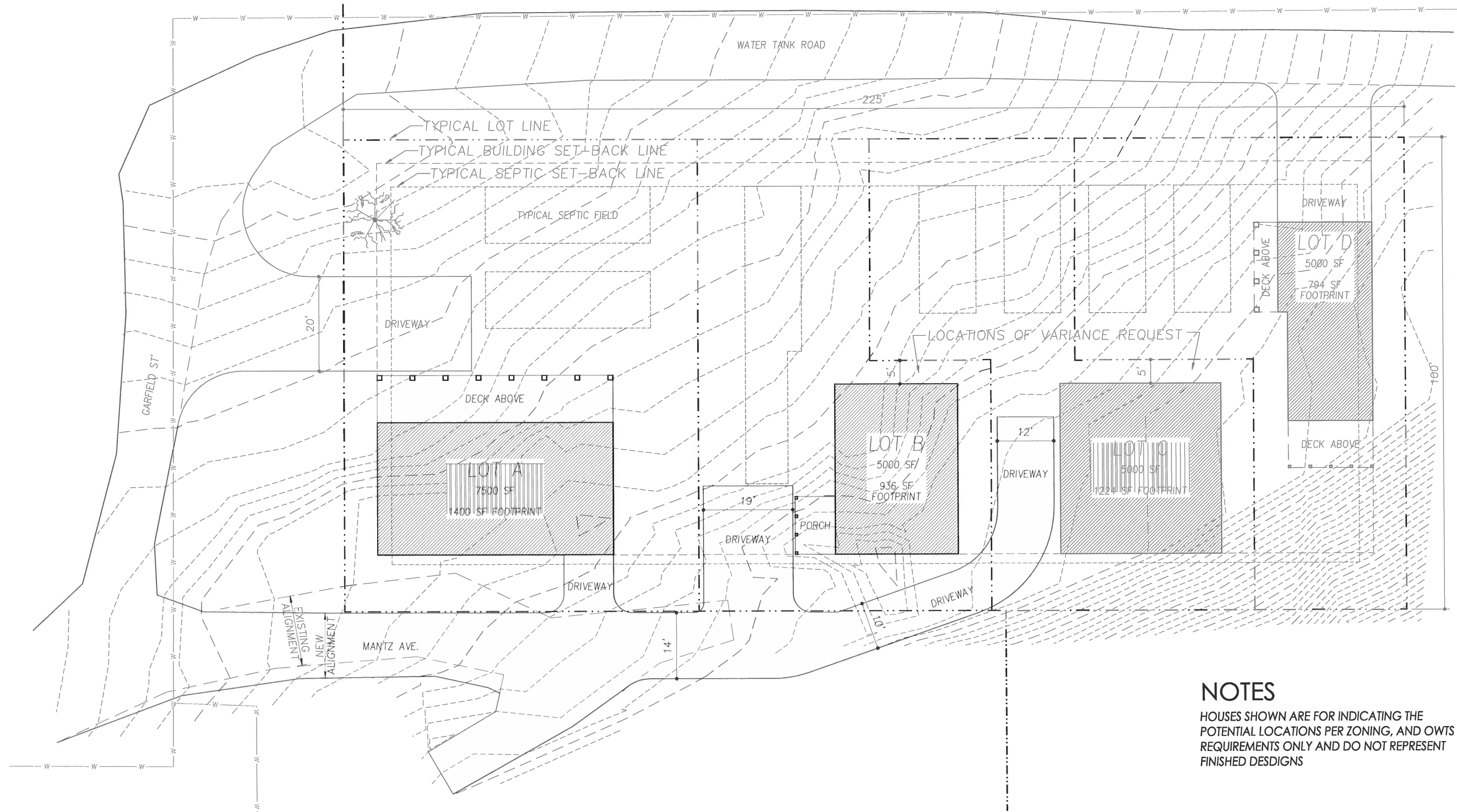
**THIS PLAN IS FOR
PLANNING ONLY
AND NOT FOR
CONSTRUCTION**

THIS PRELIMINARY PLANNING DOCUMENT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR BEN JACKSON AND INCLUDES CONCEPTUAL UTILITY DESIGN ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.

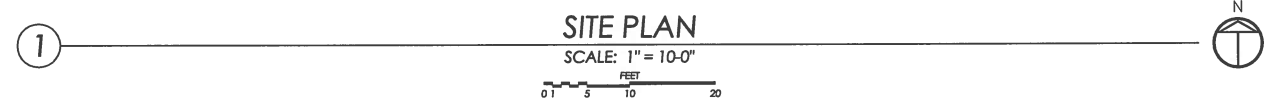
**THIS PLAN HAS
BEEN REDUCED TO
APPROXIMATELY
HALF SCALE
(11"X17")**

GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



NOTES
HOUSES SHOWN ARE FOR INDICATING THE
POTENTIAL LOCATIONS PER ZONING, AND OWTS
REQUIREMENTS ONLY AND DO NOT REPRESENT
FINISHED DESIGNS



ROBERT TRIMBLE
DESIGN
600 W. COLORADO AVE.
UNIT J2
P.O. BOX 2232
TELLURIDE, CO 81435
970.729.0286
© copyright 2017

RICO BLOCK 29 MINOR SUBDIVISION
LOT A, LOT B, LOT C, AND LOT D
TOWN OF RICO,
DOLORES COUNTY, COLORADO

SITE PLAN	
ISSUE:	01.23.2020
REVISIONS	



Rico Fire Protection District

P.O. Box 39/119 S. Glasgow Ave.

Rico, CO 81332

Phone/ Fax: 970-967-2222

E-mail: rico_vfd@yahoo.com

Website: ricofire.org

EIN 84-1186375 / CO Tax Exempt Certificate 98-12208-0000 / D&B 96-372-5291

1/21/2020

To: Kari DiStefano, Rico Town Manager

In re: Site plan Block 29 review

Ms. DiStefano:

Chief Jones and I reviewed the proposal for the block 29 subdivision. While RFPD has no specific access standards for emergency services, we do have the following comments/questions:

- 1) There should be a fire hydrant placed at the NE of the Mantz/Garfield intersection.
- 2) Due to site and access restrictions, sprinkler systems should be considered for the buildings on lots C and D.
- 3) How is the water tank road going to be improved and maintained for access to lot D?
- 4) What is the snow removal plan for the subdivision? Due to topography and the proposed improvements, there is no room to pile snow as it is currently done. This is a particular concern for Lot C.

David Kunz

RFPD administrator

(970) 729-1690

Complete & Compliant Letter



January 31st, 2020

Ron Evers
Jeff Gibson
Ben Jackson
Robert Trimble

RE: Setback application for proposed Lots A, B, C and D, Block 29, Town of Rico.

Dear Applicants,

The Town of Rico has received an application for a setback variance on the above mentioned lots. I have performed an initial review of this application and at this time the application is complete and compliant. This determination does not preclude the Town from determining following additional review at a subsequent time, that the application is not complete or compliant. In such an event, the Town Staff would require the applicant to correct any deficiencies.

Pursuant to this determination that this application is complete and compliant, this application is scheduled for the February 12th, 2020 Rico Planning Commission meeting and the February 19th Rico Board of Trustee's meeting.

This application includes the following required components:

Attachments Required:

- ☒ Signed application form.
- ☒ Description of Variance Request – cite Rico Land Use sections for which the variance is sought.
- ☒ Narrative of reasons that Variance should be granted
- ☒ Statement from County Treasurer showing the status of current taxes due on affected property
- ☒ Letter of agency if applicant is other than the owner of the property
- ☒ An application fee in the amount of \$200.00
- ☒ A Certificate of Mailing with names, addresses, and property owned of property owners within 200 feet of subject property.
- ☒ A copy of the deed for the property.
- ☒ Two (2) 24" by 36" Site Plans and (1) electronic (pdf) site plan showing the following:
 - ☒ North Arrow
 - ☒ Scale not greater than 1" = 20' unless the entire site will not fit on a 24"x 36" sheet
 - ☒ Vicinity Map
 - ☒ Lot lines with dimensions
 - ☒ Easements with dimensions
 - ☒ Acreage of lot
 - ☒ Adjacent streets with labels
 - ☒ Areas of environmental concern if applicable
 - ☒ Location of existing buildings if applicable
 - ☒ Location of proposed building if applicable
 - ☒ Location of existing utilities if applicable

Date Application Received: 01-23-2020

Application Fee Received: 01-23-2020

Application Complete 01-23-2020

Mailing Notice Complete 01-23-2020

Application Reviewed by Kari Distefano

Date of Hearing 02-12-2020

Rico Planning Commission Action _____

Approval Subject to Conditions _____

Other comments:

A resolution by the Town of Rico Board of Trustees will be required if the variance is approved.

Variance Application



Applicant Name RONALD P. EVERETT Phone Number 970 967 2453
Address P.O. Box 94, Rico CO 81332 Cell Phone Number NONE
Email reevers@yahoo.com Fax Number NONE
Street Address of Subject Property N.E. CORNER OF MAIN ST AVE & GARFIELD ST.
Legal Description of Subject Property LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14,
BLOCK 29, TOWN OF RICO according to the plat thereof
Filed for record Sept. 13, 1979 in Book 2 at Page 11; County of Dolores
Zone District of Subject Property RESIDENTIAL STATE OF COLO.

Attachments Required:

- ☒ Description of Variance Request – cite Rico Land Use sections for which the variance is sought.
 - ☒ Narrative of reasons that Variance should be granted
 - ☒ Statement from County Treasurer showing the status of current taxes due on affected property
 - ☒ Letter of agency if applicant is other than the owner of the property
 - ☒ An application fee in the amount of \$200.00
 - ☒ A Certificate of Mailing with names, addresses, and property owned of property owners within 200 feet of subject property.
 - ☒ A copy of the deed for the property.
 - ☒ Two (2) 24" by 36" Site Plans and (1) electronic (pdf) site plan showing the following:
-

North Arrow

Adjacent streets with labels

Scale not greater than 1" = 20' unless
the entire site will not fit on a 24"x 36"
sheet

Areas of environmental concern if
applicable

Vicinity Map

Location of existing buildings if
applicable

Lot lines with dimensions

Location of proposed building if
applicable

Easements with dimensions

Location of existing utilities if
applicable

Acreage of lot

I swear that the information provided in this application is true and correct and that I am the
owner of the property or otherwise authorized to act on behalf of the owner of the property.

Signature: *Ronald P. Smith*

Date 1-23-2020

Date Application Received _____

Application Reviewed by _____

Application Fee Received _____

Date of Hearing _____

Application Complete _____

Rico Planning Commission Action _____

Mailing Notice Complete _____

Approval Subject to Conditions _____

Other comments:

ATTACHMENT TO VARIANCE APPLICATION

To: The Town of Rico, Colorado

Re: Proposed Minor Subdivision of Lots 6-14, on Block 29 and

Variance Request Application

Description of Variance Request

We are requesting a variance to the rear yard setbacks in two locations. We request that the required 10 foot rear setbacks be reduced to 5 foot setbacks in two locations. The first is at proposed Lot B where the east-west property line that divides between the north and south sections of proposed Lots B & C, where they stagger, in the middle of the block. The second location, similarly, is at proposed Lot C where the east-west property line that divides between the north and south sections of proposed Lots C & D, also where they stagger, in the middle of the block. Please refer to the Site Plan attached to the application.

This is governed by the Town of Rico L.U.C. Article II-212: "Residential District Design Regulations, Rear Set Back **", which states that "The rear yard setback [which is normally 5 feet] shall be increased to 10 feet where the rear property line abuts private property, rather than an alley, public right of way, or other public lands."

Narrative

The locations of houses as shown on the proposed Site Plan are more analogous to a situation where the houses actually do abut a public right of way. We feel this request is justified because those abutting areas to the north, where the lots stagger, are where the septic fields would be located. Thus no structures would be built in those areas. Additionally, to the north of Block 29 is unoccupied US Forest Service land and where the Water Tank Road, which is essentially an alley, is located. Finally, the 5 foot rear set back would allow for larger house foot prints that would benefit residents and provide for more flexibility in designing architectural features such as porches at the house fronts, which would benefit the residents and the Town.

STATE OF COLORADO
DOLORES COUNTY

Assessed Owner:

EVERS RONALD P.

P.O. BOX 94

RICO CO 81332

CERTIFICATE OF TAXES DUE
Thru Tax Year 2018

Certificate No 149
Printed 10/28/2019

SCHEDULE NUMBER

504736212004 R

TAX DISTRICT

102

ROLL PAGE

546

* THIS IS VACANT LAND *

Ordered by: COLORADO TITLE AND CLOSING

===== N O T I C E =====
I, the undersigned, County Treasurer in and for said County, do hereby certify that there are no unpaid taxes or unredeemed tax lien sale certificates, except as shown below, as appears of record in this office, on the following described property, to-wit:

TAXING ENTITIES	\$/THOUS	TAX
SCHOOL DIST RE-2J	18.576	424.24
DOLORES COUNTY	28.013	639.76
TOWN OF RICO	18.744	428.08
RICO FIRE PROTECTION	7.468	170.56
S W WATER CONS	.407	9.30
DOLORES WATER CONS	2.221	50.72
TOTALS	75.429	1722.66

2018 TAX AMT 1722.66

2018 TAX PD 1722.66-

LEGAL DESCRIPTION OF PROPERTY

RICO LTS 6-14 BLK 29 B-122 P-317 B-132 P-249
B-140 P-29 B-316 P-78(WD) B-333 P-297(WTR) 166071(QC)

TAXES HAVE BEEN PAID IN FULL

Total Now Due

\$.00

IN WITNESS WHEREOF; I have hereunto set my hand and the seal of my office,
this 28TH day of OCTOBER A.D. 2019

JANIE STIASNY

DOLORES COUNTY TREASURER

BY: 

This Certificate does not certify as to any taxes which may, or may not, be due on any Mobile Home, Improvement, Personal Property, Oil, Gas, Mineral Rights, or Special Assessments which may, or may not, be located on the Property described above, unless specifically listed and described. Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the board of county commissioners, the county clerk and recorder, or the county assessor.

LETTER OF AGENCY AND CONSENT
FOR LAND USE APPLICATION
TOWN OF RICO, COLORADO

January 12, 2020

To: Karl Distefano, Town Manager
Town of Rico
2 North Commercial Street
PO Box 9
Rico, CO 81332

Re: Proposed Re-Plat
Lots 6-14, Block 29
1 BD Mantz Avenue
Town of Rico, Colorado

Dear Mrs. Distefano:

I am Ronald P Evers my address is 703 94 Rico CO 81332 am the owner of the real property legally described as follows:

Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 29, TOWN OF RICO according to the plat thereof filed for record September 13, 1979 in Book 2 at Page 11.

County of Dolores

State of Colorado (the "Property")

I, Ronald P Evers, hereby appoint Jeff Gibson and/or his agents and/or consultants as my agent and representative for the purpose of submitting and processing a land use application to the Town of Rico for the purposes of re-plating the above legally described lots.


Jeff Gibson and/or his agents and/or consultants are hereby authorized to prepare and submit to the Town of Rico any and all land use applications, together with required submittals, which may be required or recommended by the Town of Rico for the approval of the contemplated use of the Property. Said applications and submissions shall include, but not be limited to, applications for the proposed replat together with any other requirements that may be required by other governmental agencies in the process to gain approval(s) of the re-plat.

Jeff Gibson and/or his agents and/or consultants are hereby authorized to appear at public hearings and present testimony and evidence in support of said applications on behalf of myself.

The foregoing letter of agency shall remain in full force and effect during the pendency of any applications initiated by Jeff Gibson and/or his agents and/or consultants pursuant to the foregoing appointment and authorization.

Ronald P. Evers

By


Ronald P Evers President

Date

1-21-2020

From: Jeffrey Gibson jeff.gibson@outlook.com
Subject: Rico Property - Gibson
Date: January 30, 2020 at 8:39 AM
To: smckarid@yahoo.com



Kari:

Please accept this email as my authorization for Ben Jackson, Robert Trimble and Gregg Anderson to represent me in the upcoming public meetings with the Town of Rico.

Any questions please reach out to me directly either via email or cell phone; my number is below.

Many thanks!

Jeff

Jeffrey G. Gibson
c: [513.604.5077](tel:513.604.5077)

AFFIDAVIT OF MAILING PUBLIC NOTICE LETTER

Town of Rico
P.O. Box 9
Rico, Colorado, 81332

Re: Certification and Affidavit of Mailing Public Notice Letter for Lots 6-14, Block 29,
Town of Rico.

I hereby declare that I, Anneliese Riebel, mailed a copy of the Town approved, enclosed public letter via U.S. First Class Mail, postage prepaid thereon on January 22, 2020 to the attached list of property owners. The public notice letter was prepared and mailed in accordance with the public noticing requirements of the Rico Land Use Code. The public notice letter was placed in the mail on January 22, 2022, which was 20 days prior to the public hearing(s) to be held on (February 12, 2020 - Rico Planning Commission meeting and February 19, 2020 - Rico Board of Trustees meeting). The list of property owners includes all lot and condominium property owners located within 200 feet of the boundary of the existing or proposed lot(s). The adjacent property owner list was compiled from the Dolores County GIS website or Assessors Office.

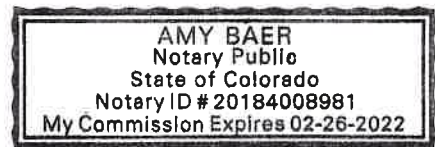
Attached is the copy of the noticing letter, list of all property owners noticed, including their lot number and mailing address, a copy of the vicinity map mailed with the noticing letter, and a map showing all lots that were included within the 200 foot noticing area.

I declare under penalty of perjury under the laws of the State of Colorado that the foregoing is true and correct.



STATE OF Colorado)
) s.s.
COUNTY OF San Miguel)

(SEAL)



The foregoing instrument was acknowledged before me this 23rd day of January, 2020
by **Anneliese Riebel**.

Witness my hand and official seal.

My commission expires: 2/26/2022 ID No. 20184008981


Notary Public

**NOTICE OF PENDING MINOR RE-SUBDIVISION APPLICATION
NOTICE OF PENDING VARIANCE APPLICATION**

Date: January 22, 2020

RE: Public Hearing on Minor Resubdivision Application and Variance Application

Dear Property Owner,

You are receiving this public notice as required by the Town of Rico Land Use Code because you own property within 200 feet of a proposed re-subdivision application and a variance application.

Property Legal Description: Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 29, TOWN OF RICO, according to the plat thereof filed for record September 13, 1979 in Book 2 at Page 11; Dolores County, Colorado.

Location: The block at the north-east corner of Mantz Avenue and Garfield Street. Please refer to attached vicinity map.

Project Description:

Proposed re-subdivision: Reconfiguring nine (9) standard 2500 square foot (sf) lots into one (1) 7500sf lot and three (3) 5000sf lots.

Requested variance: Changing the 10' rear setback to 5' on two of the proposed reconfigured lots.

Name of Applicant: Ronald P Evers, owner, Jeff Gibson, owner's agent

Type of Development Application(s): Resubdivision of Lots 6-14 (9 lots), on Block 29, to create four residential lots. The proposed resubdivision would have one lot of 7500 square feet (sf) that would allow for one residential dwelling unit plus one auxiliary dwelling unit, and three lots of 5000sf that would allow for one residential dwelling unit each. The proposed resubdivision will allow for access and utilities to three of the westernmost new lots from the east end of Mantz Avenue, and from the Water Tank Road for the easternmost lot. Required parking will be provided on site for all of the proposed lots. The proposed resubdivision will provide for septic systems for each lot, with capacity for four bedrooms on the 7500sf lot and for three bedrooms on each of the three 5000sf lots.

We are requesting a variance for the rear set back on the middle two lots, where the side lot lines jog to the west, in the middle of those two lots, to be reduced from the required ten (10) feet where the rear property line abuts another property, to five (5) feet. We feel this is justified because those abutting areas to the north will be where the septic fields will be located and thus no structures will be located in those areas. Additionally, to the north boundary of Block 29 is unoccupied US Forest Service land and where the Water Tank Road is located. This situation is analogous to abutting an alley, where the required set back is five feet.

Legal Description: Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 29, TOWN OF RICO, according to the plat thereof filed for record September 13, 1979 in Book 2 at Page 11; Dolores County, Colorado

Address: Mantz Avenue and Garfield Street, Rico, Colorado

Lot or Site Size: 22,500 square feet

Review Authority: Rico Planning Commission and Rico Board of Trustees

Rico Planning Commission Hearing Date: February 12, 2020

Board of Trustee's Hearing Date: February 19, 2020

Location of Public Hearing: Rico Town Hall, 2 Commercial Street, Rico Colorado, 81332

Send emailed comments addressed to the townmanager@ricocolorado.gov

Or by surface mail to:

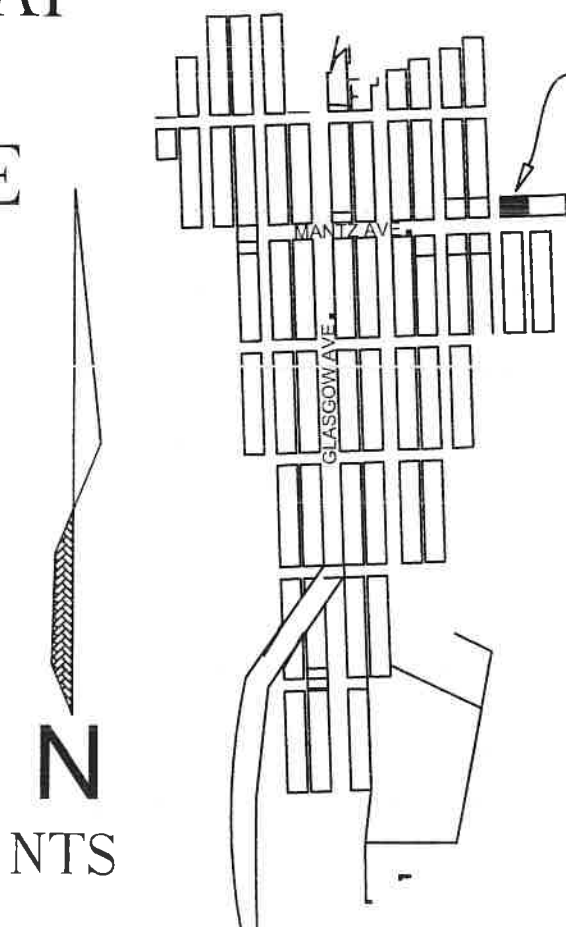
Kari Distefano

Town of Rico

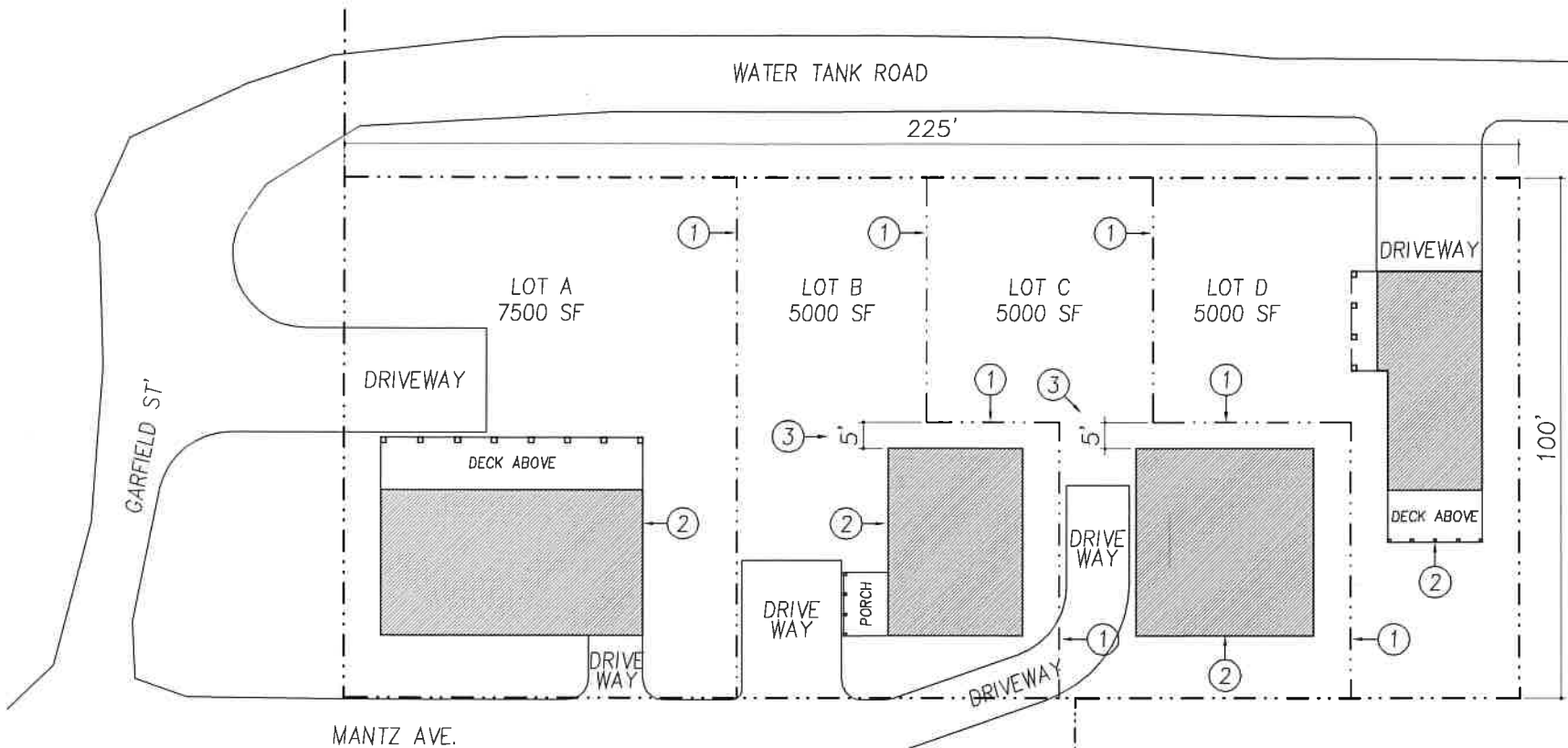
PO Box 9

Rico Colorado, 81332

VICINITY MAP RICO TOWN SITE



SUBJECT AREA



BLOCK 29, LOTS 6-14
PROPOSED RE-SUBDIVISION AND
SET-BACK VARIANCE REQUEST

NOTES

- ① PROPOSED NEW LOT LINE
- ② LOCATION OF NEW HOUSE (NOTE: THESE SHOW ONLY THE MAXIMUM FOOTPRINT AREAS ALLOWED BY SETBACKS AND SEPTIC FIELD LOCATIONS—NOT FINAL DESIGNS)
- ③ LOCATION OF REQUESTED REAR SET-BACK VARIANCE (REDUCTION OF REAR 10' SET-BACK TO 5' SET-BACK)

Parcel: 504736212004

[Print](#)



No certification or accuracy of information is made or implied. Information may be changed without notice. This map is for informational purposes only and is not a legal map. Call 970-677-2385 with any questions.

SELECTED	ID	LAST NAME	FIRST NAME	MAILING ADDR 1	MAILING ADDR 2	CITY	STATE	ZIPCODE	Property Address
<input checked="" type="checkbox"/>	6	Heil	Jolynn	1022 Summit Drive		Dillon	CO	80435	
<input checked="" type="checkbox"/>	7	Holt Famiy Trust	Duane & Judy	PO Box 30	c/o Duane P & Judy L.	Gila Bend	AZ	85537	Lot 8 Van Winkle Sub
<input checked="" type="checkbox"/>	8	Enriquez	Michael Peter	PO Box 127		Rico	CO	81332	Garfield St.
<input checked="" type="checkbox"/>	9	Fox	Bradley T & Kristina T	PO Box 1305		Durango	CO	81302	214 E. Mantz Ave.
<input checked="" type="checkbox"/>	10	Enriquez	Michael Peter	PO Box 127		Rico	CO	81332	212 E. Mantz Ave.
<input checked="" type="checkbox"/>	11	Rico Historical Society		PO Box 281		Rico	CO	81332	208 E. Mantz Ave.
<input type="checkbox"/>	12	Holt Famiy Trust		c/o Duane P & Judy L. Ho	PO Box 30	Gila Bend	AZ	85537	35 N. Garfield St.
<input checked="" type="checkbox"/>	14	San Juan National Forest		15 Burnette Court	Department of Agricult	Durango	CO	81301	4850 Hwy 145
<input checked="" type="checkbox"/>	18	Miller	Karel A.	14942 CR 25		Dolores	CO	81323	16 N. Silver St.
<input checked="" type="checkbox"/>	21	Evers	Ronald P.	PO Box 94		Rico	CO	81332	302 E. Mantz Ave.
<input checked="" type="checkbox"/>	24	Soderquist	Ty D.	880 20.5 Road		Fruita	CO	81521	201 E. Mantz Ave.
<input checked="" type="checkbox"/>	25	Tate	Charles Eugene	PO Box 1522		Van	TX	75790	201 E. Mantz Ave.
<input checked="" type="checkbox"/>	27	Heil	Jolynn & Eric	1022 Summit Drive		Dillon	CO	80435	209 E. Mantz Ave.
<input type="checkbox"/>	30	Tate	Dale	2015 Spreading Bough L		Richmond	TX	77406	201 E. Mantz Ave.
<input type="checkbox"/>	31	Gluch Lode LLC		1084 N. Kayenta		Moab	UT	84532	Lot 9 Van Winkle
<input type="checkbox"/>	32	Jones	Gregg W	6085 Longpoint Road		Burton	TX	77835	309 E. Mantz Ave.
<input type="checkbox"/>	33	Disposition Properties, LLC		c/o Emmerson Enterpris	14555 N. Scottsdale Ro	Scottsdale	AZ	85254	
<input type="checkbox"/>	34	Aallred Holdings, Inc		352 S. Green Valley Lane		St. George	UT	84770	
<input type="checkbox"/>	35	Atlantic Richfield Company		c/o BP America Inc Prop	PO Box 941709	Houston	TX	77094	
<input type="checkbox"/>	36	Emerick	Bonnie M & James W	PO Box 308		Rico	CO	81332	204 E. Mantz Ave.
<input type="checkbox"/>	37	O'Neal	Michael L & Janice M	PO Box 13130		Oklahoma City	OK	73113	301 E. Mantz Ave.
<input type="checkbox"/>	38	Brynda L Cleveland	Blair W Pyle &	7411 E. Visao		Scottsdale	AZ	85266	401 E. Mantz Ave.
<input type="checkbox"/>	39	Hopkins Trust	Larry W	140 Nimbus Drive		Telluride	CO	81435	324 E. Mantz Ave.
<input type="checkbox"/>	40	Rico Land Development LLC		PO Box 1076		Cortez	CO	81321	401 E. Mantz Ave.
<input type="checkbox"/>	41	Lincoln	Richard & Karen	25550 Hwy 145		Dolores	CO	81323	401 E. Mantz Ave.



Holt

Holt

Enriquez

Enriquez

Fox

San Juan National Forest

504736212004
Ronald P. Evers

Hopkins

AALLRED Holdings

Mantz AVE.

Jones

Pyle

Rico
Land

Lincoln

Disposition
Properties

Heil

O'Neal

Heil

corical

QUITCLAIM DEED

The "Grantor" (whether one or more than one), *PATRICIA A ENGEL*

whose legal address is *132 No Silver St, Rico, CO 81332*

of the *County of Dolores* and State of

COLORADO

, for the consideration of *TRW*

DOLLARS, (\$ *1000*).

in hand paid, hereby sells and quitclaims to *RONALD P. EVERTS*

(whether one or more than one), the "Grantee", whose legal address is *132 No Silver St, Rico, CO 81332*

of the *County of Dolores* and State of *COLORADO* the following

real property in the *County of Dolores* and State of Colorado, to wit:

LOTS 6-14, Block 29, Town of Rico

also known by street address as: *TAD MANTZ STREET*
and assessor's schedule or parcel number: *504736212004-X*

with all its appurtenances.

Signed this *20* day of *May*, 20 *16*.

Patricia A Engel

*Insert "City and" where applicable.

STATE OF COLORADO

County of Montezuma } ss.

The foregoing instrument was acknowledged before me this 20th day of MAY, 2016,
by Patricia A Engel

Witness my hand and official seal.

My commission expires: 11-01-17

MARTHA A. GUSTIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014034520
MY COMMISSION EXPIRES 11/01/2017

Martina A Gustin
Notary Public

Name and Address of Person Creating Newly Created Legal Description (4 38-35-106.5, C.R.S.)

Order No. DO21903775

KA / kja

Colorado Title & Closing Services, LLC

Serving All of Colorado
ISSUING AGENT FOR
WESTCOR LAND TITLE INSURANCE COMPANY

Prepared for:
TELLURIDE REAL ESTATE CORP.
567 Mountain Village Blvd.
Telluride, CO 81435

Attention:
Frank Strachan

Issuing Office:
631 E. Main Street
Cortez, CO 81321
Phone: (970)564-9770
Fax: (970)564-9769
Title Examiner:
Kelley Arnold
karnold@coloradotitleservices.com
(970) 529-7023

Copies to:
TELLURIDE REAL ESTATE CORP. / BEN JACKSON

Closing Officer:
Liz Gagneaux
lizg@coloradotitleservices.com
(970) 529-7015

SCHEDULE A

	<u>POLICY LIABILITY</u>	<u>PREMIUM CHARGES</u>
Owner's Policy (Plain Language)	\$203,000.00	\$992.00
Owners Extended Coverage		65.00
Owners Mechanics Lien Coverage		10.00
Tax Certification		25.00
	Total Due	\$1,092.00

PURSUANT TO SECTION 8.1.3 OF THE CONTRACT TO BUY AND SELL REAL ESTATE, DATED OCTOBER 19, 2019 **EXTENDED COVERAGE HAS BEEN REQUESTED, SEE REQUIREMENTS FOR ISSUANCE OF PLAIN LANGUAGE POLICY**

- Effective date: **October 20, 2019 at 5:00 PM**
- Policy or Policies to be issued:
Owner's Policy (Plain Language)
Proposed Insured: **JEFF GIBSON**

Loan Policy ALTA (06/17/2006)
Proposed Insured:
- Title to the **FEE SIMPLE** estate or interest in said Land is at the effective date hereof vested in:

RONALD P. EVERS
- The Land referred to in this Commitment is located in the County of **Dolores**, State of Colorado and described as follows:

Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 29, TOWN OF RICO, according to the plat thereof filed for record September 13, 1979 in Book 2 at Page 11.

SCHEDULE B - SECTION 1
REQUIREMENTS

The following requirements must be met:

- (1.) Pay the agreed amounts for the interest in the Land and/or for the mortgage to be insured.
- (2.) Pay us the premiums, fees and charges for the policy.
- (3.) The following documents satisfactory to us must be signed, delivered and recorded.
- (4.) A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.

NOTE TO ALL: Be aware!!! Online banking fraud is on the rise!!!
We will send wire instructions to you ONLY for the following bank:

First SouthWest Bank Durango Escrow

If you receive wire instructions naming any other bank contact your closing officer immediately.
Your closing officer is: Liz Gagneaux (970) 529-7015

A. WARRANTY DEED from RONALD P. EVERS to JEFF GIBSON.

SCHEDULE B – SECTION 1, continued
REQUIREMENTS FOR ISSUANCE OF ENDORSEMENTS

OWNER

The Plain Language Policy will be issued and standard exception nos. 1, 2 and 3 will not appear on the Plain Language Policy to be issued, subject to the specific coverage afforded by said policy and payment of the premium as stated on Schedule A.

The owners policy to be issued will not contain the exception designated on the commitment as number 4 of Schedule B provided that a mechanic's lien is not filed for record on subject property prior to the recording of the insured Deed and provided the following item(s) are received by the Company:

- **Affidavit (Seller/Borrower) executed by the Seller(s)**

Exception number 6 herein will be modified on the owners policy to be issued to show that the current years real estate taxes are not yet due or payable and prior years real estate taxes have been paid upon receipt of a Certificate or Statement of Taxes Due from the County Treasurer and upon verification that all outstanding real estate taxes have been paid.

The above is subject to payment of the premiums as disclosed on Schedule A herein.

SCHEDULE B - SECTION 2
EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) ditches and ditch rights; water rights, claims or title to water; (d) all interest in oil, gas, coal and other mineral rights severed by predecessors in Title and any and all assignments thereof or interests therein; whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.
8. All oil, gas and other minerals as conveyed to Julius Thompson by The Town of Rico, in Deed recorded November 15, 1892 in Book 28 at Page 140, and any and all assignments thereof or interests therein and any easements or right of entry with respect thereto.
9. Any tax, assessment, fees or charges, by reason of the inclusion of the subject property in the local street improvement district, the Dolores Water Conservancy District or the local sanitation district, and any resolutions, ordinances and/or agreements pertaining thereto.
10. That part of subject property where a conflict in property lines may occur, resulting from fencelines not being on the true or correct property line.
11. Access to Lots 6, 7 and 8, is based on the concurrent ownership of Lots 9, 10, 11, 12, 13 and 14.

- Note 1: Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Colorado Title & Closing Services, LLC, conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Note 2: Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfilled Mechanic's or Materialman's Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment and may include, but are not limited to:
- A. The Land described in Schedule A of this commitment must be a single family residence, which includes a condominium or townhouse unit.
 - B. No labor or materials may have been furnished by mechanics or materialmen for purpose of construction on the Land described in Schedule A of this Commitment within the past 13 months.
 - C. The Company must receive an appropriate affidavit indemnifying the Company against unfilled mechanic's and materialmen's liens.
 - D. Any deviation from conditions A through C above is subject to such additional requirements or information as the Company may deem necessary, or, at its option, the Company may refuse to delete the exception.
 - E. Payment of the premium for said coverage.
- Note 3: The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary. Furthermore, the following disclosures are hereby made pursuant to C.R.S. §10-11-122:
- (i) The subject real property may be located in a special taxing district;
 - (ii) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and
 - (iii) Information regarding special districts and the boundaries of such districts may be obtained from the County Commissioners, the County Clerk and Recorder, or the County Assessor.
- Note 4: If the sales price of the subject property exceeds \$100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22-604.5 (Non-resident withholding)
- Note 5: Pursuant to C.R.S. §10-11-123 Notice is hereby given:
- (a) If there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate then there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
 - (b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.
- Note 6: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch. The clerk and recorder may refuse to record or file any document that does not conform.

Note 7: Our Privacy Policy is attached to this commitment.

Note 8: Pursuant to C.R.S. §38-35-125 and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.

Note 9: C.R.S. §39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

Note 10: Pursuant to C.R.S. §10-1-128 (6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Note 11: Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f of Section 5 requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers"

Note 12: C.R.S. §38-35-109 (2), 1973, requires that a notation of the purchaser's legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

Note 13: Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

Note 14: Pursuant to instrument recorded July 7, 1976 as Reception Number 401417 your property may or may not be in a Geological Hazard Area. It is the responsibility of the insured to make that determination. Note 14 only applies to properties in La Plata County.

Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.



Privacy Policy Statement

This notice is being provided on behalf of Colorado Title & Closing Services; Affiliates: Colorado Land Title Co. Inc, CLX Exchange Accommodators Inc, Rocky Mountain Escrow Inc and La Plata Abstract Co. dba Colorado Abstract and Title Services. It describes how information about you is handled and the steps we take to protect your privacy. We call this information "customer data" or just "data". If your relationship with us ends, we will continue to handle data about you the same way we handle current customer data.

Protecting Customer Data

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to customer data about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees to ensure that your information will be handled responsibly and in accordance with our privacy policy. We require our employees to keep the data secure and confidential.

Information We Collect

In the course of our business some of the customer data we collect may be nonpublic personal information about you from the following sources:

- Information we receive from you or your authorized representative on applications or other forms;
- Information about your transactions with us, our affiliates, or others;
- Information we receive from our internet web sites;
- Information we receive from the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others;
- Information we receive from consumer or other reporting agencies; and
- Information from lenders and third parties involved in your transaction.

We maintain safeguards to protect your customer data from unauthorized access or intrusion. We limit access to your customer data only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Use of Information

We may provide your customer data to various individuals and companies, as permitted by law, without obtaining your prior authorization.

Disclosures may include, without limitation, the following:

- To our affiliates and/or successor in interest;
- To agents, brokers, lenders or representatives to provide you with services you have requested;
- To third-party contractors or service providers who provide services or perform marketing or other functions on our behalf;
- To others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest; and
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose data as permitted or required by law, for example:

- To law enforcement officials;
- In response to subpoenas or a government investigation;
- To regulators and the Insurance Companies we represent; or
- To prevent fraud.

Links to Other Websites

Our websites contain links to websites that are provided and maintained by third parties and that are not subject to our Privacy Policy Statement. Please review the privacy policy statements on those websites. We make no representations concerning and are not responsible for any such third party websites or their privacy policies or practices.

Changes to this Privacy Policy Statement

This Privacy Policy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy Statement, we will post a notice of such changes on our website. The effective date of the Privacy Policy Statement, as stated below, indicates the last time this Privacy Policy Statement was revised or materially changed.



ALTA Commitment Form (6-17-06)

COMMITMENT FOR TITLE INSURANCE

ISSUED BY



"Trusted Since 1946"

AGENT FOR

WESTCOR LAND TITLE INSURANCE COMPANY

Westcor Land Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, WESTCOR LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued By:

COLORADO TITLE & CLOSING SERVICES, LLC
970 Main Avenue (P.O. Box 3389)
Durango, CO 81302
(970) 247-5464
Fax: (970) 247-0105



By: Mary O'Donnell
President
Attest: Patricia H. Power
Secretary

As Agent

CONDITIONS

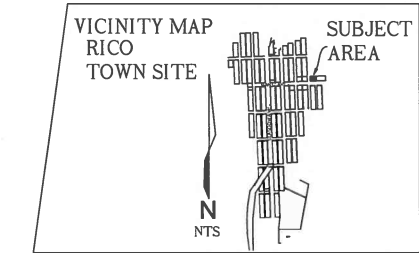
1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org>.*

AMERICAN LAND TITLE
ASSOCIATION
COMMITMENT 6-17-06

WESTCOR
LAND TITLE
INSURANCE COMPANY

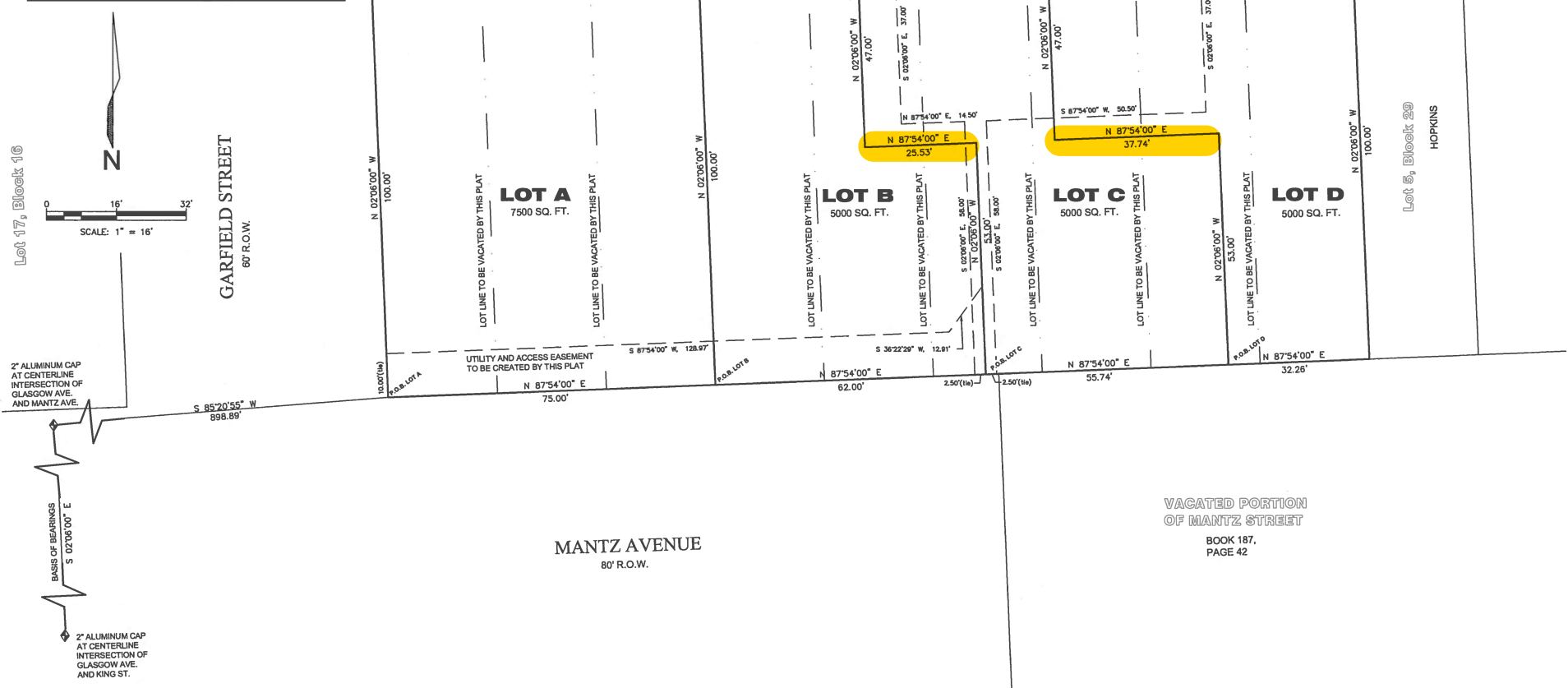
COMMITMENT
FOR
TITLE INSURANCE

HOME OFFICE
201 N. New York Avenue, Suite 200
Winter Park, Florida 32789
Telephone: (407) 629-5842



LEGEND:
SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38014
EASEMENT LINE CREATED BY THIS PLAT
PROPERTY LINE VACATED BY THIS PLAT

SAN JUAN NATIONAL FOREST



MORTGAGEE AND LIENHOLDER SUBORDINATION AGREEMENT

_____, as beneficiary of a _____ recorded on the _____ day of _____ at Reception No. _____ in the public records of Dolores County, Colorado concerning the above described tract of land, hereby undertakes and agrees that their interest thereunder shall be subject and subordinate in each and every respect to this plat, and that any and all increases, renewals, modifications, extensions, substitutions, replacements and/or consolidations of said _____ and any future lien, mortgage or deed of trust affecting the premises subject to this plat map, held by the undersigned, now are and shall at all times continue to be subject and subordinate in each and every respect to this plat.

EXECUTED this _____ day of _____, A.D., 2020

By: _____

Title: _____

TITLE CERTIFICATE

_____ does hereby certify that he, she, or it has examined the Title to all lands shown upon this plat and that Title to such lands is vested in _____, free and clear of all liens and encumbrances, except as follows: _____

Dated this _____ day of _____, A.D., 2020.

Authorized Representative _____

SURVEYOR'S CERTIFICATE:

I, Thomas Clark, do hereby certify that I am a Licensed Professional Land Surveyor licensed under the laws of the State of Colorado; that this plat is a true, correct and complete Plat of Block 29 Minor Subdivision, Lot A, Lot B, Lot C and Lot D Located in The Town of Rico, Section 36, T40N, R11W, N.M.P.M., Dolores County, Colorado as laid out, platted, dedicated and shown hereon; that such plat was made from an accurate survey of said property by me and/or under my responsible supervision, and correctly shows the location and dimensions of the lots, easements, streets and roads of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness whereof, I have set my hand and seal this _____ day of _____, A.D., 2020.

Thomas A. Clark PLS 38014

SURVEYORS NOTES:

- Easement research and property description provided by Colorado Title & Closing Services, LLC, Order Number DO21903775 effective on October 20, 2019 at 5:00 PM.
- BASIS OF BEARINGS: Bearings for this survey are based on found monuments, at the centerline intersection of Glasgow Ave. and Mantz Ave. and the centerline intersection of Glasgow Ave and King Street, that bearing being N 02° 06' 00" W, the historic and accepted bearing for the Town of Rico.
- Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.
- Approval of this plan may create a vested right pursuant to Article 68 of Title 24 C.R.S. as amended.
- Access to Lot D is from road located on National Forest land.
- Total area of property affected by this subdivision is 22,500 square feet.

OWNERS CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS That Jeff Gibson being the sole owner of the following described land:
LOTS 6,7,8,9,10,11,12,13,14,15 and 16, BLOCK 29, TOWN OF RICO, COLORADO, SECTION 36, T40N, R11W, N.M.P.M., DOLORES COUNTY, COLORADO does hereby cause the same to be laid out, platted and subdivided into lots as shown on this plat under the name and style of Block 29 Minor Subdivision, Lot A, Lot B, Lot C and Lot D Located in NW 1/4 Section 36, T40N, R11W, N.M.P.M., The Town of Rico, Dolores County, Colorado.

Owner: _____

By: _____ Date: _____

Jeff Gibson as Owner

State of _____)

County of _____) ss.

Subscribed to and acknowledged before me this _____ day of _____, 2020, by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public

Description of Lot A

Beginning at the Southwest corner of Block 29, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave. bears S 85°20'55" W a distance of 898.89'
Thence N 02°06'00" W a distance of 100.00'
Thence N 87°54'00" E, a distance of 75.00',
Thence S 02°06'00" E, a distance of 100.00',
Thence S 87°54'00" W, a distance of 75.00' to the Point of Beginning.
Containing 7500 Square Feet.

Description of Lot B

Beginning at the Southwest corner of Block 29, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave. bears S 85°20'55" W a distance of 898.89'
Thence N 87°54'00" E a distance of 82',
Thence N 02°06'00" W, a distance of 53.00',
Thence S 87°54'00" W, a distance of 25.53',
Thence N 02°06'00" W, a distance of 47.00',
Thence S 87°54'00" W, a distance of 58.47',
Thence S 02°06'00" E, a distance of 100.00' to the Point of Beginning.
Containing 5000 Square Feet.

Description of Lot C

Beginning at the Southwest corner of Block 29, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave. bears S 85°20'55" W a distance of 898.89'
Thence N 87°54'00" E a distance of 107' to the true Point of Beginning
Thence N 87°54'00" E, a distance of 55.74',
Thence N 02°06'00" W, a distance of 53.00',
Thence S 87°54'00" W, a distance of 37.74',
Thence N 02°06'00" W, a distance of 47.00',
Thence S 87°54'00" W, a distance of 43.53',
Thence S 02°06'00" E, a distance of 47.00',
Thence N 87°54'00" E, a distance of 47.00',
Thence S 02°06'00" E, a distance of 53.00' to the Point of Beginning.
Containing 5000 Square Feet.

Description of Lot D

Beginning at the Southwest corner of Block 29, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave. bears S 85°20'55" W a distance of 898.89'
Thence N 87°54'00" E a distance of 107' to the true Point of Beginning
Thence N 87°54'00" E, a distance of 32.26',
Thence N 02°06'00" W, a distance of 100.00',
Thence S 87°54'00" W, a distance of 70.00',
Thence S 02°06'00" E, a distance of 47.00',
Thence N 87°54'00" E, a distance of 37.74',
Thence S 02°06'00" E, a distance of 53.00' to the Point of Beginning.
Containing 5000 Square Feet.

APPROVAL BY THE TOWN OF RICO, COLORADO:

This Plat titled Block 29 Minor Subdivision, Lot A, Lot B, Lot C and Lot D Located in NW 1/4 Section 36, T40N, R11W, N.M.P.M., The Town of Rico, Dolores County, Colorado, is authorized and approved for filing

this _____ day of _____, 2020

By: _____

Mayor Pro tempore, Nicole Pieterse

Attest: _____

Town Clerk, Linda Yellowman

APPROVAL BY THE PLANNING AND ZONING COMMISSION TOWN OF RICO, COLORADO:

The Planning and Zoning Commission of Rico, Colorado did hereby authorize and approve this This Plat titled Block 29 Minor Subdivision, Lot A, Lot B, Lot C and Lot D Located in The NW 1/4 Section 36, T40N, R11W, N.M.P.M., Town of Rico, Dolores County, Colorado, at the meeting held on this _____ day of _____, 2020

By: _____

Chair Person, Benn Vemadakis

TREASURERS CERTIFICATE:

According to the records of the County of Dolores Treasurer there are no liens against this subdivision or any part thereof for unpaid state, county municipal or local taxes or special assessments due and payable.

Dated this: _____ day of _____, 2020

By: _____

Janie Stiasny
Dolores County Treasurer

RECORDER'S CERTIFICATE:

This Plat was filed for record in office of the Dolores County Clerk and

Recorder on this _____ day of _____, 2020, at

Plat Book Number _____, Page Number _____

Reception Number _____

Time _____

Dolores County Clerk

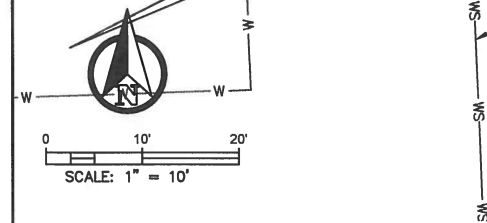
Block 29 Minor Subdivision, Lot A, Lot B, Lot C and Lot D Located in
The NW1/4, Section 36, T40N, R11W, N.M.P.M., The Town of Rico, Dolores County, Colorado.

ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 1/7/2020
DRAWN BY: TC
CHECKED BY: JCC
JOB# _18042
SHEET-1-OF-1



1. ALL EXISTING TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY ALL POINTS LAND SURVEY. CONTACT TOM CLARK AT (970) 708-9694 FOR MORE BENCHMARK INFORMATION.
2. PHONE OR COMMUNICATIONS LINE(S) TO FOLLOW ELECTRIC.
3. ALL EXISTING WATER FROM TOWN MAPPING AND INPUT FROM TOWN MAINTENANCE PERSON.

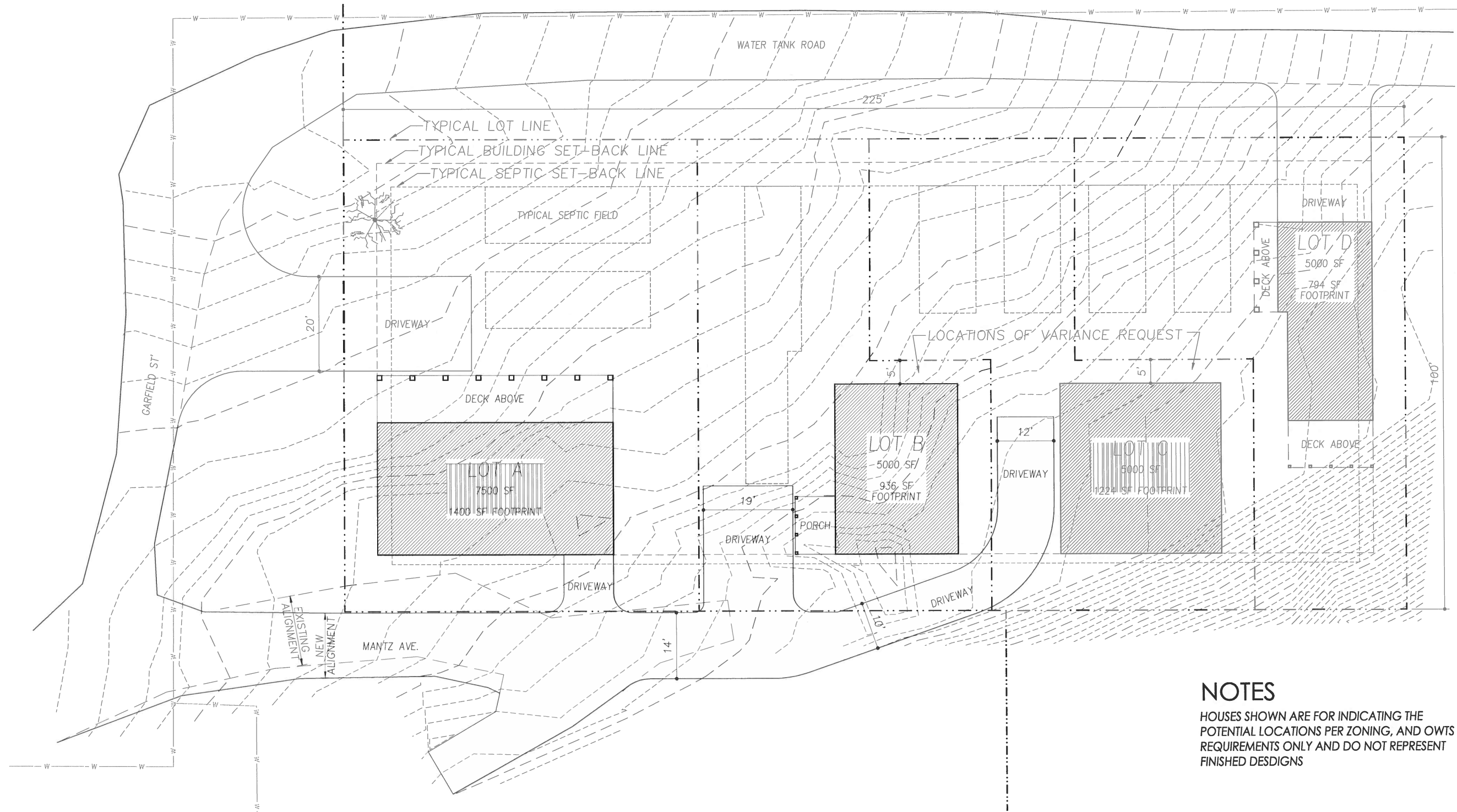


**CALL UTILITY NOTIFICATION
CENTER OF COLORADO**
1-800-922-1987
OR
811
**CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.**

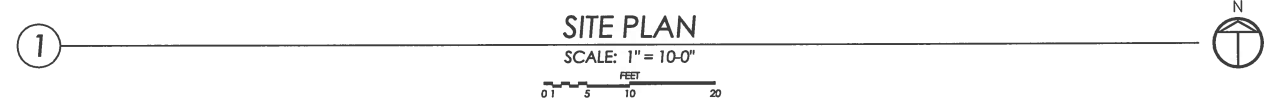
GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

[illegible]

SHEET #:



NOTES
HOUSES SHOWN ARE FOR INDICATING THE
POTENTIAL LOCATIONS PER ZONING, AND OWTS
REQUIREMENTS ONLY AND DO NOT REPRESENT
FINISHED DESIGNS



ROBERT TRIMBLE
DESIGN
600 W. COLORADO AVE.
UNIT J2
P.O. BOX 2232
TELLURIDE, CO 81435
970.729.0286
© copyright 2017

RICO BLOCK 29 MINOR SUBDIVISION
LOT A, LOT B, LOT C, AND LOT D
TOWN OF RICO,
DOLORES COUNTY, COLORADO

SITE PLAN	
ISSUE:	01.23.2020
REVISIONS	

Complete & Compliant Letter



February 6th, 2020

Erin Johnson
Strategic Design Group

RE: Re-plat of Lots 34 and 35, Block 24, Town of Rico.

Dear Ms. Johnson,

The Town of Rico has received an application for a re-plat of the above mentioned lots. I have performed an initial review of this application and at this time the application is complete and compliant. This determination does not preclude the Town from determining following additional review at a subsequent time, that the application is not complete or compliant. In such an event, the Town Staff would require the applicant to correct any deficiencies.

Pursuant to this determination that this application is complete and compliant, this application is scheduled for the February 12th, 2020 Rico Planning Commission meeting and the February 19th Rico Board of Trustee's meeting.

This application includes the following required components:

Attachments Required - Minor Subdivision:

- ☒ Signed application form. (included in previous application)
- ☒ Statement from County Treasurer showing the status of current taxes due on affected property. (in previous application)
- ☒ Letter of agency if applicant is other than the owner of the property. (in previous application)
- ☒ An application fee in the amount of \$750.00.
- ☒ A Certificate of Mailing with names, addresses, and property owned of property owners within 200 feet of subject property. (in previous application)
- ☒ A copy of the deed for the property. (in previous application)
- ☒ Two (2) 24" by 36" paper Plats (1) electronic (pdf) site plan showing the following signed and stamped by a surveyor licensed in the State of Colorado:

- | | |
|--|---|
| <input checked="" type="checkbox"/> North Arrow and Scale | NA Notes |
| <input checked="" type="checkbox"/> Legend | <input checked="" type="checkbox"/> Mortgage consent if applicable |
| <input checked="" type="checkbox"/> Vicinity Map | <input checked="" type="checkbox"/> Dolores County Clerk's acceptance |
| <input checked="" type="checkbox"/> Legal Description | <input checked="" type="checkbox"/> Lot lines with dimensions and acreage |
| <input checked="" type="checkbox"/> Surveyor's Certificate | <input checked="" type="checkbox"/> Easements with dimensions |
| <input checked="" type="checkbox"/> Title Insurance Company Certificate | <input checked="" type="checkbox"/> Lot and street labels |
| <input checked="" type="checkbox"/> County Treasurer's Certificate | <input checked="" type="checkbox"/> Right-of-way dimensions |
| NA Dedication | NA Zone district labels |
| <input checked="" type="checkbox"/> Approval by Rico Planning Commission | <input checked="" type="checkbox"/> Adjoining lots with labels |
| <input checked="" type="checkbox"/> Approval by Town of Rico | |
-

Date Application Received: 08-23-2019

Application Reviewed by Kari Distefano

Application Fee Received: 08-23-2019

Date of Hearing 08-23-2019

Application Complete 08-23-2019

Rico Planning Commission Action _____

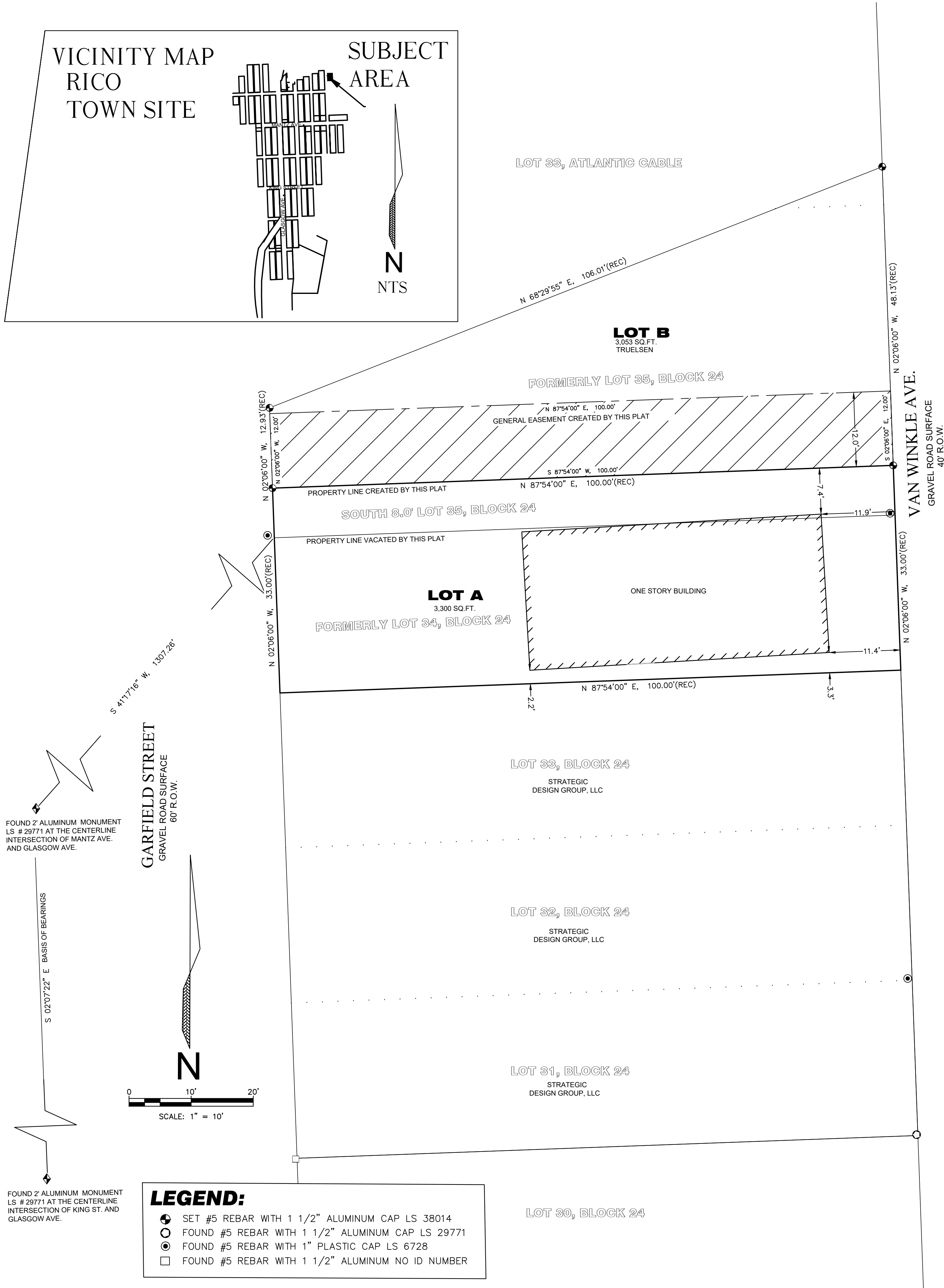
Mailing Notice Complete 08-23-2019

Approval Subject to Conditions – yes*

Other comments:

The original variance application was approved by the Rico Planning Commission on September 11th subject to conforming with all building codes and fire codes adopted by the Town of Rico. However both the Rico Planning Commission and the applicant agreed that purchasing a portion of the lot to the north so that the lot with the church would be compliant with existing Code would be preferable. This re-plat brings the building into compliance with the Rico Land Use Code.

A 24"x 36" mylar will be required for recording if the re-plat is approved.



DESCRIPTION OF 12' GENERAL EASEMENT:

Beginning at the Northwest corner of Lot 34, Block 24, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave, bears S 41°17'16" W a distance of 1307.26'
Thence N 02°06'00" W, a distance of 8.00' to **The True Point of Beginning**,
Thence N 02°06'00" W, a distance of 12.00',
Thence N 87°54'00" E, a distance of 100.00',
Thence S 02°06'00" W, a distance of 12.00'
Thence S 87°54'00" W, a distance of 100.00' to **The True Point of Beginning**,
Containing 1200 Square Feet

County of Dolores,
State of Colorado.

DESCRIPTION OF LOT A:

Beginning at the Northwest corner of Lot 34, Block 24, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave, bears S 41°17'16" W a distance of 1307.26'
Thence N 02°06'00" W, a distance of 8.00' to **The True Point of Beginning**,
Thence N 87°54'00" E, a distance of 100.00',
Thence S 02°06'00" W, a distance of 33.00'
Thence S 87°54'00" W, a distance of 100.00',
Thence N 02°06'00" W, a distance of 33.00' to **The True Point of Beginning**,
Containing 10,800 Square Feet

County of Dolores,
State of Colorado.

DESCRIPTION OF LOT B:

Beginning at the Northwest corner of Lot 34, Block 24, Town of Rico, Colorado, from which the centerline intersection of Mantz Ave. and Glasgow Ave, bears S 41°17'16" W a distance of 1307.26'
Thence N 02°06'00" W, a distance of 8.00' to **The True Point of Beginning**,
Thence N 02°06'00" W, a distance of 12.93'
Thence N 68°30'34" E, a distance of 106.01',
Thence S 02°06'00" E, a distance of 48.13'
Thence S 87°54'00" W, a distance of 100.00' to **The True Point of Beginning**,
Containing 3,053 Square Feet
Bearings in the Atlantic Cable Subdivision are rotated to match the basis of bearings for the Town of Rico and this plat.

County of Dolores,
State of Colorado.

OWNERS CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS That Deanna E Truelsen and Duval Truelsen as joint tenants being the sole owners of the following described land:
Lots 35 and 36, Block 24, Town of Rico, according to the plat thereof filed for recorded September 13, 1979 in Book 2 at page 11,
County of Dolores,
State of Colorado.
does hereby cause the same to be laid out, platted and subdivided into lots as shown on this plat under the name and style of TRUELSEN MINOR SUBDIVISION, LOTS A & B, BLOCK 24, TOWN OF RICO, LOCATED IN SEC 25, T40N, R11W, N.M.P.M., DOLORES COUNTY, COLORADO.

Owner:

By: _____ Date: _____
Deanna E Truelsen as Owner

State of _____
Jss.
County of _____

Subscribed to and acknowledged before me this ____ day of _____, 2020, by _____
Witness my hand and official seal.

My commission expires: _____
Notary Public
Owner:

By: _____ Date: _____
Duval Truelsen as Owner

State of _____
Jss.
County of _____

Subscribed to and acknowledged before me this ____ day of _____, 2020, by _____
Witness my hand and official seal.

My commission expires: _____
Notary Public

LAND SURVEYORS CERTIFICATE:

I, Thomas A. Clark, being a Registered Land Surveyor in the State of Colorado, do hereby certify for and on behalf of All Points Land Survey, LLC. that this plat and survey was made under my direct supervision, responsibility and checking on 9/21/2019, and that the information contained herein is true and accurate to the best of my knowledge and belief, that this plat is clear and legible and that this plat and survey contains all the information required under C.R.S. 38-33.3-209 and C.R.S. 38-51-102

Thomas A. Clark PLS. 38014

NOTES:

- This plat does not constitute a title search by All Points Land Survey to determine ownership or recorded or apparent right-of-ways and easements.
- The client did not wish to show right-of way and easements of record on this plat (C.R.S 38-51-106 b II).
- Bearings for this survey are based on found monuments at the centerline intersection of Mantz Ave. and Glasgow Ave. and the centerline intersection of King Street and Glasgow Ave., That bearing being S 02°06' E, the historic and accepted bearing, as shown here on.
- Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown herein.
- Approval of this plan may create a vested right pursuant to Article 68 of Title 24 C.R.S. as amended.

OWNERS CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS That Strategic Design Group, LLC being the sole owners of the following described land:
Lot 34, Block 24, Town of Rico, according to the plat thereof filed for recorded September 13, 1979 in Book 2 at page 11,
County of Dolores,
State of Colorado.
does hereby cause the same to be laid out, platted and subdivided into lots as shown on this plat under the name and style of TRUELSEN MINOR SUBDIVISION, LOTS A & B, BLOCK 24, TOWN OF RICO, LOCATED IN SEC 25, T40N, R11W, N.M.P.M., DOLORES COUNTY, COLORADO.

Owner:

By: _____ Date: _____
Erin Johnson as Manager
State of _____
Jss.
County of _____

Subscribed to and acknowledged before me this ____ day of _____, 2020, by _____
Witness my hand and official seal.

My commission expires: _____

APPROVAL BY THE PLANNING AND ZONING COMMISSION TOWN OF RICO, COLORADO:

The Planning and Zoning Commission of Rico, Colorado did hereby authorize and approve this This Plat titled TRUELSEN MINOR SUBDIVISION, LOTS A & B, BLOCK 24, TOWN OF RICO, LOCATED IN SEC 25, T40N, R11W, N.M.P.M., DOLORES COUNTY, COLORADO, at the meeting held on
this ____ day of _____, 2020
By: _____
Chair Person, Benn Vernadakis

APPROVAL BY THE TOWN OF RICO, COLORADO:

This Plat titled TRUELSEN MINOR SUBDIVISION, LOTS A & B, BLOCK 24, TOWN OF RICO, LOCATED IN SEC 25, T40N, R11W, N.M.P.M., DOLORES COUNTY, COLORADO., is authorized and approved for filing
this ____ day of _____, 2020
By: _____ Attest: _____
Mayor Pro tempore, Nicole Pieterse Town Clerk, Linda Yellowman

TREASURERS CERTIFICATE:

According to the records of the County of Dolores Treasurer there are no liens against this subdivision or any part thereof for unpaid state, county municipal or local taxes or special assessments due and payable.

Dated this: _____ day of _____, 2020

Janie Stasny
Dolores County Treasurer

RECORDER'S CERTIFICATE:

This Plat was filed for record in office of the Dolores County Clerk and
Recorder on this ____ day of _____, 2020, at
Plat Book Number _____, Page Number _____,
Reception Number _____,
Time _____.

Dolores County Clerk

TRUELSEN MINOR SUBDIVISION, LOTS A & B, BLOCK 24, TOWN OF RICO,
LOCATED IN SEC 25, T40N, R11W, N.M.P.M., DOLORES COUNTY, COLORADO.

ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 2/05/2020
DRAWN BY: JTC
CHECKED BY: JCC
JOB#_19048
SHEET-1-OF-1

