

Date: May 13th, 2021

TO: Town of Rico Board of Trustees
FROM: Kari Distefano, Rico Town Manager
SUBJECT: May Board of Trustee's meeting

Report regarding Colorado Water Conservation Board's potential reaction to a request for a change of diversion point.

Marti Whitmore will give a report on what she learned from the Colorado Water Conservation Board.

Preliminary infrastructure survey results

The infrastructure survey has gotten a good response. By Thursday morning (May 13th) we had 98 responses, almost one half of Rico's full-time population. Graphs illustrating the data are included in this packet. 53 (54.08%) respondents chose water as their top priority. 15 (15.31%) chose roads, 14 (14.29%) chose wastewater and 11 (11.22%) people chose internet. Five people (5.10%) skipped this question.

A large majority (76) of respondents own their home. One respondent owns commercial property, 12 respondents own both residential and commercial property. Three respondents own vacant land and there were two respondents that rent.

The way the survey was organized, respondents were only asked about willingness to support tax increases on their first two priorities and the graphs that accompany this memo reflect that, but it is also worth considering the item with the most total yes votes and the effect that grants have on the willingness to vote for tax increases.

53 respondents prioritized water. 18 respondents that chose water as their first or second priority would vote to re-activate Silver Creek if the Town had to pay the total cost. If the Town could get grant funding to off-set the cost of re-activating Silver Creek, 37 people would vote in favor of a tax increase. 37 is 37.75% of the total respondents. Grant funding for water projects is available through both the Department of Local Affairs and the Colorado Water Conservation Board. An important follow-up question to ask would be whether there would still be support for increasing the Town's water supply if we were to change our diversion point rather than re-activate Silver Creek.

Roads came in second on the priority list. Of the respondents that chose roads as their first or second priority, 22 (22.44% of total respondents) would vote for a tax increase to maintain current levels of snow removal and grading and repair drainage ditches and culverts, do dust control, improve surfacing and keep up with necessary equipment replacement and repairs. 37

(37.75% of total respondents) would vote for a tax increase to replace the Town shop, if the Town's investment were to be supplemented with grant funding. 31 (31.63% of total respondents) would vote to replace the Town shop without grant funding. I believe that the lesson here is that there may be support for an increase in taxes for roads if there were a tangible result.

Central sewer in the commercial core was only a top priority for 14 people and of the respondents that selected central sewer as their first or second priority 24 (24.49% of total respondents) were willing to vote for a tax increase regardless of whether or not the Town could get grant funding.

Internet was the last choice. 17 (17.34% of total respondents) people would support a tax increase for better internet and 20 (20.04% of total respondents) would support a tax increase if there was grant funding available. Of all grant funding opportunities for expensive infrastructure projects, funding for internet is most prevalent right now.

Considering the response rate, I think this gives us an accurate idea of what voters will tolerate with respect to tax increases.

2nd Reading of an Ordinance enacting a temporary moratorium on subdivisions within the Town of Rico pending an amendment to the Rico Land Use Code regarding the allocation of water taps.

At the last meeting, staff was directed to draft an ordinance that would place a temporary moratorium on subdivisions within the Town of Rico pending an amendment to the Rico Land Use Code regarding the allocation of water taps. Subdivision in this case is being defined as the platting of a lot or the division of a lot, tract or parcel into two (2) or more lots, plots or sites. I have included a copy of the ordinance in the packet for your review. This Ordinance has been amended to include a provision that would end the moratorium in six months or whenever a Rico Land Use Code amendment was passed to address water tap allocation, which ever came first. Suggested motion: motion to approve an ordinance enacting a temporary moratorium on subdivisions within the Town of Rico pending an amendment to the Rico Land Use Code regarding the allocation of water taps, motion to deny the enactment of a temporary moratorium on subdivisions within the Town of Rico pending an amendment to the Rico Land Use Code regarding the allocation of water taps or motion to approve with conditions.

Consideration of an application for a special use permit for a storage facility at 217 S. Glasgow Ave., Eric Saunders, applicant

Eric Saunders submitted an application to the Rico Planning Commission and subsequently to the Rico Board of Trustees to construct a storage facility at 217 S. Glasgow. The Rico Planning Commission denied the application in a four to one vote. The Planning Commission cited concerns that a storage facility would be incompatible with the entrance to Town, concerns that the building as shown on the site plan encroached into the setbacks and a setback variance application had not been submitted, concerns about parking for access to the upstairs portion of the building (the stairway is on the exterior of the building on the side facing Glasgow), concerns about security and concerns having to do with there being no area for restroom facilities if the building is re-purposed sometime in the future. According to Section 426.1 of the Rico Land Use Code, it is ultimately up to the Board of Trustees to make the final determination.

The parcel in question is in the commercial zone district. According to the Rico Land Use Code, storage facilities are not a use by right in the commercial district, so a special use permit is required. The application is complete and compliant. As a reminder, the following are standards for review for special use permits:

Compatibility with Surrounding Area. The proposed use or operation is compatible with surrounding land uses and with the surrounding neighborhood.

The parcel on which Mr. Saunders would like to construct the storage facility is located on Glasgow Ave. north of the gas station. The yellow taco stand that is not in use is located to the north of his parcel. Lots across Glasgow to the east are vacant.

General. The location, size, design and operating characteristics of all proposed uses shall mitigate any adverse effects, including visual impacts, on surrounding properties.

Elevation drawings of the proposed building are included in the packet. It is the intention of the applicant to construct a building that would be compatible with the surrounding buildings.

Noise. At no point on the bounding property line of any use in any district shall the sound pressure level of any use, operation or plant produce noise intensity greater than that customarily level of the underlying Zone District and surrounding neighborhood so as to create a nuisance or detract from the use and enjoyment of adjacent property. For the purposes of this section, bounding property line shall be interpreted as being at the far side of any street alley, stream or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property. When no such open space exists, the common line between two (2) parcels of property shall be interpreted as the bounding property line.

Smoke and Particulate Matter. No proposed operation or use in any district shall at any time create smoke and particulate matter that, when considered at the bounding property line

of the source of operation creates a nuisance or distracts from the use and enjoyment of adjacent property.

Odorous matter. No proposed use shall be located or operated in any district that involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located. The odor threshold shall be the concentration of odorous matter in the atmosphere necessary to be perceptible to the olfactory nerve of a normal person.

It is unlikely that a storage facility would generate noise, smoke or particulate matter or odorous matter.

Fire and Explosive Hazard Material.

A. Explosives. No use involving the manufacture or storage of compounds or products that decompose by detonation shall be permitted in any district, except that chlorates, nitrates, phosphorus and similar substances and compounds in small quantities for use by industry, school laboratories, druggists or wholesalers may be permitted when approved by the Fire Marshall as not presenting a fire or explosion hazard.

B. Flammables. The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents and petroleum products shall be permitted only when such storage or use conforms to the standards and regulations of the Town of Rico and receives the approval of the Fire Marshall.

Toxic and Noxious Matter. No proposed operation or use in any district shall emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter that will exceed the threshold limits set forth by the Colorado Department of Health.

The Board of Trustees can include a provision that specifically prohibits the storage of anything that is explosive, flammable, or toxic and noxious in the facility as a condition of approval.

Vibration. No proposed operation or use in any district shall at any time create earthborne vibration that, when considered at the bounding property line of the source of operation creates a nuisance or distracts from the use and enjoyment of adjacent property.

A storage facility would be unlikely to produce vibrations.

Open storage. No open storage of materials or commodities shall be permitted in any district except as an accessory use to a main use located in a building in the MU Zone District. No open storage operation shall be located in front of a main building. No wrecking, junk, or salvage yard shall be permitted as a storage use in any district.

Glare. No proposed use or operation in any district shall be located or conducted so as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property.

Open storage is not a part of this application. The intension is that the storage be contained in the building. Lighting shall conform to Section 204.2 of the Rico Land Use Code,

which states that “All exterior lighting shall be shielded. The direct source of all exterior lighting shall not be visible off the property. Minimal lighting is encouraged to prevent undue light pollution of the night sky (lighting for Signs is governed Section 206”.

Traffic. No proposed use or operation shall be permitted where the use would create undue traffic impacts on Town roads and affected residential neighborhoods.

Off-Street Parking. Adequate off-street parking is provided to accommodate the proposed use.

The site plan in the application does not show a parking area. The commercial district off-street parking requirements are one vehicle per 350 square feet of floor area. The building will have approximately 6600 square feet of floor area, which would require 19 off-street parking spaces. The owner is intending that this facility would be a self-serve facility so there would be no need for employee parking. There is a 12’ wide garage door on each side of the building that would allow customers to access the building from the front, unload or load their possessions in the building and exit through the back garage door.

Setbacks in the commercial district are 22’ in the front, 7’ on the sides and 5’ in the rear. The site plan indicates a need for a variance all setbacks except the rear. I have informed the owner that he needs to go through a variance process if he is to build the storage facility as planned.

Motions:

1. Motion to approve the special use permit for a storage facility at 217 S. Glasgow.
2. Motion to approve the special use permit with the conditions that the storage of noxious, toxic and flammable materials be prohibited, and that setback variance be acquired, or the building be re-designed to fall within the setbacks at 217 S. Glasgow (or any other condition the Board deems suitable).
3. Motion to deny approval of the special use permit for a storage facility at 217 S. Glasgow.

Consideration of an application for a permit to develop in an area of environmental concern at 217 S. Glasgow Ave., Eric Saunders, applicant

The storage facility that Eric Saunders is planning to build is within an area designated as a low potential avalanche hazard area. Should the Rico Board of Trustees approve the special use permit, the Rico Planning Commission did vote in favor of recommending approval of the application to build in an area of environmental concern to the Board of Trustees.

A low potential avalanche hazard area means that the area is subject to avalanche with average return periods of 300 years or longer and where power impacts are expected to be non-destructive. Please see the map included in this packet. This analysis is based on “Draft Snow Avalanche Hazard Mapping and Recommendations for Speer Slide also known as New Years Slide and Spear Slide, Rico Colorado” generated by Wilbur Engineering Inc., Durango Colorado, dated May 25th, 2018. Delineations of avalanche hazards are based on dynamic avalanche modeling with the Swiss program RAMMS Version 1.6.2. This document recommends that critical facilities (schools, hospitals, emergency services) in low potential avalanche hazard areas should be designed for 300-year average return period avalanches. The following are the General Standards for Mitigation and Site Design:

The standards in this section apply to all Areas of State Interest. The reviewing body shall cite specific standards in this section when approving, approving with conditions, or denying, any proposed development activity in an Area of State Interest.

Avoidance. Development activities shall avoid Areas of State and Local Interest where alternative development sites are feasible unless the reviewing body finds the following:

- A. Allowing the development activity in an Area, or Areas, of State and Local Interest will result in site development which represents a better overall design in relationship to the purposes set forth in 104. than that allowable under strict application of 807.; and,
- B. The affected Area, or Areas of State and Local Interest, can be fully mitigated according to the standards of 808 and supported by recommendations contained in engineered mitigation proposals.

Mitigation. Where no alternative development sites are feasible, or where the Town Board makes the findings in 807.1 A. and B., development activities may be permitted in Areas of State Interest provided the area is fully mitigated with regard to public safety, impacts on adjacent property, and implementation of the Rico Regional Master Plan. Cost estimates of proposed mitigation shall be included with any application to develop in Areas of State and Local Interest. Where the cost estimates of mitigation exceed ten thousand dollars (\$10,000.00) the Applicant shall be required to provide a performance bond for the proposed mitigation prior to receiving a permit for development activity.

The following applies specifically to avalanche hazard areas:

- A. No dwelling units or residential structures shall be allowed in areas of High Avalanche Hazard (defined as areas where avalanches occur at a frequency of more than once per 100 years or where avalanches are capable of creating impact pressures greater than 615 pounds per square foot once every 100 years);
- B. all proposed structures, improvements and other development activities must receive certification from an engineer licensed in the State of Colorado stating that the proposed development is designed to withstand the potential avalanche force; and,

C. no vegetation removal which results in creating, increasing, or expanding the avalanche hazard shall be allowed in or near designated avalanche hazard areas or potential avalanche hazard areas.

The entire parcel is located in an area of low potential avalanche hazard so avoidance of the area would be impossible. The removal of vegetation, such as it is, would not increase the avalanche hazard. The proposed storage facility is not a critical facility, so there should be no need for additional engineering. The recommendation is that the owner indemnify the Town of Rico from any liability associated with granting a development permit with a signed agreement approved by the Town attorney. I have included a draft indemnification document that was approved by the Town attorney for Joe Croke's project for review. The application is complete and compliant.

Motions:

1. Motion to approve the application for a permit to develop in an area of environmental concern at 217 S. Glasgow to the Rico Board of Trustees.
2. Motion to approve the application for a permit to develop in an area of environmental concern at 217 S. Glasgow with the condition that the owner indemnify the Town of Rico from any liability associated with granting a development permit with a signed agreement approved by the Town attorney.
3. Motion to deny the application for a permit to develop in an area of environmental concern at 217 S. Glasgow.

Request for proposals for 3 S. Glasgow

As instructed by the Trustees earlier this year, I put out a request for proposals for the Town-owned building at 3 S. Glasgow. Justin Bains is the current occupant. He occasionally does some woodworking at that shop, but he uses it mainly for storage. The building on Glasgow was originally intended to be an opportunity for a fledgling business to grow into a more self-sustaining endeavor. A couple of years ago when we had issued a request for proposals for that building, we did not get any applicants other than our current tenant. This year was quite different. We got six proposals. I have included the proposals in this packet for your review and the applicants will be invited to the meeting to present their proposals. The following is a brief summary:

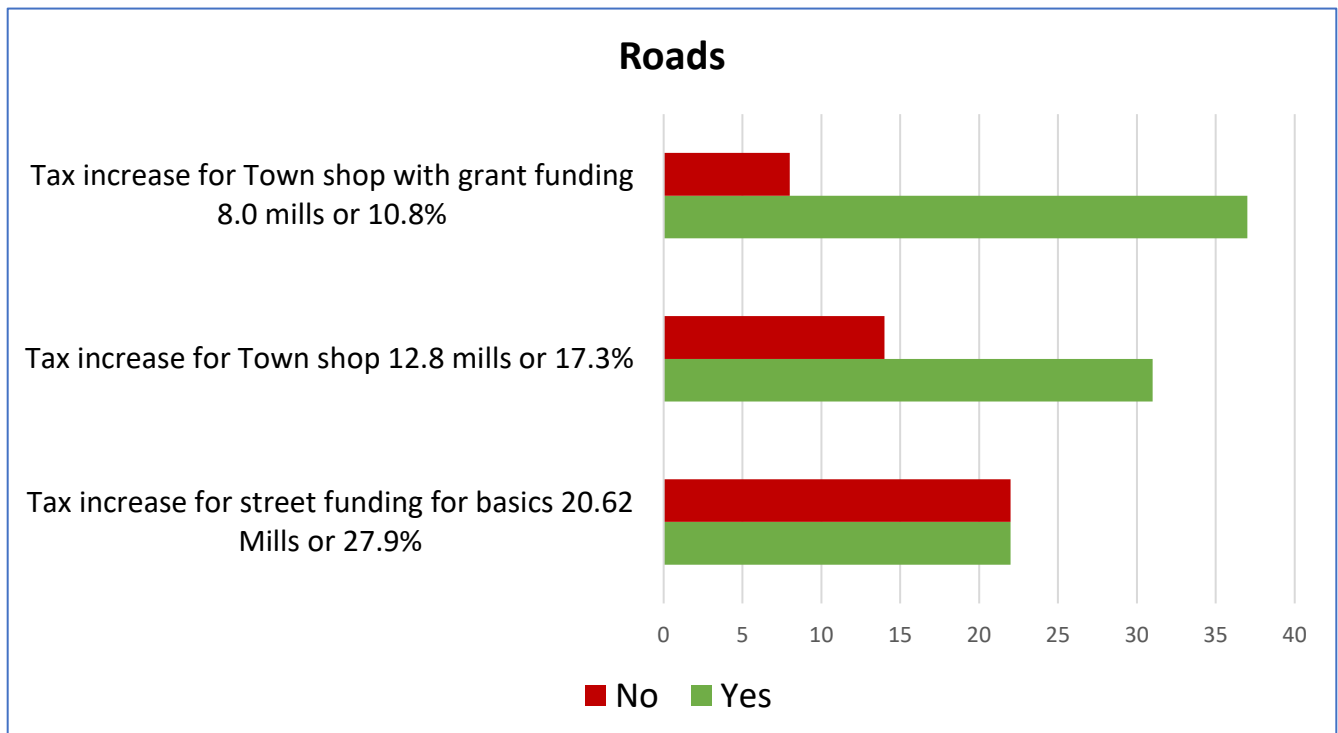
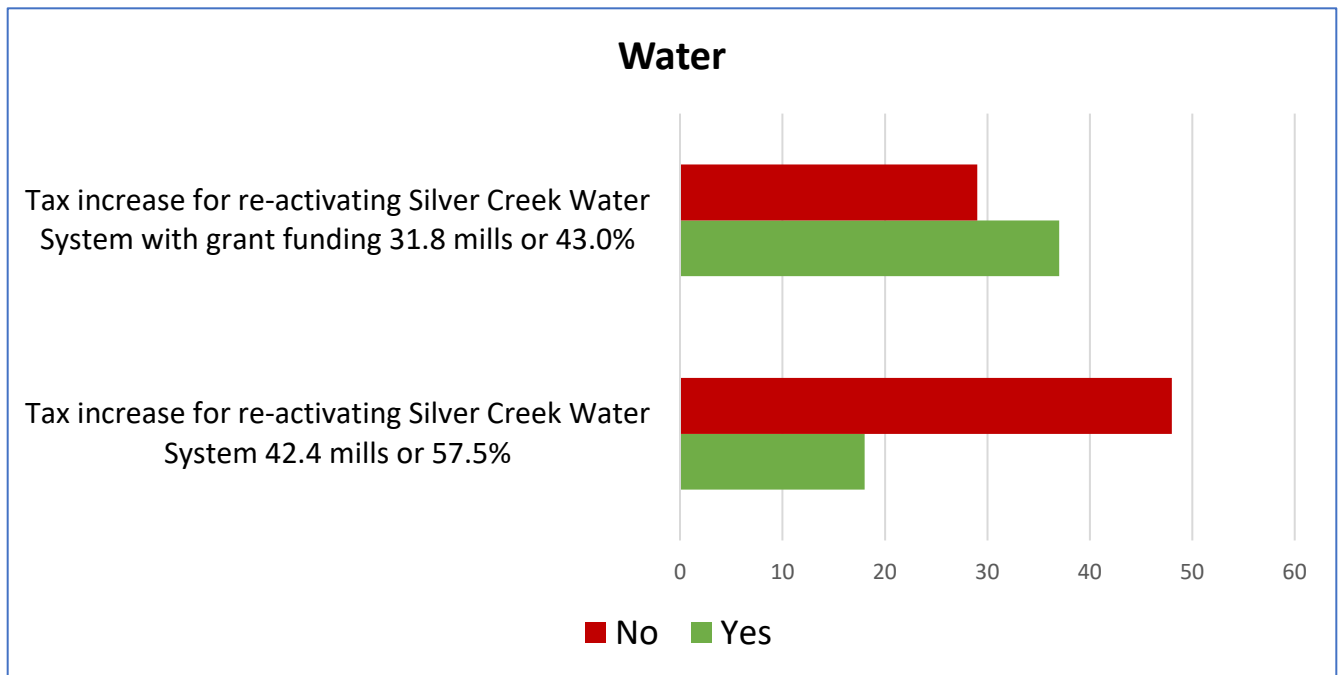
1. Ambrosia Koontz is proposing a retail store called the Lost Gypsy, that would sell goods such as second-hand clothing, handmade crafts and jewelry and beauty products. She would also offer tutoring services for children.
2. Brandon Watson is proposing a bicycle repair shop at 3 S. Glasgow. He is a certified master mechanic. He intends to be open by appointment and most weekends. He will offer full-service bike tunes, suspension rebuilds and services, wheel building and tuning, custom mountain bike builds and parts and gear sales. Justin Bains would continue to have a presence in the shop with Brandon.
3. Darrel Huber is proposing a retail store that would sell bicycles, ski equipment and stand-up paddle boards. He would also offer bike tours and back country ski tours once the business is established.
4. JT Keating and Mariah Agee would like to open an outdoor outfitter service and a retail shop that would sell accessories for outdoor activities. They would also offer rental equipment for fishing, stand-up paddle boarding and tubing.
5. Matt Downer is proposing a furniture making shop. His associate, Tyson Atwell, would be offering woodworking workshops. Samples of their work is available at www.mattdownerdesigns.com and www.tysonatwell.com.
6. Michael Bud and Diane Adelson would like to open an antique store. They have a large inventory from their previous store in Dolores.

Because there was such interest, I would recommend that the Board select two or three of their preferred proposals for a more thorough investigation including requiring a business plan submittal and a commitment to hours of operation.

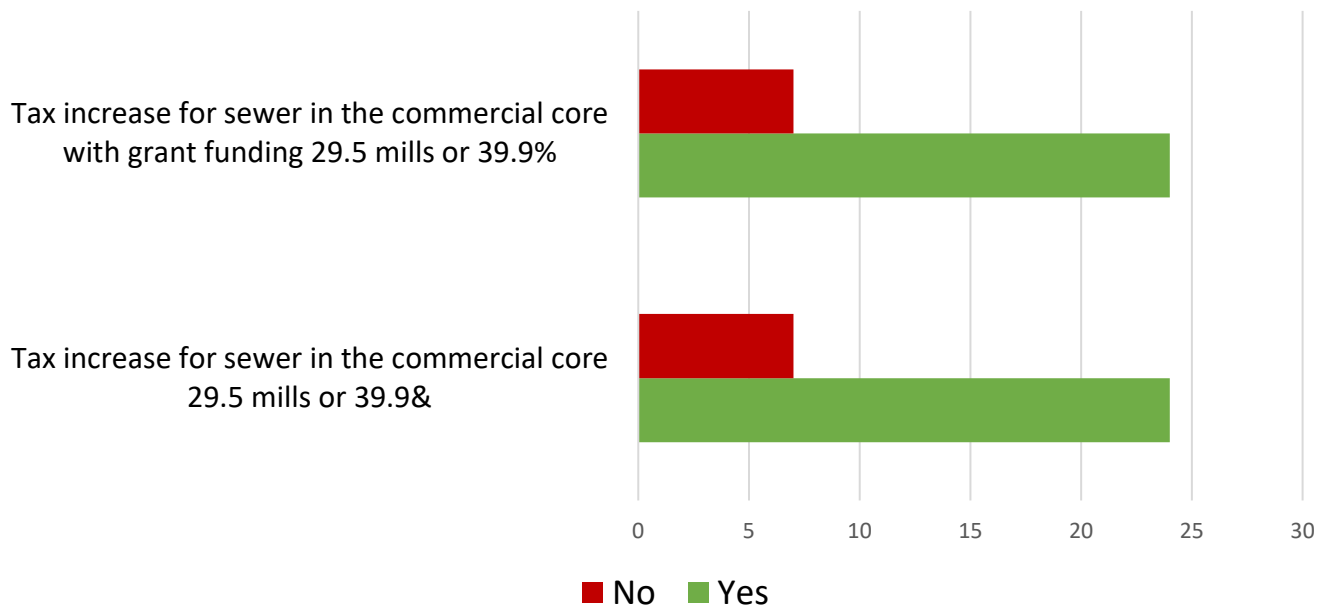
Recycling update

The Town got a grant for \$82,883.76 from the Colorado Department of Public Health to start a recycling program. Dennis and I will shop for a truck and dump trailer and when we have them picked out, I will put a request for proposals out for a fabricator. We have one estimate but I would like to get two more.

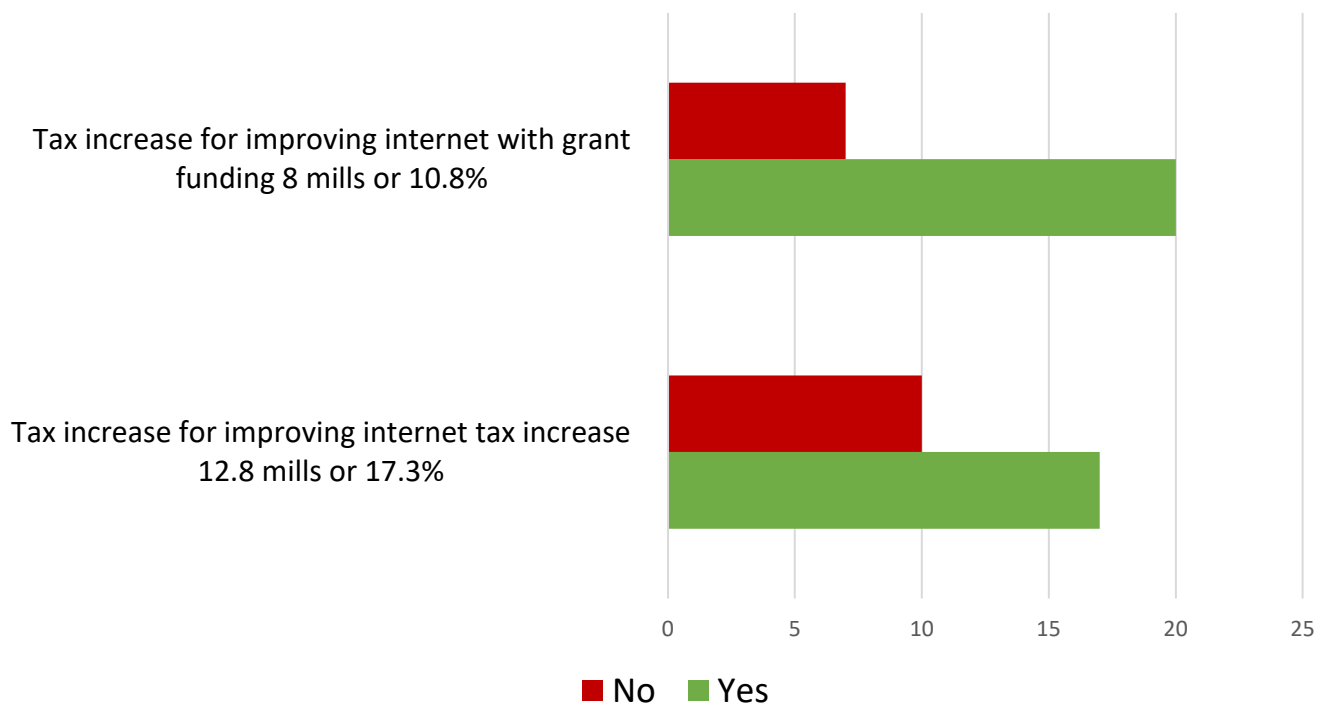
Summary of the Infrastructure Survey



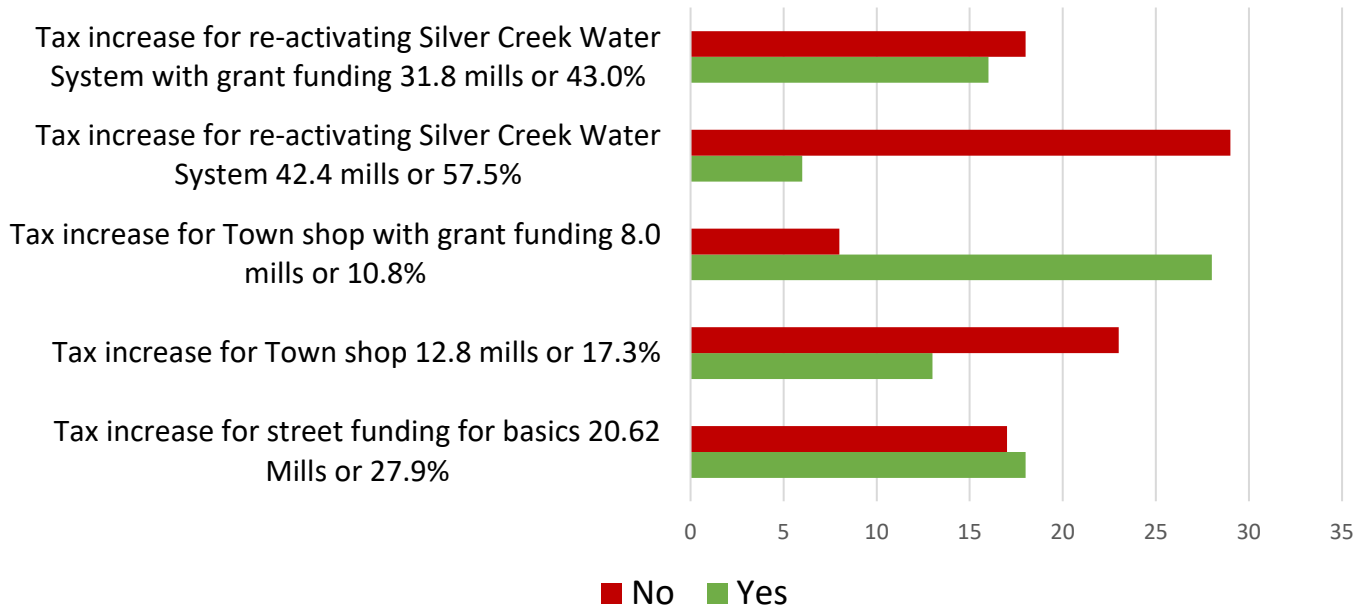
Sewer



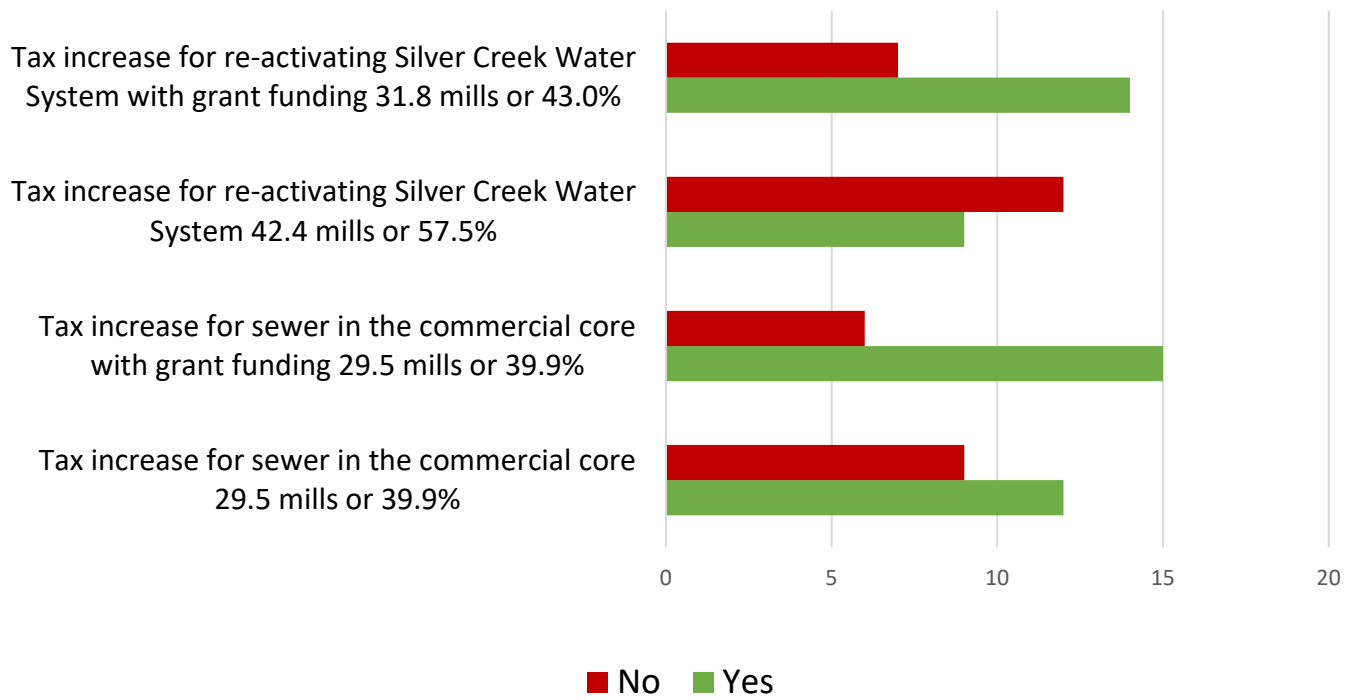
Internet



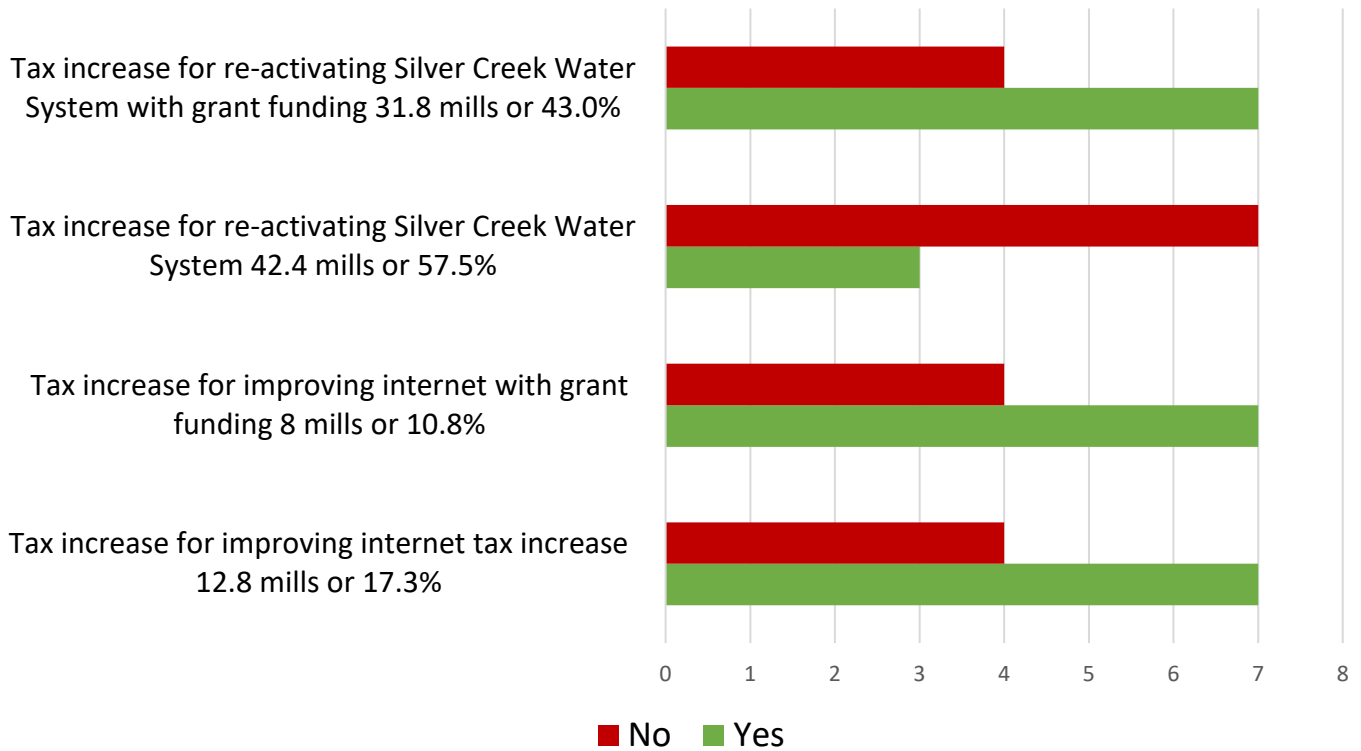
Roads & Water



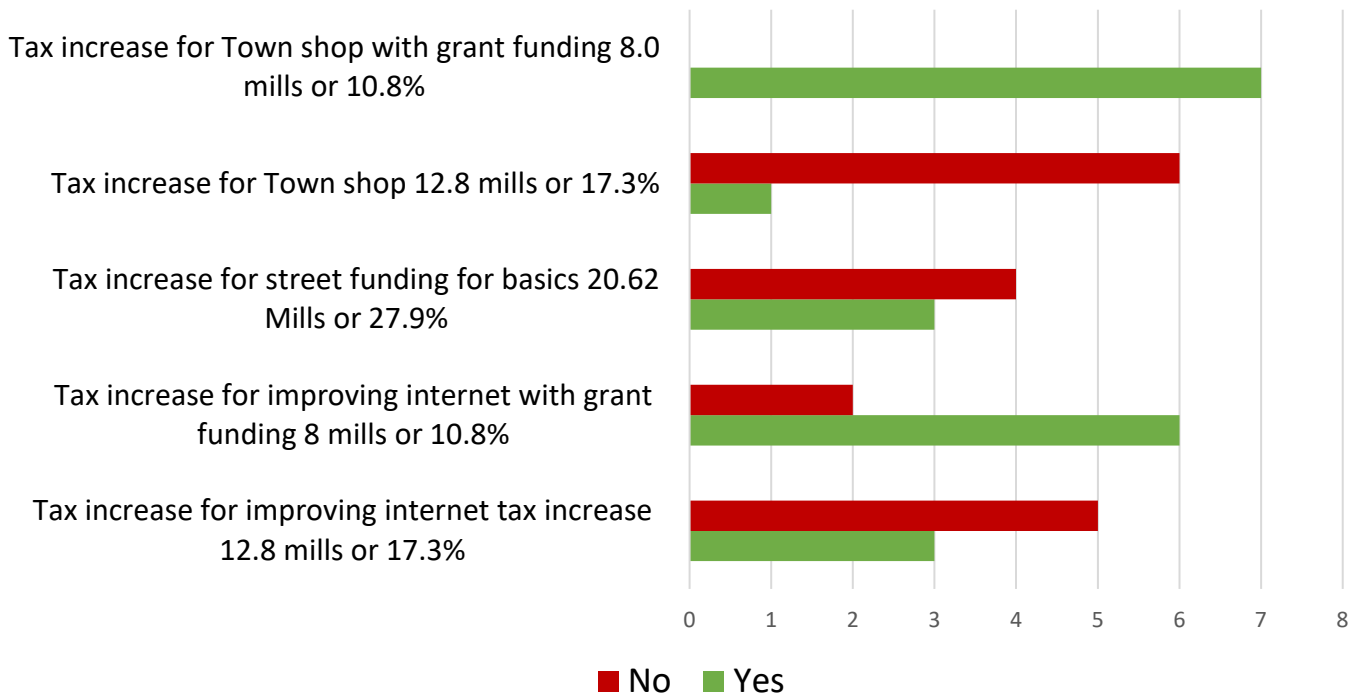
Sewer & Water



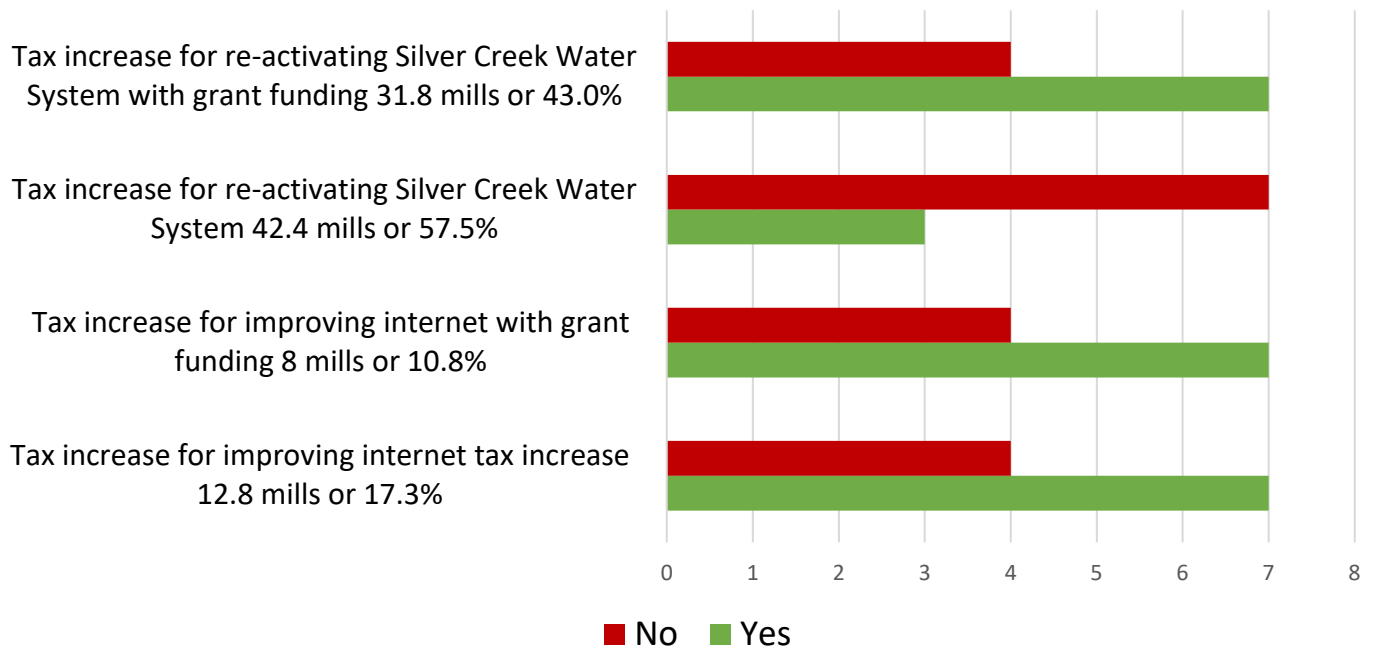
Internet & Water



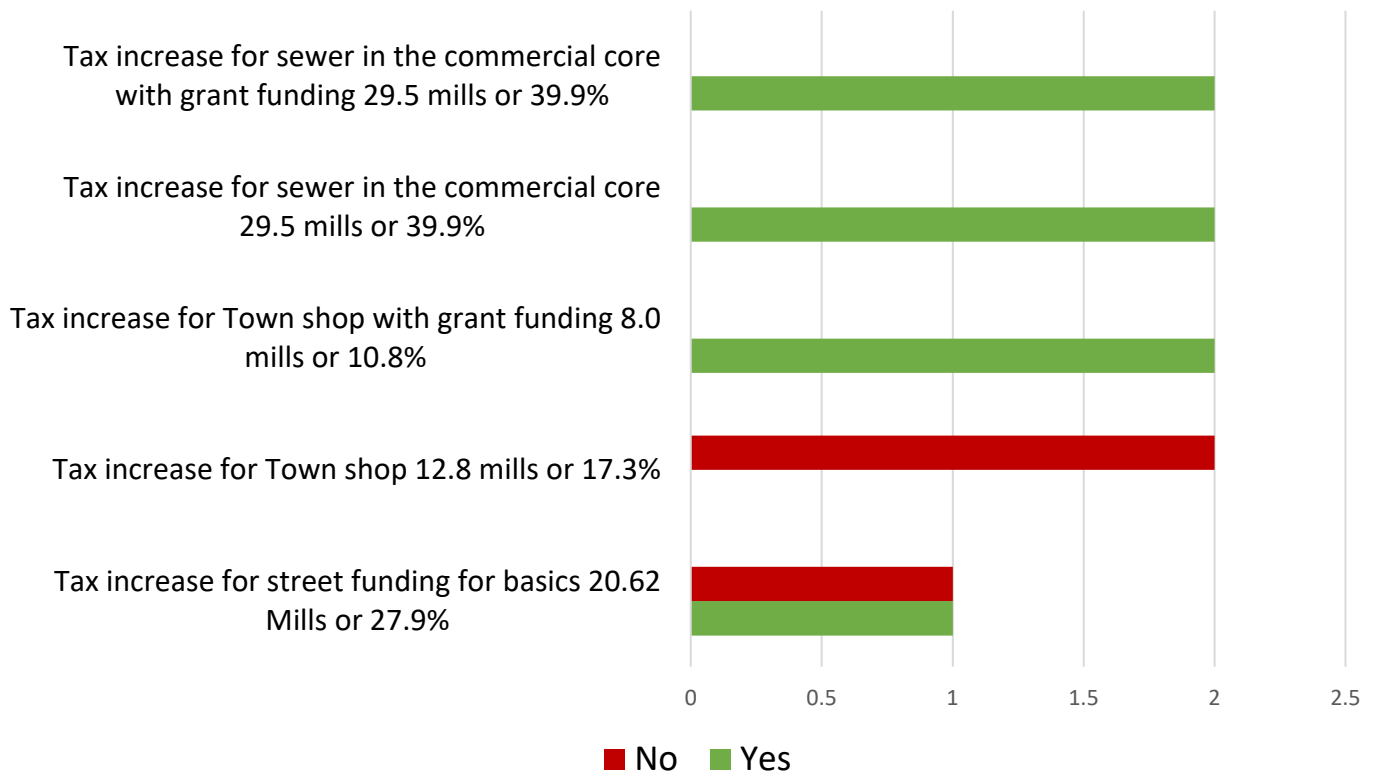
Internet & Roads



Internet & Water



Roads & Sewer



**TOWN OF RICO
ORDINANCE 2021-03**

**AN ORDINANCE OF THE TOWN OF RICO, COLORADO PLACING
TEMPORARY RESTRICTIONS ON CERTAIN TYPES OF
DEVELOPMENT**

WHEREAS, the Town of Rico has identified the need to create a plan to optimize Rico's water resources;

WHEREAS, the Town is currently evaluating feasibility of re-activating Silver Creek or changing the point of diversion so that the existing well could be used to produce more water;

WHEREAS, the Board of Trustees recognizes that without water from Silver Creek or additional water from the Rico well, Rico's water supply is limited.

**NOW THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF RICO
ORDAINS AS FOLLOWS:**

No application for a Subdivision, being defined as the platting of a lot or the division of a lot, tract or parcel into two (2) or more lots, plots or sites shall be accepted or considered until such time as the Town has evaluated options for optimizing Rico's water supply and has enacted a policy that will allocate Rico's water resources. This ordinance will expire when the Rico Board of Trustees has enacted a water allocation policy or in six months, whichever comes first.

INTRODUCED, READ, APPROVED AS INTRODUCED, AND ORDERED
PUBLISHED on first reading by the Board of Trustees this 21st day of April 2021.

TOWN OF RICO, COLORADO

Barbara Betts, Mayor

ATTEST:

Linda Yellowman, Town Clerk

INTRODUCED, READ, ADOPTED, AND ORDERED PUBLISHED on second reading
by the Board of Trustees this 19th day of May 2021.

TOWN OF RICO, COLORADO

Barbara Betts, Mayor

ATTEST:

Linda Yellowman, Town Clerk

To: Rico Town Board of Trustees /May 19, 2021 Meeting
RE: Rico Livery Development for Lots 9 & 10, Block 3 -217 S. Glasgow Ave.

Honorable Trustees,

I appeal to you to approve the development of livery/storage facility on the property referenced above. The Planning Commission's recommendation to deny has no basis other than the arbitrary application of "spot zoning" to a commercial zone district in need of a fresh, yet utilitarian project which fills a need for enclosed dry storage within town limits.

The building will utilize historic livery design concepts and construction materials will be unfenced and will have signage consistent with 19th century mining town appearances. The variation to a 3-foot side yard setback is appropriate for main st commercial and is supported by the precedence Rico Cottages project located within the commercial zone.

Thank you for your consideration.

Eric Saunders
Applicant

A handwritten signature in black ink, appearing to be 'ES' with a long horizontal line extending to the right.

Special Use Permit



Applicant Name Talia Preiss Joe Dillsworth Phone Number 908 246 0044
716 713 3830
Address 4 E Soda St. Cell Phone Number _____
Email joedillsworth@yahoo.com Fax Number _____
Street Address of Subject Property 4 E Soda St.
Legal Description of Subject Property _____

Zone District of Subject Property Residential

Attachments Required:

- ☒ 2 paper copies and one electronic copy of a drawing or photograph of the proposed fence and a drawing indicating where on the lot the fence is to be located.
- ☒ Description of the materials to be used on the fence.
- ☐ Letter of agency if applicant is other than the owner of the property
- ☐ An application fee in the amount of \$25.00
- ☒ A narrative describing the requested fence design variances, the applicant's reason for such variances and why the proposed design is compatible with the general purpose of the fence regulations.
- ☒ 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: Joe Dillsworth Date 4/21/2019

Complete & Compliant Letter



May 7th, 2021

Eric Saunders
P.O. Box 37
Telluride Colorado, 81435

RE: 217 S. Glasgow, Lots 9 and 10 S. Glasgow
Telluride Colorado, 81435
Special Use Permit for a Storage Facility

Dear Applicant,

The Town of Rico has received an application for a special use permit for the purpose of constructing a storage facility at 217 S. Glasgow. 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 May 12th Rico Planning Commission meeting and the May 19th Rico Board of Trustee's meeting.

These applications include the following required components:

Attachments Required Special Use Permit:

- ☒ A site plan that includes any information relevant to the request, i.e.: adequate parking for short term rental permits
- ☐ Description of Special Use Request – this has been replaced with elevations of the proposed facility
- ☒ Narrative of reasons that a Special Use Permit should be granted
- ☒ Statement from County Treasurer showing the status of current taxes due on affected 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.

Date Application Received: 05-04-2021

Application Reviewed by: KLD

Application Fee Received: 05-04-2021

Date of Hearing: 05-12-2021 & 05-19-2021

Application Complete: Yes

Rico Planning Commission Action _____

Mailing Notice Complete: Yes

Approval Subject to Conditions _____

Other comments:

None.

Special Use Permit



Applicant Name Eric Saunders Phone Number _____
Address PO Box 17 Cell Phone Number 970-708-2447
Email saunders@bellco.net Fax Number _____
Street Address of Subject Property 217 S. Glasgow Ave
Legal Description of Subject Property Lots 9 & 10, Block 3

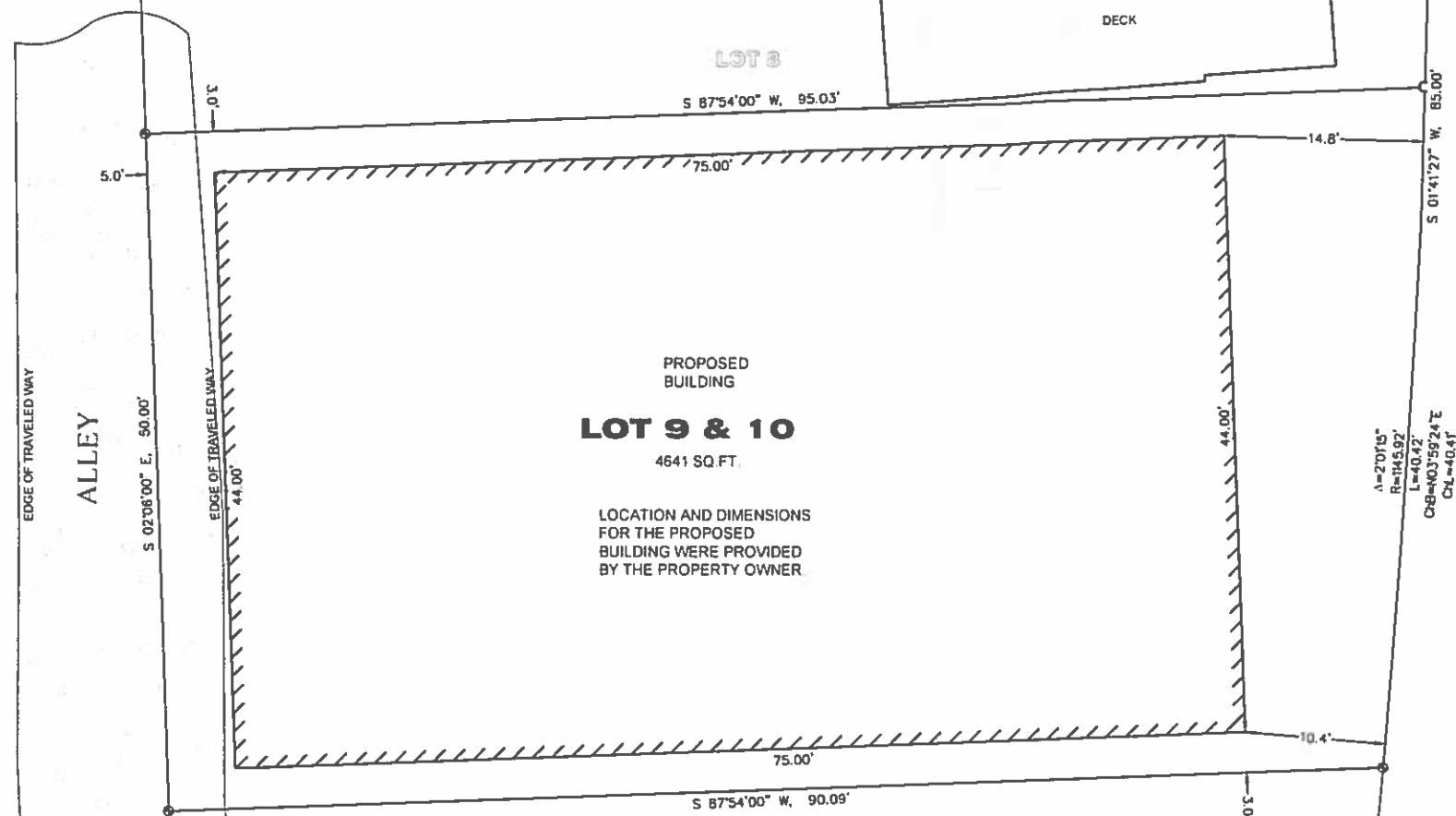
Zone District of Subject Property COMMERCIAL

Attachments Required:

- ☒ Description of Special Use Request
- ☒ Narrative of Reasons that Special Use 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 site plan that includes any information relevant to the request i.e.: adequate parking for short term rental permit applications.
- ☒ 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. - warranty Deed being sent by County.

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: _____ Date 4-21-21



PROPERTY DESCRIPTION:

LOTS 9 & 10, BLOCK 3, LESS AND EXCEPT THAT PORTION DEEDED TO COLORADO DEPARTMENT OF HIGHWAYS RECORDED IN BOOK 110 AT PAGE 270.

COUNTY OF DOLORES,

STATE OF COLORADO.



COTTONWOOD TREE

GLASGOW AVE.
PAVED

SURVEYOR'S CERTIFICATE

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Site Exhibit of Lots 9 & 10, Block 3, Town of Rico was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

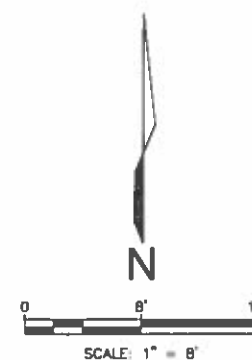
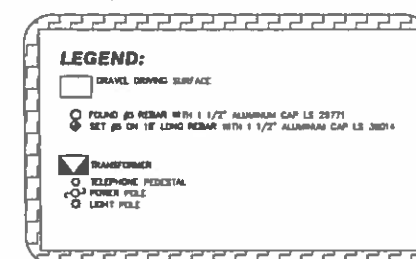
Thomas A. Clark

PLS 38014



NOTES:

- 1 This Site Exhibit does not constitute a title search to determine ownership or easements of record by All Points Land Survey
- 2 This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above
- 3 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 defect in this survey be commenced more than ten years from the date of the certification shown hereon





PROPERTY DESCRIPTION:
LOTS 9 & 10, BLOCK 3, LESS AND EXCEPT THAT PORTION DEEDED TO COLORADO DEPARTMENT OF HIGHWAYS RECORDED IN BOOK 110 AT PAGE 270.
COUNTY OF DOLORES
STATE OF COLORADO



SURVEYOR'S CERTIFICATE

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lots 9 & 10, Block 3, Town of Rico was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

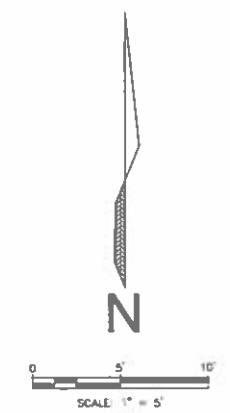
Thomas A. Clark
D.L.S. 38014

NOTES:

1. This topographic map does not constitute a title search to determine ownership or easements of record by All Points Land Survey.
2. Base of bearings for this survey is based on found monuments at centerline intersections of Mantz Street and Glasgow Ave. and intersection of King Street and Glasgow Ave. that bearing being South 02° 08' East.
3. Field work was performed in December 2020.
4. Elevation datum for this survey are based on Center line benchmark at the intersection of Mantz Ave. and King Street that elevation being 8772.26.
5. This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
6. 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 defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND:

- GRAVEL DRIVING SURFACE
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP L.S. 29771
SET #5 ON 18' LONG REBAR WITH 1 1/2" ALUMINUM CAP L.S. 38014
- TRANSFORMER
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE



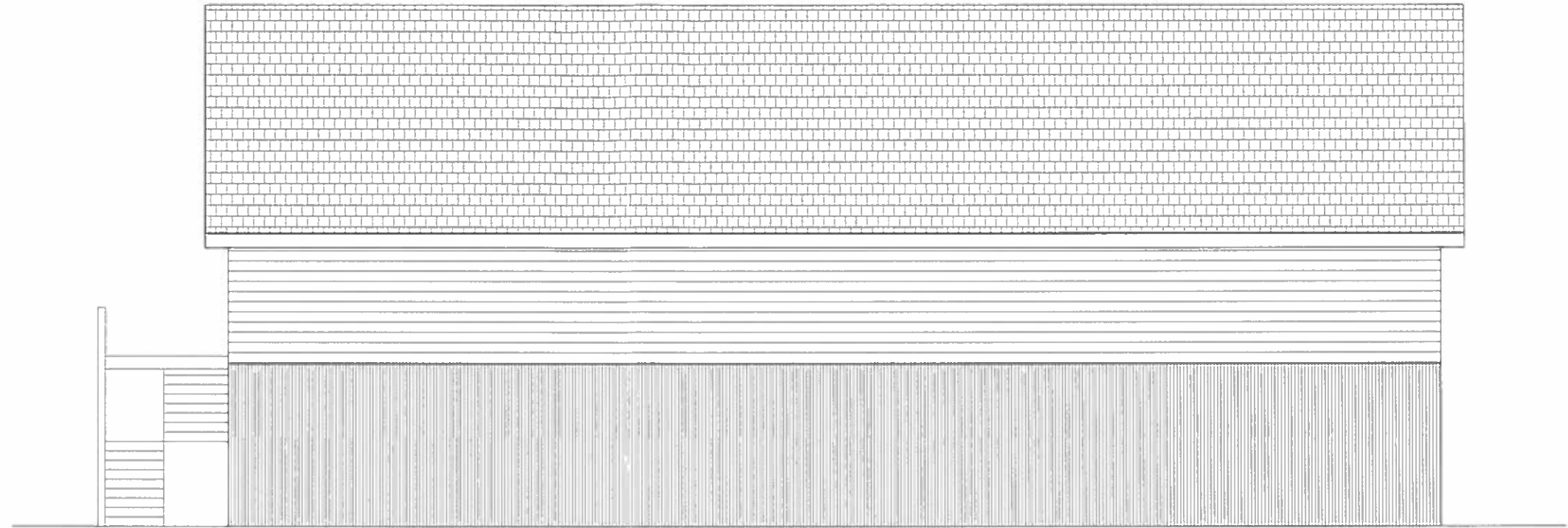
CONTOUR INTERVAL=1'

TOPOGRAPHIC MAP OF LOTS 9 & 10, BLOCK 3, TOWN OF RICO,
DOLORES COUNTY, COLORADO.

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

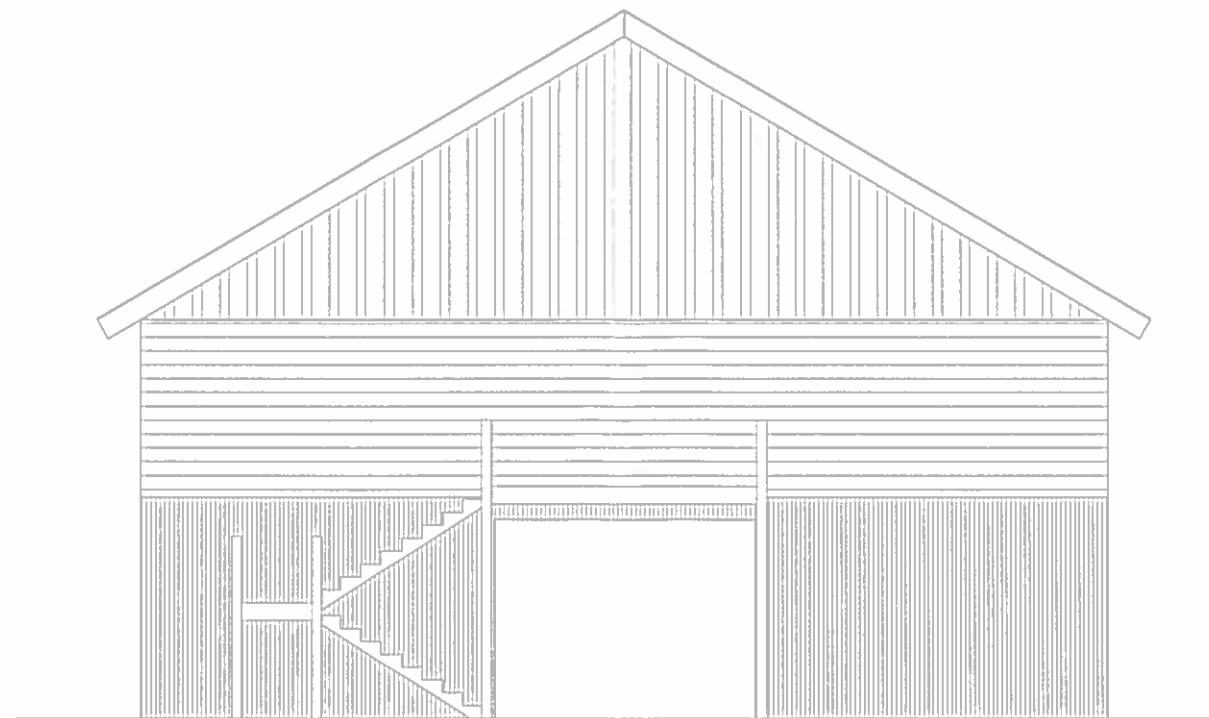
DATE: 12/20/2020
DRAWN BY: TC JOB# 20074
CHECKED BY: JAC SHEET-1-OF-1





SIDE ELEVATION

SCALE: 1/4" = 1'-0"



GABLE END ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY
FOR
REVIEW
11-2-2020



WILSON STRUCTURAL
ENGINEERING, INC.

1235 THOROUGHbred RD.
DURANGO, CO 81303
Phone: (970) 385-6774

A PROPOSED STRUCTURAL DESIGN FOR THE NEW:

**SAUNDERS
STORAGE**

WICO, COLORADO

ELEVATIONS

DRAWN:	CHECKED:	DATE:
GW	DW	11-2-2020

FILE NAME:

13320.A2

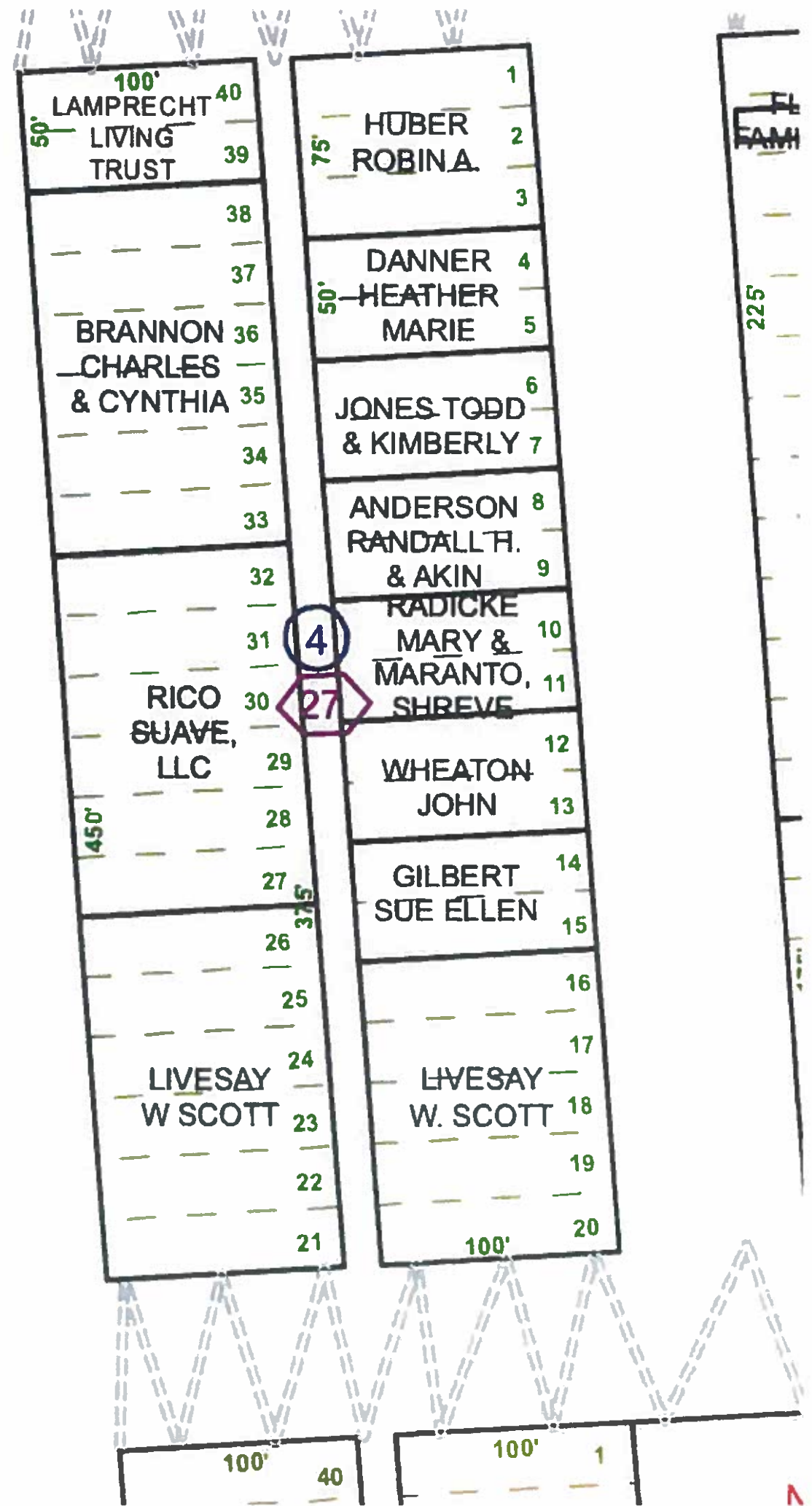
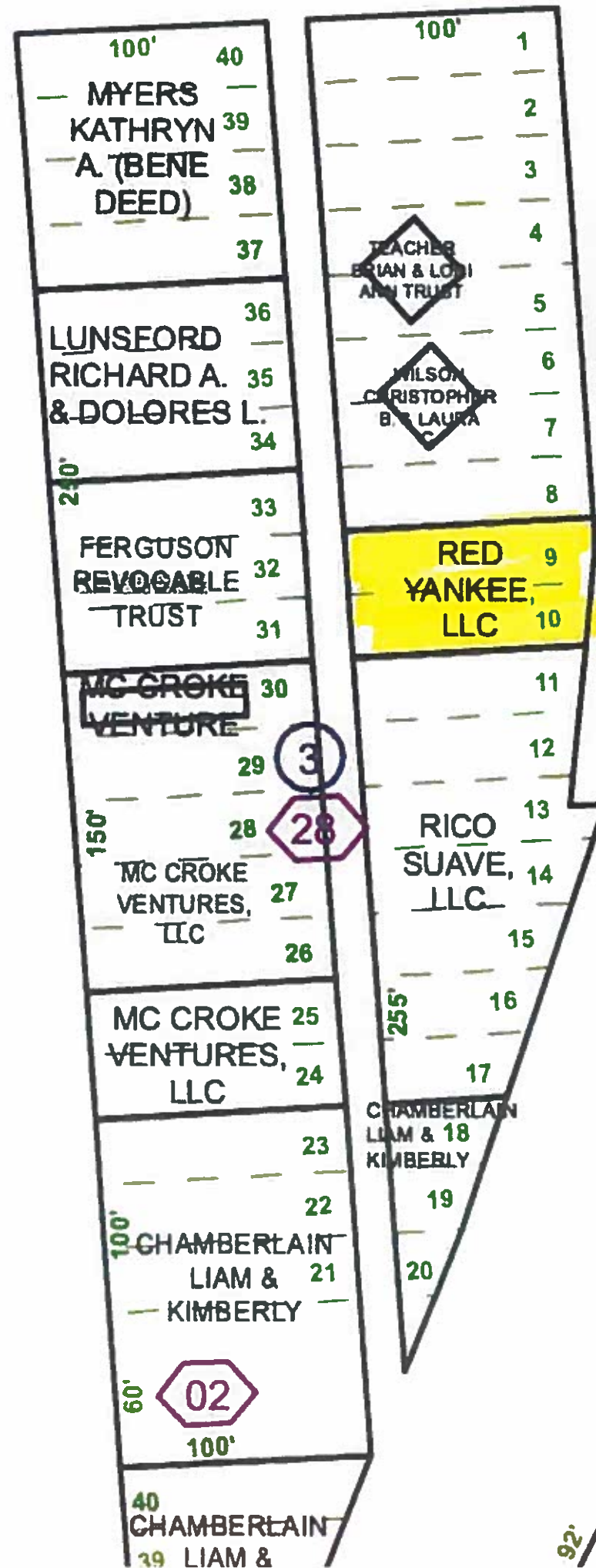
PROJECT:

13320

SHEET:

A2

OF A2



SCHEDULE # 504736228020 R 001
JANIE STIASNY
DOLORES COUNTY TREASURER
PO BOX 421
DOVE CREEK, CO 81324

2019 TAX PAYMENT RECEIPT
TAX DISTRICT 102

TAX ROLL PAGE- 1374 # 6340
ACTUAL VALUE 35304
ASSESSED VALUE 10238
MILL LEVY 76.076

LEGAL
17-5047-362-28-020 217 S. GLASGOW AVE
RICO LTS 9 & 10 BLK 3 FROM: RICO SUAVE, LLC
B-235 P-499,500 B-244 P-305 B-123 P-213 B-233 P-433
B-319 P-463(WD) B-246 P-119-123 B-289 P-317
B-333 P-297(WTR)
(ENTIRE LEGAL MAY NOT BE SHOWN)

RED YANKEE, LLC
P.O. BOX 37
TELLURIDE CO 81435

TAX AMOUNT
ADJUSTMENT 778.88
ADMINISTRATIVE FEE .00
SPECIAL ASSESSMENT .00

ORIGINAL AMOUNT DUE 778.88
AMOUNT PAID TO DATE 778.88

BALANCE DUE .00
TAX PAID 778.88
P&I PAID 23.37
MISCELLANEOUS PAID .00

DATE OF PAYMENT 08/13/2020 14:35 TOTAL AMOUNT \$802.25 (CHECK)
TAX RECEIPT VALID UPON CHECKS CLEARING YOUR BANK

AFFIDAVIT OF MAILING PUBLIC NOTICE LETTER

Town of Rico

Town of Rico

P.O. Box 9

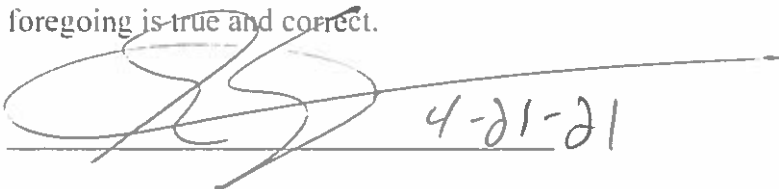
Rico, Colorado, 81332

Re: Certification and Affidavit of Mailing Public Notice Letter for (Rico Lots 9&10, Block 3), Town of Rico.

I hereby declare that I, Eric Saunders, mailed a copy of the Town approved, enclosed public letter via U.S. First Class Mail, postage prepaid thereon on April 20, 2021 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 April 20, 2021, which was 22 days prior to the public hearing(s) to be held on May 12, 2021. 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.



4-21-21

NOTICE OF PENDING SPECIAL USE PERMIT APPLICATION

Date: April 20, 2021

RE: Public Hearing on Special Use Permit 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 special use permit application. (please include address and/or legal description of subject property as well as the nature of the proposed special use)

Name of Applicant: Eric Saunders

Type of Development Application(s): Storage Facility

Legal Description: Lot 9 & 10, Block 3

Address: 217 S Glasgow Ave Rico, Colorado

Lot or Site Size: 4,641 SF

Review Authority: Rico Planning Commission and Rico Board of Trustees

Rico Planning Commission Hearing Date: May 12, 2021

Board of Trustee's Hearing Date: May 19, 2021

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

I am seeking approval to build a storage facility on Lots 9 & 10, Block 3 (217 S. Glasgow Ave). Please find enclosed an aerial overview of the subject property with the lots highlighted in yellow. Please also find enclosed a conceptual image of the building that will house the storage units. The units will be completely enclosed in the structure and storage units will not be visible from anywhere but inside the building. The design of the structure will be of wood and steel and will blend in with the historical nature of Rico. It

HERNANDEZ
FAMILY
TRUST

HERNANDEZ
FAMILY
TRUST

YELLOWMAN
LINDA &
GENEVIEVE

SHOwers
DONNA &
GARY (17)

HALLY
PATRICK
N 8
(DEBORAH)

WHITE SIDE
HOLLY BAKER

INGLIS
PLT R J

King St.

MYERS
KATHRYN
A (FINE
DEED)

LUNSFORD
RICHARD A
& DOLORES L

PERDUSON
REVOCABLE
TRUST

RECO
YANKEE
LLC

MC CROKE
VENTURES
LLC

MC CROKE
VENTURES
LLC

CHAMBERLAIN
JAM &
KIMBERLY

CHAMBERLAIN
JAM &
KIMBERLY

RICO
SUAVE
LLC

LAMBERT
LIVING
TRUST

BRANNON
CHARLES
& CYNTHIA

RICO
SUAVE
LLC

LIVESAY
W SCOTT

HUBER
ROBITA

DANIEL
HEATHER
MARIE

KINE S TODD
& KIMBERLY

ANDERSON
RANDALL H
& ARIN

PAULICK
MARY &
MARANTO

WHEATON
JOHN

GILBERT
SUE ELLEN

LIVESAY
W SCOTT

FLATE
FAMILY
LLP

BROWN DAWN
M & L
LLC

TURPIN
BARBARA J

JOHNSON
DAVID

NANCE
KAREN H

UNRUH
RICHARD

HAGGAR
ROBERT

UNRU
RICHARD

RIC
LEGA
LLC

RICO
TOWN OF

Hwy 145

111

LIVESAY
W SCOTT

NEW YEAR M S 1538
RICO
DEVELOPMENT
LLC

SILVER
CREEK
LAND

SILVER
CREEK
LAND

RICO
TOWN OF

HERNANDEZ
FAMILY
TRUST

HERNANDEZ
FAMILY
TRUST

YELLOWMAN
LINDA &
GENEVIEVE

TERRANCE L &
CHARLENE A

BAILEY
PATRICK
N &
DEBORAH L

WHITESIDE
HOLLY BAKER

INGLIS
PETER J

King St.

MYERS
KATHRYN
A (BENE
DEED)

LUNSFORD
RICHARD A.
& DOLORES

FERGUSON
REVOCABLE
TRUST

MC CROKE
VENTURES

MC CROKE
VENTURES
LLC

MC CROKE
VENTURES,
LLC

CHAMBERLAIN
LIAM &
KIMBERLY

CHAMBERLAIN
LIAM &
KIMBERLY

CHAMBERLAIN
LIAM &
KIMBERLY

RED
YANKEE,
LLC

RICO
SUAVE,
LLC

RICO
SUAVE,
LLC

02

LAMPRECHT
LIVING
TRUST

BRANNON
CHARLES
& CYNTHIA

RICO
SUAVE,
LLC

LIVESAY
W SCOTT

HUBER
ROBINA.

DANNER
HEATHER
MARIE

JONES TODD
& KIMBERLY

ANDERSON
RANDALL H
& AKIN
RADICKE
MARY &
MARANTO
SHREVE

WHEATON
JOHN

GILBERT
SUE ELLEN

LIVESAY
W SCOTT

FLATT
FAMILY LLC

FLATT
FAMILY
LLP

BROWN DAWN
MICHELLE &
GREGORY S

EDGEWORTH
CHRISTOPHER

TURRIN
BARBARA J

JOHNSON
DAVID

NANCE
KAREN H

UNRUH
RICHARD

HAGGAR
ROBERT

UNRU
RICHAS

RIC
LEGA
LLC

NEW YEAR M S 1538
RICO
DEVELOPMENT
LLC

SILVER
CREEK

SILVER
CREEK
LAND

Hwy 145

LIVESAY
W. SCOTT

Camels Garden LLC
Po Box 1365
Telluride, CO 81435
Lots 7 & 8 Lots 1-6

Rico Suave
C/O Condley & Co LLP
Po Box 2338
Abilene, TX 79604
Lots 11-17. Lots 33-38 Lots 27-32

Larry and Susan Steele
Po Box 187
Rico, CO 81332
Lots 18-20 and Lots 21-23

Ferguson Revocable Trust
33407 N 53rd Place
Cave Creek, AZ 85331
Lots 31-33

Chris and Tracy Condon
Po Box 129
Rico, CO 81332
Lot 30

Sean Stogner
Po Box 193
Rico, CO 81332
Lot 29

Eli and Morgan Hoge
Po Box 175
Rico, CO 81332
Lot 28

McCroke Ventures
PO Box 8
Rico, Co 81332
Lots 24-27

Lamprecht Living Trust
14007 Waterview Dr
Willis, TX 77318
Lot 39 & 40

Scott Livesay
405 Londonderry
Suite 203
Waco, TX 76712
Lots 21-26

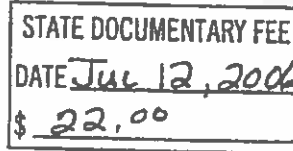
WARRANTY DEED

THIS DEED, made this 7th day of July, 2006, between

RICO SUAVE, LLC

of County of SAN MIGUEL, State of COLORADO, grantor, and

RED YANKEE LLC



whose legal address is 119 LOST CREEK LANE SUITE 1B, TELLURIDE, CO 81435, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Two Hundred Twenty Thousand and 00/100 (\$220,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of DOLORES and State of Colorado described as follows:

SEE EXHIBIT A ATTACHED HERETO

as known by street and number as: TBD, RICO, CO 81332

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

General taxes for the current year and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.

SEE ATTACHED EXHIBIT EXC-06-05027

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

RICO SUAVE, LLC

Mark King, Manager
By: MARK KING, MANAGER

John Matthews, Manager
JOHN MATTHEWS, MANAGER

STATE OF COLORADO

COUNTY OF SAN MIGUEL

The foregoing instrument was acknowledged before me this 7th day of July, 2006 by MARK KING AS MANAGER OF RICO SUAVE, LLC AND BY JOHN MATTHEWS AS MANAGER OF RICO SUAVE, LLC.

My Commission expires: 1-26-09

April Tyler
Notary Public

[SEAL]



My Commission Expires 01/26/2009

EXHIBIT A
LEGAL DESCRIPTION

Lots 9 and 10, Block 3, Town of Rico, according to the plat thereof filed in the office of the Clerk and Recorder, County of Dolores, State of Colorado; LESS AND EXCEPT that portion conveyed to the Department of Highways, State of Colorado, by that Deed recorded November 21, 1966 in Book 110 at page 270;

County of Dolores, State of Colorado.

EXHIBIT EXC-06-05027

1. Notes, easements, restrictions, reservations, densities, designated uses, setbacks, rights of way of a public, or private nature, and all other matters as disclosed on plat recorded in Plat Book 2 at Page 90 and in Plat Book 2 at Page 111.
2. Any loss or damage occasioned by the fact that a portion of subject property lies within the boundaries of patented mining claims.
3. Any water rights or claims or title to water, in, on or under the land.
4. Unpatented mining claims; reservation or exceptions in patents or in Acts authorizing the issuance thereof.
5. Reservation of all minerals, lodes, deposits and veins of land underneath the surface of the Town of Rico; and all mining rights and easements therefor.
6. Any tax, assessment, fees or charges by reason of the inclusion of the subject property in the local street improvement district, the local water conservancy district or the local sanitation district.
7. All mines, minerals, lodes, deposits and Veins 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.
8. All mines, minerals, metals, lodes, deposits, veins and all mineral bearing ores, rocks, all mining rights as reserved by Rico Argentine mining Company and all rights, either expressed or implied, other than the surface estate, as reflected in Decree recorded July 16, 1954 in Book 75 at page 169.
9. Any tax, assessment, fees or charges by reason of the inclusion of the subject property in the Dolores Water Conservancy District pursuant to that document recorded October 25, 2004 in Book 333 at page 297.
10. Ordinance #1-05 recorded July 20, 2005 at Reception No. 148987; subject to the terms, conditions, provisions and obligations contained therein.
11. Boundary Discrepancy between the Highway 145 as Deeded to the Department of Highways, State of Colorado, by that Deed recorded November 21, 1966 in Book 110 at page 270 and the Right-of-Way Line per Found CDOT Project Map FHP 1-2(4), as shown on Improvement Survey Plat by J. David Foley, P.L.S. 24954, Foley Associates, Inc., Project #98019.
12. All existing fences, fence lines, discrepancies between fence lines and property lines, trails, roads, highways, ditches, utilities, reservoirs, canals, pipelines, power, telephone, or water lines, railroads and rights of way and easements therefore.
13. Any leases and/or tenancies.

Complete & Compliant Letter



May 7th, 2021

Eric Saunders
P.O. Box 37
Telluride Colorado, 81435

RE: Permit for development in an area of environmental concern
217 S. Glasgow, Lots 9 and 10 S. Glasgow

Dear Applicant,

The Town of Rico has received an application for a special use permit for a storage facility at 217 S. Glasgow. Staff has 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 an 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 May 12th, 2021, Rico Planning Commission meeting and the March 19th, 2021, Rico Board of Trustee's meeting.

These applications include the following required components:

Attachments Required:

X Two (2) 24" by 36" Site Plans and (1) electronic (pdf) site plan showing the following:

North Arrow

Areas of environmental concern*

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

Topography 5 foot interval maximum, 2 foot preferred

Vicinity Map

Proposed grading and drainage if applicable

Lot lines with dimensions

Location of existing buildings if applicable

Easements with dimensions

Location of proposed building if applicable

Acreage of lot

Location of existing utilities if applicable

Adjacent streets with labels

Location of proposed utilities if applicable

NA Letter of agency if applicant is other than the owner of the property

X An application fee in the amount of \$400.00.

X A copy of the deed for the property.

Date Application Received: 05-04-2021

Application Reviewed by KLD

Application Fee Received: 05-04-2021

Date of Hearing 05-12-2021 & 05-19-2021

Application Complete Yes

Rico Planning Commission Action _____

Mailing Notice Complete Yes

Approval Subject to Conditions _____

Other comments:

Areas of Environmental
Concern Development
Permit Application



Applicant Name Eric Saunders / Red Yarn LLC Phone Number _____
Address PO Box 37 - Telluride Cell Phone Number 970-708-2447
Email saunders@tellurideprop.com Fax Number _____
Street Address of Subject Property 217 S. Glasgow Ave
Legal Description of Subject Property Lots 9 & 10, Block 3

Zone District of Subject Property Commercial
Contractor Name Joe Criske Phone Number _____
Address PO Box 8 Ridgely CO 81332 Cell Phone Number 970-708-7747
Email Jvcriske@yahoo.com Fax Number _____

Attachments Required:

☐ Two (2) 24" by 36" Site Plans and (1) electronic (pdf) site plan showing the following:

North Arrow

Areas of environmental concern*

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

*Topography 5 foot interval maximum,
2 foot preferred

✓ Vicinity Map

Proposed grading and drainage

✓ Lot lines with dimensions

Location of existing buildings if
applicable

Easements with dimensions

✓ Location of proposed building if
applicable

✓ Acreage of lot

Location of existing utilities if
applicable

✓ Adjacent streets with labels

Location of proposed utilities if
applicable

☐ Letter of agency if applicant is other than the owner of the property

☒ An application fee in the amount of \$400.00.

☒ A copy of the deed for the property. — Warranty deed?

*Some of this information about Areas of Environmental Concern is obtainable on the Town Manager's GIS system and will be made available to the applicant at the pre-application conference. **Flood planes must be determined by an Engineer licensed in the state of Colorado. Wetlands must be delineated by a certified technician and surveyed.**

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:  Date 4-27-21

Date Application Received _____ Application Reviewed by _____

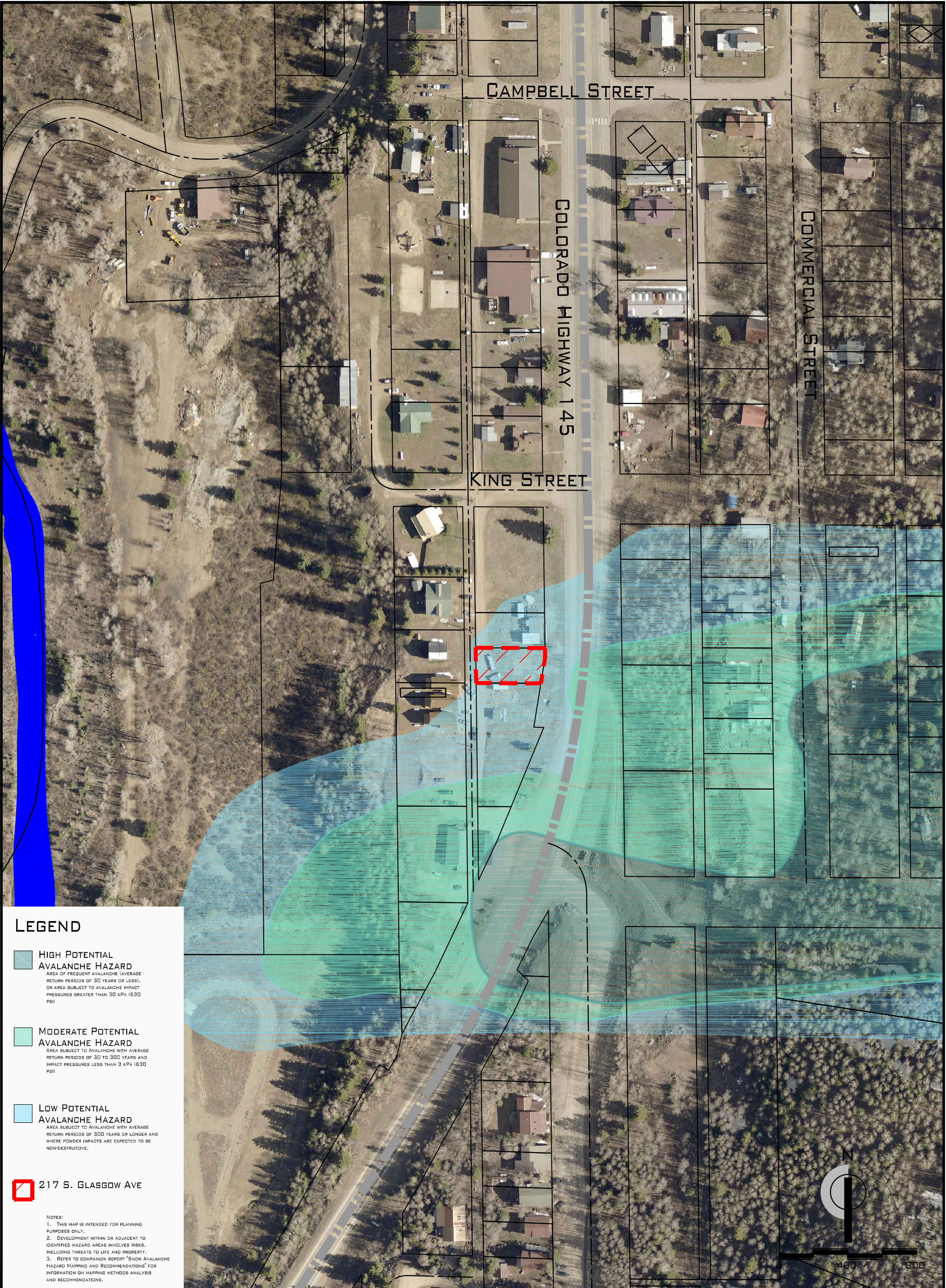
Application Fee Received _____ Date of Hearing _____

Application Complete _____ Rico Planning Commission Action _____

Mailing Notice Complete _____ Approval Subject to Conditions _____

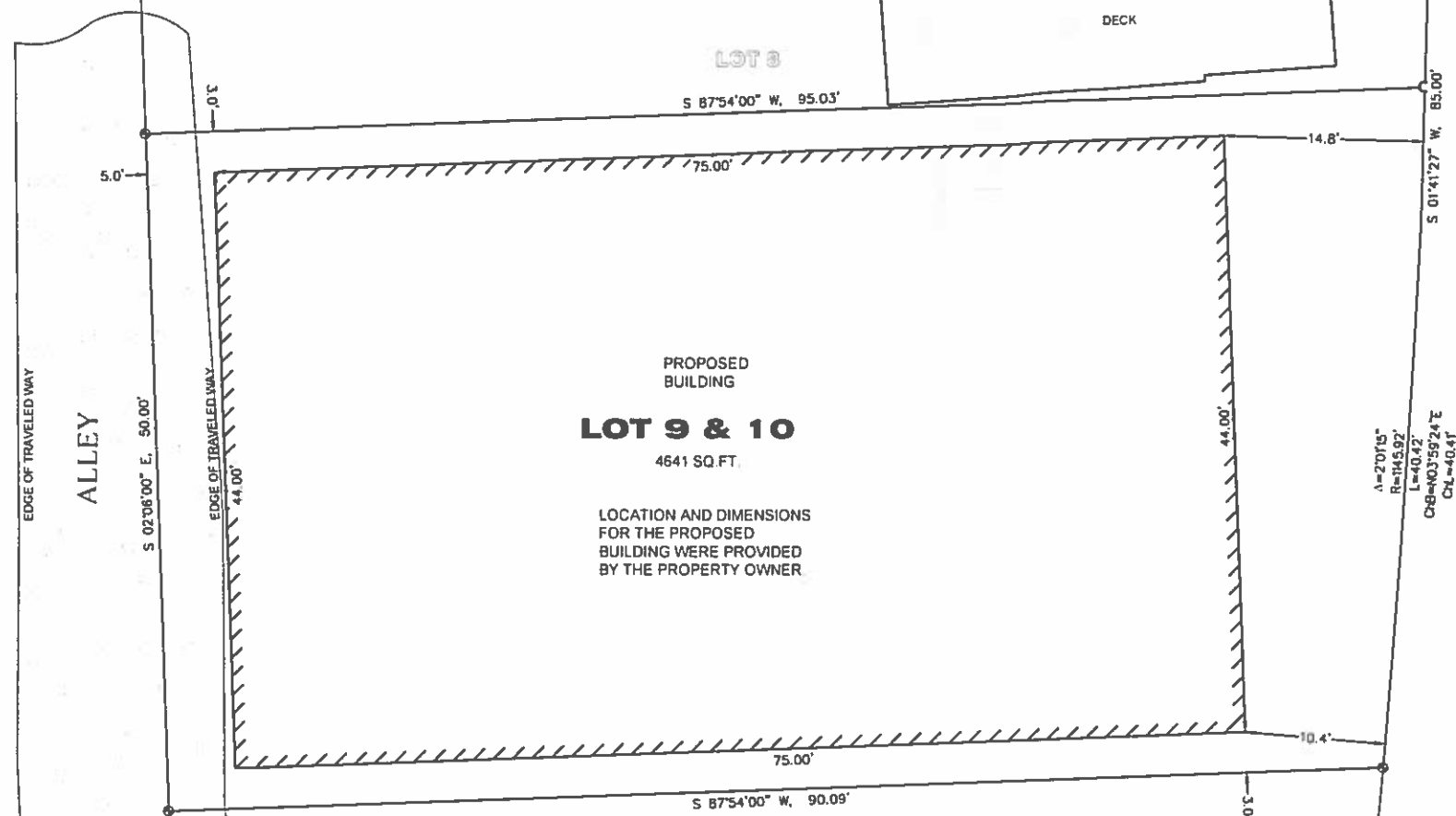
Other comments:

ownership is in LLC - Red Yankee LLC
- partners are being removed
utilities & grading not defined yet as
not sure where or which side it will
be pulled from



TOWN OF RICO

AVALANCHE HAZARD MAP



PROPERTY DESCRIPTION:

LOTS 9 & 10, BLOCK 3, LESS AND EXCEPT THAT PORTION DEEDED TO COLORADO DEPARTMENT OF HIGHWAYS RECORDED IN BOOK 110 AT PAGE 270.

COUNTY OF DOLORES,

STATE OF COLORADO.



GLASGOW AVE.
PAVED

SURVEYOR'S CERTIFICATE

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Site Exhibit of Lots 9 & 10, Block 3, Town of Rico was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

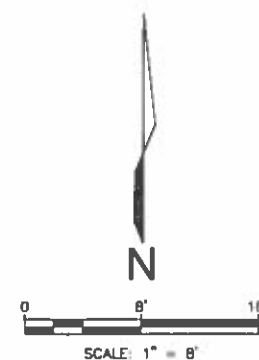
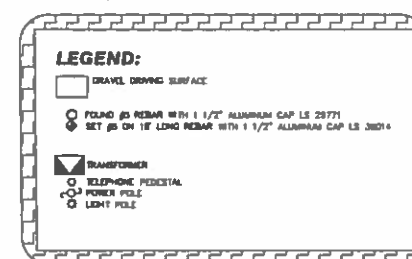
Thomas A. Clark

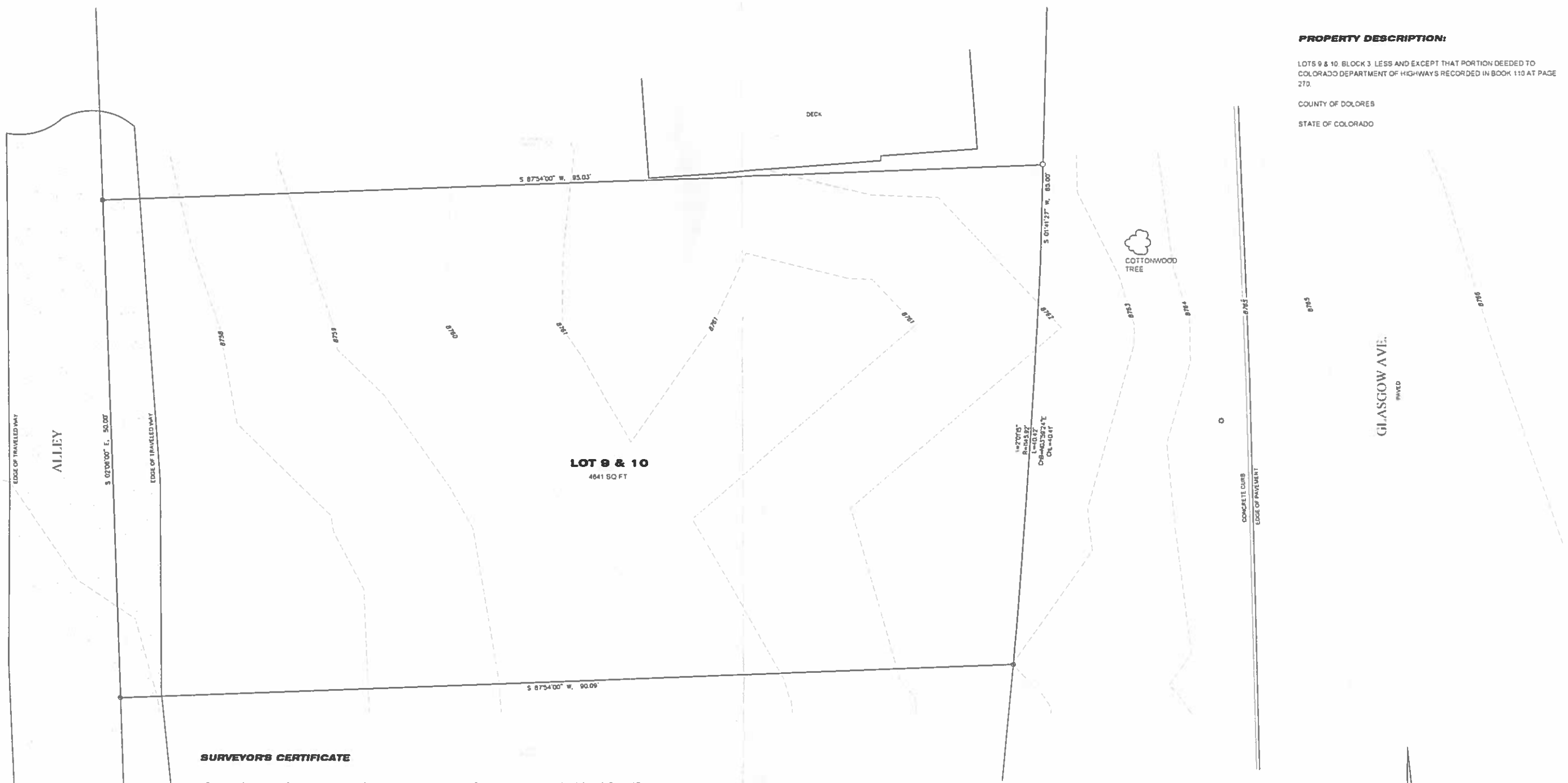
PLS 38014



NOTES:

- 1 This Site Exhibit does not constitute a title search to determine ownership or easements of record by All Points Land Survey
- 2 This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above
- 3 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 defect in this survey be commenced more than ten years from the date of the certification shown hereon





PROPERTY DESCRIPTION:
LOTS 9 & 10, BLOCK 3, LESS AND EXCEPT THAT PORTION DEEDED TO COLORADO DEPARTMENT OF HIGHWAYS RECORDED IN BOOK 110 AT PAGE 270.
COUNTY OF DOLORES
STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lots 9 & 10, Block 3, Town of Rico was made by me and under my direct supervision, responsibility and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

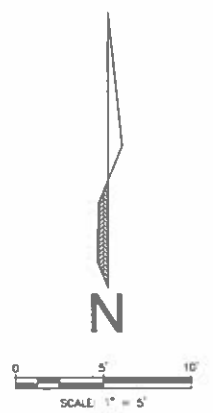
Thomas A. Clark
[Signature]
D.L.S. 38014

NOTES:

1. This topographic map does not constitute a title search to determine ownership or easements of record by All Points Land Survey.
2. Base of bearings for this survey is based on found monuments at centerline intersections of Mantz Street and Glasgow Ave. and intersection of King Street and Glasgow Ave. that bearing being South 02° 08' East.
3. Field work was performed in December 2020.
4. Elevation datum for this survey are based on centerline benchmark at the intersection of Mantz Ave. and King Street that elevation being 8772.26.
5. This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
6. 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 defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND:

- GRAVEL DRIVING SURFACE
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP L.S. 29771
SET #5 ON 18' LONG REBAR WITH 1 1/2" ALUMINUM CAP L.S. 38014
- TRANSFORMER
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE



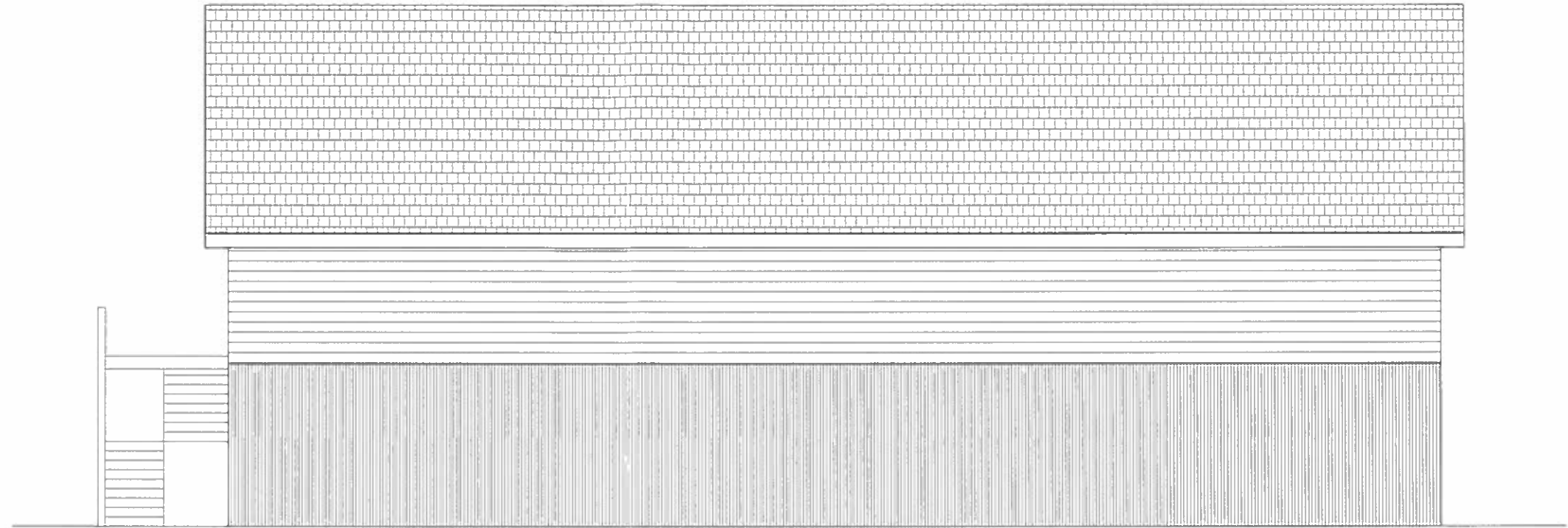
CONTOUR INTERVAL=1'

TOPOGRAPHIC MAP OF LOTS 9 & 10, BLOCK 3, TOWN OF RICO,
DOLORES COUNTY, COLORADO.

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

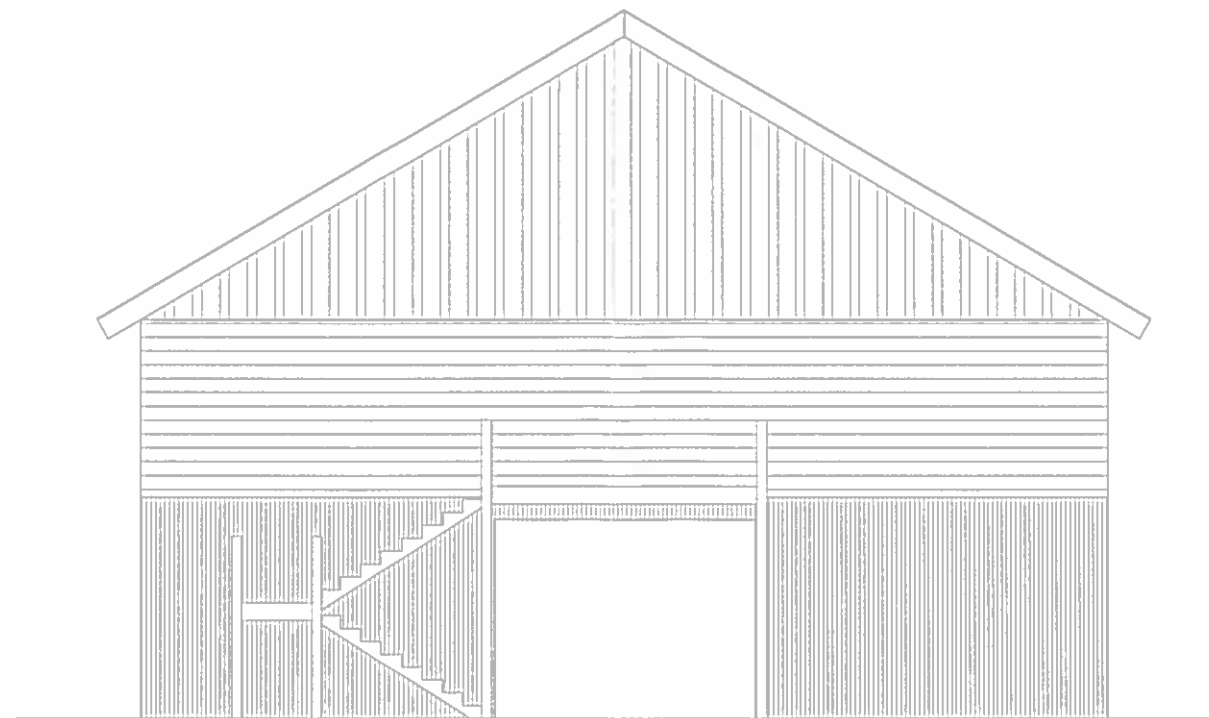
DATE: 12/20/2020
DRAWN BY: TC
CHECKED BY: JAC
JOB# 20074
SHEET-1-OF-1





SIDE ELEVATION

SCALE: 1/4" = 1'-0"



GABLE END ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY
FOR
REVIEW
11-2-2020



WILSON STRUCTURAL
ENGINEERING, INC.

1235 THOROUGHbred RD.
DURANGO, CO 81303
Phone: (970) 385-6774

A PROPOSED STRUCTURAL DESIGN FOR THE NEW:

**SAUNDERS
STORAGE**

WICO, COLORADO

ELEVATIONS

DRAWN: GW
CHECKED: DW
DATE: 11-2-2020

FILE NAME:

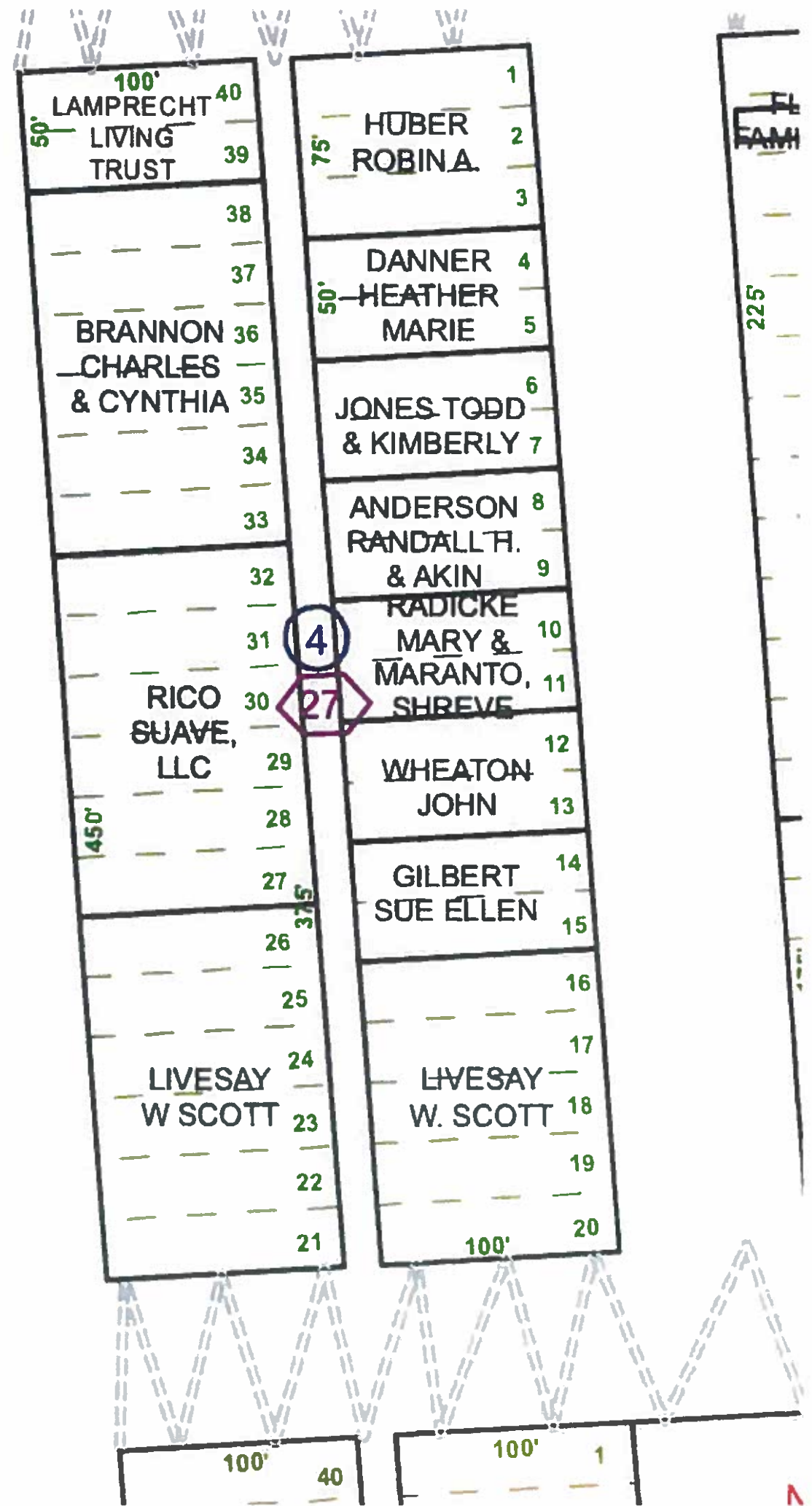
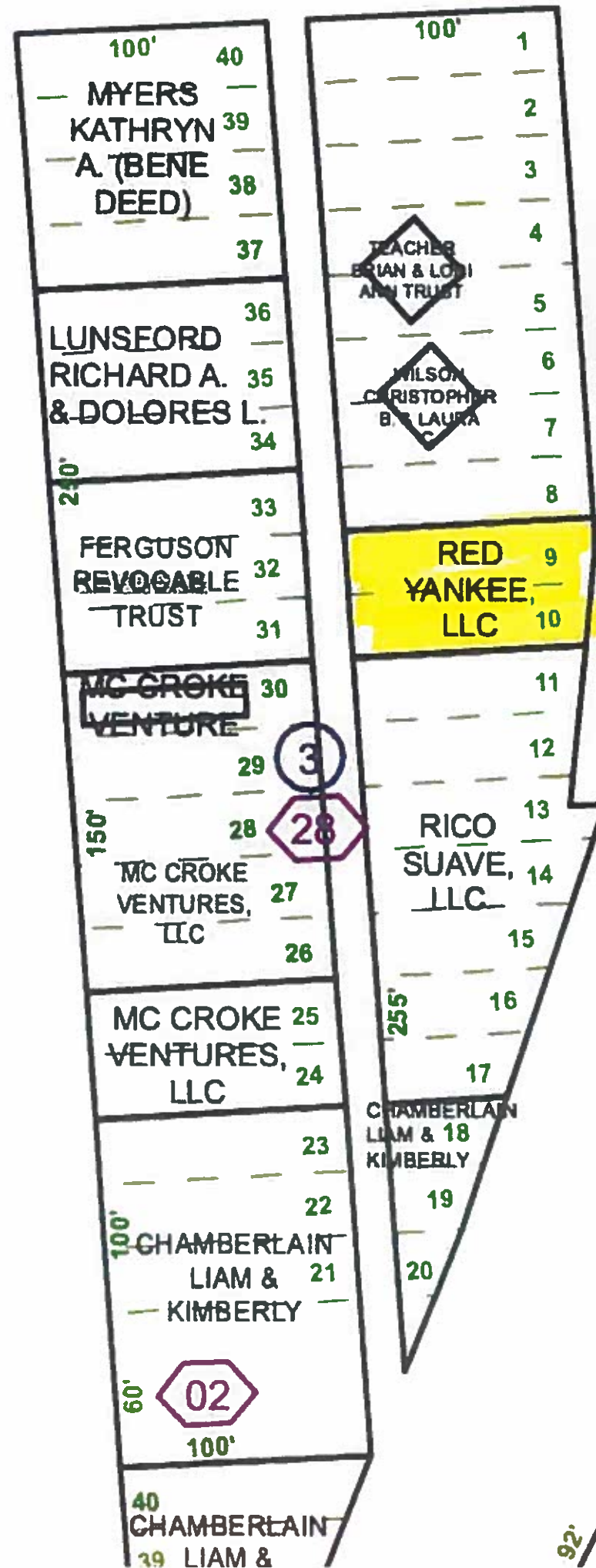
13320.A2

PROJECT:

13320

SHEET:

A2
OF A2



SCHEDULE # 504736228020 R 001
JANIE STIASNY
DOLORES COUNTY TREASURER
PO BOX 421
DOVE CREEK, CO 81324

2019 TAX PAYMENT RECEIPT
TAX DISTRICT 102

TAX ROLL PAGE- 1374 # 6340
ACTUAL VALUE 35304
ASSESSED VALUE 10238
MILL LEVY 76.076

LEGAL
17-5047-362-28-020 217 S. GLASGOW AVE
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B-333 P-297(WTR)
(ENTIRE LEGAL MAY NOT BE SHOWN)

RED YANKEE, LLC
P.O. BOX 37
TELLURIDE CO 81435

TAX AMOUNT
ADJUSTMENT 778.88
ADMINISTRATIVE FEE .00
SPECIAL ASSESSMENT .00

ORIGINAL AMOUNT DUE 778.88
AMOUNT PAID TO DATE 778.88

BALANCE DUE .00
TAX PAID 778.88
P&I PAID 23.37
MISCELLANEOUS PAID .00

DATE OF PAYMENT 08/13/2020 14:35 TOTAL AMOUNT \$802.25 (CHECK)
TAX RECEIPT VALID UPON CHECKS CLEARING YOUR BANK

AFFIDAVIT OF MAILING PUBLIC NOTICE LETTER

Town of Rico

Town of Rico

P.O. Box 9

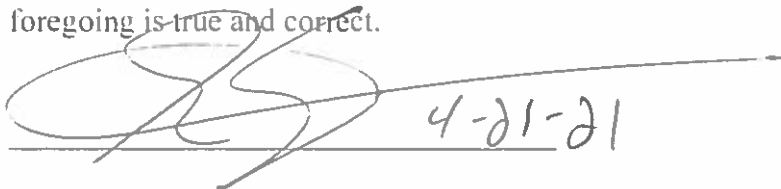
Rico, Colorado, 81332

Re: Certification and Affidavit of Mailing Public Notice Letter for (Rico Lots 9&10, Block 3), Town of Rico.

I hereby declare that I, Eric Saunders, mailed a copy of the Town approved, enclosed public letter via U.S. First Class Mail, postage prepaid thereon on April 20, 2021 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 April 20, 2021, which was 22 days prior to the public hearing(s) to be held on May 12, 2021. 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.



4-21-21

NOTICE OF PENDING SPECIAL USE PERMIT APPLICATION

Date: April 20, 2021

RE: Public Hearing on Special Use Permit 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 special use permit application. (please include address and/or legal description of subject property as well as the nature of the proposed special use)

Name of Applicant: Eric Saunders

Type of Development Application(s): Storage Facility

Legal Description: Lot 9 & 10, Block 3

Address: 217 S Glasgow Ave Rico, Colorado

Lot or Site Size: 4,641 SF

Review Authority: Rico Planning Commission and Rico Board of Trustees

Rico Planning Commission Hearing Date: May 12, 2021

Board of Trustee's Hearing Date: May 19, 2021

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

I am seeking approval to build a storage facility on Lots 9 & 10, Block 3 (217 S. Glasgow Ave). Please find enclosed an aerial overview of the subject property with the lots highlighted in yellow. Please also find enclosed a conceptual image of the building that will house the storage units. The units will be completely enclosed in the structure and storage units will not be visible from anywhere but inside the building. The design of the structure will be of wood and steel and will blend in with the historical nature of Rico. It

HERNANDEZ
FAMILY
TRUST

HERNANDEZ
FAMILY
TRUST

YELLOWMAN
LINDA &
GENEVIEVE

SHOwers
DONNA &
GARY (17)

HALLY
PATRICK
N 8
DEBORAH

WHITE SIDE
HOLLY BAKER

INGLIS
PLT R J

King St

MYERS
KATHRYN
A (FINE
DEED)

LUNSFORD
RICHARD A
& DOLORES L

PERDUSON
REVOCABLE
TRUST

RECO
YANKEE
LLC

MC CROKE
VENTURES
LLC

MC CROKE
VENTURES
LLC

CHAMBERLAIN
JAM &
KIMBERLY

CHAMBERLAIN
JAM &
KIMBERLY

RICO
SUAVE
LLC

LAMBERT
LIVING
TRUST

BRANNON
CHARLES
& CYNTHIA

RICO
SUAVE
LLC

LIVESAY
W SCOTT

HUBER
ROBITA

DANIEL
HEATHER
MARIE

KINE S TODD
& KIMBERLY

ANDERSON
RANDALL H
& ARIN

PAULICK
MARY &
MARANTO

WHEATON
JOHN

GILBERT
SUE ELLEN

LIVESAY
W SCOTT

FLATE
FAMILY
LLP

BROWN DAWN
M & L
J & S

TURPIN
BARBARA J

JOHNSON
DAVID

NANCE
KAREN H

UNRUH
RICHARD

HAGGAR
ROBERT

UNRU
RICHARD

RIC
LEGA
LLC

RICO
TOWN OF

Hwy 145

111

LIVESAY
W SCOTT

NEW YEAR M S 1538
RICO
DEVELOPMENT
LLC

SILVER
CREEK
LAND

SILVER
CREEK
LAND



Camels Garden LLC
Po Box 1365
Telluride, CO 81435
Lots 7 & 8 Lots 1-6

Rico Suave
C/O Condley & Co LLP
Po Box 2338
Abilene, TX 79604
Lots 11-17. Lots 33-38 Lots 27-32

Larry and Susan Steele
Po Box 187
Rico, CO 81332
Lots 18-20 and Lots 21-23

Ferguson Revocable Trust
33407 N 53rd Place
Cave Creek, AZ 85331
Lots 31-33

Chris and Tracy Condon
Po Box 129
Rico, CO 81332
Lot 30

Sean Stogner
Po Box 193
Rico, CO 81332
Lot 29

Eli and Morgan Hoge
Po Box 175
Rico, CO 81332
Lot 28

McCroke Ventures
PO Box 8
Rico, Co 81332
Lots 24-27

Lamprecht Living Trust
14007 Waterview Dr
Willis, TX 77318
Lot 39 & 40

Scott Livesay
405 Londonderry
Suite 203
Waco, TX 76712
Lots 21-26

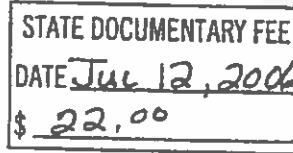
WARRANTY DEED

THIS DEED, made this 7th day of July, 2006, between

RICO SUAVE, LLC

of County of SAN MIGUEL, State of COLORADO, grantor, and

RED YANKEE LLC



whose legal address is 119 LOST CREEK LANE SUITE 1B, TELLURIDE, CO 81435, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Two Hundred Twenty Thousand and 00/100 (\$220,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of DOLORES and State of Colorado described as follows:

SEE EXHIBIT A ATTACHED HERETO

as known by street and number as: TBD, RICO, CO 81332

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

General taxes for the current year and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.

SEE ATTACHED EXHIBIT EXC-06-05027

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

RICO SUAVE, LLC

Mark King, Manager
By: MARK KING, MANAGER

John Matthews, Manager
JOHN MATTHEWS, MANAGER

STATE OF COLORADO

COUNTY OF SAN MIGUEL

The foregoing instrument was acknowledged before me this 7th day of July, 2006 by MARK KING AS MANAGER OF RICO SUAVE, LLC AND BY JOHN MATTHEWS AS MANAGER OF RICO SUAVE, LLC.

My Commission expires: 1-26-09

April Tyler
Notary Public

[SEAL]



My Commission Expires 01/26/2009

EXHIBIT A
LEGAL DESCRIPTION

Lots 9 and 10, Block 3, Town of Rico, according to the plat thereof filed in the office of the Clerk and Recorder, County of Dolores, State of Colorado; LESS AND EXCEPT that portion conveyed to the Department of Highways, State of Colorado, by that Deed recorded November 21, 1966 in Book 110 at page 270;

County of Dolores, State of Colorado.

EXHIBIT EXC-06-05027

1. Notes, easements, restrictions, reservations, densities, designated uses, setbacks, rights of way of a public, or private nature, and all other matters as disclosed on plat recorded in Plat Book 2 at Page 90 and in Plat Book 2 at Page 111.
2. Any loss or damage occasioned by the fact that a portion of subject property lies within the boundaries of patented mining claims.
3. Any water rights or claims or title to water, in, on or under the land.
4. Unpatented mining claims; reservation or exceptions in patents or in Acts authorizing the issuance thereof.
5. Reservation of all minerals, lodes, deposits and veins of land underneath the surface of the Town of Rico; and all mining rights and easements therefor.
6. Any tax, assessment, fees or charges by reason of the inclusion of the subject property in the local street improvement district, the local water conservancy district or the local sanitation district.
7. All mines, minerals, lodes, deposits and Veins 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.
8. All mines, minerals, metals, lodes, deposits, veins and all mineral bearing ores, rocks, all mining rights as reserved by Rico Argentine mining Company and all rights, either expressed or implied, other than the surface estate, as reflected in Decree recorded July 16, 1954 in Book 75 at page 169.
9. Any tax, assessment, fees or charges by reason of the inclusion of the subject property in the Dolores Water Conservancy District pursuant to that document recorded October 25, 2004 in Book 333 at page 297.
10. Ordinance #1-05 recorded July 20, 2005 at Reception No. 148987; subject to the terms, conditions, provisions and obligations contained therein.
11. Boundary Discrepancy between the Highway 145 as Deeded to the Department of Highways, State of Colorado, by that Deed recorded November 21, 1966 in Book 110 at page 270 and the Right-of-Way Line per Found CDOT Project Map FHP 1-2(4), as shown on Improvement Survey Plat by J. David Foley, P.L.S. 24954, Foley Associates, Inc., Project #98019.
12. All existing fences, fence lines, discrepancies between fence lines and property lines, trails, roads, highways, ditches, utilities, reservoirs, canals, pipelines, power, telephone, or water lines, railroads and rights of way and easements therefore.
13. Any leases and/or tenancies.

EXHIBIT

A

INDEMNIFICATION AGREEMENT FOR BLOCK 3, LOT 24 AND BLOCK 3, LOT 25, TOWN OF RICO

This **INDEMNIFICATION AGREEMENT** (this Agreement), is made effective the _____ day of _____, 2018, by and between: The Town of Rico, a Colorado home rule municipality (the Town); and McCroke Ventures, LLC (Indemnitors) who are owners of the properties known as Block 3, Lots 24 and 25. The Town and Indemnitor may be referred to individually as a Party or collectively as the Parties.

Recitals

WHEREAS, Indemnitors submitted to the Town an application for permit for an environmental development permit for avalanche hazard for Block 3, Lots 24 – 25 (the Property), which lie in an avalanche hazard.

WHEREAS, the Town conditionally approved a waiver from any permit or mitigation requirements for Block 3, Lot 24 and 25 from Rico Land Use code, Section 804.

WHEREAS, one of the conditions of approval requires that Indemnitors enter into a Agreement with the Town to indemnify, defend and hold harmless the Town, its agents, officers and employees from and against any and all liability, expenses including defense costs and legal fees, and claims for damages of any nature whatsoever, including bodily injury, death, or property damage arising from or connected with avalanche activity on the Property.

IN CONSIDERATION of good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows.

1. **Indemnification.** For good and valuable consideration, the receipt and sufficiency of which are acknowledged, Indemnitors agree to indemnify and hold harmless the Town, its successors, grantees or assigns, against all suits, actions, claims, losses, demands, liability of every kind, including all expenses of litigation, court costs and attorney fees, for injury to or death of any person or for damage to any property or damages that arise from or in direct connection with any activity related to avalanche hazards and mitigation measures relative to the Property.
2. **Severability.** If any part or parts of this Agreement shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Agreement is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make

the provision valid, then such provision shall be deemed to be construed as so limited.

3. **Binding Effect.** The covenants and conditions contained in this Agreement shall apply to and bind the Parties and the heirs, legal representatives, grantees, successors and permitted assigns of the Parties.
4. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement relating to the subject matter of this Agreement between the Parties. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Agreement. This Agreement may be modified at any time in the sole discretion of the Town and Indemnitor agrees to promptly execute such modified written agreement.
5. **Governing Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any proceeding arising from or related to this Agreement shall be in Dolores County, Colorado.
6. **Notice.** Any notice required or otherwise given pursuant to this Agreement shall be in writing and sent by certified mail, return receipt requested, postage prepaid, or delivered by overnight delivery service, addressed as follows:

If to Indemnitor:

McCroke Ventures, LLC
P.O. Box 8
Rico, Colorado 81332

If to the Town:

Town Manager
Town of Rico
P.O. Box 9
Commercial St
Rico, Colorado 81332

7. **No Waiver.** The failure of either Party to enforce any provisions of this Agreement shall not be deemed a waiver or limitation of that Party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.
8. **Capacity.** The person signing this agreement below represents and warrants that he or she has legal capacity to contract and, if that person is manifesting assent on behalf of a proprietorship or a business, partnership or other organization, represents and warrants that he or she has actual authority to bind the organization.

9. **Recording.** This agreement shall be recorded on the Deeds for the Lots comprising the Property.

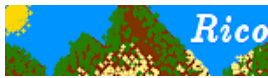
The Parties have executed this Agreement effective the day and year first written above.

Town of Rico

Indemnitors

Zachary McManus, Mayor

McCrokeVentures, LLC



New Mail

STREAMS

FOLDERS

- Inbox 13
- Drafts 34
- Templates
- Sent
- Spam 81
- Trash 82
- Outbox
- Archive

TAGS

- NotJunk
- JunkRecorded
- Forwarded
- Redirected

VIEWS

- Unread 13
- All messages
- Flagged
- All archived

Inbox • 13 Unread

Move to

- b ...
- 11 ...
- 2 F ...
- 3 ...
- A ...
- C ...
- F ...
- 7 ...
- 19 ...
- 3 ...
- 5 ...

business proposal

koontzambrosia@gmail.com

Wed, 21 Apr 2021 12:15:09 PM -0600

To "townmanager"

<townmanager@ricocolorado.gov>

Tags

Security TLS Learn more

The main goal of the Lost Gypsy is to offer a place in the community where boredom stays at the door. The Lost Gypsy is not only a retail shop, it is also a community hub where we offer tutoring for children with busy parents. mentoring for youth, and possible youth groups. At the lost Gypsy we strive to promote uniqueness and creativity in everyone. We are also a tourist attraction and we bring diversity. We offer handmade gifts, jewelry, name on rice, and even craft classes. We are also a 2nd hand store with a gypsy, hippie flare. We take donations and we re-purpose some before putting them back on the floor. But whatever is done, customers are always satisfied.

A few things we offer:

- tutoring
- staining (custom hand painted clothing)
- 2nd hand clothing
- name on rice jewelry(names written on grains of rice)
- handmade jewelry
- crafting classes
- household items
- youth groups
- hand painted, paper mache doll houses
- beauty products
- home made essential oil perfume
- handmade soap
- bohemian hair extensions

Thank you for your consideration,
Ambrosia Koontz
805-317-9587

user or group to share this email

Rico Bike Shop.

namasteconstruction@gmail.com | TUE MAR 30 9:47 PM | 3 min read

Greetings Kari,

Thank you for your time last week. As we had discussed , I am eager and hopeful to open up my bike shop in the 13 Glasgow Ave space. I have obtained everything required to own and operate a bicycle repair shop for the state of Colorado. Before i discuss my business plan i would like to give a little background on myself and experience. I have worked in and managed a few different shops in Telluride. I am an avid mountain biker with an extensive racing career including having state and national titles in Downhill and Dual slalom. I am a certified master mechanic and obtain many certifications from graduating Barnett Bicycle Institute in 2013. Many of my clients from my last bike shop are residents of Rico and its come to my attention that we need a local bicycle repair and service shop. My goal is to offer my community professional, quality and honest bike repairs and service. I have just opened up parts accounts to be a retailer as well. I cannot commit or afford to start a bike shop and have the doors open on a daily basis but, my plan is to have a fully operational bike shop the will offer full bike service by appointment and scheduling tunes. The doors will be open most weekends and afternoons through the bike season. I will have a small retail space for parts, lubes, tubes and anything else needed for people to stock up on before hitting the trails. I will be able to source and order parts, accessories and gear. IN the beginning it will be ran and operated solely by myself by appointment only. I will put signage up in the window that will have all my contact info for people to reach out and schedule bike tunes or order parts they need. I would also like to offer bike rentals too but that will come later. As i start to get established i will be looking to hire someone to work in the shop and assist guest on a regular schedule. Below i will list off all of the services i can offer. I also am hopeful to present this plan to the bard of trustees and apply for another lease in this space. Thank you for reading.

Rico Loco Bicycles

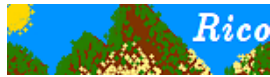
Full service bike repair, service and retail shop

- Full service bike tunes
- Suspension rebuilds and service
- Wheel Building and truing
- Custom mountain bike builds
- Parts and gear sales
- Potentially a small demo/rental bike fleet
- bike wash station

Brandon Watson

970-708-8633

namasteconstruction@gmail.com



New Mail

STREAMS

FOLDERS

Inbox 15

Drafts 35

Templates

Sent

Spam 85

Trash 72

Outbox

Archive

TAGS

NotJunk

JunkRecorded

Forwarded

Redirected

VIEWS

Unread 15

All messages

Flagged

All archived

Inbox • 15 Unread

Great Idea



Darrall Huber <huberhaus1@gmail.com> C

Wed, 05 May 2021 1:20:47 PM -0600

To "townmanager"

<townmanager@ricocolorado.gov>

Tags

Security TLS [Learn more](#)Hi.. May 5, 2021

RE:. Proposal for Retail & Rental Business

I am interested in establishing a business in Rico.

It would be called Rico Sport and Cycle.

As you can observe from the enclosed documents I have been formulating this business idea for several months.

I owned and operated a retail store at Seven Springs Mountain Resort in Champion Pennsylvania for the time frame between 2010 to 2014.

In addition to summer and winter apparel I would also sell Bicycles ,Backcountry Ski equipment and SUP boards.

I would rent mountain bikes and sup boards.

Once the business gets up and running, I would offer

Bicycle Tours and Backcountry Skiing Trips.

My website would be professionally done.

I have a financial base that would be able to

accommodate this project.

Thank you for the opportunity to present the broad strokes of a business plan to you.

Sincerely

Darrall Huber

[Reply](#) • [Reply All](#) • [Forward](#) • [Edit as new](#)

@mention a user or group to share this email



Here is your Smart Chat (Ctrl+Space)



----- On Thu, 22 Apr 2021 16:10:44 -0600 **John Keating** <jtkeat@gmail.com> wrote -----

Hi Kari!

We saw your request for proposals for a tenant for 13 S Glasgow Ave on the Rico Bulletin Board. We are very interested and would like more information on the application process. My business partner and best friend for 10 years have a business plan that would accomplish your goal of increasing activity in Rico and providing year-round sales tax revenue.

My name is JT Keating and I currently live at 25 S Silver Street here in Rico, CO. I am a Financial Analyst for Telluride Ski and Golf and have been working in finance and accounting for eight years. My business partner, copied on this email, is Mariah Agee. She is an Outdoor Retail Sales Professional currently working with the largest sales agency in the Western United States. We both share a passion for the outdoors, as well as this amazing town, and our business proposal would bring more outdoor recreation and visitation to Rico and the surrounding area.

We would like to open an outdoor outfitter and retailer here in Rico. This business would primarily target destination travelers who are interested in summer activities including camping, fishing, and human powered watersports, as well as winter activities including snowshoeing, cross country skiing, and fat biking. Our retail component would satisfy most camping equipment needs as well as outerwear and accessories. The rental component would service customers who visit the area but lack their own equipment to play hard in our backyard. Rentals would include fishing equipment, SUP boards and river tubes, and personal floatation devices to be utilized on the Dolores River, Trout Lake and other nearby bodies of water. Our winter rentals will include snowshoes, cross country ski setups, and fat bikes to be utilized on Lizard Pass and Rico's recreation areas. This business would be modeled after successful retail and outfitter operations like Gear Heads in Moab, UT and Dolores Outfitters in Dolores, CO.

We believe this type of business would attract visitation to Rico from destination travelers and revenue would likely spill over to the food and beverage businesses in town. This would not only be a business to service tourism, but also a community hub for local trail and outdoor stewardship and recreation. We look forward to hearing more about the application process and how we can ensure our plan services the needs of the community. Please feel free to reach out to us via phone or email. I would be happy to discuss any questions or concerns in person as well.

Thank you for this amazing opportunity.

Cheers,
JT and Mariah
813-727-7178

13 S. Glasgow Proposal - Matt Downer Designs

Proposed business: Custom furniture shop and retail space.

Owner: Matt Downer

101 S. Commercial st.

Rico, CO 81332

970-967-6288

www.mattdownerdesigns.com

The Business

Matt Downer Designs creates handmade, one-of-a kind furniture and lighting out of wood, steel, stone and glass for clients across the country. It was started back in 2005 after the completion of my home and woodshop here in Rico. The business has grown from humble beginnings to become a sought-after source for high-end custom furniture and functional art. The lion's share of my work is sold wholesale to galleries in Telluride and Santa Fe with a handful of direct clients sprinkled in the mix. Over time, my business has expanded to more work than I can complete on my own. As such, I have been forced to subcontract various projects to skilled craftsmen in Montrose, San Bernardo, Mancos, and San Francisco, CA. As you can imagine, the logistics, costs and quality control of such a disparate operation can be exasperating. A shop within walking distance of my existing space would resolve all of these issues. Being able to create and sell work on Main St. in Rico is the natural next step for my business.

The Numbers

Based on my retail sales over the last several years, an 8.15% sales tax would translate to between \$20,375 and \$28,525 in annual sales tax revenue. As a wholesaler to other businesses, nearly all of that revenue is being collected by other municipalities.

As we all know, though, Rico is not Telluride or Santa Fe. It is unrealistic to assume that these numbers would be replicated here in Rico. While it is difficult to speculate what revenue would be generated for the town, my business is well established, profitable and growing with a reputation for creating some of the finest work in the region. It is also a year-round business. My waiting list is currently 7 to 8 months. Being independent of seasonal tourist fluctuations, products and sales would be created 12 months a year.

The Shop

As my home shop is at capacity, I will need the Main St. space to be occupied by a trusted, skilled furniture maker with whom to collaborate. That person is Tyson Atwell. Tyson grew up in Telluride and, after many travels, currently lives in Cortez with his wife and son. Earlier this Spring, Tyson reached out to me in hopes of being able to be a part of the creative scene in Rico and beyond. Tyson has always loved Rico and is very eager to be a part of our nascent arts/ crafts community.

Beyond his enthusiasm, Tyson is overqualified to work in the space. He graduated from the Rhode Island School of Design and has taught woodworking in the graduate school there as well as Fort Lewis College in Durango. Tyson creates beautiful work as you can see from his website here: www.tysonatwell.com. Tyson also happens to have a complete set of stationary and hand tools that are currently in storage. He would be able to set up a state of the art woodshop at a moment's notice.

Beyond his skills and equipment, Tyson has expressed a desire to hold skills oriented workshops for Rico and surrounding residents. He is often contacted by people asking if he is holding workshops. In his words, "It would bring folks up to Rico that wouldn't otherwise make the trip, bring revenue while highlighting an amazing art, craft and learning experience in the mountains as well as support other town businesses."

13 S. Glasgow Proposal - Matt Downer Designs

Tyson is committed to being a consistent, creative and productive craftsman in Rico. We would be lucky to have him.

Although the space is small, the window display space is excellent. I produce a number of smaller items such as floor lamps, benches and shelves that would show well there. I envision showing a rotating selection of work with the addition of more modestly priced items for folks with different budgets. A potential small video display could feature my full portfolio as a means of capturing larger commissions.

Several of my pieces incorporate polished stone counterweights that I source from various spots around Rico. (See links below) Many tourists that stop through Rico are intrigued by our mining history and geology. I think a beautifully polished stone sourced directly from our hills would be a great item to offer.

The Arts in Rico

Rico has long aspired to be a community that nurtures creativity and creative people. Being able to create a warm, inviting hub of artistic activity in the middle of town would be a solid step toward realizing that aspiration. The custom, hand-crafted work that the regional economy will demand in the coming years will need to be created somewhere. Why not in Rico?

Potential Pitfalls

- First and foremost, the septic issues will be a limiting factor for any occupant of the space. My home and bathroom are a two minute walk from the space making use of the bathroom unnecessary.
- Noise will be no greater than when the current occupant was in operation.
- My existing liability insurance can be increased to cover the expansion.
- The size of the space has its challenges. As you can see from the video below, I am familiar with the space and have used it to create sizable pieces:



Thank you for your thoughtful consideration.

Various Links

<https://photos.google.com/share/AF1QipMWV2OGz2k8L7edS38xkwbu0pslc8Kq3YDiYQqIhET5DzH1O1K7T9xB2OK2ZoL21g/photo/AF1QipPdI7qfVcvRV6zP0BbO-EsB2SjPv7p-79Xv7FxU?key=dHluTG85dE9ZZVJBS29id2ZGQ2VZQUJYOHVaRWxB>

https://photos.google.com/share/AF1QipPE58W2PfYG6iPkOihZwbno_xqUDFpJScbPxSrZg659ZH67ZLLo3u01IC6CxZ_SDA?key=UXpQTUpQMmdxoEN6cm5GNEU0V05TaXV1S2hYVG53

<https://www.youtube.com/channel/UCnzueM66dw5uPSCiCA3ni2g/videos>

www.mattdownerdesigns.com

Proposal For antique store in Rico, CO

Imagine driving through a little mountain town on your vacation - it's an unknown world to you without franchises, skyscrapers or any other big city treats. Somewhere in the middle of town a charming little antique store comes to view, with colorful aspens and dramatic mountain cliffs behind it. You just get that urge to stop, see what they sell and pick up some knick knacks and souvenirs, some memento of your vacation. Friendly clerk at the store points out to the burger joint across the street: "Try their apple cobbler, it's the best on the western slope!". Taking his word for it you go there and end up spending the whole afternoon in this little town. That's how people fall in love with town, or at least I do. It always starts with this one little reason to stop and explore.

3 s Glasgow street in Rico would be an ideal location for our new antique store - nice building, charming little town surrounded by nature, lots of traffic going down the Main slow enough to pay attention to the storefronts. Just throw in a store, good inventory and clerks!

Ms. Adelson has ~50 years of experience in retail, particularly dealing art and antiques, including the only long-term successful Telluride Antique store (Telluride Software) and a best performing booth in Dolores Antique store up until the building got sold in December of last year. Large inventory from the previous store is still sitting at the storage making new venture pretty much turn key - brush off the dust, organize it on the shelves and the store is almost ready to open the doors.

We strongly believe that in Rico with our experience and resources we can get this business up on its feet rather quickly. We also believe that it will be beneficial for the neighboring businesses and the town of Rico, helping to generate conscientious growth (not giving up Rico's charm for a few bucks doing a Starbucks or another Jeep rental company) to the community.

Best Regards
Michael Bud & Diane Adelson
970.729.8689 & 970.759.9270



COLORADO
Department of Public
Health & Environment

April 30, 2021

Kari Distefano
Town of Rico

Dear Kari Distefano:

Congratulations! I am pleased to inform you that your Recycling Resources Economic Opportunity waste diversion grant application titled *Town of Rico Recycling Program* was approved by the Pollution Prevention Advisory Board (board). The department hereby awards you \$82,883.76 to implement your proposed project. We are confident that your project will help achieve the goals of the RREO grant program.

The department administers the RREO grant program and Kendra Appelman-Eastvedt or I will be your main points-of-contact as we move forward in drafting a formal agreement. The effective start date of this project will be the date the department notifies you that the contract is approved and executed. *Please note that any purchase(s) made prior to the execution of a signed contract will not be reimbursed. This notice of award is tentative pending a signed contract with the department.*

In order to receive this award, one of the following permits and/or documentation must be provided to the department:

1. Any current water quality permits (most common is COR900000).
2. No Exposure Exclusion Certification (CONOX0000).
3. An explanation as to why a water quality permit is not required.

Information is available at the [CDPHE Water Quality website](https://cdphe.waterquality.state.co.us). If additional assistance is needed, please contact cdphe.wqstorm@state.co.us or call 303-692-3500.

In the event extenuating circumstances or regulatory compliance issues prohibit us from moving forward with this project, it is advised that you not inform the general public of this grant award until a contract has been signed by all parties.

Please acknowledge acceptance of the RREO grant award by responding to this email as soon as possible, but no later than close of business **Tuesday, May 4, 2021**.

If you have any questions, please contact me directly at (720) 588-0033. Again, on behalf of the board and the department, congratulations on your award!

Sincerely,

Megan Vinet
RREO Recycling Grant Specialist