



TOWN OF PAONIA
WEDNESDAY, JUNE 26, 2019
PLANNING COMMISSION MEETING AGENDA
6:00 PM

Call to Order

Roll Call

1. Roll Call

Approval of Agenda

2. Approval of Agenda

Unfinished Business

3. Minutes – May 30, 2019

New Business

4. Smith – 215 Delta Avenue – Roof Height Variance
5. Greenbelt Addition – Annexation
6. South Clark Avenue Subdivision

Adjournment

7. Adjournment

AGENDA SUMMARY FORM

<p>Agenda Item</p> 	<p>Roll Call</p>		
<p>Summary: Meeting opening -</p>			
Vote:	Barb Heck:	Bill Bear:	Monica Foguth:
Lucy Hunter:	Charles Stewart:		

AGENDA SUMMARY FORM

<p>Agenda Item</p> 	<p>Approval of Agenda</p>		
<p>Summary:</p>			
Vote:	Barb Heck:	Bill Bear:	Monica Foguth:
Lucy Hunter:	Charles Stewart:		

AGENDA SUMMARY FORM

Agenda Item # CALL 	Minutes –		
Summary:			
Vote:	Barb Heck:	Bill Bear:	Monica Foguth:
Lucy Hunter:	Charles Stewart:		

Minutes
Planning Commission Regular Meeting
Town of Paonia, Colorado
May 30, 2019

RECORD OF PROCEEDINGS

The Regular Meeting of the Planning Commission held Thursday, May 30, 2019, was called to order at 6:00 PM by Chairperson Barbara Heck, followed by the Pledge of Allegiance.

Roll Call:

Commission members present were as follows:

Chairperson Barbara Heck
Commissioner Lucy Hunter
Commissioner Monica Foguth
Mayor Charles Stewart
Trustee William Bear

Town Staff present were as follows:

Deputy Clerk Amanda Mojarro

Absent Staff members were as follows:

Administrator Ken Knight

A quorum was present, and Chairperson Barb Heck proceeded with the meeting.

Approval of Agenda

Motion made by Trustee Bear, Supported by Commissioner Hunter to approve the agenda.
Motion carried unanimously

Unfinished Business

Minutes – April 10, 2019

Motion made by Mayor Stewart, Seconded by Commissioner Hunter to approve minutes. Motion carried unanimously.

Public Hearing: 337 Main Ave - Home Occupancy

Chairperson Barbara Heck opened the meeting to discuss, Mr. Jeff Ruppert and Ms. Lucy Hunter's home occupation permit for their business Odisea, LLC.

Commissioner Hunter recused herself from the hearing by reason of personal conflict of interest.

Mayor Stewart recused himself from the hearing by reason of conflict of interest.

Mr. Ruppert stated they work from a building located in there back yard. Ms. Hunter stated that they have (1) one employee and will have client meetings (2) twice a month.

Discussion ensued by Trustee Bear about changes to the building. Ms. Hunter communicated that there will be no changes to the building.

Discussion points:

- Parking issues
- Additional off-street parking
- Instructing to park behind Town Hall's public parking area.
- Traffic flow

Public Comment:

Richard Schmidt owner of 3 properties on Main Ave, moved his fence line over (4) four feet is concerned with cars being parked on his side of the street onto his property. Chairperson Heck suggested to put signs up signifying that it is private property.

Motion by Trustee Bear Supported by Commissioner Foguth to recommend to the Board of Trustees approval of Mr. Ruppert and Ms. Hunter's special use permit with a caveat of no additional traffic being generated other than the normal, with permission to have offsite parking. Motion carried unanimously.

Adjournment

Motion by Chairperson Heck supported by Trustee Bear to adjourn the meeting. Motion carried unanimously.

The meeting was adjourned by Ms. Heck at 6:13 pm

Amanda Mojarro, Deputy Clerk

Barbara Heck, Chairperson

AGENDA SUMMARY FORM

<p>Agenda Item</p> 	<p>Smith – 215 Delta Avenue – Roof Height Variance</p>		
<p>Summary: Property owners of 215 Delta Avenue request approval for a garage roof total height of 20ft. Paonia code only permits 15 ft for accessory buildings in the residential zone.</p>			
<p>Staff: A roof height of 20’ is not normally allowed within a residential zone. Staff believes that variances should be issued only in extreme and unusual circumstances. The Planning Board should give careful consideration as to whether or not this request rises to those circumstances.</p>			
<p>Vote:</p>	<p>Barb Heck:</p>	<p>Bill Bear:</p>	<p>Monica Foguth:</p>
<p>Lucy Hunter:</p>	<p>Charles Stewart:</p>		

NOTICE OF PUBLIC HEARING

In compliance with the Municipal Code of the Town of Paonia, Colorado, the Planning Commission will hold a public meeting on Wednesday, June 26, 2019 on or after 6:00PM at Paonia Town Hall Community Center Room, 214 Grand Avenue, Paonia, Colorado to consider a request for:

Variance Request for Shane Smith

Garage Height

215 Delta Avenue Paonia CO 81428

In compliance with the Municipal Code of the Town of Paonia, Colorado, the Board of Trustees will hold a public meeting on Tuesday, July 11, 2019 on or after 6:30PM at Paonia Town Hall Community Center Room, 214 Grand Avenue, Paonia, Colorado to consider the Planning Commission recommendation for:

Variance Request for Shane Smith

Garage Height

215 Delta Avenue Paonia CO 81428

If you are unable to attend but wish to comment, comments can be made at Paonia Town Hall: 214 Grand Avenue, PO Box 460, Paonia, CO 81428, or paonia@townofpaonia.com until June 20, 2019.

SPECIAL REVIEW/VARIANCE APPLICATION

Name Shane & Paige Smith Application Date 5-13-2019
Property Address 215 Delta Ave. 81428 P&Z Hearing Date 6-26-19
Telephone Number [REDACTED] Council Hearing Date 7-9-19

11.01 Intent. Each established zoning district is intended for a specific type or category of land use (e.g., single family dwelling in an R-1 district). However, there are certain uses, which may or may not be appropriate in a district depending on the situation. For example, the location, nature of the proposed use, character of the surrounding area, traffic capacities of adjacent streets, and potential environmental effects all may dictate that the circumstances of the development should be individually reviewed. The special review process is established to provide for these specific uses without establishing numerous separate zoning classifications. It is the intent of this chapter to provide a review of such uses so that the community is assured that the proposed uses are compatible with the location and surrounding land uses.

11.02: When Allowed. Within each zoning district, certain land uses are permitted by right, by special review or prohibited. Special review uses may be permitted in designated districts upon review by the Planning and Zoning Commission and approval by the Town Board.

11.03: Site Plan and Supporting Documents. There shall be filed with each special review application a site plan drawn to scale and an appropriate number of copies as determined by the Town Manager. The site plan shall be drawn in black ink on Mylar. Following approval by the Town Board the applicant shall submit a reproducible copy of the original site plan to the Town for the Town's permanent records.

The special review application shall include the following:

- The site plan showing the location of all buildings, structures and other improvements to be placed on the real property. A building envelope may be used in lieu of showing the exact building or structure location to allow for minor variations in the location.
- A legal description of the property, which may require a survey.
- A list of the names and addresses of all property owners within 200 ft. of the property. *By Town*
- All off-street parking and loading areas. *Its a garage*
- The location of all ways for ingress and egress to all buildings, and parking areas.
- Service and refuse collection areas. *n/a*
- Major screening proposals. *none*
- The size, shape, height and character of all signs. *none*
- The area and location of all open space and recreation areas. *n/a*
- The location and type of outdoor lighting. *n/a*
- The character and type of landscaping to be provided. The landscaping shall be indicated in tabular form showing the type of plant material, minimum size and quantity. The approximate location of landscaping shall be indicated on the site plan.
- The anticipated timetable for completion. If the project is to be completed in phases, then the data for completion of each phase shall be indicated. *90 days after Variance IS granted*

- All owners and lien-holders of the property shall sign the following agreement that will be placed on the original special review site plan.
- Home Owner's association Written plan approval (if applicable) *n/a*

The undersigned agree that the real property described on the site plan shall be developed only in accordance with the approved special review site plan and other provisions of the zoning regulations of the Town of Paonia.

I. Site Plan

Any application for Special Review/Variance that includes a new structure or improvement to an existing structure will require a site plan. Plans may be hand drawn, but must be clearly written with accurate measurements indicated. The Site Plan may be submitted as two separate drawings or one drawing with an overlay.

II. Project Summary

Please answer only the questions that apply to your Special Review/Variance request. Any additional information, which would be beneficial in the consideration, may be noted in the "Comments" section.

- a. Reason for Special Review/Variance _____
Request to build unattached garage at 20' high rather than 15'
- b. Current Zoning of Property Residential R-2
- c. What land boundary changes are necessary? None
- d. What addition/changes to existing buildings/structures will be made? None
- e. What new buildings/structures will be constructed? Free-standing, one-car garage
- f. What additions/changes in utilities will be necessary? Include water, sewer, gas, and electric. Extension of electricity from main house
- g. Will property have Commercial/Private or Public Use? Private
- h. Anticipated traffic flow and volume? No Change

- i. Detail the Safety and Disabled Access accommodations? N/A
- j. Detail the possible environmental impact; such as noise, lighting glare, pollutants, etc. None

Comments: We are adding 5' to the garage's height to allow for more ideal placement of photovoltaic solar panels and to better take advantage of passive solar heating. In addition, the space will provide increased room for storage.

III. Public Notice Requirements

All property owners within 200 feet of the property being reviewed shall be notified via certified mail of a public hearing whereby the Planning and Zoning Commission shall consider this application. It is incumbent upon the applicant to request the names of the property owners from the Delta County GIS Department (970-874-2119). Please have the GIS e-mail the information to Corinne@townofpaonia.com. Applications for Special Review shall be filed at least 30 days in advance of the meeting at which they are to be considered by the Planning and Zoning Commission. Incomplete applications shall result in denial of application acceptance and returned for completion, consequentially delaying hearings.

IV. Acknowledgement to Pay Fees

This application must be completed and a fee of **\$250.00** is assessed to include preliminary costs of administrative services, initial correspondence, publication and certified mailings to property owners within 200 feet of said property. **Payment must accompany this application.**

FEES PAID HEREUNDER ARE NON-REFUNDABLE UPON SIGNING

By signing below, I acknowledge that I will be billed for any overages of costs incurred for this Special Review/Variance. I am aware that upon acceptance of the Special Review/Variance by the Planning and Zoning Commission, a building permit must be applied and approved by the Building Inspector, if applicable.

SIGNED 

PRINTED NAME Shane Smith DATE: 5-13-2019

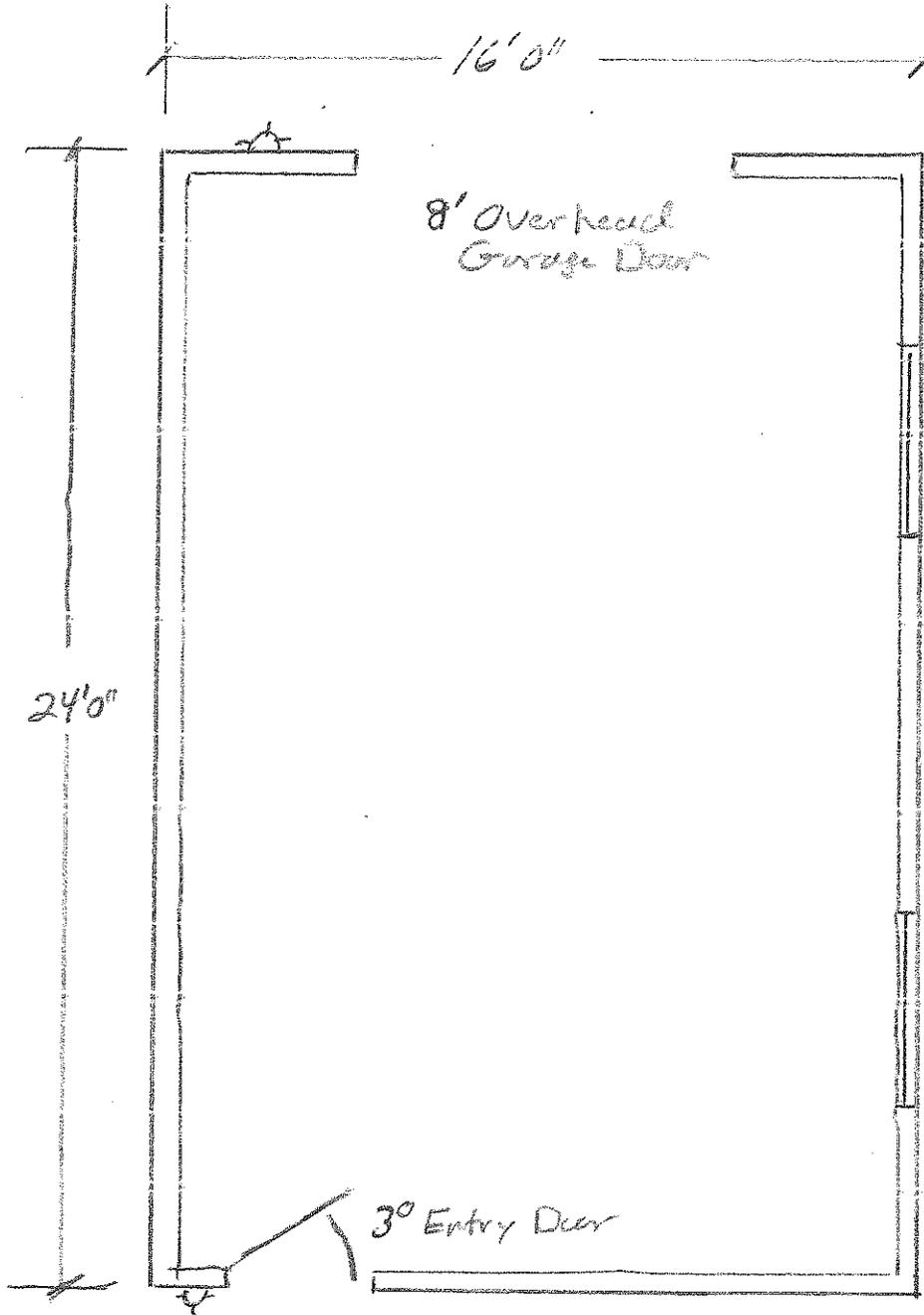
Clerks Acceptance  DATE 5.14.19

Smith Garage

← Alley →

215 Delta Ave

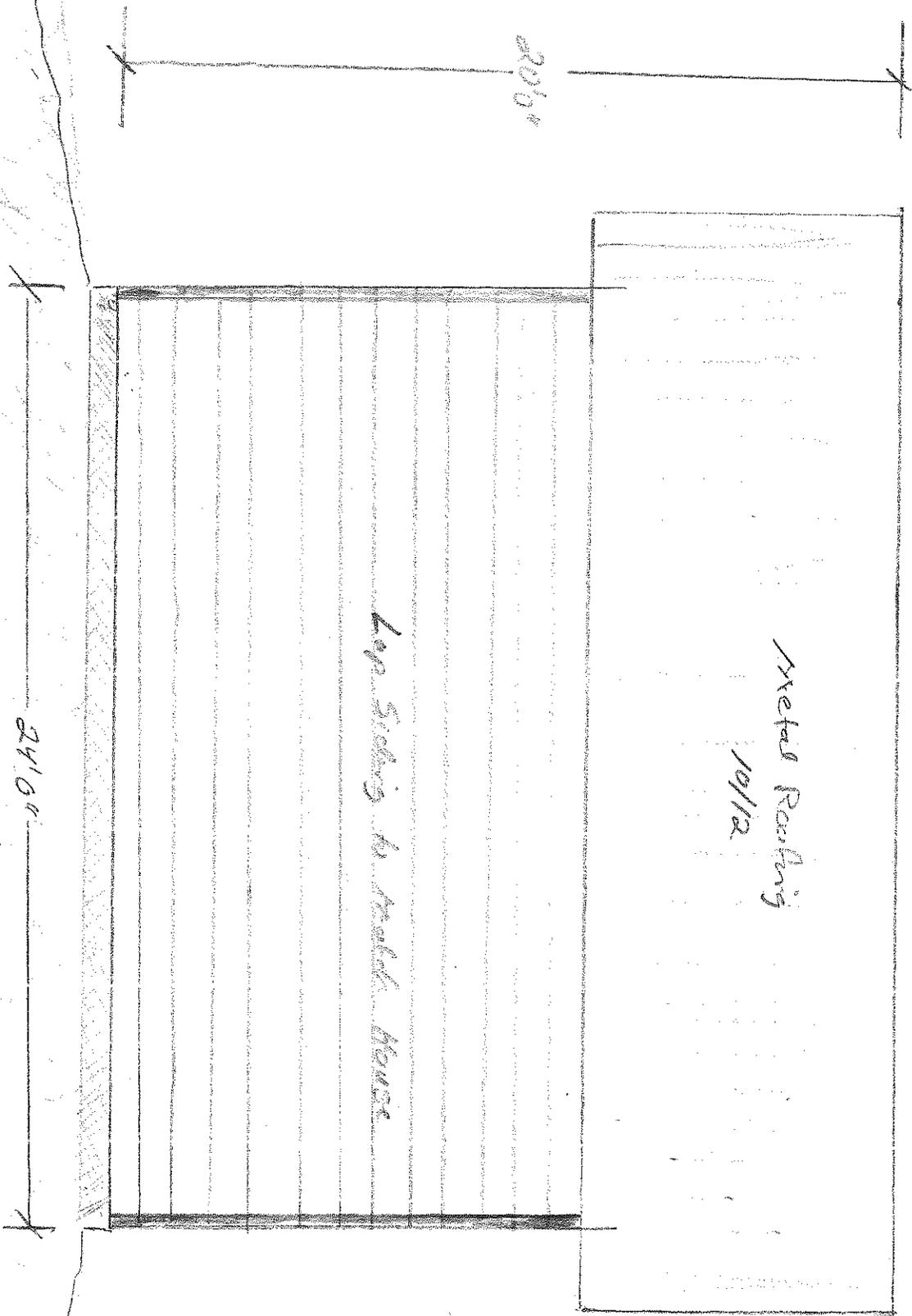
← North

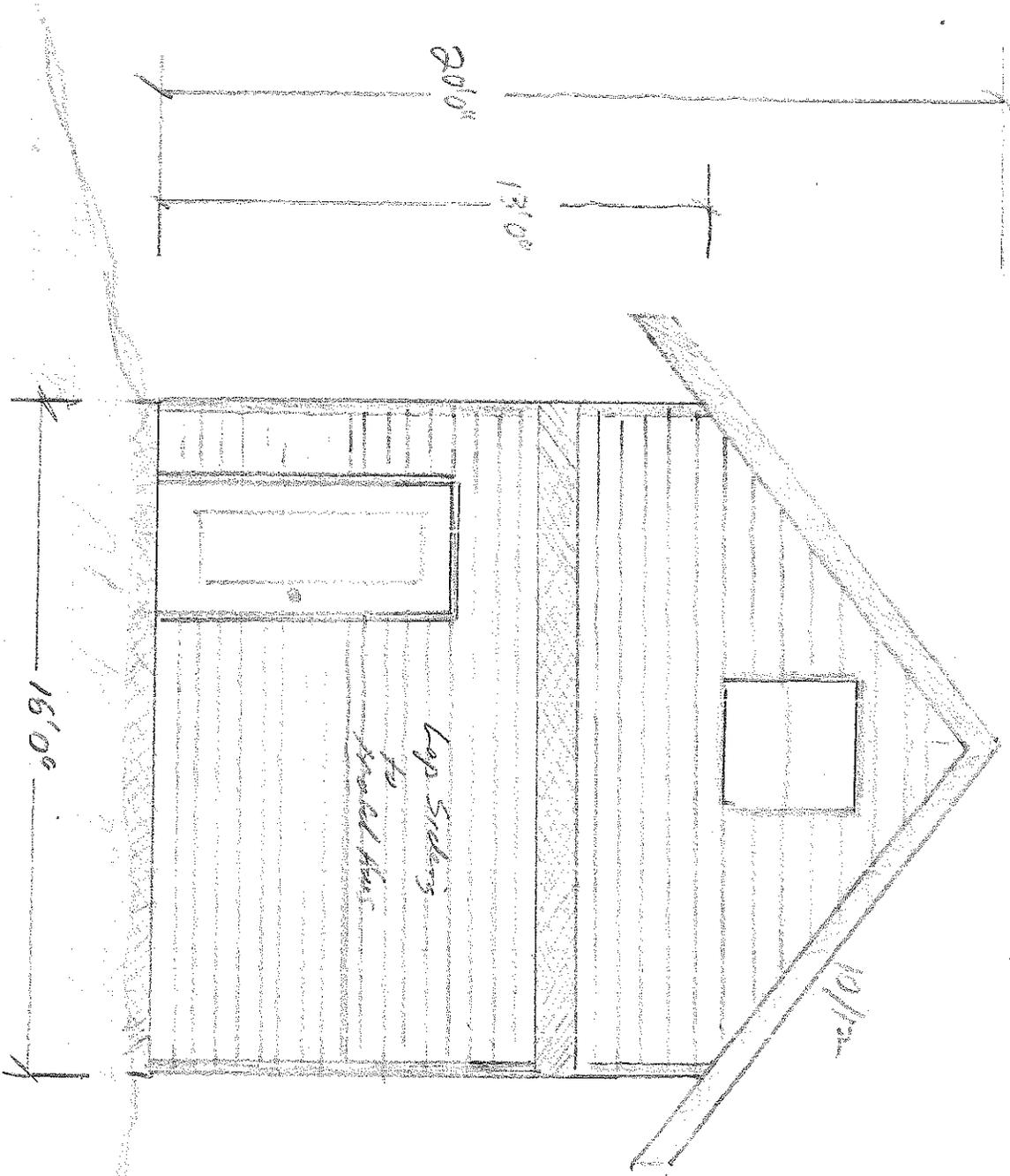


↓
to House

North Elevation

Smith Garage
215 Delta Ave



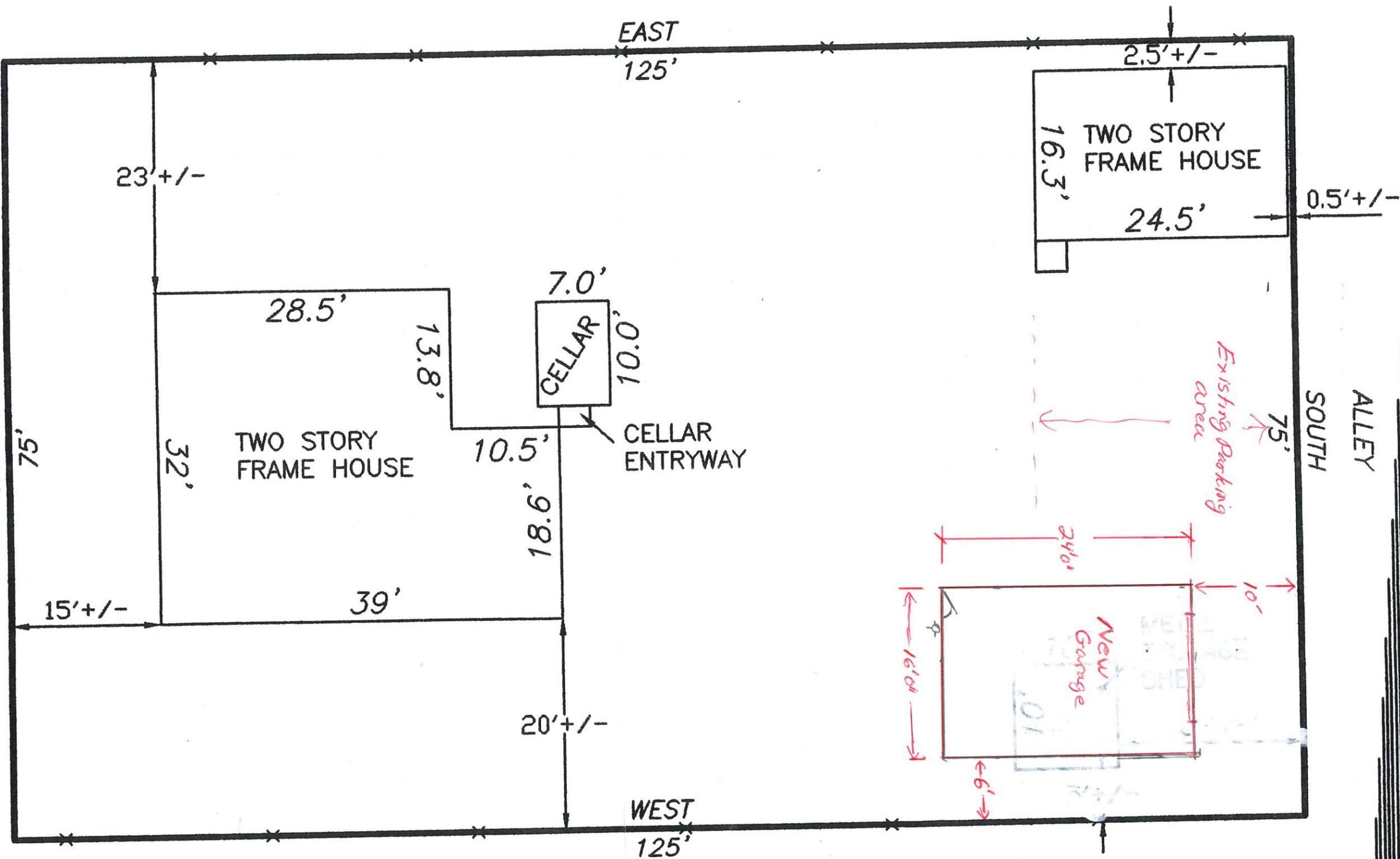


West Elevation

Smith Garage
215 Drake Ave

DELTA AVENUE

NORTH



EAST
125'

23' +/-

2.5' +/-

TWO STORY
FRAME HOUSE

24.5'

0.5' +/-

28.5'

7.0'
CELLAR
10.0'

13.8'

TWO STORY
FRAME HOUSE

10.5'

CELLAR
ENTRYWAY

18.6'

Existing
Parking
area

75'
SOUTH
ALLEY

15' +/-

39'

24' 0"

New
Garage

10'

16' 0"

20' +/-

WEST
125'

6'

AGREEMENT TO AMEND/EXTEND CONTRACT

Date: 12/11/2009

1. This agreement amends the contract dated 10/28/2009 (Contract), between Paul & Jeanine Devlin (Seller), and Shane & Paige Smith Trust (Buyer), relating to the sale and purchase of the following legally described real estate in the County of Delta, Colorado: Lots 32, 33, & 34, Block 7, Hawkins and Moller's Addition to the town of Paonia including but not limited to: with/without warranty one (1) Town of Paonia water tap, One (1) Town of Paonia sewer tap, and One half (1/2) share of Stewart Ditch irrigation Water. known as No.

215 & 215 1/2 Delta Avenue Paonia CO 81428 (Property).
Street Address City State Zip

[NOTE: If any item is left blank or the term "No Change" is inserted, it means no change. The abbreviation "N/A" or the word "Deleted" means not applicable and when inserted on any line in Dates and Deadlines (§ 2.3) means that the corresponding provision of the Contract to which reference is made is deleted.]

2. § 2.3. DATES AND DEADLINES. [NOTE: This table may be deleted if inapplicable.]

Item No.	Reference	Event	Date or Deadline
1	§ 4.2.1	Alternative Earnest Money Deadline	
2	§ 5.1	Loan Application Deadline	
3	§ 5.2	Loan Conditions Deadline	
4	§ 5.3	Buyer's Credit Information Deadline	
5	§ 5.3	Disapproval of Buyer's Credit Information Deadline	
6	§ 5.4	Existing Loan Documents Deadline	
7	§ 5.4	Existing Loan Documents Objection Deadline	
8	§ 5.4	Loan Transfer Approval Deadline	
9	§ 6.2.2	Appraisal Deadline	
10	§ 6.2.2	Appraisal Objection Deadline	
11	§ 7.1	Title Deadline	
12	§ 7.2	Document Request Deadline	
13	§ 7.3	Survey Deadline	
14	§ 7.4.4.1	CIC Documents Deadline	
15	§ 7.4.5	CIC Documents Objection Deadline	
16	§ 8.1	Title Objection Deadline	
17	§ 8.2	Off-Record Matters Deadline	
18	§ 8.2	Off-Record Matters Objection Deadline	
19	§ 8.3.2	Survey Objection Deadline	
20	§ 8.6	Right Of First Refusal Deadline	
21	§ 10.1	Seller's Property Disclosure Deadline	
22	§ 10.2	Inspection Objection Deadline	
23	§ 10.3	Inspection Resolution Deadline	
24	§ 10.5	Property Insurance Objection Deadline	
25	§ 12	Closing Date	12/21/2009

JUNE 17th/2019

I MARK TAYLOR DON'T HAVE A
PROBLEM WITH SHANE'S REMODELING
HIS GARAGE.

Mark Taylor

AGENDA SUMMARY FORM

<p>Agenda Item</p> 	<p>Greenbelt Addition – Annexation</p>		
<p>Summary: Property owners of 419 Stahl Road requests approval recommendation for 3.1 acres annexed to Town limits with a developing resource zoning approval.</p>			
<p>Staff: This property is within the Delta County/Town of Paonia Highway 133 planning area. Properties within this area must connect to Town water/sewer if it is available at the property, which this parcel is, and annex into the Town as a condition to receiving a water/sewer tap. The Highway 133 planning area allows for the Town to control growth and development regulations for this pivotal area around one of the primary entrances to the Town. Based upon the commitments that the Town has made in entering into the Highway 133 planning area; staff recommends approval.</p>			
<p>Vote:</p>	<p>Barb Heck:</p>	<p>Bill Bear:</p>	<p>Monica Foguth:</p>
<p>Lucy Hunter:</p>	<p>Charles Stewart:</p>		

NOTICE OF PUBLIC HEARING

In compliance with the Municipal Code of the Town of Paonia, Colorado, the Planning Commission will hold a public meeting on Wednesday, June 26, 2019 on or after 6:00PM at Paonia Town Hall Community Center Room, 214 Grand Avenue, Paonia, Colorado to consider a request for:

Greenbelt Addition

Annexation

419 Stahl Road Paonia CO 81428

In compliance with the Municipal Code of the Town of Paonia, Colorado, the Board of Trustees will hold a public hearing on Tuesday, July 23, 2019 on or after 6:30PM at Paonia Town Hall Community Center Room, 214 Grand Avenue, Paonia, Colorado to consider the Planning Commission recommendation for:

Greenbelt Addition

Annexation

419 Stahl Road Paonia CO 81428

If you are unable to attend but wish to comment, comments can be made at Paonia Town Hall: 214 Grand Avenue, PO Box 460, Paonia, CO 81428, or paonia@townofpaonia.com until June 20, and July 17, 2019.

TOWN OF PAONIA
APPLICATION FOR ANNEXATION
Town Code Section – Article XV, Section 1.00

For Town Use Only
Date App. Received: <u>5.22.19</u>
Fee \$: _____
Deposit Paid \$: _____
Application Received by: _____

Important - Please Read the Following Information Carefully

Applicants are encouraged to prepare a separate project narrative to accompany all submitted materials. This narrative should be well organized and include a table of contents, page numbers and similar information to facilitate review by Town Staff and elected/appointed commissions. If a separate narrative is submitted, this application form shall reference the narrative as applicable.

It is the applicant's responsibility to obtain, read and understand all of the relevant sections of the Town of Paonia Municipal Code applicable to this procedure. Please keep in mind that more than one section of the code may apply to your application. These regulations are available through the Town of Paonia Municipal Offices at a nominal cost. If you do not understand portions of these materials concerning your application, please ask questions. Failure to complete the application, submit all of the required materials or answer questions completely and accurately may result in a delay and processing or a rejection of the application as incomplete. All fees must be paid in full at the time of application. Public meetings or public hearings will not be scheduled for an application until it is deemed complete by the Town. Each applicant should take the time necessary to submit a complete and comprehensive application. Town Staff is available to direct the applicant to appropriate sources of information.

APPLICANT

Date: 5-17-19
Name (s): CHARRIS AND DUKIE FORD Owner Agent
Mailing Address: _____
Mailing Address for Notices, if different from above: _____
Telephone: 9 _____ Cell: _____ E-mail: CHARRIS@PAONIA

PROPERTY SUBJECT TO APPLICATION

Street Address: 419 STAHL RD., PAONIA, CO, 81428
Practical Property Description: _____
Legal Description (may attach): _____

PROPOSED ANNEXATION NAME GREEN BELT

PROPOSED WATER RIGHTS DEDICATION Attach additional sheet(s) as necessary

BRIEF DESCRIPTION OF ANNEXATION PROPOSAL (include number of proposed lots and land use(s), (e.g., residential, commercial, etc.): Attach additional sheet(s) as necessary

WE ARE PROPOSING TO ANNEX LOT # 324506206001 (AKA 419 STAHL RD), FROM DELTA COUNTY INTO THE TOWN OF PAONIA, WITH A ZONING DESIGNATION OF "DEVELOPING RESOURCE", WITH THE INTENTION OF LIMITED AGRICULTURAL USE AND THE POSSIBILITY FOR ACTIVITIES MEETING THE DEFINITION OF NEIGHBORHOOD COMMERCIAL USE. THE PROPERTY HAS A SINGLE FAMILY RESIDENCE WITH A SECONDARY UNIT WITH KITCHEN. WE ARE OPEN TO MAKING PART OF OUR LAND AVAILABLE TO FUTURE PUBLIC TRAIL SYSTEM.

Proposed Number of Lots and Type of Units (Commercial, Industrial, Residential - single-family, duplex, other) – Attach additional sheet(s) as necessary:

Acreage or Square Feet of Parcel: 3 Existing Zoning: COUNTY
Surrounding Zoning – North: R-1, South: COUNTY-AG, East: COUNTY-RES, West: COUNTY
Present Use of Subject Property: RESIDENTIAL - AGRICULTURE
Uses Surrounding Subject Parcel - North: RESIDENTIAL, South: AGRICULTURE, East: RESIDENTIAL
West: AGRICULTURE/RESIDENTIAL

UTILITY INFORMATION

Existing utility main lines currently serving annexation property:
Water Sewer Electric Gas None
Proposed utility main line extensions to serve annexation property:
Water Sewer Electric Gas None
Proposed number of new utility service connections within annexation property:
Water ___ Sewer ___ Electric ___ Gas ___ None

STREET INFORMATION

Existing street(s) serving proposed annexation property:
STAHL RD. AND SAMUEL WADE RD.

New streets/alleys or street/alley extensions proposed to serve annexation Yes No Explain:

MISCELLANEOUS

Variance/exception/waiver requested* Yes No * Separate application required

Other: _____

Property owner(s) if different from applicant (inclusive of mineral owners/lessees in accordance with C.R.S. § 24-65.5-103.):

Name	Mailing Address	Telephone
1.		
2.		
3.		
4.		

Attach additional sheets if necessary.

NOTE: In the event the town must retain outside professional services to process or evaluate an application, the applicant shall bear the costs of same, inclusive of land planning, engineering and legal fees, in addition to the base application fee. A deposit to cover the reasonable anticipated costs for outside professional services will be required at the time of application.

I hereby certify that I am the applicant named above and that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief.

Chanda Ford Date: 5-17-19

Applicant(s)

Dalcee Ford Date: 5-17-19

Applicant(s)

GREEN BELT ANNEXATION

LETTER OF INTENT:

WE WOULD LIKE TO ANNEX OUR PROPERTY (AT 419 STAHL RD) INTO THE TOWN OF PAGNIA, IN THE SPIRIT OF JOINING THE COMMUNITY TOWARDS CREATING AND MAINTAINING THE MOST SCENIC & VIBRANT AGRICULTURALLY INSPIRED ENTRANCE TO TOWN POSSIBLE.

Chand & Dulcie Ford

Letter of Intent

Doc Fee: \$20.50

SPECIAL WARRANTY DEED



This Deed, made March 31, 2017

Between Diane Wetzel and Sherry Kuusinen and The Estate of Gilbert D. Gallegos, of the County Delta, State of COLORADO, grantor(s) and Charis Ford and Dulcie Ford, as Joint Tenants, whose legal address is 21 [REDACTED] and State of COLORADO, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of One Hundred Two Thousand, Five Hundred Dollars (\$102,500.00) 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(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Delta, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as TBD Stahl Road, Paonia, CO 81428

TOGETHER with all and singular hereditaments and appurtenances, thereunto 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 said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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 on the date set forth above.

SELLERS:

Diane Wetzel
Diane Wetzel

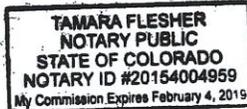
Sherry Kuusinen
Sherry Kuusinen

STATE OF COLORADO
COUNTY OF

)ss:

The foregoing Instrument was acknowledged before me March 31, 2017 by Diane Wetzel.

Witness my hand and official seal.



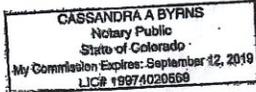
Tamara Flesher
Notary Public
My Commission expires:

STATE OF COLORADO
COUNTY OF Denver

)ss:

The foregoing Instrument was acknowledged before me March 30, 2017 by Sherry Kuusinen.

Witness my hand and official seal.



Cassandra A Byrns
Notary Public
My Commission expires:

WDSpecial-ESCROW NO. 598-H0496304-091-VP2



Proof of ownership

Exhibit A

Parcel A:

Lots 9 and 10 of Beezley's Subdivision, EXCEPTING therefrom that parcel of land conveyed to the Board of County Commissioners of Delta County per Book 506 at Page 683, recorded August 24, 1982, being further described as follows:

A parcel of land located within the E1/2 of the NW1/4 of Section 6, Township 14 South, Range 91 West of the 6th P.M., having a description based upon a bearing of S.89°03'25"E. from the Section Corner common to Sections 31, 36, 1 and 6 (monumented by a witness corner bearing N.89°03'25"W. 46.5 feet from true corner position and being a 3-1/4" brass cap CDOT), to the 1/4 Corner common to Sections 31 and 6 (monumented by a witness corner bearing N.89°03'25"W. 143.7 feet from true corner location and being a 2" aluminum cap LS20138), with all other bearings relative thereto and being more particularly described as follows:

Beginning at the NW1/16 Corner of said Section 6 (monumented by a 3-1/4" aluminum cap PLS25972); thence along the south line of said E1/2 of the NW1/4 N.88°52'39"W. 78.02 feet (monumented by a witness corner bearing N. 17°34'28" W. 250.00 feet from true corner position and being a 2" aluminum cap PLS38255); thence leaving said south line N. 17°34'28" W. 687.13 feet to the southerly right way line of Stahl Road (monumented by a 2" aluminum cap PLS38255); thence along said southerly right of way line the following two (2) courses: (1) along a non-tangent curve to the right 129.84 feet, with a radius of 542.96 feet and a chord bearing and distance of S.79°41'37" E 129.53 feet (monumented by a 2" aluminum cap PLS 38255); (2) thence S. 72°50'33" E. 247.24 feet to the westerly right of way line of Samuel Wade Road (monumented by a 2" aluminum cap PLS 38255); thence along said westerly right of way line the following two (2) courses: (1) along a non-tangent curve to the left 45.25 feet, with a radius of 1006.16 feet and a chord bearing a distance of S. 71°20'59" E. 45.25 feet (monumented by a 2" aluminum cap PLS 38255) (2) thence S. 72°38'17" E. 175.14 feet (monumented by a 2" aluminum cap PLS 38255); thence leaving said westerly right of way line S. 74°53'21" W. 280.60 feet to the east line of the NW1/4 of the NW1/4 of Section 6 (monumented by a 2" aluminum cap PLS 38255); thence along said east line S.02°21'40" W. 420.95 feet to the Point of Beginning, County of Delta, State of Colorado.

Parcel B:

Lot 11 of Beezley's Subdivision,
County of Delta, State of Colorado

EXCEPTING therefrom that parcel of land conveyed to the Board of County Commissioners of Delta County per Book 506 at Page 683, recorded August 24, 1982, being further described as follows:
A parcel of land located within the NW1/4 of the NW1/4 of Section 6, Township 14 South, Range 91 West of the 6th P.M., having a description based upon a bearing of S.89°03'25"E. from the Section Corner common to Sections 31, 36, 1 and 6 (monumented by a witness corner bearing N.89°03'25"W. 46.5 feet from true corner position and being a 3-1/4" brass cap, CDOT) to the 1/4 Corner common to Sections 31 and 6 (monumented by a witness corner bearing N.89°03'25"W. 143.7 feet from true corner location and being a 2" aluminum cap LS20138), with all other bearings relative thereto and being more particularly described as follows:

Beginning at a point on the southerly right of way line of Stahl Road from whence said Section Corner bears N.44°53'31"W. 1058.67 feet (monumented by a 1-1/2" aluminum cap LS18453 bearing N.70°37'30"E. 0.55 feet from true corner position);
thence along said southerly right of way line the following two (2) courses:
(1) N.70°37'30"E. 123.55 feet (monumented by a 2" aluminum cap PLS38255);
(2) thence along a tangent curve to the right 216.35 feet, with a radius of 542.96 feet and a chord bearing and distance of N.82°02'25"E, 214.92 feet (monumented by a 2" aluminum cap PLS38255);
thence leaving said right of way line S.17°34'28"E. 687.13 feet to the south line of said NW1/4 of the NW1/4 (monumented by a witness corner bearing N.17°34'28"W. 250.00 feet from true corner position and being a 2" aluminum cap PLS38255);
thence along said south line N.88°52'39"W. 335.22 feet (monumented by a 2" aluminum cap PLS38255);
thence leaving said south line N.19°14'50"W. 611.95 feet to the Point of Beginning.
County of Delta, State of Colorado

County of Delta, State of Colorado

Statement of Taxes Due

Account Number R009208

Parcel 324506206001

Assessed To

KIUISINEN SHERRY A

Legal Description

Situs Address

O90 DR PAONIA 81428 S: 6 T: 14S R: 91W Subdivision: BEEZLEYS SUBDIVISION Lot: 9 Unit: PT AND-- Lot: 10 Unit: PT TOTAL AC 3.176+- PT LOT 9 & 10 BEEZLEYS SUB EXCEPTING .13 AC+- TO DELTA COUNTY @ BK 506 PG 682 SEC 6 T14S R91W 6PM
 O90 DR PAONIA
 BEG NW1/16 COR TH N88°52'39"W 78.02';N17°34'28"W 250';N17°34'28"W 687.1... Additional Legal on File

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2016	\$888.68	\$0.00	\$0.00	\$0.00	\$888.68
Total Tax Charge					\$888.68
Grand Total Due as of 02/16/2017					\$888.68

Tax Billed at 2016 Rates for Tax Area G2- - - G2-

Authority	Mill Levy	Amount	Values	Actual	Assessed
DC SCHOOL DIST 50 - GENERAL	22.6560000	\$361.37	0100 - vacant residential lots	\$55,000	\$15,950
DC SCHOOL DIST 50 - BOND RE	4.9000000	\$78.16			
DC SCHOOL DIST 50 - ABATEME	0.2090000	\$3.33	Total	\$55,000	\$15,950
DELTA COUNTY - GENERAL FUND	12.7570000*	\$203.46			
DELTA COUNTY - ROAD & BRIDG	1.0000000	\$15.95			
DELTA COUNTY - SOCIAL SERVI	2.0500000	\$32.70			
DELTA COUNTY - ABATEMENTS	0.1510000	\$2.41			
PAONIA CEMETERY DISTRICT	0.9190000	\$14.66			
FIRE DISTRICT #2	3.5000000*	\$55.83			
NF WATER CONS DIST - GENERA	0.0610000	\$0.97			
NF WATER CONS DIST - BOND F	0.5000000	\$7.98			
COLORADO RIVER WATER CONS D	0.2520000	\$4.02			
NORTH FORK MOSQUITO ABATEME	1.8020000	\$28.74			
DELTA COUNTY MEMORIAL HOSPI	0.9850000	\$15.71			
NORTH FORK POOL, PARK & REC	0.8930000	\$14.24			
DELTA COUNTY LIBRARY - GENE	3.0000000	\$47.85			
COLORADO RIVER WATER CONS D	0.0010000	\$0.02			
DELTA COUNTY ECONOMIC DEVEL	0.0800000	\$1.28			
Taxes Billed 2016	55.7160000	\$888.68			

* Credit Levy

ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER SEPTEMBER 1ST. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR THE COUNTY ASSESSOR.

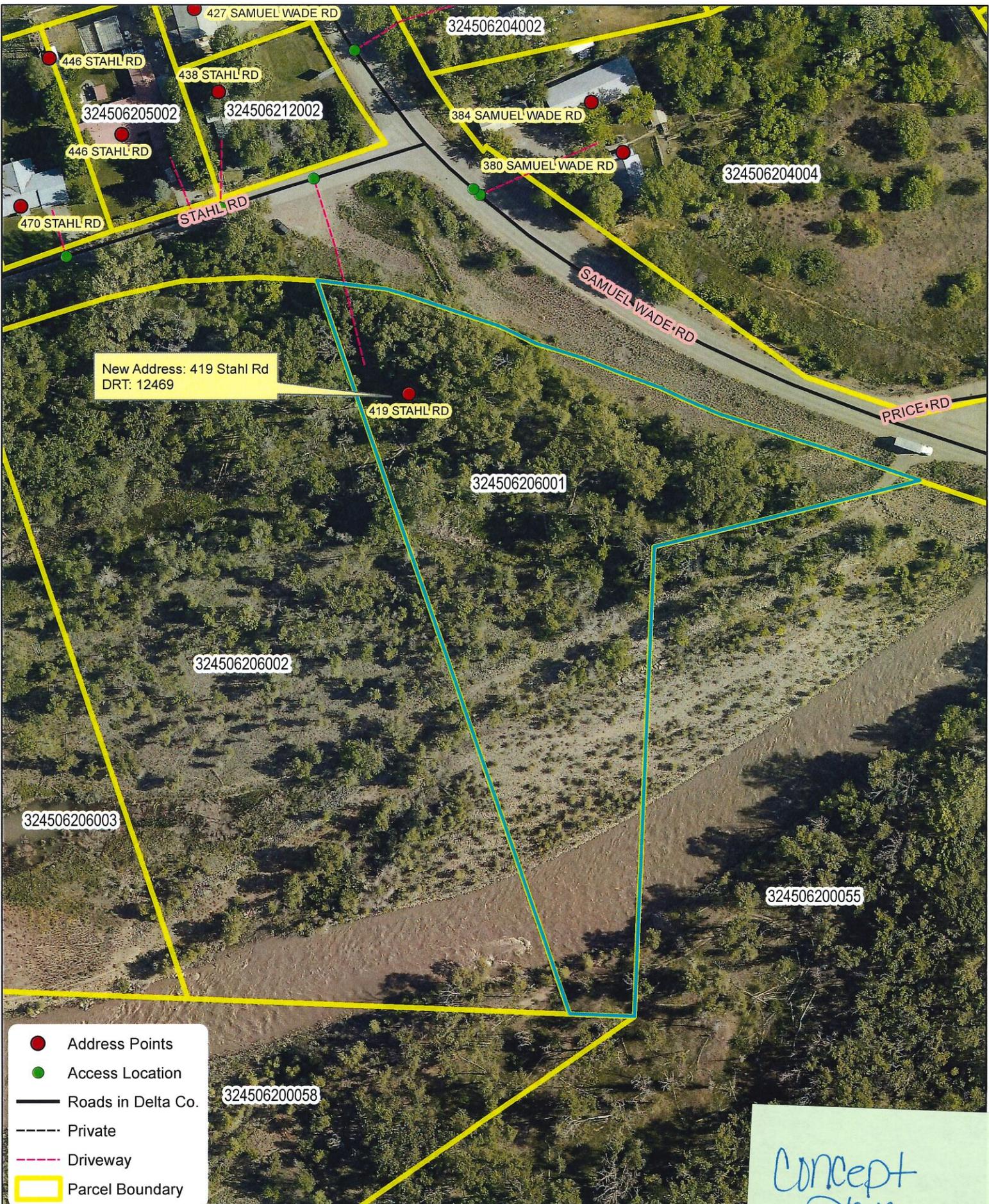
This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or miscellaneous tax collected on behalf of other entities, special or local improvement district assessments or manufactured homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and

Statement
of
Taxes

Statement of Taxes Due

TREASURER, DELTA COUNTY, LISA J. TAFOYA
501 Palmer Street, Suite #202
Delta, Co 81416
(970)874-2135



New Address: 419 Stahl Rd
DRT: 12469

Concept
Plan
MAP

GIS Disclaimer:

This GIS map data is not a legal document or a survey instrument; Delta County assumes no responsibility for any use of the map data or any loss from using the map data. The data is provided on an "as is" basis with no guarantee to be spatially accurate, complete or current. Due to the dynamic nature of data, some inconsistencies will exist.

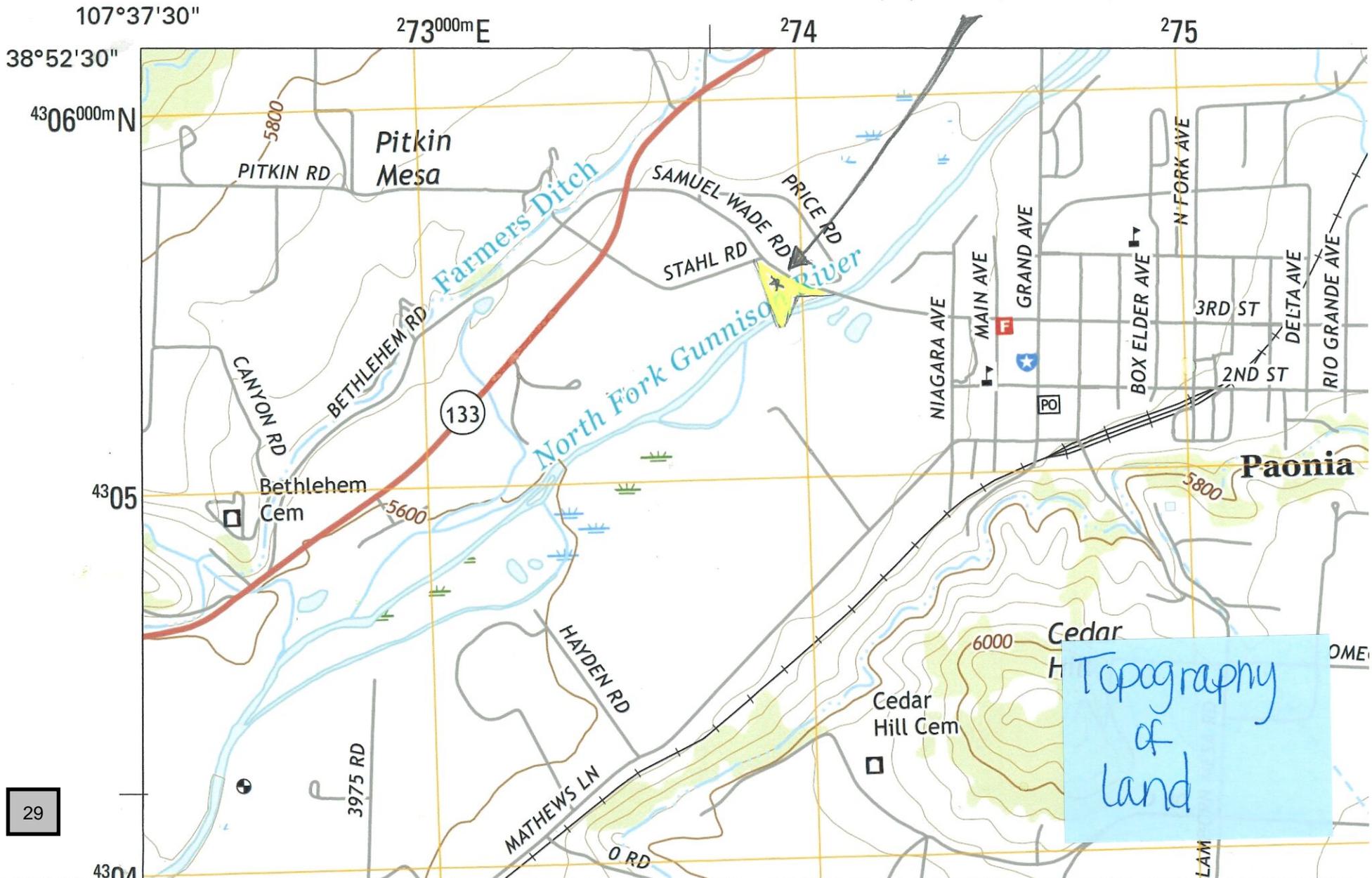


TOPO MAP



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

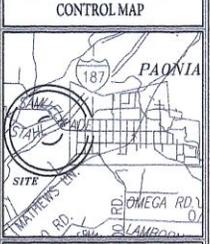
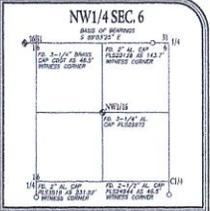
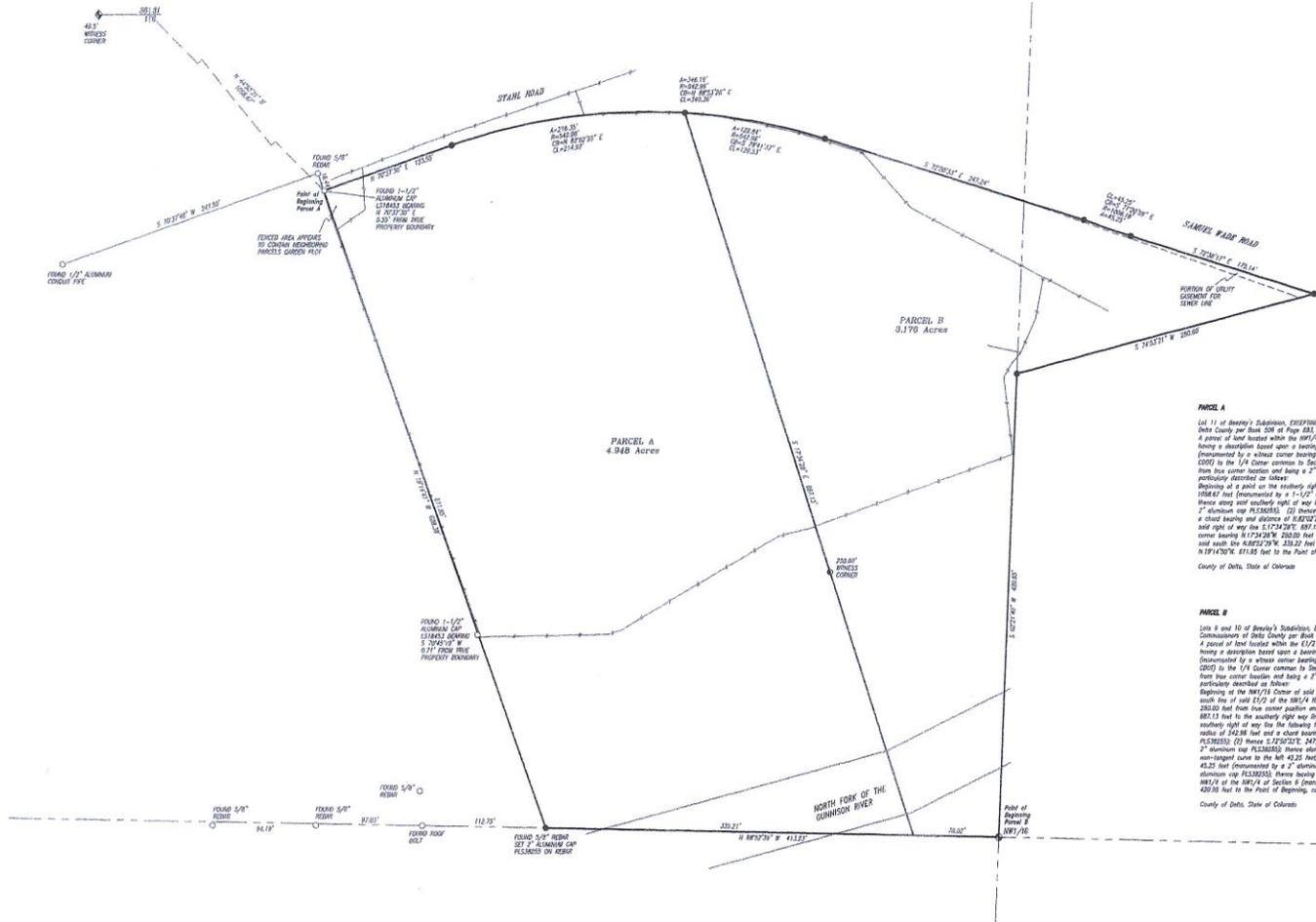
419 STAHL ROAD



29

Topography
of
land

BOUNDARY SURVEY PREPARED FOR KUUSINEN
 WITHIN THE N1/2 NW1/4 OF SEC. 6, T.14S., R.91W., 6TH P.M.
 DELTA COUNTY, COLORADO



- TYPICAL LEGEND**
- Set Mag Nail in Asphalt
 - Set 6/8" rebar 30" long with 2" aluminum cap PL539250
 - Set 6/8" rebar with 2" aluminum cap as witness corner of length PL539250
 - Found 3/4" rebar 30" long with 3-1/4" aluminum cap PL529972
 - Found 5/8" rebar with 1-1/2" aluminum cap (S 18453 or as noted)
 - CDDT Right of Way monument

- Fences/lines
 — Electric (overhead)
 — Electric (underground)
 — Water line
 — Easement
 - - - - - Previous Parcel Boundary

BASIS OF BEARINGS:
 S 89°03'25" E FROM THE SEC. COR. COMMON TO SEC. 31, 36, 1 & 6 TO THE 1/4 COR. COMMON TO SEC. 31 & 6 DELTA COUNTY LOCAL COORDINATE SYSTEM
 SCALE 1"=50 U.S. SURVEY FEET

SURVEYOR'S CERTIFICATION
 I, Kris Crawford, do hereby certify that the above described parcel has been surveyed by me and under my direct supervision and that such survey is accurately represented herein, and is based upon my knowledge, information and belief, and is in accordance with applicable standards of practice and is not a quantity or warranty, either expressed or implied.



Date: 07/21/2016 Signed: KRIS CRAWFORD
 COLORADO PROFESSIONAL LAND SURVEYOR #38255

PARCEL A
 Lot 11 of Breddy's Subdivision, EXCEPT therefrom that parcel of land conveyed to the Board of County Commissioners of Delta County per Book 258 of Page 654, recorded August 24, 1982, being further described as follows: A parcel of land located within the NW1/4 of Section 6, Township 14 South, Range 91 West of the 6th P.M., being a subdivision based upon a survey of S.89°03'25" E from the Section Corner common to Sections 31, 36, 1 and 6 (monumented by a witness corner bearing N.89°03'25" W, 46.8 feet from the corner position and being a 2-1/4" brass cap, CDDT) to the 1/4 Corner common to Sections 31 and 6 (monumented by a witness corner bearing S.89°03'25" E, 143.7 feet from the corner location and being a 2" aluminum cap L539250), with all other bearings within the tract and being more particularly described as follows:
 Beginning at a point on the westerly right of way line of Stahl Road from where said Section Corner bears N.45°31'31" W, 108.67 feet (monumented by a 1-1/2" aluminum cap L53453 bearing S.82°37'30" E, 31.8 feet from the corner position); thence along said westerly right of way line the following bearings and distances: (1) S.89°03'25" E, 121.53 feet (monumented by a 2" aluminum cap PL539250); (2) thence along a fence line to the first 215.00 feet with a radius of 542.88 feet and a chord bearing and distance of S.82°02'23" E, 214.92 feet (monumented by a 2" aluminum cap PL539250); thence along said right of way line S.72°42'28" E, 357.15 feet to the south line of said NW1/4 of the NW1/4 (monumented by a witness corner bearing N.72°42'28" W, 233.20 feet from the corner position and being a 2" aluminum cap PL539250); thence along said south line bearing N.89°03'25" W, 233.20 feet (monumented by a 2" aluminum cap PL539250); thence bearing said south line N.17°14'28" E, 111.88 feet to the Point of Beginning, containing 4.948 acres, more or less.
 County of Delta, State of Colorado

PARCEL B
 Lots 9 and 10 of Breddy's Subdivision, EXCEPT therefrom that parcel of land conveyed to the Board of County Commissioners of Delta County per Book 258 of Page 654, recorded August 24, 1982, being further described as follows: A parcel of land located within the E1/2 of the NW1/4 of Section 6, Township 14 South, Range 91 West of the 6th P.M., being a subdivision based upon a survey of S.89°03'25" E from the Section Corner common to Sections 31, 36, 1 and 6 (monumented by a witness corner bearing N.89°03'25" W, 46.8 feet from the corner position and being a 2-1/4" brass cap, CDDT) to the 1/4 Corner common to Sections 31 and 6 (monumented by a witness corner bearing S.89°03'25" E, 143.7 feet from the corner location and being a 2" aluminum cap L539250), with all other bearings within the tract and being more particularly described as follows:
 Beginning at the NW1/4 Corner of said Section 6 (monumented by a 2-1/4" aluminum cap PL529972); thence along the south line of said E1/2 of the NW1/4 bearing S.78°52'38" W, 78.52 feet (monumented by a witness corner bearing N.17°14'28" E, 253.00 feet from the corner position and being a 2" aluminum cap PL539250); thence bearing said south line S.17°14'28" E, 881.13 feet to the westerly right of way line of Stahl Road (monumented by a 2" aluminum cap PL539250); thence along said westerly right of way line the following bearings and distances: (1) S.72°42'28" E, 129.53 feet (monumented by a 2" aluminum cap PL539250); (2) thence S.72°42'28" E, 942.14 feet to the westerly right of way line of Stahl Road (monumented by a 2" aluminum cap PL539250); thence along said westerly right of way line the following bearings and distances: (1) along a fence line to the NW 42.25 feet, with a radius of 1008.16 feet and a chord bearing and distance of S.72°42'28" E, 45.35 feet (monumented by a 2" aluminum cap PL539250); (2) thence S.72°42'28" E, 125.14 feet (monumented by a 2" aluminum cap PL539250); thence bearing said westerly right of way line S.17°14'28" E, 285.80 feet to the west line of the NW1/4 of the NW1/4 of Section 6 (monumented by a 2" aluminum cap PL539250); thence along said west line S.52°21'42" W, 430.20 feet to the Point of Beginning, containing 3.170 acres, more or less.
 County of Delta, State of Colorado

RECEPTION: 688994, 07/21/2016 AT
 11:59:46 AM, 1, R \$10.00 TIER A STEPHENSON
 DELTA COUNTY
 CO CLERK AND RECORDER
 PLAY BK PG

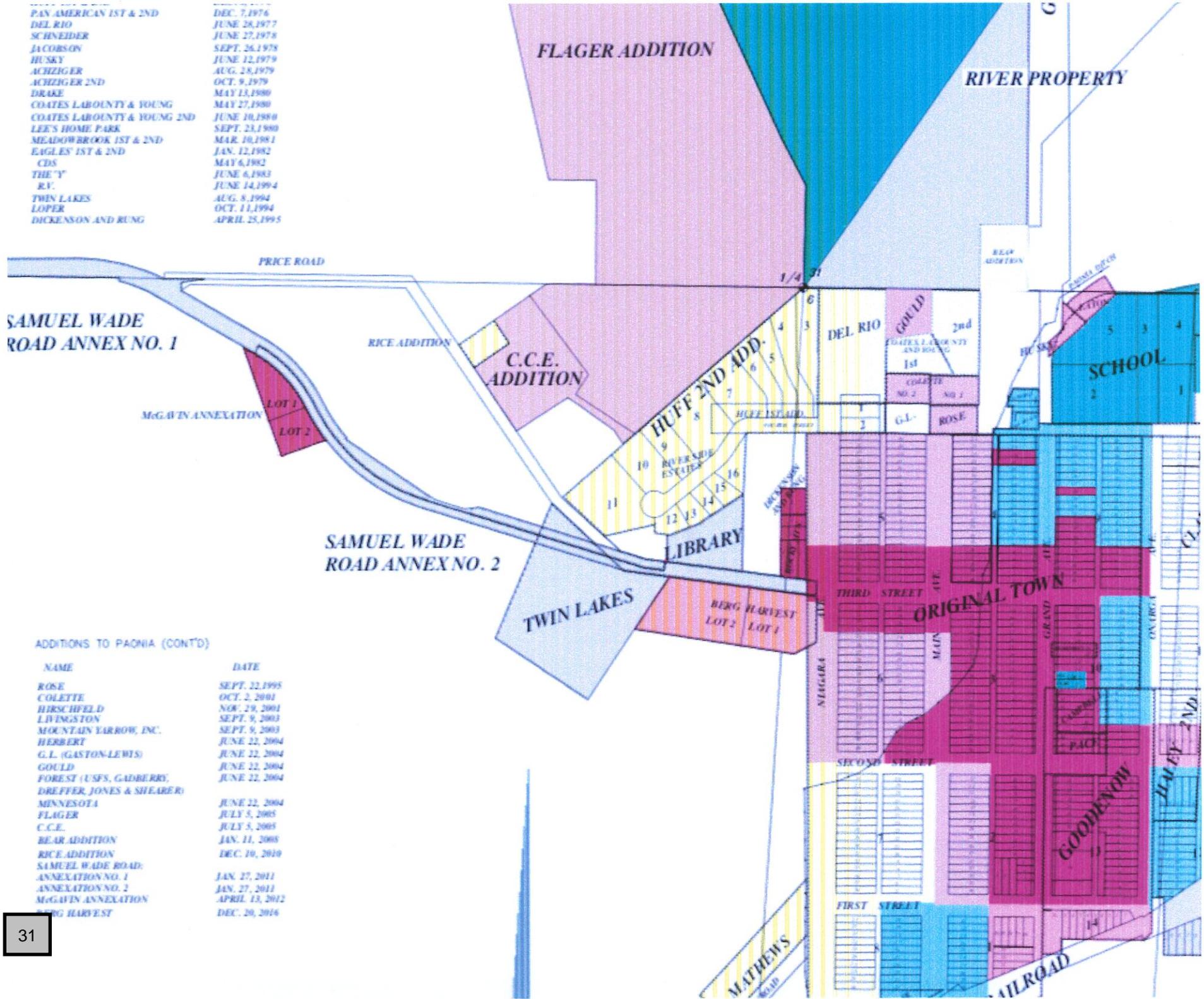
NOTE: According to Colorado law any map or plan based upon a deed in this survey must be accompanied when filed with this office by a statement of the facts upon which the survey is based, and a copy of such statement must be filed with the same when in the subdivision phase.

W&C
WILMORE & COMPANY
 PROFESSIONAL LAND SURVEYING, INC.
 406 Grand Avenue P.O. Box 16662
 Pacific, Colorado 81428
 970.527-4200 PHONE
 970.527-4202 FAX
 www.wilmoreandcompany.com
 Defining Boundaries EMAIL: wilmoreandcompany@tda.net

FIELD CREW: KC
 DRAFTER: KC
 CHECKED BY: RAW

BOUNDARY SURVEY PREPARED FOR KUUSINE
 WITHIN THE N1/2 NW1/4 OF SEC. 6, T.14S., R.91W., 6TH P.M.
 DELTA COUNTY, COLORADO
 1/16122 21 JULY 2016

PAN AMERICAN 1ST & 2ND	DEC. 7, 1976
DEL RIO	JUNE 28, 1977
SCHNEIDER	JUNE 27, 1978
JACOBSON	SEPT. 26, 1978
HUSKY	JUNE 12, 1979
ACHZIGER	AUG. 28, 1979
ACHZIGER 2ND	OCT. 9, 1979
DRAKE	MAY 13, 1980
COATES LABOUNTY & YOUNG	MAY 27, 1980
COATES LABOUNTY & YOUNG 2ND	JUNE 10, 1980
LEE'S HOME PARK	SEPT. 23, 1980
MEADOWBROOK 1ST & 2ND	MAR. 19, 1981
EAGLES' 1ST & 2ND	JAN. 12, 1982
CDS	MAY 6, 1982
THE "Y"	JUNE 6, 1983
R.V.	JUNE 14, 1994
TWIN LAKES	AUG. 8, 1994
LOPER	OCT. 11, 1994
DICKENSON AND RUNG	APRIL 25, 1995



ADDITIONS TO PAOIA (CONT'D)

NAME	DATE
ROSE	SEPT. 22, 1995
COLETTE	OCT. 2, 2001
HIRSCHFELD	NOV. 29, 2001
LIVINGSTON	SEPT. 9, 2003
MOUNTAIN YARROW, INC.	SEPT. 9, 2003
HERBERT	JUNE 22, 2004
G.L. (GASTON-LEWIS)	JUNE 22, 2004
GOULD	JUNE 22, 2004
FOREST (USFS, GADBERG)	JUNE 22, 2004
DREFFER, JONES & SHEARER	
MINNESOTA	JUNE 22, 2004
FLAGER	JULY 5, 2005
C.C.E.	JULY 5, 2005
BEAR ADDITION	JAN. 11, 2005
RICE ADDITION	DEC. 10, 2010
SAMUEL WADE ROAD: ANNEXATION NO. 1	JAN. 27, 2011
ANNEXATION NO. 2	JAN. 27, 2011
McGAVIN ANNEXATION	APRIL 13, 2012
BERG HARVEST	DEC. 20, 2016

PETITION FOR ANNEXATION

TOWN OF PAONIA, COLORADO

TO: BOARD OF TRUSTEES, TOWN OF PAONIA, COLORADO

The undersigned, in compliance with the "Municipal Annexation Act" as set forth in Article 12, Chapter 31, of the Colorado Revised Statutes, hereby petition the Board of Trustees of the Town of Paonia, Colorado, for annexation to the Town of Paonia, Colorado, the following described unincorporated territory located in the County of Delta, State of Colorado, to wit:

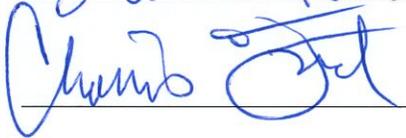
AS PER EXHIBIT "A" ATTACHED

1. It is desirable and necessary that the above-described territory be annexed to the Town of Paonia, Colorado;
2. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Paonia, Colorado;
3. A community of interest exists between the territory proposed to be annexed and the Town of Paonia, Colorado;
4. The territory proposed to be annexed is urban or will be urbanized in the near future;
5. The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Paonia, Colorado;
6. The undersigned are the owners of 100 (%) percent of the real property included in the territory to be annexed, exclusive of streets and alleys; and hereby consent to the establishment of the boundaries of this territory as shown on the annexation plat herewith;
7. The territory proposed for annexation is not presently a part of any incorporated city, city and county, or town, nor have annexation proceedings been commenced for the annexation of part or all of such territory to another municipality;
8. Annexation of the above-described territory will not result in the detachment of territory from any school district.

Petition for
Annexation

WHEREFORE, the undersigned request the Town of Paonia, Colorado, approve the annexation of the territory proposed to be annexed.

Signed this 29 day of May, 2019.

Dulcie Ford


Dulcie Ford
CHARRIS FORD

STATE OF COLORADO)
) §
County of ~~Delta~~ San Miguel)

The foregoing Petition for Annexation was subscribed and sworn to before me this 29 day of May, 2019, by Dulcie, Charris Ford.

Witness my hand and official seal.

My Commission Expires: 12/28/22

Notary Public: 

Address: Alpine Bank
120 S. Pine
Telluride, CO 81435



with annexation

paid in full
G

Town of Paonia Water Tap Application

New Account

Fee: In town \$ 6,000.00 Application Date: 5.17.19
Out of Town \$15,000.00 Council Review Date: _____

Applicant: Charris Ford Owner Developer [] Other []
Property Owner: Charris + Dulcie Ford
Mailing Address: _____
City: _____

Location of Requested Tap

Street Address: 419 Stahl Rd
Legal Description: _____
Easements: _____
Anticipated Date of Connection: July 2019

Specifics

Single Family Residence [] Commercial
 Accessory Building [] Multiple businesses in single structure
 Sink(s) _____ [] Sink(s) _____
 Bathroom(s) _____ [] Bathroom(s) _____
 Shower/Tub(s) _____ [] Shower/Tub(s) _____
 Other _____ [] Other _____

Annexation

Out of Town Requirements

Pre-Annexation Agreement [] Recorded on _____
 \$500.00 Deposit PIF [] Balance Paid on _____
 Water Company Direct [] Letter Authorizing _____
[] Hydrant Required (at Town discretion)

In order to review the application the following MUST be submitted attached to this form:

1. Site plan of the property with the meter location identified.
2. Copy of property deed
3. Signed Pre-Annexation agreement

I/We hereby certify that the above information is correct and understand that the application does not guarantee service until feasibility is determined by the Town. By making this application, I/We understand that I/We are obligated to comply with all water and sewer ordinances, rules and regulation of the Town of Paonia.

Owner(s) Signature(s): [Signatures]

Town Use Only

[] Service Available [] Approved [] Disapproved
Tap Size: 3/4" [] 1" [] 2"
Conditions and/or Comments: _____

Signed: [Signature] Date: 5.22.19

Town of Paonia
Sewer Tap Application

New Account

*paid
in
full
-
G*

Fee: In town
Out of Town

\$ 5,000.00
\$ 10,000.00

Application Date: 5.17.19
Board Review Date: _____

Applicant: Charris Ford Owner Developer [] Other []

Property Owner: Charris + Dulcie Ford

Mailing Address: _____
City: _____

Location of Requested Tap

Street Address: 419 Stahl RD, Paonia, 81428
Legal Description: _____

Easements: _____
Anticipated Date of Connection: _____

Specifics

Single Family Residence
 Accessory Building
 Sink(s) _____
 Bathroom(s) _____
 Shower/Tub(s) _____
 Other _____

[] Commercial
[] Multiple businesses in single structure
[] Sink(s) _____
[] Bathroom(s) _____
[] Shower/Tub(s) _____
[] Other _____

Annexing

Out of Town Requirements

Pre-Annexation Agreement
 \$500.00 Deposit *PIF*
 Water Company *Direct*
 Hydrant Required (at Town discretion)
[] Recorded on _____
[] Balance Paid on _____
[] Letter Authorizing _____

In order to review the application the following MUST be submitted attached to this form:

- 1. Site plan of the property with the tap location identified.
- 2. Copy of property deed
- 3. Signed Pre-Annexation agreement

I/We hereby certify that the above information is correct and understand that the application does not guarantee service until feasibility is determined by the Town. By making this application, I/We understand that I/We are obligated to comply with all water and sewer ordinances, rules and regulation of the Town of Paonia.

Owner(s) Signature(s): *[Signature]*

Town Use Only

Service Available [] Approved [] Disapproved
Tap Size: [] 2" [] 4" [] 6" [] Heavy User _____

Conditions and/or Comments: _____

Signed: *[Signature]* Date: 5.22.19
Town Clerk, Town of Paonia

Account: R009208

Location

Parcel Number 324506206001
Tax Area Id G2- - - G2-
Situs Address 419 STAHL RD

Legal Summary 419 STAHL RD PAONIA
81428 S: 6 T: 14S R: 91W Subdivision:
BEEZLEYS SUBDIVISION Lot: 9 Unit: PT
AND:- Lot: 10 Unit: PT TOTAL AC
3.176+- PT LOT 9 & 10 BEEZLEYS SUB
EXCEPTING .13 AC+- TO DELTA
COUNTY @ BK 506 PG 682 SEC 6 T14S
R91W 6PM BEG NW1/16 COR TH
N88*52'39"W 78.02';N17*34'28"W
250';N17*34'28"W 687.13'; SUBD TO
TOWN OF PAONIA & BEING PT
NE4NW4 S 6 LESS .013 AC TO CO BK
168 PG 25 BK 506 PG 681,682 R-641598
R-642937 RR R- R666685-QC R-690483
R-688894 SVY PLAT R688894 R-694352
R-694353

Owner Information

Owner Name FORD CHARRIS
Owner Address [REDACTED]
P [REDACTED]

Assessment History

Actual (2019) \$114,000
Assessed \$33,060
Tax Area: G2- **Mill Levy:** 65.5250
Type Actual Assessed Acres SQFT Units
Land \$114,000 \$33,060 3.176 0.000 1.000

Transfers

Sale Date	Sale Price	Doc Description
03/31/2017	\$102,500	WARRANTY DEED
03/30/2017	\$102,500	PERSONAL REP DEED
08/22/2016	\$0	PERSONAL REP DEED
05/06/2013	\$0	QUIT CLAIM
02/18/2010		PERSONAL REPRESENTATIVE
08/24/1982		QUIT CLAIM
06/17/1982	\$0	DECREE

Images

- [Photo](#)
- [GIS](#)



Account: R009208**Tax Summary**

Tax Year	Tax Due	Interest Due	Penalty Due	Misc Due	Lien Due	Lien Interest Due	Total Due
2018	\$1,083.12	\$10.83	\$0.00	\$0.00	\$0.00	\$0.00	\$1,093.95

Tax Details

Tax Year	Type	Effective Date	Amount	Balance
2018	Tax Payment	02/25/2019	\$1,083.12	\$0.00
2018	Tax Charge	01/07/2019	\$2,166.24	\$1,083.12
2017	Interest Payment	07/10/2018	\$19.19	\$0.00
2017	Tax Payment	07/10/2018	\$959.28	\$0.00
2017	Interest Charge	07/10/2018	\$19.19	\$0.00
2017	Tax Payment	02/23/2018	\$959.28	\$0.00
2017	Tax Charge	01/03/2018	\$1,918.56	\$0.00
2016	Tax Payment	04/05/2017	\$888.68	\$0.00
2016	Tax Charge	01/06/2017	\$888.68	\$0.00
2015	Tax Payment	04/29/2016	\$877.32	\$0.00
2015	Tax Charge	01/04/2016	\$877.32	\$0.00
2014	Tax Payment	04/29/2015	\$694.96	\$0.00
2014	Tax Charge	01/06/2015	\$694.96	\$0.00
2013	Tax Payment	04/25/2014	\$1,033.76	\$0.00
2013	Tax Charge	01/06/2014	\$1,033.76	\$0.00
2012	Tax Payment	04/24/2013	\$821.92	\$0.00
2012	Tax Charge	01/02/2013	\$821.92	\$0.00
2011	Tax Payment	04/23/2012	\$821.00	\$0.00
2011	Tax Charge	01/09/2012	\$821.00	\$0.00
2010	Tax Payment	04/12/2011	\$886.24	\$0.00
2010	Tax Charge	01/05/2011	\$886.24	\$0.00
2009	Tax Payment	04/26/2010	\$878.16	\$0.00
2009	Tax Charge	01/08/2010	\$878.16	\$0.00
2008	Tax Payment	04/29/2009	\$753.36	\$0.00
2008	Tax Charge	01/08/2009	\$753.36	\$0.00
2007	Tax Payment	04/29/2008	\$762.52	\$0.00
2007	Tax Charge	01/04/2008	\$762.52	\$0.00
2006	Tax Payment	04/27/2007	\$519.24	\$0.00
2006	Tax Charge	01/09/2007	\$519.24	\$0.00
2005	Tax Payment	04/28/2006	\$526.10	\$0.00
2005	Tax Charge	01/01/2006	\$526.10	\$0.00
2004	Tax Payment	04/28/2005	\$845.92	\$0.00
2004	Tax Charge	01/01/2005	\$845.92	\$0.00
2003	Tax Payment	04/28/2004	\$839.10	\$0.00
2003	Tax Charge	01/01/2004	\$839.10	\$0.00
2002	Tax Payment	04/29/2003	\$712.92	\$0.00
2002	Tax Charge	01/01/2003	\$712.92	\$0.00
2001	Tax Payment	04/29/2002	\$672.60	\$0.00
2001	Tax Charge	01/01/2002	\$672.60	\$0.00
	Interest Payment	07/06/2001	\$0.64	\$0.00

2000	Interest Charge	07/06/2001	\$0.64	\$0.00
2000	Tax Payment	07/06/2001	\$21.34	\$0.00
2000	Tax Charge	01/01/2001	\$21.34	\$0.00
1999	Tax Payment	04/20/2000	\$20.68	\$0.00
1999	Tax Charge	01/01/2000	\$20.68	\$0.00
1998	Tax Payment	04/28/1999	\$23.18	\$0.00
1998	Tax Charge	01/01/1999	\$23.18	\$0.00
1997	Tax Payment	04/30/1998	\$24.00	\$0.00
1997	Tax Charge	01/01/1998	\$24.00	\$0.00
1996	Tax Payment	04/30/1997	\$26.50	\$0.00
1996	Tax Charge	01/01/1997	\$26.50	\$0.00
1995	Tax Payment	04/30/1996	\$27.22	\$0.00
1995	Tax Charge	01/01/1996	\$27.22	\$0.00
1986	Lien Payment	11/23/1987	\$134.37	\$0.00
1986	Lien	11/23/1987	\$134.37	\$0.00
1986	Tax Charge	01/01/1987	\$0.00	\$0.00

Account: R009208 PERSONAL REP DEED

Document Date
04/03/2017

Sale Date
03/30/2017

Reception Number
694352

Book Page

Deed Type
PERSONAL REP/JOINT

Document Fee
\$10.25

Sale Price
102,500

Grantor

.....
GALLEGOS GILBERT DONALD ESTATE
GALLEGOS MIKE G PR

Grantee

.....
FORD CHARRIS
FORD DULCIE

Remarks

Account Number
R009209
Parcel Number
324506206002

Account: R009208 WARRANTY DEED

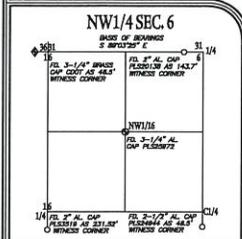
Document Date	Sale Date
04/03/2017	03/31/2017
Reception Number	Book Page
694353	
Deed Type	Document Fee
SPECIAL WARRANTY/JT TEN	\$10.25
Sale Price	
102,500	

Grantor	Grantee
WETZEL DIANE	FORD CHARRIS
KUUSINEN SHERRY	FORD DULCIE
GALLEGOS GILBERT D ESTATE	

Remarks

Account Number
R009209
Parcel Number
324506206002

MAP OF THE GREENBELT ADDITION TO THE TOWN OF PAONIA WITHIN THE N1/2 NW1/4 OF SEC. 6, T.14S., R.91W., 6TH P.M. DELTA COUNTY, COLORADO



AGENDA SUMMARY FORM

<p>Agenda Item</p> 	<p>South Clark Avenue Subdivision</p>		
<p>Summary: Property owners of TBD Clark Avenue parcels request a major subdivision approval recommendation for the development of residential lots on the south end of Clark Avenue.</p>			
<p>Staff: Staff and the Development Review Committee has reviewed the application for the major subdivision on Clark Avenue and Colorado Avenue. Staff recommends approval with the following conditions:</p> <ul style="list-style-type: none"> All conditions requested by the Paonia Volunteer Fire Department be incorporated into the approval; The rights and uses of the irrigation water supply be incorporated into the covenants and conditions of the home owner's association. 			
<p>Vote:</p>	<p>Barb Heck:</p>	<p>Bill Bear:</p>	<p>Monica Foguth:</p>
<p>Lucy Hunter:</p>	<p>Charles Stewart:</p>		

NOTICE OF PUBLIC HEARING

In compliance with the Municipal Code of the Town of Paonia, Colorado, the Planning Commission will hold a public meeting on Wednesday, June 26, 2019 on or after 6:00PM at Paonia Town Hall Community Center Room, 214 Grand Avenue, Paonia, Colorado to consider a request for:

**Major Subdivision Application for Lynn Mattingly:
TBD South Clark Avenue, Paonia CO 81428**

In compliance with the Municipal Code of the Town of Paonia, Colorado, the Board of Trustees will hold a public meeting on Tuesday, July 09, 2019 on or after 6:30PM at Paonia Town Hall Community Center Room, 214 Grand Avenue, Paonia, Colorado to consider the Planning Commission recommendation for the above requests.

If you are unable to attend but wish to comment, submit at Paonia Town Hall: 214 Grand Avenue, PO Box 460, Paonia, CO 81428, or paonia@townofpaonia.com until July 3, 2019.

TOWN OF PAONIA
APPLICATION FOR SUBDIVISION
SKETCH PLAN

For Town Use Only	
Date App. Received:	_____
Fee \$:	_____
Deposit Paid \$:	_____
Application Received by:	_____

Important - Please Read The Following Information Carefully

Applicants are encouraged to prepare a separate project narrative to accompany all submitted materials. This narrative should be well organized and include a table of contents, page numbers and similar information to facilitate review by town staff and elected/appointed commissions. If a separate narrative is submitted, this application form shall reference the narrative as necessary.

It is the applicant's responsibility to obtain, read and understand all of the relevant sections of the Paonia Municipal Code applicable to this procedure. Please keep in mind that more than one section of the code may apply to your application. These regulations are available through the Town of Paonia municipal offices at a nominal cost. If you do not understand portions of the Code concerning your application, please ask questions. Failure to complete the application, submit all of the required materials or answer questions completely and accurately may result in a delay and processing or a rejection of the application as incomplete. All fees must be paid in full at the time of application. Public meetings or public hearings will not be scheduled for an application until it is deemed complete by the Town. Each applicant should take the time necessary to submit a complete and comprehensive application. Town staff is available to direct the applicant to appropriate sources of information.

APPLICANT

Date: April 9 2019
Name: LYNN D. MATTINGLY Owner Agent
Mailing Address: _____
Mailing Address for Notices, if different from above: _____
Telephone: _____ Cell: _____ E-mail: _____

PROPERTY SUBJECT TO APPLICATION

Street Address: hd 050 Road Paonia Co 81428
Practical Property Description: South end of Clark Avenue bordered on south by Colorado Ave (050R)
Legal Descri: A tract of land situated in the Town of Paonia, County of Delta, State of Colorado, and being more particularly described as follows:

Beginning at a point, being the Northwest corner of said tract, which point bears South 01°00' East 300 feet from the point of intersection of the South boundary of Second Street of the Town of Paonia with the East boundary of Rovaarts Second Addition - said point being Southwest Corner of Hammond Addition to said Town of Paonia;
Thence bear North 89°14' East for 250 feet; thence South 01°00' East for 150 feet; thence South 63°59' East for 96.8 feet; Thence South 03°18' West 114.6 feet to a point on the Northerly Boundary at The Paonia-Minnesota Creek County Road right of way; Thence North 63°59' West for 150.7 feet; thence North 63°00' West for 110.7 feet; Thence North 53° 33' West for 120.4 feet; Thence North 01°00' West for 115.6 feet more or less to a Point of Beginning.

PROPOSED SUBDIVISION/PROJECT NAME South Clark Avenue Subdivision

BRIEF DESCRIPTION OF SUBDIVISION PROPOSAL (include number of proposed lots and land use(s), (e.g., residential, commercial, etc.): Attach additional sheet(s) as necessary

The 1.3 acre parcel is to be divided into seven R1 housing units. These will consist of one single family unit and three "town home" shared lot line double home units. There is a cul-de-sac end of street solution and a proposed public pedestrian walkway.

Proposed Number of Lots and Type of Units (single-family, duplex, other): 7 lots = 1 single family + 3 town home
or Square Feet of Parcel: 1.3 acre Existing Zoning: R2

46

Surrounding Zoning - North: R1, South: Delta County, East: R1A, West: R1, *currently Agricultural*

Present Use of Subject Property: empty parcel

Uses Surrounding Subject Parcel - North: Single family units, South: Single family, East: agricultural tract
West: Single family unit

UTILITY INFORMATION

Existing utility main lines currently serving subdivision property: *adjacent or on property not currently in use*
Water Sewer Electric Gas

Proposed utility main line extensions to serve subdivision property:

Water Sewer Electric Gas

Proposed number of new utility service connections within subdivision property:

Water 7 Sewer 7 Electric 7 Gas 7

STREET INFORMATION

Existing street(s) serving subdivision property: Clark Avenue

Are new streets/alleys or street/alley extensions proposed to serve subdivision? Yes No Explain: _____

Clark Avenue will extend into property as a cul-de-sac

MISCELLANEOUS

Variance/exception/waiver requested* Yes No * Separate application required *PVD Variance listed on plat. request*

Development/subdivision improvements agreement required/requested Yes No

Other: _____

Property owner(s) if different from applicant (inclusive of mineral owners/lessees in accordance with C.R.S. § 24-65.5-103.):

Name	Mailing Address	Telephone
1.		
2.		
3.		
4.		

Attach additional sheets if necessary.

NOTE: In the event the town must retain outside professional services to process or evaluate an application, the applicant shall bear the costs of same, inclusive of land planning, engineering and legal fees, in addition to the base application fee. A deposit to cover the reasonable anticipated costs for outside professional services will be required at the time of application.

I hereby certify that I am the applicant named above and that the information contained herein and, on any attachments, hereto is in all respects true and accurate to the best of my knowledge and belief. I also acknowledge that I must notify all owners of any severed mineral estates associated with the real property subject to this application in accordance with C.R.S. § 24-65.5-103.

[Signature] Applicant(s) Date: April 9, 2019

____ Applicant(s) Date: _____

AGREEMENT TO PAY CONSULTING FEES AND EXPENSES

It is the policy of the Town of Paonia that all land use applications must be filed in the Office of the Town Clerk to receive formal consideration. Please refer to the Town Clerk's Office for all applicable procedures.

However, the Town encourages land use applicants to consult informally with members of the Town Staff, including outside consultants, prior to filing applications if the applicant has questions regarding areas within Staff members' particular expertise; PROVIDED THAT THE POTENTIAL APPLICANT AGREES TO REIMBURSE THE TOWN FOR ALL FEES AND EXPENSES RELATING TO SUCH INFORMAL MEETINGS.

The Town employs outside consultants for engineering, surveying, planning, and legal advice. These consultants bill the Town on an hourly basis as well as for expenses including but not limited to copies, facsimile transmissions, and long-distance telephone calls.

It is the Town's policy that all persons wishing to hold informal meetings with members of the Town Staff acknowledge responsibility for all fees and expenses charged by outside consultants by signing this Agreement below.

I acknowledge and agree to pay the Town of Paonia all actual costs incurred by the Town in relation to legal, engineering, surveying, planning, or other services performed by consultants to the Town as a result of such consultants' review and comment upon, or other services related to, land use proposals and/or applications proposed by me or on my behalf, regardless of whether or not such application is formally filed with the Town. Interest shall be paid at the rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect all costs of collection in addition to the amount due and unpaid, including but not limited to reasonable attorney's fees and costs.

SO AGREED this 7th day of April, 2019.

Type of application:

Major Subdivision

Name:

[Signature]
LYNN D MATTHEWS

Address:



Telephone

Property description:

Relationship to applicant or potential applicant:

A tract of land situated in the Town of Paonia, County of Delta, State of Colorado, and being more particularly described as follows:

Beginning at a point, being the Northwest corner of said tract, which point bears South 01°00' East 300 feet from the point of intersection of the South boundary of Second Street of the Town of Paonia with the East boundary of Rovaarts Second Addition - said point being Southwest Corner of Hammond Addition to said Town of Paonia; Thence bear North 89°14' East for 250 feet; thence South 01°00' East for 150 feet; thence South 63°59' East for 96.8 feet; Thence South 03°18' West 114.6 feet to a point on the Northerly Boundary at The Paonia-Minnesota Creek County ad right of way; Thence North 63°59' West for 150.7 feet; thence North 63°00' West for 110.7 feet; Thence North 53° West for 120.4 feet; Thence North 01°00' West for 115.6 feet more or less to a Point of Beginning.

Written Information Provided by Property Owner for Preliminary Plat for R1 PUD major subdivision Request

PROOF OF OWNERSHIP (DEED) FOR PROJECT PROPERTY
attached is deed to property

WRITTEN AUTHORIZATION FROM PROPERTY OWNER(S) FOR AGENT (IF APPLICABLE)
Not applicable

DESCRIPTION OF PROPOSED LAND USES

The 1.3 acre parcel is to be divided into seven R1 housing units. These will consist of one single family unit, and three "town home" shared lot line double home units. There is a cul-de-sac end of street solution and a proposed public pedestrian walkway.

A STATEMENT OF PLANNING OBJECTIVES

This unique property can not be developed in block configuration because if Clark Avenue were extended to Colorado Avenue (O50 Lane) the level of the street would be much higher than the surrounding home lots. This makes a cul-de-sac the solution for Clark Avenue.

The furthest East lot will continue using existing access off of Colorado Avenue. The remaining parcels will open pie shaped from the cul-de-sac.

The goal of this project is to offer mid sized townhomes on lots maximised for open space at a modest price point.

DESCRIPTION OF ADJOINING LAND USES

To the North, the approach on Clark Avenue is lined on both the east and west sides by 5,700 square foot lots hosting small single family dwellings. To the West is a single family dwelling on a large lot. To the East is a large tract of agricultural land. To the South across the County Road (Colorado Ave or O50) are two single family dwellings on parcels shaped by Stewart Ditch that runs above.

EXISTING AND PROPOSED ZONING

Existing zoning is R2. Proposed zoning is R1, so as not to require town home owners to subdivide when separate ownership is desired.

ESTIMATE OF PROPOSED NUMBER OF RESIDENTIAL UNITS, ESTIMATE OF POPULATION (SEE SECTION 11.02) OR SQUARE FOOTAGE OF COMMERCIAL AREA

The project is designed to build out to be one single family unit and three townhomes, a total of seven residential units. The population is projected (at 2 ½ to 3 per household) to be 18 to 21 people.

NAME AND ADDRESS OF OWNER, APPLICANT, AND THE INDIVIDUAL(S) WHO
PREPARED THE SKETCH PLAN.

Lynn D. Mattingly, [REDACTED]

TOTAL SITE AREA

1.331 acres

A STATEMENT AS TO HOW THE DEVELOPMENT WILL BE SERVED BY UTILITIES

The Town of Paonia has recently run a water line, north to south, across the property from the proposed cul-de-sac to Colorado Ave., installing fire hydrants at the north and south points. (see plat)

An existing Town of Paonia Sewer line runs in the same vicinity. (see plat)

Electricity is available along Colorado Avenue from power lines.

I am consulting with Black Hills Energy about extending natural gas to the cul-de-sac. They have given me a estimate of costs for the project.

A GENERAL STATEMENT DESCRIBING THE GEOLOGICAL CHARACTERISTICS OF THE
LAND, SOIL TYPES, SLOPE AND STABILITY. THIS INFORMATION MAY BE BASED ON
SECONDARY DATA AVAILABLE FROM THE TOWN, SOIL CONSERVATION SERVICE OR
OTHER SOURCES.

Copy of Web Soil Survey attached (Source – National Cooperative Soil Survey)

PRELIMINARY PLAT SUBMISSION – VARIANCES REQUESTED

I am requesting four variances for the South Clark Subdivision
These are also listed on the plat.

- 1) Cul-de-sac radius of 45' consisting of 40' of pavement, a roll-over curb and 5' of sidewalk
- 2) Two of the lots (Lots 5 and 6) are less than the 6,000 square feet size requirement for single family.
- 3) The Required Public Street access of 25 linear feet will not be met for Lots 3 and 4
- 4) Two of the units (Lot 3 and 4) will have a shared driveway.

I am requesting this in the spirit of a request for Exception to the Regulations (Section 17.1.50) offered to PUD developments.

I believe that the configuration of the property and the Town of Paonia are best served by the design that is being presented.

WARRANTY DEED

THIS DEED, is dated January 15, 2019, and is made between
A. Paul Douglas

(whether one, or more than one), the "Grantor," of the * County of Delta and
State of Colorado, and Lynn D. Mattingly

(whether one, or more than one), the "Grantee," whose legal address is [REDACTED]
of the County of Delta

WITNESS, that the Grantor, for and in consideration of the sum of One hundred seventy-five thousand and
no/100ths _____ DOLLARS,
(\$ 175,000.00 _____), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains,
sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together
with any improvements thereon, located in the County of Delta and
State of Colorado, described as follows:

A tract of land situated in the Town of Paonia, County of Delta, State of Colorado, and being more particularly described
as follows:

Beginning at a point, being the Northwest corner of said tract, which point bears South 01°00' East 300 feet from the
point of intersection of the South boundary of Second Street of the Town of Paonia with the East boundary of Rovaarts
Second Addition - said point being Southwest Corner of Hammond Addition to said Town of Paonia;
Thence bear North 89°14' East for 250 feet; thence South 01°00' East for 150 feet; thence South 63°59' East for 96.8
feet; Thence South 03°18' West 114.6 feet to a point on the Northerly Boundary at The Paonia-Minnesota Creek County
Road right of way; Thence North 63°59' West for 150.7 feet; thence North 63°00' West for 110.7 feet; Thence North 53°
33' West for 120.4 feet; Thence North 01°00' West for 115.6 feet more or less to a Point of Beginning.

Delta County, State of Colorado

Together with, without warranty, 2.5 shares of the Stewart Ditch.
also known by street address as: tbd O50 Road, Paonia, Co 81428
and assessor's schedule or parcel number: R 008625

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, the reversions, 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 and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with
the Grantee, and the Grantee's heirs and assigns; that at the time of the ensembling and delivery of these presents, the
Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of
inheritance, in law and 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 and
subject to: none; or the following matters:

Taxes and assessments for the current year and subsequent years and those specific exceptions described by
reference to recorded documents as reflected in the Title Documents accepted by the Buyer in accordance with Section
8.1 ("Title Review") of the contract between the parties hereto for the sale and purchase of the herein described property

VICINITY MAP FOR
SOUTH CLARK AVENUE SUBDIVISION
PREPARED FOR LYNN MATTINGLY

Pacina **Pacina** SOUTH CLARK AVE SUB.

133

W & M
Wilmore and Company
Professional Land Surveying Inc.
P.O. Box 1652/406 Grand Ave. Pacina, CO 81428
Phone: (970) 527-4200 Fax: (970)-527-4202

11903 VICINITY MAP APRIL 2019 DRAWN BY: KC SCALE 1" = 1000'



- Roads in Delta Co.
- Private
- Parcel Boundary
- Parcels within 200 Ft
- Parcel# 324505249007

Paonia, Colorado 1:2,500



GIS Disclaimer:

This GIS map data is not a legal document or a survey instrument. Delta County assumes no responsibility for any use of the map data or any loss from using the map data. The data is provided on an "as is" basis with no guarantee to be spatially accurate, complete or current. Due to the dynamic nature of data, some inconsistencies will exist.



Delta County
 Anthony Luna 4/19

STEVEN K. HARPER, LLC

Attorneys at Law

P.O. Box 2099

HOTCHKISS, CO 81419

(970) 872-3173

Fax: (970) 872-3186

Steven K. Harper

Kathryn A. Pennetta

April 26, 2019

Ken Knight
Town Administrator
P.O. Box 460
Paonia, CO 814128

Re: South Clark Avenue Subdivision; Lynn Mattingly

Dear Mr. Knight:

I have met with Lynn Mattingly who, as you know, is submitting a proposal to the Town of Paonia for the development of property on South Clark Avenue to be known as South Clark Avenue Subdivision. Ms. Mattingly has asked me to inform the Town of her intentions regarding covenants and a Homeowners Association which are required by the Town Code.

For the Town's information, Ms. Mattingly intends to have me draft Covenants and form a Homeowners Association to manage the distribution and payment of Stewart Mesa ditch water among the proposed subdivided lots. The Covenants will also address matters pertaining to the shared lot line double home units proposed. I intend to draft these documents later as Ms. Mattingly gets further along in the process of approval.

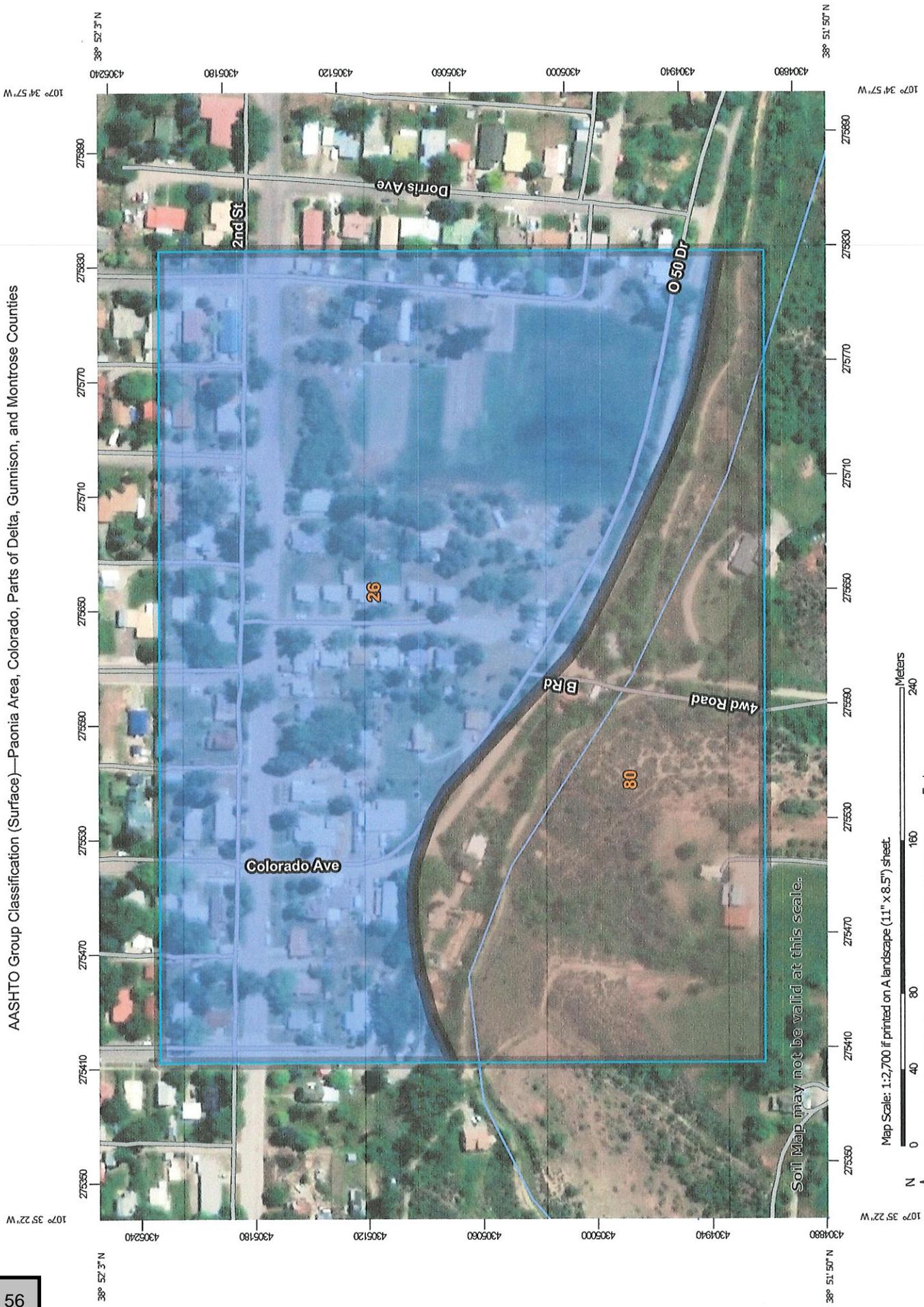
Please let me know if you have any questions.

Sincerely,



Steven K. Harper

AASHTO Group Classification (Surface)—Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties



Soil Map may not be valid at this scale.

Map Scale: 1:2,700 if printed on A landscape (11" x 8.5") sheet.



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



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties
 Survey Area Data: Version 11, Sep 10, 2018

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

Date(s) aerial images were photographed: Dec 31, 2009—Jul 29, 2017

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

MAP LEGEND

Area of Interest (AOI)
 Area of Interest (AOI)

Soils
 Soil Rating Polygons

A-1

A-1-a

A-1-b

A-2

A-2-4

A-2-5

A-2-6

A-2-7

A-3

A-4

A-5

A-6

A-7

A-7-5

A-7-6

A-8

Not rated or not available

Soil Rating Lines
 A-1
 A-1-a
 A-1-b
 A-2

A-2-4

A-2-5

A-2-6

A-2-7

A-3

A-4

A-5

A-6

A-7

A-7-5

A-7-6

A-8

Not rated or not available

Soil Rating Points
 A-1
 A-1-a
 A-1-b
 A-2
 A-2-4
 A-2-5
 A-2-6
 A-2-7
 A-3
 A-4
 A-5
 A-6

A-7

A-7-5

A-7-6

A-8

Not rated or not available

Water Features
 Streams and Canals

Transportation
 RAILS

Interstate Highways

US Routes

Major Roads

Local Roads

Background
 Aerial Photography

AASHTO Group Classification (Surface)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
26	Colona silty clay loam, 1 to 6 percent slopes	A-6	22.0	65.6%
80	Utaline-Torriorhents complex	A-4	11.6	34.4%
Totals for Area of Interest			33.6	100.0%

Description

AASHTO group classification is a system that classifies soils specifically for geotechnical engineering purposes that are related to highway and airfield construction. It is based on particle-size distribution and Atterberg limits, such as liquid limit and plasticity index. This classification system is covered in AASHTO Standard No. M 145-82. The classification is based on that portion of the soil that is smaller than 3 inches in diameter.

The AASHTO classification system has two general classifications: (i) granular materials having 35 percent or less, by weight, particles smaller than 0.074 mm in diameter and (ii) silt-clay materials having more than 35 percent, by weight, particles smaller than 0.074 mm in diameter. These two divisions are further subdivided into seven main group classifications, plus eight subgroups, for a total of fifteen for mineral soils. Another class for organic soils is used.

For each soil horizon in the database one or more AASHTO Group Classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

Town of Paonia



Date: May 23, 2019

To: Utilities/Special Districts/County Planning

From: Town of Paonia *KJC*

Re: Subdivision Proposal

Please find the Preliminary Plats and application for a proposed subdivision. Should you have any comments, questions, or concerns the Town is scheduling a Development Review Committee meeting for June 17, 2019 at 9:30 or please respond with your comments or no comments in writing to the Paonia Town Office, PO Box 460, Paonia, CO 81428 by June 14, 2019 at 4:30.

Thank you.

Ken Knight

From: Paonia
Sent: Wednesday, June 12, 2019 2:52 PM
To: Ken Knight
Subject: FW: South Clark Avenue Subdivision

From: Darleen Carron <darleen.carron@dmea.com>
Sent: Wednesday, June 12, 2019 2:35 PM
To: Paonia <paonia@townofpaonia.com>
Subject: South Clark Avenue Subdivision

Good afternoon.

Comments regarding the new South Clark Ave Subdivision are:

Utility easements are noted, but vary in size.

Three phase power will be required for the subdivision. Three phase power is available along Lot 7.

Contact DMEA system design to have electric service designed for the new subdivision.



Darleen L Carron

System Design Department
System Design Aide
Delta-Montrose Electric Association
11925 6300 Road
PO Box 910
Montrose CO 81402
Phone: (970) 240-1273
Fax: (970) -240-6806
1-877-687-3632
darleen.carron@dmea.com

PAONIA VOLUNTEER FIRE DEPT
PO BOX 1023
PAONIA, CO 81428

MIKE BYERS, CHIEF
KIRBY CLOCK, CAPTAIN
BLAKE KINSER, LIEUT

ROBERT SIMINEO, ASST CHIEF
SCOTT LEON, SEC/TRES
MATT VANVLEET, LIEUT

6-12-19

Regarding: Mattingly Subdivision

To Whom it May Concern

After reviewing the preliminary plats for Mattingly subdivision, the fire department would like no parking allowed within the cul-de-sac, to help eliminate any bottle necks for emergency vehicles going in and out. Second, we would like to see a rollover type of curb and gutter, allowing us more room to maneuver some of the bigger engines. Third, if there are to be mailboxes at the residences, we would like them to not encroach the sidewalks of the cul-de-sac.

Sincerely



Mike Byers
Cheif

Members of the Planning Commission

The following concerns the TBD South Clark Subdivision

The proposed plan allows for four (4) separate buildings, seven (7) family units. One building (1) one (1) family having access via Colorado Avenue, an existing and planned course. The other three (3) buildings, six (6) family units would use Clark Avenue (CA) for access.

Estimating two (2) motor vehicles per family units multiplies to (12). One roundtrip for each equals (24) more motor vehicles using (CA) to turn onto 2nd Street. Two trips per day is very likely, that's (48). Three trips for some is likely plus visitor and delivery vans would result in an oppressive traffic situation daily.

The following two options would better ~~serve~~ ^{serve} all concerned.

1. Deduce the Subdivision's family units to four (4) One (1) using Colorado Ave. for access as planned.

The other three family units using (CA) and cablesac.

2. If more than four (4) family units are allowed then all would use the existing and planned access onto Colorado Ave. A second access ~~via~~ onto Colorado can be constructed, improved as it is.

Either of these two options will accomplish an orderly progression and arrangement of the subdivision. Please physically review the site.

Thanking you all

Dwydos

Regarding the proposed South Clark Subdivision:

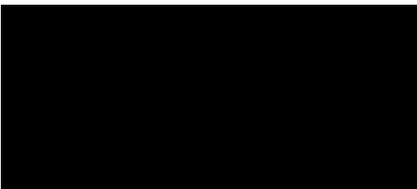
Traffic and parking impacts on the 100 block of Clark Ave. would be too great with the proposed plan.

The majority of the the lots should have access from Colorado Ave. with only 1 or 2 having addresses on Clark.

Elevation differences can be mitigated as seen last year when the South entrance road was used during the work on the water line.

Construction traffic should be routed through this South entrance.

Tricia and David Snider



Members of the Planning Commission June, 20, 2019

I live on the corner of Clark Ave and 2nd Street. I've been informed of a housing project proposal at the top of the 100 block of Clark Ave.

I have serious concerns regarding the project. Clark Ave is already in a state of disrepair. Increased traffic will only exacerbate the issue for current homeowners. Conservative estimates will increase the number of trips on the road by 30-50 cars daily. The road can not handle the current capacity. Not to mention the destruction that construction equipment will cause.

Drainage on Clark Ave is terrible. There are already flooding issues. Minimal rain or simply neighbors watering their lawns cause the road to flood. Additional houses will further this issue for current homeowners.

Paonia's water supply has already proven how fragile it is. Increased demand will affect the town as a whole not just those who live on Clark Ave.

Homeowners who currently live near or around the proposed building site will have their property values and taxes affected.

I strongly oppose the proposed housing project on Clark Ave.

Sincerely,
Edouard Andin 

To whom this concerns,

This letter is to address my concerns with the development of South Clark.

My main concern is the amount of traffic that will now be on the street. Our street is fairly narrow and when everyone of the current residents are home the street becomes a one way street, meaning only one car can take up the width of the street. due to the parked cars street side. Also, this winter our street was never plowed, not once, making it a unsecure road.

One possible solution to limit extra cars on the street would be to make the duplexes that backyards are facing Colorado have their driveways be at the rear of the house accessed by Colorado instead of Clark.

My second concern is the light pollution. I don't know what the plans are for street lights but I would not like to see anymore installed because I have an extreme light sensitivity at night and find it difficult to sleep with white light penetrating the dent.

Please consider these topics and suggestions in your next meeting.

Thank you,

Kirby M Wade

AGENDA SUMMARY FORM

Agenda Item # CALL 	Adjournment		
Summary:			
Vote:	Barb Heck:	Bill Bear:	Monica Foguth:
Lucy Hunter:	Charles Stewart:		