



ROUTE COUNTY

PLANNING DEPARTMENT
136 6th Street, Suite 200
Steamboat Springs, CO 80477
Ph: (970) 879-2704

APPLICATION FORM: LAND USE & ZONING

Activity No. <u>PL-19-200</u>	OFFICE USE
Base Fee \$ _____	Receipt No. _____
Received By <u>TR</u>	Date _____
Decree Complete By <u>[Signature]</u>	Date <u>12/26/19</u>

I. PROJECT NAME 13475 CR 51B

II. TYPE OF REVIEW

This application form must be accompanied by the applicable substantial checklist.

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Silo Plan Review | <input type="checkbox"/> Conditional Use Permit (CUP) |
| <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Water Body Setback Permit | <input type="checkbox"/> Pre-Application Conference | <input checked="" type="checkbox"/> Special Use Permit (SUP) |
| <input type="checkbox"/> Special Event Permit | <input type="checkbox"/> Floodplain Development Permit | <input checked="" type="checkbox"/> Zoning Amendment/Rezoning | <input type="checkbox"/> Conceptual PUD |
| <input type="checkbox"/> Administrative Amendment to CUP/SUP/PUD/Site Plan | <input type="checkbox"/> Variance | | <input type="checkbox"/> Final PUD |

III. APPLICANT

Name Todd Moore
 Mailing Address PO Box 774445
 City Steamboat Springs State CO Zip 80477
 Phone 970-846-2031 Email toddwmoore@yahoo.com

Representative / Primary Contact Cari Hermacinski
 Mailing Address PO Box 774543
 City Steamboat Springs State CO Zip 80477
 Phone 970-846-1066 Email hermoboot@gmail.com

IV. PROPERTY OWNER

Name Links Owned Properties Colorado, LLC
 Mailing Address PO Box 775267
 City Steamboat Springs State CO Zip 80477
 Phone _____ Email _____

V. PROPERTY INFORMATION

Property Address 13475 CR 51B, Hayden, CO
 General Location near Yampa Valley Regional Airport and Hayden Station
 Legal Description (may be attached) Lot 1 Seneca Sarge Truck Terminal
 Parcel Identification No. (PIN) 254700001 Property Size (acres) 10.4
 Current Use PP2007-11 for truck main/coal haul Zoning Ag
 Proposed Use Home Industry (Vehicle Storage)

VI. SIGNATURES

This application form must be signed by both the applicant and legal owner of the property. Attach additional pages if necessary.

By signing below, the applicant acknowledges that all information contained on this application form and within accompanying submittals are true and correct and agrees to pay all required fees associated with this application. The base fee is intended to cover the estimated minimum staff hours to process the application. Any additional staff hours will be assessed at \$134 per hour. The applicant signing below is responsible for all additional hourly fees. Failure to pay fees may result in revocation of a permit/approval.

[Signature] Applicant's Signature
Cari Hermacinski Print/type name of applicant

By signing below, the property owner authorizes the applicant to petition Routt County for approval of the submitted application.

See Statement of Authority Property Owner's Signature
 Print/type name of property owner



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SUBMITTAL CHECKLIST GENERAL LAND USE CHANGE

Activity No.	<u>PL-19-200</u>	OFFICE USE
Reviewed By	<u>TE</u>	Date <u>12/23/19</u>

This checklist shall be completed by the applicant and must accompany a complete application form. Failure to submit all required information may delay the review of the application. Applicant is responsible for notice to mineral interest owners (refer to Mineral Interest Notice Requirements).

- Signed application form
- Application fee \$ 894 in drawer TE
- PDF of complete submittal package: CD/Flash Emailed
- Proof of ownership: Lease Deed
- Statement of Authority, if required
- Vicinity map
- Legal description: Attached On application form
- List and 2 sets of mailing labels with names and mailing addresses of all adjacent property owners (*not required for Minor Use Permits*)
- Written narrative / detailed description of subject site and proposed use, including the following information, as applicable:
 - Description of use
 - Hours of operation
 - Anticipated number of employees
 - Anticipated traffic
 - Access to the property
 - Type of equipment and vehicles
- Mitigation Plan for any significant negative impacts (*Refer to Section 6, Routt County Zoning Regulations*)
- Site plan, drawn to scale, including the following information, as applicable:
 - Scale
 - North arrow
 - Location and dimensions of all existing and proposed buildings, structures, and fencing
 - Location and dimensions of all outdoor storage, trash enclosures, staging areas, and/or other outdoor use areas
 - Parking areas
 - Snow storage
 - Sanitation facilities
 - Utilities
 - Water bodies, drainages, and ditches
 - Wetlands, floodplain, and steep slopes (>30%)
 - Easements, building envelopes, and minimum setbacks
 - Location, width, and surface of all sidewalks and trails
 - Location and type of proposed landscaping and/or screening
 - Location, width, and surface of all existing and proposed access roads and drives
 - Location and method of hazardous materials storage
 - Exterior lighting
 - Phasing Plan, if applicable
 - Grading and Excavation Plan, if applicable
 - Reclamation Plan, if applicable
- Floor plans and elevation drawings of proposed buildings, drawn to scale
- Engineered plan and profiles for all new Common Roads
- Traffic Impact Study (*per Road & Bridge Department standards*), if required
- Transportation Summary Information (*per Road & Bridge Department standards*), if Road Engineering Study is required
- Additional submittal requirements for specific land use proposal (*Refer to Appendix A, Routt County Zoning Regulations*)
- Additional information as required by Planning Director _____
 - CDOT Access Permit (submitted or approved), if applicable
 - Wildlife Mitigation Plan, if required

Cari Hermacinski
PO Box 774543
Steamboat Springs, CO 80477
970.846.1066
hermoboat@gmail.com

December 23, 2019

Tegan Ebbert
Routt County Planning
PO Box 773749
Steamboat Springs, CO 80477

RE: Application for a Special Use Permit (Home Industry) for Property located at 13475 CR 51B, Hayden, Colorado

Dear Ms. Ebbert:

Attached to this cover letter please find an application submitted on behalf of Todd Moore for a Special Use Permit (Home Industry) for property located at 13475 CR 51B, Hayden, Colorado. The subject property is located immediately south of and adjacent to the Hayden Station (zoned Industrial) and .87 miles east of the Yampa Valley Regional Airport (Town of Hayden). Other than the Hayden Station there are only two other properties that are adjacent to the subject parcel. Both of those properties are zoned AF and used for farming.

In 1982 a Special Use Permit (SUP) was issued to Savage Brothers to construct a building for truck maintenance and service on the subject parcel. The trucks that were maintained and serviced on the property were used for trucking coal from the Twentymile mine to the Hayden Station. The property retained its AF zoning designation. For the life of that SUP the subject parcel was continuously used as a truck maintenance and service facility for the hauling of coal. The 1982 permit was good for 25 years and in 2007, upon expiration of the 1982 SUP, Links Freight Management applied for another SUP. The 2007 SUP was approved by the County with the finding that the truck maintenance and service facility was in compliance with all applicable provision of the Routt County Zoning Regulations and the Routt County Master Plan. The 2007 SUP has expired.

The applicant proposes to convert the use to Home Industry – vehicle storage, which requires a SUP in the AF zone district, and use the property for the storage of vehicles including RVs, boats, motorcycles, automobiles and other similar vehicles. There is one existing 11,980 square foot building on the property. That existing building contains an office that is currently plumbed, has several rooms and a kitchen/break facility. Mr. Moore is working with Routt County Building Department to convert that office to a residential unit where an on-site manager will live. Clients storing vehicles on the property will be able to access the property through a self-service gate 24 hours a day. Access will be off County Road 51B and no new access will be required. Approximately 5 acres of the 10 acres parcel is currently fenced and gated and will remain that way so that the facility is secure. As demand grows the applicant would like to add one 10,000 square foot pole barn, one 6,000 square foot pole barn and one 5,000 square foot pole barn for additional storage. These three structures would fit within the existing 5 acre fenced area.

All of the following items address specific applicable provisions of the Routt County Zoning Regulations:

A. Section 5.1.5 – Outdoor storage of non-hazardous materials -- the applicant proposes that the majority of storage will occur under covered structures and within the existing 5 acre fenced area.

B. Section 5.2 – Dimensional standards – the proposed use meets all dimensional standards.

C. Section 5.4 – Parking standards – Home Industry requires 1 space for every 500 square feet of floor space devoted to the Home Industry. The current building will require 21 spaces and the three additional buildings would require an additional 46 spaces. There is plenty of space to accommodate all these spaces on the property but it is not anticipated that customer parking will be utilized since customers will dropping off vehicles for storage and immediately departing.

D. Section 6.1.7 – Significant negative impacts - Since 1982 the property has been used as a truck maintenance and service facility for coal hauling between the Twentymile mine to the Hayden Station and the County determined that the truck maintenance and service facility was in compliance with all applicable provision of the Routt County Zoning Regulations and the Routt County

Master Plan. The proposed use of vehicle storage is of a lesser impact. The two residences nearest the subject property are both over ¼ mile from the subject property and on the other side of a small hill so the facility is to only one other property. It is expected that the traffic on County Road 51B will be significantly less than the coal haul operation. A typical customer will make four trips per year to deliver the vehicle in the fall and retrieve it in the spring. Approximately 20 RVs can fit into the existing building.

E. Section 8.3.1 – Insurance requirements – the applicant will provide certificates of insurance to meet Routt County requirements.

F. Section 8.3.2 – Dwelling units – the applicant will be converting the existing office into a manager's residence. Additionally there is a Development Agreement recorded on the property in 2005 which limits this property to one Dwelling Unit and one Secondary Unit.

G. Section 8.17 – Standards for a Home Industry – the manager of the vehicle storage will live on-site and all activity will occur within or adjacent to the existing building and proposed future structure. The use will not ever require more than 8 employees allowed in the AF zone district.

If you need any additional materials prior to our first hearing you may reach me via the contact information above.

Regards,



Cari Hermacinski
Agent for Todd Moore

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL THIS DEED TO:**

Law Office of Bradley N. Etter, APC
5 Peters Canyon Road, Suite 120
Irvine, CA 92606

APN: 254700001

WARRANTY DEED

Documentary transfer tax is none.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

*Law Office of
Bradley N. Etter*
Bradley N. Etter
Signature of Declarant or Agent determining tax - Firm Name

JARED WILLIAMS, an individual

hereby CONVEYS AND WARRANTS to

LINKS OWNED PROPERTIES COLORADO, LLC, a Colorado Limited Liability Company

the following described real property in the City of **Hayden**, in the County of **Routt**, State of **Colorado**:

**SUBDIVISION: SENECA SAVAGE TRUCK TERMINAL MDSE; DISTRICT: 425; SEC/TWN/RNG/MER: SEC 17 TWN 6 RNG
87
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
AKA: 13475 COUNTY ROAD 51B, HAYDEN, CO 81639**

Dated: 5/1/2013

[Handwritten Signature]

Jared Williams

STATE OF CALIFORNIA
COUNTY OF ORANGE } ss

On May 1, 2013, before me, Kelley Fowler, a Notary Public in and for said State, personally appeared, Jared Williams, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the persons, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]

Notary Signature

Kelley Fowler

Notary's Name (typed or legibly printed)



Mail Tax Statements to:
Mr. Jared Williams
2242 Channel Road
Newport Beach, CA 92661

EXHIBIT "A"

Lot 1, Seneca/Savage Truck Terminal Minor Development Subdivision Exemption Plat, filed of record at File No. 13503 in the office of the Clerk and Recorder for Routt County, Colorado.

Also Described As:

A tract of land located in the NE1/4 SW1/4 Section 17, T6N R87W, 6th P.M., Routt County, Colorado, being more particularly described as follows:

BEGINNING at an Aluminum Cap at the Center of Section 17; thence S00°08'37"E along the East line of said NE1/4 SW1/4 a distance of 560.00 feet; thence S89°48'36"W a distance of 778.00 feet; thence N00°08'37"W a distance of 560.00 feet, to a point on the North line of said NE1/4 SW1/4; thence N89°48'36"E along said North line, a distance of 778.00 feet, to the POINT OF BEGINNING, containing 10.0 acres, more or less.

Reserving to Grantor, its successors and assigns, all of Grantor's right, title and interest in and to all coal, oil and gas, and other minerals (including sand and gravel) and rights of egress and ingress for the exploration, mining and development of same.

The conveyance is made subject to: (i) the reservations and exceptions set forth in a certain Exhibit I attached to a certain "Notice of Deposit of Deed into Escrow", dated December 12, 1979, and recorded in Book 505 at Page 267 in the records of County Clerk and Recorder for Routt County, Colorado; (ii) all rights-of-way, easements, leases, deed and plat restrictions, partitions, severances, encumbrances, licenses, reservations and exceptions which are of record as of the date first above written; (iii) all rights of persons in possession; and (iv) to physical conditions, encroachments and possessory rights which would be evident from an inspection of the property, (v) Seneca/Savage Truck Terminal Minor Development Subdivision Exemption Development Agreement filed as Reception No. 620774 in the office of the County Clerk and Recorder for Routt County, Colorado, and Easement described and dedicated for Routt County Road No. 51B, as shown on said Plat at File No. 13503 in the office of the Clerk and recorder, Routt County, Colorado

APN: 254700001

AKA: 13475 County Road 51B, Hayden, Co. 81439

EXHIBIT "A"

Lot 1, Seneca/Savage Truck Terminal Minor Development
Subdivision Exemption Plat, filed of record at File No. 13503 in the
office of the Clerk and Recorder for Routt County, Colorado.

Also Described As:

A tract of land located in the NE1/4 SW1/4 Section 17, T6N R87W,
6th P.M., Routt County, Colorado, being more particularly described
as follows:

BEGINNING at an Aluminum Cap at the Center of Section 17;
thence S00°08'37"E along the East line of said NE1/4 SW1/4 a
distance of 560.00 feet; thence S89°48'36"W a distance of 778.00
feet; thence N00°08'37"W a distance of 560.00 feet, to a point on the
North line of said NE1/4 SW1/4; thence N89°48'36"E along said
North line, a distance of 778.00 feet, to the POINT OF BEGINNING,
containing 10.0 acres, more or less.

Reserving to Grantor, its successors and assigns, all of Grantor's right,
title and interest in and to all coal, oil and gas, and other minerals (including
sand and gravel) and rights of egress and ingress for the exploration, mining
and development of same.

The conveyance is made subject to: (i) the reservations and exceptions
set forth in a certain Exhibit I attached to a certain "Notice of Deposit of Deed
into Escrow", dated December 12, 1979, and recorded in Book 505 at Page 267
in the records of County Clerk and Recorder for Routt County, Colorado; (ii) all
rights-of-way, easements, leases, deed and plat restrictions, partitions,
severances, encumbrances, licenses, reservations and exceptions which are of
record as of the date first above written; (iii) all rights of persons in possession;
and (iv) to physical conditions, encroachments and possessory rights which
would be evident from an inspection of the property, (v) Seneca/Savage Truck
Terminal Minor Development Subdivision Exemption Development Agreement
filed as Reception No. 620774 in the office of the County Clerk and Recorder for
Routt County, Colorado, and Easement described and dedicated for Routt
County Road No. 51B, as shown on said Plat at File No. 13503 in the office of
the Clerk and recorder, Routt County, Colorado

APN: 254700001

AKA: 13425 County Road 51B, Hayden, Co. 81439

Statement of Authority

I, Jared Williams, the principal of Links Owned Properties, LLC and owner of the property located at 13475 CR 51B, Hayden Colorado (the "Property"), and I, Todd Moore, prospective buyer of the Property, do hereby designate Cari Hermacinski, of Steamboat Springs, Colorado as my attorney in fact and agent (subsequently called agent) to act in my name and for my benefit:

1. SPECIFIC GRANT OF POWER. I grant to my agent full power and authority to do everything necessary in processing a Rezoning and Site Plan Review for the Property with Routt County Planning, the Routt County Planning Commission and the Board of County Commissioners exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my agent shall lawfully do or cause to be done by virtue of this Statement of Authority and the powers herein granted;

2. INTERPRETATION. This instrument is to be construed and interpreted as a specific statement of authority.

3. THIRD-PARTY RELIANCE. Third parties may rely upon the representations of my agent as to all matters relating to any power granted to my agent, and no person who may act in reliance upon the representations of my agent or the authority granted to my agent shall incur any liability to me or my estate as a result of permitting my agent to exercise any power.

4. DISABILITY OF PRINCIPAL. This Statement of Authority shall not be affected by my disability.

5. EXPIRATION OF STATEMENT OF AUTHORITY. This Statement of Authority shall expire when the above referenced applications have been issued or denied by Routt County.

Dated: _____, 2019.

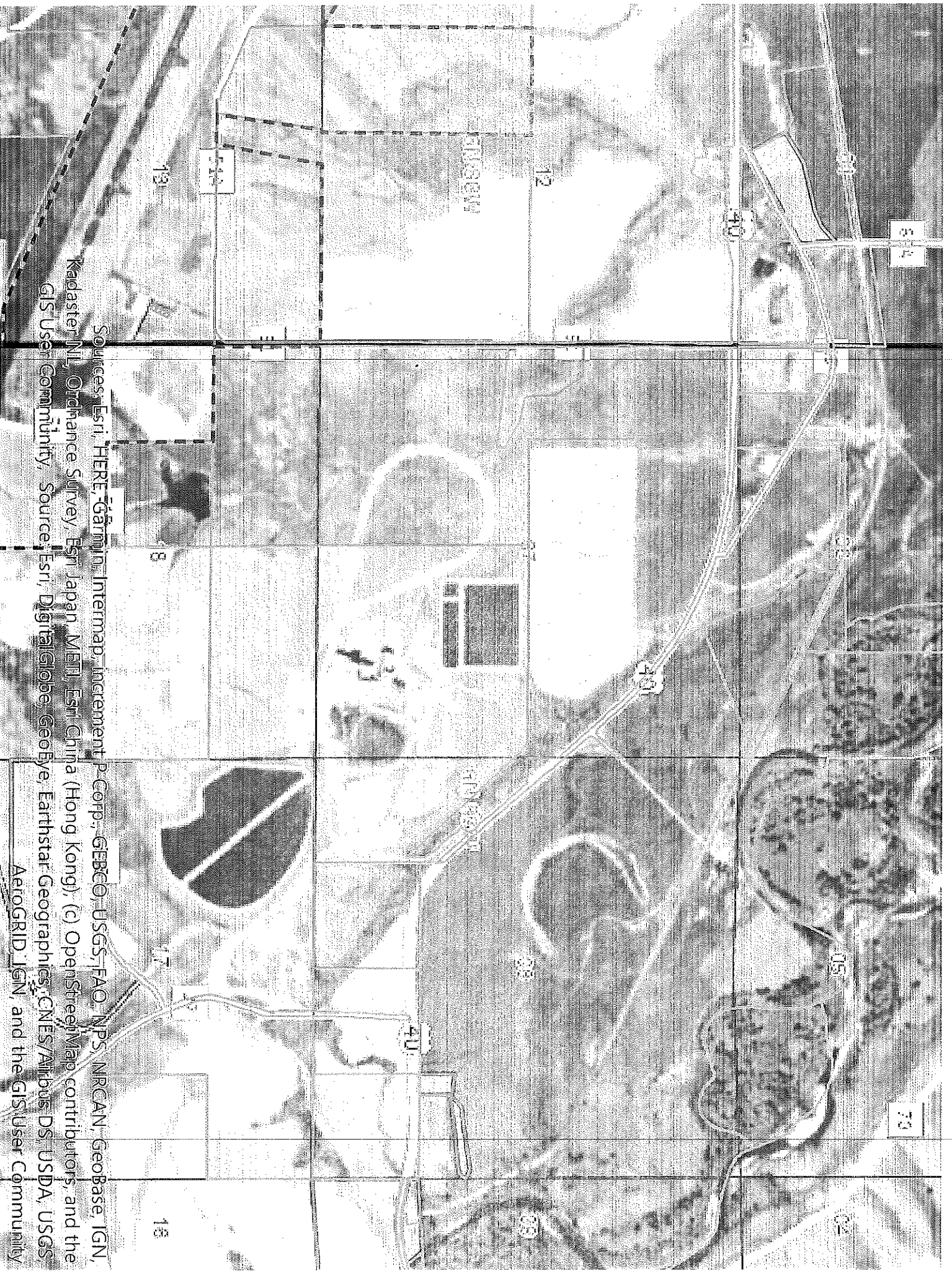
Jared Williams

Jared Williams, Principal of Links Owned Properties

Dated: 12/14/19, 2019.

Todd Moore

Todd Moore



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

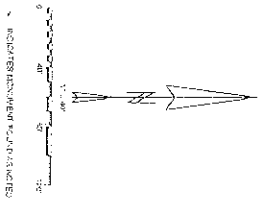
Name	Mailing	City	State	Zip
Sage Creek Holdings	701 Market St	St Louis	MO	63101
Public Service of Colorado	1225 17th St Rm 400	Denver	CO	80202-5533
Public Service of Colorado	1225 17th St Rm 1000	Denver	CO	80202-5599
Links Owned Properties, LLC	PO Box 775267	Steamboat Springs	CO	80477

IMPROVEMENT LOCATION CERTIFICATE

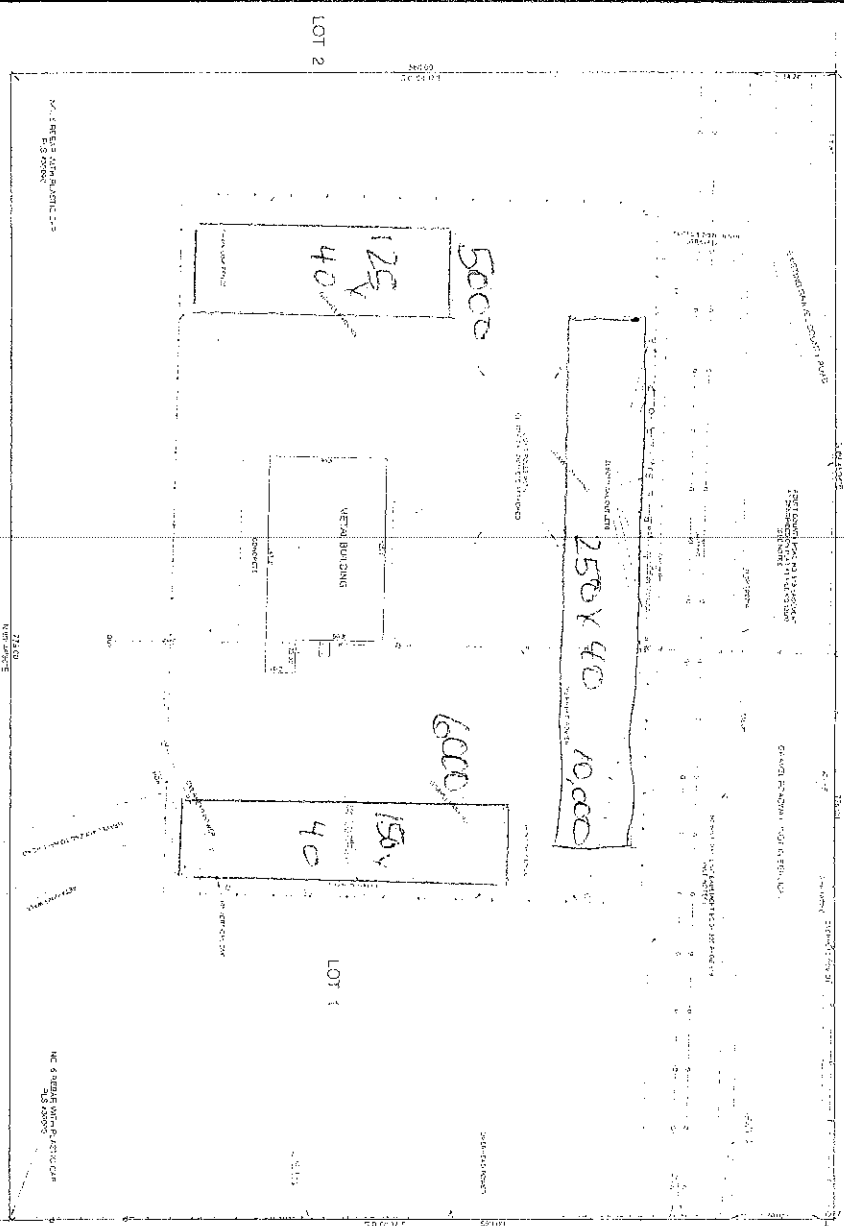
Lot 1, Seneca/Savage Truck Terminal Minor Development Subdivision Exemption, as filed at File No. 13503, County of Huerfano, State of Colorado.

Also referenced are:
 A plat of land located in the NE 1/4 SW 1/4 of Section 17, Township 8 North, Range 67 West, 5th P.M., Road
 2, West of
 Beginning at an aluminum cap at the Center of Section 17,
 Thence S 00°42'37" E along the East line of said NE 1/4 SW 1/4 a distance of 560.00 feet
 Thence S 89°42'38" W a distance of 778.00 feet
 Thence N 00°42'37" W a distance of 560.00 feet to a point on the North line of said NE 1/4 SW 1/4,
 Thence N 89°42'37" E along said North line a distance of 778.00 feet to the Point of Beginning.

UNPLATTED



- NOTES:
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD.
 3. THE DISTANCE FROM THE CENTER LINE OF THE ROAD TO THE CENTER OF THE ROAD SHALL BE 10 FEET.
 4. THE DISTANCE FROM THE CENTER LINE OF THE ROAD TO THE CENTER OF THE ROAD SHALL BE 10 FEET.
 5. THE DISTANCE FROM THE CENTER LINE OF THE ROAD TO THE CENTER OF THE ROAD SHALL BE 10 FEET.
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 8. THE DISTANCE FROM THE CENTER LINE OF THE ROAD TO THE CENTER OF THE ROAD SHALL BE 10 FEET.
 9. THE DISTANCE FROM THE CENTER LINE OF THE ROAD TO THE CENTER OF THE ROAD SHALL BE 10 FEET.
 10. THE DISTANCE FROM THE CENTER LINE OF THE ROAD TO THE CENTER OF THE ROAD SHALL BE 10 FEET.



LOT 2

CERTIFICATION:
 I, the undersigned, being duly qualified, do hereby certify that the above described improvements are shown on the attached plat and are in accordance with the provisions of the Colorado Revised Statutes, Chapter 45, Article 1, Section 101, and that the same are in accordance with the provisions of the Colorado Revised Statutes, Chapter 45, Article 1, Section 101, and that the same are in accordance with the provisions of the Colorado Revised Statutes, Chapter 45, Article 1, Section 101.

By: J. Williams

NOTICE: ACCORDING TO COLORADO LAW, YOU MAY SURRENDER ANY LEGAL ACTION BY SIGNING THIS CERTIFICATE.

JAMES WILLIAMS		IMPROVEMENT LOCATION CERTIFICATE	
TOTAL IMPROVEMENT COST		OWNER'S SIGNATURE	
DATE		DATE	
SIGNATURE		SIGNATURE	
ADDRESS		ADDRESS	
CITY		CITY	
STATE		STATE	
ZIP		ZIP	
PHONE		PHONE	
FAX		FAX	