AGENDA
HAYDEN PLANNING COMMISSION

THURSDAY, JANUARY 24, 2019
7:00 P.M.
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. CONSIDERATION OF MINUTES
   a. Review and Consider Approval of December 13, 2018 Minutes
   b. Review and Consider Approval of January 14, 2019 Minutes

4. PUBLIC COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS
   a. Public Hearing: Old Farm Village Rezoning
   b. Review and Consider Approval of Old Farm Village Rezoning
   c. Public Hearing: Yampa Valley Regional Airport-FBO & GSE Buildings Major Site Plan
   d. Review and Consider Approval of Yampa Valley Regional Airport-FBO & GSE Buildings Major Site Plan

7. STAFF AND COMMISSION MEMBER REPORTS

8. ADJOURNMENT

NOTICE: Agenda is subject to change. If you require special assistance in order to attend any of the Town’s public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.
The regular meeting of the Hayden Planning Commission was called to order by Chair Angie Robinson at 7:05 p.m. Other members present were Commissioners Kellie Rocky and Michelle Lewis. Town Manager Mathew Mendisco was also in attendance.

Chair Robinson asked for a moment of silence and led the Pledge of Allegiance.

Commissioner moved to approve the minutes of the regular meetings held December 13, 2018 as written. Commissioner seconded, with the vote unanimously approved -0.

None.

None.

Public Hearing opened at 7:06p.m.
No public comments.
Public Hearing closed at 7:07p.m.

Commissioner Rockey moved to approve Rocky Mountain Metal-Hayden Major Site Plan as submitted. Commissioner Lewis seconded, with the vote unanimously approved 3-0.

Mathew updated the Commission on several new developments

Chair Robinson adjourned the meeting at 7:45  p.m.

Sharon Johnson, Town Clerk

Angie Robinson, Chair
The work session of the Hayden Planning Commission was called to order by Mathew Mendisco, Town Manager at 6:00 p.m. Members present were Chair: Angie Robinson and Vice-Chair Amy Williams.

Public Comments
None.

Old Business
None.

New Business
Neighborhood Meeting with Kum and Go for the new store #1904
Kum & Go and Olson Engineering representative presented the new store proposal and answered inquiries regarding various aspects of the store. They received concerns, thoughts and ideas to review for implementation at the store. The consensus of the attending residents was it was good for the town and thanked them for considering the landscaping and alterations suggested by the town staff.

Staff and Commission Member Reports
None

Adjournment
Chair Robinson adjourned the meeting at 8:38 p.m.

Recorded by:       ___________________________
Sharon Johnson, Town Clerk

APPROVED THIS 24th DAY OF January 2019

________________________
Angie Robinson, Chair
Meeting Date: January 24, 2019

Agenda Item Title: Old Farm Village Rezoning

Agenda Section: New Business

Presented by: Mathew Mendisco, Town Manager; on behalf of, Ross Culbertson, Hayden Consulting Town Planner

Applicant(s): Ted Hoffman and Stephan Zittel (Owners)

Can This Item Be Rescheduled: Not Recommended

Background
The applicant has submitted a request to rezone 5.91 acres from Open District (O) to Residential High Density District (RHD) for the purpose of developing higher density residential homes in the near future. The applicant owns a total of 9.90 acres located within the vacant open space/agricultural land west of the Cannon property and between original town lots of the Adair Addition to Hayden Subdivision (to the north) and Vista Verde Subdivision Filing No. 2 (to the south). The applicant intends to only rezone the northern 5.91 acres which is divided at the centerline of Walker Ditch and leave the remaining 4.0 acres south of Walker Ditch as currently zoned Open District for future open space/trail amenities associated with future high density development. The property contains two privately managed agricultural ditches (Shelton Ditch and Walker Ditch). Please view the accompanying Zoning Amendment Map and the Rezoning Context Map for further clarification.

History
The applicant’s narrative indicates the purchase of 9.90 acres from Ms. Martha Cannon who owned and annexed 15.36 acres to the Town of Hayden in 2007. At the time of annexation, the 15.36 acres was zoned Open District yet the agreement included a concept map indicating a future development pattern of high density and low density residential within the property access by Oak and Ash Streets. Please view the 2007 Cannon Annexation Agreement for further clarification.

Use of Property Under Current Zoning
Chapter 7.20.060 of the Hayden Development Code indicates the intent of the Open District is to; define and preserve the Town’s agricultural heritage and to provide larger public uses such as parks, open space, schools, and the Routt County Fairgrounds. The owner of any property in the Open District may at any time petition to rezone the property consistent with the rezoning procedures of this Article. The original owner maintained the property for agricultural purposes and did not desired to develop for any
permitted principle uses within the Open District. The applicant (current owner) is positioning the land by this rezoning case for future development.

**Surrounding Zoning and Land Uses**

North: Properties to the north across the alley (to E. Washington Avenue) are zoned Residential High Density District and contain existing single family homes and duplex units.

East: Property to the east is zoned Open District and is the Cannon Trust property containing a single-family home, rural estate land, and farm structures.

South: Property to the south of Walker Ditch (Tract A) is zoned Open District and is vacant land now owned by the applicant. Further properties south of Tract A are zoned Residential Low Density and Open District and contain single family homes and a neighborhood park.

West: Properties to the west across are zoned Residential Low Density and Residential High Density District and include a single family home, public pump house facility, and vacant land.

Staff finds the applicant’s rezoning request from Open District to Residential High Density District is compatible with surrounding zoning and land uses.

**Comprehensive Plan Compliance**

The 2007 Hayden Comprehensive Plan’s Future Land Use Map indicates portions of developable land (outside of the ditch easements) is designated as Medium Density Residential (MDR) with an anticipated density of over six (6) and up to eight (8) units per acre. The applicant’s rezoning request is compatible with the town’s future growth plans for this property.

**Compliance with Review Criteria**

Staff reviewed the rezoning request for compliance to Chapter 7.16.050 “Rezonings” of the Hayden Development Code. Pursuant to 7.16.050.c “Review Criteria”; The Planning Commission and Council shall use the following review criteria as the basis for recommendations and decisions on application for rezoning. Below are the findings of staff’s review:

1. Correction of an error in an ordinance establishing the zoning for a specific property (if applicable); Not Applicable.

2. Evidence of substantial compliance with the purposes of the Development Code;
   The request has been reviewed in anticipation of higher density residential products and infrastructure needs associated with future development. The request is substantially compliant with the Development Code.
3. Consistency with the Comprehensive Plan;
The request has been reviewed for compatibility with the intended density ranges and the typical residential products associated with the Medium Density Residential land use classification of the Future Land Use Map.

4. Physical suitability of the land for the proposed development or subdivision.
The request has been reviewed in conjunction with a site context survey to analyze site slopes, natural and man-made features, tree stands and other natural elements. The site contains two private agricultural ditches and two private utility easements. It will be the responsibility of the applicant/property owner to respect all easements and or negotiate terms with the private entities on use of the land with these constraints.

5. Compatibility with surrounding land uses;
See the chart and analysis of surround land uses above.

6. Whether the proposed rezoning is justified by changed or changing conditions in the character of the area proposed to be rezoned;
Adjacent land to the north is similarly zoned Residential High Density and contains single story duplexes and single-family homes. The request is a logical response to anticipate growth needs in this area.

7. Whether there are adequate facilities available to serve development for the type and scope suggested by the proposed zone compared to the existing zoning, while maintaining adequate levels of service to existing development;
Staff discussed the level of service needs with the applicant and the applicant’s narrative identifies the outcomes and due-diligence analysis for future development to connect to and utilize town services. The request has been reviewed for adequate street connections (via extensions of Oak and Ash Streets), infrastructure taps, open space/trail amenities, and local fire and police protection. The Town will require the applicant to dedicate all water rights owned by the property to the Town for future service to the property. This can be accomplished during review and approval of a future final subdivision plat.

8. Whether the rezoning is consistent with the stated purposes of the proposed zoning district;
The rezoning anticipates future development of housing products which are outlined in the intent statement of the Residential High Density District. The applicant has no plans to develop a multi-story high rise building or multifamily complex. Envisioned products would be townhome/duplex units which are compatible in scale and height to the adjacent residential context, yet within the prescribed density ranges of the zoning district.
9. That, compared to the existing zoning, the rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, or such impacts will be substantially mitigated; The request has been reviewed as to impacts to the natural environment. The site was annexed with anticipation of future development which is consistent with the Comprehensive Plan. The existing natural context will be affected; however, the applicant will be required to incorporate natural/passive open space areas within a future land plan. Thus, the remaining 4.0-acre area south of Walker Ditch will remain zoned as Open District.

10. That, compared to the existing zoning, the rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and, See the chart and analysis of surround land uses above.

11. Adequate mitigation is required for rezoning applications which result in greater intensity of land use or increased demands on public facilities or infrastructure. The Town’s Public Works Director has reviewed the request in conjunction with current service capacities and finds no additional mitigation is required.

Referral Agency and Department Comments
The rezoning request was referred to the following agencies for a development review (Planning, Public Works, Fire Department, Building Inspections, and Yampa Valley Electric Association).

There were no major issues identified by development review team.

Public Input
Pursuant to Chapter(s) 7.16.020.d and 7.16.100.b; a notice was sent to property owners within 150 feet of the proposed lease area, and a public notice was placed in the newspaper at least 15 days prior to this Planning Commission Public Hearing date. Planning staff has received two (4) written statements from property owners which are included in this packet for your review.

RECOMMENDATION:
Based on the above observations and findings of compliance with the Hayden Town Codes, staff recommends Planning Commission approve the Rezoning of 5.91 acres from Open District (O) to Residential High Density (RHD) with the following conditions:

1. The Town requires the applicant to dedicate all water rights owned by the property to the Town for future service to the property at the time of a future final subdivision plat.
2. The applicant shall work with the Shelton and Walk Ditch Companies for any access across or modifications to the ditch easements (if necessary) for future development.

Planning Commission Approval Options
Pursuant to Chapter 7.12.040; The Planning Commission may choose to take the following actions on the site plan as the sole governing agent for approval:
1. Recommend to Town Council approval of the Rezoning Request as submitted, with staff’s conditions.
2. Recommend to Town Council approval of the Rezoning Request with additional Commissioner conditions.
3. Recommend to Town Council denial of the Rezoning Request.
4. Postpone consideration of the Rezoning Request to a date certain.

MANAGER’S RECOMMENDATION/COMMENTS: Approve with recommended staff conditions.

Attachments
Application
Written Narrative
Zoning Amendment Map
Rezoning Context Map (Sheet A1.1)
2007 Cannon Annexation Agreement
Public Notice Responses
Applicant’s Response to Ditch Companies
1. **Application is made for:** (please circle one of the following)

<table>
<thead>
<tr>
<th>Administrative Plat</th>
<th>Annexation</th>
<th>Conditional Use</th>
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<tbody>
<tr>
<td>Historic Designation</td>
<td>Historic Renovation</td>
<td>Major Subdivision 1 2 3</td>
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<tr>
<td>Petition</td>
<td>Planned Development</td>
<td>Minor Subdivision</td>
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<td>Zoning</td>
<td>Right of Way Construction</td>
<td>Sign Permit</td>
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<td>Site Plan</td>
<td>Variance or Appeal</td>
<td>Waiver</td>
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<tr>
<td>Other:</td>
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**Project Name:** Old Farm Village

2. **Contact information:** (a list of additional contacts may be attached)

| Owner Name: Ted Hoffman | Applicant Name: Ted Hoffman |
| Address: 1174 Zephyr Trail | Address: 1174 Zephyr Trail |
| Telephone: 846-103 | Telephone: 846-103 |
| Fax: | |
| E-mail: ted@hoffmancom | E-mail: ted@hoffmancom |

3. **Property Description:**

| Address or Location: 39675 RCR 37 Hayden, CO 81639 |
| Existing Zoning: Open |
| Proposed Zoning: A1D/RHD |
| Proposed Use: Single Family & Multi Family Dev |

4. **Purpose:** (describe intent of this application in 1-2 sentences)

TO RE-ZONE PROPERTY FOR ITS INTENDED USE AS PER THE ANNEXATION AGREEMENT ACCEPTED BY THE TOWN OF HAYDEN.

5. **Certification:** (must be signed in blue ink)

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

**Owner:** [Signature] Date: 4/26/17 AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.

**Applicant:** [Signature] Date: 4/26/17
Zoning Application - Old Farm Village

Item 6. Written Statement

Introduction/Concept/History:

We purchased the Cannon property ten years ago from Martha Cannon and she annexed it into the town as part of a requirement of our transaction. The 9.90 acres we purchased represents a portion of her property that was 15.90 acres and was an old dairy farm. She decided to keep 6 acres located to the east of our parcel and to our knowledge, still owns that property and lives there. It is our goal to receive the property zoning from the Town of Hayden as the first step towards preliminary platting and development per Section 3.1 of the Annexation Agreement (see attached).

The rationale is that the Annexation Agreement between the parties (Town of Hayden and Zittel/Hoffman) clearly states the Town anticipated single family and multi-family development on the parcel as shown in the Conceptual Development Map (Section 3.2 Annexation Agreement).

The zoning amendment proposal is to rezone a 5.91 acre portion (Tract A) of the property to High Density Residential, and to leave a 4 acre portion (Tract B) as Open. This is consistent with the Town Comprehensive Plan that shows medium density development on the Future Land Use Map, along with open space and/or agricultural use between the two ditches. Ideally, we would focus and concentrate development on the north portion of the property, north of the Shelton Ditch, and the closest to the access points of Oak Street and Ash Street.

Street layouts:

We anticipate designing one or two new town streets within the development. The new town streets would conform with existing neighborhood street plans, and pursuant to Development Code 16.12.030, the streets will be laid out in such a manner that “their use by through traffic will be discouraged” and the objective would be to minimize roads and services consistent with the Comprehensive Plan. There are two access points on the northern property line, those are Oak Street and Ash Street, that are logical access points for the portion of the property north of the Shelton Ditch. We feel if the eastern portion of the property between the ditches was developed, a small auto bridge could be built over the Shelton Ditch congruent to Ash Street. The logical access point to the western portion of the property between the ditches would be through the 6.0 acre Cannon property if the owner decides to sell at some point, this could be a later phase in the development. We are hopeful to only cross the Shelton Ditch with one small private road and one pedestrian bridge (where an old wood bridge exists now), and to not cross the Walker Ditch at all.

Infrastructure/Utilities:
As a practical matter, the subject parcel is an inholding within existing city limits of Hayden; thus substantial infrastructure exists throughout the property. For example, the Cannon property just east of the subject property, currently uses city water, and a sewer main intersects the middle of the property. There is also a sewer main that runs along the north boundary of the property in the unconstructed alley. In addition, there are gas and water mains on Shelton Lane, which is the eastern border of the Cannon property east of the subject property, as well as substantial electrical power mains running across and surrounding the property. Pursuant to the Comprehensive Plan, our objectives in relation to technical services are:

- Plan the location of new development near existing infrastructure and services or in areas where extension of services can occur in an easy, logical, and cost-effective manner.
- Encourage a logical and economical extension of service lines.
- Encourage growth in areas where water and sewer services have available capacity.
- Encourage development patterns which minimize service line extensions.

**Waterways:**

The defining characteristic of the property is no doubt the two ditches running the length of the property, east to west. This is both a hindrance and an asset in our opinion. We intend to incorporate as much of the land between the ditches as open space or agricultural use, and we intend to develop a trail system and other walkways throughout the northern portion of the property north of the Shelton Ditch encouraging pedestrian activity, community interaction, and connectivity to the adjoining neighborhoods and the Historic Downtown Commercial District.

*We realize one of the most important pieces to the future development will be good communication with the ditch companies to preserve their water rights and maintenance rights. We are sensitive to this issue and plan to have a good working relationship with the ditch companies to accommodate their requests through the preliminary platting and site plan process.*

**Open Space/Trails:**

It is our hope that a significant portion of the property can be used for parks, open space, or agricultural use to help preserve the heritage and character of the Town with its future vision. A PUD requires the highest level of open space, at 25%. We intend to have a greater emphasis on open space, in the range of 30-40% of the total acreage and an increased amount of walkways throughout the development adding connectivity to the neighborhoods and nearby Historic Downtown District. *Currently, the zoning amendment map would re-zone 5.91 acres to High Density Residential and would leave 4 acres as Open Zoning.*
Although the Comprehensive Plan future Trail System Map shows a trail running along the south side of the Walker Ditch east to west, we propose a trail running along the north side of the Shelton Ditch, running the entire length of the property east to west. This seems the most logical and viable, and documentation from the previous developer documents the ditch companies would be amenable to this proposed trail. Pursuant to the Comprehensive Plan, our objectives in relation to the trail system are to:

- Provide a trail system that connects residential developments to major interest points and public facilities throughout the Town.
- Provide a trail system which is separate from major streets and roads.
- Provide a trail system which is concentrated along streams, canals, or other scenic areas.
- Provide park facilities near residential communities, both existing and proposed.

Wetlands/Floodplain:

Based on information from the previous developer who consulted with Western Bionomics Services, it was determined that there are no jurisdictional wetlands on the property.

Based on information from the Routt County Flood Plain Administrator, it has been determined the subject property does not lie within the 100- or 500-year Yampa flood plain.

Summary:

It is our hope that the Town will grant the necessary zoning in the first step towards development of the property. Current market conditions are such that it makes sense timing wise to begin the process towards development now, it’s good for the town and good for everybody in my opinion. I envision a phased development with smaller attainable single family homes and/or farmhouse type duplex-cabins on the high density portion, or something similar to the Redstone project. We do not anticipate any type of high-rise apartment building, or something of that nature. We’d like to concentrate the density on the area north of the Shelton Ditch as much as possible in a village layout with interior walkways etc., a design typical of an infill pocket neighborhood, but will move towards that next step after getting zoning approved.
ANNEXATION AGREEMENT
for
CANNON ANNEXATION

THIS AGREEMENT made and entered into this 4th day of October, 2007 by and between the Martha J. Cannon Trust, hereinafter collectively referred to as "ANNEXOR," and the TOWN OF HAYDEN, a statutory town, State of Colorado, hereinafter referred to as "TOWN."

WITNESSETH:

WHEREAS, the ANNEXOR is the owner of the property described in Exhibit A, attached hereto (the "PROPERTY") and has filed a petition to annex said PROPERTY to the TOWN; and

WHEREAS, the TOWN wishes to control its growth in a planned and orderly fashion, maintaining and improving quality of life and the Town's ability to provide and enhance environmental amenities, services and local opportunity for its citizens; and

WHEREAS, ANNEXOR acknowledges that upon annexation, the PROPERTY will be subject to all ordinances, resolutions, and other regulations of the Town of Hayden, as they may be amended from time to time; and

WHEREAS, the parties mutually recognize and agree that it is necessary and desirable for orderly development that the TOWN be the source of necessary urban services for PROPERTY to be developed, such as police protection, water and wastewater services and local government administration; and

WHEREAS, the ANNEXOR recognizes that the TOWN has established goals and policies intended to maintain fiscal self-sufficiency and that every annexation proposal has a responsibility to address the public interest to be served by annexation; and

WHEREAS, ANNEXOR does not wish to begin DEVELOPMENT of the PROPERTY or act as a DEVELOPER of the PROPERTY; and

WHEREAS, any applicant wishing to develop the PROPERTY and act as DEVELOPER on this PROPERTY will do so in a manner compatible with the objectives of the TOWN; and

WHEREAS, the parties agree that it is in the public interest of the parties hereto to enter into a written agreement as to the overall plan of development, including location and dedication of public ways and public areas, zoning, dedication of water rights and location and payments regarding roads, utilities and other improvements; and
WHEREAS, ANEXOR acknowledges that the need for improvements, conveysances and dedication of certain PROPERTY, including but not limited to PROPERTY for streets, rights-of-way and easements, parks, trails and open space, schools, utility facilities and other public improvements; studies related to traffic, stormwater and fiscal impacts; and fees and payments to TOWN as contemplated in the AGREEMENT are directly related to and generated by the development intended to occur within the PROPERTY and that no taking thereby will occur requiring any compensation:

NOW THEREFORE, in consideration of the foregoing premises and the covenants, promises, and agreements of each of the parties hereto, to be kept and performed by each of them, IT IS AGREED:

1. DEFINITIONS.

1.1 “Annexor” shall mean and refer to the ANEXOR, and their heirs, successors, assigns, and designees.

1.2 “Crossings” shall mean and refer to all bridges, culverts, or other types of facilities or structures used to cross roadways, drainage ways, or storm drainage areas.

1.3 “Developer” shall mean any person, partnership, joint venture, limited liability company, association or corporation who participates as owner, promoter, DEVELOPER or sales agent in the planning, platting, development, promotion, sale or lease of a development.

1.4 “Development” shall mean a request for a change in Zoning category from O - Open, the carrying out of any building activity or mining operation, the making of any material change to the historic use of any structure or land, the dividing of land into two or more parcels, any change in the intensity of use of the land and any change in the use of the land.

1.5 “Water Impact Fee” shall mean the TOWN’s fee calculated in accordance with Chapter 16-13 of the Hayden Municipal Code.

1.6 “Reimbursement Agreement” means an agreement between the Town and/or third parties with ANEXOR, a DEVELOPER and/or an applicable District wherein the Town and/or third parties will be obligated to reimburse ANEXOR, DEVELOPER and/or such District on an equitable pro rata basis (pursuant to a formula to be set forth in the agreement) for a portion of the costs to design and construct public improvements that are oversized and/or provide a benefit including without limitation, water and sewer lines, streets, drainage facilities and other improvements and facilities to be used by other DEVELOPERS or landowners.
1.7 “Sewer Interceptor Lines” shall mean and refer to sewer lines larger than twelve inches (12”) in diameter.

1.8 “Streets” shall mean and refer to residential, commercial, collector, minor, and principal arterial streets, highways, expressways, and roadways.

1.9 “Water Transmission Lines” shall mean and refer to waterlines larger than twelve inches (12”) in diameter.

2. **BASIC INTENT.** The intent of the AGREEMENT is to set forth the basic requirements for annexation and development of the PROPERTY described above. This AGREEMENT shall be binding upon the parties and may not be modified except by further written agreement.

3. **DEVELOPMENT.** The PROPERTY annexed shall be developed in general conformity with TOWN comprehensive plans, subdivision regulations, zoning code building codes and other applicable statutory and local requirements.

3.1 **Zoning.** The ANNEXOR desires O - Open District zoning, in accordance with the zoning categories contained in Title 16, Article 3 of the Hayden Municipal Code and as shown in Exhibit C. The parties recognize that it is the intent and desire of the ANNEXOR to retain the PROPERTY in its current condition until DEVELOPMENT occurs. In addition to the provisions of Sections 1.3 and 1.4 above, DEVELOPMENT of the PROPERTY is anticipated to begin at a time when a change in zoning category from O-Open to another zone district would occur. DEVELOPMENT of the PROPERTY would then occur in a manner generally consistent with the zoning requested at that time. The granting of O - Open zoning by the Town of Hayden is a condition to annex the PROPERTY. ANNEXOR shall take all action necessary to permit zoning by the TOWN of the annexed area within the time prescribed by state statutes.

3.2 **Land Use.** All construction will be subject to the types and intensities of land use permitted pursuant to Title 16, Article 3 of the Hayden Municipal Code in effect on the date of submittal of a completed building permit application to the TOWN. It is anticipated that development will occur as shown on the Conceptual Development Map (Exhibit D).

3.3 **Master Development Plan.** TOWN and the ANNEXOR/DEVELOPER recognize that PROPERTY development is subject to market conditions. To assure TOWN that the development of the PROPERTY proceeds in an orderly manner, DEVELOPER may phase the development, subject to review and approval by the TOWN of the phasing plan. If phased development is utilized, a “master development plan” for the PROPERTY will be submitted at the time the first preliminary plat is submitted and will be subject to review and approval by the Hayden Planning Commission and the Board of Trustees. For each development phase, a “site specific development plan” in the form and substance of a “final subdivision plat” will be submitted to the Hayden Planning Commission and the Board of Trustees for review and approval. The “site specific

*October 1, 2007*
development plan" shall be in general conformance with the "master development plan" for the PROPERTY, as approved and/or amended by the Board of Trustees and the TOWN Comprehensive Plan and Town of Hayden Land Use Code.

4. PUBLIC IMPROVEMENTS. DEVELOPER agrees to design, construct and install at his sole cost and expense, in accordance with TOWN approved plans, all public improvements within or adjacent to the PROPERTY and serving the PROPERTY including but not limited to water distribution, sewage collection, gas service, electric service, streets, curb gutter, sidewalks, storm sewer lines, storm drainage improvements, fire hydrants, pedestrian and non-motorized trails, street median/boulevard and subdivision entryway landscaping and parks and park improvements. All the above described public improvements shall be constructed to the Town standards, or where applicable, to the standards of the utility providing the service. All utilities will be placed underground.

4.1 All public and private roads shall be constructed to TOWN standards. Trails shall be constructed as an integral feature of the development, in accordance with TOWN construction standards. All public roads, trails and right-of-ways shall be dedicated to TOWN. TOWN will install, at DEVELOPER’s expense, street name signs, striping, stop signs, speed limit and other signs on all streets, in accordance with the Model Traffic Code, as from time to time amended, and other applicable legal requirements.

4.2 Lights along streets and trails shall be installed in accordance with plans approved by the electric service provider and the TOWN. The type of lighting shall be chosen by the Yampa Valley Electric Assn.

4.3 Utilities and streets shall be sized to provide for development of the PROPERTY and to accommodate the development of adjacent PROPERTY. DEVELOPER may be required to oversize utilities and construct off-site improvements to utilities and transportation infrastructure benefiting the PROPERTY or to accommodate future development within the area. Said oversizing of utilities and off-site improvements to utilities and transportation infrastructure may be eligible for reimbursement by other users of the facilities. Any reimbursements to the DEVELOPER will be subject to a separate Reimbursement Agreement.

4.4 DEVELOPER agrees to provide to TOWN, a one (1) year guarantee, from the time of conditional acceptance of construction, for all improvements. If requested by TOWN, DEVELOPER agrees to dedicate to TOWN any or all required improvements.

4.5 DEVELOPER agrees to enter into a Subdivision Improvements Agreement (SIA) pertaining to such improvements and other matters prior to any development of the PROPERTY. The construction of oversized public improvements shall be subject to reimbursement which may be provided for in the SIA or in a Reimbursement Agreement.
4.6 DEVELOPER agrees to pay the full cost of relocating existing utilities that may be required by the development of the PROPERTY. All existing overhead utilities within the PROPERTY or in road right-of-ways adjacent to the PROPERTY, including but not limited to electric or telecommunications lines and cables shall be relocated underground. Facilities designed for the transmission or distribution of electric energy at voltages greater than 15,000 volts shall be exempt from this requirement.

4.7 If the DEVELOPER cannot acquire an off-site easement or rights of way necessary to develop the PROPERTY, the DEVELOPER may request the TOWN's assistance in acquiring the easements or rights-of-way. If Town decides to assist DEVELOPER in the acquisition of such easements or rights of way, such assistance by the TOWN shall be in compliance with Colorado law authorizing the TOWN's use of eminent domain. The DEVELOPER shall advance to the TOWN all acquisition costs, including any settlement amounts, condemnation award amounts, court costs and attorneys' fees that the TOWN may incur in providing assistance.

4.8 DEVELOPER agrees to design, construct and install at his sole cost and expense all landscaping and park improvements, in accordance with a landscaping and park development plan approved by the TOWN, to be included as part of any subdivision final plat.

(a) The TOWN will review and request and may permit the formation of a special district or special districts in accordance with C.R.S § 31-25-601 et. seq., or C.R.S § 32-1-1004 affecting all or part of the PROPERTY as well as other properties, upon review and approval of any Special District service plans as a means of financing the construction and installation of infrastructure, and TOWN shall take any action reasonably necessary to assist and cooperate in the formation of such districts.

5. TRANSPORTATION FACILITIES. The DEVELOPER shall provide the TOWN a traffic impact study in accordance with the criteria as specified by the TOWN at the time of submittal of preliminary plats, unless the TOWN waives the requirement.

5.1 For full development of the PROPERTY to occur, the DEVELOPER may need to acquire certain off-site rights-of-way for the construction of off-site improvements, as identified in the approved traffic study or future updates to the study. All acquisition costs of off-site rights-of-way necessary to serve the PROPERTY shall be the DEVELOPER's sole responsibility, subject to potential reimbursement as detailed in a Reimbursement Agreement.

5.2 For full development of the PROPERTY to occur, certain on-site and off-site transportation improvements, as identified in the approved traffic study, may be necessary. The DEVELOPER shall construct such improvements in a sequence acceptable to the TOWN to meet the demands that development of each phase of the PROPERTY will generate. The DEVELOPER agrees to construct or contribute to the
construction of all on-site and off-site transportation improvements to accommodate needs that development of each phase of the PROPERTY will generate.

5.3 The DEVELOPER is solely responsible for construction of all transportation improvements to accommodate development of the PROPERTY that do not directly benefit other properties.

5.4 DEVELOPER shall dedicate, free and clear of all liens and encumbrances of any kind, all rights-of-way for public streets for the full width thereof, as required by the TOWN. Such dedication of streets shall occur at the time of TOWN approval of each subdivision final plat within the PROPERTY; however, DEVELOPER agrees to dedicate such rights-of-way at an earlier time when determined by TOWN to be required for commencement of construction of such streets or for extension of utilities. An earlier dedication shall not relieve DEVELOPER of the obligation to improve streets as provided herein. A title policy for any dedicated rights of way will be provided to the TOWN upon dedication.

5.5 DEVELOPER agrees to convey to TOWN an easement in gross for adjoining roadways to provide necessary cut and fill to establish the grade on a one foot incline for every three feet (3') of distance. Said easement shall be released to DEVELOPER at such time as the adjacent PROPERTY is filled and maintained at grade. A title policy for any dedicated rights of way will be provided to the TOWN upon dedication.

6. WATER SERVICE. Water service to the PROPERTY shall be provided by the TOWN. DEVELOPER hereby acknowledges the TOWN policies with respect to obtaining water service from the TOWN, the dedication of water rights to the TOWN in connection with annexations, the extension of water lines to the PROPERTY and the provision of pumping and storage facilities to serve the PROPERTY. DEVELOPER agrees to comply with TOWN ordinances and policies and with any amendments thereto, including any applicable amendments adopted subsequent to the annexation of the PROPERTY.

6.1 Water Availability. DEVELOPER shall prove and provide adequate quantity and quality water to the TOWN to serve all of the development proposed for the PROPERTY in accordance with DEVELOPER’S Master Development Plan. Engineering studies identifying available supplies and flows must be provided to the TOWN and water must be adjudicated for municipal use. TOWN retains sole discretion in accepting water flows from the DEVELOPER or requiring cash-in-lieu of such water. DEVELOPER will convey and dedicate direct flow and/or water rights to the TOWN in accordance with Ordinance 530 adopted September 18, 2003 and other TOWN regulations, as appropriate.

6.2 Extension of Water Services. DEVELOPER shall install at his sole cost and expense, all the water mains, trunk lines, pumping and storage facilities and appurtenances necessary to provide service from the TOWN’s system to the
PROPERTY. These extensions may include the oversizing of lines and pumping and storage facilities for future development of adjacent PROPERTY. DEVELOPER shall install at its sole cost and expense, all the water lines, fire hydrants and appurtenances within the PROPERTY. Water lines lying within the dedicated right-of-way shall be dedicated to TOWN after construction. Any reimbursements to the DEVELOPER for oversizing of water lines and other water facilities will be subject to a Reimbursement Agreement.

6.3 Water Service Availability. TOWN does not warrant the availability of water service to the DEVELOPER for any phase of development. A determination of water service availability by TOWN shall be made by a water system analysis at the time the DEVELOPER requests water taps. In the event that the TOWN determines that there is insufficient water service availability, no water taps shall be issued until such time as there is water service availability.

6.4 Plant Investment Fee. The TOWN shall collect at the time of submittal of each completed building permit application to the TOWN, a Plant Investment Fee of $5,700.00 per Equivalent Residential Unit (EQR) as defined in Chapter 13.08 of the Hayden Municipal Code as amended, and subject to change by amendment to Chapter 13.08.

6.5 DEVELOPER agrees to dedicate all necessary unobstructed rights-of-way for utility easements needed for water and sewer lines to serve the area described herein, or for transmission through the area described herein, not less than 20 feet in width for a sanitary sewer or water line, and not less than 30 feet in width when a parallel water and sewer line must be installed. The DEVELOPER shall grant additional temporary construction easements for installation of water and sewer mains where required by the TOWN. DEVELOPER agrees to develop and provide to the TOWN for review and approval, prior to platting of the PROPERTY, a master utilities plan for the annexed area. The master utilities plan shall describe transmission facilities and distribution facilities.

6.6 There shall be no duty or obligation upon the TOWN to furnish water or facilities to the area sought to be annexed until such time as, in the sole discretion of TOWN, satisfactory extension of water facilities to the PROPERTY has been completed.

7. SANITARY SEWER SERVICE. DEVELOPER will design and construct all sanitary sewer mains, and DEVELOPER will design and construct all sanitary sewer collector lines in accordance with TOWN standards and specifications as set forth in the Municipal Code, as it may be amended from time to time. The cost of constructing any oversized sanitary sewer mains or any sanitary sewer mains that benefit land owned by others will be recovered by DEVELOPER pursuant to a Reimbursement Agreement.

7.1 Dedication. Prior to dedicating sewer lines to the TOWN, DEVELOPER or Developers, as appropriate, will dedicate by special warranty deed all necessary
easements within the PROPERTY for utility easements to serve the PROPERTY. Such easements will be free and clear of all liens and encumbrances and DEVELOPER will obtain, at its sole cost, an owner’s title insurance policy insuring such easements free and clear of all liens and encumbrances naming the TOWN as the insured. DEVELOPER will grant temporary construction easements for installation of sewer facilities where required by the TOWN. To the extent that any easements are required for sewer facilities, through the PROPERTY of others, TOWN, at its sole discretion, may provide or obtain such easements as required at DEVELOPER’s cost, as appropriate, under its powers of condemnation, as permitted by law, in order to acquire the same. The cost of acquiring easements outside of the boundaries of the PROPERTY, including settlement amounts, condemnation awards, reasonable attorneys’ fees, court costs, expert witness costs and appraisals shall be paid by the DEVELOPER, as appropriate, and all or a portion of such costs may be recovered under a Reimbursement Agreement, in the event the easement provides services to lands owned by others.

7.2 Service Charges. The TOWN will assess sewer service or user fees and charges at rates no less favorable that those rates charged to other users within the TOWN.

8. DRAINAGE. In conformance with TOWN standards and specifications, the DEVELOPER shall make provisions to control all storm water runoff generated from the PROPERTY. The DEVELOPER shall not alter historic flows in a manner that would adversely affect upstream or downstream properties.

8.1 Drainage Plan. The DEVELOPER, at his sole expense shall prepare a master drainage plan for the PROPERTY. The master drainage plan shall show the location and extent of all drainage system improvements, including but not limited to collection and detention facilities. If the master drainage plan results in changes to drainage or irrigation facilities affecting other PROPERTY or facility owners, the TOWN may require the DEVELOPER to obtain written consent and easements from each PROPERTY or facility owner for the changes before the TOWN will approve of the plan. The DEVELOPER shall construct all improvements in an appropriate sequence to meet the demands that development of the PROPERTY generates. The DEVELOPER shall meet all TOWN standards and specifications in effect at the time of construction. The TOWN may require the DEVELOPER to update the master drainage plan for the PROPERTY for the review of each final plat to determine the configuration, timing, and responsibility for the improvements.

8.2 Drainage Improvements. The master drainage plan, as approved by the TOWN, shall state the DEVELOPER’s responsibility for on-site drainage improvements. The master drainage plan may include construction of facilities to convey, collect and detain irrigation and storm water. The master drainage plan shall also state the DEVELOPER’s responsibility for off-site improvements. A Subdivision Improvement Agreement ("SIA") will address these responsibilities in detail. A Reimbursement Agreement will describe, if any, proportionate reimbursements from other property owners benefiting from these off-site improvements.
8.3 Flood Plain. Portions of the PROPERTY may lie within a floodplain and DEVELOPERS are responsible for all the necessary design and submittal materials to FEMA for any proposed changes to the floodplain designation. Any submittal to FEMA must be reviewed and approved by the TOWN before submittal to FEMA. Development on any lots within any floodplain must conform to the Chapter 16, Article 8 of the Hayden Land Use Code and applicable State and Federal regulations.

8.4 Maintenance of Drainage Facilities. Detention ponds, private storm sewers, underdrains, and other drainage facilities will be owned and maintained by the DEVELOPER or a Homeowners’ Association unless otherwise stated in an SIA.

9. CROSSINGS.

9.1 The parties mutually agree that whenever it is found and determined by TOWN that a crossing of a drainage way, existing or proposed roadway, railroad, or any impediment to a roadway is required within the PROPERTY, TOWN shall specify design criteria, and DEVELOPER shall construct the crossing, including transition improvements, in conjunction with the development of the PROPERTY. The crossings required for the described PROPERTY shall be constructed in conformance with TOWN standards.

9.2 If a crossing is required on the exterior boundary of the PROPERTY, DEVELOPER shall be responsible for his proportionate share of the construction cost as determined by TOWN.

10. PUBLIC LAND DEDICATION.

10.1 Dedication of lands for parks, open space, schools or other civic purposes will be required per Title 16, Article 2 of the Hayden Land Use Code.

10.2 The DEVELOPER agrees that lands to be donated for public purposes shall include all site and public improvements including, but not limited to water, sewer, curb, gutter, streets, and sidewalks. DEVELOPER shall install such improvements, when determined by the TOWN to be necessary. (Or, if determined by the TOWN at the time of conveyance that the improvements are not needed at that time, then DEVELOPER shall enter into a separate agreement specifying when and how the improvements will be made). No lands to be dedicated for public purposes shall be disturbed by DEVELOPER in any manner to disrupt the natural landscape, unless first approved by the TOWN. DEVELOPER agrees that all lands donated to the TOWN shall not be used as a borrow or fill area. Any sites dedicated for public purposes, but disturbed due to grading of adjacent sites, or lands within the flood plain disturbed due to storm drainage improvements, must be successfully planted or seeded by DEVELOPER with native grasses acceptable to TOWN to prevent erosion.
10.3 ANNEXOR agrees that there is a rational nexus between the development of the PROPERTY and the dedication of lands for parks, open space, schools, civic purposes and public improvements and/or the payment of cash-in-lieu for those purposes.

11. URBAN SERVICES

11.1 If the proposed development will result in new burdens on the Town's existing public facilities and services, the development shall be responsible for mitigating such impacts through compliance with standards adopted by the Town Board now and in the future. The standards will include fees which have been and will continue to be calculated and imposed to provide adequate public facilities and services based on objective criteria.

11.2 ANNEXOR acknowledges that the PROPERTY is partially located beyond the area of existing TOWN services.

11.3 It is expressly understood that the TOWN does not provide fire protection to any of the annexed land.

11.4 DEVELOPER agrees to pay cash to the Town in lieu of land in the amount of $100.00 per residential lot/unit payable at Final Plat for the first phase of any development on the PROPERTY for Fire District purposes.

12. PUBLIC FACILITY EXTENSION

12.1 The payment, by DEVELOPER of the costs of extension of water and sewer lines, streets, storm drainage, street lighting, traffic control devices, and other public improvements from the developed areas of the TOWN to the PROPERTY may be pursuant to Reimbursement Agreement as provided in the Town Code to reimburse DEVELOPER from lands abutting such facilities for DEVELOPER's costs to extend public facilities which benefit such intervening lands.

13. INDEMNIFICATION.

13.1 ANNEXOR agrees to indemnify and hold harmless the TOWN and the TOWN's officers, employees, agents, and contractors, from and against all liability, claims, and demands, including attorney's fees and court costs, which arise out of or are in any manner connected with the annexation of the PROPERTY, or with any other annexation or other action determined necessary or desirable by the TOWN in order to effectuate the annexation of the PROPERTY, or which are in any manner connected with TOWN's enforcement of this Agreement. ANNEXOR further agrees to investigate, handle, respond to, and to provide defense for and defend against or at the TOWN's option to pay the attorney's fees for defense counsel of the TOWN's choice for any such liability, claims, or demands.
14. GENERAL PROVISIONS

14.1 This agreement shall be recorded with the Clerk and Recorder in Routt County, Colorado, shall run with the land, and shall be binding upon and inure to the benefit of the heirs, successors, and assigns of the parties hereto. ANNEXOR shall notify TOWN of assignments and the names of assignees. Every part of the PROPERTY and all present and future owners of the PROPERTY shall at all times remain subject to all the obligations of this agreement with respect to each and every part of the PROPERTY.

14.2 Nothing contained in this agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abnegation of TOWN's legislative, governmental, or police powers to promote and protect the health, safety, or general welfare of the municipality or its inhabitants; nor shall this agreement prohibit the enactment by TOWN of any fee which is of uniform or general application.

14.3 No right or remedy of disconnection of the described PROPERTY from the TOWN shall accrued from this agreement. In the event the PROPERTY or any portion thereof is disconnected at ANNEXOR's request, TOWN shall have no obligation to serve the disconnected PROPERTY and this agreement shall be void and of no further force and effect as to such PROPERTY.

14.4 If the annexation of the PROPERTY or any portion thereof is challenged by a referendum, all provisions of this agreement, together with the duties and obligations of each party, shall be suspended pending the outcome of the referendum election. If the referendum challenge to the annexation results in disconnection of the PROPERTY from the TOWN then this annexation agreement and all provisions contained herein shall be null and void and of no further effect. If the referendum challenge fails, then ANNEXOR and TOWN shall continue to be bound by all the terms and provisions of this annexation agreement.

14.5 In the event that the annexation of the PROPERTY or any portion thereof is voided by final action of any court, TOWN and ANNEXOR shall cooperate to cure the legal defect which resulted in disconnection of the PROPERTY, and upon such cure this annexation agreement shall be deemed to be an agreement to annex the PROPERTY to TOWN pursuant to Section 31-12-121 of the Colorado Revised Statutes. ANNEXOR shall reapply for annexation as when the PROPERTY becomes eligible for annexation as determined by TOWN.

14.6 It is understood and agreed by the parties hereto that if any part, term, or provision of this agreement is by the courts held to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain the particular part, term, or provision held to be invalid.

14.7 All fees recited in this agreement shall be subject to amendment by Town Board. Any amendment to fees shall be incorporated into this agreement as if originally
set forth herein. Nothing in this agreement shall prevent, prohibit, diminish, or impair the
Town’s governmental authority to adopt fees or regulations to address the impact of
development.

14.8 ANNEXOR agrees to include the PROPERTY in public improvement
districts as may be organized by the TOWN pursuant to the provisions of Title 31, Article
25, Part 6, of the Colorado Revised Statutes.

14.9 This instrument embodies the whole agreement of the parties. There are no
promises, terms, conditions, or obligations other than those contained herein; and this
agreement shall supersede all previous communications, representations, or agreements,
either verbal or written, between the parties hereto. Except as provided in Section 14.7
there shall be no modification of this agreement except in writing, executed with the
same formalities as this instrument. Subject to the conditions precedent herein, this
agreement may be enforced in any court of competent jurisdiction.

14.10 This agreement shall terminate and expire upon the completion of the
development of the PROPERTY and satisfaction of all the obligations herein. Thereafter,
so long as the PROPERTY is located within the municipal boundaries of TOWN, it shall
continue to be subject to the ordinances, and rules and regulations of the TOWN.

14.11 It is expressly understood and agreed that enforcement of the terms and
conditions of this Agreement, and all rights of action relating to such enforcement, shall
be strictly reserved to the Parties hereto, their successors and assigns, and nothing
contained in this Agreement shall give or allow any claim or right of action by any other
or third person under this Agreement. It is the express intention of the Parties that any
person other than the Parties receiving services or benefits under this Agreement shall be
deemed to be an incidental beneficiary only.

14.12 In the event of breach or default by the Town, the sole remedies hereunder
shall be the equitable remedies of specific performance or injunction. ANNEXOR, its
successors and assigns, hereby waive any rights to money damages for any such breach
or default.

14.13 No vested rights shall accrue to ANNEXOR by virtue of annexation of the
PROPERTY or this Annexation Agreement. Any such vested rights for the PROPERTY
shall be acquired only in compliance with C.R.S. 24-68-101, et.seq., and approval of a
specific development plan for the PROPERTY.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the
day and year first above written.
By: Martha J. Cannon
    Martha J. Cannon, Trustee for Martha J. Cannon Trust
    ANNEXOR

State of Colorado
County of Routt

Subscribed before me this 21st day November, 2007, by

[Signature]

My commission expires: 3/4/2011

[Notary Seal]
Notary Public

TOWN OF HAYDEN, COLORADO

[Seal]

By: Charles G. Grobe,
    Mayor Pro-Tem

ATTEST:

[Signature]
Susan Irvine, Town Clerk

APPROVED AS TO FORM:

[Signature]
Michael Holloran
Town Attorney

October 1, 2007
EXHIBIT A
LEGAL DESCRIPTION OF CANNON ANNEXATION

PARCEL A

A TRACT OF LAND LOCATED IN THE SE ¼ NW ¼ SECTION 10, T8N R88W,
6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY
DESCRIPTION AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF
TRACT OF LAND DESCRIBED BY DEED IN BOOK 449 AT PAGE 591 WITH THE
ROUTT COUNTY CLERK AND RECORDER, ALSO BEING THE NORTHEAST
CORNER OF VISTA VERDE SUBDIVISION, FILING NO. 2, AND ALSO THE
NORTHWEST CORNER OF THE HAYDEN CEMETERY; THENCE N 01° 02′ 27″E
FOR A DISTANCE OF 719.40 FEET TO A POINT ON THE SOUTH LINE OF THE
S.A. ADAIR ADDITION TO HAYDEN; THENCE S80° 02′ 07″W ALONG SAID
SOUTH LINE FOR A DISTANCE OF 334.00 FEET; THENCE S 01° 02′ 27″W FOR A
DISTANCE OF 608.69 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT
IN BOOK 449 AT PAGE 591, AND THE NORTH LINE OF SAID VISTA VERDE
SUBDIVISION, FILING NO. 2; THENCE S 80° 48′ 37″E ALONG SAID NORTH
LINES FOR A DISTANCE OF 351.20 TO THE POINT OF BEGINNING,
CONTAINING 5.0 ACRES, MORE OR LESS.

BASIS OF BEARING--THE MONUMENTED NORTH LINE OF A TRACT OF LAND
DESCRIBED IN BOOK 449 AT PAGE 591, BOTH ENDS BEING ALUMINUM
CAPPED REBAR, PLS #16422-80° 48′ 37″E.

And

PARCEL B

A TRACT OF LAND LOCATED IN THE SE ¼ NW ¼ SECTION 10, T8N R88W,
6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY
DESCRIPTION AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF
SAID SE ¼ NW ¼ WHICH LIES N00° 43′ 38″E A DISTANCE OF 608.00 FEET
FROM THE SOUTHWEST CORNER THEREOF AND ALSO BEING THE
NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED
RECORDED APRIL 5, 1978 IN BOOK 449 AT PAGE 591 OF THE ROUTT COUNTY
RECORDS AND ALSO BEING THE NORTHWEST CORNER OF VISTA VERDE
FILING NO. 2; THENCE N00° 43′ 38″E ALONG SAID WEST LINE FOR A
DISTANCE OF 281.16 FEET TO A POINT ON THE SOUTH CITY LIMITS OF THE
TOWN OF HAYDEN; THENCE N80° 02′ 07″E ALONG SAID SOUTH CITY LIMITS
FOR A DISTANCE OF 988.82 FEET; THENCE S01° 02′ 27″W FOR A DISTANCE
OF 608.69 FEET TO A POINT ON THE NORTH LINE OF TRACT DESCRIBED IN
BOOK 449 AT PAGE 591 AND THE NORTH LINE OF VISTA VEREE FILING NO.
2; THENCE N80° 48′ 37″W ALONG SAID NORTH LINE FOR A DISTANCE
OF 978.90 FEET TO THE POINT OF BEGINNING. CONTAINING 9.90 ACRES MORE
OR LESS.

October 1, 2007
Basis of Bearing—The Monumented North Line of a Tract of Land Described in Deed Recorded April 5, 1978 in Book 449 at Page 591. Both ends being aluminum capped rebar Pls #16422: S80° 48' 37" E.
EXHIBIT B
ANNEXATION MAP – CANNON ANNEXATION
CANNON ANNEXATION
TO THE TOWN OF HAYDEN
PORTIONS OF THE SE1/4 NW1/4 SECTION 10, T6N R88W, 6th P.M.,
TOWN OF HAYDEN, ROUTT COUNTY, COLORADO
CONTAINING ~15.36 ACRES
EXHIBIT D
CONCEPTUAL DEVELOPMENT MAP – CANNON ANNEXATION
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO, BEING MORE PARTICULARLY
BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WHICH LIES N00°43'38"E A DISTANCE OF 608.00 FEET FROM THE SOUTHWEST CORNER THEREOF AND ALSO BEING THE NORTHWEST CORNER OF A TRACT
OF LAND DESCRIBED IN DEED RECORDED APRIL 5, 1978 IN BOOK 449 AT PAGE 591 OF THE ROUTT COUNTY RECORDS AND ALSO BEING THE NORTHWEST CORNER OF VISTA VERDE FILING NO. 2; THENCE N00°43'38"E ALONG SAID WEST LINE FOR A DISTANCE
ALONG SAID SOUTH LINE FOR A DISTANCE OF 988.82 FEET; THENCE S01°02'27"W FOR A DISTANCE OF 608.69 FEET TO A POINT ON THE NORTH LINE OF A TRACT DESCRIBED IN DEED RECORDED APRIL 5, 1978 IN BOOK 449 AT PAGE 591, BOTH ENDS BEING ALUMINUM CAPPED REBAR PLS #16422 - S80°48'37"E.

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER WHICH LIES N00°43'38"E A DISTANCE OF 746.38 FEET FROM THE SOUTHWEST CORNER THEREOF AND BEING ON THE EAST LINE OF THE M.P. WALKER'S 2ND ADDITION TO THE TOWN OF HAYDEN, FURTHER BEING ON THE CENTERLINE OF THE WALKER DITCH; THENCE N 0°43'38" E ALONG SAID EAST LINE A DISTANCE OF 142.57
N 80°09'48''E  (N80°09'32"E) FEET, TO THE SOUTHWEST CORNER OF THE S.A. ADAIR ADDITION TO THE TOWN OF HAYDEN; THENCE N 80°09'32" E ALONG THE SOUTH LINE OF WALKER DITCH; THENCE WESTERLY ALONG SAID CENTERLINE THE FOLLOWING DESCRIBED COURSES:
N 69°54'14" W A DISTANCE OF 104.78 FEET;
N 83°11'05" W A DISTANCE OF 56.66 FEET;
N 76°09'50" W A DISTANCE OF  94.40 FEET;
S 79°29'28" E A DISTANCE OF  85.56 FEET;
S 83°48'30" E A DISTANCE OF  54.39 FEET;
S 79°44'06" W A DISTANCE OF  27.28 FEET;
S 79°44'42" E A DISTANCE OF 162.82 FEET, TO A POINT ON THE NORTH LINE OF VISTA VERDE FILING NO. 2; THENCE N 80°41'54" W ALONG SAID NORTH LINE THE FOLLOWING COURSES:
N 89°04'54" E A DISTANCE OF 35.74 FEET;
S 89°54'01" E A DISTANCE OF  46.63 FEET;
S 83°11'05" E A DISTANCE OF  56.66 FEET;
S 79°11'54" E A DISTANCE OF  66.99 FEET;
S 76°09'50" E A DISTANCE OF  94.40 FEET;
S 79°29'28" E A DISTANCE OF  85.56 FEET;
S 79°44'06" E A DISTANCE OF  27.28 FEET;
S 83°48'30" E A DISTANCE OF  54.39 FEET;
S 79°44'06" W A DISTANCE OF  27.28 FEET;
S 79°44'42" E A DISTANCE OF 162.82 FEET, TO A POINT ON THE CENTERLINE OF THE CENTERLINE SHELTON DITCH; THENCE N 76°51'19" W A DISTANCE OF 49.82 FEET;
N 77°01'48" W A DISTANCE OF 75.10 FEET;
N 76°09'50" W A DISTANCE OF  94.40 FEET;
N 84°50'10" W A DISTANCE OF  78.75 FEET;
N 83°11'05" W A DISTANCE OF 56.66 FEET;
S 83°48'30" W A DISTANCE OF  54.39 FEET;
S 84°50'10" W A DISTANCE OF  78.75 FEET;
S 76°09'50" W A DISTANCE OF  94.40 FEET;
S 79°29'28" W A DISTANCE OF  85.56 FEET;
S 83°11'05" W A DISTANCE OF  56.66 FEET;
N 83°06'35" E A DISTANCE OF  46.63 FEET;
N 89°04'54" E A DISTANCE OF  35.74 FEET;
S 89°54'01" E A DISTANCE OF  46.63 FEET;
S 83°11'05" E A DISTANCE OF  56.66 FEET;
S 79°11'54" E A DISTANCE OF  66.99 FEET;
S 76°09'50" E A DISTANCE OF  94.40 FEET;
S 79°29'28" E A DISTANCE OF  85.56 FEET;
S 79°44'06" E A DISTANCE OF  27.28 FEET;
S 83°48'30" E A DISTANCE OF  54.39 FEET;
S 79°44'06" W A DISTANCE OF  27.28 FEET;
S 79°44'42" E A DISTANCE OF 162.82 FEET, TO A POINT ON THE CENTERLINE OF THE CENTERLINE SHELTON DITCH.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT OR ERROR OR OMISSION OF THIS ZONING AMENDMENT MAP OR ANY OTHER DATA PROVIDED OR RELEASED BY THIS OFFICE WITHIN TWO YEARS FROM THE DATE OF CERTIFICATION. OTHERWISE, SUCH DEFECT OR ERROR OR OMISSION SHALL NOT BE A PART OF THE ZONING AMENDMENT MAP.
Martha Cannon
Box 333
Hayden, Co. 81639

January 16, 2019

HAYDEN Planning commission and Town Council

I have several concerns regarding this project.

I do not approve a high rise density project in this area. It would have too much negative impact for the neighborhood and increase safety issues for surrounding areas.

There are two irrigation ditches that have to be maintained and also increase danger to small children. This should be a major concern.

If this project is approved they should be required to build at least a 6’ child proof fence boundary between the surrounding farm area to protect the children.

Martha Cannon

Martha Cannon
Town of Hayden

1 15 2019

This letter is in regards to the building proposed on the property
Martha Cannon sold.
From state regulations you can not touch the Shelton Ditch or banks
of the ditch or damage them in any way.
We as the Ditch company feel this is the wrong place for a highrise.
We will not approve any cover on our Ditch. This would include
concert covers, culverts or bridges.

Sincerely
Shelton Ditch Company
Beverly Powell Draper President

Beverly Powell Draper
President

Ilda Booco Secretary Treasurer

Ilda Booco
January 17, 2019

Beverly Powell Raper
Shelton Ditch Company
Hayden, CO 81639-0190

Dear Ms. Raper,

I received your letter from the Town of Hayden and understand your concern. We plan to work with the town during the platting process to deliver a development that is consistent with the town planning code and future land use maps. We do not, however, plan to do any high-rise type multi-family buildings. I envision smaller single-family or duplex type dwelling units, but will address that in detail during the next phase of planning. We, of course, understand the importance of communication with you and any development that will impact the ditch in anyway. We look forward to that conversation when the time comes.

Furthermore, we plan to take the necessary steps during the platting process to ensure your ditch rights and the accompanying necessities of maintenance, construction, etc. be accounted for. We certainly expect to come to an agreement prior to any development or platting of a development with both the Shelton Ditch and the Walker Ditch Companies recognizing all of their rights and requirements for future access.

I hope this letter resolves any concern you may have about the rezoning request.

Thank you.

Respectfully,

Ted Hoffman
Founder/President
Old Farm Village – Hayden, CO

Cc: Via email Walker Ditch Company, Mathew Mendisco, Ross Culbertson
TO: Hayden Planning Commission
FROM: Troy & Ruby Wertenberger
DATE: January 16, 2018
RE: Old Farm Village Rezoning Case

We live at 200 S Ash St and have a few concerns in regards to this Rezoning Case.

1) Is there enough room to build homes between these two ditches with the easement the ditch companies have? Is this area considered “Wet Lands”? 
2) Is this project really in the realm of Hayden’s Future Plan? I feel like you are just squeezing homes into every little space there is with no concerns on how it affects each neighborhood and the surrounding areas.
3) Is this development necessary as there are already several available vacant lots in developed areas?
4) Is there room for a two lane road on Ash Street along with the Town Pump Station building without encroaching on property lines?
5) Is this development going to disturb the natural habitat in that area?

We love the open space behind our back yard. It is so nice to live in the town limits but have an open field behind us with a country feel. With all this being said we would strongly oppose this rezoning.
Ross,

Attached are more comments for Hoffman. Please log them.

I will acknowledge the email.

Mathew

Mathew Mendisco, Town Manager
“Hayden, Heart of the Yampa Valley”

Town of Hayden
P.O. Box 190
178 West Jefferson
Hayden, CO 81639-0190
970-276-3741 office
970-276-3644 fax
Mathew.mendisco@haydencolorado.org
www.haydencolorado.org

“What we do in life ripples in eternity.” – Marcus Aurelius (121-180)
To whom it may concern,

This letter is in regard to the comment period for the proposed Hoffman, Zittle high density subdivision project to be located below the Walker Ditch on land South of the cemetery between the Cannon property and Washington Street.

As president and representative of the board of the lower Walker Ditch, it is requested that no construction, underground utilities, roads, fences or any disturbance what so ever be permitted through the ditch or within the entire distance of the project between the top of ditch to toe (bottom slope) of the ditch without consultation and written consent of the lower ditch board. We would also request an agreement in writing for compensation should any damage occur between the top of ditch to the toe of the ditch during construction.

Upon completion of the project and before occupation of tenants, we would request an inspection for damage within the entire distance of the project between the top of ditch to toe of the ditch and the installation of a sturdy six foot chain-link fence below the toe of the ditch the entire distance of the Southern property border to prevent small children easy access to the ditch.

It is also a concern of the ditch board as to who will retain or acquire the shares of water rights for .20 cfs that the property is intitled, as the current owners are in arrears at this time with their yearly assessments.

Thank you
Kevin Copeland
President Lower Walker Ditch
The applicant has submitted an 8.84-acre Site Plan for construction of a new 4,880 square foot, one-story fixed based operator (FBO) building within the Yampa Valley Regional Airport ("the Airport"). The FBO building is a private airline operation that provides general aviation and ground services through a leasing agreement with a public-use airport. The proposed building will be wood framed with exterior finishes of stone veneer, stucco, and an asphalt shingle roof. The FBO building will include interior spaces such as; a customer lobby, a conference room, customer support space, a pilot's lounge, and general office support areas.

In addition to the FBO building, the applicant is proposing a new 1,600 square foot, one-story, metal-clad ground service equipment building (GSE) located on the west portion of the FBO site. The GSE building will be used for general ramp equipment maintenance and storage. The exterior of the GSE building will include metal finishes.

Per the Intergovernmental Agreement between the Town of Hayden ("the Town") and Routt County ("the County"), the Town has the purview to review and approve airport facilities through the site plan process of the Land Use Code and the County will serve as the building permit official. The subject property is zoned Airport Overlay (AO) and the requested improvements are permitted. The Airport property is described as combination of multiple tracts of land under the County’s ownership. This project complies with the Airport’s 2015 Master Plan for phased additional services and is being managed by the Airport’s Director. The applicant, Atlantic Aviation Services, is also coordinating construction plans and permits with Routt County. The project will be completed in one phase.
Compliance with Review Criteria

Staff reviewed the Major Site Plan project for compliance to Chapter(s) 7.16.100 “Site Plans”, 7.20.070 “Airport Overlay District”, and Section 7.24 “Development Standards” of the Hayden Development Code and find the following conditions exist:

Access: Access will be provided from a new driveway off County Road 51A. Although this access point complies with the code requirements, staff requests the applicant perform a “traffic study” to determine what impacts traffic generated from this facility will have on CR51A and the intersection of CR51A and CR51. The intersection of CR51A and CR51 is located 791 feet east of the new access driveway.

Vehicle Parking: The site plan provides for 77 new customer and employee parking spaces (including 4 handicap spaces) associated with the new FBO and GSE buildings. Section 7.24.080.e of the Hayden Development Code does not contain parking standards for airport uses. Staff has worked with the applicant and agrees the proposed parking count is an adequate amount of parking to accommodate the expected employees and users of the buildings.

Architectural Standards: Building elevations indicate building materials on the FBO include stone veneer, stucco, and an asphalt shingle roof which are all generally of a higher quality than other existing airport buildings. The proposed GSE building will be a typical metal-clad aviation service building (exterior metal paneling and metal roofing) which are similar and consistent with existing Airport facilities. The elevations comply with the code requirements for office and maintenance building uses.

Lighting Standards: The exterior light fixtures are down-lit and comply with the code requirements for application at the Airport.

Easements and Utilities: The proposed development does not require dedication of additional public or private easements.

The Hayden Development Code, Chapter 7.16.100.d lists the Site Plan review criteria which staff also used to evaluate the applicant’s request:

1. All required information is shown on the Site Plan.
   Staff utilized the Town’s Site Plan Checklist to verify all required information was submitted.

2. The lot size and lot dimensions are consistent with the approved final plat.
The FBO and GSE buildings will be located on the east side of the Airport. These proposed buildings will be located on airport property that is leased to the building owner and operator. The FBO building will have public access. Because this property will only be leased and not sold there is no reason to create a separate lot for the site.

3. No buildings, structures, or other improvements encroach or infringe upon any easements, including but not limited to: access, utility and drainage easements. The FBO & GSE facilities do not infringe on any easement located within the leased area.

4. The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans. The proposed greenfield site is relatively flat and storm water will be surfaced drained to the west and tie into the existing surface drainage systems of the Airport, which is part of the Airport’s master drainage plan.

5. The density and dimensions shown of proposed improvements conform to the zone district standards or the approved PUD requirements. The proposed buildings conform to the Airport Overlay (AO) zoning district standards.

6. Acceptable public improvements agreement is provided for any public improvements to be constructed by the applicant as a condition of Site Plan approval. If the Planning Commission agrees to the recommended condition of requiring a traffic impact study, and the traffic impact study recommends required improvements associated with this development, the applicant will enter into a public improvements agreement with the Town.

**Referral Agency and Department Comments**

The Site Plan was referred to the following agencies for a development review *(Planning, Public Works, Fire Department, Building Inspections, and Yampa Valley Electric Association)*. Public Works responded with the following concern:

“The Town and County are concerned about the distance between the FBO entry drive and the intersection of CR51 and CR51A (791’) just east of the FBO entry drive. To fully understand this issue, the Town requests the applicant to perform a traffic study of the FBO entry drive, potential traffic impacts generated by this development on CR51A, and traffic impacts generated by this development on the CR51 and CR51A intersection, just east of the FBO entry drive. The Town of Hayden is willing to explore a shared cost agreement to perform this traffic study."

The Town has determined that the completion of a traffic study and any recommended improvements that are identified in the traffic study will be a recommended condition of approval to Planning Commission. If Planning Commission agrees with this recommendation, the applicant will be required to complete this traffic study and any improvements identified by this traffic study.
If the applicant completes this study the technical requirements of the Site Plan have been met and the project complies with all applicable codes.

**Public Input**
Pursuant to Chapter(s) 7.16.020.d and 7.16.100.b: a notice was sent to property owners within 150 feet of the proposed lease area, and a public notice was placed in the newspaper at least 15 days prior to this Planning Commission Public Hearing date. Planning staff has not received any public input regarding this Site Plan project to date.

**RECOMMENDATION:**
Based on the above observations and findings of compliance with the Hayden Town Codes, staff recommends Planning Commission **approve the Site Plan with the following condition:**

1. The Applicant shall work with the Town to perform a traffic study of the FBO entry drive and determine the potential traffic impacts generated by this development on CR51A and on the CR51 and CR51A intersection. Any needed improvements that are identified by the traffic study, resulting from the traffic generated from the site, will be required to be completed by the applicant.

**Planning Commission Approval Options**
Pursuant to Chapter 7.12.040; The Planning Commission may choose to take the following actions on the site plan as the sole governing agent for approval:

1. Approve the Site Plan as submitted, with staff’s condition.
2. Approve the Site Plan with additional Commissioner conditions.
3. Deny the Site Plan.
4. Postpone consideration of the Site Plan to a date certain.

**MANAGER’S RECOMMENDATION/COMMENTS:** Approve with recommended staff condition.

**Attachments**
Application
Written Narrative
Site Plan Drawing Package
Elevations and Architectural Drawings
LAND USE
APPLICATION
FORM

1. Application is made for: (please circle one of the following)
   Administrative Plat
   Historic Designation
   Petition
   Zoning
   Site Plan
   Other: _____________________________

Project Name: ATLANTIC AVIATION SERVICES - HAMDEN FBO

2. please print or type legibly

3. Contact information: (a list of additional contacts may be attached)
   Owner Name: ATLANTIC AVIATION
   Address: 105 TOWER CT.
   Telephone: 970-6005
   E-mail: patrick.burke@atlantic aviation.com
   Applicant Name: KEVIN C. LARSON
   Address: 6695 W 48TH AVE WHEAT RIDGE CO
   Telephone: 303-203-8053
   E-mail: klarson@tectonic designbuild.com

4. Property Description:
   Address or Location: NEW FBO LOCATION AT THE AIRPORT
   Existing Zoning: _______ Existing Use: _______
   Proposed Zoning: _______ Proposed Use: _______

5. Purpose: (describe intent of this application in 1-2 sentences)
   CONSTRUCT A NEW FBO AT THE HAMDEN AIRPORT FOR
   ATLANTIC AVIATION. THE NEW CAMPUS WILL INCLUDE AN
   FBO BUILDING, GROUND SERVICE BUILDING, PARKING LOT
   AND AIRCRAFT RAMP.

6. Certification: (must be signed in blue ink)
   I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.
   Owner: TOWN OF HAYDEN Date: 12/14/18 AND
   Applicant: __________________________ Date: 12/14/18

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.
January 8, 2019  
Brandon Howes  
Hayden Planning Consultant  
RG AND ASSOCIATES, LLC

Re: Atlantic Aviation, Hayden FBO  
Project Description

Dear Brandon,

The following is a narrative description of the proposed new FBO facility at the Yampa Valley Regional Airport as requested.

Atlantic Aviation is proposing to construct an FBO Facility at the Yampa Valley Regional Airport in Hayden Colorado. The project will be constructed at the airport in a greenfield site East of the existing terminal building. The project includes four major components, the FBO Building, the Ground Service Building (GSE), the aircraft ramp and the vehicle parking lot.

The proposed FBO Building is a one story 4,880 square foot wood framed structure. The building includes Lobby Space, Conference room, Customer Support Space, Pilots Lounge, Line Support Space and General Office Support Areas. The building aesthetics are based on a “mountain lodge” feel with exposed wood, mountain stone and deep colors.

The Proposed Ground Service Building, (GSE) facility is a one-story pre-engineered metal building that is about 1,600 square feet. The facility will be used for general ramp equipment maintenance and storage. The exterior of the building utilizes traditional “Metal Building” components.

The project also includes a 315,000 square foot aircraft ramp. The proposed ramp will be connected to the existing airport circulation system at two locations. The ramp includes a de-ice pad with a drainage containment system, tie downs for smaller aircraft and a limited heavy ramp area. The ramp will be constructed with asphalt paving.

An asphalt paved parking lot will be provided to support the overall facility. The parking lot has a connection to the aircraft ramp through a security gate and a connection to the roadway, CR51 to the North.

Please let me know if you need any additional detail on the above information.

Kevin C. Larson  
Architect

Atlantic Aviation Services – Hayden, Fixed Base Operation  
26006 AAS-HDN, FBO  
Tectonic Management Group, Inc.
January 8, 2019
Brandon Howes
Hayden Planning Consultant
RG AND ASSOCIATES, LLC

Re: Atlantic Aviation, Hayden FBO
1st Referral Agency Review Comments for Major Site Plan
Yampa Valley Regional Airport – New FBO and GSE Buildings and Site Improvements

Dear Brandon,

We have received the review letter on the above referenced project dated January 3, 2019 and have provided a response to those items. We have provided additional drawings and revised drawings to address a number of the comments that have been outlined. Please see the following items as they address each of the review comments provided.

A. 1st Planning Comments:
   1. We have provided a series of additional drawings addressing the “Major Site Plan Application Checklist and Process Information” items #5, #10 and # 11.
   2. A revised Site Plan has been provided
      a. The lease boundary has been indicated on the Site Plan.
      b. The Planning Commission Certification Block has been added to the drawings.
      c. A legal description is currently being developed for the site based on the lease hold area.
      d. The name, address and phone number of the Yampa Valley Regional Airport has been provided.
      e. The name, address and phone number of the applicant has been provided.
      f. The square footage of the buildings has been provided on the plans.
      g. Finish Floor elevations have been provided on the drawings.
      h. Distances have been provided to the site entry from the intersection of CR51 and CR51A.

B. 1st Town of Hayden / Water & Sewer / Public Works Comments:
   1. A traffic study will be provided for the project addressing the issues raised by the town. The study will not be completed prior to the January 24th presentation date but the findings of the study will be shared with the town and those finding will be reviewed and a solution acceptable to all parties will be implemented in the field.

C. 1st Town of Hayden / Fire Department Comments:
   1. No Comments

D. 1st Yampa Valley Electrical Comments:
   a. 1. No Comments
E. 1st Routt County Building Department
   1. No Comments

This concludes addressing the comments received from the initial review.

Please let me know if you have any additional comments that need to be addressed at this time.

Kevin C. Larson
Architect
Land Side - Eye Level 2

Ramp Side - Eye Level

Not For Construction

Atlantic Aviation Services - Hayden, Fixed Base Operator

Scale: A3.02

Renderings

100% Construction Drawings

Atlantic, Hayden, CO

Yampa Valley Regional Airport
Hayden, CO

Atlantic Aviation Services

Copy 1

A3.02

1/8/2019 11:55:37 AM
C:\Users\jratner\Documents\26006 AAS-HDN, FBO_(2017)_jratner2532.rvt

Kevin Larson

Drawn By

NW, JR, FJ

All Drawings And Written Material Appearing Herein Constitute Original And Unpublished Work Of The Designer And May Not Be Duplicated, Used, Or Disclosed Without Written Consent From Tectonic Management Group, Inc.

Approved By

Revision Date

Issue Title

Sheet Number

Sheet Title

Revision Log

Project Title

Project Description

Tectonic Project Number

Issue Date
Exterior Materials

- Roof Shingles
- Painted EIFS
- Metal-Clad Wood Windows
- Fascia Board
- Soffit Board
- Stone Veneer

Atlantic Aviation Services - Hayden, Fixed Base Operator

Prepared By:

Scale: 1
PLANNING COMMISSION CERTIFICATE
(For Site Plan approvals only)
Approved this __________ day of __________, 2019, by the Planning Commission of the Town of Hayden, Colorado.

By: Planning Commission, Chair
Attested By:
Sharon Johnson, Town Clerk

Atlantic Aviation Services
11005 RCR 51A, Hayden, CO 81639
970-278-3030

Yampa Valley Regional Airport
11005 Go Rd 51A, Hayden, CO 81639
970-278-3743

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Atlantic Aviation Services - Hayden, Fixed Base Operator
Yampa Valley Regional Airport

Property Boundary
8.84 Acre