

TOWN OF BASALT MEETINGS
Planning and Zoning Commission Meeting
Tuesday May 17, 2016

Basalt Town Hall

101 Midland Avenue

6:00 PM Call to Order

Approval of Minutes

- April 19, 2016
- March 29, 2016
- May 3, 2016

Consent Agenda - Continue Public Hearing on Code Amendments to June 7, 2016 for the purpose of considering amendments to the Basalt Municipal Code to implement the *Our Town Subarea Plan: an Amendment to the 2007 Town of Basalt Master Plan*. Includes but is not limited to: Amended *Community Serving Commercial (CSC) Zone District*; *new definitions* and amended definitions.

6:05 Public Hearing - Kai Peterson Application: to construct an addition to the existing single-family residence at 309 E. Sopris Drive and deed restrict a portion of the structure as an Accessory Dwelling Unit (ADU). Application involves a rezoning from R-3 to R-3 TN and Special Review Approval.

Recommended Action: Staff and Applicant presentation; Public Hearing; P&Z discussion; and if P&Z is comfortable, motion to recommend approval to the Town Council per Staff Recommendation

6:45 Public Hearing - DavidCo LLC Mini Storage Application: to construct approximately 81,600 square feet of mini-storage and associated infrastructure. Application involves rezoning, Sketch Site Plan Review, Sketch Subdivision Review, Annexation and other associated land use reviews necessary. The proposed buildings are located directly south of the existing Basalt Mini-Storage.

Recommended Action: Staff and Applicant presentation; Public Hearing; Initial P&Z discussion; Identification of Additional Information Needed and Continuation of Public Hearing to June 7, 2016

7:15 Commissioner Comments and Staff Updates

7:25 Adjourn

Items on the agenda are approximate and intended as a guide for the Commission. Times are subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact Basalt Town Hall at 927-4701.
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DRAFT

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
PUBLIC HEARING & WORK SESSION
APRIL 19, 2016**

CALL TO ORDER

At 7:00 p.m. Basalt Staff member, James Lindt, Assistant Planning Director was present at the Rocky Mountain Institute Innovation Center meeting room, where the Commission had planned to meet (due to a scheduling conflict this evening with the Town Council chambers at 101 Midland Avenue). There were no members of the Planning and Zoning Commission present. There was no public in attendance.

CONTINUATIONS

Public Hearing - Kai Peterson Application: to construct an addition to the existing single-family residence at 309 E. Sopris Drive and deed restrict a portion of the structure as an Accessory Dwelling Unit (ADU). Application involves a rezoning from R-3 to R-3 TN and Special Review Approval.

Work Session: Zoning for Our Town Planning Properties – Amendments to CSC Zone District

Lindt stated that there was no quorum present and continued the Kai Peterson public hearing and the work session to May 3, 2016.

ADJOURNMENT

The meeting was adjourned at 7:03 p.m.

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION**

By: _____
James Lindt
Assistant Planning Director

Attest: _____
Denise Tomaskovic
Recorder

DRAFT

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
REGULAR MEETING & WORK SESSION
MARCH 29, 2016**

CALL TO ORDER

Chair Johns called the meeting to order at 6:07 p.m. Commissioners answering roll call were Gary Wheeler, Eric Vozick, Gino Rossetti, Patrick McAllister, Dylan Johns and Alternate Tracy Bennett.

Staff present was Susan Philp, Town Planner; James Lindt, Assistant Planning Director; and Denise Tomaskovic, Recorder. A sign-in sheet for public attending the meeting is available for review at Town Hall.

APPROVALS

Minutes of February 16, 2016

M/S ROSSETTI AND WHEELER TO APPROVE THE MINUTES OF FEBRUARY 16, 2016 AS READ. THE MOTION CARRIED BY A VOTE OF 4-2-0 WITH THE ABSTENTIONS DUE TO NON-ATTENDANCE OF THE MEETING.

Minutes of February 22, 2016

M/S WHEELER AND ROSSETTI TO APPROVE THE MINUTES OF FEBRUARY 22, 2016 AS READ. THE MOTION CARRIED BY A VOTE OF 4-2-0 WITH THE ABSTENTIONS DUE TO NON-ATTENDANCE AT THE MEETING.

Minutes of March 1, 2016

M/S VOZICK AND BENNETT TO APPROVE THE MINUTES OF MARCH 1, 2016 AS READ. THE MOTION CARRIED BY A VOTE OF 6-0.

AGENDA ITEMS

Eagle County Referral: El Jebel Mobile Home Park Expansion Application by Crawford Properties, LLC for additional 46 manufactured homes on a site adjacent to the existing mobile home park (MHP) located on the south side of JW Drive. All units will be rental units and six of them are designated as deed-restricted affordable housing.

Lindt reviewed a posted site plan as well as the draft referral letter to Eagle County. He pointed out that Robert Hubbel, applicant, was present as well as the land planner, Doug Pratte.

Pratte, addressing items in Staff's draft referral letter, noted that the AMI calculations for two bedroom units are based on an annual salary of about \$77,000 while three bedroom units are targeting annual incomes of \$89,000. The units will be rented at 100% AMI. Already, with no formal advertising, 100 families have indicated interest in renting the units.

Regarding traffic issues, Pratte said that both Lindt and Philp have represented the Town on a task force with Crawford Properties representatives and Eagle County Staff that was convened to resolve traffic flow issues in El Jebel via a new roundabout on El Jebel Road. Crawford Properties will be contributing right-of-way, funding for the roundabout and traffic impact fees.

Regarding childcare comments in the draft referral letter, Pratte pointed out that Crawford Properties leases two parcels to childcare facilities and has sold part of their property to the school district for bus storage and a school to be built in the future. Also, the applicant will be paying cash-in-lieu of school land dedication for mitigation to the school district.

Pratte noted that the applicant has been working with the WE-cycle Program to locate bike rental units in El Jebel.

Regarding Staff's comments about law enforcement mitigation fees, Pratte read a statement saying that Crawford Properties supports the multi-jurisdictional law enforcement efforts in the mid-valley but doesn't want this neighborhood to be singled out to make payments for law enforcement. This should be a community-wide effort. Staff responded that similar comments to this effect have been included in referral letters regarding other proposed developments in the mid-valley.

Commissioner Wheeler asked about law enforcement needs in El Jebel. Staff referred to the calculations page in their explanation of this fee. Currently, Eagle County doesn't reimburse the Town to the extent necessary for law enforcement costs incurred by Basalt for coverage in the unincorporated areas.

The Commissioners thought it important that the Town receive adequate compensation for sending its officers to respond to calls outside Basalt's boundaries due to the fact that the counties don't supply the necessary coverage in the outlying areas.

Pratte suggested changing the letter's wording so it doesn't seem like this neighborhood is being singled out as a place where law enforcement will be responding.

Philp said that the County, the Town and the Basalt Police Chief have been working on a mechanism whereby the Town will be more equitably reimbursed for law enforcement costs outside Basalt town boundaries.

It was pointed out that the proposed MHP extension is across JW Drive from the El Jebel Fire Station. Pratte noted that the fire department appreciates the multiple egress points for residents.

In response to a question from the Commissioner Vozick, Hubbel said that the new roundabout on El Jebel Road is slated for construction in 2017.

Chair Johns asked about parking plans and Pratte, referring to the site plan, provided an explanation. Johns also had a question regarding water/sewer service and Hubbel explained that Mid Valley Metro District is considering installing a looped service line to connect the Wendy's area with Blue Lake Subdivision. Johns then asked about public transportation access and was told that the nearest RFTA BRT station is between one quarter and one half mile away while the local bus service has two stops within closer proximity. Philp added that WE-cycle station locations will be determined in conjunction with bus station locations. Chair Johns concluded his questions by receiving clarification from Pratte on how the AMI calculations vary between 80% and 100%.

Commissioner Wheeler asked about the status of the mobile home park's private sewer system. Hubbel said that two years ago they joined the Mid Valley Metro District.

Public Hearing

The Public Hearing was opened at 6:42 p.m.

Chair Johns noted that there was no public in attendance.

Lindt, for the record, said that Patrice Becker had submitted an email containing mostly questions about the proposed MHP expansion.

The Public Hearing was closed at 6:43 p.m.

Commissioner Comments

Chair Johns reviewed suggested changes to the draft referral letter.

Commissioner Wheeler said he was in agreement with amending item 5 to reflect that the applicant is already working with WE-cycle and, he added, he also supported the language in option 4B regarding affordable housing. Wheeler said that it was important to stay consistent with the law enforcement reimbursement for services but state that they are provided within the entire mid-valley outside the Town boundaries.

Chair Johns suggested clarifying the cost breakdown for police calls outside the Town.

M/S MACALLISTER AND ROSSETTI TO APPROVE THE DRAFT LETTER AS AMENDED TO INCLUDE SUPPORT OF OPTION 4B, ACKNOWLEDGE THAT DISCUSSIONS WITH WE-CYCLE ARE ALREADY UNDERWAY, AND THAT THE LAW ENFORCEMENT REIMBURSEMENT PROVISION APPLIES TO ALL AREAS SERVED OUTSIDE THE TOWN BOUNDARY, NOT JUST SPECIFICALLY TO THIS PROPOSED EXPANSION AREA. THE MOTION CARRIED BY A VOTE OF 6-0.

Chair Johns stated that the Planning Commission was moving into a work session at 6:48 p.m.

Work Session: Zoning for Our Town Planning Properties

Philp called Don Elliott of Clarion Consulting, zoning code consultant, to participate in a telephone conference with the Commissioners.

Philp reviewed the schedule, noting that the Town Council had decided to wait until after the upcoming election to review the amended zoning code. Also, Staff wanted to check in with the other Commissioners to make sure everybody is on the same page with the zoning code changes since there were only two Commissioners at the previous P&Z meeting.

Elliott reviewed the changes that have been made since the last meeting.

- Actual zoning boundary will be established when development proposals are submitted.
- Clarification on condominium hotel definition.
- Possible to change anchor use if space is still vacant after 9 months but the changed use would require review by P&Z and approval by Town Council.
- Dimension table setbacks and height limits.
- Pedestrian openings between buildings.
- Façade treatments to echo the rhythm of the historic structures in downtown Basalt.

Commissioner Rossetti thought the secondary uses should be more clearly stated in conjunction with the anchor uses. He also suggested a change to the setback map that was generated for this evening's discussion purposes.

In response to a question from Chair Johns, Philp further explained the setback requirements for the BCC parcel. She acknowledged that there needs to be further refinement on this language and Staff will continue to work on it.

Chair Johns asked if the physical model could have a section to illustrate what the setbacks could look like.

Commissioner Rossetti was concerned about overly prescribing the zoning code. He was also of the opinion that it didn't make sense to spend more money on changes to the model until after the upcoming election.

Commissioner MacAllister asked why an anchor space would have to be vacant for nine months before the anchor use could be changed. Elliott said that there is no magic in the number 9 but that amount of time should allow another operator to be found for the same anchor use before another use could be substituted. Elliott added that the same use by a different provider can be implemented any time before nine months.

Lindt added that the nine months language was borrowed from the C-2 zoning language on vitality zone uses.

Elliott offered a few suggestions on ways to change the language and the Commissioners eventually agreed on changing the language to read three months instead of nine months before an anchor use can be changed.

Chair Johns asked if the definition of dwelling unit in a condominium hotel includes a kitchen. Philp suggested clarifying that kitchen facilities can be included in the condo hotel. Johns also questioned whether this is a hotel or a fractional ownership situation. Elliott said that the purpose of the condominium hotel definition is to make sure that if the owner isn't there then the unit should be made available in the hotel's rental pool. Ensuing discussion and questions from the Commissioners indicated that more information needs to be provided in order to clarify the definition and ensure compliance.

Commissioner Rossetti asked how the existing Aspenalt hotel owners could redevelop their hotel to add two more stories. Philp responded that under the CSC Zone District they would have to go through a Sketch Plan and Final Review. They couldn't add two more stories to their existing hotel structure due to the location of two of its buildings within the 50 ft. river setback and the CSC buffer zone which only allows three stories if the third story is set back 10 feet from the facade. Alternatively, the owners could apply for a PUD process (complying with river and road setbacks).

Elliott offered further explanation on the definition of a condohotel. Ownership can't be controlled through zoning. Items a through k in the document address the performance function that could help create the desired vitality levels downtown. There isn't a concise way to define the operational aspect of the zoning code. Elliott said that he could continue to wordsmith the definition but it may be better to concentrate on clarifying minimum standards.

Philp said that the challenge is to ensure that condohotel units aren't sold as securities. Some of the verbiage may apply to preventing that and can be removed since it doesn't pertain to zoning and land use impacts. Elliott will revise and give to Philp to recirculate for approval.

The Commissioners agreed to have one more discussion about the zoning amendments on April 19th. The public hearing is scheduled to be held on May 3rd.

Chair Johns expressed the group's appreciation for Elliott's help. He said that the concern is whether or not this proposal follows the intent. That's where the clarity needs to lie.

COMMISSIONER COMMENTS/STAFF UPDATES

Philp outlined the upcoming review schedule and Lindt supplied some proposed review dates.

ADJOURN

M/S BENNETT AND ROSSETTI TO ADJOURN. THE MOTION CARRIED BY A VOTE OF 6-0.

The Planning and Zoning Commission adjourned at 7:55 p.m.

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION**

**By: _____
Dylan Johns, Chair**

**Attest: _____
Denise Tomaskovic, Recorder**

DRAFT

DRAFT

**TOWN OF BASALT
PLANNING AND ZONING COMMISSION
PUBLIC HEARING and
WORK SESSION WITH TOWN COUNCIL
MAY 3, 2016**

CALL TO ORDER

At 6:05 p.m. Basalt Town Planner, Susan Philp, noted that there were two Planning and Zoning Commissioners in attendance; Chair Dylan Johns and Alternate Tracy Bennett. This did not constitute a quorum of P&Z members. In addition to Philp, Staff present was James Lindt, Assistant Planning Director, and Recorder, Denise Tomaskovic.

CONTINUATIONS

Public Hearing - Kai Peterson Application: to construct an addition to the existing single-family residence at 309 E. Sopris Drive and deed restrict a portion of the structure as an Accessory Dwelling Unit (ADU). Application involves a rezoning from R-3 to R-3 TN and Special Review Approval.

Philp stated that due to the lack of a quorum the public hearing for this item is continued to May 17, 2016.

WORK SESSION

P&Z Work Session with Basalt Town Council: Zoning for Our Town Planning Parcels - P&Z Presentation to Basalt Town Council on Update and Status of Amended Community Serving Commercial (CSC) Zone District.

Philp noted that Mayor Jacque Whitsitt and Town Council members, Auden Schendler and Katie Schwoerer, were present.

Also in attendance was land use zoning consultant, Don Elliott, of Clarion and Associates. Philp said that Elliott will outline what's in the CSC Zone District and Chair Johns will explain how and why the P&Z arrived at its decisions. Philp added that the Town Council has been actively involved in the Our Town Planning process since January 2014 and charged the P&Z with preparing the Master Plan Amendment to reflect the Downtown Area Advisory Committee (DAAC) report, as well as drafting the zoning language to accompany that amendment. This has resulted in the proposed revisions to the CSC Zone District that would apply to the parcels within the Our Town Planning area. The purpose is to supply a community-supported alternative to existing zoning on the parcels or going through a PUD process when a developer submits an application for the parcels.

Using a Powerpoint presentation, Elliott explained how the proposed revisions to the CSC Zone District were designed to encourage development/redevelopment that allows these key parcels to work together to help bring and retain vitality to Downtown Basalt.

Chair Johns noted that the P&Z had actually started doing some planning exercises for the downtown area before the Our Town Planning process began. The Commissioners were happy to have the Town Council formalize the process and it's been rewarding to have the community involved in this creative exercise. The P&Z has been working to capture those ideas and develop a document that memorializes them. Johns then explained the concepts behind the suggested anchor uses for each parcel within the Our Town Planning area. The trick has been

in balancing descriptive vs. prescriptive uses and applications. Height and floor area limits for each parcel are thus offered in ranges, according to proposed development options.

Philp pointed out that the proposed changes to the CSC Zone District include maintaining views toward the rivers as well as pedestrian connections between the key parcels, to the river, and with the existing downtown area. She also explained that the term, "2.5 stories," really means three full stories with the third floor set back 10 feet from the façade of the first two floors to reduce structural mass as perceived from street level.

Philp noted for the public record that prior to this meeting letters had been submitted by Frank Taverna and Chris Sczelina regarding proposed height limits for the Basalt Center Circle area. Copies of those letters were given to the Commissioners and Council members present. She added that some of Sczelina's comments indicate that he didn't completely understand the intent of the proposed 150 ft. setback from the river.

In response to a question from Mayor Whitsitt, Elliott said that stating two to four stories as ranges for height limits could be included in the CSC Zone District language but then it would preclude one-story buildings. However, Codes increasingly have included minimum and maximum building heights.

Philp clarified with Schendler that the CSC Zone District will be applied to parcels only at the property owner's request when a development application is submitted. The zoning map won't be changed until that time. Schendler also wondered if the suggested anchor uses had been subjected to financial analyses as part of the decision-making process. It was explained that conducting financial analyses of potential uses would be rather impractical at this point and the determining factors that had been discussed were more along the lines of parcel size, location, and relationship to adjacent features and parcels. The same type of process was used when suggesting secondary uses. There is always the possibility of going through a PUD process instead of designating the CSC Zone District.

Chair Johns added that some of the more technical items such as parking, accommodating delivery vehicles, and utilities haven't been fleshed out in this zone district. It was thought that better decisions regarding these items could be made when development applications are received due to the evolving nature of transportation and energy demands.

Councilor Schendler also wondered why office space and free-market residential weren't included as anchor uses. Chair Johns responded that a business incubator use was included as an anchor use and both offices and free-market residential can be secondary uses on certain parcels. This was the result of the community's expressed desire for Basalt to become known as a hub for non-profit organizations while at the same time realizing that they will appear only if there is a way for them to be included as part of an overall financially successful development.

Councilors Schwoerer and Schendler acknowledged all the effort that has gone into the creation of the revised CSC Zone District language. Councilor Schendler then asked about next steps in moving along the zoning process. Staff and Elliott explained the procedural process.

The meeting came to a close at 7:17 p.m.

309 Sopris Drive
Special Review for
ADU- Please bring
packet materials from
5/3 P&Z Meeting

(Please contact Staff If you
need an additional copy of
the 5/3 Meeting Materials for
this item)

MEMORANDUM

To: Chairman Johns and Basalt Planning and Zoning Commission

Thru: Susan Philp, AICP Planning Director

From: James Lindt, AICP Assistant Planning Director

Date: May 17, 2016

RE: Public Hearing- Basalt Mini-storage Annexation, Sketch Site Plan Review, Sketch Subdivision Review, and Employee Housing Evaluation Introductory Meeting

I. Purpose

Davidco LLC. ("Applicant") is requesting approval of Annexation, Sketch Site Plan and Sketch Subdivision to expand the existing Basalt Mini-Storage with approximately 80,000 square feet of additional mini-storage to the south of the existing mini-storage. Staff suggests that this initial meeting be an introductory meeting to the proposal and the draft conditions. Staff recommends that the P&Z hear a presentation from Staff and the Applicant, ask questions, take public comments, and then provide initial discussion. Ultimately, Staff recommends that the P&Z let Staff know if there is additional information that the P&Z needs to complete the review of the Application and continue it to June 7th.

II. Background

The 2.1-acre property subject to the Application is currently vacant and located directly south of the existing Basalt Mini-storage. The property is currently located in unincorporated Pitkin County. The Applicant has applied to annex the property into the Town and construct approximately 80,000 square feet of additional self-storage in four buildings of approximately 20,000 square feet each. The property is located in the Town's Urban Growth Boundary (UGB) and is designated as Light Industrial on the Future Land Use Map (FLUM) that is included in the 2007 Basalt Master Plan.

In association with the self-storage proposal, the Applicant is proposing to annex and dedicate portions of South Side Drive and Fiou Lane that were not previously annexed as clean-up item requested by Town Staff.

III. Review Process

The Applicant has received approval for annexation eligibility pursuant to Resolution No. 13, Series of 2016. The Town's policy is not to annex a property until a development

proposal is approved. The P&Z makes a recommendation to the Town Council on the proposed Sketch Site Plan Review, Sketch Subdivision Review, and Employee Housing Evaluation.

IV. Discussion Items

Consistency with Master Plan: The 2007 Basalt Master Plan includes the subject property in the Town’s UGB and the property is designed as Light Industrial on the Town’s FLUM. The proposed mini-storage use appears to be consistent with the Master Plan’s FLUM designation. In developing the 2007 Master Plan, areas of Light Industrial designation were added to the FLUM to help in replacing the area of light Industrial designation that was removed when the Grange Family Ranch was placed under a conservation easement. Additionally, there were discussions with the surrounding landowners in developing the Master Plan and it was identified that light industrial use is a more compatible use with the neighboring working ranch to the west than residential use as light industrial does not present the potential conflicts of children and dogs living in close proximity with the livestock.

Consistency with Neighborhood Character: The adjacent property to the north is mini-storage and much of the property to the north contains light industrial uses. There are residential uses to the east of the subject property on the east side of Southside Drive. Staff feels that the proposed landscaping on the east side of the proposed mini-storage will be important in terms of providing a visual buffer between the mini-storage and the residential to the east. It should be noted that the land between Southside Drive and the proposed mini-storage is vacant land that has been subject to prior development review applications by this Applicant for mixed use development. There is a possibility that other development will be considered in the future to buffer the existing southside residential from the proposed mini-storage.

Compliance with Industrial Zone District Requirements: The Applicant proposes for the mini-storage to be zoned Industrial upon annexation and to comply with the Industrial Zone District requirements.

Below is a table comparing the proposed development with the Industrial Zone District dimensional requirements:

Dimensional Requirement	Industrial Zone District	Proposed
Min. Lot Area	6,000 sf	21,668 sf
Building Height	33 Feet to Midpoint	24 Feet
Ridge Height	35 Feet	33 Feet 6 Inches
# of Stories	3	2
Front Yard Setback	20 Feet	Greater than 20 Feet
Rear Yard Setback	10 Feet	20 Feet
Side Yard Setback	10 Feet	10 Feet

FAR	2:1	.89:1
Min Landscape	10%	Greater than 10%
Parking	1 space for every 2 employees	22 parking spaces

Vehicular Access: The Applicant is proposing vehicular access through the existing Basalt Mini-storage to the north of the proposed mini-storage addition. Additionally, the Applicant is proposing to construct two (2) access roads to provide vehicular access to Southside Drive at the intersections of Southside Drive with Alexander and Meadowview Lanes. The proposed configuration would allow for larger moving trucks to circulate through the development. The access roads connecting to Southside Drive are proposed to be private and contain gates so that access to the mini-storage is protected. Staff has included draft conditions of approval requiring that the access drives remain private.

Affordable Housing: The Applicant has applied for an employee generation review pursuant to the Town Code because the Applicant believes that the proposed mini-storage use has lower employee generation rates than the rate of 4 employees per 1,000 square feet of floor area prescribed by the Town Code. The Applicant originally proposed that the addition of mini-storage would generate only .5 employees. However, the Application expressed that tasks like the accounting and maintenance would be contracted out. Staff determined that these additional services should be included in the employee generation and suggested that the Applicant would actually be generating in the realm of two (2) additional employees.

After discussion with Staff, the Applicant provided an addendum to the Application accepting that .5 employees would be generated for each of the proposed buildings, equaling a total of 2 employees being generated for the entire development. The Applicant's addendum further identified that the Applicant would pay cash-in-lieu of providing affordable housing for each building as they are constructed. The determination as to whether the Applicant may pay cash-in-lieu of providing affordable housing is at the discretion of the Town Council. Staff believes it makes sense to allow for the cash-in-lieu in this circumstance since the requirement generated by the above employee generation only amounts to a fraction of a unit and it is not an ideal scenario to have an affordable housing unit included in the mini-storage development. Staff has included a draft condition that requires the payment of cash-in-lieu based on the generation of .5 employees per building.

There is an agreement related to the Town's purchase of land previously owned by the Applicant where the library and Midland Park are currently located in the Midland Addition Subdivision, which provides that the Applicant may get credit for Affordable Housing mitigation and parkland requirements towards developing the Basalt Design District properties upon their dedicating a 1.3-acre parcel adjacent to the Rio Grande

Trail. The Applicant has proposed to pay cash-in-lieu for affordable housing mitigation instead of dedicating the 1.3-acre property at this time since the Applicant is only proposing to develop a small percentage of the Basalt Design District property at this time. The timing of the dedication or Town's acquisition of the 1.3-acre property is a Council discussion item. In addition, the previous sketch plan approval for the larger mixed use development on the Basalt Design District properties required a change in the deed restriction on the 1.3-acre parcel to allow broader housing options than the existing teacher housing limitation. This will be a consideration for the Town Council.

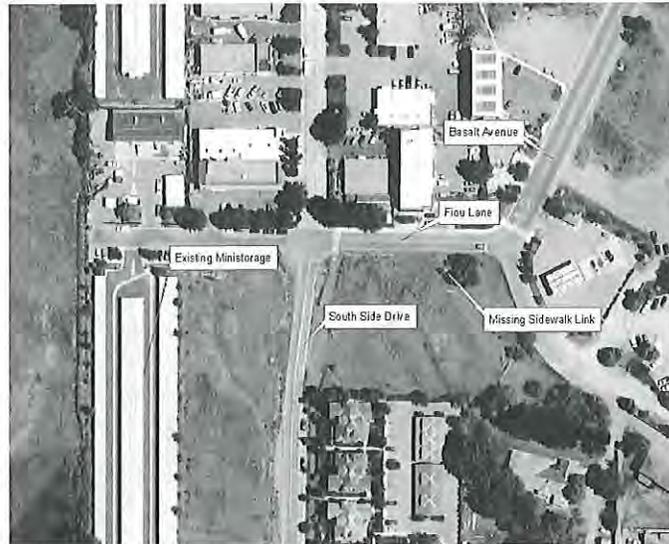
Traffic: The Town's consulting engineer, SGM, has done some initial work for the area south of Highway 82 and will be preparing a 20-year traffic report. The initial traffic work done by SGM identifies that only 4 AM peak vehicle trips and 8 PM peak vehicle trips out of southside are expected to be generated on average by the mini-storage expansion, which is well below the CDOT access permit requirements. Additionally, the initial traffic work done by SGM suggests that the lane changes that are scheduled to be made with the pedestrian underpass construction at Basalt Avenue/Highway 82 are going to improve traffic flow out of southside. Specifically, the right-turn lane out of southside will become a free-flowing right as motorists will not have to wait for pedestrians crossing Highway 82 anymore and the thru lane will be moved to coincide with the left-hand turn lane to improve traffic circulation.

Staff plans to have the 20-year traffic report completed prior to the Final Site Plan Review for the mini-storage expansion. Staff has included a draft condition requiring that the Applicant participate in or contribute on a proportional basis based on vehicular trips generated to the future cost of making the transportation improvements that will be necessary to mitigate the cumulative impacts of traffic growth from this and other expected projects. These improvements will be better defined as part of the Final Plan review once the 20-traffic report is completed.

Related to traffic improvements, there was a roundabout required to be installed on South Side Drive as part of the development approvals that were granted in 2008-2009. Staff anticipates having discussions about whether such a roundabout or some other traffic-calming device is still desired and warranted. Staff has included a draft condition establishing that if a roundabout or some other traffic-calming device is still determined to be a desirable feature on South Side Drive that the Applicant will be required to contribute on a proportional basis related to traffic generation.

Pedestrian Access: In acquiring the funding for the Basalt Avenue pedestrian underpass, Pitkin County elevated the importance of improving the trail from the Rio Grande Trail to the Highway 82/Basalt Avenue underpass. Pitkin County Open Space and Trails is working with the Town Parks, Open Space and Trails (POST) Committee determine the desired long-term road cross-section for South Side Drive and associated improvements. Additionally, POST has also expressed the need to improve the trail. Currently the trail along Southside Drive ends at the southeast corner of South Side

Drive and Fiou Lane. Pedestrians have to cross Fiou Lane and Basalt Avenue to get to the pedestrian underpass. Please see aerial photo below:



There is a missing section of sidewalk on the south side of Fiou Lane. The Applicant also owns the property on the south side of Fiou Lane. Given that the Application is an annexation, the Town has more power in requiring community benefits than if it were a standard development review application on property already in the Town limits. Therefore, Staff has included a draft condition that the Applicant grant a 10-foot wide temporary public pedestrian and a separate trail construction easement on the property directly south of the Fiou Lane in order for the Town to develop a temporary asphalt path so that pedestrians would not have to cross Fiou Lane and Basalt Avenue to walk from the Rio Grande Trail to the Basalt Avenue underpass. The temporary public pedestrian and construction easement would be valid until the property on the south side of Fiou Lane is developed at which time the Applicant or their successors would have to develop a regular concrete sidewalk to the Town's specifications along the south side of Fiou Lane.

Phasing: The Applicant originally proposed for the access road to be partially constructed with each storage building and for there to be a temporary fire truck turn around developed with each building. This scenario was unacceptable to the Basalt and Rural Fire Protection District (BRFPD) and the Town's Public Works Director. In response to comments about the phasing issue, the Applicant submitted an addendum to the Application proposing to construct the entire road as a Class 6 gravel road with the first mini-storage building to be built and proposing that the final asphalt surface on the access road would be installed with the third storage building to be constructed. The scenario proposed in the addendum was acceptable to the BRFPD and the Public Works Director as long as there was an overall date established by which the final asphalt surface would be installed. Therefore, Staff has included a draft condition

requiring that the final asphalt surface be installed with the earlier of 1) the third building to be built, or 2) within six (6) years of the final development review approval.

Vested Rights: The Application proposed vested rights of three (3) years per building, which totaled a request for twelve (12) years of vested rights. Staff was concerned that this was a lengthy request as compared to the Town's standard vested rights requirement of three (3) years. In response to Staff's concerns, the Applicant proposed an addendum to the Application. The addendum to the Application proposed a compromise for the vested rights with an amended vested rights proposal of nine and one-half (9.5) years for all four (4) buildings. Staff felt that the amend proposal in the addendum was more reasonable for a development of this magnitude. Staff has included a draft condition requiring the vested and rights proposed in the addendum to the application.

V. Technical Issues:

Fire District Requirements:

The Basalt and Rural Fire Protection District (BRFPD) reviewed the proposed application and compliance with their comments is required in the draft conditions of approval.

Basalt Sanitation District:

The Basalt Sanitation District reviewed the proposed application and compliance is with their comments is required in the draft conditions of approval.

VI. Recommendation

Staff recommends that the P&Z hear a brief presentation from Staff and the Applicant, consider public comments, and provide initial discussion. Staff would recommend that the P&Z identify what additional information is required to make a final recommendation on the Application and continue the public hearing to June 7th. Staff has included the following draft conditions for P&Z's consideration:

Community Benefits

1. The Final Site Plan submittal shall explain in more detail, the green building techniques (potentially solar panels on west side of buildings) to be used within the development and shall describe techniques to be implemented to achieve compliance with Town's Sustainable Building Regulations.
2. There shall be a 1% RETA assessed on all property sold within the development.
3. The Applicant shall relocate the fence between the Applicant's Property

and The Grange family Ranch to the true property line and between the Grange family ranch and the Town Shop Property/Fiou Lane Right-of-Way prior to _____. (Date subject to further discussion with Applicant). The Town will pay its proportional share as provided in Ordinance No. 17, Series of 2015.

Community Character and Community Housing Requirements

4. Pursuant to Town Code Section 16-413, the Applicant has submitted an Employee Impact and Housing Analysis indicating that the Mini-Storage will only generate .5 employees as activities such as accounting, snowplowing, and maintenance are outsourced for the existing and proposing mini-storage. The TRC finds that the outsourced activities must be taken into account when determining the employee generation of a development application. As a result, the TRC has determined that it is reasonable to expect the generation of two (2) full-time employees as a result of this Application when the outsourced activities are taken into consideration.

The Applicant shall pay cash-in-lieu for the generation of two (2) full-time employees at a Category 1 level pursuant to the cash-in-lieu provisions in the Community Housing Guidelines at the time of the first building permit. The Applicant may spread the cash-in-lieu payment over the four (4) buildings so that cash-in-lieu is paid for the generation of .5 employees at the time of building permit issuance on each building.

Site Plan, Design, and Development Program

5. In the Final Plan submittal, the Applicant shall provide drawings and other details for the exterior lighting in the development.
6. The Applicant shall include a plan in the Final Site Plan submittal for the construction fencing at the western boundary of the Mini-storage expansion property to ensure that the construction activities do not interfere with the existing adjacent agricultural uses.
7. The Applicant shall provide a construction management plan as part of the Final Site Plan submittal.
8. In the Final Plan submittal, the Applicant shall include a detailed landscaping plan and screening proposal to screen the proposed buildings from view of South Side Drive. The screening proposal shall address how the landscape screening may be installed in harmony with the utility easements necessary to be dedicated with the sewer, gas, and electric utilities that will be installed on the east side of the proposed storage buildings.

Transportation Issues and Related Infrastructure

9. The Applicant shall participate in or contribute on a proportional basis based on trip generation to the future cost of making the transportation improvements that will be necessary to mitigate the cumulative impacts of traffic growth from this and other expected projects. The amount of the participation shall be determined before the annexation of the Property is finalized. The fees will be used toward improvements in the Southside or locations impacted by the Basalt Mini-storage traffic.
10. The Town is holding discussions to determine if the construction of a roundabout is warranted on South Side Drive. Prior to the adoption of Final Site Plan approvals, the Town will have determined if the construction of a roundabout is desired and the funding contributions required of the proposed developments along South Side Drive will be calculated.
11. The proposal to make Meadowview and Alexander Lanes, west of Southside Drive, private roads with the necessary emergency access and utility easements is acceptable. The gates to be provided shall meet the specifications set forth in Fire Marshal, Bill Harding's comments dated January 25, 2016.

Engineering and Related Technical Issues

12. As part of Final Site Plan Review submittal, the Applicant shall include a snow storage plan.
13. The Applicant shall work with Black Hills Energy (KN-Energy) to modify the existing utility easements on the 1.3-acre property adjacent to the Rio Grande Trail and demonstrate the efforts that have been made as part of the Final Site Plan submittal.
14. The Final Site Plan Application shall address the flood potential of flows from upslope areas to the south as has been recommended for other properties in the vicinity by the Colorado Geological Survey.
15. (To be deleted once FEMA approves the changes to the floodplain map for southside and eliminated the need for river improvements.) The Applicant shall agree to be in a special district to help fund river and flood prevention improvements. River improvements may be needed to ensure better vehicle exiting for all of Southside in the event that flooding occurs

even with the Town's recent efforts to revise the floodplain maps. While the district is not established at the present time, the concept would be that all annexations contribute to some extent to the funding of needed river improvements. This type of project would be assessed at a lesser extent than properties adjacent to the river, which benefit to a much greater extent by the improvements.

16. The access gate locations are acceptable to the Town as long as the Applicant understands that they are responsible for keeping Meadowview and Alexander Lanes, west of South Side Drive, open and free of parked vehicles.
17. The Final Site Plan Application shall include a revised site plan that permits larger delivery trucks to make the turning movement onto Alexander Lane from South Side Drive without crossing lanes per comments from Chris Lehrman of SGM dated February 8, 2016.
18. As part of the Final Site Plan Application, the Applicant shall demonstrate compliance with Fire Marshall, Bill Harding's comments dated January 25, 2016.
19. As part of the Final Site Plan Application, the Applicant shall demonstrate compliance with the Basalt Sanitation District's comments from Lee Leavenworth dated March 3, 2016 and Wyatt Popp dated March 3, 2016.

Water Issues

20. The Basalt Mini-Storage Expansion project shall be subject to certain surcharges, as provided in the Municipal Code, for connecting to the existing water distribution system and for reimbursement of costs incurred by the Town in designing and constructing the Southside Water Tank. The Applicant shall update the RHN Water Resources Consultants, Inc. report (dated March 7, 2007) for submittal with the Final Site Plan Application to reflect the amended development program.
21. The Applicant shall meet the basic water rights dedication requirement of the Town Code by dedicating, by special warranty deed, all direct flow and storage water rights appurtenant to the land to be annexed. This shall include pertinent water rights in the Home Supply Ditch, Williams No. 1 Ditch, and the Forker Ditch, as further described in the email from Tom Kinney, Town of Basalt Water Attorney, to Becky Nichols dated April 6, 2007. The Applicant shall be required to provide a cash-in-lieu payment reflecting the cost of the Town's obtaining direct diversion and augmentation water rights, and any changes of existing water rights sufficient to meet the full build-out municipal water service demand

occurring during the irrigation and non-irrigation seasons for any shortfall.

22. The Town shall lease back portions of these water right priorities for continuation of raw water irrigation within the Basalt Design District Parcels. (Water rights are typically an issue that is considered by Town Council as part of their review)
23. The Applicant shall provide raw water irrigation to any landscaped areas.
24. Implement to the satisfaction of Town Engineer, the recommendations of SGM's 2006 water distribution analysis, which identifies the need for improved looping of water lines in this area of Southside as proposed in the Application.

Pedestrian Easement:

25. The Applicant shall dedicate a 10-foot wide temporary public pedestrian and a separate construction easement on the Basalt Design District Property directly south of the Fiou Lane in order for the Town to develop a temporary asphalt path so that pedestrians would not have to cross the road to walk from the Rio Grande Trail to the Basalt Avenue underpass. The temporary public pedestrian and construction easement shall be dedicated within 180 days of final development review approval and shall be valid until the property on the south side of Fiou Lane is developed.

Phasing and Vested Rights:

26. The Final Site Plan submittal shall include a phasing plan for installation of the 8-inch looped water line prior to the issuance of a certificate of occupancy on the first storage building to be constructed on the property. The looped, all-weather, class 6 gravel road shall be provided prior to the issuance of a certificate of occupancy on the first storage building and installation of the finished asphalt surface on the looped road shall be required prior to the earlier of: 1) the issuance of a building permit on the third of the four (4) storage buildings, or 2) six (6) years from the issuance of a final development approval. Additionally, the Final Site Plan submittal shall identify the Applicant's acceptance that the 2-year warranty on the looped water line will not commence until an asphalt surface is installed over the waterline.
27. The Final Site Plan submittal shall include the following phasing:
 - a. A building permit on the first building shall be obtained within one year of the effective date of a final ordinance of approval; and,
 - b. A building permit on the second building shall be obtained within

2.5 years of obtaining a building permit on the first building; and,

c. A building permit on the third building shall be obtained within 3 years of obtaining a building permit on the second building; and,

d. A building permit on the fourth building shall be obtained within 3 years of obtaining a building permit on the third building.

e. In the event that the Applicant obtains a building permit early on any one of the building identified above, the subsequent permit threshold will not be moved up.

f. Within nine and a half (9.5) years of obtaining final development approvals on the mini-storage, building permits shall be obtained and construction will be commenced on each of the four (4) ministorage buildings proposed.

g. Once a building permit is received from the Town on a building, the Applicants shall pursue construction with no cessation or lapse in construction of greater than six (6) months.

Attachments:

Application

Addendum

Referral Comments

DAVIDCO, LLC
P.O. Box 710
Basalt, Colorado 81621

December 14, 2015

Susan Philp
Planning Department
Town of Basalt
101 Midland Ave.
Basalt, Colorado 81621

Re: Land Use Application

Attached is Davidco LLC's Land Use Application for the proposed expansion of the Basalt Mini Storage complex.

This application is a Serial Annexation of Parcels 1, 2 and 3 containing approximately 3.819 acres +/- total. Parcels 1 and 2 are the parcels that are proposed for development. Parcel 3 is that portion of South Side Drive and Fiou Lane right-of-ways that have not yet been dedicated or annexed into the Town and is being annexed and dedicated in response to the Town's request.

Parcels 1 and 2, containing approximately 2.118 acres, are located just off Southside Drive, on the approach to Basalt High School and adjacent to and contiguous with the existing mini storage complex. Parcel 3 contains approximately 1.701 acres.

This development application for Parcels 1 and 2 is the direct result of continued demand and low vacancy of mini storage in the Roaring Fork Valley. This proposal will further strengthen Basalt's niche in the valley as a storage center for the many individuals and businesses in the valley while at the same time reducing the carbon footprint created by both if they are forced to drive farther down valley on a frequent basis. Moreover, this expansion of an existing use will extend the buffer zone between the easterly boundary of the "Grange Ranch" cattle operation and the existing Southside Residential Subdivision and any future residential development, i.e., the proposed Stouts' Mill Subdivision. The Grange family has a long history of supporting the development of mini storage next to their cattle operation for the obvious reason that the buffer affords protection to their cattle from dogs running wild and chasing the cattle.

We are requesting a consolidated submission and review of the attached development applications for these parcels of land. Accordingly, we are requesting that you, as the Planning Director, waive any overlapping submission requirements.

Specifically, we are asking:

1. Annexation, Sec. 15.3
2. Zoning, Sec. 16, Article 1
3. Sketch Plan Application, Sec.16-66

Cordially,

Davidco LLC

By: 
Clay Crossland, Manager

Basalt Mini Storage Expansion/Ltr to Planner

To be filled out by the Town

Filed: ____ / ____ / ____

Application Fee: _____

Review Fee: _____

Total Payment Received: _____

Current Reimbursement Agreement: _____

Town of Basalt

Development Application

The Following Must Be Provided Unless the Town Planner Gives Permission to Omit Answer:

TYPE OF APPLICATION FILED: Annexation Rezoning ESA
 Environmental ESA Floodplain Regular Rezoning Special Review
 Special Review for Off-Street Parking Variance Minor Subdivision
 Minor Subdivision Condominimization

Major Subdivision or Replat

Sketch Plan

Preliminary Plat

Final Plat

Planned Unit Development

Sketch Plan

Master Plan

Preliminary Development Plan

Final Development Plan

TRC Administrative Amendment

Other type of Application. Not Applicable.

Brief description of project: *This application by Davidco LLC is a Serial Annexation of Parcels 1, 2 and 3 containing approximately 3.819 acres +/- or approximately 166,360 square feet total, see attached.*

Parcels 1 and 2: The Serial Annexation of Parcels 1 and 2 includes approximately 2.118 acres +/- or approximately 92,260 square feet (total) and is proposed to be a second expansion of Basalt Mini Storage and includes a separate zoning and site plan application to construct four (4) separate buildings of approximately 20,400 total square feet on two levels of each building. Said buildings will be phased one at a time.

Parcel 3: The Serial Annexation of Parcel 3 includes approximately 1.701 acres +/- or approximately 74,100 square feet (total) and is made in response to the Town of Basalt's request to annex into the town, at the same time as Parcels 1 and 2, that portion of South Side Drive and Fiou Lane right-of-way that is currently not dedicated or annexed that lies within the remaining portion of Davidco LLC's property. Upon approval of the Serial Annexation of Parcels 1, 2 and 3, Davidco LLC shall sale and convey to the Town of Basalt Parcel 3 by executing a Bargain and Sale Deed in the attached form and format. In agreeing to this annexation request, it is expected that the Town will waive any fees and or additional cost associated with this portion of the annexation.

Contact Information

Name of Applicant(s): Davidco LLC

Phone number: 970-927-4704
Fax number: 970-927-4801
E mail (if available): crosland@bta.bz
Address: 400 W. Cody Lane, Basalt, Colorado 81621

Name of Owner(s): Same as above

Phone number:
Fax number:
E mail (if available):
Address:

Name of Owner's Representative: Clay Crossland

Phone number: 970-927-4704
Fax number: 970-927-4801
E mail (if available): crosland@bta.bz

Please attach owner's authorization. Not Applicable.

Name of Engineer or Surveyor: Sopris Engineering, Inc.

Phone number: 970-704-0311
Fax number: 970-704-0313
Email: ynichol@sopriseng.com
mbeckler@sopriseng.com

Name of Architect or Planner: Lipkin Warner Design & Planning LLC,
Jeffrey Osulak, Architect

Phone number: 970-927-8473
Fax number: 970-927-8487

Information on Existing Conditions

Existing Zoning: Master Plan Industrial Proposed Zoning: Industrial

Total square feet or acreage in application: Approximately 92,260 square feet of land

Information on Proposed Development

Total number of dwelling units: None.

Total number of Bedrooms: None.

Total floor area: Approximately 81,600 total square feet on 2 levels of 4 separate buildings.

Proposed gross floor area by use (non-residential development only): .89:1.0

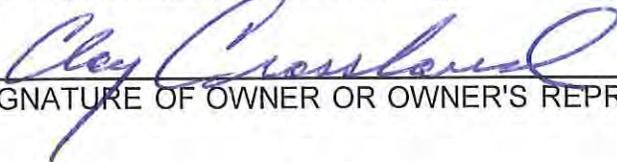
Legal Description

Legal Description of property (attach if necessary): See Attached.

Reception No. of Deed: Rec.# is 519602 in Pitkin County, Colorado.

Davidco LLC

By: Clay Crossland, Member/Manager


SIGNATURE OF OWNER OR OWNER'S REPRESENTATIVE*

* If Owner's Representative files or will represent the application, attach an owner's authorization to represent

Attach appropriate information requested for type of application per the Basalt Town Code and any information requested by Planning Department.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: BAC64000633-3

Customer Ref-Loan No.:

Property Address:

VACANT, BASALT, CO 81621

1. Effective Date:

10-30-2015 At 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment \$0.00

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

DAVIDCO LLC, A LIMITED LIABILITY COMPANY (AS TO PARCEL A) AND BASALT MINI STORAGE, LLC, A LIMITED LIABILITY COMPANY (AS TO PARCEL B)

5. The Land referred to in this Commitment is described as follows:

PARCELA

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN A PORTION OF TRACT 59, IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST, OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59, A REBAR AND ALUMINUM CAP L.S. #13155 IN PLACE; THENCE N 00°50'51" W 393.15 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 TO THE SOUTHWEST CORNER OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE, THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 (ALSO BEING THE WESTERLY PROPERTY LINE OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525) N 00°50'51" W 781.36 FEET; THENCE LEAVING THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 S 90°00'00" E 150.02 FEET; THENCE N 00°50'51" W 480.93 FEET, TO A POINT ON THE SOUTH LINE OF A 50.00 FOOT ACCESS EASEMENT KNOWN AS FIOU LANE; THENCE S 89°58'48" E ALONG THE SOUTHERLY LINE OF SAID 50.00 FOOT ACCESS EASEMENT 147.27 FEET, TO A POINT ON AN 80.00 FOOT ACCESS AND UTILITY EASEMENT; THENCE LEAVING THE SOUTHERLY LINE OF SAID 50.00 FOOT ACCESS EASEMENT N 06°50'08" E ALONG THE WESTERLY LINE OF SAID 80.00 FOOT ACCESS AND UTILITY EASEMENT 50.36 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF THE BASALT BUSINESS CENTER WEST RECORDED IN BOOK 29 AT PAGE 5 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE WESTERLY LINE OF SAID ACCESS AND UTILITY EASEMENT S 89°58'48" E ALONG THE SOUTHERLY LINE OF SAID PLAT OF BASALT BUSINESS CENTER WEST 305.36 FEET, TO THE SOUTHEAST CORNER OF SAID PLAT OF BASALT BUSINESS CENTER WEST, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE PLAT OF BASALT BUSINESS CENTER SOUTH RECORDED IN BOOK 31 AT PAGE 80 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF BASALT BUSINESS CENTER SOUTH THE FOLLOWING THREE (3) COURSES:

1.) S 15°59'39" E 93.35 FEET

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: BAC64000633-3

Customer Ref-Loan No.:

2.) S 26°49'25" E 94.33 FEET

3.) S 49°53'46" E 103.09 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 668 AT PAGE 205 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF BASALT BUSINESS CENTER SOUTH N 90°00'00" W 190.18 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 668 AT PAGE 205; THENCE LEAVING THE NORTHERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 668 AT PAGE 205 ALONG THE BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 794 AT PAGE 77 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE THE FOLLOWING TWO (2) COURSES:

1.) N 90°00'00" W 250.57 FEET

2.) S 00°00'00" W 1073.43 FEET (1074.19 DEED) TO A POINT ON THE CENTERLINE OF THE HOME SUPPLY IRRIGATION DITCH, SAID POINT ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 594 AT PAGE 810 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 794 AT PAGE 77 ALONG SAID DITCH CENTERLINE AND NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1.) S 89°36'44" W 124.75 FEET

2.) N 89°07'56" W 171.64 (171.19 DEED) FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 THE TRUE POINT OF BEGINNING.

COUNTY OF PITKIN
STATE OF COLORADO

PARCEL B

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE. SITUATED IN A PORTION OF TRACT 59, IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59, A REBAR AND ALUMINUM CAP L.S. #13155 IN PLACE; THENCE N. 00° 50'51" W 393.15 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 TO THE SOUTHWEST CORNER OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 (ALSO BEING THE WESTERLY PROPERTY LINE OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525) N 00° 50'51" W 781.36 FEET, THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 N 00° 50'51" W 530.99 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF BASALT BUSINESS CENTER WEST, RECORDED IN PLAT BOOK 29 AT PAGE 5 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 S 89° 58'48" E ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT OF BASALT BUSINESS CENTER WEST 304.02 FEET, TO A POINT ON THE NORTHWEST CORNER OF AN 80.00 FOOT ACCESS AND UTILITY EASEMENT; THENCE LEAVING THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF BASALT BUSINESS CENTER WEST S 06° 50'08" W ALONG THE WESTERLY LINE OF SAID 80.00 FOOT ACCESS AND UTILITY EASEMENT 50.36 FEET, TO A POINT ON THE SOUTH LINE OF A 50.00 FOOT ACCESS EASEMENT KNOWN AS FIOU LANE; THENCE LEAVING THE WESTERLY LINE OF SAID 80.00 FOOT ACCESS AND UTILITY EASEMENT N 89° 58'48" W ALONG THE SOUTHERLY LINE OF SAID 50.00 FOOT ACCESS AND UTILITY EASEMENT 147.27 FEET; THENCE LEAVING THE SAID 50.00 FOOT ACCESS EASEMENT S 00° 50'51" E 480.93 FEET; THENCE N 90° 00'00" W 150.02 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT 59, THE TRUE POINT OF BEGINNING.

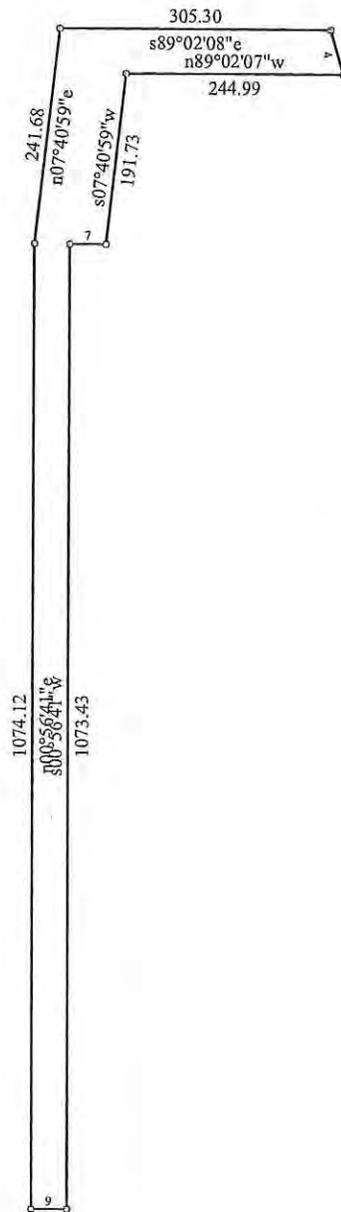
COUNTY OF PITKIN
STATE OF COLORADO

PARCEL C

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO; SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59 (WITH ALL BEARINGS HEREIN BEING RELATIVE TO A BEARING OF N.00°48'57"E. BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GLO BRASS CAPS IN PLACE); THENCE N.33°35'12"E. A DISTANCE OF 464.43 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PROPERTY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF AN 80 FOOT WIDE ROAD RIGHT-OF-WAY AS DESCRIBED IN THAT DOCUMENT RECORDED AS RECEPTION NUMBER 379113 OF THE PITKIN COUNTY RECORDS, THE TRUE POINT OF BEGINNING; THENCE N.00°56'41"E. ALONG SAID WESTERLY LINE A DISTANCE OF 1074.12 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N.07°40'59"E. A DISTANCE OF 241.68 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE FINAL PLAT OF BASALT BUSINESS CENTER WEST RECORDED AS RECEPTION NUMBER 345113 OF THE PITKIN COUNTY RECORDS; THENCE LEAVING SAID WESTERLY LINE S.89°02'08"E. ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 305.30 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY S.15°02'58"E. ALONG THE WESTERLY BOUNDARY OF THE FINAL PLAT OF BASALT BUSINESS CENTER SOUTH RECORDED AS RECEPTION NUMBER 356525 OF THE PITKIN COUNTY RECORDS A DISTANCE OF 52.02 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY N.89°02'07"W. A DISTANCE OF 244.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID 80 FOOT WIDE ROAD RIGHT-OF-WAY; THENCE S.07°40'59".W ALONG SAID EASTERLY LINE A DISTANCE OF 191.73 FEET TO A POINT ON THE BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE N.89°03'19".W ALONG SAID BOUNDARY LINE A DISTANCE OF 40.46 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE S.00°56'41".W A DISTANCE OF 1073.43 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE N.89°26'49".W A DISTANCE OF 40.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 74,100 SQUARE FEET OR 1.701 ACRES.



Title:		Date: 12-08-2015
Scale: 1 inch = 200 feet	File: SERIAL ANNEXATION PARCEL 3.des	
Tract 1: 1.701 Acres: 74096 Sq Feet: Closure = n48.3134w 0.01 Feet: Precision = 1/460330: Perimeter = 3264 Feet		
001=n00.5641e 1074.12	005=n89.0207w 244.99	009=n89.2649w 40.04
002=n07.4059e 241.68	006=s07.4059w 191.73	
003=s89.0208e 305.30	007=n89.0319w 40.46	
004=s15.0258e 52.02	008=s00.5641w 1073.43	

BARGAIN AND SALE DEED

Davidco, LLC, a Colorado limited liability company, whose address is P.O. Box 710, Basalt, CO 81621, for Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby sells and conveys to the Town of Basalt, Colorado, a municipal corporation, whose address is 101 Midland Avenue, Basalt, CO 81621, the following real property in Pitkin County Colorado:

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO; SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59 (WITH ALL BEARINGS HEREIN BEING RELATIVE TO A BEARING OF N.00°48'57"E. BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GLO BRASS CAPS IN PLACE); THENCE N.33°35'12"E. A DISTANCE OF 464.43 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PROPERTY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF AN 80 FOOT WIDE ROAD RIGHT-OF-WAY AS DESCRIBED IN THAT DOCUMENT RECORDED AS RECEPTION NUMBER 379113 OF THE PITKIN COUNTY RECORDS, THE TRUE POINT OF BEGINNING; THENCE N.00°56'41"E. ALONG SAID WESTERLY LINE A DISTANCE OF 1074.12 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N.07°40'59"E. A DISTANCE OF 241.68 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE FINAL PLAT OF BASALT BUSINESS CENTER WEST RECORDED AS RECEPTION NUMBER 345113 OF THE PITKIN COUNTY RECORDS; THENCE LEAVING SAID WESTERLY LINE S.89°02'08"E. ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 305.30 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY S.15°02'58"E. ALONG THE WESTERLY BOUNDARY OF THE FINAL PLAT OF BASALT BUSINESS CENTER SOUTH RECORDED AS RECEPTION NUMBER 356525 OF THE PITKIN COUNTY RECORDS A DISTANCE OF 52.02 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY N.89°02'07"W. A DISTANCE OF 244.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID 80 FOOT WIDE ROAD RIGHT-OF-WAY; THENCE S.07°40'59".W ALONG SAID EASTERLY LINE A DISTANCE OF 191.73 FEET TO A POINT ON THE BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE N.89°03'19".W ALONG SAID BOUNDARY LINE A DISTANCE OF 40.46 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE S.00°56'41".W A DISTANCE OF 1073.43 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE N.89°26'49".W A DISTANCE OF 40.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 74,100 SQUARE FEET OR 1.701 ACRES;

together with all its appurtenances.

Dated: _____, 201__

DAVIDCO, LLC, a Colorado limited liability company

Clay Crossland, Manager

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on the ___ day of _____,
201__, by Clay Crossland, as Manager of Davidco, LLC, a Colorado limited liability company.

My commission expires _____.

Witness my hand and official seal.

Notary Public

Disclosure of Property Ownership

- _____ If owner is an individual name exactly as it appears on the deed.
- X If owner is a corporation, partnership, limited partnership, or other business entity, name principals on a separate page. Please include the articles of organization, partnership agreement, etc., as applicable.
- _____ If owner is a land trust, name beneficiaries on a separate page.
- _____ If owner is a lessee, indicate the owner(s) on a separate page.
- _____ If applicant is a contract purchaser, attach a copy of the contract, and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We, DAVIDCO LLC , being first duly sworn, depose and state under penalties of perjury that we are the owners of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application are honest and true to the best of our knowledge and belief. We understand that this application must be complete and accurate prior to a hearing being scheduled. We authorize Town Staff to visit the site as necessary for proper review of this application.

(If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.)

DAVIDCO LLC
 Name (printed)
 P.O. BOX 80

 Name (printed)

BASALT, CO 81621
 Address

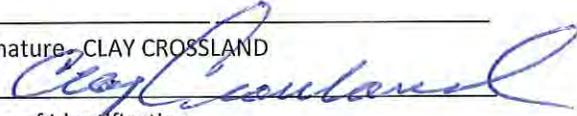
 Address

1-970-927-4704
 Phone

 Phone

1-970-927-4801
 Fax

 Fax

Signature CLAY CROSSLAND

 Type of Identification

 Signature

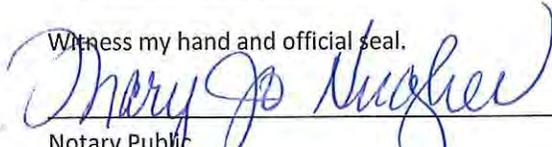
County of Eagle)

SS

State of Colorado)

Sworn to and subscribed before me this 17th day of November , 2015.

By: CLAY CROSSLAND

Witness my hand and official seal.

 Notary Public



My Commission expires: 8-20-2019

Application Consultant information:

Owner	Davidco LLC PO Box 710 Basalt, Colorado 81621
Authorized Applicant	Davidco LLC PO Box 80 400 West Cody Lane Basalt, Colorado 81621 T-970-927-4704 F-970-927-4801 crosland@bta.bz
Project Planner & Architect	Lipkin Warner 701 E. Valley Road Suite 201 PO Box 2239 Basalt, Colorado 81621 T-970-927-8473 F-970-9278487 dwarner@lipkinwarner.com
Project Engineer & Surveyor	Sopris Engineering Inc. 502 Main Street Carbondale, Colorado 81621 T-970-704-0311 F-970-704-0313 ynichol@sopriseng.com
Project Soils Engineer	Hepworth Pawlak Geotechnical 5020 County Road 154 Glenwood Springs, Colorado 81621 T-970-945-7988 F-970-945-8454 steve@hpgeotech.com

(page 2- Applicant Consultant Information)

Project

Landscape Architect

Mt. Daly Enterprise LLC
981 Cowen Drive
Gateway Plaza Building A, Suite C
Carbondale, Colorado 81623
T-970-963-9896
F-970-963-5775
mtdallyllc@gmail.com

Title Company

Land Title Guarantee Company
200 Basalt Center Circle
PO Box 3440
Basalt, Colorado 81621
T-970-927-0405
F-970-927-0610
valleyresponse@ltgc.com

**PRE-ANNEXATION AGREEMENT
Town of Basalt and Davidco LLC**

THIS PRE-ANNEXATION AGREEMENT (this "Agreement") is entered into as of the 17th day of November, 2015 (the "Effective Date"), between the Town of Basalt, Colorado, a town of the State of Colorado (the "Town"), and Davidco LLC, a Colorado limited liability company (the "Developer") (the Town and Developer are herein collectively referred to as the "Parties").

RECITALS

- A. Developer is the owner of approximately seven acres of land located along Fiou Lane and Southside Drive. Most of such property is located within Pitkin County, Colorado; however, a portion of such land was previously annexed into the Town for the construction of a mini-storage facility. Developer desires to annex approximately 2.118 additional acres (the "Property") of such land into the Town for expansion of the mini-storage facility.
- B. The Town acknowledges that there is a community need and demand for additional mini-storage space.
- C. The Parties desire to enter into this Pre-Annexation Agreement in order to set forth matters intended to be included in any final Annexation Agreement for the Property.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Town and the Developer agree as follows:

- 1. **COSTS.** The Developer acknowledges that there are costs of preliminary planning activities and other requirements associated with the preparation of a project plan and annexation for the Town and the Developer. The Developer agrees to pay all costs and fees associated with the annexation and zoning of the Property.
- 2. **BASIC TERMS OF FINAL ANNEXATION AGREEMENT.** The Parties agree that an Annexation Agreement, satisfactory to both Parties in their sole absolute discretion, is required to proceed with development of the final project. The Parties intend that the Annexation Agreement will address the following matters.
 - A. **Property.** The Developer is owner of the Property which is generally located adjacent to the Town of Basalt, Colorado south of State Highway 82 currently within the unincorporated area of Pitkin County, Colorado, consisting of approximately 2.118 acres as shown on the proposed Annexation Plat of Davidco LLC Serial Annexation Parcels 1 and 2.
 - B. **Schedule.** The Parties shall agree on a schedule by which the development of the Property will be undertaken and completed.

- C. Zoning. The Property shall be zoned with Town zoning simultaneous with annexation.
- D. Agreement on Site Work, Infrastructure and Utilities. The Parties shall agree on how site work, utilities, parking and similar improvements are to be addressed for the development of the Property.
- E. Agreement on Plans and Specifications. The Parties shall agree on the plans and specifications of the infrastructure that will serve the Property.
- F. Amended and Restated Annexation Agreement for the Midland Addition Subdivision. On October 28, 2005, the Town and Andrewco LLC entered into an Amended and Restated Annexation Agreement for the Midland Addition Subdivision. Paragraph 36. Affordable Housing/School Land Dedication, states the following:

“Any requirements for affordable housing and school land dedication for development of the property owned by Owner (or an affiliated entity of Owner, i.e., Davidco LLC in this case) comprised of 7 acres and located on South Side Drive will be satisfied by a dedication to the Town of the parcel (approximately 1.3 acres) located near the high school and currently owned by Owner which shall be developed by the Town or another entity as community housing. A first priority ownership or occupancy of such housing will be given to teachers and essential community employees”.

Because the proposed Annexation and Development only comprises a small portion (2.118 acres) of the 7 acre parcel described above and the fact that the proposed development has virtually no impact on housing, Developer shall not exercise its option to dedicate the 1.3 acre parcel to the Town to satisfy affordable housing and school land dedication requirements of the Town Code. Developer shall satisfy any affordable housing mitigation requirement or school land dedication requirement for the proposed development of the Property by payment of cash in lieu pursuant to the Town Code.

Nothing herein precludes the Town and Developer from agreeing to further amend such Amended and Restated Annexation Agreement for Midland Addition Subdivision.

- G. Financial, Tax and Incentive Impacts. The Parties shall work diligently to define any financial, tax and incentive impacts of the project.
- H. Other Matters. The Annexation Agreement shall also address any other matters that the Parties deem appropriate.

3. **OBLIGATION OF THE PARTIES TO PROCEED.**

Nothing contained herein shall (i) obligate the Town to create or approve the annexation of the Property (ii) obligate the Town to create or approve an amended development plan for the Property, or (iii) obligate either party to enter into a final Annexation Agreement.

4. **MISCELLANEOUS.**

- A. **Financial Liability.** The Town shall not be liable for any expenses or private debt associated with or incurred by the development or marketing of, or future management of the Property.
- B. **Assignability.** Neither party shall assign this Agreement without the written consent of the other party.
- C. **Amendments.** This Agreement may be supplemented or amended only by written instrument executed by the Parties affected by such supplement or amendment.
- D. **Applicable Law.** The interpretation, enforcement or any other matters relative to this Agreement shall be construed and determined in accordance with the laws of the State of Colorado. The Parties agree that the sole and exclusive jurisdiction and venue for any disputes arising hereunder shall be in any court located in Pitkin County, Colorado.
- E. **Binding Effect.** This Agreement shall inure to the benefit of and be binding upon the Parties.
- F. **Non-Liability of Town Officials and Employees.** No member of the governing body, official, employee, or agent of the Town shall be personally liable to Developer, or any successor in the interest to Developer, pursuant to the provisions of this Agreement, nor for any default or breach of the Agreement by Town.
- G. **Not a Partnership.** The provisions of the Agreement are not intended to create, nor shall they in any way be interpreted or construed to create, a joint venture, partnership, or any other similar relationship between the Parties.

The Parties have duly executed this Pre-Annexation Agreement pursuant to all requisite authorizations as of the date first above written.

Town of Basalt, Colorado

By: _____
Jacque R. Whitsitt, Mayor

Developer:

DAVIDCO, LLC, a Colorado limited liability company
By: Basalt Management, Inc., its manager

By: *Clay Crossland*
Clay Crossland, President

STATE OF COLORADO)
)ss.
COUNTY OF EAGLE)

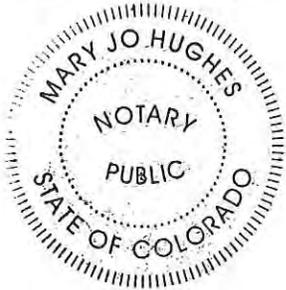
Acknowledged before me this _____ day of _____ 20____, by Jacque Whitsitt in her capacity as Mayor of the Town of Basalt.

My commission expires: _____
Notary

STATE OF COLORADO)
)ss.
COUNTY OF EAGLE)

Acknowledged before me this 17th day of November 2015, by Clay Crossland in his capacity as President of Basalt Management, Inc., a Colorado corporation, Manager of Davidco, LLC, a Colorado limited liability company.

My commission expires: 8-20-2019 *Mary Jo Hughes*
Notary



REIMBURSEMENT AGREEMENT

The undersigned (hereinafter "Applicant") has applied to the Town of Basalt for a development permit for Annexation, Zoning and Site Plan approval for the property known as Davidco LLC Property (the "Property") pursuant to the requirements of the Town Code. Applicant acknowledges and agrees that in consideration of the Town of Basalt processing and reviewing Applicant's request for a development permit, Applicant shall make the following payments to the Town and agrees as follows.

1. **NON-REFUNDABLE Application Fee.** Simultaneous with execution hereof, Applicant has paid a non-refundable Application Fee pursuant to Sections 16-292(a) and 17-61(a), Town Code, in the amount of \$ 4,000.00.

2. **Review Deposit.** Simultaneous with execution hereof, Applicant has paid a review deposit as required by Sections 16-292(c) and 17-61(c), Town Code, in the amount of \$ 4,100.00 against and to secure payment of a portion of the Town's review expense in accordance with Sections 16-292(b) and 17-61(b), Town Code. Any amount by which the Applicant's deposit exceeds the costs incurred by the Town with regard to development of the Property shall be refunded to Applicant within a reasonable time after final action has been taken with regard to development of the Property or upon withdrawal of the application by the Applicant.

3. **Review Expenses.** Pursuant to Sections 16-292(b) and 17-61(b), Town Code, the Applicant agrees to reimburse the Town for any and all Costs, Staff Fees, and Consultant Fees described herein incurred by the Town during and after the review process associated with the Property. Costs include but are not limited to publication fees, recording fees, and any other actual out-of-pocket costs incurred by the Town with regard to the Property ("Costs"). Inspection and review by town employees shall include reimbursement for time spent by the Town Administrator, Town Planning staff and the Town Public Works staff in compliance with the Town's rate schedule in effect at the time that the work was completed ("Staff Fees"). These rates currently range from \$85.00 to \$100 per hour. Applicant shall also reimburse the Town for all actual out-of-pocket costs incurred by the Town in connection with Applicant's development review application for consultants, including but not limited to, legal, engineering and planning review and advice from persons or entities not on town staff at the rate of the amount actually paid by the Town for such review and advice ("Consultant Fees"). Additionally, to partially defray administrative, handling and review costs incurred by the Town with regard to the Property, Applicant shall additionally pay to the Town an amount equal to 15% of all of the Costs and Consultant Fees.

4. **Payment.** Any and all bills for these costs are due and payable to the Town as follows: All accounts are due net in 15 days from the date of the bill. Interest on any overdue amounts shall be assessed and paid by Applicant at the rate of 2% per month (24% APR) from the date due until paid.

5. **Binding Obligation.** Applicant agrees and acknowledges that this Reimbursement Agreement shall be a continuing obligation which will run with the land and be binding on Applicant and any future owners of the land, and will include the obligation to reimburse the Town for any and all costs associated with the Property incurred by the Town for counseling and advice including, but not limited to monitoring compliance with any development approval including any Annexation Agreement, Subdivision Improvements Agreement or other agreements between the Town and the owner of the Property; enforcement of any development permits or approvals granted associated with the Property; participation in any litigation or depositions, whether the Town is a party or not associated with the Property or development approvals granted with regard to the Property; counseling and advice associated with any potential amendments to development approvals or compliance or lack of compliance with any

development approvals; and any other actual costs directly associated with the Property incurred by the Town.

6. **Breach.** In the event of a breach of any of the terms and conditions of this Reimbursement Agreement by Applicant, the Town may take any action necessary or appropriate and allowed by law or equity, including but not limited to: an immediate suspension of the review process by the Town including cancellation of any scheduled hearings; the refusal to issue any building permit or certificate of occupancy associated with the Property; the recording with the County Clerk and Recorder of an affidavit approved in writing by the Town Attorney and signed by the Town Administrator stating that the terms and conditions of this Agreement have been breached; a demand or draw for payment on any performance guarantee for completion of public improvements by any owner of the Property; refusal to allow further development review for the Property or any other Property then owned by or owned in part by the owner of the Property; and any other remedy available in equity or at law including claims for damages or injunction.

7. **No Representation Concerning Development Permits.** Applicant acknowledges and agrees that the Town in no way guarantees, assures or otherwise represents to Applicant that the Development Application filed by Applicant will be granted and makes no representations concerning the timing of the review of the Application.

8. **Severability.** If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, such determination shall not effect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

9. **Collection.** In the event the Town is forced to pursue collection of any amounts due and unpaid under this Agreement, it shall be entitled to collect attorneys' fees and all costs reasonably incurred in said collection efforts in addition to the amounts due and unpaid hereunder.

DATED: November 16, 2015

TOWN OF BASALT:

By: _____

APPLICANT: Davidco LLC

By: 
Clay Crossland, Member/Manager

Mailing Address: P.O. Box 80
Basalt, CO 81621

Telephone: 970-927-4704

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

Subscribed, sworn to and acknowledged before me _____, 2015, by
_____.

Witness my hand and official seal.

My commission expires _____

Notary Public

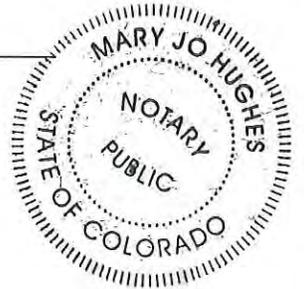
STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

Subscribed, sworn to and acknowledged before me NOVEMBER 16, 2015, by
Clay Crossland, Member/Manager .

Witness my hand and official seal.

My commission expires 8-20-2019

Mary Jo Hughes
Notary Public



PETITION FOR ANNEXATION

To The Town Board of Trustees of the Town of Basalt, Colorado:

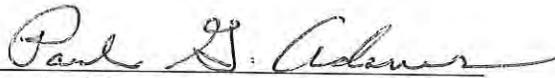
We, the undersigned, constituting and comprising the owners of more than 50% of the property described in Exhibit A attached to and incorporated herein by this reference (the "Property") do hereby petition that the described area be annexed to and become a part of the Town of Basalt ("Town"), Colorado and do represent and state as follows.

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of §§ 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met as those sections apply to the annexation of the Property.
3. The annexation of the Property complies with Section 30 of Article II of the Colorado Constitution; that is, the Petitioners comprise the owners of more than fifty percent of the Property, exclusive of streets and alleys.
4. The undersigned request that the Town approve the annexation of the Property.
5. Ownership of the Property is as follows: Davidco, LLC, a Colorado limited liability company, owns a 100% undivided interest in the Property; and NorthFork, LLC, a Colorado limited liability company, owns an executory interest pursuant to an agreement under which it holds an option to purchase an undivided 100% interest in the Property.
6. Petitioners reserve the right, at any time prior to final approval of annexation by the Town, to withdraw their signatures, pursuant to § 31-12-107(1)(e), C.R.S., if the Petitioners are not able to obtain approval (which may be contemporaneous with approval of annexation pursuant to § 13-12-155(1), C.R.S.) from the Town of zoning and site plan for the Property acceptable to the Town and Petitioners. Further, this Petition for Annexation is expressly conditioned on Petitioners and Town executing a mutually agreeable Annexation Agreement which may set forth terms and conditions related to annexation of and land use for the Property.

SIGNATURES AND MAILING ADDRESSES OF LANDOWNERS

Mailing Address: P.O. Box 80 Davidco, LLC,
Basalt, CO 81621 a Colorado limited liability company

November 15, 2015

By: 
Paul G. Adams, Manager

Mailing Address: P.O. Box 710 NorthFork, LLC,
Basalt, CO 81621 a Colorado limited liability company

November 15, 2015

By: 
Clay Crossland, Manager

AFFIDAVIT OF CIRCULATOR
OF PETITION FOR ANNEXATION

STATE OF COLORADO)
) ss
COUNTY OF PITKIN)

The undersigned, being first duly sworn, states and affirms:

1. I was the circulator of Petition for Annexation to which this Affidavit is attached; and
2. Each signature on this Petition for Annexation is the signature of the person whose name it purports to be.



Lori Jewell

STATE OF COLORADO)
) ss
COUNTY OF PITKIN)

The foregoing Affidavit of Circulator was sworn to and acknowledged before me on November 15, 2015, by Lori Jewell .

Witness my hand and official seal.

My commission expires: 8-20-19_____.



Notary Public



PETITIONERS' REPRESENTATIVE

The following person is authorized by the Petitioners to process this annexation request. The Town Administration may contact this person regarding this annexation request.

Clay Crossland
400 West Cody Lane
Basalt, CO 81621
Telephone: 970-927-4704
Facsimile: 970-927-4804
Email: crosland@bta.bz

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: BAC64000633-3

Customer Ref-Loan No.:

Property Address:

VACANT, BASALT, CO 81621

1. Effective Date:

10-30-2015 At 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

DAVIDCO LLC, A LIMITED LIABILITY COMPANY (AS TO PARCEL A) AND BASALT MINI STORAGE, LLC, A LIMITED LIABILITY COMPANY (AS TO PARCEL B)

5. The Land referred to in this Commitment is described as follows:

PARCELA

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN A PORTION OF TRACT 59, IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST, OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59, A REBAR AND ALUMINUM CAP L.S. #13155 IN PLACE; THENCE N 00°50'51" W 393.15 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 TO THE SOUTHWEST CORNER OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE, THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 (ALSO BEING THE WESTERLY PROPERTY LINE OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525) N 00°50'51" W 781.36 FEET; THENCE LEAVING THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 S 90°00'00" E 150.02 FEET; THENCE N 00°50'51" W 480.93 FEET, TO A POINT ON THE SOUTH LINE OF A 50.00 FOOT ACCESS EASEMENT KNOWN AS FIOU LANE; THENCE S 89°58'48" E ALONG THE SOUTHERLY LINE OF SAID 50.00 FOOT ACCESS EASEMENT 147.27 FEET, TO A POINT ON AN 80.00 FOOT ACCESS AND UTILITY EASEMENT; THENCE LEAVING THE SOUTHERLY LINE OF SAID 50.00 FOOT ACCESS EASEMENT N 06°50'08" E ALONG THE WESTERLY LINE OF SAID 80.00 FOOT ACCESS AND UTILITY EASEMENT 50.36 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF THE BASALT BUSINESS CENTER WEST RECORDED IN BOOK 29 AT PAGE 5 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE WESTERLY LINE OF SAID ACCESS AND UTILITY EASEMENT S 89°58'48" E ALONG THE SOUTHERLY LINE OF SAID PLAT OF BASALT BUSINESS CENTER WEST 305.36 FEET, TO THE SOUTHEAST CORNER OF SAID PLAT OF BASALT BUSINESS CENTER WEST, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE PLAT OF BASALT BUSINESS CENTER SOUTH RECORDED IN BOOK 31 AT PAGE 80 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF BASALT BUSINESS CENTER SOUTH THE FOLLOWING THREE (3) COURSES:
1.) S 15°59'39" E 93.35 FEET

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: BAC64000633-3

Customer Ref-Loan No.:

- 2.) S 26°49'25" E 94.33 FEET
3.) S 49°53'46" E 103.09 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 668 AT PAGE 205 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF BASALT BUSINESS CENTER SOUTH N 90°00'00" W 190.18 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 668 AT PAGE 205; THENCE LEAVING THE NORTHERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 668 AT PAGE 205 ALONG THE BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 794 AT PAGE 77 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE THE FOLLOWING TWO (2) COURSES:
1.) N 90°00'00" W 250.57 FEET
2.) S 00°00'00" W 1073.43 FEET (1074.19 DEED) TO A POINT ON THE CENTERLINE OF THE HOME SUPPLY IRRIGATION DITCH, SAID POINT ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 594 AT PAGE 810 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 794 AT PAGE 77 ALONG SAID DITCH CENTERLINE AND NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:
1.) S 89°36'44" W 124.75 FEET
2.) N 89°07'56" W 171.64 (171.19 DEED) FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 THE TRUE POINT OF BEGINNING.

COUNTY OF PITKIN
STATE OF COLORADO

PARCEL B

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN A PORTION OF TRACT 59, IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59, A REBAR AND ALUMINUM CAP L.S. #13155 IN PLACE; THENCE N. 00° 50'51" W 393.15 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 TO THE SOUTHWEST CORNER OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 (ALSO BEING THE WESTERLY PROPERTY LINE OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525) N 00° 50'51" W 781.36 FEET, THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 N 00° 50'51" W 530.99 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF BASALT BUSINESS CENTER WEST, RECORDED IN PLAT BOOK 29 AT PAGE 5 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 S 89° 58'48" E ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT OF BASALT BUSINESS CENTER WEST 304.02 FEET, TO A POINT ON THE NORTHWEST CORNER OF AN 80.00 FOOT ACCESS AND UTILITY EASEMENT; THENCE LEAVING THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF BASALT BUSINESS CENTER WEST S 06° 50'08" W ALONG THE WESTERLY LINE OF SAID 80.00 FOOT ACCESS AND UTILITY EASEMENT 50.36 FEET, TO A POINT ON THE SOUTH LINE OF A 50.00 FOOT ACCESS EASEMENT KNOWN AS FIOU LANE; THENCE LEAVING THE WESTERLY LINE OF SAID 80.00 FOOT ACCESS AND UTILITY EASEMENT N 89° 58'48" W ALONG THE SOUTHERLY LINE OF SAID 50.00 FOOT ACCESS AND UTILITY EASEMENT 147.27 FEET; THENCE LEAVING THE SAID 50.00 FOOT ACCESS EASEMENT S 00° 50'51" E 480.93 FEET; THENCE N 90° 00'00" W 150.02 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT 59, THE TRUE POINT OF BEGINNING.

COUNTY OF PITKIN
STATE OF COLORADO

PARCEL C

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO; SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59 (WITH ALL BEARINGS HEREIN BEING RELATIVE TO A BEARING OF N.00°48'57"E. BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GLO BRASS CAPS IN PLACE); THENCE N.33°35'12"E. A DISTANCE OF 464.43 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PROPERTY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF AN 80 FOOT WIDE ROAD RIGHT-OF-WAY AS DESCRIBED IN THAT DOCUMENT RECORDED AS RECEPTION NUMBER 379113 OF THE PITKIN COUNTY RECORDS, THE TRUE POINT OF BEGINNING; THENCE N.00°56'41"E. ALONG SAID WESTERLY LINE A DISTANCE OF 1074.12 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N.07°40'59"E. A DISTANCE OF 241.68 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE FINAL PLAT OF BASALT BUSINESS CENTER WEST RECORDED AS RECEPTION NUMBER 345113 OF THE PITKIN COUNTY RECORDS; THENCE LEAVING SAID WESTERLY LINE S.89°02'08"E. ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 305.30 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY S.15°02'58"E. ALONG THE WESTERLY BOUNDARY OF THE FINAL PLAT OF BASALT BUSINESS CENTER SOUTH RECORDED AS RECEPTION NUMBER 356525 OF THE PITKIN COUNTY RECORDS A DISTANCE OF 52.02 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY N.89°02'07"W. A DISTANCE OF 244.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID 80 FOOT WIDE ROAD RIGHT-OF-WAY; THENCE S.07°40'59".W ALONG SAID EASTERLY LINE A DISTANCE OF 191.73 FEET TO A POINT ON THE BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE N.89°03'19".W ALONG SAID BOUNDARY LINE A DISTANCE OF 40.46 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE S.00°56'41".W A DISTANCE OF 1073.43 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE N.89°26'49".W A DISTANCE OF 40.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 74,100 SQUARE FEET OR 1.701 ACRES.

**Pitkin County Mailing List of 300 Feet Radius
From Parcel: 246718100012 on 11/02/2015**



Instructions:

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

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<http://www.pitkinmapsandmore.com>

STOTT LONNIE & ALICE
1251 EMMA RD
BASALT, CO 81621

DAVIDCO LLC
PO BOX 710
BASALT, CO 81621

TOWN OF BASALT
101 MIDLAND AVE
BASALT, CO 81621

MALEY PATRICK RYAN & KRISTEN K
250 RIVERSIDE DR
BASALT, CO 81621

MARLOW DAVID O
421 AABC
ASPEN, CO 81611

MOYER ANNE
329 MEADOWVIEW LN
BASALT, CO 81621

ROARING FORK TANSIT AUTHORITY
0766 INDUSTRY WY
CARBONDALE, CO 81623

BRUSH CREEK LAND CO LLC
PO BOX 1248
ASPEN, CO 81612

GRANGE FAMILY RANCHES LLC
408 W CODY LN
BASALT, CO 81621

ROARING FORK SCHOOL DIST RE-1
PO BOX 820
GLENWOOD SPRINGS, CO 81602

**Pitkin County Mailing List of 300 Feet Radius
From Parcel: 246718112006 on 11/02/2015**



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<http://www.pitkinmapsandmore.com>

NJS HOBBY FARM LLC
215 N GARMISCH ST #2
ASPEN, CO 81611

STOTT LONNIE & ALICE
0251 EMMA RD
BASALT, CO 81621

BASALT MINI STORAGE LLC
PO BOX 710
BASALT, CO 81621

PACCO LLC
220 W MAIN ST #202
ASPEN, CO 81611

JENKINS JAMES S
206 HOLLAND THOMPSON DR
CARBONDALE, CO 81623

TOWN OF BASALT
101 MIDLAND AVE
BASALT, CO 81621

SOUTHSIDE COMMERCIAL LLC
300 RIVERSIDE DR
BASALT, CO 81621

WESTERN BUILDING PARTNERSHIP
PO BOX 289
BASALT, CO 81621

BASALT TRADE ASSOCIATES LLC
PO BOX SS
BASALT, CO 81621

RFTA
0766 INDUSTRY WY
CARBONDALE, CO 81623

JO NET INC
PO BOX 5555
LIGHTHOUSE PT, FL 33064

JO NET INC
PO BOX 5555
LIGHTHOUSE POINT, FL 33074

CATHERS PAUL & CHRISTINA
PO BOX 2853
BASALT, CO 816212853

SCHLUMBERGER J MARTIN
314C AABC
ASPEN, CO 81611

VALLEY COMMERCIAL FUELING LLC
PO BOX 2003
GLENWOOD SPRINGS, CO 81602

MYERS & ASSOC PROPERTIES LLC
PO BOX 2570
BASALT, CO 81621-2570

JOE-LOU PROPERTIES LLC
PO BOX 5806
SNOWMASS VILLAGE, CO 81615

BASALT THRIFT STORE INC
180 SOUTHSIDE DR
BASALT, CO 81621

DD BUILDINGS LLC
627 W MAIN ST
ASPEN, CO 81611

COLLUM EDWARD H
1033 TIERRA LAGO WY
NAPLES, FL 34119

CHARDONNAY CYNTHIA
5343 COUNTY RD 100
CARBONDALE, CO 81623

LARKSPUR MOUNTAIN LLC
790 CASTLE CREEK DR
ASPEN, CO 81611

PARVATI PROPERTY LLC
147 ST JOHNS RD
GLEBE NSW 2037,

BETHNE LLC
PO BOX 9432
ASPEN, CO 81612

NELSON DEBORAH M
372 BRANDING WY
BASALT, CO 81621

FRASER TAMI L & BROWN CYDNEY M
362 BRANDING WY
BASALT, CO 81621

MALEY PATRICK RYAN & KRISTEN K
250 RIVERSIDE DR
BASALT, CO 81621

MARLOW DAVID O
21 AABC
ASPEN, CO 81611

MOYER ANNE
329 MEADOWVIEW LN
BASALT, CO 81621

SCHROEDER JACQUELINE LEE
PO BOX 2347
BASALT, CO 81621

DAHLSTROM MARK
PO BOX 2347
BASALT, CO 81612

SOUTHSIDE TOWNHOME ASSOCIATION
720 E DURANT #E-7
ASPEN, CO 81611

VAUGHAN MARY CATHERINE
PO BOX 1154
ASPEN, CO 81611

PELINSKI PETER & BERNADETTE
382 BRANDING WAY
BASALT, CO 81621-9177

LENTZ ERIN PIGMAN
322 ALEXANDER LN
BASALT, CO 81621

BAILEY TRUST
PO BOX 5043
SNOWMASS VILLAGE, CO 816155043

AUFMANN ARTHUR W & SANDRA M
1423 S ASHLAND AVE
PARK RIDGE, IL 60068

NICHOLS NATASHA M & BOND L
326 ALEXANDER LN
BASALT, CO 81621-9171

GURLEY TRACI DAWN
332 ALEXANDER LN
BASALT, CO 81621

TEMPLE MELISSA
PO BOX 10424
ASPEN, CO 81612

RING SCOTT
336 ALEXANDER LN #23
BASALT, CO 81621

LSL MJZ & SZ WEST COAST LLC
2872 HIDDEN HOLLOW RD
OSHKOSH, WI 54904

DESIGN STUDIO PARTNERS LLC
400 ALEXANDER LN
BASALT, CO 81621

CHIARELLI EUGENE LLC
400 ALEXANDER LN
BASALT, CO 81621

MOUNT SOPRIS VENTURES LLC
PO BOX 590
BASALT, CO 81621

AUSTIN GROUP HOLDINGS LLC
PO BOX 9103
ASPEN, CO 81612

TEUSCHER JONATHAN W & ANNETTE L
126 MAPLE LN
ASPEN, CO 81611

BRUSH CREEK LAND CO LLC
PO BOX 1248
ASPEN, CO 81612

SOUTHSIDE BUSINESS PARK LOT 2
CONDO ASSOC COMMON AREA

GRANGE FAMILY RANCHES LLC
408 W CODY LN
BASALT, CO 81621

LEIBELL FLORENCE 52.4%
25 BERKELEY TER
LIVINGSTON, NJ 07039

J & F INVESTMENT CO LP 47.6%
25 BERKELEY TER
LIVINGSTON, NJ 07039

DAVIDCO LLC
PO BOX 710
BASALT, CO 81621

GORDON GREGORY S
251 SOUTHSIDE RD
BASALT, CO 816219158

SOUTHSIDE PROPERTIES LLC
1201 KNOB CREEK DR
ATHENS, GA 30606

UYEHARA CORY S & THORPE KAREN
257 SOUTH SIDE DR
BASALT, CO 81621

HUSALUK MICHAEL A
PO BOX 565
ASPEN, CO 81612

FISH HUSALEK BARBARA C
O BOX 565
ASPEN, CO 81612

FORSEY GLENN THEODORE & NANCY ANN
261 SOUTHSIDE DR
BASALT, CO 81621

FORSEY AMY LYNN
261 SOUTHSIDE DR
BASALT, CO 81621

CASEY ADAMS LLC
133 LIONS RIDGE RD
CARBONDALE, CO 81623

BROWN ABBY & DOUGLAS FAM TRST
980 6TH ST
BOULDER, CO 80302

FOREMAN ROBYN L
283 SOUTH SIDE DR
BASALT, CO 81621

HUGHES JOHN C
227 MIDLAND AVE #18B
BASALT, CO 81621

HAINES MEGAN S
227 MIDLAND AVE #18B
BASALT, CO 81621

ELTING BEATRIX
0159 LITTLE ELK CREEK AVE
SNOWMASS, CO 81654

STIVER CHRISTEL
277 SOUTHSIDE DR
BASALT, CO 81621

SALAS ULISES
277 SOUTHSIDE DR
BASALT, CO 81621

SPUNG JAMES & TARA
508 LAKE CT
BASALT, CO 816219326

MORGAN BEN
PO BOX 9234
ASPEN, CO 81612

GRANT MELANIE
PO BOX 9234
ASPEN, CO 81612

PFAFFMANN GARRICK M
285 SOUTH SIDE DR
BASALT, CO 81621

DAVIS LINDSAY ANNE
285 SOUTH SIDE DR
BASALT, CO 81621

WIRTZ ROBERT D & KATHY L TRUST
PO BOX 233
SNOWMASS, CO 81654

ENGLAND KRYSTAL
3023 PROSPECT AVE
SANTA MONICA, CA 90405

KILEY CHRISTOPHER
283 SOUTHSIDE DR
BASALT, CO 81621

KAPLAN RICHARD
350 N LASALLE DR #800
CHICAGO, IL 606545136

WHITTEN EUGENIA G TRUST
3401 LEE PKWY #2204
DALLAS, TX 75219

Application – Zoning Map Change

Sec. 16-267. Amendment Procedure

November 17, 2015

To: Susan Philp
Planning Director
Town of Basalt
101 Midland Ave.
Basalt, Colorado 81621

From: Davidco LLC
Property Owner/Applicant
P.O. Box 710
Basalt, Colorado 81621

Re: Application for a Zoning Map Change

Dear Susan:

Introduction:

Pursuant to Section 16-267 of the Town Code, please consider this Application for a Zoning Change to the Town's Zoning Map to be in the Planning and Zoning Commission's requisite format and effective this date to be officially filed with the Town Clerk for processing and review.

Description of Land to be Rezoned:

This Zoning Change application accompanies a petition for a serial annexation totaling approximately 2.118 acres of land located just west of Southside Dr. and South of Fiou Lane but more specifically immediately south of the existing Basalt Mini Storage (BMS). See Tab 8 for a more detailed legal and description of the boundaries of the area requested to be rezoned. Now, go to Appendix Tab 21 for an indication of the existing zoning on all adjacent sides of the area.

Requested New Zoning Classification:

The Applicant, Davidco LLC, seeks to annex the property together with a New Zoning Classification of IND or Light Industrial Zoning, obtain site plan approval to include a phased development schedule to supplement and expand the existing Basalt Mini Storage Complex.

Boundaries of the Requested New Zoning Classification:

See Tab 8.

Existing Zoning on all Sides of the Area:

See Appendix Tab 21.

Statement of Justification:

The Town's 2007 (adopted) Master Plan Map, see Appendix Tab 21, already projects and/or designates the subject area as IND or Light Industrial Zoning. The reasoning behind this designation is quite obvious when one studies the surrounding area's existing zoning and development, i.e., it is estimated that approximately 70% of all the land already annexed and developed between the subject property and Highway 82 has been developed under the IND zoning with a mix of uses. Therefore, Applicant's Rezoning Request is in conformance with the Town's adopted and desired future use, i.e., the Master Plan.

In addition, the subject property's proposed use is adjacent to, contiguous with and an extension of an existing successful business, Basalt Mini Storage. This fact alone makes it peculiarly suitable to the site and use. Allowing an existing low impact and successful business to expand is only smart planning.

Furthermore, the area conditions have changed only in the fact that there is a substantial lack of supply for the proposed use compared to the demand. Moreover, no IN or additional mini storage has been approved or built in the Town or from Aspen to the town limits of Carbondale since the applicant did so back in 1997. To not allow expansion of this use will certainly result in a further shortage resulting in escalated pricing and inconvenience to the general public. Simply stated, this proposed expansion is in the best interest of the community it serves to include businesses as well as individuals.

Finally, all necessary utilities and road structures are in place, available and accessible.

Description Proposed Uses:

The proposed use is a single use proposal for the expansion of the existing and adjacent Basalt Mini Storage with the addition of some climate control or heated space which BMS presently does not offer. The proposed four (4) two story buildings are to be constructed using a steel supper structure, architectural grade metal siding, a metal standing seam and concrete flooring. There will be a designated loading and unloading zone, for each building, conveniently accessible to an elevator for service to the second story (see Tabs 11 & 12).

Surrounding Land and Building Uses:

The subject property is basically part of an undeveloped enclave surrounded on three sides by existing uses already annexed to the Town or permanently dedicated as open space, (see Tab 8).

Immediately to the west is the Grange Ranch, approximately 240 acres, which runs all the way from Highway 82 down to the Basalt High School. This property has a contractual obligation to the Aspen Valley Land Trust and Associates to be designated as a perpetual open space easement limiting its use to agriculture.

Immediately to the north and East of the subject are three different IND (industrial) developments, i.e., BBCW, BBCS and BBCE. Examples of the various uses are; Basalt's Public Works facility at the end of Fiou Lane and only a few hundred feet from the proposed project, multiple buildings that are car oriented, i.e., Big Tires, Quick Lube, The Finishing Touch body shop, Alexander Roofing Co. warehouse, Myers Steel Fabrication, Mountain Greenery nursery, Western Sheet Metal fabrication, Shell fueling station, just to mention a few.

The land across Southside Drive directly to the east of the subject proposal is a residential neighborhood with a variety of densities. Directly adjacent to Southside Drive are the Southside Town homes, a multi-family neighborhood.

Heading south on Southside Drive, Southside Park is adjacent to the street surrounded on the east by a mix of single-family, live-work and multi-family homes. The Park is zoned "Park" and the residential neighborhood to the east of the Park is zoned R3.

Beyond Southside Park traveling south on Southside Drive, the first row of homes along Southside Drive is zoned C3 and are live/work single-family style structures. Five live/work units are located in four separate buildings and two more are located between Meadow Lane and

the Home Supply irrigation ditch. The neighborhood east of the live/work units is single family residential and is zoned R4.

Immediately to the south of the Home Supply ditch and west of Southside Drive and down to the high school, is vacant land that lies within the Basalt Master Plan Growth Boundary and has various mixed use designations, i.e., IND, Medium Density Residential, Public Service and Public Open Space (see Appendix Tab 21).

It is important to point out that all of these multi-use residential and live/work projects occurred after BBCW, BBCE, BBCS and the Town's Master Plan were approved and mostly developed. Suffice to say, these developments were built and sold knowing that it was already heavily developed as IN uses and what one should expect in the future via the Town's Master Plan.

Time or Phasing Schedule:

Our site plan specifically shows four (4) separate buildings (two story) of approximately 20,400 square feet or 10,200 square feet per level for a total of 81,600 square feet. Each building will be developed separately based upon demand and absorption. While rent-up periods vary greatly between facilities and locations, most industry professionals consider a facility has completed its lease up period once it has reached a 70 percent physical occupancy rate. As published in the 2011 Self-Storage Almanac the percent of facilities reaching 70% physical Occupancy that took more than 24 months was 68.48% for those facilities located in the Western Mountain region. This is in line with the national average of 68.47% (see attached).

Based upon our past experience together with the above averages it is estimates that a reasonable absorption rate for the 1st phase would follow the national trends or more than 24 months to obtain 70% physical occupancy. This estimate could be faster for the first phase due to the short supply and the addition of Climate Controlled spaces which does not exist in the valley at this time.

If one were to estimate the remaining three phases using the above assumptions it would be a reasonable projection that it would take a minimum of eight years to complete the project subject to the development of or lack of new facilities.

Justification for Additional IN or Light Industrial Zoning:

Notwithstanding a few lots zoned IN in BBCW, BBCE and BBCS that cannot be developed because of their location within the designated flood plain, there does not exist any developable IN zoned property in the Town of Basalt. This is to say that all existing IN zoned

property is already developed out. Moreover, there is no known property between Aspen and Carbondale that is zoned to accommodate the proposed use. While this application is a single use request, i.e., mini storage, there is a demand for even more property to be zoned IN to accommodate other uses allowed under this category. This fact is obviously acknowledged by the Town since they are designating in their Master Plan a lot more IN property on approximately 5 more acres. The total lack of any developable existing IN zoning within the Town and surrounding communities, is by itself justification for additional IN zoning.

Effect of Zoning on Adjacent Uses:

The very nature of mini storage is very low key, especially when no outside storage is allowed, resulting in an impact that can be considered as low as possible when compared to multi-family, car oriented businesses and other heavier light industrial uses. For instance, Sopris Engineering's engineering report for this project in Paragraph 3.0 quotes that the traffic trip generation numbers obtained from the 9th Edition of the Institute of Traffic Engineers (ITE) Trip Generation Manuals indicates that conservatively, at build out of the project, the Additional Traffic trips per day would be 200 or 2.5 trips per 1,000 square feet per day. Our own traffic counts for the existing Basalt Mini Storage is 56 visits by our customers on two existing sites totaling 70,000 square feet or less than one (1) car per 1,000 square feet (.80 per 1,000 sq/ft). This low traffic impact is almost negligible when compared to residential development.

The fact that the project is designed to accommodate all the activity on the west side of the buildings facing the Grange Cattle Ranch goes a long way to limit visibility of the mini storage operation as one drives down Southside Drive or enters Southside from the east.

The positive effects of the project on adjacent uses are; it affords convenient storage to a lot of existing business and residents on both sides of Highway 82, and expansion in this location does not require an office on site since the main office where people come to rent will still be located at the existing BMS office located up next to Highway 82 next to Big "O".

Finally, the biggest positive for the surrounding uses and for the whole Town is the real estate and personal property taxes that will be generated by the expansion of BMS. Going back to the year 2000 and forward to the last real estate tax year of 2014, BMS has paid exactly \$1,561,684.31 in property and personal property tax (see attached). This does not count the money generated from 1992 until year 2000 which we no longer have records. However, conservatively it would have put the number close to \$2,000,000. The general brake down of the how that \$1,561,684.31 was distributed and to whom is as follows:

1.	Schools:	
	a. Roaring Fork School District	48.94%
	b. Colorado Mountain College	4.64%
2.	Town of Basalt General Fund	11.48%
3.	Other Town Special Districts	
	a. Open Space/Trails	
	b. Basalt Fire District	
	c. Basalt Sanitation	
	d. Basalt Library	24.05%
4.	Other Entities	
	a. Pitkin County General Fund	
	b. County TV&FM Translators	
	c. County Roads and Bridges	
	d. County Human Services	
	e. Healthy Community Fund	<u>10.89%</u>
	Total	100.00%

In conclusion, once the proposed development is built out there will be well over \$3,000,000 (in today's dollars) in property taxes of which roughly 75% goes to the direct benefit of Basalt and the surrounding community. Just as importantly, there are almost no services, expense or negative impact to the Basalt Community resulting in these tax dollars being almost total net dollars.

AMOUNT OF TIME TO REACH 70 PERCENT PHYSICAL OCCUPANCY*

REGION Division	Percentage of Facilities					
	Less than 6 Months	6 to 12 Months	13 to 18 Months	19 to 24 Months	More than 24 Months	Purchased After Initial Lease Up
NORTH CENTRAL	**	0.94%	**	4.72%	78.30%	16.04%
East North Central	**	1.32%	**	2.63%	78.95%	17.11%
West North Central	**	**	**	10.00%	76.67%	13.33%
NORTHEAST	**	0.98%	**	0.98%	89.22%	8.82%
Middle Atlantic	**	**	**	1.45%	86.96%	11.59%
New England	**	3.03%	**	**	93.94%	3.03%
SOUTH CENTRAL	**	0.69%	**	3.45%	68.97%	26.90%
East South Central	**	**	**	3.23%	83.87%	12.90%
West South Central	**	0.88%	**	3.51%	64.91%	30.70%
SOUTHEAST	**	1.53%	**	2.29%	67.18%	29.01%
South Atlantic	**	1.53%	**	2.29%	67.18%	29.01%
WEST	**	0.79%	**	1.19%	56.52%	41.11%
Mountain	**	1.09%	**	3.26%	68.48%	27.17%
Pacific	**	0.62%	**	**	49.69%	49.07%
NATIONAL	**	0.95%	**	2.30%	68.47%	28.15%

**Insufficient data

Basalt Mini Storage, LLC
Transaction Detail By Account
January 2000 through September 2015

Date	Num	Name	Memo	Amount	Year total	Balance
		4520 - Property Tax				
04/05/2000	21	Pitkin County Treasurer	R013786, R016612	61,092.70		61,092.70
04/17/2001	28	Pitkin County Treasurer	R013786	43,863.08		104,955.78
04/17/2001	28	Pitkin County Treasurer	R016612	21,197.94		126,153.72
04/17/2001	28	Pitkin County Treasurer	P007710	178.64		126,332.36
11/13/2001	A867920	Colorado Department of Revenue	Property tax Refund	-29.00	126,303.36	126,303.36
04/02/2002	6114	Pitkin County Treasurer	Schedule #P007710	94.08		126,397.44
04/02/2002	33	Pitkin County Treasurer	R013786	43,681.68		170,079.12
04/02/2002	33	Pitkin County Treasurer	R016612	26,633.58	70,409.34	196,712.70
02/20/2003	6722	Pitkin County Treasurer	Schedule #RO16612	13,568.76		210,281.46
04/25/2003	6828	Pitkin County Treasurer	Schedule #RO16612	13,568.76		223,850.22
04/25/2003	6828	Pitkin County Treasurer	RO#13786	44,508.20		268,358.42
04/25/2003	6828	Pitkin County Treasurer	RO#007710	107.44	71,753.16	268,465.86
04/07/2004	7455	Pitkin County Treasurer	Schedule #RO16612	32,284.86		300,750.72
04/07/2004	7455	Pitkin County Treasurer	RO#13786	54,102.86		354,853.58
04/07/2004	7455	Pitkin County Treasurer	RO#007710	91.22	86,478.94	354,944.80
04/06/2005	8108	Pitkin County Treasurer	Schedule #RO16612	36,633.98		391,578.78
04/06/2005	8108	Pitkin County Treasurer	RO#13786	61,391.10		452,969.88
04/06/2005	8108	Pitkin County Treasurer	RO#007710	127.68	98,152.76	453,097.56
04/18/2006	8825	Pitkin County Treasurer	Schedule #RO16612	39,913.48		493,011.04
04/18/2006	8825	Pitkin County Treasurer	RO#13786	58,065.34		551,076.38
04/18/2006	8825	Pitkin County Treasurer	RO#007710	87.08	98,065.90	551,163.46
04/11/2007	9474	Pitkin County Treasurer	R013786	59,765.00		610,928.46
04/11/2007	9474	Pitkin County Treasurer	R016612	41,081.80		652,010.26
04/11/2007	9474	Pitkin County Treasurer	P007710	132.52	100,979.32	652,142.78
04/15/2008	9959	Pitkin County Treasurer	R013786	71,620.00		723,762.78
04/15/2008	9959	Pitkin County Treasurer	R016612	48,106.44		771,869.22
04/15/2008	9959	Pitkin County Treasurer	P007710	237.00		772,106.22
09/17/2008	031372	Pitkin County	R16612 property tax refund	-4,466.41	115,497.03	767,639.81
02/18/2009	10369	Pitkin County Treasurer	R013786	33,633.88		801,273.69
02/18/2009	10369	Pitkin County Treasurer	R016612	21,894.30		823,167.99
02/18/2009	10369	Pitkin County Treasurer	P007710	164.76		823,332.75
06/01/2009	10504	Pitkin County Treasurer	RO 13786	33,633.88		856,966.63
06/01/2009	10504	Pitkin County Treasurer	RO 16612	21,894.30	111,221.12	878,860.93
04/20/2010	10935	Pitkin County Treasurer	RO 13786	71,974.32		950,835.25
04/20/2010	10935	Pitkin County Treasurer	RO 16612	43,991.64		994,826.89
04/20/2010	10935	Pitkin County Treasurer	R007710	148.60		994,975.49
12/31/2010	adj		Property tax rebate plus inte	-2,752.88	113,361.68	992,222.61
04/05/2011	11369	Pitkin County Treasurer	RO 07710	227.36		992,449.97
04/05/2011	11378	Pitkin County Treasurer	RO 13786	73,930.96		1,066,380.93
04/05/2011	11378	Pitkin County Treasurer	RO 16612	45,187.56		1,111,568.49
04/19/2011	194725	Pitkin County Treasurer	refund R16612 (\$873.72 2-	-2,827.72	116,518.16	1,108,740.77
04/11/2012	11817	Pitkin County Treasurer	RO13786	62,818.20		1,171,558.97
04/11/2012	11817	Pitkin County Treasurer	RO16612	47,491.48		1,219,050.45
04/11/2012	11817	Pitkin County Treasurer	Po07710	255.68	110,565.36	1,219,306.13
04/22/2013	12	Pitkin County Treasurer	RO13786	65,080.48		1,284,386.61
04/22/2013	12	Pitkin County Treasurer	RO16612	49,201.84		1,333,588.45
04/22/2013	12	Pitkin County Treasurer	Po07710	265.12	114,547.44	1,333,853.57
04/16/2014	12678	Pitkin County Treasurer	RO13786	70,101.12		1,403,954.69
04/16/2014	12678	Pitkin County Treasurer	RO16612	41,965.24		1,445,919.93
04/16/2014	12678	Pitkin County Treasurer	Po07710	363.90	112,430.26	1,446,283.83
02/19/2015	13037	Pitkin County Treasurer	RO13786	71,997.96		1,518,281.79
02/19/2015	13037	Pitkin County Treasurer	Po07710	301.76		1,518,583.55
03/04/2015	13052	Pitkin County Treasurer	R016612	43,100.76	115,400.48	1,561,684.31
				1,561,684.31	1,561,684.31	1,561,684.31

PITKIN COUNTY TAX NOTICE

For 2014 taxes due in 2015



PITKIN COUNTY TREASURER
 506 E. MAIN ST., SUITE 201
 ASPEN, COLORADO 81611-2903
 PHONE # (970)-920-5170 FAX # (970) 920-5175
 www.pitkincounty.com/treasurer

LEGAL DESCRIPTION OF PROPERTY	TAXING DISTRICT	MILL LEVY	TEMPORARY MILL LEVY CREDIT	TAX AMOUNT
THIS IS THE ONLY NOTICE THAT YOU WILL RECEIVE! SUBDIVISION: BASALT BUSINESS CENTER WEST FILING II SITUS ADDRESS: 205 FIFTH AVENUE PARCEL NUMBER: 246718112001	PITKIN COUNTY GENERAL FND	2.476	-0.613	\$1,239.12
	COUNTY TV&FM TRANSLATORS	0.289	-0.086	\$144.63
	COUNTY ROADS & BRIDGES	0.182	-0.046	\$91.08
	COUNTY HUMAN SERVICES	0.065		\$32.53
	HEALTHY COMMUNITY FUND	0.802	-0.004	\$401.36
	OPEN SPACE & TRAILS	3.750		\$1,876.69
	TOWN OF BASALT	9.881		\$4,944.95
	BASALT FIRE PROTECTION	8.962		\$4,485.03
	BASALT SANITATION	2.998		\$1,500.35
	ASPEN VALLEY HOSPITAL	2.818		\$1,410.27
	BASALT LIBRARY	5.000		\$2,502.25
	ROARING FORK SCHOOL DIST	42.149		\$21,093.46
	COLORADO MTN COLLEGE	3.997		\$2,000.30
	COLORADO RIVER WATER CONS	0.253		\$126.61
	BASALT WATER CONSERVANCY	0.044		\$22.02
CROWN MTN PARK & REC DIST	2.458		\$1,230.11	
PROPERTY VALUATION		ACTUAL	ASSESSED	
LAND	1,006,900	292,000		
BUILDING	718,800	208,450		
PERSONAL PROPERTY				
EXEMPTION - DISABLED VET. OR SENIOR HOMESTEAD				
NET TOTAL VALUATION	1,725,700	500,450		
		* A mill levy is the tax rate per \$1,000 of assessed valuation.		
		Without state legislative funding your school mill levy would have been: 75.6770	NET MILL LEVY 86.124	FULL TAX \$43,100.76

TAX DISTRICT 028	ACCOUNT NUMBER R016612	TYPE OF PROPERTY Real	PAYMENT SCHEDULE	
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IS YOUR ADDRESS CORRECT?
 Please check the box on the coupon for change of address.

1st Half Tax DUE FEB 28	\$21,550.38
2nd Half Tax DUE JUNE 15	\$21,550.38
OR	
FULL PAYMENT DUE APRIL 30	\$43,100.76

Make checks payable to: PITKIN COUNTY TREASURER
 Post-dated checks are not accepted.
 If your real (not personal) property taxes will be paid by your mortgage company, please do not duplicate payment.
 If you have sold this property, please forward this statement to the new owner or return it to this office marked "property sold" (and include the name and address of the new owner)

BASALT MINI STORAGE LLC
 PO BOX 710
 BASALT, CO 81621

BASALT MINI STORAGE LLC
 Pitkin County Treasurer
 4520 Property Tax

R016612

03/04/2015

13052
 43,100.76

Alpine Bank

43,100.76

PITKIN COUNTY TAX NOTICE

For 2014 taxes due in 2015



PITKIN COUNTY TREASURER
 506 E. MAIN ST., SUITE 201
 ASPEN, COLORADO 81611-2903
 PHONE # (970)-920-5170 FAX # (970) 920-5175
 www.pitkincounty.com/treasurer

LEGAL DESCRIPTION OF PROPERTY			TAXING DISTRICT	MILL LEVY	TEMPORARY MILL LEVY CREDIT	TAX AMOUNT														
<p>THIS IS THE ONLY NOTICE THAT YOU WILL RECEIVE!</p> <p>SITUS ADDRESS: 400 W CODY LN PARCEL NUMBER: 246718105003</p>			PITKIN COUNTY GENERAL FND	2.476	-0.613	\$2,069.90														
			COUNTY TV&FM TRANSLATORS	0.289	-0.086	\$241.60														
			COUNTY ROADS & BRIDGES	0.182	-0.046	\$152.15														
			COUNTY HUMAN SERVICES	0.065		\$54.34														
			HEALTHY COMMUNITY FUND	0.802	-0.004	\$670.46														
			OPEN SPACE & TRAILS	3.750		\$3,134.93														
			TOWN OF BASALT	9.881		\$8,260.32														
			BASALT FIRE PROTECTION	8.962		\$7,492.05														
			BASALT SANITATION	2.998		\$2,506.27														
			ASPEN VALLEY HOSPITAL	2.818		\$2,355.79														
			BASALT LIBRARY	5.000		\$4,179.90														
			ROARING FORK SCHOOL DIST	42.149		\$35,235.72														
			COLORADO MTN COLLEGE	3.997		\$3,341.41														
			COLORADO RIVER WATER CONS	0.253		\$211.50														
BASALT WATER CONSERVANCY	0.044		\$36.78																	
CROWN MTN PARK & REC DIST	2.458		\$2,054.84																	
<table border="1"> <thead> <tr> <th>PROPERTY VALUATION</th> <th>ACTUAL</th> <th>ASSESSED</th> </tr> </thead> <tbody> <tr> <td>LAND</td> <td>1,860,600</td> <td>539,570</td> </tr> <tr> <td>BUILDING</td> <td>1,022,100</td> <td>296,410</td> </tr> <tr> <td>PERSONAL PROPERTY EXEMPTION - DISABLED VET. OR SENIOR HOMESTEAD</td> <td></td> <td></td> </tr> <tr> <td>NET TOTAL VALUATION</td> <td>2,882,700</td> <td>835,980</td> </tr> </tbody> </table>			PROPERTY VALUATION	ACTUAL	ASSESSED	LAND	1,860,600	539,570	BUILDING	1,022,100	296,410	PERSONAL PROPERTY EXEMPTION - DISABLED VET. OR SENIOR HOMESTEAD			NET TOTAL VALUATION	2,882,700	835,980	<p>* A mill levy is the tax rate per \$1,000 of assessed valuation.</p>		
PROPERTY VALUATION	ACTUAL	ASSESSED																		
LAND	1,860,600	539,570																		
BUILDING	1,022,100	296,410																		
PERSONAL PROPERTY EXEMPTION - DISABLED VET. OR SENIOR HOMESTEAD																				
NET TOTAL VALUATION	2,882,700	835,980																		
<table border="1"> <thead> <tr> <th>TAX DISTRICT</th> <th>ACCOUNT NUMBER</th> <th>TYPE OF PROPERTY</th> <th>UNPAID PRIOR YEAR TAX: CONTACT TREASURER IF A NUMBER OR MESSAGE APPEARS HERE</th> <th>NET MILL LEVY</th> <th>FULL TAX</th> </tr> </thead> <tbody> <tr> <td>028</td> <td>R013786</td> <td>Real</td> <td></td> <td>86.124</td> <td>\$71,997.96</td> </tr> </tbody> </table>			TAX DISTRICT	ACCOUNT NUMBER	TYPE OF PROPERTY	UNPAID PRIOR YEAR TAX: CONTACT TREASURER IF A NUMBER OR MESSAGE APPEARS HERE	NET MILL LEVY	FULL TAX	028	R013786	Real		86.124	\$71,997.96	<p>Without state legislative funding your school mill levy would have been: 75.6770</p>					
TAX DISTRICT	ACCOUNT NUMBER	TYPE OF PROPERTY	UNPAID PRIOR YEAR TAX: CONTACT TREASURER IF A NUMBER OR MESSAGE APPEARS HERE	NET MILL LEVY	FULL TAX															
028	R013786	Real		86.124	\$71,997.96															
			<p>PAYMENT SCHEDULE</p>																	

IS YOUR ADDRESS CORRECT?
 Please check the box on the coupon for change of address.

1st Half Tax DUE FEB 28	\$35,998.98
2nd Half Tax DUE JUNE 15	\$35,998.98
OR	
FULL PAYMENT DUE APRIL 30	\$71,997.96

BASALT MINI STORAGE LLC
 PO BOX 710
 BASALT, CO 81621

Make checks payable to: PITKIN COUNTY TREASURER
 Post-dated checks are not accepted.

If your real (not personal) property taxes will be paid by your mortgage company, please do not duplicate payment.

If you have sold this property, please forward this statement to the new owner or return it to this office marked "property sold" (and include the name and address of the new owner).

BASALT MINI STORAGE, LLC
 Pitkin County Treasurer
 4520 · Property Tax
 4520 · Property Tax
 4520 · Property Tax

R013786
 R016612
 Po07710

13037
 2/19/2015
 71,997.96
 301.76

ash - Alpine Bank

72,299.72

PITKIN COUNTY TAX NOTICE

For 2014 taxes due in 2015



PITKIN COUNTY TREASURER
 506 E. MAIN ST., SUITE 201
 ASPEN, COLORADO 81611-2903
 PHONE # (970)-920-5170. FAX # (970) 920-5175
 www.pitkincounty.com/treasurer

LEGAL DESCRIPTION OF PROPERTY			TAXING DISTRICT	MILL LEVY	TEMPORARY MILL LEVY CREDIT	TAX AMOUNT
<p>THIS IS THE ONLY NOTICE THAT YOU WILL RECEIVE!</p> <p>SITUS ADDRESS: 205 FIOU LN PARCEL NUMBER: 246718112001</p>			PITKIN COUNTY GENERAL FND	2.476	-0.613	\$1,239.12
			COUNTY TV&FM TRANSALATORS	0.289	-0.086	\$144.63
			COUNTY ROADS & BRIDGES	0.182	-0.046	\$91.08
			COUNTY HUMAN SERVICES	0.065		\$32.53
			HEALTHY COMMUNITY FUND	0.802	-0.004	\$401.36
			OPEN SPACE & TRAILS	3.750		\$1,876.69
			TOWN OF BASALT	9.881		\$4,944.95
			BASALT FIRE PROTECTION	8.962		\$4,485.03
			BASALT SANITATION	2.998		\$1,500.35
			ASPEN VALLEY HOSPITAL	2.818		\$1,410.27
			BASALT LIBRARY	5.000		\$2,502.25
			ROARING FORK SCHOOL DIST	42.149		\$21,093.46
			COLORADO MTN COLLEGE	3.997		\$2,000.30
			COLORADO RIVER WATER CONS	0.253		\$126.61
BASALT WATER CONSERVANCY	0.044		\$22.02			
CROWN MTN PARK & REC DIST	2.458		\$1,230.11			
PROPERTY VALUATION	ACTUAL	ASSESSED				
LAND	1,006,900	292,000				
BUILDING	718,800	208,450				
PERSONAL PROPERTY EXEMPTION - DISABLED VET. OR SENIOR HOMESTEAD						
NET TOTAL VALUATION	1,725,700	500,450				
			* A mill levy is the tax rate per \$1,000 of assessed valuation.			
			Without state legislative funding your school mill levy would have been: 75.6770	NET MILL LEVY 86.124	FULL TAX \$43,100.76	
TAX DISTRICT 028	ACCOUNT NUMBER R016612	TYPE OF PROPERTY Real	UNPAID PRIOR YEAR TAX. CONTACT TREASURER IF A NUMBER OR MESSAGE APPEARS HERE		PAYMENT SCHEDULE	

v16 12/16/14

IS YOUR ADDRESS CORRECT?
 Please check the box on the coupon for change of address.

1st Half Tax DUE FEB 28	\$21,550.38
2nd Half Tax DUE JUNE 15	\$21,550.38
OR	
FULL PAYMENT DUE APRIL 30	\$43,100.76

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BASALT MINI STORAGE LLC
 PO BOX 710
 BASALT, CO 81621

BASALT MINI STORAGE, LLC
 Pitkin County Treasurer
 4520 · Property Tax

R016612

03/04/2015

13052
 43,100.76

sh - Alpine Bank

43,100.76

PITKIN COUNTY TAX NOTICE

For 2014 taxes due in 2015



PITKIN COUNTY TREASURER
506 E. MAIN ST., SUITE 201
ASPEN, COLORADO 81611-2903
PHONE # (970)-920-5170 FAX # (970) 920-5175
www.pitkincounty.com/treasurer

LEGAL DESCRIPTION OF PROPERTY	TAXING DISTRICT	MILL LEVY	TEMPORARY MILL LEVY CREDIT	TAX AMOUNT
400 CODY LN BASALT COMMERCIAL PERSONAL PROPERTY	PITKIN COUNTY GENERAL FND	2.476	-0.613	\$10.20
	COUNTY TV&FM TRANSALATORS	0.289	-0.086	\$1.19
	COUNTY ROADS & BRIDGES	0.182	-0.046	\$0.75
	COUNTY HUMAN SERVICES	0.065		\$0.27
	HEALTHY COMMUNITY FUND	0.802	-0.004	\$3.30
	OPEN SPACE & TRAILS	3.750		\$15.45
	BASALT FIRE PROTECTION	8.962		\$36.92
	ASPEN VALLEY HOSPITAL	2.818		\$11.61
	BASALT LIBRARY	5.000		\$20.60
	ROARING FORK SCHOOL DIST	42.149		\$173.65
	COLORADO MTN COLLEGE	3.997		\$16.47
	COLORADO RIVER WATER CONS	0.253		\$1.04
	BASALT WATER CONSERVANCY	0.044		\$0.18
	CROWN MTN PARK & REC DIST	2.458		\$10.13

PROPERTY VALUATION	ACTUAL	ASSESSED
LAND		
BUILDING		
PERSONAL PROPERTY	14,200	4,120
EXEMPTION - DISABLED VET. OR SENIOR HOMESTEAD		
NET TOTAL VALUATION	14,200	4,120

TAX DISTRICT 016	ACCOUNT NUMBER P007710	TYPE OF PROPERTY Personal	UNPAID PRIOR YEAR TAX: CONTACT TREASURER IF A NUMBER OR MESSAGE APPEARS HERE	PAYMENT SCHEDULE
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THIS IS THE ONLY NOTICE THAT YOU WILL RECEIVE!

SITUS ADDRESS:
400 W CODY LN
PARCEL NUMBER: 246718105003

* A mill levy is the tax rate per \$1,000 of assessed valuation.

Without state legislative funding your school mill levy would have been: 75.6770
NET MILL LEVY 73.245
FULL TAX \$301.76

v16 12/16 14

IS YOUR ADDRESS CORRECT?
Please check the box on the coupon for change of address.

BASALT MINI STORAGE LLC
CLAY CROSSLAND
PO BOX 710
BASALT, CO 81621

1st Half Tax DUE FEB 28 \$150.88
2nd Half Tax DUE JUNE 15 \$150.88
OR
FULL PAYMENT DUE APRIL 30 \$301.76

Make checks payable to: PITKIN COUNTY TREASURER
Post-dated checks are not accepted.

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PLEASE SEE REVERSE SIDE OF THIS FORM FOR ADDITIONAL INFORMATION.

TAX NOTICE

RETAIN TOP PORTION FOR YOUR RECORDS.

2014 TAXES DUE IN 2015

P007710
ACCOUNT NUMBER

Contact Treasurer's office immediately if a number or message appears above, (970) 920-5170

PLEASE USE YOUR CANCELLED CHECK AS A RECEIPT. IF YOU NEED A SEPARATE RECEIPT PLEASE RETURN THIS COUPON AND CHECK HERE.

RETURN THIS COUPON WITH SECOND HALF PAYMENT

2nd Half Coupon - Due June 15

2

2834*9**50***0.584**1/1*****AUTO**5-DIGIT 81625
BASALT MINI STORAGE LLC
CLAY CROSSLAND
PO BOX 710
BASALT CO 81621-0710



<p>To pay by credit card:</p> <p>Visit www.officialpayments.com or call 1-800-2PAY-TAX (Use Jurisdiction Code 1607)</p> <p>Official Payments, the service provider, charges a 2.5% fee for this service.</p>	<p>To pay by check:</p> <p>Return this coupon and make check for exact amount indicated below, payable to</p> <p>PITKIN COUNTY TREASURER 506 E MAIN ST, SUITE 201 ASPEN, CO 81611-2903</p> <p>Payments must be in U.S. dollars and drawn on a U.S. bank</p>
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TAX AMOUNT

SECOND HALF AMOUNT DUE BY JUNE 15, 2015

\$150.88

A-100

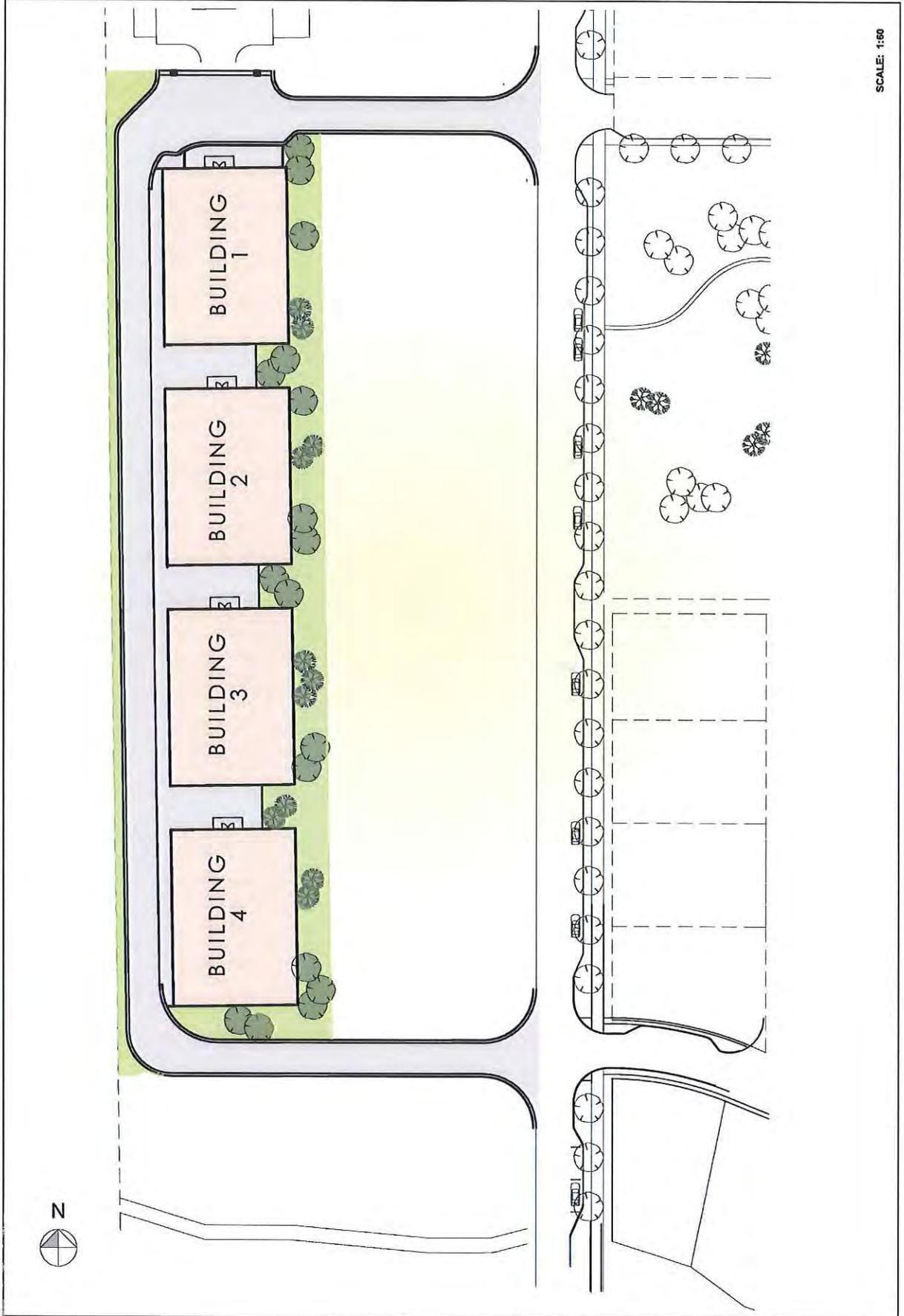
**SITE/
LANDSCAPE
PLAN**

DATE ISSUED
11.15.18 SITE PLAN

DAVIDCO LLC
BASALT MINI STORAGE EXPANSION
BASALT, CO 81621

LIPKIN WARNER DESIGN & PLANNING
7. 902.573.8173
2. 902.774.8173
W. lipkin@lwdesign.com
BASALT, CO 81621

L
W
D
P



SCALE: 1:60

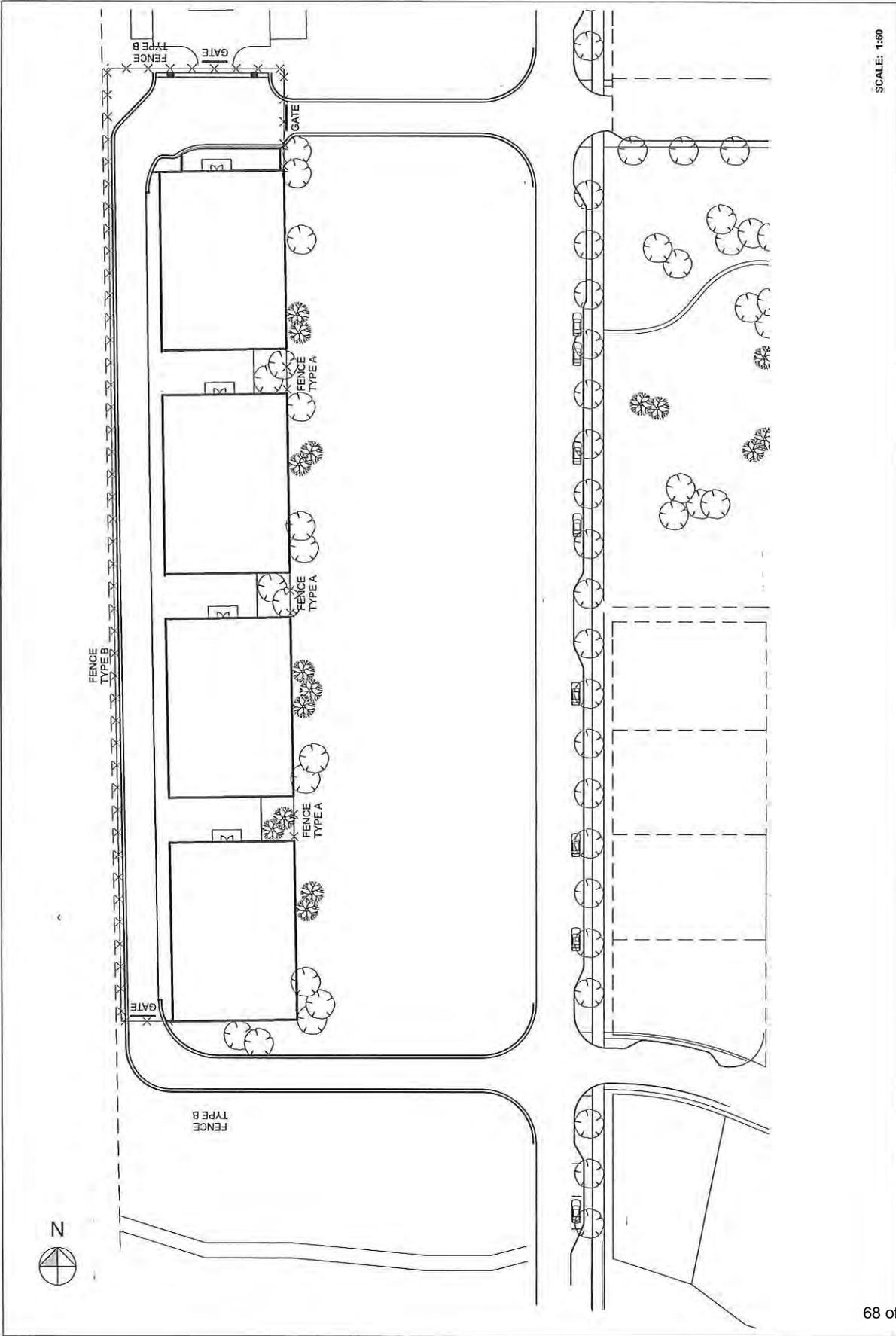
101 EAST VALLEY RD
 SUITE 201
 BASALT, CO 81611
 P: 970.273.4187
 F: 970.273.4183
 W: davidco.com

DAVIDCO LLC
 BASALT MINI STORAGE EXPANSION
 BASALT, CO 81621

GATE 1550/RECY
 12.14.15/REORDERING

FENCE LAYOUT

A-102



SCALE: 1:50

Typical Vertical - Pivot - Lift Gates

with
Ortimental Fencing at Entrances & Exits



Fence “Type A”

Typical Colored 5' Ornamental Fence for
between buildings but will match the entrances and exits fences



Fence “Type B”

Typical Colored 5' Chain Link Fence for between the project and Grange Ranch

Written Statement regarding Boundary Line discrepancy
between
Davidco LLC, Basalt Mini Storage and Grange Family Ranches LLC

At one time there was a boundary line discrepancy between the applicant, Davidco LLC, Basalt Mini Storage and the Grange Family Ranches LLC. Following this written statement is a Settlement Agreement executed between the parties effective on the 23rd day of July, 2014, together with copies of the recorded deeds pursuant to the Settlement Agreement.

SETTLEMENT AGREEMENT

This Settlement Agreement (this "Agreement") is made effective this 23rd day of July, 2014, by and between Davidco LLC, a Colorado limited liability company ("Davidco"), Basalt Mini Storage LLC ("BMS"), a Colorado limited liability company, and Grange Family Ranches LLC ("Grange"), a Colorado limited liability company. Each may be referred to as a "Party" or collectively as the "Parties".

RECITALS

A. Davidco owns the real property in Basalt, Colorado more particularly described on **EXHIBIT A** (the "Davidco Parcel").

B. BMS owns the real property in Basalt, Colorado more particularly described on **EXHIBIT B** (the "BMS Parcel").

C. Grange owns the real property in Pitkin County, Colorado more particularly described on **EXHIBIT C** (the "Grange Parcel").

D. The Parties have identified a fence line encroachment affecting the Davidco Parcel and BMS Parcel, on the one hand, and the Grange Parcel, on the other (the "Encroachment"). The location of the Encroachment is shown on the "Map" attached hereto as **EXHIBIT D**.

E. The Parties enter this Agreement to avoid any inference of adverse possession and resolve any trespass claims, as well as to clear up any other potential disputes or liabilities that may arise out of the use of the affected land.

AGREEMENT

In consideration of the foregoing Recitals and of the mutual promises, covenants, and agreements contained herein, the legal sufficiency of which is hereby acknowledged, and intending to be legally bound, the parties agree as follows:

1. The Parties will exchange deeds as follows:
 - a. Davidco and BMS will quitclaim the Grange Parcel to Grange by duly executing and delivering to Grange a quitclaim deed in substantially the form attached hereto as **EXHIBIT E**. Grange may record the deed at Grange's sole expense.
 - b. Grange will quitclaim the Davidco Parcel to Davidco by duly executing and delivering to Davidco a quitclaim deed in substantially the form attached hereto as **EXHIBIT F**. Davidco may record the deed at Davidco's sole expense.

- c. Grange will quitclaim the BMS Parcel to BMS by duly executing and delivering to BMS a quitclaim deed in substantially the form attached hereto as **EXHIBIT G**. BMS may record the deed at BMS's sole expense.
2. BMS agrees to relocate the existing fence or build a cattle-friendly fence to the surveyed north/south boundary between the BMS Parcel and Davidco Parcel, on the one hand, and the Grange Parcel on the other, subject to the following:
 - a. BMS shall have two years from the date of this Agreement to install the fence. If the fence is removed and not promptly replaced during this period, BMS will install a temporary electric fence from the north end of the BMS property to the first junction with an existing East-West fence on the Grange Parcel. BMS will give the other parties ten days' notice prior to commencing the work.
 - b. Grange and Davidco hereby grant BMS an easement over so much of the Grange Parcel and Davidco Parcel as may be necessary or convenient to the installation of the fence. BMS shall have the right to trim and remove trees, clear shrubs and brush, and take such other action as may be necessary or convenient to the installation of the fence. Any Party may require that a written easement with customary provisions consistent with this Agreement be executed by the Parties prior to commencement of the work.
 - c. BMS will install the fence at its sole cost and expense and will install the fence as close as commercially reasonable to the surveyed boundary line.
 - d. BMS will cut down and cut into log-sized pieces one sub-12 inch cottonwood on the Grange Parcel, to be identified by Grange promptly upon request, at BMS's expense. BMS will not remove the tree.
 - e. The Parties agree to adhere to the terms hereof and to cooperate with the other in furtherance of the intentions expressed and reasonably inferred from this Agreement. Each party agrees to execute any additional documentation reasonably required by the other to give effect to the intent of the parties hereto, including, without limitation, on any application for any permits reasonably necessary to the installation of the fence.
 - f. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns until such time as BMS has installed the fence or has been released from such obligation.
 - g. Upon completing the fence, Davidco and Grange may object to the location of the fence and, upon such objection, shall have the boundary surveyed and any variance greater than that which is commercially reasonable and acceptable for boundary fences shall be promptly remedied by BMS, and BMS's sole expense. Davidco and Grange shall be deemed to waive any right to object hereunder after

60 days from the date the last fence post is installed. Any objection thereafter shall be under a right or claim independent of this Agreement.

3. BMS will make reasonable efforts to obtain the consent of the Town of Basalt and Brush Creek Land Company LLC, who also own parcels along the fence, on the east side of the Grange Parcel, to allow BMS to move the sections of fence between the Grange Parcel and the Town of Basalt's and Brush Creek Land Company LLC's respective parcels. If BMS cannot obtain such consent, the fence will be left in place at those sections and will tie in to the new fence with lines parallel to the east-west lot lines of such parcels.

4. Except for the rights and duties arising out of or created by this Agreement, the Parties hereby fully and finally release, acquit, and forever discharge the other from and against any and all claims, demands, damages, costs, liabilities, expenses, reimbursements, actions, rights, and causes of action of whatever kind and nature, resulting from or in any way arising or growing out of, the Encroachment prior to the date hereof, known or unknown, which such Party may have against another Party.

5. In the event of any breach or default hereunder, the prevailing party in any action or proceeding shall be entitled to its reasonable attorneys' fees in addition to any other relief to which it may be entitled. Such relief may include, but shall not be limited to, injunctive relief or specific performance. Each party hereto hereby knowingly, voluntarily, and intentionally waives any right that it may have to a trial by jury in any action or proceeding to enforce or defend any rights under or relating to this agreement, any loan document, or any amendment, instrument, document, or agreement delivered or that may in the future be delivered in connection herewith or therewith or arising from any course of conduct, course of dealing, statements (whether verbal or written), actions of any of the parties hereto, or any other relationship existing in connection with this agreement or any loan document, and agrees that any such action or proceeding shall be tried before a court and not before a jury. Each party hereto acknowledges that it has been represented in the signing of this agreement and in the making of this waiver by independent legal counsel selected of its own free will, and that it has discussed this waiver with such legal counsel. Each party hereto further acknowledges that it has read and understands the meaning of this waiver.

6. Each person and entity executing this Agreement warrants that he or she is the duly authorized representative of the person or entity for which he or she acts and is fully and legally empowered to execute and deliver this Agreement and any documents executed or to be executed in connection herewith.

7. This document may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. Facsimile or other electronic signatures shall be deemed original signatures, except that the quitclaim deeds to be exchanged hereunder, and any written easement required under Section 2 requires actual originals to be provided to the applicable grantee.

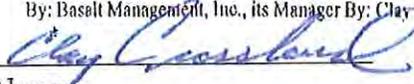
8. In the event that any provision of this Agreement, or the application thereof, becomes or is declared by a court of competent jurisdiction to be illegal, void or unenforceable,

the remainder of this Agreement shall continue in full force and effect and shall be interpreted so as reasonably to effect the intent of the parties hereto. The parties hereto shall use their reasonable best efforts to replace such void or unenforceable provision of this Agreement with a valid and enforceable provision that shall achieve, to the extent possible, the economic, business and other purposes of such void or unenforceable provision.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first indicated above.

Davidco LLC

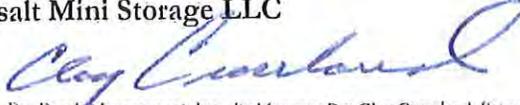
By: Basalt Management, Inc., its Manager By: Clay Crossland, President



Name:

Title:

Basalt Mini Storage LLC

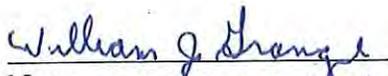


By: Basalt Management, Inc., its Manager By: Clay Crossland, President

Name:

Title:

Grange Family Ranches LLC



Name: WILLIAM J. GRANGE

Title: MANAGER

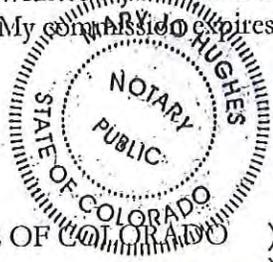
[Notary acknowledgements on following page; remainder of page left intentionally blank.]

STATE OF COLORADO)
)
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this 31 day of DECEMBER, 2014, by CLAY CROSSLAND, Manager of Davidco LLC.

Witness my hand and official seal.

My commission expires: 8-20-15



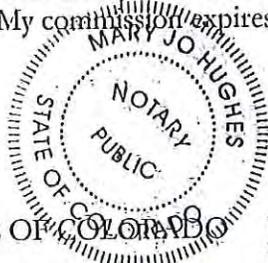
Mary Jo Hughes
Notary Public

STATE OF COLORADO)
)
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this 31 day of DECEMBER, 2014, by CLAY CROSSLAND, Manager of Basalt Mini Storage LLC.

Witness my hand and official seal.

My commission expires: 8-20-15



Mary Jo Hughes
Notary Public

STATE OF COLORADO)
)
COUNTY OF EGGLE)

The foregoing instrument was acknowledged before me this 31 day of OCTOBER, 2014, by WILLIAM J. GRANGE, Manager of Grange Family Ranches LLC.

Witness my hand and official seal.

My commission expires: 2-9-2016



Ken Ransford
Notary Public

EXHIBIT A
to Settlement Agreement

Davidco Parcel Description:

Parcel 1

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN A PORTION OF TRACT 59, IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST, OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59, A REBAR AND ALUMINUM CAP L.S. #13155 IN PLACE; THENCE N 00°50'51" W 393.15 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 TO THE SOUTHWEST CORNER OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE, THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 (ALSO BEING THE WESTERLY PROPERTY LINE OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525) N 00°50'51" W 781.36 FEET; THENCE LEAVING THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 S 90°00'00" E 150.02 FEET; THENCE N 00°50'51" W 480.93 FEET, TO A POINT ON THE SOUTH LINE OF A 50.00 FOOT ACCESS EASEMENT KNOWN AS FIOU LANE; THENCE S 89°58'48" E ALONG THE SOUTHERLY LINE OF SAID 50.00 FOOT ACCESS EASEMENT 147.27 FEET, TO A POINT ON AN 80.00 FOOT ACCESS AND UTILITY EASEMENT; THENCE LEAVING THE SOUTHERLY LINE OF SAID 50.00 FOOT ACCESS EASEMENT N 06°50'08" E ALONG THE WESTERLY LINE OF SAID 80.00 FOOT ACCESS AND UTILITY EASEMENT 50.36 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF THE BASALT BUSINESS CENTER WEST RECORDED IN BOOK 29 AT PAGE 5 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE WESTERLY LINE OF SAID ACCESS AND UTILITY EASEMENT S 89°58'48" E ALONG THE SOUTHERLY LINE OF SAID PLAT OF BASALT BUSINESS CENTER WEST 305.36 FEET, TO THE SOUTHEAST CORNER OF SAID PLAT OF BASALT BUSINESS CENTER WEST, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE PLAT OF BASALT BUSINESS CENTER SOUTH RECORDED IN BOOK 31 AT PAGE 80 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF BASALT BUSINESS CENTER SOUTH THE FOLLOWING THREE (3) COURSES:

- 1.) S 15°59'39" E 93.35 FEET
- 2.) S 26°49'25" E 94.33 FEET
- 3.) S 49°53'46" E 103.09 FEET, TO A POINT ON THE NORTHERLY

BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 668 AT PAGE 205 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF BASALT BUSINESS CENTER SOUTH N 90°00'00" W 190.18 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 668 AT PAGE 205; THENCE LEAVING THE NORTHERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 668 AT PAGE 205 ALONG THE BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 794 AT PAGE 77 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE THE FOLLOWING TWO (2) COURSES:

- 1.) N 90°00'00" W 250.57 FEET
- 2.) S 00°00'00" W 1073.43 FEET (1074.19 DEED) TO A POINT ON

THE CENTERLINE OF THE HOME SUPPLY IRRIGATION DITCH, SAID POINT ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 594 AT PAGE 810 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 794 AT PAGE 77 ALONG SAID DITCH CENTERLINE AND NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1.) S 89°36'44" W 124.75 FEET
- 2.) N 89°07'56" W 171.64 (171.19 DEED) FEET TO A POINT ON THE

WESTERLY BOUNDARY LINE OF SAID TRACT 59 THE TRUE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 9.133 ACRES, MORE OR LESS.

DESCRIPTION PREPARED BY:
MARK S. BECKLER, P.L.S. #28643
SOPRIS ENGINEERING, LLC

(Continued on Page 2)

EXHIBIT A
(Page 2)

Parcel 2

Lot 12, according to the Final Plat of Basalt Business Center West, recorded in Plat Book 29 at Page 6, as Reception No. 345113 of the Pitkin County, Colorado records.

Parcel 3

A parcel of land in Tract 59, Section 18, Township 8 South, Range 86 West of the 6th P.M., said parcel is more fully described as follows:

Beginning at Angle Point No. 3, of said Tract 59;
thence N 00°49'40" W 123.73 feet along the Westerly boundary of said Tract 59 to a point;
thence S 89°29'40" E 238.37 feet;
thence S 89°29'40" E 14.04 feet;
thence South 307.79 feet more or less to a point on the Northeasterly right-of-way boundary of the Denver and Rio Grande Western Railroad;
thence N 58°15'15" W 16.52 feet along said Northeasterly right-of-way boundary of the Denver and Rio Grande Western Railroad;
thence N 58°15'15" W 337.20 feet along said Northeasterly right-of-way boundary of the Denver and Rio Grande Western Railroad;
thence N 89°47'13" E 50.18 feet to the point of beginning.

**EXHIBIT B
TO SETTLEMENT AGREEMENT**

BMS Parcel Description:

Parcel 1:

Lot 14, as shown on the MINOR SUBDIVISION PLAT OF BASALT BUSINESS CENTER WEST, recorded February 18, 1993 in Plat Book 30 at Page 83 in the records of the Clerk and Recorder of Pitkin County, Colorado

Parcel 2:

A parcel of land described on the Annexation Plat of the Basalt Business Center West, Filing II Annexation recorded December 29, 1997 in Plat Book 44 at Page 34 as Reception No. 411948 in the records of the Clerk and Recorder of Pitkin County, Colorado

also known by street address: 205 Fiou Lane, Basalt, CO 81621 and 400 West Cody Lane, Basalt, CO 81621.

**EXHIBIT C
TO SETTLEMENT AGREEMENT**

Grange Parcel Description:

Lot 3, Parcel 3A, according to the GRANGE RANCH OPEN SPACE PRESERVATION MASTER PLAN AND P.U.D. SUBDIVISION PLAT, recorded January 5, 2011 in Plat Book 95 at Page 97 as Reception No. 576539, County of Pitkin, State of Colorado

also known by street address: 408 West Cody Lane, Basalt, CO 81621.

EXHIBIT A
to Settlement Agreement

Davidco Parcel Description:

Parcel 1

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN A PORTION OF TRACT 59, IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST, OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DESCRIPTION PREPARED BY:
MARK S. BECKLER, P.L.S. #28643
SOPRIS ENGINEERING, LLC

(Continued on Page 2)

EXHIBIT A
(Page 2)

Parcel 2

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thence South 307.79 feet more or less to a point on the Northeasterly right-of-way boundary of the Denver and Rio Grande Western Railroad;
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thence N 58°15'15" W 337.20 feet along said Northeasterly right-of-way boundary of the Denver and Rio Grande Western Railroad;
thence N 89°47'13" E 50.18 feet to the point of beginning.

**EXHIBIT B
TO SETTLEMENT AGREEMENT**

BMS Parcel Description:

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Lot 14, as shown on the MINOR SUBDIVISION PLAT OF BASALT BUSINESS CENTER WEST, recorded February 18, 1993 in Plat Book 30 at Page 83 in the records of the Clerk and Recorder of Pitkin County, Colorado

Parcel 2:

A parcel of land described on the Annexation Plat of the Basalt Business Center West, Filing II Annexation recorded December 29, 1997 in Plat Book 44 at Page 34 as Reception No. 411948 in the records of the Clerk and Recorder of Pitkin County, Colorado

also known by street address: 205 Fiou Lane, Basalt, CO 81621 and 400 West Cody Lane, Basalt, CO 81621.

**EXHIBIT C
TO SETTLEMENT AGREEMENT**

Grange Parcel Description:

Lot 3, Parcel 3A, according to the GRANGE RANCH OPEN SPACE PRESERVATION MASTER PLAN AND P.U.D. SUBDIVISION PLAT, recorded January 5, 2011 in Plat Book 95 at Page 97 as Reception No. 576539, County of Pitkin, State of Colorado

also known by street address: 408 West Cody Lane, Basalt, CO 81621.

QUITCLAIM DEED

This deed is made between DAVIDCO LLC, a Colorado limited liability company, and BASALT MINI STORAGE, LLC, a Colorado limited liability company ("Grantors"), and Grange Family Ranches LLC, a Colorado limited liability company ("Grantee"), whose address is 408 West Cody Lane, Basalt, CO, 81621.

Grantors, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sell and quitclaim to Grantee, its successors and assigns forever, all the right, title and interest which Grantors have in and to the real property, together with any improvements and appurtenances, situated in the County of Pitkin State of Colorado, described as follows:

Lot 3, Parcel 3A, according to the GRANGE RANCH OPEN SPACE PRESERVATION MASTER PLAN AND P.U.D. SUBDIVISION PLAT, recorded January 5, 2011 in Plat Book 95 at Page 97 as Reception No. 576539, County of Pitkin, State of Colorado

also known by street address: 408 West Cody Lane, Basalt, CO 81621.

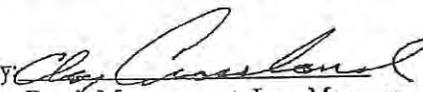
This deed is given without representations or warranties of any kind, in order to dispose of any rights that might have accrued due to the placement of a fence that did not follow the record boundary line between the above property and properties owned by Grantors to the east.

Signed this 8th day of January, 2015.

DAVIDCO LLC,
a Colorado limited liability company

By: 
Basalt Management, Inc., Manager
By Clay Crossland, President

BASALT MINI STORAGE LLC,
a Colorado limited liability company

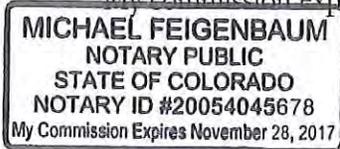
By: 
Basalt Management, Inc., Manager
By Clay Crossland, President

COUNTY OF EAGLE)
) ss.
STATE OF COLORADO)

The foregoing Quitclaim Deed was acknowledged before me this 8th day of January, 2015, by Basalt Management, Inc., Manager of DAVIDCO LLC, by Clay Crossland, President of Basalt Management, Inc.

Witness my hand and official seal.

My commission expires: 11/28/17



Michael Feigenbaum

Notary Public

COUNTY OF EAGLE)
) ss.
STATE OF COLORADO)

The foregoing Quitclaim Deed was acknowledged before me this 8th day of January, 2015, by Basalt Management, Inc., Manager of BASALT MINI STORAGE, LLC, by Clay Crossland, President of Basalt Management, Inc.

Witness my hand and official seal.

My commission expires: 11/28/17



Michael Feigenbaum

Notary Public

QUITCLAIM DEED

This deed is made between Grange Family Ranches LLC, a Colorado Limited Liability Company ("Grantor"), and BASALT MINI STORAGE, LLC, a Colorado limited liability company ("Grantee"), whose address is P.O. Box 710, Basalt, CO 81621.

Grantor, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to Grantee, its successors and assigns forever, all the right, title and interest which Grantor has in and to the real property, together with any improvements and appurtenances, situated in the County of Pitkin State of Colorado, described as follows:

Parcel 1:

Lot 14, as shown on the MINOR SUBDIVISION PLAT OF BASALT BUSINESS CENTER WEST, recorded February 18, 1993 in Plat Book 30 at Page 83 in the records of the Clerk and Recorder of Pitkin County, Colorado

Parcel 2:

A parcel of land described on the Annexation Plat of the Basalt Business Center West, Filing II Annexation recorded December 29, 1997 in Plat Book 44 at Page 34 as Reception No. 411948 in the records of the Clerk and Recorder of Pitkin County, Colorado

also known by street address: 205 Fiou Lane, Basalt, CO 81621 and 400 West Cody Lane, Basalt, CO 81621.

This deed is given without representations or warranties of any kind, in order to dispose of any rights that might have accrued due to the placement of a fence that did not follow the record boundary line between the above property and property owned by Grantor to the west.

Signed this 31 day of January, 2015.

GRANGE FAMILY RANCHES LLC, a
Colorado limited liability company

By: William Grange
Manager

COUNTY OF EAGLE)
) ss.
STATE OF COLORADO)

The foregoing Quitclaim Deed was acknowledged before me this 31 day of January, 2015, by WILLIAM GRANGE, as Manager of Grange Family Ranches LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: 2-9-2016

Ken Ransford
Notary Public

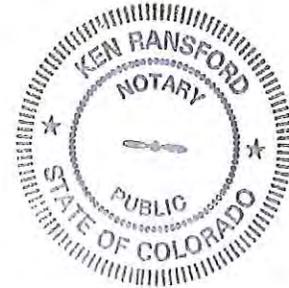


EXHIBIT A
to Quit Claim Deed from
Grange Family Ranches LLC to Davidco LLC

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 522-525 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN A PORTION OF TRACT 59, IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST, OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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- 1.) S 15°59'39" E 93.35 FEET
- 2.) S 26°49'25" E 94.33 FEET
- 3.) S 49°53'46" E 103.09 FEET, TO A POINT ON THE NORTHERLY

BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 668 AT PAGE 205 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF BASALT BUSINESS CENTER SOUTH N 90°00'00" W 190.18 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 668 AT PAGE 205; THENCE LEAVING THE NORTHERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 668 AT PAGE 205 ALONG THE BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 794 AT PAGE 77 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE THE FOLLOWING TWO (2) COURSES:

- 1.) N 90°00'00" W 250.57 FEET
- 2.) S 00°00'00" W 1073.43 FEET (1074.19 DEED) TO A POINT ON

THE CENTERLINE OF THE HOME SUPPLY IRRIGATION DITCH, SAID POINT ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF THAT PROPERTY RECORDED IN BOOK 594 AT PAGE 810 OF THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE; THENCE LEAVING THE BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 794 AT PAGE 77 ALONG SAID DITCH CENTERLINE AND NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1.) S 89°36'44" W 124.75 FEET
- 2.) N 89°07'56" W 171.64 (171.19 DEED) FEET TO A POINT ON THE

WESTERLY BOUNDARY LINE OF SAID TRACT 59 THE TRUE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 9.133 ACRES, MORE OR LESS.

DESCRIPTION PREPARED BY:
MARK S. BECKLER, P.L.S. #28643
SOPRIS ENGINEERING, LLC

(Continued on Page 2)

EXHIBIT A
(Page 2)

Parcel 2

Lot 12, according to the Final Plat of Basalt Business Center West, recorded in Plat Book 29 at Page 6, as Reception No. 345113 of the Pitkin County, Colorado records.

Parcel 3

A parcel of land in Tract 59, Section 18, Township 8 South, Range 86 West of the 6th P.M., said parcel is more fully described as follows:

Beginning at Angle Point No. 3, of said Tract 59;
thence N 00°49'40" W 123.73 feet along the Westerly boundary of said Tract 59 to a point;
thence S 89°29'40" E 238.37 feet;
thence S 89°29'40" E 14.04 feet;
thence South 307.79 feet more or less to a point on the Northeasterly right-of-way boundary of the Denver and Rio Grande Western Railroad;
thence N 58°15'15" W 16.52 feet along said Northeasterly right-of-way boundary of the Denver and Rio Grande Western Railroad;
thence N 58°15'15" W 337.20 feet along said Northeasterly right-of-way boundary of the Denver and Rio Grande Western Railroad;
thence N 89°47'13" E 50.18 feet to the point of beginning.

Written Statement regarding the Treatment of Home Supply
Ditch being Consistent with the Master Plan

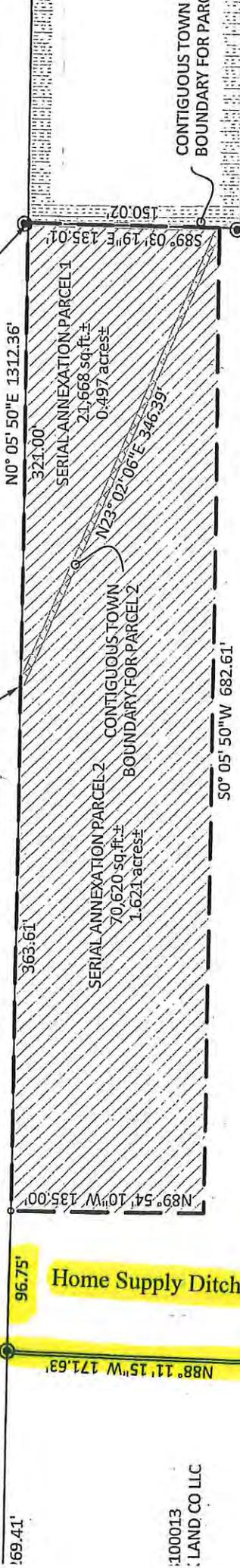
on
the south end of the proposed site.

The Home Supply Ditch located on the far end of the proposed site, see attached, is not contiguous with the proposed site. It is actually approximately 100 feet to the center line of the ditch from the site. Furthermore, there are no plans to modify, use or disturb the existing ditch as presently constructed and in place. Therefore, the proposed application is consistent with and does not deviate from the Town's Master Plan.

246718200004
GRANGE FAMILY
RANCHES LLC

POINT OF BEGINNING
ANNEXATION PARCEL 2

POINT OF BEGINNING
ANNEXATION PARCEL 1



100013
LAND CO LLC

BASALT DESIGN DISTRICT
246718112006
DAVIDCO LLC



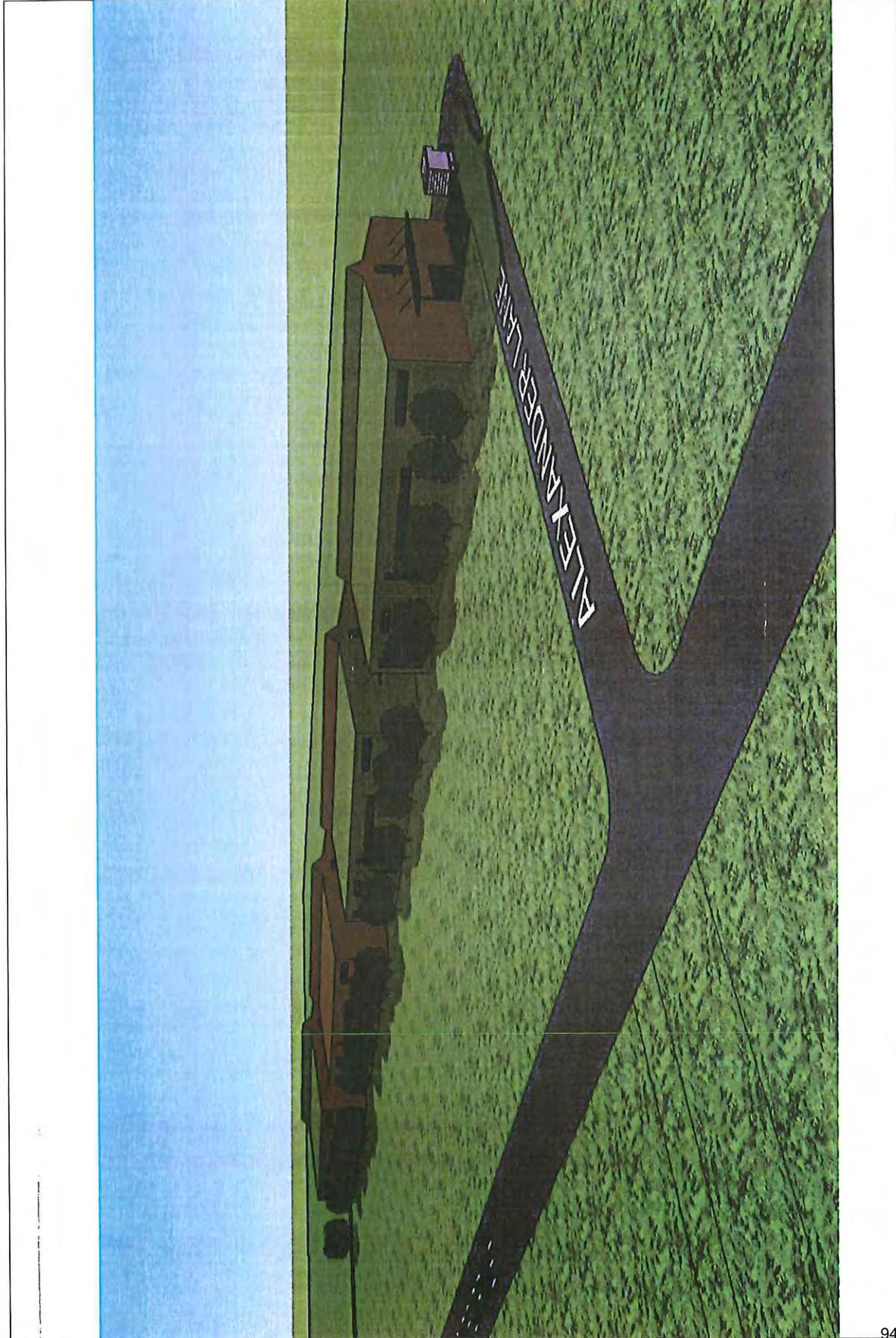
LITKIN WARNER DESIGN & PLANNING	
L	W
D	P
101 EAST VALLEY RD SUITE 201 BASALT, CO 81621 T: 970.273.4473 W: litkinwarnerd.com	

DAVIDCO LLC
BASALT MINI STORAGE EXPANSION
BASALT, CO 81621

DATE ISSUED: 12.14.16
DRAWING NO:

NE VIEW

A-201



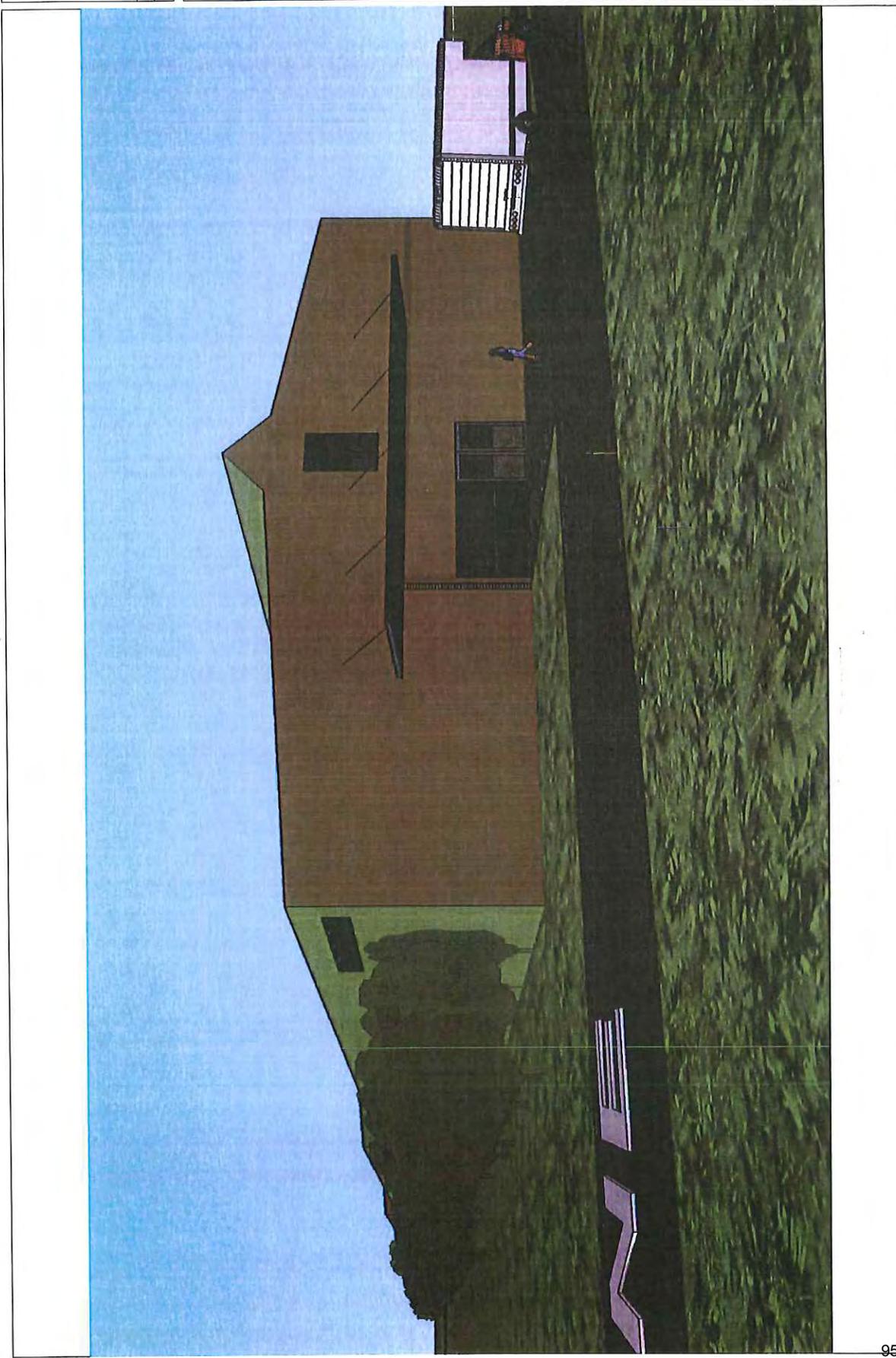
201 EAST WALKER RD
 SUITE 201
 BASALT, CO 81621
 T: 970.277.4473
 F: 970.277.4473
 W: www.ltkin.com
 LTKIN WARNER DESIGN & PLANNING

DAVIDCO LLC
 BASALT MINI STORAGE EXPANSION
 BASALT, CO 81621

DATE ISSUED: 12.14.16
 DRAWING NO: 12.14.16.RDR.010

N VIEW

A-202



201 EAST VALLEY RD
 SUITE 300
 BASALT, CO 81621
 T: 970.272.4473
 F: 970.272.4477
 W: ltkinwarner.com

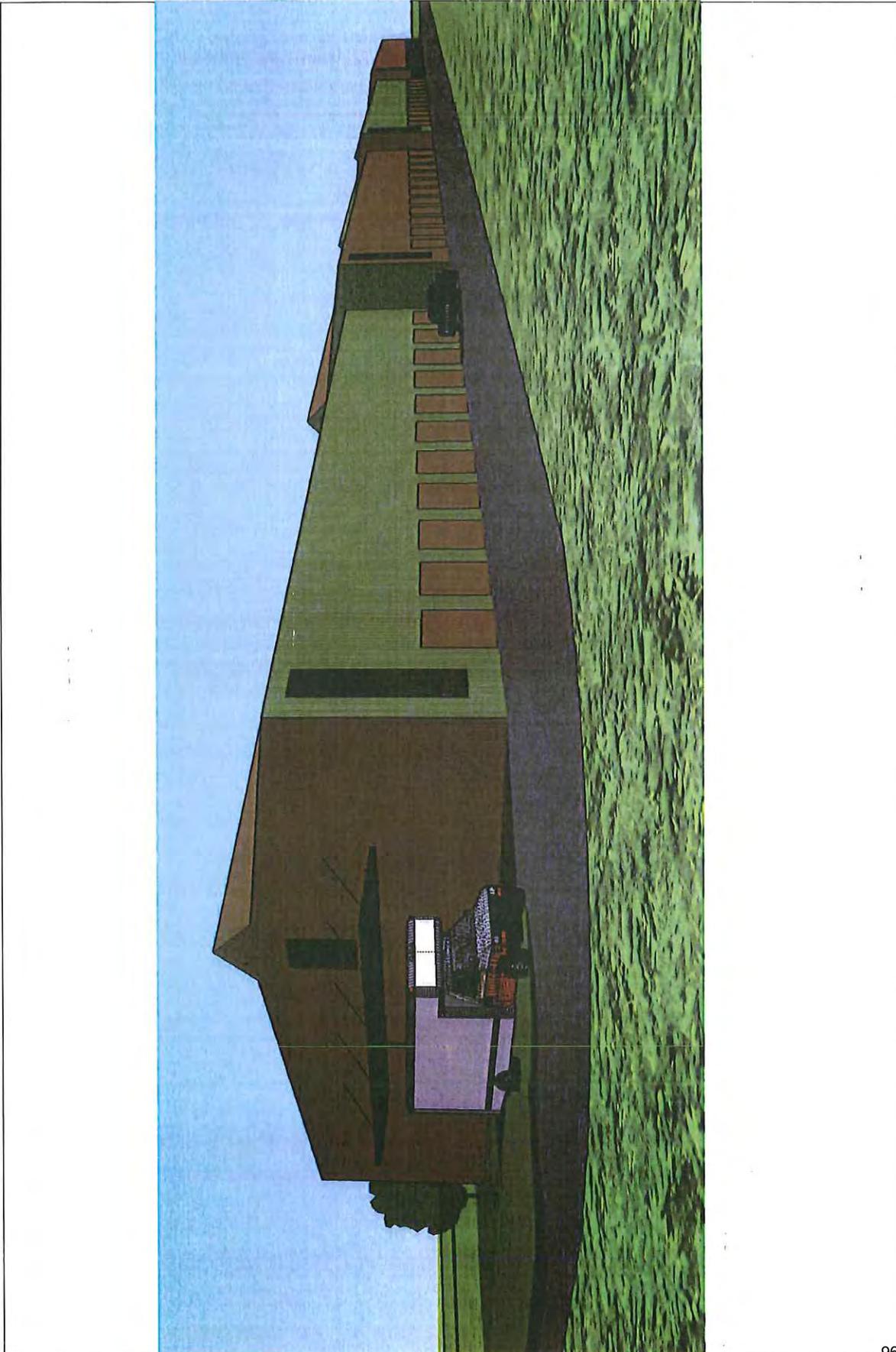
LTKIN WARNER DESIGN & PLANNING
 L W
 D P

DAVIDCO LLC
 BASALT MINI STORAGE EXPANSION
 BASALT, CO 81621

DATE ISSUED: 12.14.15
 REVISIONS:

NW VIEW

A-203



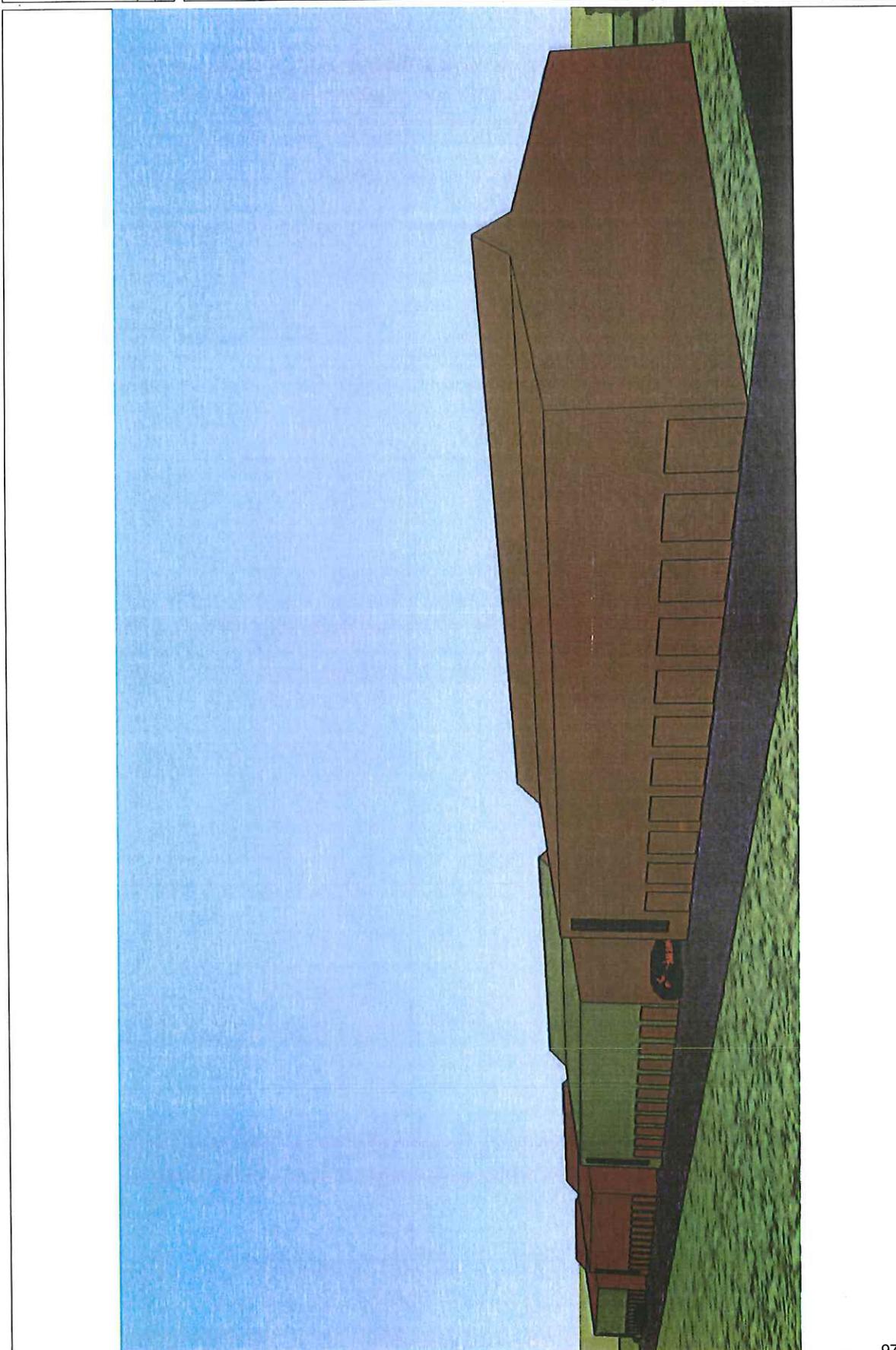
701 EAST VILLAGE RD
 BASALT, CO 81621
 SUTTE 201
 T: 970.273.4170
 F: 970.273.4457
 W: <http://www.davidco.com>

DAVIDCO LLC
 BASALT MINI STORAGE EXPANSION
 BASALT, CO 81621

DATE ISSUED/REV
 12.14.16/REVISIONS

SW VIEW

A-205



DATE ISSUED
12.14.16
ENGINEER

DATE REVISION
12.14.16
ENGINEER

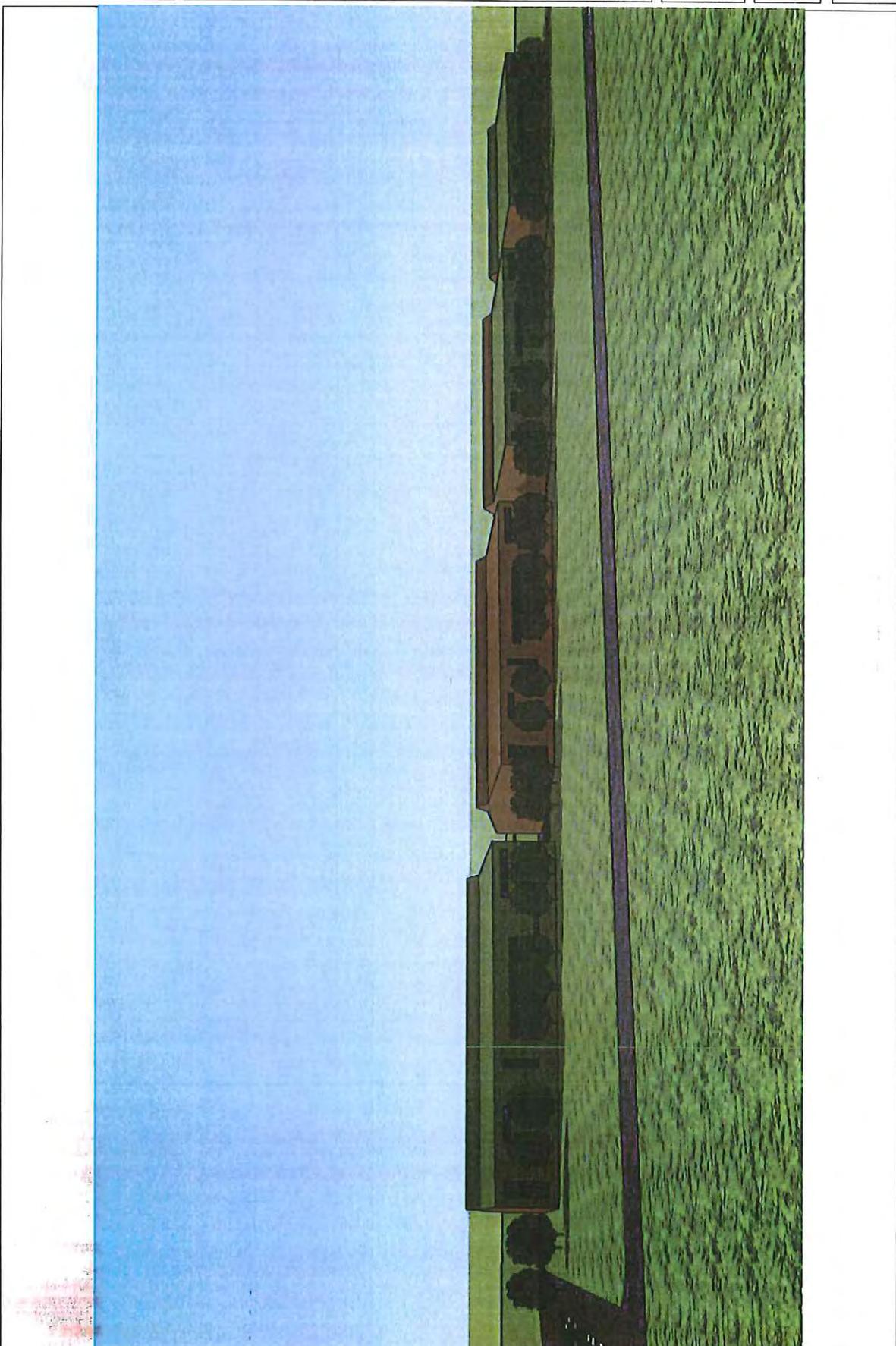
DATE REVISION
12.14.16
ENGINEER

DAVIDCO LLC
BASALT MINI STORAGE EXPANSION
BASALT, CO 81621

DATE REVISION
12.14.16
ENGINEER

E VIEW

A-206



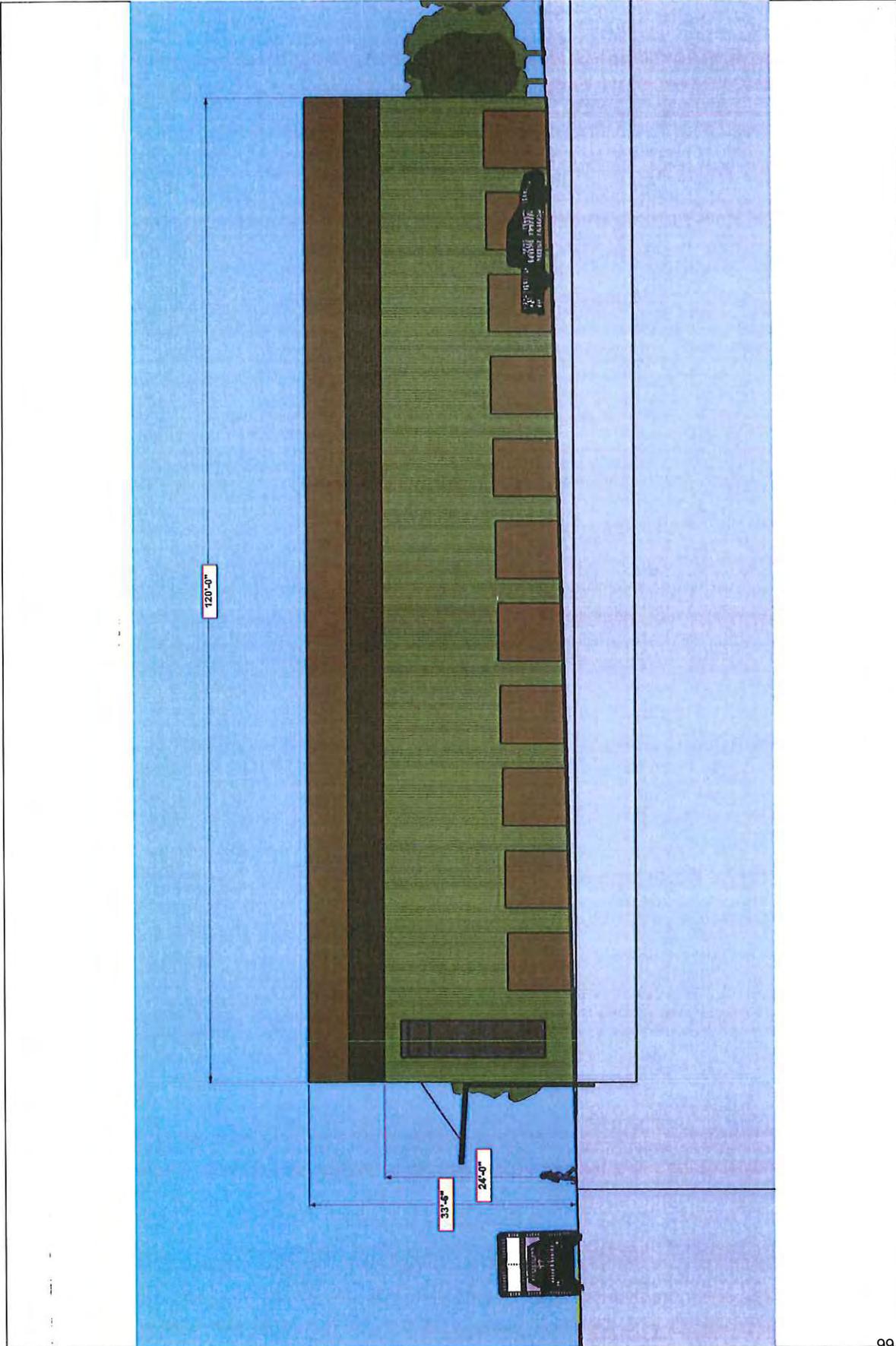
1: 9/10/21 8:17	101 EAST VALLEY RD BASALT, CO 81621
8: 9/10/21 8:17	
W: 9/10/21 8:17	
LIPKIN WARNER DESIGN & PLANNING	
L	D
W	P

DAVIDCO LLC
 BASALT MINI STORAGE EXPANSION
 BASALT, CO 81621

GATE ISSUANCE
 12.14.19 8:00 AM
 12.14.19 8:00 AM

ELEVATION

A-207



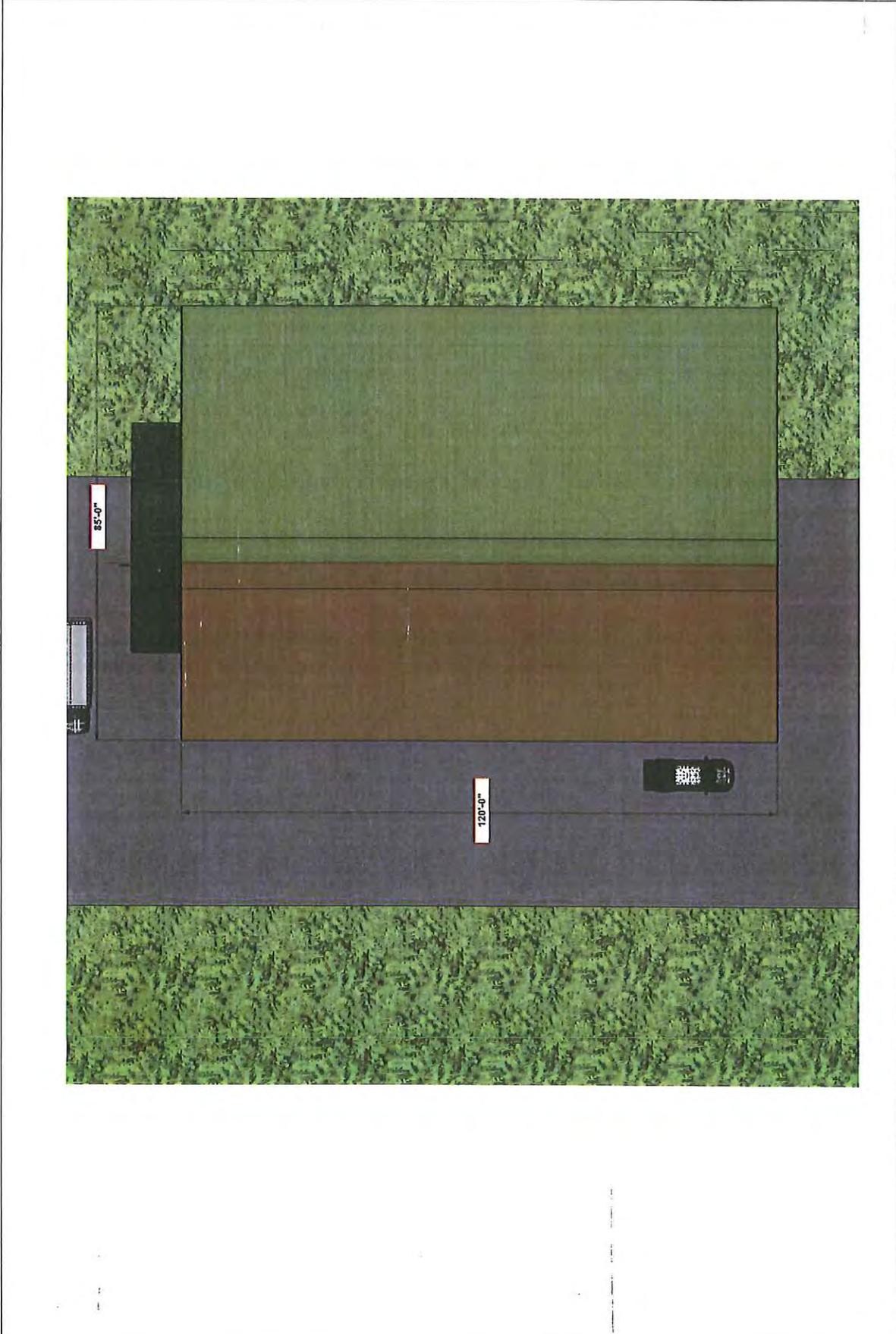
LIPKIN WARNER DESIGN & PLANNING	
101 EAST VALLEY RD SUITE 201 BASALT, CO 81621	T: 970.227.8333 F: 970.227.8387 W: lipkinwarner.com
L	W
D	P

DAVIDCO LLC
 BASALT MINI STORAGE EXPANSION
 BASALT, CO 81621

DATE ISSUED: 12.14.15
 DRAWING NO: 151000001

PLAN

A-101



Written response to Review Standards

Sec.16-113, Sec. 16-24 and Sec. 16-25 Standards for Review

Applicant's responses are in blue print below each Standard for Review:

Sec. 16-113. Standards for Review:

(a) Lights and signs shall be located in a manner that will not be distracting to adjoining properties or passing motorists.

Response: Agreed.

(b) Landscaping shall be provided in areas near the public right-of-way and located with consideration for energy conservation. An acceptable plan must be provided for the maintenance of the required landscaped areas.

Response: Agreed.

(c) Control of storm drainage shall be provided so as to not damage adjoining properties. The plan must be approved by the Town Engineer.

Response: An existing drainage plan is part of this application.

(d) Site design and building shall include provisions of or the need of the handicapped individuals as required by the Building Code or other ordinances of the Town.

Response: Agreed.

(e) Approved landscaping or solid fencing capable of screening adjacent properties shall be provided when commercial uses abut residential uses.

Response: Agreed, the project as proposed does not abut with residential uses.

(f) Commercial and industrial uses shall conform to the following performance standards:

(1) No dust, odor, gas, fumes, glare or vibration shall extend beyond lot lines. Glare pertains to sunlight reflected from windows or other integral portions of buildings as well as from lighting fixtures and signs.

Response: Agreed.

(2) Smoke shall not be emitted at a density greater than No. on the Ringelmann Scale.

Response: Agreed.

(3) No particles of fly ash shall exceed two-tenths percent (0.20%) grains per cubic foot of flue gas at a stack temperature of fifty degrees Fahrenheit (50°F).

Response: Agreed.

Sec. 16-24. Supplemental requirements for Industrial Zone:

(a) All loading and unloading of vehicles shall be conducted on private property and not on any street or alley.

Response: Agreed. No loading or unloading on public street or alley.

(b) All service operations, repair operations and fabrication and/or storage of materials shall be conducted in the building or within a yard enclosed by a fence at least eight (8) feet high on all sides. Such fences shall visually screen all storage and/or other activities occurring within such area.

Response: Agreed.

(c) No dust, odor, glare, fumes, hazardous gases or waste shall be projected beyond the lot.

Response: Agreed.

(d) Radiation hazards and electrical disturbances: No operation shall be conducted unless it conforms to the standards established by the rules and regulations of the State Department of health pertaining to irradiation control.

Response: Agreed.

(e) Noise: No noise shall be emitted which exceeds a maximum of seventy (70) decibels per minute (notwithstanding activity at the time of construction of original building or buildings. The noise shall be measured at the property line.

Response: Agreed.

(f) Landscaping. All landscaping shown on the landscape plan as described in Section 16-25 and 16-26 shall meet the following criteria.

(1) All disturbed unimproved areas shall be planted with grass, shrubs and/or indigenous trees. Undisturbed areas may be left in their natural condition, except as provided in subparagraphs (2) and (3) below.

Response: Agreed.

(2) Dense planting of evergreens or other indigenous trees or shrubs averaging approximately four (4) feet or higher shall be used along site boundary lines visible from the State Highway 82 bypass or zone district boundaries for the purpose of screening parking and service yard area.

Response: Agreed.

(3) Street set back shall either be planted with grass or maintained as lawns or be landscaped with "dryland landscaping ". (Prior code 70-11)

Response: Agreed.

Sec 16-25. Procedures for permitted uses in Industrial Zone District:

(a) Prior to obtaining a building permit for any permitted use, at least one (1) copy of a site plan drawn to scale shall be provided to the Town Manager. The site plan shall be drawn in black ink on Mylar.

Response: Agreed, if that is the preferred medium.

(b) The Town Manager or his or her designee shall review the site plan and determine within five (5) working days whether said site plan and application are in conformance with all Code requirements. Upon approval, the applicant may formally apply for a building permit. The building permit may be given concurrently with the above outlined procedure if all required building plans and other documents necessary for a building permit are submitted with the site plan.

Response: Agreed.

(c) The site plan shall show the following:

(1) The location of all existing and proposed structures and other improvements on the real property.

Response: Agreed.

(2) A legal description of the property.

Response: Agreed.

(3) All off-street parking spaces and loading areas.

Response: Agreed.

(4) The location of all ways for ingress and egress to a public, dedicated right-of-way and all internal circulation areas.

Response: Agreed.

(5) Service, refuse collection and outdoor materials storage areas.

Response: Agreed.

(6) All fencing and screening proposals including types of materials to be used and height of screening.

Response: Agreed.

(7) A landscape plan shall be submitted. Landscaping can be shown on the site plan if at an adequate scale for review. Landscaping materials shall be indicated in tabular form, showing the type of plant material, minimum size and quantify. The approximate location of landscaping shall be indicated on the plan.

Response: Agreed.

(8) Where necessary, all service line or utility main extensions shall be shown on the site plan at the request of the Town Manager.

Response: Agreed.

(9) Other information as needed by the Town, which may include but not be limited to soils or geologic reports or drainage and engineering studies (Prior code 70-12; Ord. 33 Para. B1, 2003).

Response: Agreed.

Written Response to Proposed Uses in the IN Zone District

Sec. 16-22. - Schedule of uses and Requirements.

Pursuant to Town of Basalt Municipal Code, Sec. 16-22.- Schedule of uses and requirements, (1) Schedule of Uses Industrial Zone District, page 9, applicant's proposed use of mini storage on the subject property to be zoned IN is a "Permitted use = P" in the Industrial Zone District (see attached).

development authorized in this zone district may allow buildings that are larger and more multi-faceted than areas zoned C-2 (Downtown Business) or P (Public). The zone district offers certain incentives to encourage qualifying non-profit organizations to create projects that might not occur through pure free market development. These incentives include reductions in certain mitigation standards and a review process that is better tailored to non-profit applicants. The goal is to foster partnerships between non-profit organizations and private entities to address important community goals.

- (12) R-4 Mixed-Density Residential (R-4 MD). It is the intent of this zone district to promote the creation of affordable community housing or attainable housing. This zone district encourages affordable and attainable housing units through the use of small lots, flexible lot configurations, a mix of lot and home sizes and efficient use of land.

(Prior code 70-8; Ord. 16 §2, 1995; Ord. 33 §2, 2001; Ord. 07 §B2, 2009; Ord. 10 §B.2, 2012; Ord. 04 §B.2, 2013)

Sec. 16-22. - Schedules of uses and requirements. Modified



To facilitate public understanding of this Chapter and for convenient reference and use, the following schedules are provided for the residential districts and commercial districts. These schedules are a part of this Chapter and may be amended as with any other part of the Chapter.

- (1) **Schedule of Uses.** The Schedule of Uses indicates by district those uses that are permitted by right, permitted by special review or prohibited. Any use that is not specifically permitted shall be deemed to be excluded. If a question arises as to whether a specific use does or does not fall within the expressed use categories, any persons may apply to the Planning and Zoning Commission for a determination as to whether a specific use is permitted.

**Schedule of Uses
Residential Districts**

Use	Public	R-1	R-2	R-3	I
Offices			Home o		
Major utility facilities	P	X	X		
Major utility lines	S	S	S		
Minor utility facilities	P	S	S		
Minor utility lines	P	P	P		

Professional and business offices	S
Hotels and motels	X

P = Permitted use S = Permitted by special review
 X = Prohibited

NOTES:

1. For C-2, see Section 16-29, C-2 Downtown Business District.

Schedule of Uses

Industrial Zone District

<i>Use</i>
Industrial equipment sales and leasing and the sale of parts and accessories
Automobile, mobile home or recreational vehicle general service, repair, painting body w and storage
Gasoline stations and/or automobile washing facilities, with retail sales of automotive accessories only
Gasoline stations with accessory sales of convenience items not to exceed 2,000 sq. ft. of area
Restaurants not including drive-through establishments
Restaurants including drive-through establishments
Lumberyards, including sale of building and construction materials
Nursery stock production and sales, and greenhouse
General storage and warehouses for goods
Mini storage warehouse

P = Permitted use S = Permitted by special review
 X = Prohibited

NOTES:

1. For the purpose of an application for special review approval of an adult entertainment establishment in the IN Zone District, the Planning and Zoning Commission

Professional and business offices	S
Hotels and motels	X

P = Permitted use S = Permitted by special review
 X = Prohibited

NOTES:

1. For C-2, see Section 16-29, C-2 Downtown Business District.

Schedule of Uses

Industrial Zone District

<i>Use</i>
Industrial equipment sales and leasing and the sale of parts and accessories
Automobile, mobile home or recreational vehicle general service, repair, painting body w and storage
Gasoline stations and/or automobile washing facilities, with retail sales of automotive accessories only
Gasoline stations with accessory sales of convenience items not to exceed 2,000 sq. ft. of area
Restaurants not including drive-through establishments
Restaurants including drive-through establishments
Lumberyards, including sale of building and construction materials
Nursery stock production and sales, and greenhouse
General storage and warehouses for goods
Mini storage warehouse

P = Permitted use S = Permitted by special review
 X = Prohibited

NOTES:

1. For the purpose of an application for special review approval of an adult entertainment establishment in the IN Zone District, the Planning and Zoning Commission

Written Statement regarding Employee Impact & Housing Mitigation Report & Waiver Request

to

Sec. 16-413 & Sec. 16-414. Employee Impact & Housing Mitigation and Waiver or additional information.

It is applicant's intention and proposal to provide cash in lieu of any affordable housing for two reasons:

1. The existing Basalt Mini Storage employs on average one (1) and one-half (1/2) employees to manage the existing operations which includes approximately 70,000 square feet. The existing main office will also serve as the main office for the new expansion through build out. Based upon our experience, we are projecting that only one-half (1/2) addition full time employee will be required to manage the total expansion. Initially, through Phase I of the project, we will not add any additional employees and at some point in Phase II we will go from 1 & ½ employees to two full time employees. Mini Storage is a very simple operation requiring minimal employees whose main function is to take reservations, check people in and out of their units. Because we have controlled access, electronic gates for ingress and egress, the facility is very much hands off in the field. In fact, we are closed on the weekends but available for emergencies. All other services are outsourced, i.e., accounting, snowplowing, maintenance, etc.

2. As discussed before, in the Analysis Statement of Impact and Amendment of the certain Amended and Restated Annexation Agreement for the Midland Addition Subdivision, see Tab 9, all of Davidco's property in this area is exempt from affordable housing and school dedication for development of any property owned by Applicant (approximately 7 acres developable) upon dedication to the Town of a parcel (approximately 1.3 acres) located near the high school. The analysis goes on to explain in detail that this application is a single use project which does not include a multi-us application/project for the entire 7 acre parcel at this time. At such time in the future that Owner submits an application for the balance of the property then said 1.3 parcel would be dedicated thus satisfying the requisite condition. Furthermore, the very limited impact that mini storage will have on affordable housing and school dedication does not warrant Owner having to convey said 1.3 parcel when this application represents less than 30% of the total acreage. Nor does the town forfeit the opportunity to obtain the parcel in the future. Finally, the Town further benefits from the standpoint that applicant has taken 2.118 acres, that basically does not create an affordable housing need, out of the 7 acres reducing the number of exempt units that Applicant would be entitled to at a later date.

Based upon the above justification, Applicant, request that the Town Planner waive the Sec. 6.413., Employee Impact and Housing Report and Sec. 6.414., Waiver or Additional Information and Applicant will agree to the following cash in lieu of Affordable Housing:

Applicant agrees to pay for the project's increase of .5 ETEs cash-in-lieu of affordable housing in the amount of \$7,896, which sum has been calculated in accordance with the Town's Code.

Provided; however, at such time as Applicant or Applicant's successor dedicates the 1.3 acre parcel to the Town then Applicant shall be given credit back and applied to other Town fees.

Alternatively, Applicant thinks that the Town should consider taking mini storage space free for a period of time to accommodate all of the files and miscellaneous documents generated by the Planning Department instead of taking cash-in-lieu. The amount of space and terms are to be negotiated.

Written Statement regarding Cost Sharing Issues
for
the Proposed Project

Applicant agrees to participate in any reasonable cost sharing or recovery surcharge agreements that the Town deems appropriate subject to negotiation and approval by applicant.

To Applicants knowledge, there are no outstanding cost recovery agreements applicable to the subject property or this application. There is attached to this Statement a brief history or status of cost recovery agreements that did apply in the area of the subject property but have since expired.

MEMORANDUM

Date: August 25, 2006

To: Leslie Bethel, Leslie Bethel Design and Planning

From: Paul Adams

Subject: Status of Recovery Agreement for Basalt Design District

I found two (2) recovery agreements for water with the town of Basalt and Basalt Trade Associates and are referred to as Surcharge A and Surcharge B. There was also a surcharge C and possibly a surcharge D. My recollection that the surcharge C was on the Midland Addition property and I have no recollection about surcharge D if there ever was one. I found one sewer recovery agreement with the Basalt Sanitation District and where we were part of a Bob Myer's (Basalt South Business Center) recovery agreement with the sanitation district. The following is a brief description of each recovery agreement and the current status.

1. Waterline recovery – Surcharge “A”: Dated 1990, this agreement was a joint venture with the Town of Basalt and BTA, Al Story, John Wix, and later Bob Myers to extend a water main from the Fire Department Building by the Basalt Middle School across the Roaring Fork River to the South side of the new Hwy 82 bypass. The total cost of the new line was \$81,000 of which the Town put up \$40,500 and the developers put up the other \$40,500. Surcharge A was a \$500 surcharge on all water taps served by the new main line. Once the Town received its \$40,500 or cost back from the surcharge, the developers would be paid back on the next \$40,500 in surcharges received.

The only accounting for sure is that the Developers never received one cent back on their \$40,500 contribution and a lot of water taps were sold in the period 1990 to 2000. Judy Tippetts, the Town's Financial Director researched the Town's records but found everything prior to 1997 was not available. I think that when Surcharge B came on line, in April of 1992, the Town's finance staff commingled the two surcharges into just one and collected just \$500 per water tap instead of \$1,000 - \$500 per surcharge. I'm sure that the Town was paid back their half of the money fronted for installing the water main. Surcharge A died in 2000.

2. Waterline recovery – Surcharge “B”: In BTA's final PUD development plan for BBCW dated April 21, 1992; we were given a 15 year recovery agreement for over sizing our main waterline through the BBCW subdivision and later amended to include Bob Myer's BBCS waterline extension. The cost to be recovered was \$54,804.75 as of 10/28/1993. We have received all but \$404.75 due us through 6/22/2004. This recovery agreement is valid until April 22, 2007
3. The sewer line cost recovery agreement is valid to March 22, 2007, and has a remaining balance due of \$19,426. The cost recovery is based upon acreage at the rate of \$598.55 per acre for the remaining 32.466 acres subject to the 1992 agreement (Stott/Mills and Downey's 23 acre)

Written Statement regarding Community Priorities Scoring System

Article XXII, Sec. 16-471., Community Scoring Priorities System

Applicant had its Pre-Application Conference with James Lindt at 9:00, Wednesday, August 5, 2015. Those present were James Lindt, Clay Crossland and Jeff Orsulak.

After carefully reviewing the requisite Sections of the Community Priorities Scoring System Applicant has concluded that it is appropriate to request that this project be exempt from this application. The basis for Exemption is simple in that this application should be consider in combination with other projects that Applicant has developed and numerous Social Capital contributions to the Town and general public. One that is most applicable to this request is the dedication of right-of-way to Southside from Fiou Lane all the to Home Supply Ditch, see attached Annexation Exhibit of Mini-Storage showing all ROW Dedications, the dashed blue area was dedicated by Basalt Trade Associates (as Nominee for Davidco LLC) successor to Gessella Myers as provided for in the attached Easement Deed (see paragraph 2, including any future owner, i.e., Basalt Trade Associates as Nominee for Davidco LCC in this case. A separate dedication was made by Basalt Trade Associates and Basalt Mini Storage conveyed a portion of Fiou Lane and Southside Drive to the Town, see attached deed and map.

Other Social Capital contributions by Davidco LLC, et al, are listed separately, see attached Memo.

Memo:

Social Capital Account for Basalt Trade Associates, Basalt Mini Storage, Davidco LLC and Andrewco LLC.

1. Conveyed an 80 foot right of way which is now known as South Side Drive for access to the new high school after being promised by the Board of Trustees our 11 acres would be annexed and zoned industrial. Land given was 1.348 acres+/-
2. Dedicated a portion of Fiou Lane being 50 foot wide and containing approximately 0.636 acres together with 6 parking spaces for the use of the Town's Public Works Dept. Dedication was part of Annexation of 2 acres for BMS storage expansion.
3. Paid 1/3rd of the expenses for regrading of South Side Drive on the culvert for the Home Supply Ditch. Approximately \$1,500 by Southfork LLC (BTA)
4. Conveyed 26,052 square feet access and utility easement on Midland Avenue, in an inconvenient layout resulting in two small residual Lots in Midland Addition Subdivision. This was done to enable the Town to build their new bridge across the Roaring Fork River and to alien up Midland Avenue with Southside Drive on the other side of Hwy. 82 on the long shot that an underpass would be built connecting the two. September 28, 1997.
5. Paid one half the costs to erect 480 feet of 6 foot high fence along the Stott property and Midland Addition to block their view from the Post Office, our cost approximately \$8,500, Spring of 1998.
6. Installed 8" water line under Hwy 82 at our expense in 1994 to serve the Midland Addition property. No recovery agreement was asked for nor received.
7. Agreed to give Town 74,200 square feet of park land along the Roaring Fork River as per amended annexation agreement dated June 17, 1997.
8. Stubbed out water, sewer, electricity, phone, and gas for future Stott connection at our cost.
9. Allowed Town free use of our eleven (11) acres for staging area during the construction of a water well and pipeline chlorination in Fiou Lane.
10. Allowed use of Midland Addition residual lot on Midland Ave across from the Post Office to be used for farmer's markets for 3 years, rent free

11. At the Town's request we looped the water line on Midland Ave by extending our water main across the Midland Bridge. The Town agreed to credit us \$10,000 towards our Midland account which we were never able to take advantage of. Actual cost exceeded \$10,000.

12. Allowed Post Office temporary drainage across our Midland Addition Subdivision (where the library is now) to the Roaring Fork River.

14. Along with AI Story, extended the Town's water main across the Roaring Fork River from the fire station down Hwy 82 to Southside Drive on a shared cost basis. We were given a cost recovery for ten years for our share as other developers connected on. The ten years has expired and very little was ever recovered even with all the growth on the South side of the River because the cost recovery expired before the development occurred.

15. Basalt Mini Storage has through the years either given storage space to nonprofits and governmental entities or affiliates or charged rents below the going rates. The present list of these recipients is listed below:

- a. Basalt Lions Club
- b. Boy Scouts
- c. Basalt High School Project Graduation
- d. Basalt Regional Library
- e. Hospice of the Valley
- f. Roaring Fork Conservancy
- g. Roaring Fork Outdoor Volunteers
- h. Friends for Life (a hospice type care giver)
- i. Numerous hardship cases.

October 27, 2015

Davidco LLC
c/o Jeff Orsulak
Lipkin Warner Design & Planning LLC
jorsulak@lipkinwarner.com

RE: Sketch Plan Engineering Report for the Davidco LLC Mini Storage Project
SE Job No. 15186.01

Jeff,

Sopris Engineering, LLC (SE) has prepared the following Sketch Plan Engineer's Report to address the proposed access, traffic, drainage, irrigation, sewer, water, electric and other utilities to service the proposed David CO mini storage expansion in Basalt, Colorado.

The proposed development is located in Basalt, Colorado south of State Highway 82. The project includes four new mini storage buildings directly south of the existing mini storage that is accessed from the west end of Fiou Lane. The mini storage parcel is currently part of a larger parcel that is owned by the developer. The mini storage parcel (site) will be annexed into the Town of Basalt independent of the overall parcel. The site is bound on the east by undeveloped land adjacent to Southside Drive, on the south by undeveloped land adjacent to the Home Supply Ditch, on the west by the Grange ranch, and on the north by existing mini storage that is accessed from the north from Fiou Lane. Refer to Sheet C1.2 Vicinity Map.

The four proposed buildings are each approximately 120' wide by 85' deep. The buildings will have 20,000 SF of storage space each on 2 levels. The concept has storage units with ground level access on the west building face. The remaining units will be accessed from the inside from one main entrance on the north side of the building.

1.0 Phasing:

The project site plan (*Sheet C2.1*) shows the build out of the four main buildings. The project infrastructure, grading, and utilities have been designed to allow for construction of one building at a time. Phase 1 is construction of the northernmost building, Phase 2-4 will be the next building to the south. A potable water loop and the Forkner irrigation ditch piping will be completed with the Phase 1 building. The Project phasing specifics are discussed in the following sections of the report.

2.0 Access:

The project will have access from Southside drive. Two access roads will align across from Alexander Lane and Meadowview Lane to form four way intersections at Southside Drive. The proposed street section is shown on sheet C2.1, and will include 2-12' wide travel lanes. The turn radii at the intersections have been sized to allow for the largest semi-trailer access to the site. The turning movements of a WB-67 truck are shown on C2.1.

For Phase 1, only the Alexander Lane access will be constructed. A temporary gravel semi truck turnaround will be built where the future Phase 2 building will be built. For Phase 2, the gravel turnaround

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will be built where the Phase 3 building will be. For Phase 3 construction, the asphalt road infrastructure will be completed with the Meadowview Lane connection to Southside Drive.

2.1 Emergency Access:

Emergency access is provided, as the project provides access for a much larger WB-67 truck. As the project moves forward, we will meet with the Basalt Fire District to review the fire hydrant and truck staging location.

3.0 Traffic & CDOT Access:

Proposed traffic generation from onsite development is summarized in the table below. Traffic trip generation numbers were obtained from the 9th Edition of the Institute of Traffic Engineers (ITE) Trip Generation Manuals. We have conservatively assumed that all of the site traffic trips are to or from the north on Basalt Ave to Highway 82.

USE	ITE CODE#	QUANTITY	AVERAGE RATE	UNIT	ADT
MINI STORAGE	151	80,000	2.5	/1000 S.F.	200

Existing traffic counts for Basalt Avenue at Highway 82 were performed as a part of a Town of Basalt (TOB) traffic study that was prepared by Schmueser Gordon Meyer (SGM) in 2006. From the traffic counts on Basalt Avenue performed by SGM, the daily volume was 5549 in April 2006. A CDOT access permit is required if the traffic volumes increase by 20% or more. The mini storage estimated traffic trips is 200 ADT. This is a 3.6% increase to the existing traffic counts from 2006, therefore a CDOT Access permit is not required for this development.

4.0 Utilities:

The proposed sewer, water, electric, telephone, cable, and gas locations described below are shown on *C4.1-Utility Plan*. Will serve requests have been sent to all of the utility companies. Copies of the will serve letters received from utility providers are included in the application.

Based upon the existing utility locations and our field investigations, all utilities are onsite or within Southside Drive to serve the project. Existing utility services are stubbed out to the site. Proposed utility main lines onsite will be within proposed utility easements as shown on the utility plan.

4.1 Sanitary Sewer

Existing Sanitary Sewer:

All of the existing sanitary sewer in this area is part of the Basalt Sanitation District (BSD). Several existing 8" sewer mains extend onsite from the existing 12" sewer main, which flows north in Southside Drive.

Proposed Sanitary Sewer:

Proposed sanitary sewer service to the mini storage buildings will connect to an existing 8" sewer main which extends onsite at Alexander Lane. A proposed 8" sewer main will be extended to the east side of the buildings, and then will extend south to serve the four proposed buildings. The sewer main line will extend to Meadowview Lane for future sewer service connections to the south.

For the Phase 1 building, the sewer main line will be installed to Sewer Manhole B2. This infrastructure will serve the Phase 1 and Phase 2 buildings. For the Phase 3 building sewer service, the sewer main line infrastructure will be completed to manhole B3 in Meadowview Lane.

Mini-storage facilities are not listed separately in Appendix A of the BSD rules and regulations. The buildings will have very minimal water usage. For this reason we have assumed that each structure is equal to one 3,000 SF commercial building which is equal to 1.0 EQR. The total site sewer usage will be 4.0 EQRs. This is equal to 1,200 gallons per day (gpd) assuming that 1 EQR equals 300 gallons per day (gpd).

Final sanitary sewer flows and final EQR calculations will be calculated at the time of individual building construction. Permitting, installation and construction of the proposed sanitary sewer system will be in compliance with the BSD Rules and Regulations.

4.2 Water

Existing Potable Water:

An existing 12" water main is located in Southside Drive. An 8" water main extends onsite to the south side of the existing mini storage lot, and several existing 8" water main lines extend onsite. Existing water mains are a part of the Town of Basalt water system.

Proposed Water System:

The proposed water system will loop from Alexander to Meadowview Lane, by extension of the existing 8" water mains stubbed onsite. This will provide a reliable water supply adequate to meet fire flow requirements and the potable water demands of the proposed development. Four inch water services are proposed to each building.

At this point no phasing of improvements is anticipated. The entire water main line loop will be constructed with the Phase 1 building.

Water usage was calculated based on Exhibit A - Town of Basalt EQR Schedule which is part of the Town Municipal Code. Total site water usage is calculated as 4.50 EQR. We understand that 1 EQR = 350 gallons per day (including irrigation). Because no potable water will be used for irrigation, we have reduced water usage to 300 gpd per unit. We have reduced the number of EQR by the % reduction (300/350) of water usage per unit. Total water usage is summarized below.

WATER USAGE SUMMARY						
USE	Units	EQR RATE	EQR	% Reduction (300/350)	Total EQR	Gallons/Day
MINI STORAGE COMPLEX-4 BUILDINGS						
(a) MANAGERS OFFICE (1-1000 S.F.)	1,000	0.35/1000 S.F.	0.35	85.71%	0.30	105
(b) STORAGE SPACE	78,000	0.05/1000 S.F.	3.9	85.71%	3.34	1,170
(c) PUBLIC RESTROOM (2)	2	0.50/UNIT	1	85.71%	0.86	300
				TOTAL	4.50	1,575

Final water usage and final EQR calculations will be calculated at the time of individual building construction. Permitting, installation and construction of the proposed water system will be in compliance with the Town of Basalt Public Works Manual.

4.3 Fire Flow:

We understand that existing fire hydrant flow rates are good in the Southside Area of Basalt. The project has a looped 8" water main that connects to the existing 12" water main at two locations. A fire hydrant is proposed at the south end and near the center of the mini storage buildings. An existing hydrant is at the north end of the proposed buildings. Fire flows will be confirmed and discussed with the Basalt Fire District prior to final plan submittal.

4.4 Raw Water Irrigation:

With Phase 1 development, the existing Forkner Irrigation ditch onsite will be piped in a 24" HDPE pipe with manholes at bend locations. The design is subject to review from the Forkner ditch members. The ditch pipe will be designed for the final submittal.

A pressurized raw water system will be installed to provide landscape irrigation to all landscaped areas onsite. Irrigation water will be supplied from the rerouted Forkner irrigation ditch that flows across the site, using historic irrigation water rights associated with the property.

We anticipate continuous flow in the Forkner ditch during the irrigation season. Flow from the ditch will be routed into a water storage tank. The pressurized irrigation system will draw water from the storage tank and flow through irrigation pipe to service the irrigated areas onsite. The pressurized irrigation system will be designed for the final submittal.

4.5 Electric/Telephone/Cable/Gas:

The proposed shallow utilities onsite are shown on Sheet C4.1. Existing Electric transformers and utility pedestals will be relocated and proposed utilities will be placed according to the Architect's final building locations, at the time of the building permit drawing set. Proposed shallow bury utilities will share a common trench to serve the site. Natural gas will be extended from the Southside Drive ROW.

Shallow utilities will be phased with the building phasing. For Phase 1, the utilities will be installed to the SE corner of the building. This will also serve the Phase 2 building. For Phase 3 and 4, the utilities will be extended to the SE corner of the Phase 3 building.

5.0 Drainage:

The sketch plan proposed site topography, site slopes, and the storm system are shown on Sheet C3.1 Grading & Drainage Plan. The site will be designed to detain the difference between pre and post development for the 25 year – 24 hour storm event, as required by the Town of Basalt code. The site storm water detention system has been roughly sized to confirm the overall site drainage concept. Final calculations and storm water details will be include with the Final plan submittal.

The site storm water improvements will be designed for installation with each building phase. For Phase 1, the storm improvements will route runoff to underground detention that is adequate to offset the increased storm runoff.

Offsite Drainage:

With previous development proposals for the overall site, Rhino Engineering prepared a drainage study that defines the offsite basin to the south. The basin south of the Home Supply Ditch peak flow estimate

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is 4-7 cfs. Under the current existing condition, this flow is be intercepted by the Home Supply ditch and flows to the west. If the Home Supply ditch is piped in the future the flow would sheet flow onsite. The offsite runoff would flow accross the site west of Southside Drive. Offsite flow will be safely conveyed through and around the mini storage site.

6.0 ESA Ordinance / Natural Hazards:

According to the Town of Basalt Code an environmentally sensitive area (ESA) is defined as; all land within 50 feet of the high water line, floodplains, riparian and wetland areas, and wildlife habitat areas. This site is not an ESA. Based on site visits and our knowledge of the general area, no other natural hazards (including flooding, subsidence, unstable soils, rockfall hazards, historic debris flow, and alluvial fan areas) are found on site. Based upon the surrounding uses and site conditions, fire hazard onsite is very low.

7.0 Conclusion:

For the Town of Basalt sketch plan process, it has been determined that the site; will have good access, can be served by all required utilities, and the drainage and natural hazard impacts will be mitigated. Engineering drawings are included with this report to demonstrate that the above design conditions can be met. Please contact us with any questions, clarifications, or design revisions.

Sincerely,

SOPRIS ENGINEERING, LLC

John Petaisto, PE
Project Manager

Yancy Nichol, PE
Principal

Written Statement regarding Compliance with Dimensional Standards

The proposed project is in complete compliance with the Dimensional Standards of the Code. See attached chart.

Comparison of Dimensional Requirements

Schedule of Requirements Industrial Zone District		
Use	IN	Proposed Storage
Minimum lot area (square feet)	6,000	No Changes
Maximum building height (feet)	33	No Changes
Highest point of a pitched roof not to exceed (feet)	35	No Changes
Maximum number of stories	3	No Changes
Maximum floor area ratio	2:1	No Changes
Yard requirements: (feet)		
Front yard setback:		
Local street	20	No Changes
Other streets	25	No Changes
Setback from zone district boundaries (landscaped)	20	No Changes
Side yard setback (other than from IN district boundaries) (feet)	10 ¹	No Changes
Rear yard setback (other than from IN district boundaries) (feet)	10 ¹	No Changes
Rivers and other environmentally sensitive areas	Note ²	No Changes
Minimum landscaped open space	10%	No Changes

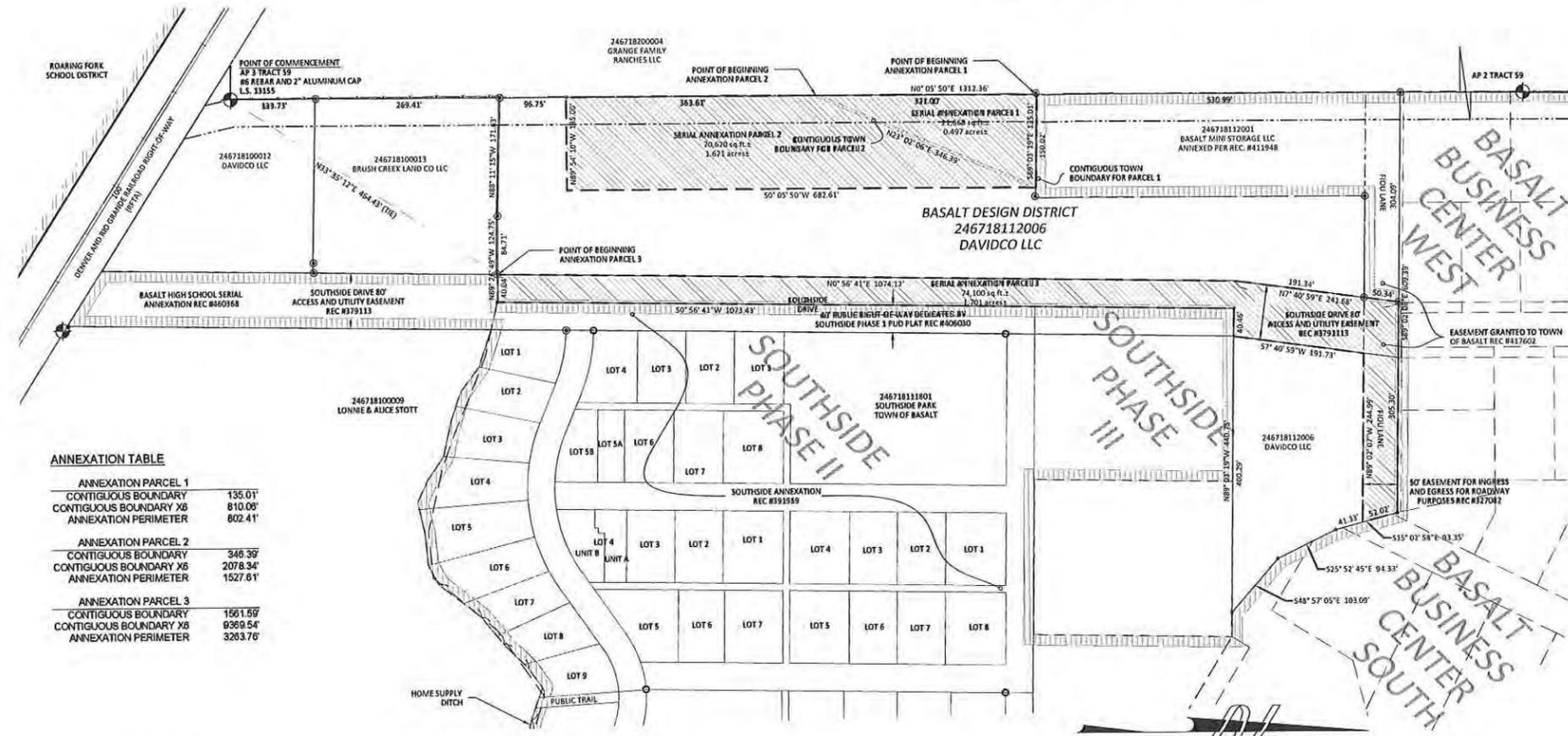
NOTES:

1. Variable side and rear yard setbacks may be permitted, that would allow a zero lot line development, provided that the following conditions are met: that a minimum of 20 feet be maintained between buildings unless common wall construction is proposed, that the lot line shall not abut a public right-of-way or private access easement, that all zero lot line developments shall provide a maintenance easement of 3 feet adjacent to the lot line with a zero setback, and that the variable setback shall be allowed only where all the lots involved are part of a platted subdivision or PUD with unified ownership of the lots adjacent to the property line with the reduced setback.
2. See Article XXI concerning development in or around rivers, wetlands and environmentally sensitive areas.

ANNEXATION PLAT OF: DAVIDCO LLC SERIAL ANNEXATION 1, 2 AND 3

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO

SHEET 1 OF 1



ANNEXATION TABLE

ANNEXATION PARCEL 1	
CONTIGUOUS BOUNDARY	135.01'
CONTIGUOUS BOUNDARY X6	810.08'
ANNEXATION PERIMETER	802.41'
ANNEXATION PARCEL 2	
CONTIGUOUS BOUNDARY	348.35'
CONTIGUOUS BOUNDARY X6	2078.34'
ANNEXATION PERIMETER	1527.61'
ANNEXATION PARCEL 3	
CONTIGUOUS BOUNDARY	1561.55'
CONTIGUOUS BOUNDARY X6	9369.54'
ANNEXATION PERIMETER	3263.76'

ANNEXATION PARCEL DESCRIPTIONS

SERIAL ANNEXATION PARCEL 1

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO; SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 822-825 IN THE PITKIN COUNTY CLERK AND RECORDERS OFFICE; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59 (WITH ALL BEARINGS HEREIN BEING RELATIVE TO A BEARING OF N00°48'57"E, BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GLO BRASS CAPS IN PLACE); THENCE N00°05'50"E, ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 A DISTANCE OF 1174.59 FEET TO THE SOUTHWEST CORNER OF THAT ANNEXATION PARCEL AS SHOWN ON THE ANNEXATION PLAT OF BASALT BUSINESS CENTER WEST, FILING II ANNEXATION, RECORDED DECEMBER 29, 1997 AS RECEPTION NO. 411948 OF THE PITKIN COUNTY RECORDS, THE TRUE POINT OF BEGINNING; THENCE S 89°03'19"E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ANNEXATION PARCEL OF BASALT BUSINESS CENTER WEST A DISTANCE OF 135.01 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE S 23°02'00"W, A DISTANCE OF 348.35 FEET TO SAID WESTERLY BOUNDARY LINE OF SAID TRACT 59; THENCE N00°05'50"E, ALONG SAID WESTERLY BOUNDARY LINE OF SAID TRACT 59 A DISTANCE OF 321.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 21,669 SQUARE FEET OR 0.497 ACRES, MORE OR LESS.

SERIAL ANNEXATION PARCEL 2

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO; SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 822-825 IN THE PITKIN COUNTY CLERK AND RECORDERS OFFICE; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59 (WITH ALL BEARINGS HEREIN BEING RELATIVE TO A BEARING OF N00°48'57"E, BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GLO BRASS CAPS IN PLACE); THENCE N00°05'50"E, ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 59 A DISTANCE OF 853.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 23°02'00"E, A DISTANCE OF 348.35 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THAT ANNEXATION PARCEL AS SHOWN ON THE ANNEXATION PLAT OF BASALT BUSINESS CENTER WEST, FILING II ANNEXATION, RECORDED DECEMBER 29, 1997 AS RECEPTION NO. 411948 OF THE PITKIN COUNTY RECORDS, THENCE S 09°05'50"W, A DISTANCE OF 682.81 FEET; THENCE N 89°54'10"W, A DISTANCE OF 135.00 FEET TO SAID WESTERLY BOUNDARY LINE OF TRACT 59; THENCE N00°05'50"E, ALONG SAID WESTERLY BOUNDARY LINE A DISTANCE OF 303.01 FEET TO THE POINT OF BEGINNING.

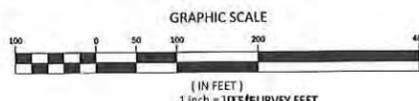
SAID PARCEL OF LAND CONTAINING 70,820 SQUARE FEET OR 1.621 ACRES.

SERIAL ANNEXATION PARCEL 3

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO; SAID PARCEL OF LAND ALSO BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 774 AT PAGE 822-825 IN THE PITKIN COUNTY CLERK AND RECORDERS OFFICE; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

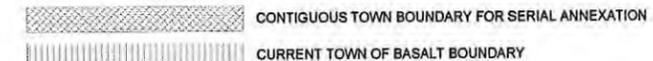
COMMENCING AT ANGLE POINT NO. 3 OF SAID TRACT 59 (WITH ALL BEARINGS HEREIN BEING RELATIVE TO A BEARING OF N00°48'57"E, BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GLO BRASS CAPS IN PLACE); THENCE N00°05'50"E, A DISTANCE OF 464.43 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PROPERTY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF AN 80 FOOT WIDE ROAD RIGHT-OF-WAY AS DESCRIBED IN THAT DOCUMENT RECORDED AS RECEPTION NUMBER 39113 OF THE PITKIN COUNTY RECORDS, THE TRUE POINT OF BEGINNING; THENCE N00°59'41"E, ALONG SAID WESTERLY LINE A DISTANCE OF 1074.12 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N07°40'59"E, A DISTANCE OF 241.88 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE FINAL PLAT OF BASALT BUSINESS CENTER WEST RECORDED AS RECEPTION NUMBER 345113 OF THE PITKIN COUNTY RECORDS, THENCE LEAVING SAID WESTERLY LINE S 89°02'09"E, ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 205.30 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY S 15°02'58"E, ALONG THE WESTERLY BOUNDARY OF THE FINAL PLAT OF BASALT BUSINESS CENTER SOUTH RECORDED AS RECEPTION NUMBER 356525 OF THE PITKIN COUNTY RECORDS A DISTANCE OF 52.92 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY N 89°02'07"W, A DISTANCE OF 244.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID 80 FOOT WIDE ROAD RIGHT-OF-WAY; THENCE S 07°40'59"W ALONG SAID EASTERLY LINE A DISTANCE OF 191.73 FEET TO A POINT ON THE BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 774 AT PAGE 822-825 IN THE PITKIN COUNTY CLERK AND RECORDERS OFFICE; THENCE N 89°03'19"W, ALONG SAID BOUNDARY LINE A DISTANCE OF 40.49 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE S 09°54'11"W, A DISTANCE OF 1072.43 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE N 89°20'49"W, A DISTANCE OF 40.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 74,100 SQUARE FEET OR 1.701 ACRES.



SOURCE DOCUMENTS

- ANNEXATION PLAT OF BASALT BUSINESS CENTER WEST, FILING II ANNEXATION, RECORDED DECEMBER 29, 1997 AS RECEPTION NO. 411948
- US GENERAL LAND OFFICE 1929 SUPPLEMENTAL PLAT OF TOWNSHIP 8 SOUTH RANCH 86 WEST OF THE 6TH P.M.
- ANNEXATION PLAT OF BASALT HIGH SCHOOL SERIAL ANNEXATION RECORDED NOVEMBER 1, 2001 AS RECEPTION NO. 460368
- FINAL PLAT AND FINAL PUD DEVELOPMENT PLAN OF BASALT BUSINESS CENTER WEST, RECORDED MAY 27, 1992 AS RECEPTION NO. 346113
- FINAL PLAT AND FINAL PUD DEVELOPMENT PLAN PHASE I AND RIGHT-OF-WAY DEDICATION WITHIN PHASES II AND III OF SOUTHSIDE PLANNED UNIT DEVELOPMENT, PHASE I, RECORDED MAY 27, 1992 AS RECEPTION NO. 345113
- MAP OF TERRITORIES TO BE ANNEXED TO THE TOWN OF BASALT, RECORDED APRIL 22, 1966 AS RECEPTION NO. 391869
- EXHIBIT FOR A 80 FOOT RIGHT-OF-WAY PREPARED NOVEMBER 13, 1994 BY LOUIS H. BUELTNER (L.S. #31586)
- THAT EASEMENT DEED RECORDED FEBRUARY 17, 1995 AS RECEPTION NO. 379117
- THAT WARRANTY DEED RECORDED FEBRUARY 17, 1995 AS RECEPTION NO. 379117
- FINAL PLAT BASALT BUSINESS CENTER SOUTH RECORDED MAY 4, 1993 AS RECEPTION NO. 356525



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CIVIL CONSULTANTS
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CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM



MAP NOTES

- DATE OF PREPARATION: SEPTEMBER - DECEMBER, 2015
- LINEAR UNITS: THE LINEAR UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARING: THE 1996 GREENHORNE AND O'MARA, INC. COUNTY OF EAGLE/TOWN OF BASALT CONTROL NETWORK PROJECT DATUM, WHICH IS BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM-CENTRAL ZONE, LAMBERT CONFORMAL PROJECT (NAD 83/92) BASALT AREA BEARING BASIS OF N 69°21'11" W BETWEEN NGS STATIONS F-158 AND G-158, WHICH ESTABLISHED A PROJECT BEARING OF N 00°48'57" E BETWEEN ANGLE POINT NO. 7 AND ANGLE POINT NO. 8 OF TRACT 59, BOTH FOUND GLO BRASS CAPS IN PLACE, AS SHOWN.
- THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE PLATS AND DOCUMENTS STATED HEREON AND THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, FILE NO. BAC64000633, EFFECTIVE DATE AUGUST 24, 2015.
- DEED OF RECORD BEARINGS HAVE BEEN ROTATED CLOCKWISE 00°56'41" TO CONFORM WITH THE BASIS OF BEARING, AS REFERENCED IN NOTE 3 ABOVE.
- THE PROPERTY IS SUBJECT TO THE ANNEXATION AGREEMENT RECORDED WITH THE CLERK AND RECORDER OF PITKIN COUNTY AS RECEPTION NO. _____.

TOWN COUNCIL CERTIFICATE

THIS ANNEXATION PLAT IS APPROVED FOR FILING WITH THE CLERK AND RECORDER OF PITKIN COUNTY PURSUANT TO ORDINANCE NO. _____, SERIES OF 20____, ON THIS _____ DAY OF _____, 20____.

JACQUI R. WHITSITT, MAYOR
WITNESS MY HAND AND SEAL OF THE TOWN OF BASALT, COLORADO

ATTEST:
PAMELA K. SCHILLING, TOWN CLERK

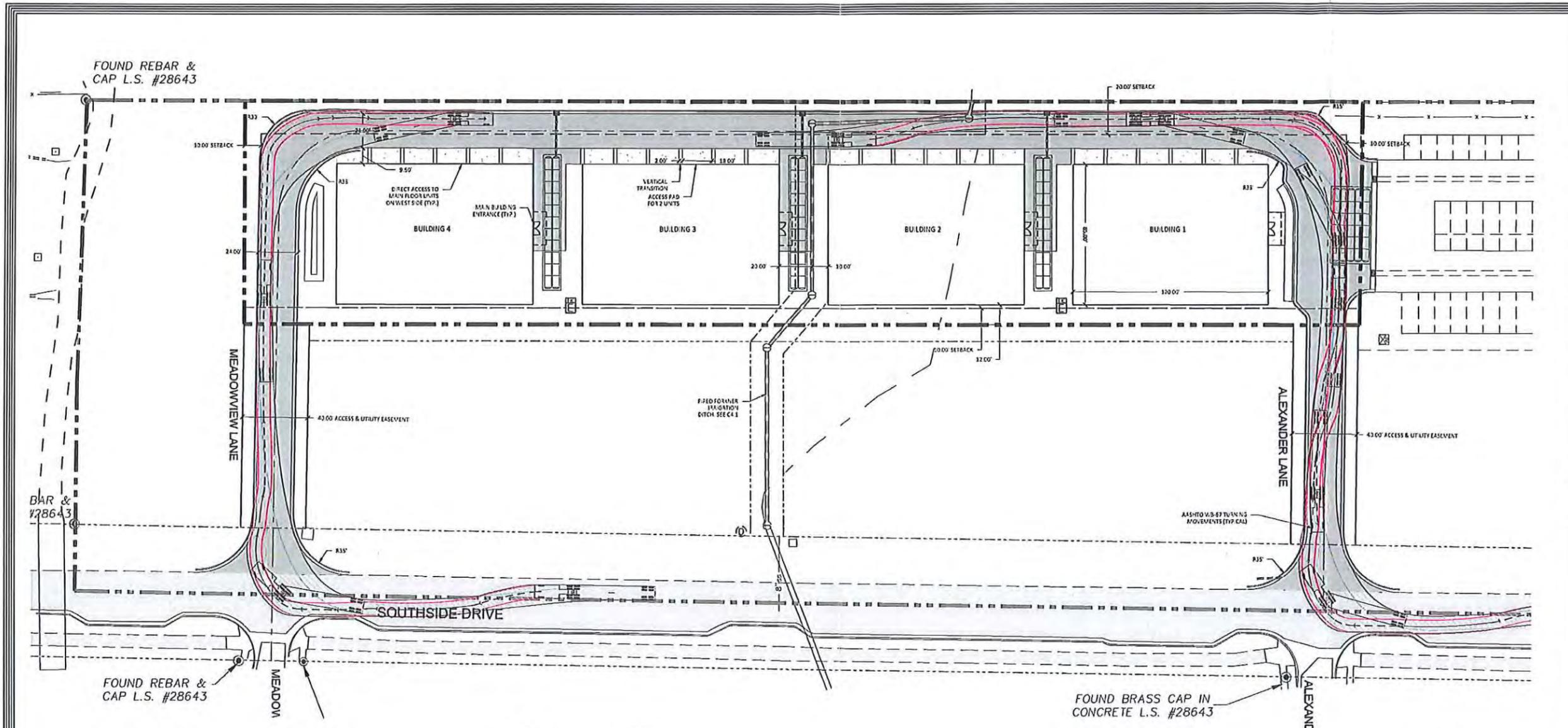
SURVEYOR'S STATEMENT
I, MARK S. BECKLER, DO HEREBY STATE THAT THIS ANNEXATION PLAT WAS PREPARED BY SOPRIS ENGINEERING, LLC FOR DAVIDCO, LLC., AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARK S. BECKLER L.S. NO. 28643

ACCEPTANCE FOR RECORDING
THIS PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO, THIS _____ DAY OF _____, 20____, AS RECEPTION NO. _____.

CLERK AND RECORDER

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BROUGHT ANY DEFECT IN THIS SURVEY BE COMANDICATED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

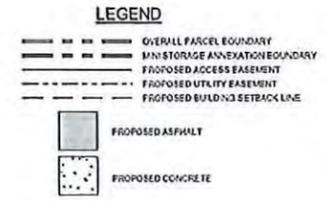
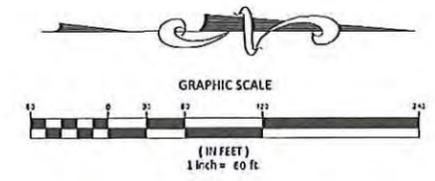
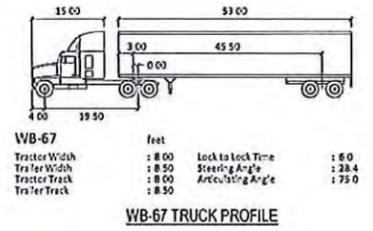


FOUND REBAR & CAP L.S. #28643

BAR & #28643

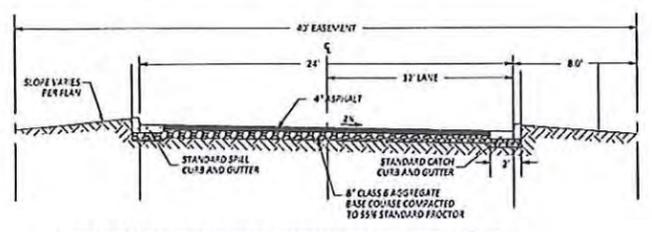
FOUND REBAR & CAP L.S. #28643

FOUND BRASS CAP IN CONCRETE L.S. #28643



GENERAL SITE NOTES:

- ALL PARKING, LOADING AND UNLOADING ZONES SHOWN ARE APPROXIMATE, AND SHALL BE FINAL DESIGNED DURING THE BUILDING PERMIT SET FOR EACH INDIVIDUAL LOT. FINAL ON-SITE LAYOUT AND DESIGN OF PARKING, EASEMENTS, UTILITIES, & GRADING WILL OCCUR DURING THE BUILDING PERMIT PROCESS.



STEP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 8" DEPTH TO 95% STANDARD PROCTOR

ALEXANDER LANE & MEADOWVIEW LANE STREET SECTION

NTS

INITIALS	DATE
JPP	-
JPP	-
YTN	-

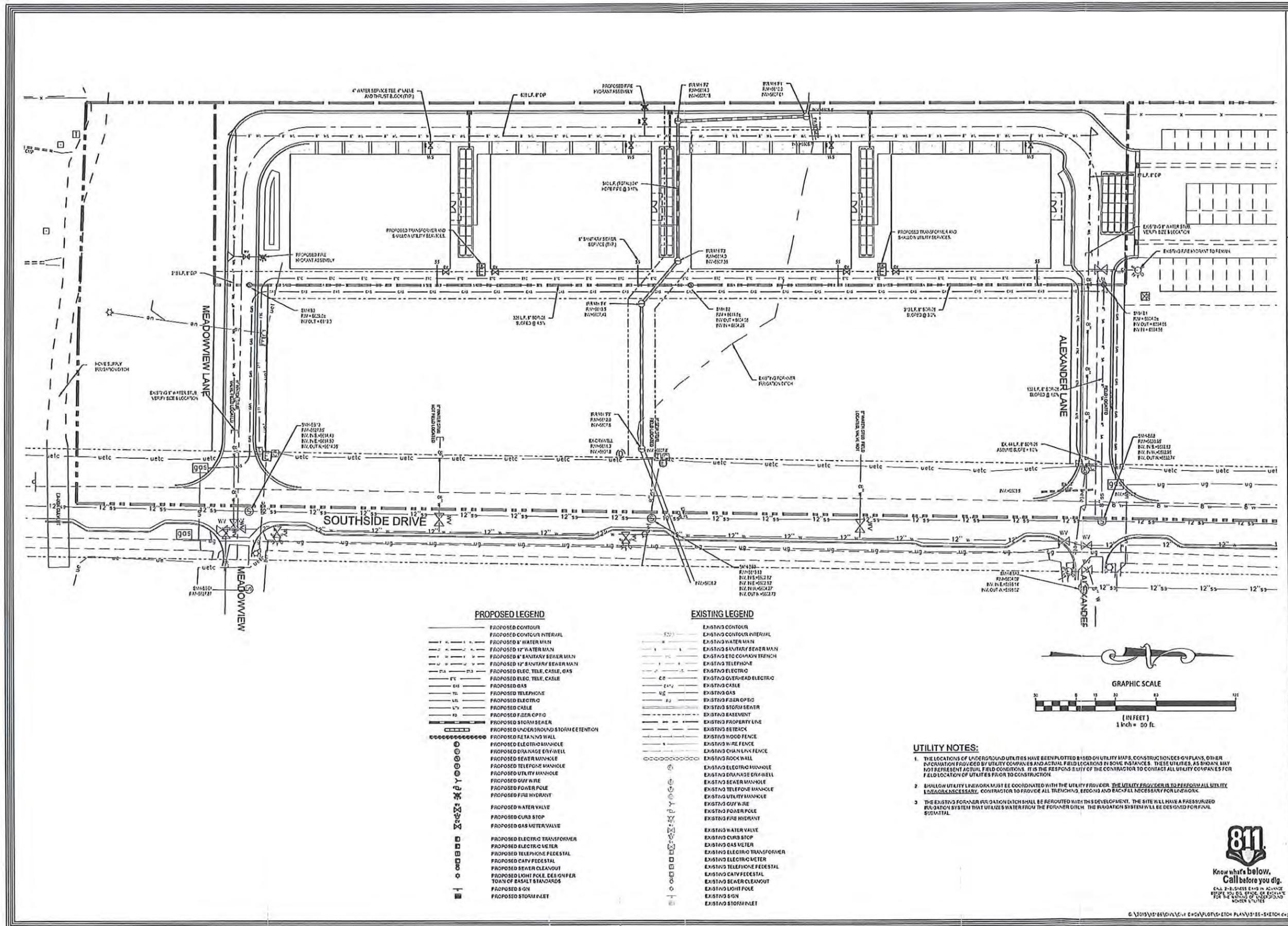
S O P R I S E ENGINEERING, LLC
 CIVIL CONSULTANTS
 502 MAIN STREET
 CARBONDALE, CO 81623
 (970) 704-0311
 FAX: (970) 704-0313

NO.	REVISION	BY	DATE

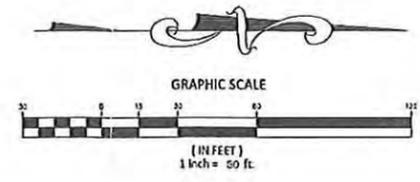
DAVIDCO MINI STORAGE
 TOWN OF BASALT, COLORADO
 SITE PLAN
 SKETCH PLAN

DATE:	10/21/2015
JOB NO.:	15188
SHEET:	C2.1

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- | PROPOSED LEGEND | EXISTING LEGEND |
|--|--------------------------------|
| — PROPOSED CONTOUR | — EXISTING CONTOUR |
| — PROPOSED CONTOUR INTERNAL | — EXISTING CONTOUR INTERNAL |
| — PROPOSED 8" WATER MAIN | — EXISTING WATER MAIN |
| — PROPOSED 8" SANITARY SEWER MAIN | — EXISTING SANITARY SEWER MAIN |
| — PROPOSED 12" SANITARY SEWER MAIN | — EXISTING ETO COMMON TRENCH |
| — PROPOSED ELEC. TELE. CABLE, GAS | — EXISTING TELEPHONE |
| — PROPOSED ELEC. TELE. CABLE | — EXISTING ELECTRO |
| — PROPOSED GAS | — EXISTING OVERHEAD ELECTRO |
| — PROPOSED TELEPHONE | — EXISTING CABLE |
| — PROPOSED ELECTRO | — EXISTING GAS |
| — PROPOSED CABLE | — EXISTING FIBER OPTIC |
| — PROPOSED FIBER OPTIC | — EXISTING STORM SEWER |
| — PROPOSED STORM SEWER | — EXISTING EASEMENT |
| — PROPOSED UNDERGROUND STORM RETENTION | — EXISTING PROPERTY LINE |
| — PROPOSED RETAINING WALL | — EXISTING SETBACK |
| — PROPOSED ELECTRO MANHOLE | — EXISTING WOOD FENCE |
| — PROPOSED DRAINAGE DRY-WELL | — EXISTING WIRE FENCE |
| — PROPOSED SEWER MANHOLE | — EXISTING CHAIN LINK FENCE |
| — PROPOSED TELEPHONE MANHOLE | — EXISTING ROCK WALL |
| — PROPOSED UTILITY MANHOLE | — EXISTING ELECTRO MANHOLE |
| — PROPOSED CUY WIRE | — EXISTING DRAINAGE DRY-WELL |
| — PROPOSED POWER POLE | — EXISTING SEWER MANHOLE |
| — PROPOSED FIRE HYDRANT | — EXISTING TELEPHONE MANHOLE |
| — PROPOSED WATER VALVE | — EXISTING CUY WIRE |
| — PROPOSED CURB STOP | — EXISTING POWER POLE |
| — PROPOSED GAS METER VALVE | — EXISTING FIRE HYDRANT |
| — PROPOSED ELECTRO TRANSFORMER | — EXISTING WATER VALVE |
| — PROPOSED ELECTRO METER | — EXISTING CURB STOP |
| — PROPOSED TELEPHONE PEDESTAL | — EXISTING GAS METER |
| — PROPOSED CUY PEDESTAL | — EXISTING ELECTRO TRANSFORMER |
| — PROPOSED SEWER CLEANOUT | — EXISTING ELECTRO METER |
| — PROPOSED LIGHT POLE, DESIGN PER TOWN OF BASALT STANDARDS | — EXISTING TELEPHONE PEDESTAL |
| — PROPOSED SIGN | — EXISTING CUY PEDESTAL |
| — PROPOSED STORM INLET | — EXISTING SEWER CLEANOUT |
| | — EXISTING LIGHT POLE |
| | — EXISTING SIGN |
| | — EXISTING STORM INLET |

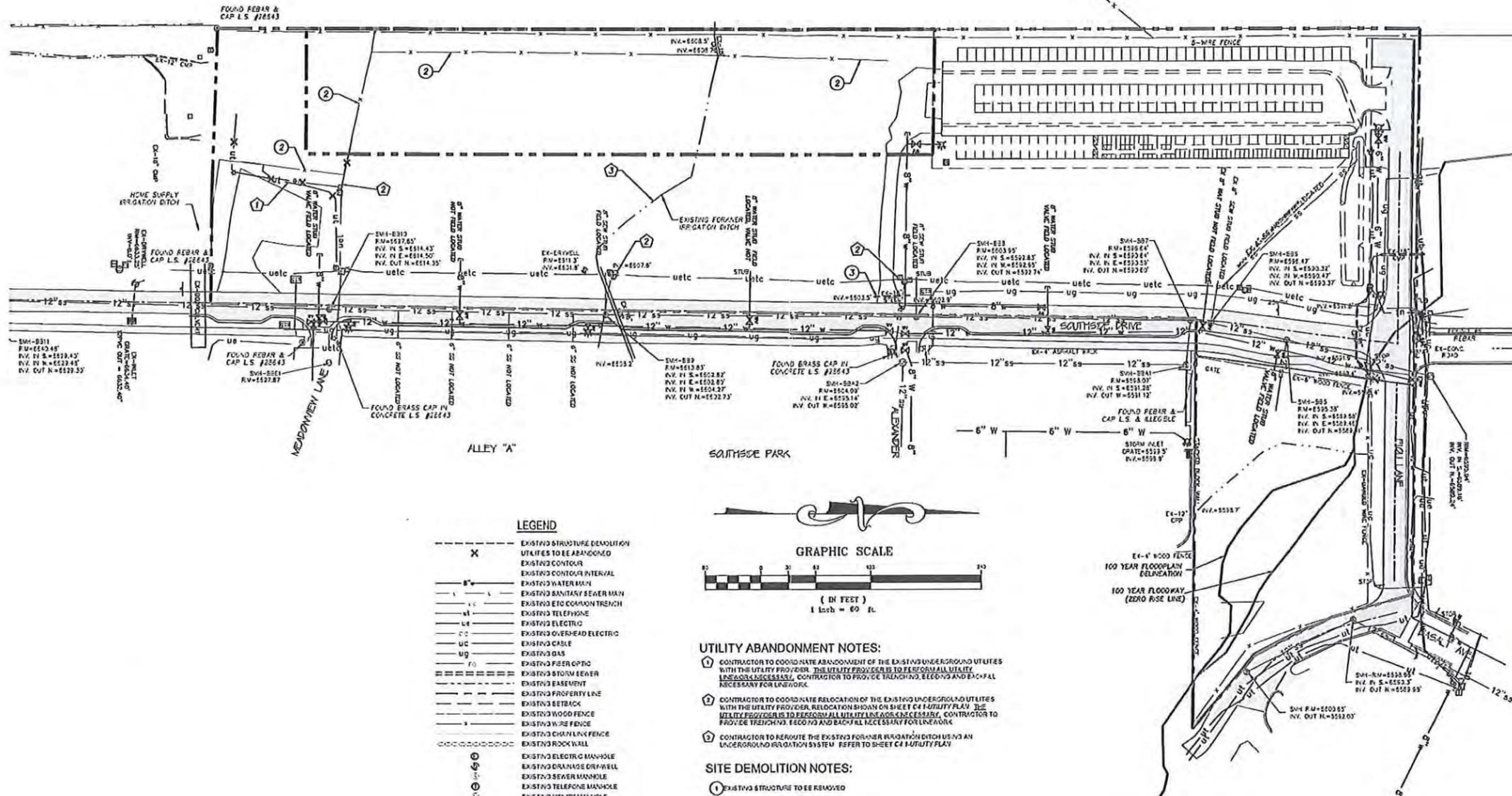


UTILITY NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, CONSTRUCTION DESIGNS, OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS BY SOME INSTANCES. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
- SHALLOW UTILITY LINEWORK MUST BE COORDINATED WITH THE UTILITY PROVIDER. THE UTILITY PROVIDER IS TO PERFORM ALL UTILITY LOCATIONS NECESSARY. CONTRACTOR TO PROVIDE ALL TRENCHING, BEDDING AND BACK-FILL NECESSARY FOR LINEWORK.
- THE EXISTING POWER IRRIGATION DITCH SHALL BE REROUTED WITH THIS DEVELOPMENT. THE SITE WILL HAVE A PRESSURIZED IRRIGATION SYSTEM THAT UTILIZES WATER FROM THE FORUMER DITCH. THE IRRIGATION SYSTEM WILL BE DESIGNED FOR FURNAL SIZEMENT.

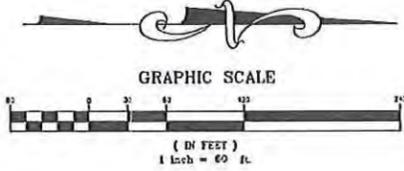


S OPRIS E ENGINEERING, LLC. CIVIL CONSULTANTS 502 MAIN STREET CARBONDALE, CO 81623 (970) 764-0311 FAX: (970) 764-0313	
DESIGNED BY	DATE
DRAWN BY	
CHECKED BY	
NO.	REVISION
DAVIDCO MINI STORAGE TOWN OF BASALT, COLORADO UTILITY PLAN SKETCH PLAN	
DATE	10/21/2015
JOB NO.	15186
SHEET	C4.1



LEGEND

---	EXISTING STRUCTURE DEMOLITION
X	UTILITIES TO BE ABANDONED
---	EXISTING CONTOUR
---	EXISTING CONTOUR INTERVAL
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER MAIN
---	EXISTING EROSION TRENCH
---	EXISTING TELEPHONE
---	EXISTING ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING CABLE
---	EXISTING GAS
---	EXISTING FIBER OPTIC
---	EXISTING STORM SEWER
---	EXISTING EASEMENT
---	EXISTING PROPERTY LINE
---	EXISTING SETBACK
---	EXISTING WOOD FENCE
---	EXISTING WIRE FENCE
---	EXISTING CHAIN LINK FENCE
---	EXISTING ROCK WALL
---	EXISTING ELECTRIC MANHOLE
---	EXISTING DRAINAGE DRAIN WELL
---	EXISTING SEWER MANHOLE
---	EXISTING TELEPHONE MANHOLE
---	EXISTING UTILITY MANHOLE
---	EXISTING GUY WIRE
---	EXISTING POWER POLE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING CURB STOP
---	EXISTING GAS METER
---	EXISTING ELECTRIC TRANSFORMER
---	EXISTING ELECTRIC METER
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING CATV PEDESTAL
---	EXISTING BEWER CLEANOUT
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	EXISTING STORM ALET



UTILITY ABANDONMENT NOTES:

- CONTRACTOR TO COORDINATE ABANDONMENT OF THE EXISTING UNDERGROUND UTILITIES WITH THE UTILITY PROVIDER. THE UTILITY PROVIDER IS TO PERFORM ALL UTILITY LINEWORK NECESSARY, CONTRACTOR TO PROVIDE TRENCHING, BEDDING AND BACKFILL NECESSARY FOR LINEWORK.
- CONTRACTOR TO COORDINATE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES WITH THE UTILITY PROVIDER. RELOCATION SHOWN ON SHEET C4-1 UTILITY PLAN. THE UTILITY PROVIDER IS TO PERFORM ALL UTILITY LINEWORK NECESSARY, CONTRACTOR TO PROVIDE TRENCHING, BEDDING AND BACKFILL NECESSARY FOR LINEWORK.
- CONTRACTOR TO RELOCATE THE EXISTING FORANER IRRIGATION DITCH USING AN UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET C4-1 UTILITY PLAN.

SITE DEMOLITION NOTES:

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- EXISTING CURB TO BE REMOVED AFTER PROPOSED DRIVEWAY IMPROVEMENTS ARE IN PLACE.

GENERAL DEMOLITION NOTES:

- EXISTING CONDITIONS BASED UPON EXISTING CONDITIONS SURVEY BY SOPRIS ENGINEERING LLC DATED 2005.
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, LOCATES OR OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES. THESE UTILITIES, AS SHOWN MAY NOT REFLECT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
- ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
- THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS TO THE SITE BOUNDARIES AND SPECIFIED RIGHT OF WAY. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR EXPRESSED CONSENT OF THE OWNER OR DEVELOPER REPRESENTATIVES.
- CONTRACTOR TO COORDINATE ALL UTILITY LINEWORK WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- EXISTING ASPHALT AND CONCRETE TO BE REMOVED MAY BE CRUSHED TO A MINUS 3" AND REUSED AS FILL ON SITE.
- REFER TO LANDSCAPE PLAN FOR DEMOLITION AND RELOCATION OF EXISTING LANDSCAPING ON SITE.
- ALL UTILITY SERVICES SHALL REMAIN IN SERVICE TO OFFSITE USERS. A 48 HOUR NOTICE SHALL BE GIVEN PRIOR TO ANY TEMPORARY SHUT DOWN FOR UTILITY RELOCATION.

SUMMARY OF UTILITY PROVIDERS

UTILITY	UTILITY PROVIDER
WATER	TOWN OF BASALT
SEWER	BASALT SANITATION DISTRICT
ELECTRIC	HOLYCROSS
TELEPHONE	QWEST
CABLE	COMCAST
GAS	SOURCE GAS

DAVIDCO MINI STORAGE
TOWN OF BASALT, COLORADO

SITE DEMOLITION PLAN
SKETCH PLAN

NO.	REVISION	DATE

DESIGNED BY: JPP
DRAWN BY: JPP
CHECKED BY: YTN

INITIALS: JPP, YTN

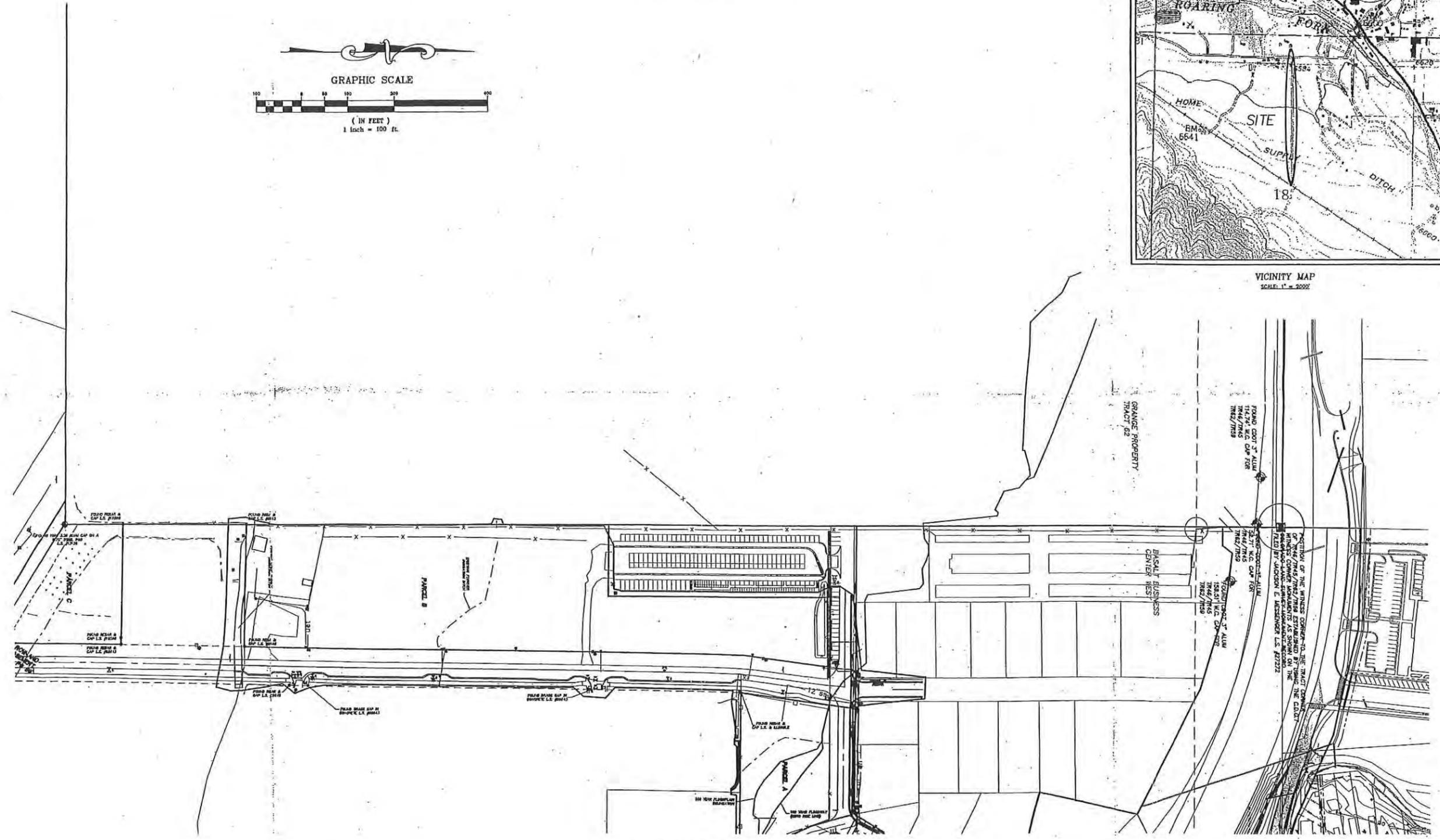
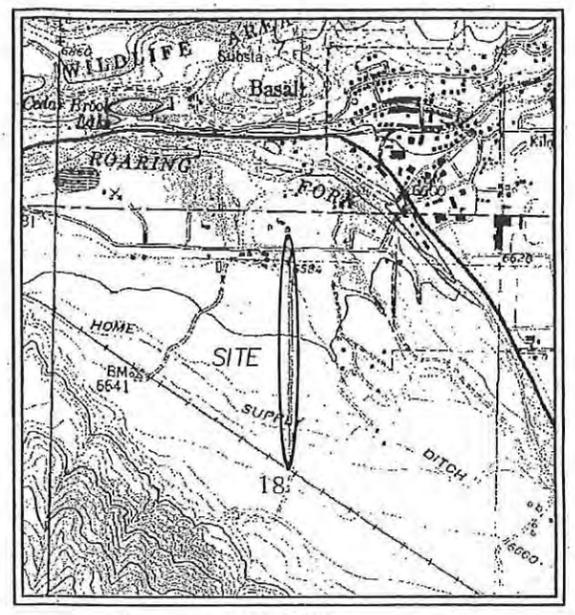
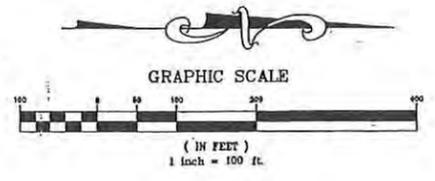
DATE: 10/21/2015

JOB NO. 15186

SHEET C1.3

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 764-8311
FAX: (970) 764-0313

EXHIBIT MAP OF
GRANGE & BASALT BUSINESS CENTER WEST
 A TRACT OF LAND SITUATED IN OF SECTIONS 7 & 18,
 TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH P.M.,
 COUNTY OF GARFIELD, STATE OF COLORADO.
 SHEET 1 OF 1



SOPRIS ENGINEERING - LLC
 CIVIL CONSULTANTS
 502 MAIN STREET, SUITE A3
 CARBONDALE, COLORADO 81623
 (970) 704-0311

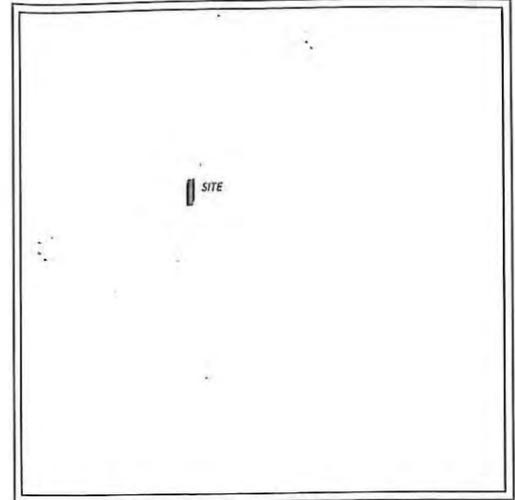
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TWO YEARS FROM THE DATE OF CREATION OF THIS INSTRUMENT.

ANNEXATION EXHIBIT OF:

MINI-STORAGE

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 59 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PITKIN, STATE OF COLORADO

SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 2000'

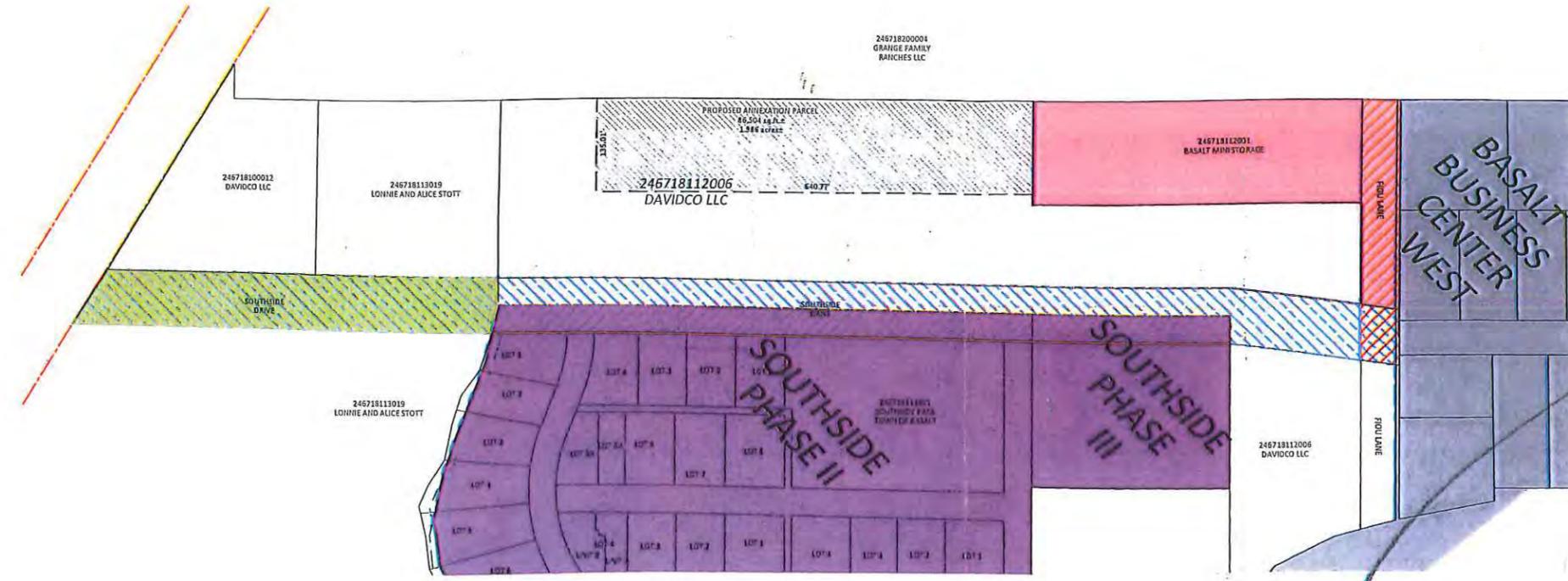
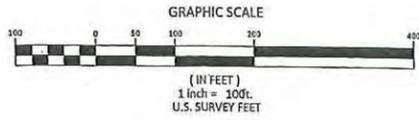


EXHIBIT LEGEND

- TOWN OF BASALT LIMITS OF PREVIOUS ANNEXATIONS
- REC. #411948 BASALT BUSINESS CENTER WEST ANNEXATION
- REC. #391989 SOUTHSIDE ANNEXATION
- REC. #460368 BASALT HIGH SCHOOL SERIAL ANNEXATION
- REC. #17602 EASEMENT GRANTED TO TOWN OF BASALT
- REC. #406030 ROW DEDICATED BY SOUTHSIDE PHASE I PUD PLAT
- AREA OF PROPERTY TO BE ANNEXED
- AREA OF SOUTHSIDE DRIVE REMAINING TO BE ANNEXED AND/OR DEDICATED

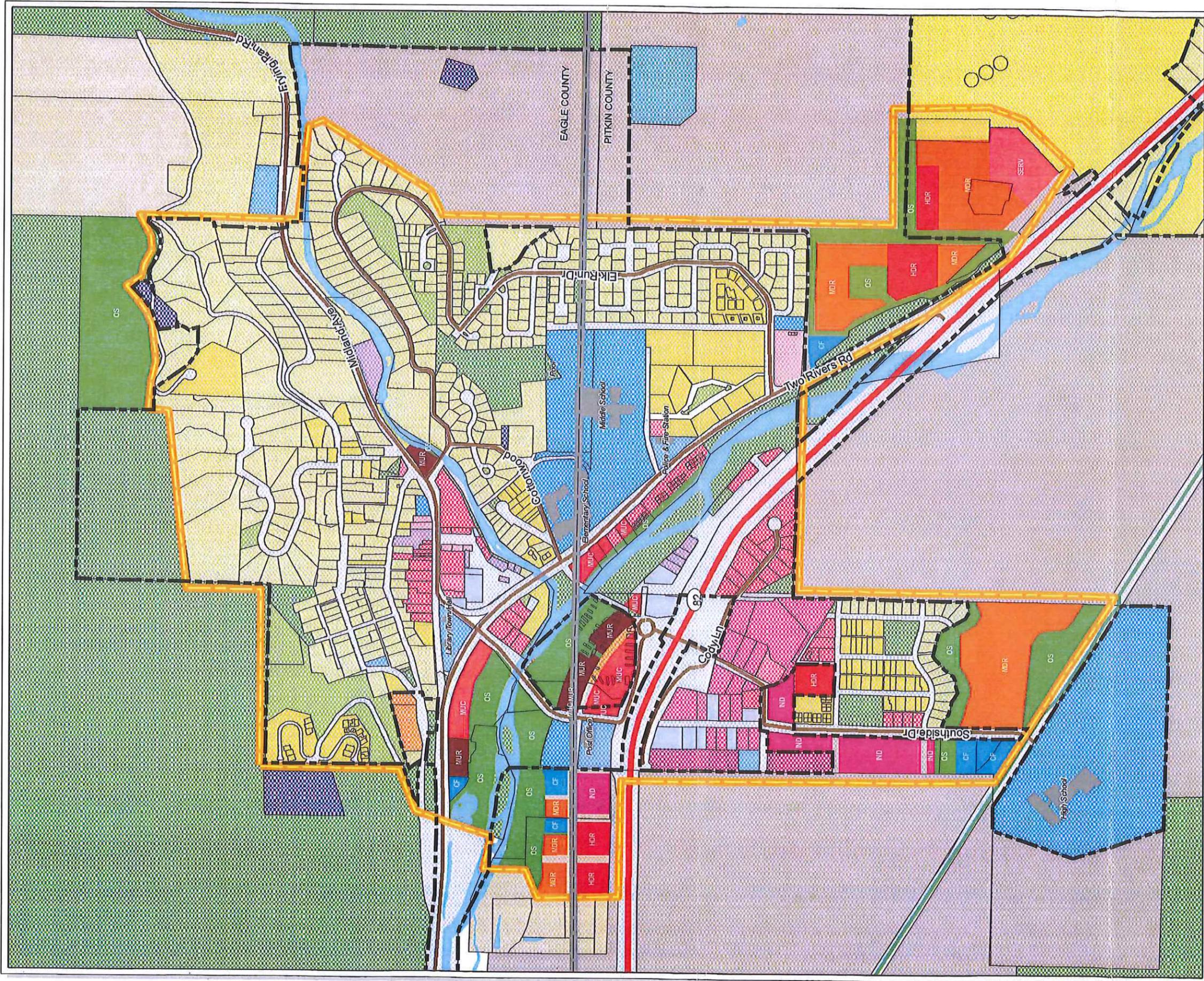


Dedicated by BTA and BMS

Dedicated by BTA as successor to Gessella Myers

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

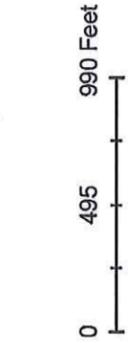
NOTICE: ACCORDING TO COLORADO LAW YOU MUST CONVEY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



Mapping by Denise Tomaskovic & TerraCognito GIS

- Town Boundary
- Urban Growth Boundary
- MUC Mixed Use Commercial
- IND Light Industrial
- SERV Service
- CF Community Facility
- POS Private Open Space
- OS Public Open Space
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- MUR Mixed Use Residential

- Notes:
- 1) Bold colors and white labels indicate future land use and stippled colors show existing or committed land use (see Figure 5 and Table 2.7.1).
 - 2) See typologies and text for additional guidance on desired land uses.
 - 3) Affordable housing to be included throughout all land use categories.



2007 Basalt Master Plan

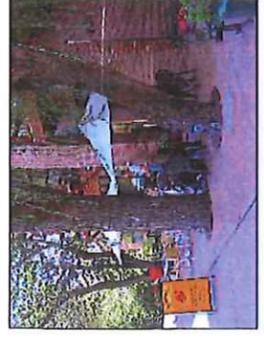


Fig. 12b: East Basalt Future Land Use

Addendum

March 30, 2016

Susan Philp
James Lindt
Planning Department
Town of Basalt
101 Midland Ave.
Basalt, CO 81621

via email to: susanp@basalt.net

Re: Response to the March 9, 2016 TRC Meeting

Susan and James:

In our TRC meeting on March 3, 2016 two issues came up that I told you I would respond to with a compromised position; 1) Employee Housing Mitigation and 2) Vesting Rights for the 4 proposed buildings. Applicant's responses below are submitted for your consideration.

1. Employee Housing Mitigation: Applicant agrees to the Town's recommendation of two (2) full time employees as opposed to the one-half (1/2) full time employee under the following terms and conditions:

a. Applicant shall be allowed to spread the two additional employee mitigation fees over the four (4) separate buildings at the rate of one-half (1/2) employee per building.

b. Applicant agrees to mitigate and pay for the projects increase of two (2) ETEs cash-in-lieu of affordable housing in the total amount of \$31,584.00 payable at the rate of \$7,896.00 per building at the time of drawing each separate building permit.

c. In the event that Applicant or Applicant's successor dedicates the 1.3 acre parcel referenced in the Amended and Restated Annexation Agreement for the Midland Addition Subdivision to the Town of Basalt then Applicant or successor shall receive credit for all fees prepaid for this assessment and said credit shall be applied to other town fees associated with this application and/or development of the balance of Davidco LLC property.

d. Alternatively, the Town should consider taking a certain amount of the new mini storage space free, for a period of time, to accommodate all of the files and miscellaneous documents generated by the Planning Department and all of the other Town Departments instead of taking cash-in lieu. The amount of space and terms are to be negotiated.

2. Vesting Rights: Applicants original application did not propose a time line for vesting. However, this issue came up at our TRC meeting with the Planning Department suggesting something in the range of seven years (7) and Applicants response was something more like twelve (12) years or three (3) per phase. After considerable discussion Applicant agreed to make a compromised proposal. Applicants proposal is as follows:

a. For discussion purposes let's assume that approval and plat recording occurs on August 1, 2016.

b. Applicant shall have until August 1, 2017 (1 year later) to apply for and obtain a building permit for Phase 1.

c. Applicant shall have until January 1, 2020 (2.5 years later) to apply for and obtain a building permit for Phase 2.

d. Applicant shall have until August 1, 2023 (3 years later) to apply for and obtain a building permit for Phase 3.

e. Applicant shall have until August 1, 2026 (3 years later) to apply for and obtain a building permit for Phase 4.

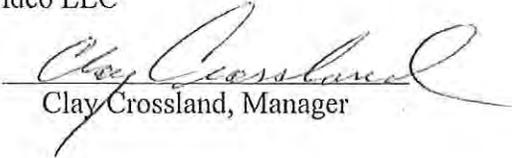
f. In the event that applicant applies for and receives a building permit ahead of the above schedule for any phase the time line or deadline for the next phase shall remain the same, i.e., the permit for Phase I is obtained six months before the deadline of August 1, 2017 the deadline for Phase 2 shall remain at January 1, 2020, etc.

g. Town of Basalt shall not unreasonably withhold approval for a reasonable request by Applicant to extend any of the above deadlines.

The total time from approval and plat recording and the drawing of a building permit for Phase 4 is nine and one-half (9.5 years). Applicant has every incentive to meet and exceed the above schedule but feels it only prudent and in the best interest of its investors and more importantly to its lenders to secure a time line that allows for ups and downs in the market place with the 2008 Great Recession being the best example.

Cordially,

Davidco LLC

By: 

Clay Crossland, Manager

February 8, 2016

Via email: jamesl@basalt.net

Mr. James Lindt
Assistant Planning Director
Town of Basalt

RE: South Side Mini Storage Sketch Plan – Review Comments

Dear James;

The purpose of this letter is to provide review comments for the Southside Mini Storage Sketch Plan submittal package dated November 17, 2015 on behalf of the Town of Basalt. These comments are at a sketch plan level detail and there may be additional comments when the construction level submittal package is reviewed.

1. The annexation plat was reviewed by SGM's survey department. There were insignificant comments that were forwarded directly to Sopris Engineering to be corrected.
2. There are no traffic comments in this letter as SGM is currently performing a comprehensive South Side traffic study.
3. The 8 inch water line needs to be looped in phase one of this project and asphalt needs to be provided over it at that time to protect it.
4. The Town does not wish to have the driveways in ROW. In the future when the fronts of the lots are developed and depending on how they get developed, the Town may wish to have ROW then. Public access shall be restricted at the edge of South Side Drive ROW which is where the Town desires the gates to be located.
5. No curb and gutter is required on the driveways outside of ROW that connect South Side Drive to the storage facility at this time. Curb and Gutter shall be provided within the storage facility and can be provided on the driveways when developed in the future. The Curb and Gutter from South Side Drive can end at the radius or at the edge of SS Drive ROW where the gates will be located.

I:\1983\3125A\122 - SS Mini Storage Expansion\Correspondance\L20160208_James Lindt.docx

6. Snow storage needs to be shown on the plans along with calculations.
7. The auto turn analysis shows that the delivery truck (WB67) cannot make the turning movements to get into the storage facility without crossing lanes or driving over curbs. The onsite roads and driveways shall be designed to accommodate the delivery truck while staying in the correct lanes and not driving over curbs.

These comments are provided on behalf of the Town with input from Public Works and Planning.
Please contact me with any questions on these.

Sincerely,

SGM



Chris Lehrman, PE
Project Manager

Cc e-mail: Basalt Staff



Basalt & Rural Fire Protection District **“Protecting Our Community Since 1970”**

1-25-16

James Lindt, Asst, Town Planner
101 Midland Ave.
Basalt, Colo

Re: Referral Basalt Southside, (Davidco LLC), Mini Storage Project

Dear James,

I want to thank both you and the applicants' engineer representative John Petaisto P.E. for your respective time consulting on this referral. My understanding is the applicant desires to build up to 4 storage buildings west of Southside drive extending south from the existing Basalt Mini Storage units. The proposed buildings will be two stories each comprised of up to 20,400 square feet. New infrastructure inclusive of looped water service is proposed to be installed at the time of construction of the 1st building. The applicant is requesting phasing of the through access way incrementally as building progresses, as explained below is unacceptable to the fire district.

Fire Fighting Water Supply, Hydrants and Automatic Fire Suppression:

The buildings by virtue of their size and use shall be sprinkled throughout with an automatic fire suppression system meeting the NFPA 13, Installation of Sprinkler Systems, standard.

The available fire suppression water supply within the immediate area at 20 psi residual will meet the requirements of International Fire Code Appendix B, Fire Flow Requirements for Buildings, for the sprinkled occupancies, acceptable as such.

The hydrant locations and number as depicted on the utility plan C4.1 is compliant to IFC Appendix C, Acceptable as such.

Access and Automatic Gates:

The extensions forming a western loop from Alexander Lane and Meadowview lane as depicted on the site and utility plans makes sense. The western road frontage however should have a minimum width of 26 feet consistent with the Basalt Complete Streets Manual which accommodates passing maneuvers as offloading of large trucks occurs and the greater safety that the extra 2 feet entails.

In my conversation with John Petaisto, he indicates that increasing the width of the western frontage can be easily accommodated.

The applicant request that the site be gated for protection. Automatic gates are common for these kinds of facilities for security purposes. Gates are acceptable for this purpose provided it complies with IFC

1089 JW Drive, Carbondale, Co 81623
Phone:(970) 704-0675 • Fax: (970) 704-0625
www.basaltfire.org

Sections 503.6 and D103.5 Fire Apparatus Access Road/Security Gates, inclusive but not all of the following criteria:

- The minimum gate width shall be 20 feet.
- Gates shall be of the automatic swinging or sliding type.
- These electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
- Locking device specifications shall be submitted for approval by the fire code official.
- Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

Comments on Phasing:

The phasing plan as presented in Sopris Engineering letter of 10-27-15 proposes that the entire main water loop will be installed at time of Building 1 with no phasing anticipated. The piping of the Forkner irrigation ditch will be completed during construction of Building 1 as well. Sewer and gas lines are anticipated to be on the East side of the buildings. The applicant proposes the road be phased in as each building is constructed utilizing temporary tee turnarounds, unacceptable to the fire district.

The Fire District deems it best for life safety needs and protection of underground utilities that the through access from Alexander to Meadowview be developed at time of construction of the first building, (Building 1). The road surface shall be of all-weather design able to handle the imposed loads of a 75,000 lb. fire apparatus. The suggestion as presented to you from SGM Engineering and Public Works of constructing the through road at time of Building 1 construction having a first layer of asphalt and holding off with the final asphalt cap until all buildings have been constructed is acceptable.

Thank you for the opportunity to comment on this project. If I can be further assistance as the planning process continues please feel free to contact me at your convenience.

Sincerely,

Bill Harding, Fire Marshal

Cc: Scott Thompson et al, Fire Chief
Brooke Stott, Asst. Fire Marshal
Boyd Bierbaum, Public Works
Chris Lehrman P.E. SGM Engineering
Jim Wilson, Chief Building Official
Jeff Orsulak, Lipkin Warner
John Petaisto, P.E. Sopris Engineering
Yanci Nichol P.E., Sopris Engineering



March 3, 2016

Basalt Sanitation District
Attn: Denise Diers
PO Box 527
227 Midland Avenue, Unit C2
Basalt, CO 81621

Re: Davidco Mini Storage Project
Sketch Plan Review

Dear Board of Directors:

Olsson Associates (Olsson) has reviewed the Sketch Plan Submittal for Davidco LLC Mini Storage (Project), specifically the Sketch Plan Engineering Report for the Davidco LLC Mini Storage Project prepared by Sopris Engineering dated October 27, 2015 (Report) and the Utility Plan prepared by Sopris Engineering dated October 21, 2015 (Plan). Olsson initiated the review on February 22, 2016 as directed by Denise Diers.

General Review

The general approach of the construction of the proposed sanitary sewer line in phases as described within the Report is acceptable. It is anticipated that the sanitary sewer outside of the public right of way will be considered private infrastructure.

Additional review of the Project will require consideration of the following:

- Determination of the EQRs

The Plan indicated the following information which is acceptable:

1. Slope – The proposed sanitary sewer as shown on the Plan is within the minimum and maximum slopes. Compliance with section 2.05 should be verified with the final design.
2. Alignment – The proposed sanitary sewer appears to be in compliance with the Rules and Regulations. The compliance with Section 2.07 should be verified with the final design.
3. Manholes – The spacing of manholes appear to be in compliance with the Rules and Regulations. The final design should confirm the spacing. The manhole details shall be per the Rules and Regulations.

It is recommended that subsequent submittals to include additional information related to the impact to the District's infrastructure to include:

1. Design Flow – Refer to Section 2.02. The development will be considered a commercial classification.

2. Pipe Size – Refer to Section 2.03. The proposed sanitary sewer is shown as 8 inch diameter which meets the minimum size for a sewer main. Verify the depth of flow to the diameter of the pipe (d/D) does not exceed 0.75.
3. Velocity – Refer to Section 2.04. Verify the sanitary sewer main has a minimum velocity of 2 feet per second at design peak flow and the maximum velocity does not exceed 10 feet per second.
4. Depth – Refer to Section 2.06. The proposed sanitary sewer depth shown at the manholes appears to indicate that the minimum and maximum cover criteria is satisfied. However, the cover between the manholes should be verified with the final grading plan.

Additional comments or concerns may be provided upon review of the additional information.

Please contact me at 970.263.7800 if you have any questions related to the technical review referral comments.

Sincerely,



Wyatt E. Popp, PE
Senior Engineer

James Lindt

From: Lee Leavenworth <lel@lellaw.net>
Sent: Thursday, March 03, 2016 2:00 PM
To: James Lindt
Cc: admin@basaltsanitation.org; 'Denise Diers'; 'Wyatt Popp'; 'Clay Crossland'; 'Yancy Nichol'
Subject: FW: Basalt MiniStorage
Attachments: 20160303122832451.pdf

James

I am writing as a consultant for the Basalt Sanitation District.

Based on our review:

1. EQRs: We do not necessarily agree with the EQR calculation.
This issue can be resolved at preliminary plan when the plans are more defined.
A variance may be needed from the Rules and Regulations due to the unique nature of this type of structure, which must be approved by the Board.
2. Phasing: We believe that the sewer line should be constructed in no more than two phases: (1) from the existing 12" line in Southside Drive to the manhole between buildings 2 and 3; and (2) then to the remaining manhole to the south. Building by building phasing of the line will not be acceptable.
3. Public/Private. That portion of the line to be constructed in the road right of way will be dedicated to the District.
The 8" line on the east side of the buildings will remain public since only the ministorage buildings will be served.
4. A Line Extension agreement with the developer needs to be approved and executed prior to final approval.
5. The comments of the District's consulting engineer are attached and need to be addressed/resolved at preliminary.

I discussed these points with Yancy and do not believe there will be an issue.

Call if you have any questions.

Lee

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