



AGENDA
TOWN OF PARACHUTE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TOWN OF PARACHUTE TOWN HALL
222 GRAND VALLEY WAY
October 8, 2015
6:30 PM

(A) **ROLL CALL**

(B) **PLEDGE OF ALLEGIANCE**

(C) **APPROVAL OF AGENDA**

(D) **CONSIDERATION OF MINUTES**

- Regular Meeting August 13, 2015
-

(E) **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

The Planning and Zoning Commission welcomes you and thanks you for your time and concerns. If you wish to address the Planning and Zoning Commission, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address then address the Commission. Your comments will be limited to **three (3) minutes**. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town Staff for follow-up. Thank you.

(F) **PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION FOR A RE-ZONING APPLICATION**

APPLICANT/OWNER:

West Run, Inc
3435 Grand Valley Canal Road
Grand Junction, CO 81520

PROJECT NAME:

Public meeting to seek authorization from the Town of Parachute to re-zone a property that is currently zoned Neighborhood Commercial to Light Industrial.

PROJECT LOCATION: 104 Cardinal Way
Parachute, CO 81635

LEGAL DESCRIPTION(S): Section: 12
Township: 7
Range: 96 West
Lot: 013
6th Prime Meridian
County of Garfield
State of Colorado

STAFF: STUART McARTHUR, TOWN MANAGER

(G) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION CONSIDERATION OF A DEVELOPMENT REVIEW APPLICATION FROM THE TOWN OF PARACHUTE TO AMEND THE TOWN OF PARACHUTE MUNICIPAL CODE TITLE 15.

APPLICANT/OWNER: Town of Parachute
222 Grand Valley Way
Parachute, CO 81635

PROJECT NAME: Revisions to its Municipal Code: Title 15
(Town of Parachute Land Use Regulations),
regarding public hearings and public notice.

PROJECT LOCATION: N/A

LEGAL DESCRIPTION(S): N/A

STAFF: STUART McARTHUR, TOWN MANAGER

(H) MOTION TO ADJOURN



AGENDA ITEM

CONSIDERATION OF MINUTES

- Regular Meeting August 13, 2015



**MINUTES OF THE
TOWN OF PARACHUTE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
August 13, 2015
6:30 PM**

ACTION MINUTES:

Meeting was called to order by Chair Stanton at 6:30 p.m.

(A) ROLL CALL

COMMISSION MEMBERS PRESENT:

CANDY ALLBEE
SHERRY LOSCHKE
KELLIE STANTON
JUANITA WILLIAMS

COMMISSION MEMBERS ABSENT:

TIM OLK
ROY MCCLUNG

STAFF PRESENT:

TOWN MANAGER, STUART MCARTHUR
TOWN CLERK, DENISE CHIARETTA
TOWN PLANNER, DAVIS FARRAR

ATTENDEE LIST ATTACHED:

(B) PLEDGE OF ALLEGIANCE:

(C) APPROVAL OF AGENDA

MOTION NO. 1:

Moved and seconded by Members Williams / Loschke to approve the Agenda.
Vocal vote approved unanimously.

(D) CONSIDERATION OF MINUTES:

Regular Meeting May 14, 2015

MOTION NO 2:

Moved and Seconded by Members Williams / Loschke to approve the minutes from May 14, 2015, Regular Meeting with correction to reflect Candy Allbee absent not John Yadloski.

Motion passed unanimously

(E) PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA:

There were none

(F) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION CONSIDERATION OF A DEVELOPMENT REVIEW APPLICATION FROM THE TOWN OF PARACHUTE

APPLICANT/OWNER:

Town of Parachute
222 Grand Valley Way
Parachute, CO 81635

PROJECT NAME:

Revisions to its Municipal Code: Title 15 (Town of Parachute Land Use Regulations), Article 4 subdivision and more specifically, those sections pertaining to minor subdivisions.

PROJECT LOCATION:

N/A

LEGAL DESCRIPTIONS:

N/A

Chair Stanton called the Public Meeting to order at 6:34 p.m.

Town Planner Farrar went through the amendments that are outlined in the recommended ordinance that would revise Title 15 of the Town of Parachute Land use Regulations one of which changes “Town Administrator” to “Town Manager” to be in compliance with the Town Charter. Other provisions allowed for more streamlining of the minor subdivision process allowing simple minor subdivisions to be approved administratively.

There were some questions regarding staff having input on recommendations.

Chair Stanton asked if the ordinance should state who “staff” is versus just stating “Town Manager.”

Town Planner Farrar stated that in the more complete municipal code there is a list of all departments/organizations that need to review.

Pam Jarrett of South 184 South 2nd Court stated that on page five (5) under 15.05. 206 C of the ordinance the time for a person to request a written copy of the Planning & Zoning meetings have gone from 15 days to seven (7) days. Why is that?

Town Planner stated that it would be changed so there would not be a Planning and Zoning Commission meeting it would go to the Board of Trustees and then you could request a copy of the Board of Trustees meeting either on line or request draft minutes. The change is advantageous to the public.

There was additional discussion on the proposed amendments.

Town Planner Farrar suggested that in Paragraph C. 15.05 206 “Planning & Zoning Commission“ should be changed to “Board of Trustees.”

Chairperson Stanton closed the Public hearing at 7:02 p.m.

MOTION NO. 3:

Moved and seconded by Members Williams / Loschke to forward to the Board of Trustees with the change 15.05 203 and 15.05.204 revising “Planning & Zoning Commission” to read “Board of Trustees.”

NOTE: Subsequently to the meeting, the Town Attorney, Jeffrey Conklin advised that it should remain “Planning & Zoning Commission.” That is how it was presented to the Board of Trustees.

Motion Passed Unanimously.

(G) MOTION TO ADJOURN

MOTION NO. 4: Moved and Seconded by Members Williams / Loschke to adjourn.

Vocal vote approved unanimously.

Adjourned at 7:04 p.m.

Chair

Attest:

Town Clerk



AGENDA ITEM

PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION FOR A RE-ZONING APPLICATION

APPLICANT/OWNER: West Run, Inc
3435 Grand Valley Canal Road
Grand Junction, CO 81520

PROJECT NAME: Public meeting to seek authorization from the
Town of Parachute to re-zone a property that
is currently zoned Neighborhood
Commercial to Light Industrial.

PROJECT LOCATION: 104 Cardinal Way
Parachute, CO 81635

LEGAL DESCRIPTION(S): Section: 12
Township: 7
Range: 96 West
Lot: 013
6th Prime Meridian
County of Garfield
State of Colorado

STAFF: STUART McARTHUR, TOWN MANAGER

PUBLIC NOTICE

TAKE NOTICE that West Run, Inc. has applied to the Town of Parachute, State of Colorado, for a Rezoning of a property from Neighborhood Commercial to Light Industrial in the Town of Parachute.

Legal Description:

Section: 12
Township: 7
Range: 96 West
Lot: 013
6th Prime Meridian
County of Garfield
State of Colorado

All persons affected by the proposed Land Use Application are invited to appear and state their views, protests, or support. If you cannot appear personally at such hearing, then you are urged to state your views by letter as the Planning and Zoning Commission and the Board of Trustees will give consideration to the comments or surrounding property owners and the others affected in deciding whether to grant or deny the request. The application may be reviewed at the Town of Parachute offices located at 222 Grand Valley Way, Parachute, CO, between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday.

A public meeting on the application has been scheduled for October 8, 2015, at 6:30 p.m. before the Town of Parachute Planning and Zoning Commission in the Board of Trustees Room, 222 Grand Valley Way, Parachute, CO.

A public hearing on the application has been scheduled for November 19, 2015, at 6:30 p.m. before the Town of Parachute Board of Trustees in the Board of Trustees Room, 222 Grand Valley Way, Parachute, CO.

S. Denise Chiaretta, Town Clerk
Town of Parachute



TOWN OF PARACHUTE
 PO BOX 100
 222 GRAND VALLEY WAY
 PARACHUTE, CO 81635

LAND USE APPLICATION

Name of Applicant: West Run, Inc 3435 Grand Valley Canal Rd. Cl. Ariz CO 81520
(INCLUDE ADDRESS AND TELEPHONE NO.)

Project Name: Cardinal Project

Project Location: 104 Cardinal Way

LEGAL DESCRIPTION: sec 12 Twp 7 Range 96 Lot 013

Existing Zoning: neighborhood commercial Proposed Zoning: light industrial

Type of Application (check all that apply):

SUBDIVISION:

- | | | | |
|-------------------------------------|----------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | MINOR SUBDIVISION | | |
| <input type="checkbox"/> | MAJOR SUBDIVISION | <input type="checkbox"/> | PRELIMINARY |
| | | <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | RE-SUBDIVISION | <input type="checkbox"/> | PRELIMINARY |
| | | <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | P. U. D. | <input type="checkbox"/> | PRELIMINARY |
| | | <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | BUILDING DIVISIONS | <input type="checkbox"/> | PRELIMINARY |
| | | <input type="checkbox"/> | FINAL |
| <input type="checkbox"/> | AMENDED PLAT | <input type="checkbox"/> | PRELIMINARY |
| | | <input type="checkbox"/> | FINAL |
| <input checked="" type="checkbox"/> | REZONING | <input type="checkbox"/> | SIGN VARIANCE |
| <input type="checkbox"/> | ZONING VARIANCES | <input type="checkbox"/> | FLOOD PLAIN DEVELOPMENT |
| <input checked="" type="checkbox"/> | SPECIAL REVIEW USE | <input type="checkbox"/> | VACATION OF STREET, ALLEY, R.O.W. |
| <input type="checkbox"/> | GEOLOGIC DEVELOPMENT | <input type="checkbox"/> | ANNEXATIONS |
| <input type="checkbox"/> | LOT CONSOLIDATION | <input type="checkbox"/> | WATERSHED PERMIT |

PROPERTY OWNER: Joy Wegner
2015 F 1/4 Rd, Grand Junction CO 81503 (970-267-1061)
(INCLUDE NAME, ADDRESS, AND TELEPHONE NO.)

PROJECT ENGINEER/SURVEYOR:
DWT + Associates Dale Thome, PE (970-261-1517)
(INCLUDE NAME, ADDRESS, AND TELEPHONE NO.)

667 Copper Canyon Dr., Grand Junction CO 81505
(INCLUDE NAME, ADDRESS, AND TELEPHONE NO.)

Received: 8/26/2015

ADJACENT PROPERTY OWNERS: (attach separate sheet if needed)

Name	Address
<u>see Attached</u>	_____
_____	_____
_____	_____
_____	_____

MINERAL RIGHTS OWNERS & LESSEES OF SUBJECT PROPERTY (attach separate sheet if needed) *PLEASE NOTE ALL MINERAL RIGHTS OWNERS AND LESSEES MUST BE NOTIFIED 30 DAYS IN ADVANCE TO APPLICATION REVIEW. PLEASE INDICATE ALL MINERAL RIGHTS OWNERS, & LESSEES AS (MR), OR (L)

Name	Address
<u>(MR) Joy Wagner</u>	<u>2015 F Hwy rd Grand Junction CO 81503</u>
<u>(L) WPX Energy Rocky Mountain LLC</u>	<u>Box 3102 Tulsa OK 74101 (866 326 3190)</u>
_____	_____
_____	_____

DESCRIPTION OF PROPOSAL: (INCLUDE PROPOSED USE, ACREAGE, ETC.)

Retail marijuana Establishment *cultivation*

Describe how this Proposed Land Use Application Complies with the Town of Parachute Land Use Regulations and the Town of Parachute Master Plan 2002.

Sec 9.0 Southern Areas stipulates as a goal (9.1.1) and allows for light industrial along Railroad and Actions (9.1.2) Encourages + supports mixed use and light industrial along Rail Road. 104 Cardinal Way is along Rail Road

Describe any possible Flood Plain issues:

N/A

Describe Traffic Impact Fees Proposal: (Standard Calculation or Individual Traffic Study)

N/A

Describe Land Dedication Proposal:

N/A

Describe Water Rights Dedication Proposal:

N/A

I Certify that the information and exhibits herewith are true and correct to the best of my knowledge, and that in filing this application, I am acting with knowledge and consent of those persons listed above without whose consent the requested action cannot lawfully be accomplished.

Name:(print) *MARK Gerhardt, CEO*

Address: *3435 Grand Valley Canal Rd. Grand Junction CO 81520*

Signature: *M Gerhardt CEO* Date: _____

INSTRUCTIONS:

1. **Read both sides of application thoroughly.**
2. **Complete all of the requested information.**
3. Descriptions of property and dedication proposals on this form should be general and brief.
4. All applications must include a **CURRENT TITLE POLICY**, indicating ownership and encumbrances.
5. All applications must include **PROOF OF TAXES PAID**.
6. Applicants should review the Town of Parachute Land Use Regulations 15.01, 15.03, 15.04, 15.05, 15.06, and any other sections specified for the proposed request.
7. **All applicants who are not property owners must present a Letter of Representation, signed and notarized by the property owners.**
8. **Applications not signed and lacking any of the requested information will be deemed incomplete and will not be scheduled for a Planning and Zoning Commission review.**

ADMINISTRATIVE PERSONNEL:

APPLICATION FEE: _____

APPLICATION RECEIVED DATE: _____

COMPLETE DATE: _____

PLANNING & ZONING HEARING: _____

BOT HEARING: _____

MAILINGS DATE: _____

PUBLICATION DATE: _____

P&Z APPROVAL DATE: _____

BOT APPROVAL DATE: _____

Garfield County Treasurer

Receipt of Tax Payment

Account R370279	Parcel Number 240912400013	Receipt Date Apr 24, 2015	Receipt Number 2015-04-24-97-6158
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WAGNER, JOY A
2015 F 1/4 ROAD
GRAND JUNCTION, CO 81503

Situs Address	Payor				
000104 CARDINAL WAY					
Legal Description					
Section: 12 Township: 7 Range: 96 A TR IN THE SE					
Property Code	Actual	Assessed	Year	Area	Mill Levy
SPEC.PURPOSE-LAND - 2130	187,850	54,480	2014	048	51.468
SPEC.PURPOSE-IMPROVEMENTS - 2230	123,590	35,840	2014	048	51.468

Payments Received
 Net Vantage Multi-Account Payment
 Check Number 00060090

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2014	Tax	\$4,648.60	\$0.00	\$4,648.60	\$0.00
				\$4,648.60	\$0.00
			Balance Due as of Apr 24, 2015		\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION.

Thank you for your payment!

Garfield County Treasurer
 109 8th Street, Suite 204
 Glenwood Springs, Colorado 81601
 970-945-6382
www.garfield-county.com

Letter of representation

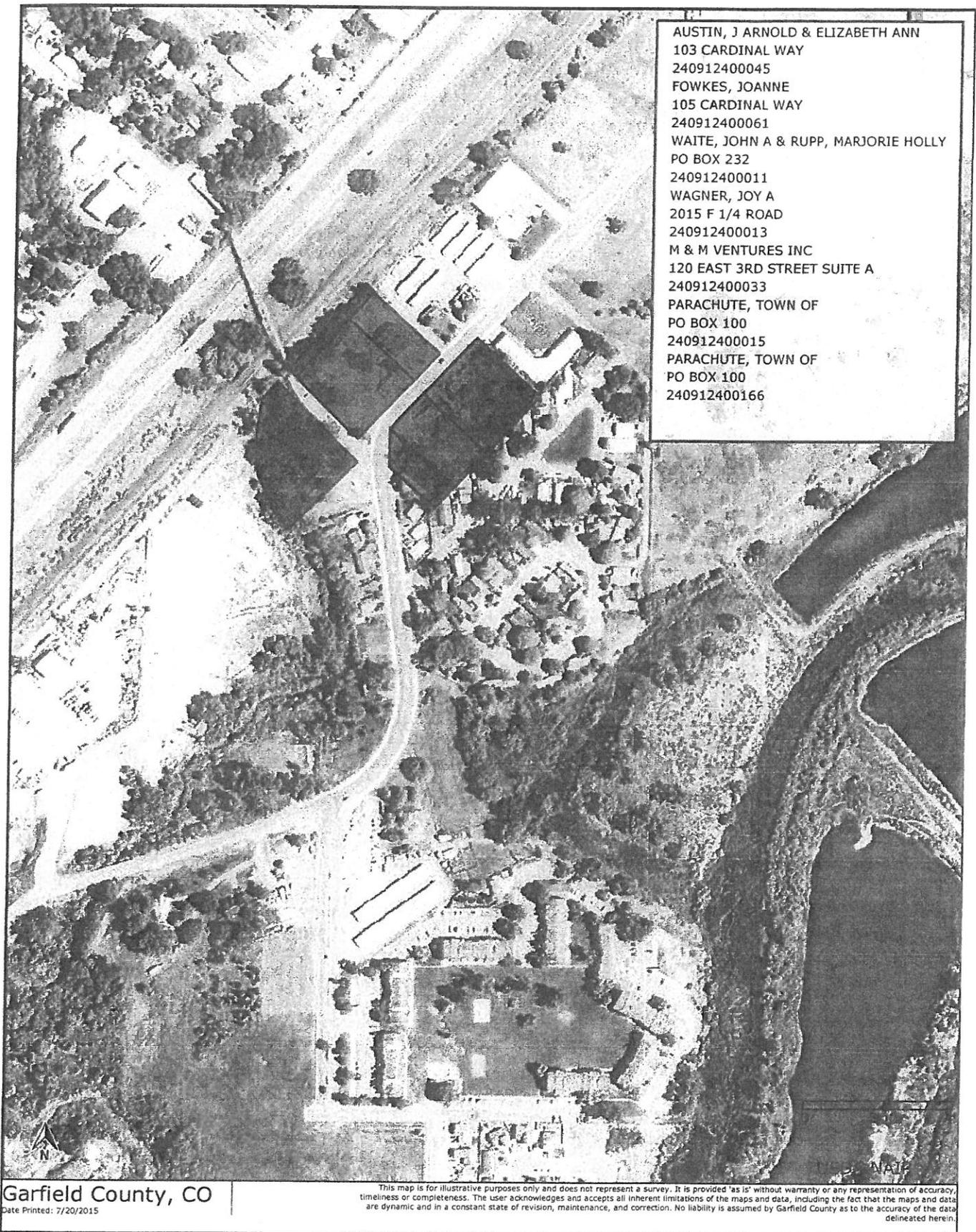
I, Joy Wagner owner of 104 Cardinal Way give my permission to Mark Gerhard to represent and process the land use application for zoning change and special review use.

Sincerely,


Joy Wagner

STATE OF COLORADO
SWORN BEFORE ME ON August 25, 2015
BY Joy Wagner
NOTARY PUBLIC 
MY COMMISSION EXPIRES 8/16/19

SARAH A. CALVERT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20074031418
My Commission Expires August 16, 2019



AUSTIN, J ARNOLD & ELIZABETH ANN
 103 CARDINAL WAY
 240912400045
 FOWKES, JOANNE
 105 CARDINAL WAY
 240912400061
 WAITE, JOHN A & RUPP, MARJORIE HOLLY
 PO BOX 232
 240912400011
 WAGNER, JOY A
 2015 F 1/4 ROAD
 240912400013
 M & M VENTURES INC
 120 EAST 3RD STREET SUITE A
 240912400033
 PARACHUTE, TOWN OF
 PO BOX 100
 240912400015
 PARACHUTE, TOWN OF
 PO BOX 100
 240912400166

Garfield County, CO
 Date Printed: 7/20/2015

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of revision, maintenance, and correction. No liability is assumed by Garfield County as to the accuracy of the data delineated herein.

ParcelNo	OwnerName	In Care Of	Address 2	City
240912400026	HISEL, PATRICK C & CAROL J		PO BOX 221	MESA
240912400015	PARACHUTE, TOWN OF		PO BOX 100	PARACHUTE
240912441001	PARACHUTE, TOWN OF		PO BOX 100	PARACHUTE
240912400061	FOWKES, JOANNE		105 CARDINAL WAY	PARACHUTE
240912400057	CARNAHAN, JAMES F REVOCABLE TRUST DATED 2/12/2009		600 CARDINAL WAY	PARACHUTE
240912400057	CARNAHAN, JANELL A REVOCABLE TRUST DATED 2/12/2009		600 CARDINAL WAY	PARACHUTE
240912400057	CARNAHAN, JAMES F REVOCABLE TRUST DATED 2/12/2009		600 CARDINAL WAY	PARACHUTE
240912400057	CARNAHAN, JANELL A REVOCABLE TRUST DATED 2/12/2009		600 CARDINAL WAY	PARACHUTE
240912400166	PARACHUTE, TOWN OF		PO BOX 100	PARACHUTE
240912400033	M & M VENTURES INC		120 EAST 3RD STREET SUITE A	RIFLE
240912400010	KNIGHT & DURMAS PROPERTIES LLC		PO BOX 43	WHITEWATER
240912400045	AUSTIN, J ARNOLD & ELIZABETH ANN		103 CARDINAL WAY	PARACHUTE
240912400011	WAITE, JOHN A & RUPP, MARJORIE HOLLY		PO BOX 232	PARACHUTE
240912439004	HOME SPACE STORAGE LLC	SHEENA BLANKENAGEL	2695 PATTERSON STREET, SUITE 2 #202	GRAND JUNCTION
240912400017	LEGG, JAMES A		302 HOME AVENUE	SILT
240912439003	HOME SPACE STORAGE LLC	SHEENA BLANKENAGEL	2695 PATTERSON STREET, SUITE 2 #202	GRAND JUNCTION
240912441002	PARACHUTE, TOWN OF		PO BOX 100	PARACHUTE
240912400013	WAGNER, JOY A		2015 F 1/4 ROAD	GRAND JUNCTION

Name	In Care Of	Address 2	City
ATRICK C & CAROL J		PO BOX 221	MESA
UTE, TOWN OF		PO BOX 100	PARACHUTE
UTE, TOWN OF		PO BOX 100	PARACHUTE
, JOANNE		105 CARDINAL WAY	PARACHUTE
AN, JAMES F REVOCABLE TRUST DATED 2/12/2009		600 CARDINAL WAY	PARACHUTE
AN, JANELL A REVOCABLE TRUST DATED 2/12/2009		600 CARDINAL WAY	PARACHUTE
AN, JAMES F REVOCABLE TRUST DATED 2/12/2009		600 CARDINAL WAY	PARACHUTE
AN, JANELL A REVOCABLE TRUST DATED 2/12/2009		600 CARDINAL WAY	PARACHUTE
UTE, TOWN OF		PO BOX 100	PARACHUTE
VENTURES INC		120 EAST 3RD STREET SUITE A	RIFLE
& DURMAS PROPERTIES LLC		PO BOX 43	WHITEWATER
J ARNOLD & ELIZABETH ANN		103 CARDINAL WAY	PARACHUTE
OHN A & RUPP, MARJORIE HOLLY		PO BOX 232	PARACHUTE
PACE STORAGE LLC	SHEENA BLANKENAGEL	2695 PATTERSON STREET, SUITE 2 #202	GRAND JUNCTION
JMES A		302 HOME AVENUE	SILT
PACE STORAGE LLC	SHEENA BLANKENAGEL	2695 PATTERSON STREET, SUITE 2 #202	GRAND JUNCTION
UTE, TOWN OF		PO BOX 100	PARACHUTE
R, JOY A		2015 F 1/4 ROAD	GRAND JUNCTION

te	ZipCode	Situs House	Street Name	Designation	City	Zip Code
	81643	302	CARDINAL	WAY	PARACHUT	81635
	81635	259	CARDINAL	WAY	PARACHUT	81635
	81635	301	CARDINAL	WAY	PARACHUT	81635
	81635-961	105	CARDINAL	WAY	PARACHUT	81635
	81635		CARDINAL	WAY	PARACHUT	81635
	81635		CARDINAL	WAY	PARACHUT	81635
	81635					
	81635				PARACHUT	81635
	81650	128	CARDINAL	WAY	PARACHUT	81635
	81527	101	CARDINAL	WAY	PARACHUT	81635
	81635-045	103	CARDINAL	WAY	PARACHUT	81635
	81635	127	CARDINAL	WAY	PARACHUT	81635
	81506	136	CARDINAL	WAY	PARACHUT	81635
	81652	311	CARDINAL	WAY	PARACHUT	81635
	81506	160	CARDINAL	WAY	PARACHUT	81635
	81635	303	CARDINAL	WAY	PARACHUT	81635
	81503	104	CARDINAL	WAY	PARACHUT	81635

Attachment to Land use application for 104 Cardinal Way

The Applicant wishes to address the public health and safety concerns with the sight, sound and smell of the proposed zoning and special use.

- The occupants will keep the exterior appearance simple and well maintained.
 - A) No plans for any changes to exterior elevations
 - B) No exterior signage is planned
 - C) Landscaping will be weed free and maintained
 - D) Grounds will stay quiet and park like
- Noise from operations will be minimal and only created from interior fans or exhaust which will have carbon air scrubbers and mufflers. No noise other than the currently mounted A/C units and exhaust system will be created.
- Odors in the indoor gardens / grow rooms areas can be eliminated easily and effectively by using odor control products that contains active carbon. The activated carbon in Carbon Air Filters attracts and removes the offending odor molecules and rather than mask the odors, the Carbon Filters remove by trapping them in the pores of the activated carbon. Carbon Air Filters are sometimes referred to as Carbon Air Scrubbers, Carbon Air Purifiers, Charcoal Air Filter, Activated Carbon Air Filters, or Charcoal Air purifiers.
- Exhaust air from occupant will utilize Carbon Air Filters
- Active carbon exhaust filtering is part of the occupants operations manual

The Science

For effective air filtration, there are several very important factors to consider:

1. The most important factor is carbon grade choice. The Virgin Activated Coal Based Carbon used in all GrowBright Pure Flow Carbon Filters has an IAV = 1050+ or higher. The IAV or Iodine Adsorption Value is a parameter used to characterize activated carbon performance. It is a measure of actively level where a higher number indicates a higher degree of activation. It is a measure of the micropore content of the activated carbon. This means that only the purest, most effective carbon is used to deliver the BEST air filtration and odor control possible. The pelletized Virgin Carbon in the GrowBright Pure Flow Filters is heavier, more expensive, more effective, more consistent and has a longer

lifespan than granulated carbon or coconut carbon. The pelletized high IAV Virgin Carbon has a longer effective lifespan than granulated carbon allowing for odor control up to 18 months! Granulated carbon and coconut carbon creates dust and has a very uneven structure allowing for air to flow freely through "soft spots" or get blocked out in dense area in the filter which negate it's function as an effective choice for odor control. The consistency of the pelletized Virgin Activated Carbon allows for a much tighter and uniformed packed bed allowing for a highly consistent air flow which ensures that all the carbon is being utilized in a ultra effective and efficient manner.

2. GrowBright Pure Flow Carbon Filters are constructed using a "packed bed" design to give high performance, long life (12 to 18 months), and are completely maintenance free. The packed bed design prevents the formation of preferential channels which can allow untreated air through the system. This unique design gives the GrowBright Pure Flow Carbon Filters a larger surface area for significantly better and consistent air flow and treatment than others on the market.

3. Rigorous testing and scientific planning went into the design, manufacture and materials used in the GrowBright Pure Flow Carbon Filters making them one of the best names in Air Filtration and Odor Control. All GrowBright Pure Flow Carbon Filters are machine packed, professionally made, commercial grade Carbon Filters made to the highest standards using quality steel construction. The packed bed of carbon is enveloped in a highly porous steel mesh allowing for air to flow smoothly and consistently through the carbon for maximum effectiveness. The thickness of the packed beds of each of the GrowBright Pure Flow Carbon Filters allow for the maximum amount of carbon to be used and the most consistent air flow for the recommended rated fan cfm range.



TOWN OF PARACHUTE
222 GRAND VALLEY WAY
PARACHUTE, CO 81635

08/31/2015

12:28:43

MID: XXXXXXXXXXXXX742

TID: XXXXX280

CREDIT CARD

VISA SALE

CARD #	XXXXXXXXXXXX2584
INVOICE	0006
SEQ #:	0006
Batch #:	000073
Approval Code:	013376
Entry Method:	Swiped
Mode:	Online
Tax Amount:	\$0.00

SALE AMOUNT \$250.00

I agree to pay above total amount
according to card issuer agreement.
(Merchant agreement if Credit Voucher)

X 
MARK R GERHARD

MERCHANT COPY

PLANNING STAFF COMPLETENESS REVIEW MEMORANDUM

TO: MR. MARK GERHARD
FROM: DAVIS FARRAR - WESTERN SLOPE CONSULTING, LLC
SUBJECT: ZONING CHANGE AND SPECIAL REVIEW USE FOR MARIJUANA GROW FACILITY
DATE: 9/14/2015
CC: STUART MCARTHUR

I received and reviewed a copy of your application for a Zone Change and Special Review Use for a marijuana cultivation application as well as the additional information required by the regulations.

Your original application consisted of the following items.

1. Application form, signed by the owner(s) of the property, in the format provided by the Town Clerk.
2. Legal description of the property included in the application.
3. Names and addresses of any owners or lessees of mineral rights for the property.
4. The names and addresses of any property owners within two hundred feet (200') of any portion of the property.
5. Statement of the purpose of the application and a brief description of the proposal.
6. Vicinity map indicating the location of the property included in the land use application.
7. Application fee pursuant to Section 15.01.108.

In response to the request for additional required application items you submitted the following materials.

1. Proof of legal ownership and the names and addresses of the owners of the property and any lienholder(s). The additional items you provided included a quit claim deed and a warranty deed.
2. A zoning petition document as required by the regulations.
3. A site plan addressing the requirements of Section 15.06.104.

The **APPLICATION IS COMPLETE.** Your application will be scheduled with the Planning Commission for review. I will prepare a staff report for that meeting. The staff report will address all issues related to the application request. Please do not hesitate to contact me if you have any questions or would like to discuss this memo. I can be reached by telephone at 970-963-7172 or by e-mail at wsconsulting@sopris.net. Please contact Stuart McArthur at the town for the planning commission meeting date.

Rezoning Submittal Check List

IMPORTANT. This submittal checklist is *provided as a convenience only* to land-use applicants as a guide to the submittal process. Applicants must use the land-use regulations of the Town of Parachute to obtain the required information necessary for submitting a complete application. The land-use regulations are available at Town Hall during regular business hours or online at: <https://www.colorado.gov/pacific/parachutecolorado/municipal-code>. The Town of Parachute planner is available to answer questions or to provide clarification on application submittal requirements. **DO NOT USE THIS CHECKLIST AS THE PRIMARY INFORMATION SOURCE FOR APPLICATION SUBMITTALS.**

General. The application submittal requirements consist of elements that are common to all applications as well as requirements that are necessary only for certain types of applications. Common submittal requirements are indicated first followed by specific requirements for various types of applications. In some instances, additional submittal requirements may be specified as part of the supplemental or special development requirements of these Regulations.

Complete applications must be submitted, as required in these Regulations, at the point of initiation of the land use review process.

General and Common Submittal Requirements. The applicant shall be required to submit all copies specified by the Town Administrator or by another Town official designated by the Town Administrator. All applications identified in Chapter 15.05 shall include:

- ✓ Application form, signed by the owner(s) of the property, in the format provided by the Town Clerk.
- ✓ Legal description of the property included in the application.
- Proof of legal ownership and the names and addresses of the owners of the property and any lienholder(s).
- ✓ Names and addresses of any owners or lessees of mineral rights for the property.
- ✓ The names and addresses of any property owners within two hundred feet (200') of any portion of the property.
- ✓ Statement of the purpose of the application and a brief description of the proposal.
- ✓ Vicinity map indicating the location of the property included in the land use application.
- ✓ Application fee pursuant to Section 15.01.108.

15.06.204 Rezoning (Amendments to the Zoning Map). In addition to the common submittal requirements of Section 15.06.102, all applications for approval for rezoning shall include a petition for rezoning signed by the owners of at least fifty percent (50%) of the area of land or area of lots subject to the rezoning application.

- Petition for rezoning signed by the owners of at least fifty percent (50%) of the area of land or area of lots subject to the rezoning application.



AGENDA ITEM

**PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION
CONSIDERATION OF A DEVELOPMENT REVIEW APPLICATION FROM
THE TOWN OF PARACHUTE TO AMEND THE TOWN OF PARACHUTE
MUNICIPAL CODE TITLE 15.**

APPLICANT/OWNER:

Town of Parachute
222 Grand Valley Way
Parachute, CO 81635

PROJECT NAME:

Revisions to its Municipal Code: Title 15
(Town of Parachute Land Use Regulations),
regarding public hearings and public notice.

PROJECT LOCATION:

N/A

LEGAL DESCRIPTION(S):

N/A

STAFF:

STUART McARTHUR, TOWN MANAGER

PUBLIC NOTICE

TAKE NOTICE that the Town of Parachute, Colorado, is proposing to make revisions to its Municipal Code: Title 15 (Town of Parachute Land Use Regulations), pertaining to public notice and public hearings.

All persons affected by the proposed Town of Parachute Municipal Code change are invited to appear and state their views, protests, or support. If you cannot appear personally at such meeting or hearing, then you are urged to state your views by letter as the Planning & Zoning Commission and the Board of Trustees will give consideration to the comments of property owners and the others affected in deciding whether to grant or deny the request.

The proposed changes may be reviewed at the Town of Parachute offices located at 222 Grand Valley Way, Parachute, CO, between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. You may call 970-285-7630 with questions or concerns.

A **Public Meeting** on the proposed changes will be held with Parachute Planning and Zoning Commission on October 8, 2015, at 6:30 PM

A **Public Hearing** on the proposed changes will be held with Parachute Board of Trustees November 19, 2015, at 6:30 PM

The meeting and hearing will be held in the Town of Parachute Town Hall in the Board of Trustees Room, 222 Grand Valley Way, Parachute, CO.

Denise Chiaretta, Town Clerk
Town of Parachute

**TOWN OF PARACHUTE
ORDINANCE NO. 689**

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING THE PARACHUTE MUNICIPAL CODE REGARDING TIMELINES FOR LAND USE APPLICATIONS, PUBLIC NOTICE REQUIREMENTS, AND REFERENCES TO TOWN ADMINISTRATOR.

WHEREAS, Title 15 of the Parachute Municipal Code (the “Code”) contains the Town of Parachute’s land use regulations;

WHEREAS, the existing regulations governing the notice and hearing requirements applicable to land use unnecessarily slow the Board of Trustee’s (the “Board’s”) review of planning applications;

WHEREAS, the Board believes a text amendment to the Code to revise the land use regulations and allow for a more streamlined process is appropriate;

WHEREAS, the Board also wishes revise the timelines for all land use applications to allow more efficient and expedient review of land use applications requiring review by both the Planning Commission and the Board;

WHEREAS, the Board finds that the revised land use regulations will allow for more efficient land use approval process, while still protecting the Town and its residents’ interests;

WHEREAS, Ordinance NO. 685 addressed some of these issues, but not all;

WHEREAS, the Board finds that the hearing notice and publication requirement contained in Title 15 of the Municipal Code neither accurately reflect nor serve the needs of the community;

WHEREAS, the Board wishes to amend the hearing notice and publication requirements to allow publication by posting to three public locations within the Town pursuant to C.R.S. § 31-16-205;

WHEREAS, the Municipal Code refers to “Town Administrator” while the Town Charter refers to a “Town Manager;” thus, the Board wishes to revise the Municipal Code to make it consistent with the Town Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, COLORADO THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Parachute Municipal Code shall hereby be amended to replace references to

the “Town Administrator” with “Town Manager,” which is the title contained in the Town Charter.

Section 3. Title 15 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike-through language deleted~~:

15.01.106 Public Notice Requirements. For all actions of the Town described in this Title 15 requiring public hearings the applicant shall provide public notice and shall demonstrate that such public notice conforms to the following requirements.

A. Notice shall be sent by certified mail, return receipt requested, to all property owners within two hundred feet (200') of the property in question at least fifteen (15) days in advance of the hearing.

B. Notice of the hearing shall be published ~~in a newspaper of general circulation within the Town~~ by posting copies thereof in three public places, as designated by the Board of Trustees, within the Town limits at least fifteen (15) days in advance of the hearing. Such posting shall be made at the Town Hall, Library, and Post Office.

15.05.207 Public Notice of Board of Trustees Review. The Board of Trustees will review the application at a regularly scheduled meeting not ~~less than fifteen (15) or more than forty-five (45)~~ calendar days after the Planning Commission has completed its review and made its recommendation to the Board of Trustees. The Board of Trustees will conduct a public hearing to review the application. The applicant shall be responsible for providing notice of the public hearing per the requirements of Section 15.01.106 of these Regulations.

15.05.208 Board of Trustees Review and Decision.

A. General. Not ~~less than seven (7) or more than thirty (30)~~ forty-five (45) calendar days after the receipt of the Planning Commission recommendation, the Board of Trustees shall conduct a public hearing to consider the application. The Board of Trustees will consider all the evidence presented by the applicant and other interested parties, the recommendation of the Parachute Planning Commission, comments of review agencies, recommendations of the Town Administrator, and comments from the public. The Board may, in its sole discretion, continue the public hearing to another regularly scheduled Board meeting date for the purpose of receiving additional information or public input before making a decision. In no event shall the public hearing be continued for more than ninety (90) calendar days beyond the date of the initial public hearing. The applicant or any other interested party may request a continuation of the public hearing for good cause shown, satisfactory to the Board. The Board of Trustees shall by a majority vote of the members present approve, approve with conditions or disapprove the application.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY by a vote of _____ to _____ of the Board of Trustees of the Town of Parachute, Colorado at its regular meeting held on the 19th day of November, 2015.

BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, COLORADO

By: _____
Roy McClung, Mayor

ATTEST:

S. Denise Chiaretta, Town Clerk

PUBLIC NOTICE

Public notice is hereby given that an Ordinance entitled:

**AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO,
AMENDING THE PARACHUTE MUNICIPAL CODE REGARDING
TIMELINES FOR LAND USE APPLICATIONS, PUBLIC NOTICE
REQUIREMENTS, AND REFERENCES TO TOWN ADMINISTRATOR.**

was introduced before the Board of Trustees on November 19, 2015; that a copy of said Ordinance is posted at Town Hall; and that the Ordinance was approved at a regular meeting of the Board of Trustees held on November 19, 2015 approved by the Mayor on November 19, 2015.

Copies of the adopted ordinance are available for inspection at the Town Hall, Parachute, Colorado and available on the internet at <http://www.parachutecolorado.com>.

Dated this 19th day of November, 2015.

TOWN OF PARACHUTE

S. Denise Chiaretta, Town Clerk