



AGENDA
TOWN OF PARACHUTE
BOARD OF TRUSTEES REGULAR MEETING
MARCH 17, 2016
222 GRAND VALLEY WAY, PARACHUTE, CO
6:30 P.M.

The Town of Parachute will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 285-7630, x-104 for assistance.

(A) CALL TO ORDER AND ROLL CALL

(B) PLEDGE OF ALLEGIANCE

(C) APPROVE AGENDA

(D) CONSENT AGENDA:

- (1) MINUTES FROM THE FEBRUARY 18, 2016, REGULAR MEETING (HAND OUT AT MEETING)
- (2) EXPENDITURES PAID IN FEBRUARY 2016

(E) COMMENTS FROM CITIZENS REGARDING ITEMS NOT ON THE AGENDA

The Board of Trustees welcomes you and thanks you for your time and concerns.

If you wish to address the Board of Trustees, 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 Board. Your comments will be limited to **three (3) minutes**. The Board 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.

PLEASE SILENCE ALL CELL PHONES, PAGERS, AND HAND HELD DEVICES. THANK YOU.

(F) DEPARTMENTAL REPORTS:

- (1) Mayor and Board of Trustees..... Mayor and Trustees
- (2) Town Manager Monthly Update Stuart McArthur, Town Manager
- (3) Community Development Report Stuart McArthur, Town Manager
- (4) Public Works Department Monthly Update..... Mark King, Public Works Director
- (5) Police Department Monthly Update..... Cary Parmenter, Police Chief

(G) BOARD CONSIDERATION OF PIPELINE AND EASEMENT AGREEMENT BETWEEN THE TOWN OF PARACHUTE AND URSA PICEANCE PIPELINE LLC AND APPROVE MAYOR TO SIGN.

STAFF: STUART McARTHUR, TOWN MANAGER
 JEFFREY CONKLIN, TOWN ATTORNEY

(H) PUBLIC HEARING BEFORE THE BOARD OF TRUSTEES TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FROM WEST RUN, INC. TO ANNEX A PARCEL OF LAND INTO THE

TOWN OF PARACHUTE.

APPLICANT/OWNER: West Run, Inc., Applicant
2536 Rimrock Ave. Ste. 400-380
Grand Junction, CO 81505
Jesse Carnahan, Owner
8495 Highway 6
Parachute, CO 81635

PROJECT NAME: Public meeting to seek authorization from the Town of Parachute to annex a parcel of land into the Town of Parachute.

PROJECT LOCATION: 8495 Highway 6
Parachute, CO 81635

LEGAL DESCRIPTION(S): Section: 13
Township: 7
Range: 96 A
Lot: 3 AKA LOT 2 FISCHER #1
EXEMPTION

STAFF: STUART McARTHUR, TOWN MANAGER
JEFFREY CONKLIN, TOWN ATTORNEY

(I) BOARD CONSIDERATION OF RESOLUTION NO. 2016-11

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, COLORADO, CONCERNING THE WEST RUN, INC. ANNEXATION PETITION.

STAFF: STUART McARTHUR, TOWN MANAGER
JEFFREY CONKLIN, TOWN ATTORNEY

(J) PUBLIC HEARING BEFORE THE BOARD OF TRUSTEES TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FROM WEST RUN, INC. TO ESTABLISH ZONING FOR AN ANNEXED PARCEL. (TO BE CONTINUED)

APPLICANT/OWNER: West Run, Inc., Applicant
2536 Rimrock Ave. Ste. 400-380
Grand Junction, CO 81505
Jesse Carnahan, Owner
8495 Highway 6
Parachute, CO 81635

PROJECT NAME: Public meeting to seek authorization from the Town of Parachute to establish zoning for an annexed parcel.

PROJECT LOCATION: 8495 Highway 6
Parachute, CO 81635

LEGAL DESCRIPTION(S): Section: 13
Township: 7
Range: 96 A
Lot: 3 AKA LOT 2 FISCHER #1
EXEMPTION

STAFF: STUART McARTHUR, TOWN MANAGER

(K) PUBLIC HEARING BEFORE THE BOARD OF TRUSTEES IN 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), to the Schedule of Uses Table regarding medical marijuana facilities.

PROJECT LOCATION: N/A

LEGAL DESCRIPTION(S): N/A

STAFF: STUART McARTHUR, TOWN MANAGER
JEFFREY CONKLIN, TOWN ATTORNEY

(L) BOARD CONSIDERATION OF ORDINANCE NO. 693-2016

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING CHAPTER 6.11 OF THE PARACHUTE MUNICIPAL CODE CONCERNING MARIJUANA LICENSING TO REGULATE MEDICAL MARIJUANA ESTABLISHMENTS AND REPEALING SECTION 11.08.095

STAFF: STUART McARTHUR, TOWN MANAGER
JEFFREY CONKLIN, TOWN ATTORNEY

(M) BOARD CONSIDERATION OF ORDINANCE NO. 694-2016

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE CONCERNING THE SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS RELATED TO MEDICAL MARIJUANA ESTABLISHMENTS.

STAFF: STUART McARTHUR, TOWN MANAGER
JEFFREY CONKLIN, TOWN ATTORNEY

(N) BOARD CONSIDERATION OF ORDINANCE NO. 695-2016

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING AND ESTABLISHING WATER AND WASTEWATER RATES FOR WATER AND WASTEWATER SERVICE PROVIDED BY THE TOWN OF PARACHUTE

STAFF: LYNN STROUD, MANAGEMENT ANALYST
MARK KING, PUBLIC WORKS DIRECTOR
STUART McARTHUR, TOWN MANAGER
JEFFREY CONKLIN, TOWN ATTORNEY

(O) BOARD CONSIDERATION OF ORDINANCE NO. 696-2016

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING TITLE 6 OF THE PARACHUTE MUNICIPAL CODE TO ALL FOR TEMPORARY TRANSIENT MERCHANTS.

STAFF: STUART McARTHUR, TOWN MANAGER
JEFFREY CONKLIN, TOWN ATTORNEY

(P) BOARD CONSIDERATION OF RESOLUTION NO. 2016-12

RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A GRANT FROM THE COLORADO STATE DEPARTMENT OF LOCAL AFFAIRS (DOLA) FOR THE CONSTRUCTION OF THE GRAND VALLEY HIGH SCHOOL SIDEWALK PROJECT

STAFF: STUART McARTHUR, TOWN MANAGER

(Q) BOARD CONSIDERATION OF AGREEMENT BETWEEN THE TOWN OF PARACHUTE AND STUART S. McARTHUR, TOWN MANAGER, AND APPROVE THE MAYOR TO SIGN.

STAFF: STUART McARTHUR, TOWN MANAGER
JEFFREY CONKLIN, TOWN ATTORNEY

(R) OTHER MATTERS

(1) NONE

(S) EXECUTIVE SESSION

FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S. SECTION 24-6-402(4)(E); SUBJECT: FIRE DISTRICT

FOR THE PURPOSE OF DISCUSS PERSONNEL MATTERS (EXCEPT IF THE EMPLOYEE WHO IS THE SUBJECT OF THE SESSION HAS REQUESTED AN OPEN MEETING OR IF THE PERSONNEL MATTER INVOLVES MORE THAN ONE EMPLOYEE, AND ALL OF THE EMPLOYEES HAVE REQUESTED AN OPEN MEETING. PERSONNEL MATTERS DOES NOT INCLUDE DISCUSSION OF OTHER COUNCIL MEMBERS OR APPOINTMENT OF ELECTED OR APPOINTED OFFICIALS OR THE CITY'S PERSONNEL POLICIES C.R.S. 24-6-402(4)(F).

(T) MOTION TO ADJOURN

Adjourned at: _____ p.m.

EXPENSES PAID IN FEBRUARY 2016

Payee or Description	Date	Check Number	Check Amount
Payflex Health Hub HRA Reimbursement Ref # 4	2/9/2016	1	\$ 1,098.08
Payflex Health Hub CDM Ref. # 5	2/17/2016	2	\$ 250.00
Payflex Health Hub CDM Ref. #6	2/5/2016	3	\$ 11.82
Payflex Health Hub CDM Ref. # 7	2/23/2016	4	\$ 506.89
Payflex Health Hub CDM Ref. # 8	2/23/2016	5	\$ 148.92
Payflex Health Hub CDM Ref. # 9	2/25/2016	6	\$ 43.24
DEPOSIT PROOF ERROR	2/24/2016	7	\$ 211.01
ORCHARD TRUST COMPANY, LLC	2/18/2016	20416	\$ 2,100.09
360 ELECTRIC, LLC	2/23/2016	20417	\$ 616.17
ACCUTEST LABORATORIES	2/23/2016	20418	\$ 240.50
ALERT/ SAM	2/23/2016	20419	\$ 80.00
AUSTIN CIVIL GROUP, INC.	2/23/2016	20420	\$ 3,720.15
BATLEMENT MESA METROPOLITAN DISTRICT	2/23/2016	20421	\$ 9,153.00
CASELLE INC	2/23/2016	20422	\$ 1,050.66
CDC JANITORIAL	2/23/2016	20423	\$ 10.00
CENTURY EQUIPMENT COMPANY	2/23/2016	20424	\$ 67.50
CMCA	2/23/2016	20425	\$ 155.00
DEPENDABLE WASTE SERVICES	2/23/2016	20426	\$ 4,617.00
DEREK WINGFIELD	2/23/2016	20427	\$ 39.10
DESKTOP CONSULTING, INC.	2/23/2016	20428	\$ 82.50
ELAM CONSTRUCTION, INC.	2/23/2016	20429	\$ 2,074.44
ELWOOD STAFFING	2/23/2016	20430	\$ 5,364.42
FIKES WEST, INC.	2/23/2016	20431	\$ 129.00
FILTER TECH SYSTEMS, INC.	2/23/2016	20432	\$ 1,243.63
GRAND VALLEY HIGH SCHOOL	2/23/2016	20433	\$ 500.00
HACH	2/23/2016	20434	\$ 5,660.54
HARLEY WALKER	2/23/2016	20435	\$ 38.09
HELTON & WILLIAMSEN, P.C.	2/23/2016	20436	\$ 418.00
HILL AND ROBBINS P.C.	2/23/2016	20437	\$ 1,679.85
KARP, NEU, HANLON P.C.	2/23/2016	20438	\$ 8,461.90
KONICA MINOLTA	2/23/2016	20439	\$ 2,219.25
MARK KING	2/23/2016	20440	\$ 247.32
ORCHARD TRUST COMPANY, LLC	2/23/2016	20441	\$ 2,100.09
PAYFLEX SYSTEMS, USA INC.	2/23/2016	20442	\$ 150.00
RESOURCE ENGINEERING INC	2/23/2016	20443	\$ 720.00
SAFEBUILT, INC.	2/23/2016	20444	\$ 243.73
SAMS CLUB	2/23/2016	20445	\$ 260.95
SOUTHWESTERN SYSTEMS, INC	2/23/2016	20446	\$ 2,560.50
STEVEN A. NOFZIGER	2/23/2016	20447	\$ 275.00
THE LITTLE COFFEE SHACK	2/23/2016	20448	\$ 177.03
TIFFANY M MERRIAM	2/23/2016	20449	\$ 51.00
UNCC	2/23/2016	20450	\$ 14.30
UNIVAR USA INC.	2/23/2016	20451	\$ 603.62

EXPENSES PAID IN FEBRUARY 2016

Payee or Description	Date	Check Number	Check Amount
WEST PARK TRUCK EQUIPMENT	2/23/2016	20452	\$ 756.50
VOID	2/29/2016	20453	\$ -
KANSAS CITY LIFE INS.	2/3/2016	70100033	\$ 663.80
PAYFLEX SYSTEMS, USA INC.	2/5/2016	70100034	\$ 150.00
WEX, INC.	2/12/2016	70100039	\$ 1,967.39
XCEL ENERGY	2/26/2016	70100042	\$ 3,624.74
XCEL ENERGY	2/26/2016	70100043	\$ 5,373.84
FIRE AND POLICE PENSION ASSOC.	2/18/2016	70100050	\$ 1,767.12
PAYLOCITY CORP	2/13/2016	70100055	\$ 32,505.82
PAYLOCITY CORP	2/13/2016	70100056	\$ 94.60
PAYLOCITY CORP	2/29/2016	70100057	\$ 25,537.86
PAYLOCITY CORP	2/29/2016	70100058	\$ 478.46
PAYLOCITY CORP	2/29/2016	70100059	\$ 8,505.85
PAYLOCITY CORP	2/29/2016	70100060	\$ 128.50
WELLS FARGO	2/10/2016	70100061	\$ 291.97
LIBERTY NATIONAL LIFE INSURANCE CO.	2/1/2016	70100062	\$ 151.78
UMB - CREDIT CARD	2/25/2016	70100065	\$ 14,101.60
TOTAL			<u>\$ 155,494.12</u>



Town of Parachute

A Safe Place to Land

Stuart S. McArthur, Town Manager

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222 Grand Valley Way • Parachute, CO 81635 • (970) 285-7630

DATE: March 17, 2016

TO: Board of Trustees

FROM: Stuart S. McArthur, Town Manager 

SUBJECT: TOWN MANAGER MONTHLY REPORT – MARCH 2016

The purpose of this memo is to report to the Board of Trustees the activities of the Town during the past month and to review issues for upcoming meetings.

1. Sales tax report showing current month (February receipts for December sales) sales tax and comparing the last three years is attached to this report. You will note that sales tax YTD is down significantly (15.4%) from last year at this time. The sales tax receipts are down by 29.5% for the month compared to 2015 actuals. Of the \$57,244.56 tax receipt figure, \$3,493.43 is from the sale of recreation marijuana. Without these sales, the revenue would be down nearly 34.0%.
2. Since the Town allowed recreational marijuana facilities, we have received the following related revenues:

Sales Tax*	\$ 4,219.63
Licensing Fees.....	\$ 60,000.00
Building/Materials Use Tax.....	\$ 7,087.50
Building Permit Fees.....	<u>\$ 7,695.59</u>
Total	\$ 79,002.75

* For December 2015 only.

Based on conversations over the past month, I am expecting another \$42,500 in licensing fees in the near future.

3. The Comprehensive Plan Update is in final draft format and is looking very good. A public meeting was held last night to review the report and go over implementation steps. The plan will be brought to the Board of Trustees in April for adoption.
4. As of the writing of this report (Thursday, March 10, 2016), the prices for energy commodities are:

WTI Crude Oil	\$38.33
Natural Gas (Nymex).....	\$ 1.80

5. According to the Denver Business Journal, Encana Corp. ... is exploring the sale of all of its “non-core” assets, including its operations in Colorado’s Piceance Basin on the Western Slope, according to Reuters. The sale of Encana’s assets in North America and the United States could bring the company \$1 billion, helping to reduce the company’s roughly \$5.4 billion in fixed and revolving debt, ...
6. Staff is beginning to work on the planning for 2016 events. It is considering the following:
 - Latino Festival – March 7, 2016
 - Oktoberfest – October 1, 2016
7. On February 25-26, I attended the Colorado City and County Managers’ Association (CCCMA) conference in Glenwood Springs. The state of the economy for the State was provided. ALL areas in the State is demonstrating economic growth with the exception of one – Grand Junction. This area is experiencing a shrinking economy.

Another good presentation regarded Achieving Community Excellence. It was presented by the City Manager of Greeley. He talked about what Greeley has done recently to upgrade the city’s reputation and how to work cooperatively with residents and other agencies in the city: School District, etc. I would like to implement some of the ideas that Greeley did. There is a website that shows a publication called Greeley Unexpected (www.greeleyunexpected.com). It is a publication that demonstrates and highlights Greeley.

8. The grant for the outdoor recreation equipment was submitted, as well as the one for the rest area improvements. Since that time I have had conversations with an individual about a potential public/private partnership on the recreation activities/rentals.
9. A Request for Proposals (RFP) has been distributed seeking a consultant to rewrite the development review code (Title 15 of the Code). Submissions are due on the 31st of this month.
10. Requests for quotes for the school zone signs and the speed radar signs are also being sought. Bids are due on the 18th.
11. I am also seeking proposals for additional engineering firms to help the Town with upcoming projects.
12. I was invited to the Western Slope Colorado Oil and Gas Association (WSCOGA) meeting on March 3rd. It was held at WPX’s offices. I reported on what the Town is working on and the economic outlook for the Town.
13. More calls for potential development are still coming in. They about equal marijuana and non-marijuana related.
14. Derek and I have been participating in planning with Battlement Mesa for a desired trail system in the area.

15. Upcoming Issues:

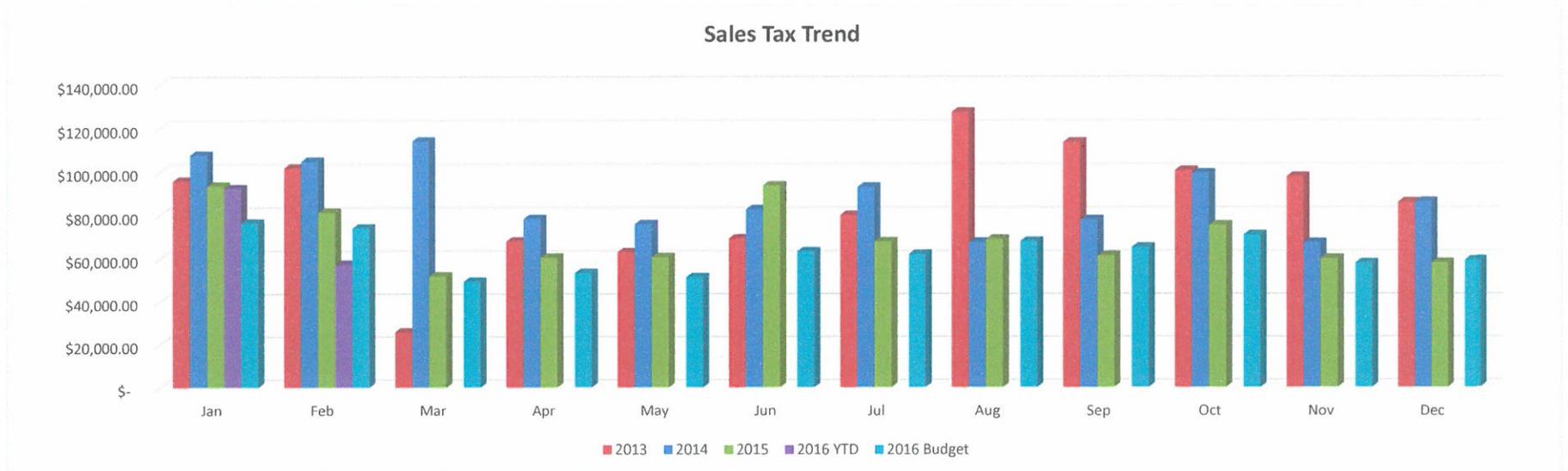
- a. Agenda Items:
 - i. Upcoming retail marijuana license applications.
 - ii. Annexation zoning / Special Review
 - iii. Survey and easements for Town water/electric/road facilities within the Battlement Mesa Company property
 - iv. Application for annexation.

If you have questions or concerns, contact me at 970.285.7630 or stuartmc@parachutecolorado.com.

**Town of Parachute
Sales Tax Trend Analysis - 2016**

		Actuals								
Month Received	Month Paid*	2013	2014	2015	2015 YTD 2016	2016 YTD	2016 Budget	% Over / -Under Budget	YTD % Compared to 2014	Actual Compared to Budget
Jan	Nov	\$ 95,706.59	\$ 107,541.87	\$ 93,340.02	\$ 93,340.02	\$ 92,154.37	\$ 76,399.62	20.62%	-1.27%	20.62%
Feb	Dec	\$ 101,588.06	\$ 104,702.30	\$ 81,163.74	\$ 81,163.74	\$ 57,244.56	\$ 74,046.66	-22.69%	-29.47%	-22.69%
Mar	Jan	\$ 25,564.29	\$ 113,904.74	\$ 51,821.09	\$ -	\$ -	\$ 49,275.32	0.00%	#DIV/0!	0.00%
Apr	Feb	\$ 67,891.55	\$ 78,277.62	\$ 60,420.09	\$ -	\$ -	\$ 53,216.30	0.00%	#DIV/0!	0.00%
May	Mar	\$ 62,753.99	\$ 75,764.05	\$ 60,555.16	\$ -	\$ -	\$ 51,280.20	0.00%	#DIV/0!	0.00%
Jun	Apr	\$ 69,165.79	\$ 82,490.46	\$ 93,419.42	\$ -	\$ -	\$ 63,130.20	0.00%	#DIV/0!	0.00%
Jul	May	\$ 79,877.98	\$ 92,727.04	\$ 67,717.37	\$ -	\$ -	\$ 61,905.78	0.00%	#DIV/0!	0.00%
Aug	Jun	\$ 127,189.55	\$ 67,447.53	\$ 68,804.28	\$ -	\$ -	\$ 67,861.10	0.00%	#DIV/0!	0.00%
Sep	Jul	\$ 113,405.91	\$ 77,887.19	\$ 61,204.69	\$ -	\$ -	\$ 65,042.09	0.00%	#DIV/0!	0.00%
Oct	Aug	\$ 100,377.26	\$ 99,147.71	\$ 75,283.71	\$ -	\$ -	\$ 70,789.26	0.00%	#DIV/0!	0.00%
Nov	Sep	\$ 97,548.24	\$ 67,147.25	\$ 59,887.91	\$ -	\$ -	\$ 57,851.50	0.00%	#DIV/0!	0.00%
Dec	Oct	\$ 85,800.99	\$ 86,001.23	\$ 58,023.81	\$ -	\$ -	\$ 59,201.97	0.00%	#DIV/0!	0.00%
Total		\$ 1,026,870.20	\$ 1,053,038.99	\$ 831,641.29	\$ 174,503.76	\$ 149,398.93	\$ 750,000.00		-15.37%	-1.03%

* There is a two month delay of when sales tax paid and when received by the Town.





Town of Parachute

A Safe Place to Land

Derek Wingfield, Community Development

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2 2 2 Grand Valley Way • Parachute, CO 81635 • (970) 285-7630

Date: March 17, 2016
To: Board of Trustees
From: Derek Wingfield, Community Development Specialist

Subject: Community Development Monthly Report- February 2016

We have continued working on our IT during February. We have upgraded the security and performance of the server, which was needed. We still have a great deal of work to do to clean-up our system and are making great progress in a good direction.

Stuart, of course, is great at grant writing. I did get some good experience helping him with the tasks getting of pictures and plans for several of the applications. These grants are certainly targeting our economic health and attempts to diversify our economy. I cannot wait to find out if we receive the grants to get started on some great projects.

I have been getting calls on our 3rd annual clean-up day (May 20). I am going to be sending post cards out shortly to our residents. This first mailing will hopefully prime the town for an even larger turn out than previous years. I am working on making the clean-up accessible to all of our residents, so hopefully we will have curbside pickup for qualifying residents. I am also working on some financial assistance to lower the cost of the electronic disposal. WSCOGA is working with the Town to make the event bigger and better and involve the community as a whole.

Our events are moving forward and taking shape. Our Cinco de Mayo event is just around the corner on May 7th and has great potential.

Oktoberfest is taking shape and we are working very hard to tie up loose ends to make the event more efficient and cost effective. We are looking at adding a "brew fest" and different marketing to increase revenues with lower risks for loss. I hope to report next month on more details. Last month the Board suggested that we have no concert, but still wanted the fireworks. In order to make the event last into the evening for the fireworks, we determined that a concert is probably necessary. Does the Board agree?

The building inspections and review are working great with SafeBuilt. I am going to be working to increase the ease of pulling permits by updating our website and applications. Charlie Davis, Building Inspector, and I are working closely to continue to increase our efficiencies. I will have a report for you next month on how our last year has looked. I also have several set of plans and applications in the works. Sign permits have been the buzz. We have issued several which are signs our businesses are working on promoting and marketing. We are needing to clean up the sign code and streamline the process. I have been working with Davis to try and get this taken care of and updated as soon as possible.

Lucy and I will be travelling to Denver later this month to attend an interactive seminar offered by SIPA. SIPA is our website hosting platform. We are hoping to learn and apply more interactive features into our website.



Town of Parachute

A Safe Place to Land

Mark King, Public Works Director

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222 Grand Valley Way ▪ Parachute, CO 81635 ▪ (970) 285-7630

Staff Report

Date: March 18th, 2016
To: Board of Trustees
From: Mark King, Public Works Director
Subject: February Monthly Report

Public Works Updates:

The lift station repair is almost complete. The wet well was cleaned and the main shut off valve was replaced. When the pump is repaired by EmTech, we will install it.

The water plant is scheduled for its sanitary survey. Countless hours have been spent preparing the documentation to make certain this goes smoothly.

In the last month there have been two water leaks. One was the result of a deteriorated copper line on West 1st Street. The other, a leak at Hongs Garden. The property owner of Hongs Garden expressed interest in replacing their service line. While they had the work done to do this, we took the opportunity to install a curb stop and a meter outside the building. The meter was previously located inside the facility. Now we have full access to the meter as needed.

Jay Graham bladed some of the alleys in town taking care of some large pot holes. We will be going back through all the alleys again when they dry up.

The old cellar at the McKay park property has been demoed and all debris hauled to the dump. We also hauled dirt in from the irrigation reservoir and used it to fill in where the cellar was.

Irrigation ditch cleaning has begun so as to be ready for the spring.



Town of Parachute

A Safe Place to Land

Cary Parmenter, Police Chief

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222 Grand Valley Way • Parachute, CO 81635 • (970) 285-7630

DATE: March 9, 2016
TO: Board of Trustees
FROM: Cary Parmenter, Police Chief

SUBJECT: FEBRUARY 2016 MONTHLY REPORT

The most notable incident that occurred in February was the Armed Robbery on the 16th. This incident brought in the Garfield County All Hazards Team and their Bearcat. With officers draped with assault rifles attached to the sides, the team took down the suspects in front of the Family Dollar Store. This was quite an ordeal in our small town. The schools were placed on Lock Down as a precautionary measure. Concerned citizens calling in to the Town Hall and news releases going out kept us going for several hours.

As a result of the quick response from officers and the assistance from the staff of the business next to where the robbery occurred, the case was closed with the arrest of the two suspects. This case also closed several home burglaries cases that had been reported earlier in the week. A good job to all involved in the case.

Officers prepared a “Personal Safety” and “Environment Awareness” program for the members of the Neighborhood Watch Group for the February meeting. We are currently working with the members to organize and prepare an agenda for the next several months.

As you can see from the attached Police Blotter, we are seeing the same pattern as last year. The number of calls for service has not declined. We are already up to 57 Crime Reports, 13 DUI arrests (*7 in February alone,*) and 792 calls for service as of 02/29/16.

Thank you

**POLICE ACTIVITY BLOTTER FOR FEBRUARY 2016
SUMMARY**

DATE

- 02/02/16 Recovered Stolen**
An officer conducted a traffic stop on I-70 at about mile post 74. The vehicle was discovered to be stolen. The driver, Ashley Raymer, 32 of Wellington, CO was arrested on suspicion of Aggravated Motor Vehicle Theft, Drove Vehicle while License Under Restraint, and Failed to Provide Proof of Insurance.
- 02/02/16 Warrant Arrest**
During the above traffic stop Ashley Raymer was also arrested for a warrant.
- 02/02/16 DUI-D**
An officer conducted a traffic stop in the 100 block of Cardinal Way. Dawnyel Algien, 27 of Fruita was arrested for suspicion of DUI, Following too Closely, and Improper Tab Placement.
- 02/03/16 Domestic**
Officers responded to 200 Colorado Avenue, Muriel Ford, 38, of Parachute was arrested for suspicion of Menacing, Resisting Arrest, Obstructing a Police Officer, and Domestic Violence.
- 02/04/16 Domestic**
Officers responded to 200 Colorado Avenue on a report of a domestic disturbance. Tammy Almeida, 43, of Parachute, was arrested on suspicion of Third Degree Assault, and Domestic Violence.
- 02/04/16 Traffic Violation**
Officer conducted a traffic stop in the area of E 3rd Street and N Railroad Avenue. The driver, a juvenile was summoned for Violation of Instructional Permit Restrictions and missing tail lamp/deflector.
- 02/06/16 Traffic Violation**
An officer conducted a traffic stop on Co Rd 215 and Hwy 6. The driver, Jennifer Martinez, 30, of Battlement Mesa, was summoned for Driving Without a Valid Driver's License, Failure to Provide Insurance, and Driving a Defective or Unsafe Vehicle.
- 02/07/16 DUI**
An officer conducted a traffic stop in the 100 block of Cardinal Way. The driver, Hollister Friel-Carelton, 24, of Carbondale was arrested on suspicion of DUI, DUI Per-Se, Weaving, and No License Plate Light.
- 02/08/16 Drug Violation**
A Drug Recognition Expert was requested to assist the Municipal Court with evaluating a party. After a DRE evaluation, Kyler Smith, 21, of Parachute was found to be in Contempt of Court and was arrested.

- 02/06/16 Traffic Violation**
An officer conducted a traffic stop in the area of Co RD 300, and Cardinal Way. The driver, Miguel Gonzalez-Juarez, 24, of Parachute was summoned for driving a Defective or Unsafe Vehicle and Driving Without a Valid Driver's License.
- 02/09/16 Burglary**
Officers were called to 200 Colorado Ave. on a report of a burglary. After a lengthy investigation two suspects were arrested and taken to GCSO jail. They were also charged in an unrelated crime. The suspects are: Reenoh Blanco, and Prince Romello Siscounk.
- 02/10/16 DUI-D**
An officer conducted a traffic stop on I-70 at mm 74. Darrick Reid, 28 of Grand Junction was arrested for Suspicion of DUI-D, Possession With Intent to Distribute Schedule II Controlled Substance, Weaving, Drove Defective Unsafe Vehicle, Possession of Marijuana more than 2 Ounces.
- 02/11/16 Suicide Attempt**
Officers were called to the 300 block of Laurel on a suicide attempt. The patient was transported without incident by an ambulance for treatment.
- 02/11/16 DUI**
An officer attempted to initiate a traffic stop around the 100 block of Cardinal Way. After a short pursuit the driver, William Love, 28, of Grand Junction was arrested on suspicion of the following: Vehicular Eluding, Vehicular Assault, Drove Vehicle While License Revoked as a Habitual Traffic Offender –Aggravated, DUI, Reckless Endangerment, Resisting Arrest, Obstructing a Peace Officer, Second Degree Criminal Trespass – 3 counts, Failed to Provide Proof of Insurance. He was transported to the Garfield County Jail.
- 02/12/16 Child Abuse**
Officers investigated a report of child abuse at the library. This investigation was forwarded to DHS.
- 02/16/16 Robbery**
Officers were called to the 300 block of W 1st Street on a report of a robbery of a person. After an investigation Reenoh Blanco, and Prince Romello Siscounk were arrested and charged with Robbery of a Controlled Substance, Menacing and First Degree Trespassing.
- 02/18/16 Traffic Violation**
An officer conducted a traffic stop on I-70 at about the 72 mm. Gabriel Sheker, 42, of Grand Junction was summoned for Weaving, and Driving While License Under Restraint.
- 02/18/16 Disorderly Conduct**
An officer contacted Benny Powell, 58, homeless in the area of Co Rd 215 and Ute Street for urinating in public; he was arrested for Disorderly Conduct.

- 02/19/16** **DUI**
An officer conducted a traffic stop in the area of Grand Valley Way and Cardinal Way. The driver, Sandra Cline, 57, of Glenwood Springs, was arrested for suspicion of DUI-Drugs, Possession of Open Container of Marijuana, Failed to Drive in a Single Lane.
- 02/20/16** **Traffic Violation**
An officer conducted a traffic stop on Co Rd 300 and Cardinal Way. The driver, Laura Martinez, 19 of Glenwood Springs was summoned on the following charges: MIP- Alcohol, Open Container of Marijuana in a Motor Vehicle, Violated Restrictions on Temporary Instructional Permit, Possession of Prescription Medications in an Unauthorized Container, Violated Seatbelt Provisions.
- 02/20/16** **Warrant Arrest**
Laura Martinez was also arrested for an outstanding GWSPD Warrant on the previous traffic stop.
- 02/20/16** **Warrant Arrest**
The passenger on the stop, Ruben Chavez III, 22 of Battlement Mesa, was arrested on an outstanding warrant and for Possession of Drug Paraphernalia, and Violation of a Protection Order.
- 02/20/16** **Animal Complaint**
Officers responded to the 100 block of Popple Street on an animal at large complaint. The animal's owner, Ashley Dalton, 24 of Parachute was summoned for Failure to Control Pet Dog, Damage to Property by Animal, and Dog Licenses and Tags.
- 02/20/16** **Traffic Violation**
An officer conducted traffic stop in the area of Co Rd 300 and Cardinal Way. Eric Moreno, 25, of Parachute was summoned for Speeding 5-9 mph, No license Plate Light, Drove Vehicle While License Under Restraint, and Failure to Provide Insurance.
- 02/24/16** **Traffic Violation**
An officer conducted a traffic stop on Grand Valley Way and Cardinal Way. Harold Richey, 33 of Aspen, was summoned for Driving Under Restraint, and not using a turn signal.
- 02/24/16** **Warrant**
During that traffic stop, Harold Richey was found to have a warrant. He was arrested on that warrant.
- 02/24/16** **DUI**
An officer conducted a traffic stop on Co Rd 300 and Cardinal Way. The driver, James Melson, 36, Black Hawk Circle, CO was arrested for suspicion of DUI-D and Defective Muffler.
- 02/25/16** **Weapons Violation**
Officers were called to the area of Meadow Drive on a weapons violation. A juvenile was summoned for the damage to property.

02/27/16

Traffic Violation

An officer conducted a traffic stop on Co Rd 300 and Cardinal Way. Fidel Hernandez, 54 of Parachute was summoned for Number Plates not visible and Driving While Under Restraint.

02/27/16

DUI

Officers were called to a motor vehicle crash on I-70 at the 74 mm. The driver was Steven Bracha, 38, of Palisade he was arrested for suspicion of DUI-D, Careless Driving, Failure to Provide Proof of Insurance.

9 Traffic Citations February 2016

34 Case Reports in February 2016

33 Case Reports in February 2015

13 Case Reports in February 2014

14 Case Reports in February 2013

57 case reports YTD

(452 case reports total in 2015)

**(G) PIPELINE AND EASEMENT AGREEMENT BETWEEN THE TOWN OF PARACHUTE
AND URSA PICEANCE PIPELINE LLC**

**(THIS DOCUMENT WILL BE PROVIDED PRIOR TO THE MEETING ON
MARCH 17, 2016)**



Town of Parachute

A Safe Place to Land

Stuart S. McArthur, Town Manager

Integrity • Respect • Teamwork • Pride • Innovation • Diversity

222 Grand Valley Way • Parachute, CO 81635 • (970) 285-7630

STAFF REPORT

DATE: March 17, 2016
TO: Town of Parachute Board of Trustees
FROM: Stuart S. McArthur, Town Manager
SUBJECT: WEST RUN, INC. ANNEXATION PETITION

Background

On January 21, 2016, West Run, Inc. filed with the Town of Parachute, Colorado, a petition and request that the Board of Trustees commence proceedings to annex to the Town of Parachute a certain unincorporated tract of land located in the County of Garfield, State of Colorado.

The Board of Trustees, by Resolution No. 2016-06, found that the Petition is in substantial compliance with the requirements of the Municipal Annexation Act and established a date, time, and a place for a hearing upon the Petition for March 17, 2016.

Appropriate notice of such hearing was published on February 15, February 24, March 2, March 9, and March 14, 2016 in the Post Independent newspaper.

Staff Analysis

The full annexation packet was delivered to Davis Farrar, Town Planner, too late for Mr. Farrar to perform the appropriate and thorough review that the application deserves and requires. As a result, the hearing tonight is not to consider the actual application. The applicant is seeking the Board of Trustees determination that annexation parcel is eligible for annexation and, therefore the annexation parcel may be annexed by ordinance. Annexation of the annexation parcel shall only be effective upon the Board of Trustees adopting an annexing ordinance and compliance with C.R.S. § 31-12-113.

Attorney Review

Jeffrey Conklin, Town Attorney has reviewed the application and has prepared the

resolution for consideration by the Board to determine the property to be eligible for annexation per Town Code and Colorado State Revised Statutes.

Recommendations

Staff recommends that the Board of Trustees approve the resolution that determines the property eligible for annexation

If you have any additional questions or concerns, please contact me at 970-285-7630.



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

LAND USE APPLICATION

Name of Applicant: West Run, Inc. 2536 Rimrock Ave. Suite 400-380 Grand Junction, CO 81505
 970-409-2707

Project Name: Carnahan/Gerhard Annexation

Project Location: 8495 Highway 6 & 24, Parachute, CO 81635

LEGAL DESCRIPTION: 2409-132-00-026

Existing Zoning: Rural unincorporated GAR/Co Proposed Zoning: Service commercial zone district

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 checked="" type="checkbox"/> ANNEXATIONS |
| <input type="checkbox"/> LOT CONSOLIDATION | <input type="checkbox"/> WATERSHED PERMIT |

PROPERTY OWNER: Jesse Carnahan 8495 Highway 6 & 24, Parachute, CO 81635 970-210-9669

PROJECT ENGINEER/SURVEYOR: Polaris Surveying 3194 Mesa Ave. #6 Grand Junction, CO 81504

ADJACENT PROPERTY OWNERS: (attach separate sheet if needed)

Name

Address

See attached #1

_____	_____
_____	_____
_____	_____
_____	_____

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

See attached #1

_____	_____
_____	_____
_____	_____

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

See attached #2

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

See attached #3

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:

Applicant will comply with 15.01.111 land dedications requirements

Describe Water Rights Dedication Proposal:

Applicant will comply with Town regulations

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: West Run, Inc. Mark Gerhard President

Address: 2536 Rimrock Ave. Suite 400-380 Grand Junction, CO 81505

Signature: *Mark Gerhard President* Date: 3-1-16

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: _____

Staff Report

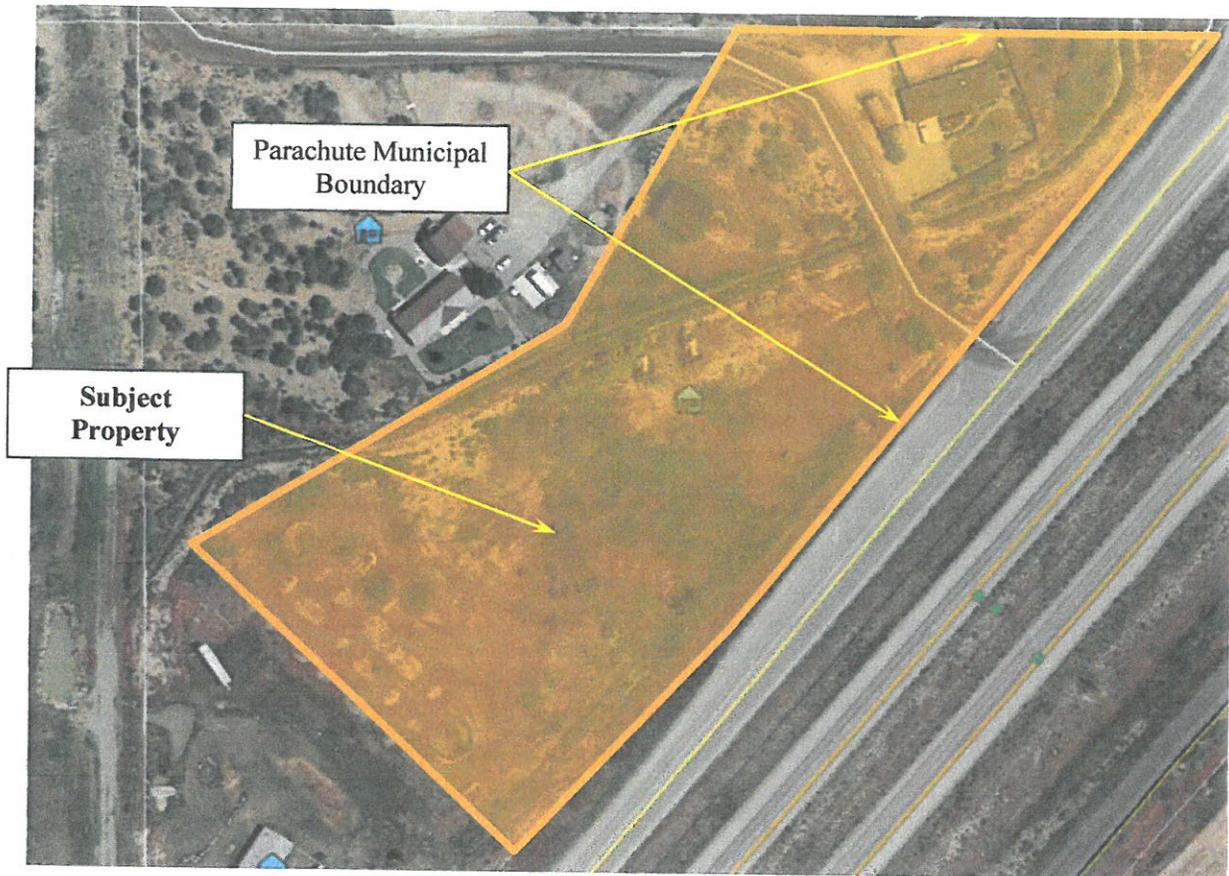
Town of DeBeque Board of Trustees Meeting

Thursday, January 21, 2016

Carnahan/Gerhard Petition for Annexation & Resolution of Substantial Compliance

Report Date - 1/20/2016

PROJECT INFORMATION	
Name of Project:	Carnahan/Gerhard Annexation
Type of Request:	Annexation Petition & Resolution of Substantial Compliance
Name of Applicant:	Jesse J. Carnahan & Mark Gerhard
Address:	8495 HWY 6&24, Parachute CO 81635
Phone:	970-210-9669
Property Owner:	Jesse J. Carnahan
Property Owner Address/Phone:	Same as above
Applicant Representative:	Mark Gerhard - West Run, Incorporated
Address:	2536 Rimrock Ave., Suite 400-380, Grand Junction, CO 81505, Telephone 970-409-2707
Surveyor	Not Identified
Surveyor Address/Phone:	Not Identified
Parcel Number & Site Address	240913200026
Existing Zoning	Rural - Garfield County
Requested Zoning:	Not Identified
Surrounding Zoning:	<i>North</i> - Unincorporated Garfield County, <i>East</i> - Service Commercial, Light Industrial & Industrial, <i>South</i> - Public & Light Industrial, <i>West</i> - Unincorporated Garfield County
Existing Land Use:	Single-Family Residential
Surrounding Land Uses:	<i>North</i> - Single-Family, Vacant, <i>East</i> - Vacant, Office, Industrial, <i>South</i> - Highway I-70, <i>West</i> - Single-Family Residential.
Proposed Use:	Marijuana Grow Facility & Marijuana Retail Facility
Proposed Annexed Lot Size	5.479 - Acres
Minimum Lot Size	6000 ft. ²
Property Legal Description	Lot 2 of the Fisher No.1 Subdivision Exemption Plat, Garfield County, Colorado. A parcel of land situated in Lot 3 of Section 13, Township 7 S., Range 96 W. of the 6 th Principal Meridian. See exemption plat for meets and bounds description.



Project Location: North of I-70.

I. Description of Application:

The applicant is requesting approval of a Resolution of Substantial Compliance on an annexation application. If the application is deemed compliant with the annexation statute, the applicant will be requesting Service Commercial zoning and a Special Review Use for a marijuana grow facility on the 5.479-acre property. In addition, the applicant will be processing a license for a marijuana retail store on the property. The site is located contiguous to the existing Parachute municipal boundary, which adjoins the property on the East. The parcel is served by town of Parachute municipal water and sewer.

State law requires that newly annexed properties be zoned within 90 days of the annexation approval. The applicant will be requesting concurrent approval of Service Commercial zoning. For their Special Review Use, the applicant will need to submit a site plan that conforms to the Parachute land use regulations and which includes: parking, location and type of outdoor lighting, proposed building, locations of service or refuse collection areas, all proposed signs, existing or proposed fences and methods of visual screening.

Sewer Service – Town of Parachute.

Water - Town of Parachute. The applicant proposes to dedicate irrigation water rights or the sole option of the Parachute Board of Trustees provide cash in lieu of water rights.

Electric - Not Identified

Gas - Not Identified.

Telephone - Century Link.

II. Applicable Regulations:

31-12-108. Setting hearing date - notice given.

(1) As a part of the resolution initiating annexation proceedings by the municipality or of a resolution finding substantial compliance of an annexation petition or of a petition for an annexation election, the governing body of the annexing municipality shall establish a date, time, and place that the governing body will hold a hearing to determine if the proposed annexation complies with sections 31-12-104 and 31-12-105 or such parts thereof as may be required to establish eligibility under the terms of this part 1. The hearing shall be held not less than thirty days nor more than sixty days after the effective date of the resolution setting the hearing. This hearing need not be held if the municipality has determined conclusively that the requirements of sections 31-12-104 and 31-12-105 have not been met.

III. Requested Actions:

The applicant is requesting consideration of the annexation petition and is requesting Board of Trustees approval of a Resolution of Substantial Compliance.

IV. Eligibility for Annexation Staff Comments:

ANNEXATION:

Compliance with the provisions of the annexation petition.

a. One-sixth (1/6) contiguity requirement with the Town of Parachute.

Staff Comment. The subject property has 1/6th contiguity with Parachute along the east boundary of the property.

b. A community of interest exists between the Town and the area proposed to be annexed to the Town of Parachute, Colorado.

Staff Comment. A community of interest exists between the Town and the area proposed for annexation. The Town of Parachute municipal boundary adjoins the property east of the site. Town administration, public works and the police department can cost-effectively serve the property. This parcel has a direct relationship to the Parachute community.

c. The area proposed to be annexed is urban or will be urbanized in the near future.

Staff Comment. The area proposed for annexation can be urbanized as a part of Parachute. Additionally, the applicant will be submitting a development plan for the property that conforms to the Town of Parachute Comprehensive Plan and land use regulations.

d. The area proposed to be annexed is integrated or is capable of being integrated with the Town of Parachute, Colorado.

Staff Comment. The proposed annexation can be integrated with the Town of Parachute and is capable of being integrated with the Town of Parachute. Annexation of this property constitutes a logical extension of the community adjacent to the municipal limits.

e. In establishing the boundaries of the area proposed to be annexed, no real property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate will be divided into separate parts or parcels without the written consent of the landowners.

Staff Comment. It appears that not all of the property owned by the applicant is proposed for

annexation and a portion of the property will remain outside of the town limits. However, no property held in identical ownership will be divided into separate parts or parcels without the written consent of the landowners and approval of the Town of Parachute as applicable.

- f. In establishing the boundaries of the area proposed to be annexed, no real property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty (20) acres or more (which together with the buildings and improvements situated thereon has a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation) shall be included without the written consent of the landowners.*

Staff Comment. The subject property is approximately 5.479-acres. All property identified as Lot 2 in the Fisher No.1 subdivision exemption plat which is owned by the applicant is proposed for annexation.

- g. The property proposed for annexation is not presently part of any incorporated city or town, nor have annexation proceedings been commenced for the annexation of part of all of such property to another municipality.*

Staff Comment. Subject property is not presently part of any incorporated city or town and no annexation proceedings to another municipality have been initiated for part or all of the subject property.

- h. The proposed annexation will not result in the detachment of real property from any school district and the attachment of same to another school district.*

Staff Comment. Proposed annexation will not result in the detachment of real property from any school district or the attachment of the same to another school district.

- i. The proposed annexation will not have the effect of extending the municipal boundary more than three (3) miles in any direction in one (1) year.*

Staff Comment. The proposed annexation will not have the effect of extending the municipal boundary for more than 3 miles in any direction in one year.

- j. The undersigned are the owners of 100 percent of the real property proposed to be annexed, and hereby consents to the establishment of the boundaries of this property as shown on the annexation plat submitted herewith.*

Staff Comment. The applicant represents that the property holder owns 100% of the property proposed to be annexed.

- k. No election for annexation to the Town of Parachute, Colorado has been initiated for the real property to be annexed hereunder within the preceding twelve (12) months.*

Staff Comment. No election for annexation to the Town of Parachute has been initiated within the preceding 12 months.

VI. Summary and Conclusions.

This project is a logical extension of the Parachute municipal boundary. Specific development issues will be considered during the Special Review Use and zoning process which, at a minimum, shall include a properly executed annexation map suitable for recording and subject to acceptance by the Town of Parachute, complete and comprehensive Zoning and Special Review Use applications and other materials required by the Parachute Municipal Code. All of these applications shall be subject to further discussions with the Planning Commission and Board of Trustees. These topics and others will be included in an associated comprehensive annexation

agreement.

General Site Vicinity Map



Letter of representation

I, Jesse Carnahan owner of 8495 Highway 6 & 24, Parachute Co 81635 give my permission to Mark Gerhard to represent and process the land use application for annexation and zoning and those applications and other details of the process.

Sincerely,



Jesse Carnahan

state of Colorado
County of Garfield

P ~~Handwritten signature~~

2-11-16

Notary Exp: 11-20-17

DEREK WINGFIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134072313
MY COMMISSION EXPIRES NOVEMBER 20, 2017



WEST RUN, INC. CARNAHAN/GERHARD LAND USE

Statement of purpose



FEBRUARY 2, 2016

WEST RUN, INC.

2536 Rimrock Ave. Suite 400-2380 Grand Junction, CO 8105

West Run, Inc. Zoning

Application.....	1-3
Letter of Representation.....	4
Statement of Purpose.....	5-9
Application Submittal Requirements: 15.05	
Legal description.....	10
Proof of ownership/warranty deed.....	11
Names and addresses of owners/mineral rights/and property owners within 200'	
Of property.....	12
Vicinity map.....	13
Statement of Taxes.....	14
Town of Parachute Zoning Map Draft.....	15
Town of Parachute future land use map.....	16
Page 54 of the Town of Parachute Better City Plan.....	17

Letter of Purpose

West Run, Inc.
2536 Rimrock Ave
Suite 400-380
Grand Junction, CO 81505

Town of Parachute
Board of Trustees
222 Grand Valley Way
Parachute, CO 81635

RE: Proposed request for Annexation, Zoning, Special use review/RME

Dear Board of Trustees:

West Run, Inc. has petitioned the Town of Parachute under Title 15, Section 2: Annexation, 15.02.106 Annexation Petitions, Rezoning under 15.02.112 Zoning during Annexation and 15.03.165 Special Review Uses.

For Garfield County Assessors records Parcel ID# 2409-132-00-026 and a physical address of 8495 Highway 6 & 24, Parachute, CO 81635

Petitioners proposed property is eligible under 15.02.102 Eligibility:

- A. The area proposed to be annexed perimeter is greater than 1/6th and is contiguous with Town.
- B. A community of interest exist, the Towns municipal boundary borders the east and south property boundaries.

Petitioner proposes that no limitations prevent annexation of proposed property under 15.02.103 Limitations:

- A. The annexation will not divide property.
- B. No partial streets or alleys will take place
- C. Annexation is a part of Towns plans for annexation
- D. No other annexations have taken place in the last 12 months that have extended the Towns boundary by more than 3 miles

Petitioner submits petition under 15.02.105 Annexation Petitions

- A. Petition for Annexation: landowners who own more than 50% of the proposed land for annexation of an area are eligible for annexation and may Petition the Town Board of Trustees
- The owner of the proposed property for annexation has 100% ownership

Petitioner has paid the required fees under 15.02.106 Annexation Fees

Petitioner requests annexed property be place in 15.03.208 SC Service Commercial Zone District concurrently with the Annexation process: The service commercial zone district is intended to provide

areas for wholesale and commercial uses located near major highway intersections away from residential uses.

Petitioner requests special review use review under 15.03.165 Special Review Uses for multiple RME licenses Under Title 6, Chapter 6.11 Section: 040

Petitioner is in compliance with 15.06.102 common Submittal requirements

- A. An application/Petition form signed by the owner of property, in format provided by the Town
See attached Petition for rezoning
- B. A legal description of property
See attached Legal description
- C. Proof of legal ownership and names and addresses of the owners of the property
See attached Warranty Deed and address sheet
- D. The names and addresses of any owners of mineral rights for the property
See attached address sheet
- E. The names and addresses of any property owners within two hundred feet (200') of any portion of the property
See attached address sheet
- F. A statement of Purpose and brief description of proposal
See attached statement of purpose/Letter of intent
- G. A vicinity map indicating the location of the property included in the Land Use application
See attached annexation map with vicinity map imbedded
- H. An application fee per section 15.01.108: paid

Sincerely,

West Run, Inc.
Mark Gerhard President

Land use application

How this land use application complies with Town Master/Better City Plan

- The 2005 master plan/2008 upgrade 6.0 Goals and Policies Statements:
- 6.2.5 Extensions of Town Boundaries and utilities shall be minimized,
- \$ new annexations shall not be made without good justifications and economic benefits to the Town:
 - 1, Applicant has all the elements and code requirements for annexation
 - 2, Town will realize economic benefits from
 - 1, increase from property tax,
 - 2, increase in sales taxes
 - 3, increase in overall business tax revenues for Town
 - 4. Increased advertising for Town
- The 2005/2008 Master plan update designates this property as outside town limits as reflected in the 2015 zoning map draft.
- The 2014 Draft Future Land use map designates this property for commercial use.
- The Better City Plan proposes that part of the land in the Industrial and commercial light Industrial zoned areas is outside town limits and is targeted for annexation, and business parks, light industrial parks and agri-business related industries is the best use.
- It is applicants request that the applicable classification of the property according to the 2005/2008 Master Plan upgrade: 7.0 Master Plan-Land Use Categories, that the best use of the proposed property as reflected by the Master Plan and 2014 Future Land Use Draft is:
- 7.6 Commercial Service - To accommodate wholesale and service uses which require greater land areas. Such districts must be located near major intersections and so as not to interfere with residential neighborhoods. Uses should be clustered to make the best use of the land.
- 15.03.208 SC Service Commercial: The service commercial zone district is intended to provide areas for wholesale and commercial uses located near major highway intersections away from residential uses.
- Applicant has met the code requirements in Article 15 for land use, annexation, zoning and special review use

EXHIBIT A

Order Number: 05000191

LEGAL DESCRIPTION

A PORTION OF PARCEL NO. 700-R REV. OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, FORMERLY KNOWN AS STATE DEPARTMENT OF HIGHWAYS, PROJECT NO I 70-1(45), SITUATED IN LOT 3 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 96 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, A BRASS CAP PROPERLY MARKED FOR THE NORTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 89°18'00" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 13, 1351.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, A BRASS CAP IN PLACE, L.S. NO. 18480; THENCE NORTH 89°18'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 549.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°18'00" EAST 256.27 FEET TO A REBAR AND CAP IN PLACE, STAMPED L.S. NO. 11980, THENCE LEAVING SAID NORTHERLY LINE SOUTH 57°02'00" EAST 106.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR U.S. INTERSTATE NO. 70; THENCE SOUTH 40°04'30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 573.20 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 43°06'30" WEST 324.57 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE NORTH 46°54'57" WEST 352.89 FEET; THENCE NORTH 57°57'34" EAST 410.05 FEET; THENCE NORTH 29°47'29" EAST 313.07 FEET TO THE TRUE POINT OF BEGINNING,

ALSO DESCRIBED AS:

LOT 2
ACCORDING TO THE FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT RECORDED SEPTEMBER 6, 1995 AS RECEPTION NO. 482721
Subject to and together with a 50.00 foot wide access easement as described in Reception No. 476606 as recorded in the office of the Clerk and Recorder of Garfield County

COUNTY OF GARFIELD
STATE OF COLORADO

2

WARRANTY DEED

THIS DEED, Made this 28th day of March, 2005, between
CHRISTOPHER SANDOVAL AND AMANDA SANDOVAL

of the said County of GARFIELD and State of COLORADO, grantor, and
JESSE J. CARNAHAN

whose legal address is 153 IRONWEDGE CIRCLE
PARACHUTE, CO 81635

of the said County of GARFIELD and State of COLORADO, grantee:

DOC FEE: \$27.40

WITNESSETH, That the grantor for and in consideration of the sum of Ten dollars and other good and valuable consideration DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the said County of GARFIELD and State of Colorado described as follows:

SEE EXHIBIT "A"

also known by street and number as: 8495 HIGHWAY 6 & 24, PARACHUTE, CO 81635

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except easements, restrictions, reservations and rights of way of record, or situate and in use, and real property taxes for the year 2005, not yet due or payable. Those specific exceptions described by reference to recorded documents as reflected in title documents accepted by the Buyer in accordance with 8a.

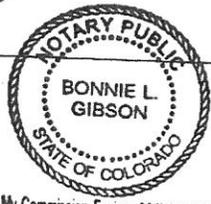
The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

[Signature]
CHRISTOPHER SANDOVAL FOR AMANDA SANDOVAL AS HER ATTORNEY IN FACT

[Signature]
CHRISTOPHER SANDOVAL

State of COLORADO)
) ss.
County of GARFIELD)



The foregoing instrument was acknowledged before me this 28th day of March by CHRISTOPHER SANDOVAL AND AMANDA SANDOVAL My Commission Expires 09/05/2007

My commission expires September 05, 2007. Witness my hand and official seal.

[Signature]
Notary Public

RETURN TO: JESSE CARNAHAN
8495 HWY 6&24
PARACHUTE, CO 81635

file records N. to "Notary Not Correct" 4/4/05

Property owner(s) if different from applicant (inclusive of mineral owners/lessees):

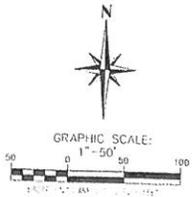
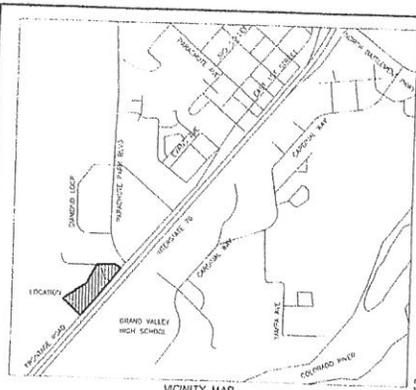
Name	Mailing Address	Parcel ID#
1. Jesse Carnahan	8495 Highway 6 & 24, Parachute, CO 81635	240913200026
2. (MR) Sperry, Roberts and Musgrave	2506 Van Buren Rd, Grand Junction, CO 81505 2891 Jean Ln. Grand Junction, CO 81506	same
3. (L) WPX Energy Rocky Mountain, LLC.	1001 17 th St. Suite 1200 Denver, CO 80202	same

Attach additional sheets if necessary.

Current list of adjoining and abutting property owners to the subject parcel obtained from the Garfield County Assessor's Office.

Name	Mailing Address	Telephone
1. State Of Colorado Dept of Highways	4201 Arkansas Ave, Denver, CO 80222-3406	2409-912-30-005
2. Parachute Development Corp.	P.O. Box 686 Glenwood Springs, CO 81602	2409-123-02-010 2409-123-02-008
3. C & B Land Holdings, LLC	P.O. Box 3045 Grand Junction, CO 81502	2409-123-02-009
4. Martinez, Efrain	8469 Highway 6 & 24, Parachute, CO 81635	2409-123-00-025
5. Lindauer Family Trust	P.O. Box 626 Parachute, CO 81635-0626	2409-123-00-004
6. David & Nina Cook	8393 Highway 6 & 24 Parachute, CO 81635	2409-132-00-027
7.		
8.		
9.		
10.		

ANNEXATION MAP
TOWN OF PARACHUTE, COUNTY OF GARFIELD, STATE OF COLORADO
LOT 2 FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT - 5.38 ACRES



LEGEND:
 Hatched area = 1/4 Acre Parcel
 Dashed line = 1/4 Acre Parcel Boundary
 Solid line = 1/4 Acre Parcel Boundary

Line #	Direction	Length
1	S74° 20' 00"W	25.07
2	S69° 48' 24"W	62.82
3	S44° 13' 25"W	24.07
4	S46° 42' 27"W	62.24
5	S69° 02' 43"W	48.77
6	S69° 22' 49"W	22.92
7	S89° 48' 13"W	24.74
8	S69° 05' 28"W	38.02
9	S69° 22' 49"W	54.91
10	S70° 29' 47"W	22.49
11	S83° 29' 35"W	33.35
12	S72° 18' 26"W	22.55
13	S69° 17' 25"W	20.81
14	S66° 30' 30"W	31.77
15	S69° 33' 49"W	64.27
16	S49° 04' 20"W	58.00
17	S28° 01' 49"W	27.33
18	S22° 12' 54"W	7.84

Line #	Direction	Length
19	S23° 12' 54"W	9.58
20	S28° 01' 40"W	36.96
21	S47° 52' 52"W	41.12
22	S27° 52' 43"W	62.00
23	S69° 50' 50"W	68.73
24	N89° 11' 27"W	31.03
25	S72° 14' 26"W	25.51
26	S83° 29' 35"W	37.54
27	S70° 29' 47"W	21.23
28	S69° 22' 49"W	54.00
29	S69° 02' 43"W	33.22
30	S69° 48' 13"W	24.70
31	S69° 22' 49"W	29.74
32	S69° 04' 20"W	62.74
33	S62° 13' 25"W	28.45
34	S47° 48' 54"W	19.89



CERTIFICATION OF OWNERSHIP:
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE SOLE OWNER(S), IN FEE SIMPLE OF THAT REAL PROPERTY DESCRIBED AS FOLLOWS:
 A PORTION OF PARCEL NO. 7024 REV. OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, FORMERLY KNOWN AS STATE DEPARTMENT OF HIGHWAYS, PROJECT NO. 1 701 (45), SITUATED IN LOT 3 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 96 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, A BRASS CAP PROPERLY MARKED FOR THE NORTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 89°04'00" EAST 100.30 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 13, 130.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, A BRASS CAP IN PLACE, L.C. 10, 1848; THENCE NORTH 89°18'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 549.23 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°04'00" EAST 251.27 FEET TO A NEAR AND CAP IN PLACE, STAMPED L.S. NO. 1198;
 THENCE LEAVING SAID NORTHERLY LINE SOUTH 57°02'00" EAST 100.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR U.S. INTERSTATE NO. 70; THENCE SOUTH 40°00'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 39 FEET;
 THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 41°01'00" WEST 324.57 FEET;
 THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE NORTH 40°54'30" EAST 352.29 FEET;
 THENCE NORTH 29°47'29" EAST 313.07 FEET TO THE TRUE POINT OF BEGINNING, ALSO DESCRIBED AS:
 LOT 2
 ACCORDING TO THE FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT RECORDED SEPTEMBER 6, 1995 AS RECEIPT NO. 47606 IN and together with a 50-foot access easement as described in Receipt No. 47606 as recorded in the office of the Clerk and Recorder of Garfield County
 COUNTY OF GARFIELD STATE OF COLORADO
 CONTIGUOUS - 1,262 FEET OR 56.4%
 DO BY THESE PRESENTS CONSENT TO THE ANNEXATION HEREOF TO THE TOWN OF PARACHUTE.
 EXERCISED THIS _____ DAY OF _____ A.D. 2016.

 Notary Public

NOTARY PUBLIC CERTIFICATION
 STATE OF COLORADO
 COUNTY OF GARFIELD
 I, the foregoing instrument was acknowledged before me this _____ day of _____ A.D. 2016
 by _____
 Witness my hand and official seal
 My Commission Expires _____
 Notary Public

BOARD OF TRUSTEES CERTIFICATE
 The Board of Trustees of the Town of Parachute, Colorado, by Ordinance No. _____ duly adopted on the _____ day of _____, 2016, did annex the property herein described to the Town of Parachute, Colorado.
 My Secretary, Mayor

 ATTEST:
 S. Gaelle Christoffel, Town Clerk

RECORDER'S CERTIFICATE:
 State of Colorado
 County of Garfield
 I have certified that this instrument was filed in my office on _____ October _____, 2016, and was duly recorded in Book _____ Page _____ A.D. 2016.
 Reception No. _____ Clerk and Recorder
 Drawer No. _____ Deputy

NOTES:
 1. BEARINGS ARE BASED ON THE LINE BETWEEN THE NORTHWEST CORNER, LOT 3, SECTION 13 AND THE NORTHWEST CORNER OF SECTION 13. THE VALUE USED HEREBY IS SHOWN FOR SAID LINE IN THE FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT FOUND IN PLACE WAS A 2" BRASS CAP PLS. MARKED AT THE EAST END OF SAID LINE AND A OLD SURVEY MARKER 2" BRASS CAP AT THE WEST END OF SAID LINE AS SHOWN HEREIN.
 2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT, OR NO LATER THAN ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.
 3. MINERAL RIGHTS OWNERSHIP: SPERRY, ROBERTS AND MANSURAVE
 4. ANNEXATION PERIMETER CALCULATIONS:
 TOTAL BOUNDARY: 2,236 FEET
 CONTIGUOUS BOUNDARY WITH TOWN LIMITS: 1,262 FEET
 MINIMUM LENGTH FULFILLED FOR 1/3 CONTIGUITY: 373 FEET
 CONTIGUITY PERCENTAGE: 56.4%

SURVEYOR'S CERTIFICATE:
 The description contained hereon have been derived from the deed descriptions as they appear in the offices of the Garfield County Clerk and Recorder's Office, that no less than one-sixth (1/6) of the perimeter of the areas as shown hereon is contiguous with the existing boundaries of the Town of Parachute, Colorado. This Plat is for annexation purposes only and is not intended to be used as a means of establishing or verifying property lines shown hereon.
 Patrick W. Cick
 Certified this _____ day of _____, 2016
 P.L.S. 37094
 LOT 2 FISCHER NO. 1 SUBDIVISION

ANNEXATION MAP
LOT 2 FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT
 SITUATED IN LOT 3 OF SECTION 13
 TOWNSHIP 7 SOUTH, RANGE 96 WEST OF THE 6TH P.M.
 TOWN OF PARACHUTE, COUNTY OF GARFIELD, STATE OF COLORADO
 JOB # 2016011 FIELD NO. 30
 DATE: 2/16/2016 DRAWING NAME: lot 2 ANNEX DRAWN BY: PC
POLARIS SURVEYING
 PATRICK W. CICK P.L.S.
 3194 NEISA AVE. #11
 GRAND JUNCTION, CO 81504
 PHONE/FAX (970)434-7038

Garfield County Treasurer Statement Of Taxes Due

Account Number R460071
Acres 5.479
Assessed To

Parcel 240913200026

CARNAHAN, JESSE J
8495 HIGHWAY 6 & 24
PARACHUTE, CO 81635

Legal Description

Section 13 Township: 7 Range. 96 A TR IN LOT 3 AKA LOT 2 FISCHER # 1 EXEMPTION

Situs Address
008495 6 HWY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2015	\$939.20	\$0.00	\$0.00	\$0.00	\$939.20
Total Tax Charge					\$939.20
Grand Total Due as of 02/18/2016					\$939.20

Tax Billed at 2015 Rates for Tax Area 046 - 16-BHFZ - 046

Authority	Mill Levy	Amount	Values	Actual	Assessed
GARFIELD COUNTY	10.9050000	\$253.97	SINGLE FAM.RES -LAND	\$67,000	\$5,330
GARFIELD COUNTY - ROAD & B	1.5000000	\$34.94	SINGLE FAM.RES- IMPROVEMTS	\$225,570	\$17,960
GARFIELD COUNTY - SOCIAL SE	1.2500000	\$29.11			
GRAND VALLEY AND RURAL FIRE	3.2670000	\$76.09	Total	\$292,570	\$23,290
BLUESTONE WATER CONS	0.0050000*	\$0.12			
COLO RIVER WATER CONS	0.2430000*	\$5.66			
GRAND RIVER HOSPITAL	5.5970000*	\$130.36			
GRAND VALLEY CEMETERY	0.0070000*	\$0.16			
SCHOOL DIST 16	8.5550000	\$199.25			
COLORADO MTN COLLEGE	3.9970000	\$93.09			
PARA/BATTEMENT PARK & REC	4.0000000	\$93.16			
GARFIELD COUNTY PUBLIC LIBR	1.0000000	\$23.29			
Taxes Billed 2015	40.3260000	\$939.20			

* Credit Levy

ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER THE FOLLOWING DATES: PERSONAL PROPERTY AND MOBILE HOMES - SEPTEMBER 1, 2016, REAL PROPERTY - SEPTEMBER 1, 2016. TAX SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.

Garfield County Treasurer
P.O. Box 1069
Glenwood Springs, CO 81602-1069
(970) 945-6382

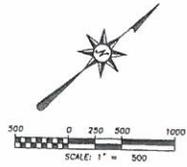




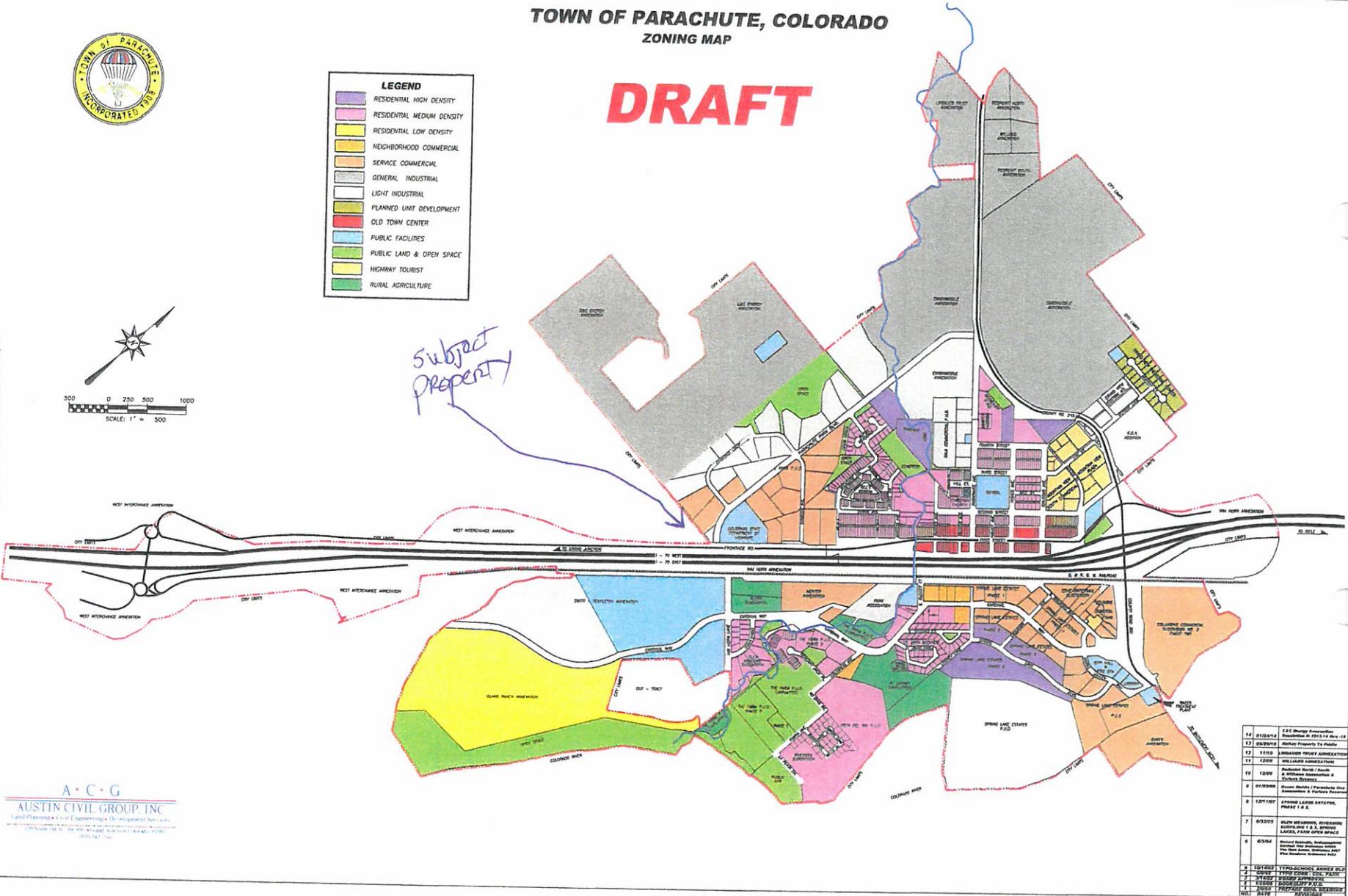
TOWN OF PARACHUTE, COLORADO ZONING MAP

DRAFT

LEGEND	
[Purple Box]	RESIDENTIAL HIGH DENSITY
[Pink Box]	RESIDENTIAL MEDIUM DENSITY
[Yellow Box]	RESIDENTIAL LOW DENSITY
[Orange Box]	NEIGHBORHOOD COMMERCIAL
[Light Orange Box]	SERVICE COMMERCIAL
[Grey Box]	GENERAL INDUSTRIAL
[Light Grey Box]	LIGHT INDUSTRIAL
[White Box]	PLANNED UNIT DEVELOPMENT
[Red Box]	OLD TOWN CENTER
[Blue Box]	PUBLIC FACILITIES
[Light Green Box]	PUBLIC LAND & OPEN SPACE
[Yellow-Green Box]	HIGHWAY TOURIST
[Green Box]	RURAL AGRICULTURE



Subject Property



14	0218416	CRD Group Association
13	0209018	Barley Property To Public
12	11110	BARLEIGH TRUST ASSOCIATION
11	1200	HILLDALE ASSOCIATION
10	1309	Public Works / Public & Welfare Association & SUTHERLAND
9	019389	Green Sheds / Parachute Area Association & Parachute Area
8	121101	SPRING LAKE ESTATES, PHASE 1 & 2
7	02303	OLEN HIGHLAND, RIVERSIDE HIGHLAND & S. SPRING LAKE, FARM OPEN SPACE
6	0234	General Property, Subdivision The New, Arroyo, Arroyo West, The New, Arroyo, Arroyo West
5	101002	TYPOGRAPHY, PHASE 1 & 2
4	0207	1900 CROSSING, PHASE 1
3	01402	STUDY APPROVAL
2	01402	STUDY APPROVAL
1	01402	STUDY APPROVAL
0	01402	STUDY APPROVAL

M:\PROJECTS\PARACHUTE\Zoning and Land Use Maps\2015 Zoning Map-DRAFT-UPDATE-JOS.dwg, 3/19/2015 10:52:52 AM, DWG To PDF, pc3

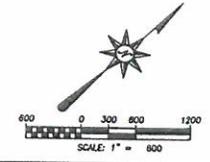
A·C·G
AUSTIN CIVIL GROUP, INC.
Land Planning & Civil Engineering Development Services
1205 South 10th St., Suite 100, Fort Collins, Colorado 80502
(970) 221-1100



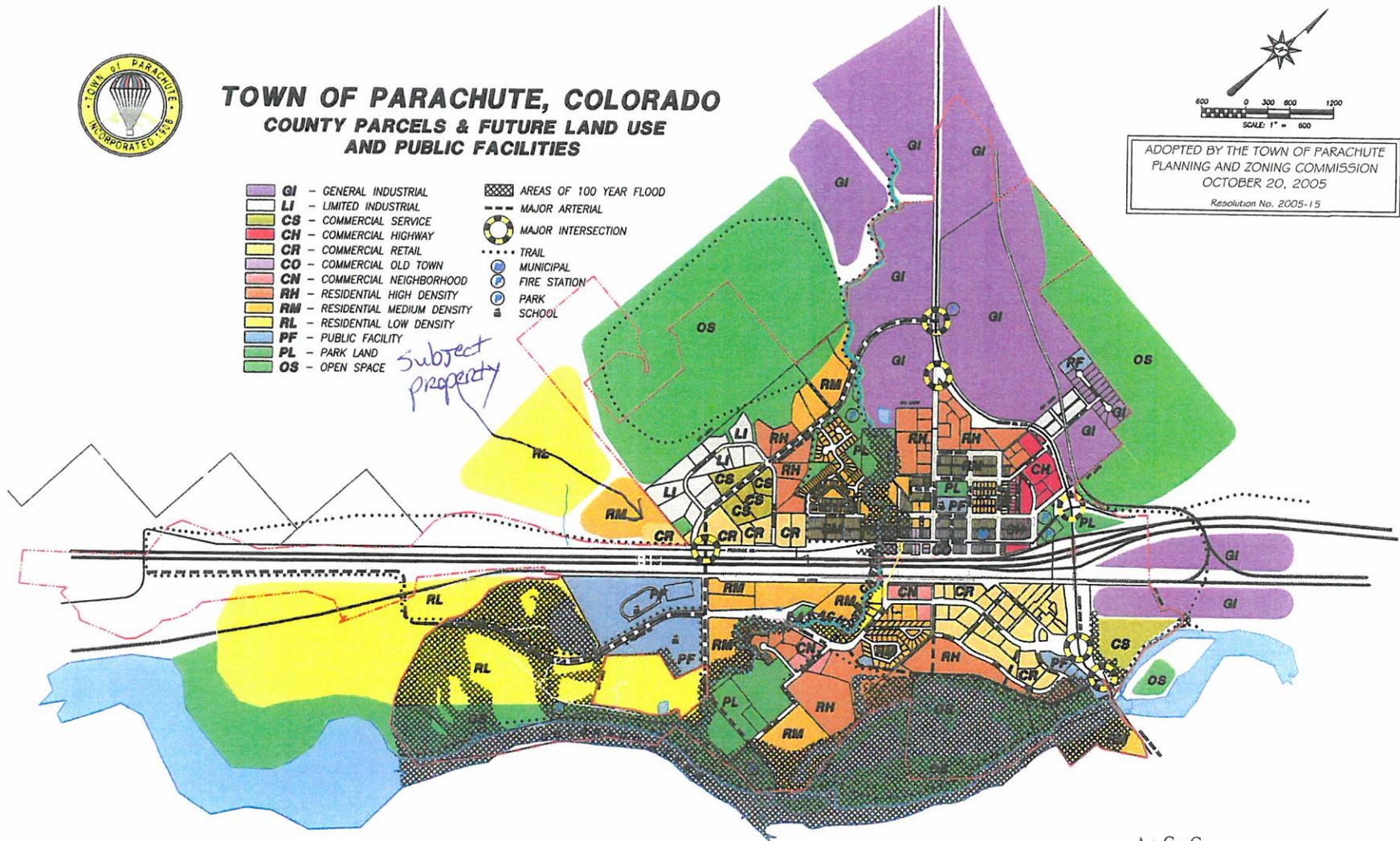
TOWN OF PARACHUTE, COLORADO COUNTY PARCELS & FUTURE LAND USE AND PUBLIC FACILITIES

- GI** - GENERAL INDUSTRIAL
 - LI** - LIMITED INDUSTRIAL
 - CS** - COMMERCIAL SERVICE
 - CH** - COMMERCIAL HIGHWAY
 - CR** - COMMERCIAL RETAIL
 - CO** - COMMERCIAL OLD TOWN
 - CN** - COMMERCIAL NEIGHBORHOOD
 - RH** - RESIDENTIAL HIGH DENSITY
 - RM** - RESIDENTIAL MEDIUM DENSITY
 - RL** - RESIDENTIAL LOW DENSITY
 - PF** - PUBLIC FACILITY
 - PL** - PARK LAND
 - OS** - OPEN SPACE
- AREAS OF 100 YEAR FLOOD
 - MAJOR ARTERIAL
 - MAJOR INTERSECTION
 - TRAIL
 - MUNICIPAL
 - FIRE STATION
 - PARK
 - SCHOOL

Subject property



ADOPTED BY THE TOWN OF PARACHUTE
PLANNING AND ZONING COMMISSION
OCTOBER 20, 2005
Resolution No. 2005-15



A · C · G
AUSTIN CIVIL GROUP, INC
Land Planning • Civil Engineering • Development Services
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
970.240.7140

1	DATE	DESCRIPTION
1	10/20/05	ADOPTED BY THE TOWN OF PARACHUTE PLANNING AND ZONING COMMISSION
2	10/20/05	ADOPTED BY THE TOWN OF PARACHUTE PLANNING AND ZONING COMMISSION
3	10/20/05	ADOPTED BY THE TOWN OF PARACHUTE PLANNING AND ZONING COMMISSION
4	10/20/05	ADOPTED BY THE TOWN OF PARACHUTE PLANNING AND ZONING COMMISSION

M:\PROJECTS\PARACHUTE\Zoning and Land Use Map.dwg 1/24/2014 10:23:33 AM
DWG to PDF.ec3

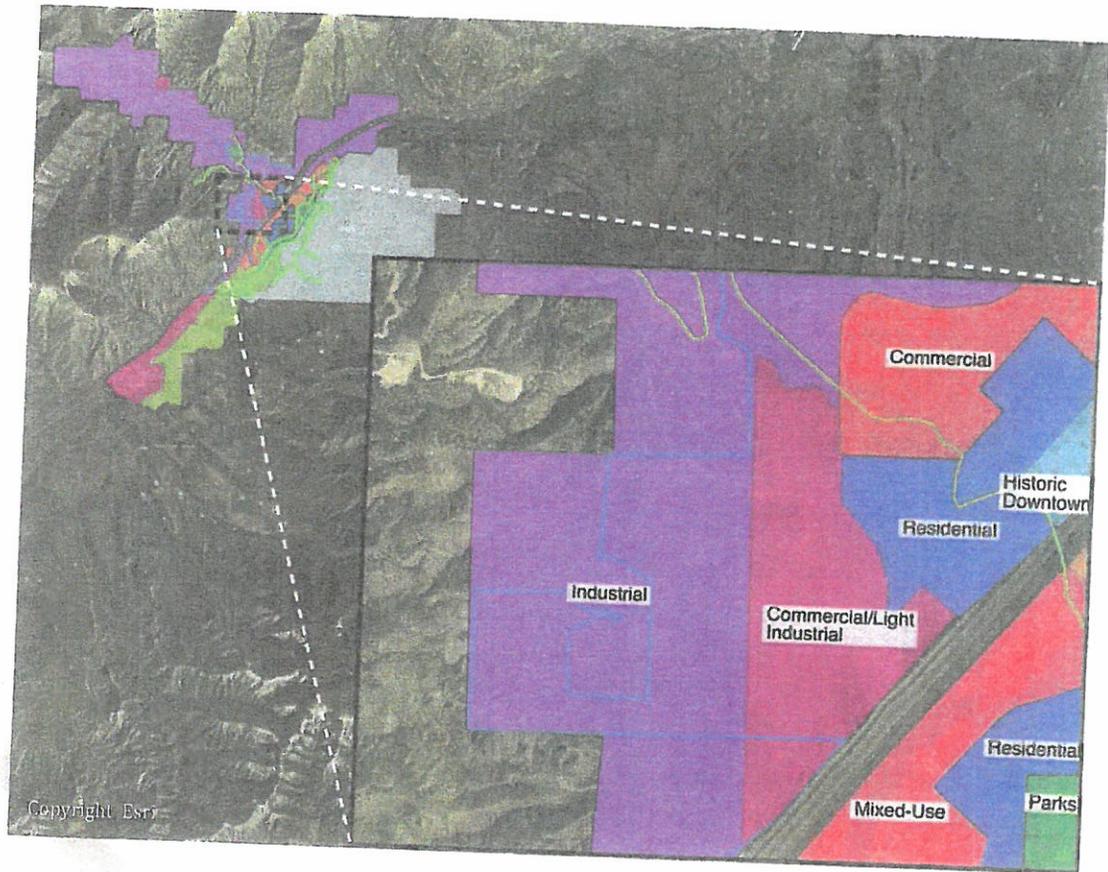
WEST CENTRAL

The west central section of Town will serve as the site for future Industrial, Light Industrial, and Commercial development. Convenient access along Parachute Park Blvd. will be a major benefit to new businesses in this region of Town. The Commercial/Light Industrial zone will be most appropriate for light manufacturing, business parks, light industrial parks, and agri-business related industries. Development of new businesses in the Industrial zone to the west will be difficult due to unfavorable slope.

The Commercial zone located to the north of the Residential zone may take some time before it is fully utilized, but it is anticipated to become a commercial corridor that connects the Historic Downtown with the major businesses up the canyon toward the north.

Part of the land within the proposed Industrial and Commercial/Light Industrial zones are currently located outside Town limits. These sections

should be considered for future annexation.



Map 6: West Central Parachute

TOWN OF PARACHUTE
SPECIAL FEE AND COST REIMBURSEMENT AGREEMENT

This Special Fee and Cost Reimbursement Agreement is entered into by and between the Town of Parachute, Colorado, a municipal corporation (the "Town") and West Run Inc., (hereinafter "Petitioner").

WITNESSETH:

WHEREAS, Petitioner is the owner/agent of that certain real property described in Exhibit A, attached hereto and incorporated herein by this reference, and desires to undertake the projects or activities described in Paragraph 1; and

WHEREAS, the above activity or project will require the Town to provide the special services and incur the costs set forth in Paragraph 2; and

WHEREAS, Title 15 of the Parachute Municipal Code provides that the Town may assess administrative fees related to development review; and

WHEREAS, the special fees and costs paid and collected by virtue of this Agreement shall be used solely to pay for the Town's actual fees and costs for outside professional services, including, but not limited to, engineering and legal review, incurred by the Town in relation to the anticipated project; and

WHEREAS, the Town and Petitioner desire to set forth their agreements and understandings concerning this matter.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties, and for other good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Petitioner desires to undertake the following projects or activities involving the Town or its utility services:

- | | |
|-------|---|
| X | Annexation |
| _____ | Subdivision |
| _____ | Planned Development |
| X | Special Use |
| _____ | Variance |
| _____ | Review of Title 32 Special District |
| _____ | Can and Will Serve Letter for Utility Service |
| X | Other (describe): Zoning |

2. The activity or project being undertaken by Petitioner will require the Town to provide the following special services or incur the following costs:

- X Engineering review and advice
- X Legal review and advice
- _____ Preparation of plats or plans
- _____ Inspections
- X Recording fees
- X Filing fees
- X Publication Costs
- X Other (describe): Plans Review

3. Petitioner agrees to pay the Town in full for all special services provided or actual costs incurred by the Town in relation to the project or activity described above on receipt of an itemized billing for those services from the Town. All such amounts are due within thirty (30) days of the date of the bill, with interest on any overdue amounts to be assessed at one and one-half percent (1.5%) per month. In the event that such amounts remain unpaid thirty (30) days after the date they are billed, the Town reserves the right to cease review and processing of the Petitioner's land use and development applications. In the event the Town is forced to pursue collection of any amounts due and unpaid under this provision, it shall be entitled to collect attorney's fees, filing, and recording fees incurred in such collection efforts in addition to the unpaid amounts due, plus interest.

4. Petitioner agrees to provide a deposit to the Town in the amount of \$ _____ at the time of making the initial application for the Annexation, Special Reivew and Zoning Applications. The Town shall not commence to provide any of the services desired by the applicant, or advance any costs, until this deposit is received by the Town. Any amount by which the applicant's deposit exceeds the cost assessed under this Paragraph shall be refunded to the applicant within a reasonable time after final action has been taken on the project. Any amount by which the deposit is less than the total costs due to the Town under this Agreement shall be due and payable subject to the provisions of Paragraph 2, above.

5. The Town specifically does not agree to act favorably on the application made by Petitioner in exchange for payment of the special fees set forth above.

6. This Agreement constitutes the entire and complete agreement of the parties on the subject matter herein. No promise or undertaking has been made by any party, and no understanding exists with respect to the transaction contemplated, except as expressly set forth herein. All prior and contemporaneous negotiations and understandings between the parties are embodied and merged into this Agreement.

7. This Agreement may be amended from time to time by amendments made by the parties in written form and executed in the same manner as this Agreement.

8. This Agreement shall be binding upon and inure to the benefit of the parties and their assigns and successors in interest.

Town of Parachute Annexation 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.**

CRS Sections 31-12-104 and 31-12-105 & Parachute Land Use Regulations Article 2 detail the procedures for annexation and in conjunction with Section 31-12-101 *et seq.*, C.R.S. This information should be referenced for specifics pertaining to annexation to Parachute.

ARTICLE 6: APPLICATION SUBMITTAL REQUIREMENTS. 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 of 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.

15.06.102 Common Submittal Requirements. Unless indicated otherwise in these Regulations the requires number of copies of the application shall be submitted and 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 15.06.106 - \$250.

Application Requirements. The following are the submission requirements for an annexation petition. One original and the required number of applications are to be delivered to the Town Clerk with the applicable fees. The documents are to be submitted in separate three-ring binders of suitable size to hold the material. Any forms or letters requiring signatures shall have one original signed and dated in blue ink. The remaining copies may be photocopies of the original. The binders shall contain a table of contents and be tabbed accordingly. Pockets are to be provided in the binder for the folded maps that are submitted.

Town of Parachute Annexation Submittal Check List

Following staff review, a determination of completeness and notice of acceptance for referral to the Board of Trustees, the applicant shall provide Seventeen (17) copies of the annexation documents. Fourteen (14) sets shall be bound in three-ring binders as above. The remaining three (3) sets are to be three hole-punched, collated into complete application packets and bound with binder clips only.

The name or title of the proposed annexation on all documents and maps must be consistent and documents to be filed with the County Clerk and Recorder Office must have one (1) inch margins, or they will be rejected for filing.

The application shall include:

- Letter of Intent.
- Annexation Application Form.
- Agreement for Payment of Development Review Expenses Incurred by the Town.
- Petition for Annexation.
 - An allegation that it is desirable and necessary that the area be annexed to the municipality.
 - An allegation that eligibility requirements and limitations have been met or addressed respectively.
 - An allegation that the petitioners comprise the land owners of more than fifty (50) percent of the territory included in the proposed annexation area (excluding streets and alleys).
 - A request that the annexing municipality approve the annexation.
 - If not already included, consent to the inclusion of the property into the applicable special districts as appropriate.
 - A waiver of any right to election pursuant to Section 28 of Article X of the Colorado Constitution before a district can impose property tax levies and special assessments.
 - The dated signatures of petitioning landowners. Petition signatures must be signed within one hundred eighty (180) days of the date the petition is first submitted to the Town Clerk.
 - The mailing address of each signer of the petition.
 - The full legal description of land owned by each signer of the petition (if platted, by lot and block; if unplatted, by metes and bounds).
 - The affidavit of each petition circulator that each petitioner's signature is valid.
- Annexation Map (four 24"x36" copies).
- Development Concept Plan Map.
- Title Commitment.

Town of Parachute Annexation Submittal Check List

- Property Tax Statement.
- Mailing List and Envelopes for County, Special Districts, Irrigation Ditch Companies, Mineral Interest Owners and Adjacent Property Owners.
- Proposed land dedication or cash in lieu (at the sole discretion of the Parachute Board of Trustees).
- Annexation Impact Report (parcels 10 acres or more in size).
 - A map or maps of the municipality and adjacent territory showing the present and proposed boundaries of the municipality in the vicinity of the proposed annexation; the present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and irrigation and drainage ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and the existing and proposed land use pattern in the areas to be annexed;
 - A copy of any draft or final pre-annexation agreement, if available;
 - A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or for the municipality at the time of annexation;
 - A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed (those municipal services supplied by the Town);
 - A statement identifying existing special districts within the area to be annexed;
 - A statement on the effect of annexation upon local public school district systems including the estimated number of students generated and the capital construction required to educate such students.
- Parachute Comprehensive Plan Compliance Report.
- Water Rights Dedication of Cash in Lieu (a.
- Proposed Zoning of Property to Be Annexed.
- Annexation Assessment Report.
 - An assessment of the community needs for the proposed annexation and land use;
 - The economic impact to the municipality of the proposed annexation. This is to include an analysis of short-term and long-term municipal revenues to be generated by the development, short-term and long-term municipal expenses likely to be incurred as a result of the annexation and development, and proposals to mitigate any negative impacts;
 - The school impact including an estimated of the number of students to be generated by development of the property, capital construction required to educate the students, and proposals to mitigate any negative school impacts;

Town of Parachute Annexation Submittal Check List

- The impact on the existing transportation system and proposals to mitigate any negative transportation impacts upon the community (arterial and collector street improvements, intersection improvements, intersection signalization, alternative modes of transportation, etc.);
- The impact of the proposed development on the existing storm drainage system and proposals to mitigate any negative drainage impacts upon the community (historic rainfall drainage patterns, detention and retention areas, storm sewer requirements, discharged irrigation ditches, floodways and floodplains, etc.);
- The impact of the proposed development on the Parachute Police Department and proposals to mitigate any impact upon the existing police services (special security needs, additional officers required, additional equipment requirements, etc.);
- The impact of the proposed development on the Parachute Fire Department and proposals to mitigate any impact upon the existing fire protection services (special fire hazards, fire prevention, fire detection, emergency access, additional equipment requirements, additional manpower requirements, additional fire stations, etc.);
- The impact of the proposed development on the Town of Parachute park facilities and recreation programs and proposals to mitigate any impact upon the existing facilities and programs (additional facilities, additional recreation programs, additional personnel required, etc.);
- The impact of the proposed development on the natural environment of Parachute and proposals to mitigate any negative impact (identify environmentally sensitive areas, endangered species, significant habitats, etc.);
- The short-term and long-term economic development potential for the property (numbers of jobs to be created, sales and use tax generation, property tax generation, utility revenue generation, incentives to be offered, etc.);
- The compatibility of the proposed development with the town transportation system including, but not limited to, street systems, pedestrian/bicycle/trail systems, existing and projected traffic volumes, the Parachute Master Road Plan and plans for mitigating any negative impacts;
- The compatibility of the proposed development with the Parachute Comprehensive Plan and any plan amendments that may be necessary for the proposed development;
- A review of existing and adjacent land uses, areas of compatibility or conflict, and possible mitigation measures that may be required for the proposed development.

TOWN OF PARACHUTE APPLICATION FOR ANNEXATION & RESOLUTION OF
SUBSTANTIONAL COMPLIANCE
CRS Sections 31-12-104 and 31-12-105 & Parachute Land Use Regulations Article 2



Important - Please Read the Following Information Carefully

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

APPLICANT

Date: 1/19/2016

Name: West Run, Inc. Agent X

Mailing Address: 2536 Rimrock Ave. Suite 400-380, Grand Junction, CO 81505

Mailing Address for Notices, if different from above:

Telephone: 970-409-2707 Fax: _____ Cell: 970-409-2707 E-mail: westruninc@gmail.com

SECOND APPLICANT (IF NECESSARY)

Date: N/A

Name: _____ Owner Agent

Mailing Address: _____

Mailing Address for Notices, if different from above:

Telephone: _____ Fax: _____ Cell: _____ E-mail: _____

PROPERTY SUBJECT TO APPLICATION

Street Address: 8495 Highway 6 & 24, Parachute, CO 81635

Practical Property Description: Lot #2 Fisher Subdivision

Parcel Number PI# 2409-132-00-026

Legal Description (may attach):

Attached

Acreage or Square Feet of Parcel 5.79 Existing Zoning: Gar/Co Rural Zone District

Proposed Zoning: Service commercial

Surrounding Zoning – North: Gar/Co Rural Zone District South: Public & Light Industrial East: Service Commercial
West: Gar/Co Rural Zone District

**TOWN OF PARACHUTE APPLICATION FOR ANNEXATION & RESOLUTION OF
SUBSTANTIONAL COMPLIANCE**

CRS Sections 31-12-104 and 31-12-105 & Parachute Land Use Regulations Article 2

Description of Annexation Request (attach additional sheets if necessary):

Applicant has petitioned the Town under Title 15-Article 2 Annexation, for property located at 8495 Highway 6 & 24, Parachute, CO 81635 and requests a resolution of substantial compliance. Applicant requests that the Town upon annexation zone the property in the service commercial zone district. Applicant proposes to utilize the property for RME operations, including a retail store and cultivation facility. Applicant will comply with 15.01.111 land dedication requirements. And water dedication requirements.

Present Use of Subject Property: Single family residence, equipment storage inside and outside

Uses Surrounding Subject Parcel - North: single-family, vacant, South: Highway I-70, East: Vacant, Office, Industrial, West: Single-family,

Property owner(s) if different from applicant (inclusive of mineral owners/lessees):

Name	Mailing Address	Parcel ID#
1. Jesse Carnahan	8495 Highway 6 & 24, Parachute, CO 81635	240913200026
2. (MR) Sperry, Roberts and Musgrave	2506 Van Buren Rd, Grand Junction, CO 81505 2891 Jean Ln. Grand Junction, CO 81506	same
3. (L) WPX Energy Rocky Mountain, LLC.	1001 17 th St. Suite 1200 Denver, CO 80202	same

Attach additional sheets if necessary.

Current list of adjoining and abutting property owners to the subject parcel obtained from the Garfield County Assessor's Office.

Name	Mailing Address	Parcel ID#
1. State Of Colorado Dept of Highways	4201 Arkansas Ave, Denver, CO 80222-3406	2409-912-30-005
2. Parachute Development Corp.	P.O. Box 686 Glenwood Springs, CO 81602	2409-123-02-010 2409-123-02-008
3. C & B Land Holdings, LLC	P.O. Box 3045 Grand Junction, CO 81502	2409-123-02-009
4. Martinez, Efrain	8469 Highway 6 & 24, Parachute, CO 81635	2409-123-00-025
5. Lindauer Family Trust	P.O. Box 626 Parachute, CO 81635-0626	2409-123-00-004
6. David & Nina Cook	8393 Highway 6 & 24 Parachute, CO 81635	2409-132-00-027
7.		
8.		
9.		
10.		

Attach additional sheets if necessary.

**TOWN OF PARACHUTE APPLICATION FOR ANNEXATION & RESOLUTION OF
SUBSTANTIONAL COMPLIANCE
CRS Sections 31-12-104 and 31-12-105 & Parachute Land Use Regulations Article 2**

Description of Proposed Streets, Utilities, Access and Other Infrastructure Needs - (use additional sheets as necessary): Property has more than adequate access from both parachute exits off I-70 and is located highway 6 with 2 lanes, clear views and existing turning lanes and should not need additional street access. All other utility needs and infrastructure are presently there now or available from Town. Century link for phone, internet.

Complete, Incomplete – Comments: _____

The Application Shall Completely Address each of the Following Items (Attach additional sheets if necessary):

Justification for annexation. Please clearly state the basis upon which the proposed annexation is made
Applicant has met the requirements in Title 15 Article 2 section 102 of the Parachute municipal code and is Eligible A. the boundary is greater than 1/16th with the Town B, A community of interest exists. And 15.02.105 A, landownership is greater than 50%. C. & D The property can be integrated and urbanized as a part of Parachute and is a logical extension of the community. F. The Property will not be split or divided into separate parts. 5.479 acres are proposed for annexation, lot 2 fisher subdivision. G. The property is in unincorporated GAR/Co. H. No school district separation of property will result from annexation. I. Annexation will not extend the boundary more than 3 miles. J. Applicant represents property holder, holds 100% of property proposed for annexation. K. No election for annexation has been initiated in the last 12 months. The 2005 master plan/2008 upgrade 6.0 Goals and Policies Statements: 6.2.5 Extensions of Town Boundaries and utilities shall be minimized, \$ new annexations shall not be made without good justifications and economic benefits to the Town 1, Applicant has all the elements and code requirements for annexation 2, Town will realize economic benefits from 1, increase from property tax, 2, increase in sales taxes 3, increase in overall business tax revenues for Town 4. Increased advertising for Town

Complete, Incomplete – Comments: _____

Designation of the Property in the Parachute Comprehensive Plan. Identify the applicable classifications or descriptions of the property and recommendations for use, density or other requirements specified in the Parachute Comprehensive Plan.
The 2005/2008 Master plan update designates this property as outside town limits as reflected in the 2015 zoning map draft. The 2014 Draft Future Land use map designates this property for commercial use. The Better City Plan proposes that part of the land in the Industrial and commercial light Industrial zoned areas is outside town limits and is targeted for annexation, and business parks, light industrial parks and agri-business related industries is the best use. It is applicants request that the applicable classification of the property according to the 2005/2008 Master Plan upgrade: 7.0 Master Plan-Land Use Categories, that the best use of the proposed property as reflected by the Master Plan and 2014 Future Land Use Draft is:

7.6 Commercial Service - To accommodate wholesale and service uses which require greater land areas. Such districts must be located near major intersections and so as not to interfere with residential neighborhoods. Uses should be clustered to make the best use of the land.

15.03.208 SC Service Commercial: The service commercial zone district is intended to provide areas for wholesale and commercial uses located near major highway intersections away from residential uses.

Complete, Incomplete – Comments: _____

All information set forth above is true and accurate to the best of my information, knowledge and belief.

Applicant Signature: Mark Gerhard Printed Name: Mark Gerhard, President Date: 3-1-16

**TOWN OF PARACHUTE APPLICATION FOR ANNEXATION & RESOLUTION OF
SUBSTANTIONAL COMPLIANCE
CRS Sections 31-12-104 and 31-12-105 & Parachute Land Use Regulations Article 2**

For Town Use Only

Application Checklist

- Application deemed complete _____ Date: _____ By: _____
- See Application Checklist
- Envelopes (stamped and addressed) for persons entitled to receive notice.
- Fee
- Other _____
- Board of Trustees Meeting Date: _____
- Annexation Public Hearing: _____
- Newspaper Notice Publication Date (not less than 15 days prior to hearing): _____
- Date Notice Posted on Property (not less than 15 days before the public hearing): _____
- Date of individual written notice mailed by first-class mail to all owners of property abutting the parcel disregarding intervening public streets or other public rights-of-way or date of hand delivery (not less than 15 days prior to the hearing): _____

West Run, Inc. Annexation

Town of Parachute Application.....1-3

Statement of Purpose.....4-10

Application Submittal Requirements: 15.05

Legal description.....11

Proof of ownership/warranty deed.....12

Names and addresses of owners/mineral rights/and property owners within 200'
Of property.....in Application

Special Districts addresses.....13

Vicinity map.....14

Petition to Town.....15-17

Own reimbursement agreement.....18-20

Statement of Taxes.....21

Land dedication calculation.....22

Town of Parachute Zoning Map Draft.....23

Town of Parachute future land use map.....24

Page 54 of the Town of Parachute Better City Plan.....25

Google Ariel view of property.....26

Google Street view of front of property.....27

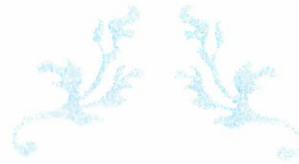
Google Street view from side.....28

Google Street view from Parachute Park Blvd, back of property.....29

Copy of Public notice.....30

Copy of certified notice to adjoining property owners.....31

Copy of certified notice to special districts/mineral rights.....32



WEST RUN, INC. CARNAHAN/GERHARD ANNEXATION

Letter of Intention/Statement of Purpose



FEBRUARY 2, 2016
WEST RUN, INC.
2536 Rimrock Ave. Suite 400-380 Grand Junction, CO 81505

Letter of Intent
West Run, Inc.
2536 Rimrock Ave
Suite 400-380
Grand Junction, CO 81505

Town of Parachute
Board of Trustees
222 Grand Valley Way
Parachute, CO 81635

RE: Proposed request for Annexation, Zoning, Special use review

Dear Board of Trustees:

West Run, Inc. has petitioned the Town of Parachute under Title 15, Section 2: Annexation, 15.02.106 Annexation Petitions, Rezoning under 15.02.112 Zoning during Annexation and 15.03.165 Special Review Uses.

For Garfield County Assessors records Parcel ID# 2409-132-00-026 and a physical address of 8495 Highway 6 & 24, Parachute, CO 81635

Petitioners proposed property is eligible under 15.02.102 Eligibility:

- A. The area proposed to be annexed perimeter is greater than 1/6th and is contiguous with Town.
- B. A community of interest exist, the Towns municipal boundary borders the east and south property boundaries.

Petitioner proposes that no limitations prevent annexation of proposed property under 15.02.103 Limitations:

- A. The annexation will not divide property.
- B. No partial streets or alleys will take place
- C. Annexation is a part of Towns plans for annexation
- D. No other annexations have taken place in the last 12 months that have extended the Towns boundary by more than 3 miles

Petitioner submits petition under 15.02.105 Annexation Petitions

- A. Petition for Annexation: landowners who own more than 50% of the proposed land for annexation of an area are eligible for annexation and may Petition the Town Board of Trustees
 - The owner of the proposed property for annexation has 100% ownership

Petitioner has paid the required fees under 15.02.106 Annexation Fees

Petitioner requests annexed property be place in 15.03.208 SC Service Commercial Zone District concurrently with the Annexation process: The service commercial zone district is intended to provide areas for wholesale and commercial uses located near major highway intersections away from residential uses.

Petitioner requests special review use review under 15.03.165 Special Review Uses for multiple RME licenses Under Title 6, Chapter 6.11 Section: 040

Petitioner is in compliance with 15.06.102 common Submittal requirements

- A. An application/Petition form signed by the owner of property, in format provided by the Town
See attached Petition for rezoning
- B. A legal description of property
See attached Legal description
- C. Proof of legal ownership and names and addresses of the owners of the property
See attached Warranty Deed and address sheet
- D. The names and addresses of any owners of mineral rights for the property
See attached address sheet
- E. The names and addresses of any property owners within two hundred feet (200') of any portion of the property
See attached address sheet
- F. A statement of Purpose and brief description of proposal
See attached statement of purpose/Letter of intent
- G. A vicinity map indicating the location of the property included in the Land Use application
See attached annexation map with vicinity map imbedded
- H. An application fee per section 15.01.108: paid

Town of Parachute Land use/Annexation/zoning/Special Review Use Conformance Assessment

- An assessment of the community needs for the proposed annexation and land use;
- A community of interest exists between the Town and the area proposed for annexation. The Town of Parachute municipal boundary adjoins the property east of the site. Town administration, public works and the police department can cost-effectively serve the property. This parcel has a direct relationship to the Parachute community.
- The economic impact to the municipality of the proposed annexation. This is to include an analysis of short-term and long-term municipal revenues to be generated by the development, short-term and long-term municipal expenses likely to be incurred as a result of the annexation and development, and proposals to mitigate any negative impacts;

- Annexation of the proposed parcel from unincorporated GAR/Co to Town of Parachute will have positive economic benefits immediately from the increase in property tax to Town. It will be business property that will pay sales taxes. No addition cost at this time will be incurred as city services already service the property, with adequate road access. Negative and positive impacts are being experienced from the new legal marijuana industry and are being dealt with across the state. No addition negative impacts from being located in Parachute are anticipated.
- The school impact including an estimated of the number of students to be generated by development of the property, capital construction required to educate the students, and proposals to mitigate any negative school impacts;
- Annexation of the proposed parcel will generate (0) students and have no impact on schools.
- The impact on the existing transportation system and proposals to mitigate any negative transportation impacts upon the community (arterial and collector street improvements, intersection improvements, intersection signalization, alternative modes of transportation, etc.);
- Road access for property is more than adequate and will have a minimal impact on the existing transportation system/infrastructure
- The impact of the proposed development on the existing storm drainage system and proposals to mitigate any negative drainage impacts upon the community (historic rainfall drainage patterns, detention and retention areas, storm sewer requirements, discharged irrigation ditches, floodways and floodplains, etc.);
- The property is rural at present and has been graded to deal with the water runoff and discharge. Applicant in its site plan will be addressing water detention, soil conservation, sustainable farming practices, and other agricultural practices.
- The impact of the proposed development on the Parachute Police Department and proposals to mitigate any impact upon the existing police services (special security needs, additional officers required, additional equipment requirements, etc.);
- The proposed use should not have any additional impact on Police services. Applicant will be in compliance with all state of Colorado Department of revenue policies and practices involving security of premises and if needed applicant will have a private security firm for security needs.
- The impact of the proposed development on the Parachute Fire Department and

proposals to mitigate any impact upon the existing fire protection services (special fire hazards, fire prevention, fire detection, emergency access, additional equipment requirements, additional manpower requirements, additional fire stations, etc.);

- This is a small annexation that is not a development, and will have no impact on fire services that already service property.
- The impact of the proposed development on the Town of Parachute park facilities and recreation programs and proposals to mitigate any impact upon the existing facilities and programs (additional facilities, additional recreation programs, additional personnel required, etc.);
- This is a small annexation that is for business purposes and not a development, and will have no impact on Town park facilities.
- The impact of the proposed development on the natural environment of Parachute and proposals to mitigate any negative impact (identify environmentally sensitive areas, endangered species, significant habitats, etc.);
- A call to the forest service revealed no environment sensitive or wild life impact on property. Natural and sustainable farming practices will actually have a positive environmental impact.
- The short-term and long-term economic development potential for the property (numbers of jobs to be created, sales and use tax generation, property tax generation, utility revenue generation, incentives to be offered, etc.);
- Annexation of property to commercial service zone district will be its highest and best use. The operations on the property will add at least 3 full time jobs and several more seasonal positions. Sales tax and excise tax as well as water revenues will be realized.
- The compatibility of the proposed development with the town transportation system including, but not limited to, street systems, pedestrian/bicycle/trail systems, existing and projected traffic volumes, the Parachute Master Road Plan and plans for mitigating any negative impacts;
- Property is a small parcel and will not be a development. No impact is projected
- The compatibility of the proposed development with the Parachute Comprehensive Plan and any plan amendments that may be necessary for the proposed development;
- The 2005 master plan/2008 upgrade 6.0 Goals and Policies Statements:
- 6.2.5 Extensions of Town Boundaries and utilities shall be minimized.
- \$ new annexations shall not be made without good justifications and economic benefits to the Town:
- 1. Applicant has all the elements and code requirements for annexation
- 2. Town will realize economic benefits from
- 1. increase from property tax.

- 2. increase in sales taxes
- 3. increase in overall business tax revenues for Town
- 4. Increased advertising for Town
- The 2005/2008 Master plan update designates this property as outside town limits as reflected in the 2015 zoning map draft.
- The 2014 Draft Future Land use map designates this property for commercial use.
- The Better City Plan proposes that part of the land in the Industrial and commercial light Industrial zoned areas is outside town limits and is targeted for annexation, and business parks, light industrial parks and agri-business related industries is the best use.
- It is applicants request that the applicable classification of the property according to the 2005/2008 Master Plan upgrade: 7.0 Master Plan-Land Use Categories, that the best use of the proposed property as reflected by the Master Plan and 2014 Future Land Use Draft is:
- 7.6 Commercial Service - To accommodate wholesale and service uses which require greater land areas. Such districts must be located near major intersections and so as not to interfere with residential neighborhoods. Uses should be clustered to make the best use of the land.
- 15.03.208 SC Service Commercial: The service commercial zone district is intended to provide areas for wholesale and commercial uses located near major highway intersections away from residential uses.
- Applicant has met the code requirements in Article 15 for land use, annexation, zoning and special review use

- A review of existing and adjacent land uses, areas of compatibility or conflict, and possible mitigation measures that may be required for the proposed development.

- The area around property is compatible with surrounding area on outskirts of Town. Mitigation of potential smell may be brought up. Applicant intends to use natural odor mitigation methods including; plantings of species that mask smell, such as basil, honey suckle and lavender.

- Applicant will comply with all Town requirements and work with Public works, Town consultants and administrators and Boards to assure compliance with required statues.

Sincerely,



West Run, Inc.

Mark Gerhard President

EXHIBIT A

Order Number: 05000191

LEGAL DESCRIPTION

A PORTION OF PARCEL NO. 700-R REV. OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, FORMERLY KNOWN AS STATE DEPARTMENT OF HIGHWAYS, PROJECT NO I 70-1(45), SITUATED IN LOT 3 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 96 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, A BRASS CAP PROPERLY MARKED FOR THE NORTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 89°18'00" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 13, 1351.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, A BRASS CAP IN PLACE, L.S. NO. 18480; THENCE NORTH 89°18'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 549.23 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°18'00" EAST 256.27 FEET TO A REBAR AND CAP IN PLACE, STAMPED L.S. NO. 11980,
THENCE LEAVING SAID NORTHERLY LINE SOUTH 57°02'00" EAST 106.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR U.S. INTERSTATE NO. 70;
THENCE SOUTH 40°04'30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 573.20 FEET;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 43°06'30" WEST 324.57 FEET;
THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE NORTH 46°54'57" WEST 352.89 FEET;
THENCE NORTH 57°57'34" EAST 410.05 FEET;
THENCE NORTH 29°47'29" EAST 313.07 FEET TO THE TRUE POINT OF BEGINNING,

ALSO DESCRIBED AS:

LOT 2
ACCORDING TO THE FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT RECORDED SEPTEMBER 6, 1995 AS RECEPTION NO. 482721
Subject to and together with a 50.00 foot wide access easement as described in Reception No. 476606 as recorded in the office of the Clerk and Recorder of Garfield County

COUNTY OF GARFIELD
STATE OF COLORADO

Special districts mailing list

1. Grand Valley Fire District
0214 Stone Quarry Rd.
Parachute Co 81635
970-285-9119

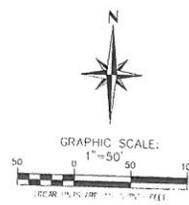
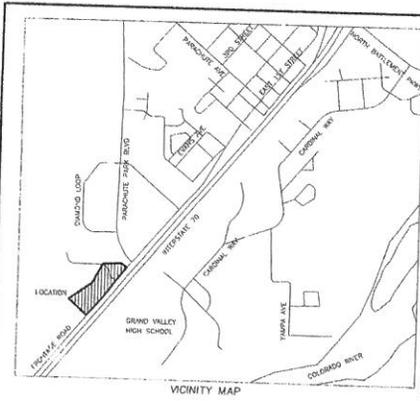
2. Garfield county school district 16
Office of superintendent
PO Box 68
0460 Stone Quarry Rd
Parachute CO 81635
970-285-5701

3. Parachute/Battlement Mesa Parks & Recreation
101 Cardinal Way #101
Parachute CO 81635

4. Grand River Hospital District
Community Relations
501 Airport Rd.
Rifle CO 81650

5. Grand Valley Cemetery District
PO Box 103
Parachute CO 81635

ANNEXATION MAP
TOWN OF PARACHUTE, COUNTY OF GARFIELD, STATE OF COLORADO
LOT 2 FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT - 5.48 ACRES



FOUND NORTHWEST CORNER SECTION 13, T7S, R96W, 6TH P.M.
1351.05'
SBP 18' 00"W
RISSE OF BEAMS

FOUND NORTHWEST CORNER LOT 3 SECTION 13, T7S, R96W, 6TH P.M.
549.23'
SBP 18' 00"W

Line #	Direction	Length	Line #	Direction	Length
L1	S74° 29' 00"W	35.02'	L19	S23° 12' 54"W	9.26'
L2	S63° 46' 54"W	62.82'	L20	S28° 01' 40"W	35.80'
L3	S66° 13' 25"W	28.07'	L21	S42° 53' 52"W	41.12'
L4	S62° 40' 27"W	62.36'	L22	S59° 53' 49"W	62.00'
L5	S89° 00' 43"W	28.71'	L23	S66° 50' 50"W	66.73'
L6	S69° 22' 40"W	29.92'	L24	N89° 17' 25"W	31.03'
L7	S67° 48' 13"W	24.74'	L25	S72° 18' 26"W	26.51'
L8	S69° 05' 28"W	38.02'	L26	S63° 30' 30"W	39.59'
L9	S69° 27' 58"W	53.91'	L27	S70° 29' 47"W	21.73'
L10	S70° 29' 47"W	22.49'	L28	S69° 22' 58"W	34.09'
L11	S63° 39' 30"W	39.35'	L29	S69° 00' 28"W	38.22'
L12	S77° 18' 24"W	22.85'	L30	S67° 48' 13"W	24.70'
L13	N89° 17' 25"W	31.77'	L31	S69° 22' 49"W	38.74'
L14	S66° 50' 50"W	70.81'	L32	S69° 09' 43"W	39.07'
L15	S59° 53' 49"W	64.22'	L33	S66° 40' 27"W	62.74'
L16	S40° 04' 30"W	58.00'	L34	S66° 13' 25"W	28.45'
L17	S29° 01' 40"W	27.33'	L35	S63° 46' 54"W	15.85'
L18	S23° 12' 54"W	7.64'			

NOTES

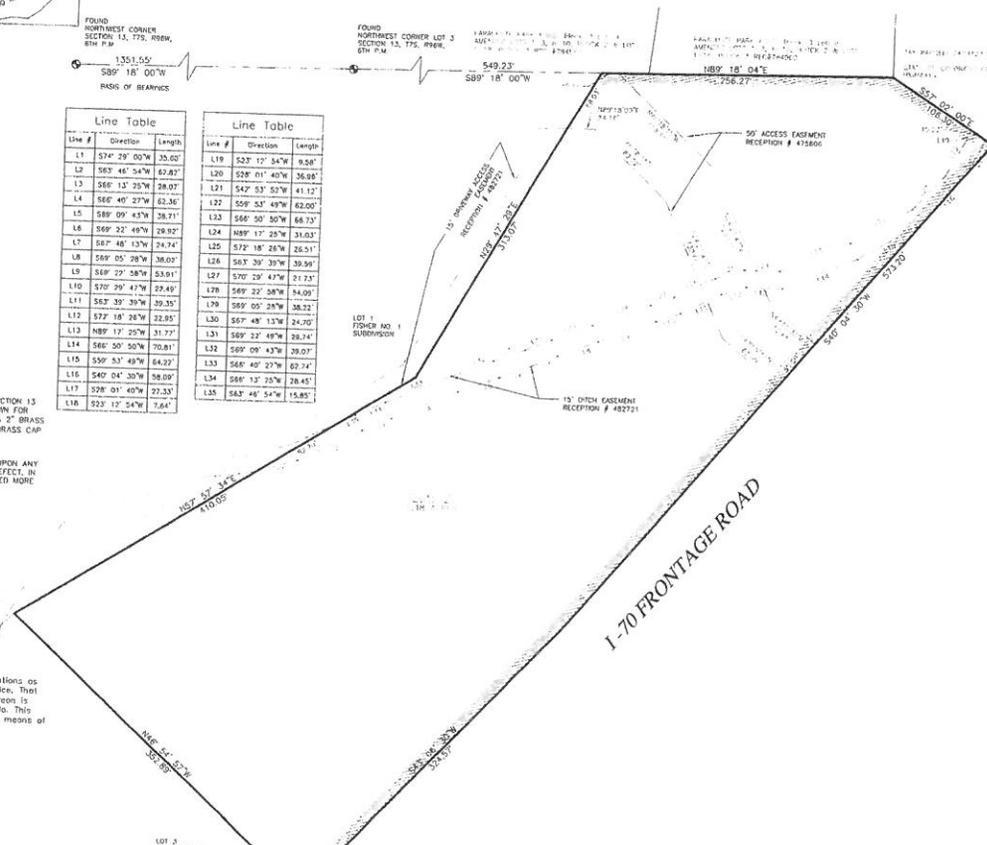
- BEARINGS ARE BASED ON THE LINE BETWEEN THE NORTHWEST CORNER, LOT 3, SECTION 13 AND THE NORTHWEST CORNER OF SECTION 13. THE VALUE USED HEREIN IS SHOWN FOR SAID LINE THE FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT. FOUND IN PLACE WAS A 2" BRASS CAP PLS 1880 AT THE EAST END OF SAID LINE AND A G.D. SURVEY MARKER 2 1/2" BRASS CAP AT THE WEST END OF SAID LINE, AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 THE CERTIFICATION SHOWN HEREON.
- MINERAL RIGHTS OWNERSHIP: SPERRY, ROBERTS AND MUSGRAVE
- ANNEXATION PERIMETER CALCULATIONS:
TOTAL BOUNDARY: 2,236 FEET
CONTIGUOUS BOUNDARY WITH TOWN LIMITS: 1,260 FEET
MINIMUM LENGTH NEEDED FOR 1/8 CONTIGUITY: 373 FEET
CONTIGUITY PERCENTAGE: 56.4%

SURVEYOR'S CERTIFICATE:

The description contained herein have been derived from the deed descriptions as they appear in the offices of the Garfield County Clerk and Recorder's Office. Their copies are true and correct to the best of my knowledge and belief. This plat is for annexation purposes only and is not intended to be used as a means of establishing or verifying property lines shown hereon.

Patrick W. Click PLS 37904
Certified this _____ day of _____, 2016

LOT 2 FISCHER NO. 1 SUBDIVISION



CERTIFICATION OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE SOLE OWNER(S), IN FULL POSSESSION OF THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL NO. 7001 REV. OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, FORMERLY KNOWN AS STATE DEPARTMENT OF HIGHWAYS, PROJECT NO. 1 201 (45), SITUATED IN LOT 2 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 96 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, A BRASS CAP PROPERLY MARKED FOR THE NORTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 89°18'00" EAST 108.30 FEET TO THE NORTHERLY LINE OF SAID SECTION 13, 1351.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, A BRASS CAP IN PLACE, L.S. NO. 1848; THENCE NORTH 87°18' 00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 549.23 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°18'00" EAST 256.27 FEET TO A REBAR AND CAP IN PLACE, STAMPED L.S. NO. 1880, THENCE LEAVING SAID NORTHERLY LINE SOUTH 57°02'00" EAST 108.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR U. S. INTERSTATE NO. 70, THENCE SOUTH 40°14'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 373 FEET, THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 43°06'30" WEST 324.37 FEET, THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE NORTH 45°54'30" WEST 352.48 FEET, THENCE NORTH 57°32'34" EAST 48.05 FEET, THENCE NORTH 29°47'29" EAST 313.07 FEET TO THE TRUE POINT OF BEGINNING, ALSO DESCRIBED AS:

LOT 2 ACCORDING TO THE FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT RECORDED SEPTEMBER 6, 1995 AS RECEIPT # 482721

Subject to and together with a 50-foot-wide access easement as described in Reception No. 478606 as recorded in the office of the Clerk and Recorder of Garfield County

COUNTY OF GARFIELD STATE OF COLORADO

PERMITS: 2,236 FEET

CONTIGUITY: 1,260 FEET OR 56.4%

DO BY THESE PRESENTS CONSENT TO THE ANNEXATION THEREOF TO THE TOWN OF PARACHUTE EXECUTED THIS _____ DAY OF _____ A.D. 2016

James J. Corahan

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO
COUNTY OF GARFIELD

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 2016

by _____

My Commission Expires _____

Notary Public

BOARD OF TRUSTEES CERTIFICATE

The Board of Trustees of the Town of Parachute, Colorado, by Ordinance No. _____ duly adopted on the _____ day of _____, 2016, did approve the property herein described in the Town of Parachute, Colorado.

Roy McCung, Mayor

ATTEST:

S. Denise Chirrista, Town Clerk

RECORDER'S CERTIFICATE:

State of Colorado

County of Garfield

I hereby certify that this instrument was filed in my office on _____ O'clock _____ M., _____ A.D. 2016, and was duly recorded in Book _____ Page _____

Reception No. _____ Clerk and Recorder

Drewer No. _____ Deputy

ANNEXATION MAP

LOT 2 FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT
SITUATED IN LOT 2 OF SECTION 13
TOWNSHIP 7 SOUTH, RANGE 96 WEST OF THE 6TH P.M.
TOWN OF PARACHUTE, COUNTY OF GARFIELD, STATE OF COLORADO
DATE: 2/16/2016 DRAWING NAME: lot 2 ANNEX DRAWN BY: PC

POLARIS SURVEYING
PATRICK W. CLICK, P.L.S.

3184 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

PETITION TO THE TOWN OF PARACHUTE

January 13, 2016

Town of Parachute
ATTN: Stuart S. McArthur, Town Manager
222 Grand Valley Way
Parachute, CO 81635

SUBJECT: PETITION TO ANNEX PROPERTY INTO THE TOWN OF PARACHUTE

Dear Mr. McArthur:

The undersigned property owner, through his representative West Run, Inc. does hereby petition the Town of Parachute for annexation and zoning change on the property located at 8495 Highway 6, Parachute, CO 81635 Parcel ID # 2409-132-00026 Garfield County, to the Town of Parachute and seeks general industrial zoning. Legal description is: Section: 13 Township: 7 Range: 96 A TR IN LOT 3. AKA LOT 2 FISCHER # 1 EXEMPTION. (See attached maps.)

We allege that we desire the town of Parachute to annex the proposed property into the municipality and that for economic development and municipal services it is necessary to annex the proposed property.

Per CRS 31-12-104/105 Eligibility for annexation, we believe that the requirements exist or have been met Per CRS 31-12-104/105 for this property and meets the criteria.

(1) No unincorporated area may be annexed to a municipality unless one of the conditions set forth in section 30 (1) of article II of the state constitution first has been met. An area is eligible for annexation if the provisions of section 30 of article II of the state constitution have been complied with and the governing body, at a hearing as provided in section 31-12-109, finds and determines:

(a) That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality. Contiguity shall not be affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, public lands, whether owned by the state, the United States, or an agency thereof, except county-owned open space, or a lake, reservoir, stream, or other natural or artificial waterway between the annexing municipality and the land proposed to be annexed. Subject to the requirements imposed by section 31-12-105 (1) (e), contiguity may be established by the annexation of one or more parcels in a series, which annexations may be completed simultaneously and considered together for the purposes of the public hearing required by sections 31-12-108 and 31-12-109 and the annexation impact report required by section 31-12-108.5.

(b) That a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality. The fact that the area proposed to be annexed has the contiguity with the annexing municipality required by paragraph (a) of this subsection (1) shall be a basis for

a finding of compliance with these requirements unless the governing body, upon the basis of competent evidence presented at the hearing provided for in section 31-12-109, finds that at least two of the following are shown to exist:

(I) Less than fifty percent of the adult residents of the area proposed to be annexed make use of part or all of the following types of facilities of the annexing municipality: Recreational, civic, social, religious, industrial, or commercial; and less than twenty-five percent of said area's adult residents are employed in the annexing municipality. If there are no adult residents at the time of the hearing, this standard shall not apply.

(II) One-half or more of the land in the area proposed to be annexed (including streets) is agricultural, and the landowners of such agricultural land, under oath, express an intention to devote the land to such agricultural use for a period of not less than five years.

(III) It is not physically practicable to extend to the area proposed to be annexed those urban services which the annexing municipality provides in common to all of its citizens on the same terms and conditions as such services are made available to such citizens. This standard shall not apply to the extent that any portion of an area proposed to be annexed is provided or will within the reasonably near future be provided with any service by or through a quasi-municipal corporation.

The undersigned represents 100% of the land owners for this request and own more than 50% of the land proposed to be annexed. There is industrial zoning currently alongside and adjacent to the property. Industrial and a variety of commercial uses are operating in these areas currently.

The signers of this petition request that the Town of Parachute approve the annexation of the proposed property to be annexed.

Thank you for your consideration of this petition.

Sincerely,

 1/20/16

West Run, Inc.

Mark Gerhard President

2536 Rimrock Ave. Suite 400-380 Grand Junction C) 81505

Jesse Carnahan, Property Owner



8495 Highway 6

Parachute CO 81635

Date 1-20-16

PI# 2409-132-00026

Garfield County Treasurer

Statement Of Taxes Due

Account Number R460071
 Acres 5.479
 Assessed To

Parcel 240913200026

CARNAHAN, JESSE J
 8495 HIGHWAY 6 & 24
 PARACHUTE, CO 81635

Legal Description

Section, 13 Township: 7 Range: 96 A TR IN LOT 3 AKA LOT 2 FISCHER, b 1 EXEMPTION

Situs Address

008495 6 HWY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2015	\$939.20	\$0.00	\$0.00	\$0.00	\$939.20
Total Tax Charge					\$939.20
Grand Total Due as of 02/18/2016					\$939.20

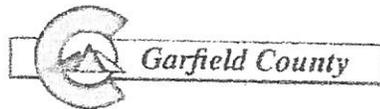
Tax Billed at 2015 Rates for Tax Area 046 - 16-BHFZ - 046

Authority	Mill Levy	Amount	Values	Actual	Assessed
GARFIELD COUNTY	10.9050000	\$253.97	SINGLE FAM.RES -LAND	\$67,000	\$5,330
GARFIELD COUNTY - ROAD & B	1.5000000	\$34.94	SINGLE FAM.RES- IMPROVEMTS	\$225,570	\$17,960
GARFIELD COUNTY - SOCIAL SE	1.2500000	\$29.11			
GRAND VALLEY AND RURAL FIRE	3.2670000	\$76.09	Total	\$292,570	\$23,290
BLUESTONE WATER CONS	0.0050000*	\$0.12			
COLO RIVER WATER CONS	0.2430000*	\$5.66			
GRAND RIVER HOSPITAL	5.5970000*	\$130.36			
GRAND VALLEY CEMETERY	0.0070000*	\$0.16			
SCHOOL DIST 16	8.5550000	\$199.25			
COLORADO MTN COLLEGE	3.9970000	\$93.09			
PARA/BATTEMENT PARK & REC	4.0000000	\$93.16			
GARFIELD COUNTY PUBLIC LIBR	1.0000000	\$23.29			
Taxes Billed 2015	40.3260000	\$939.20			

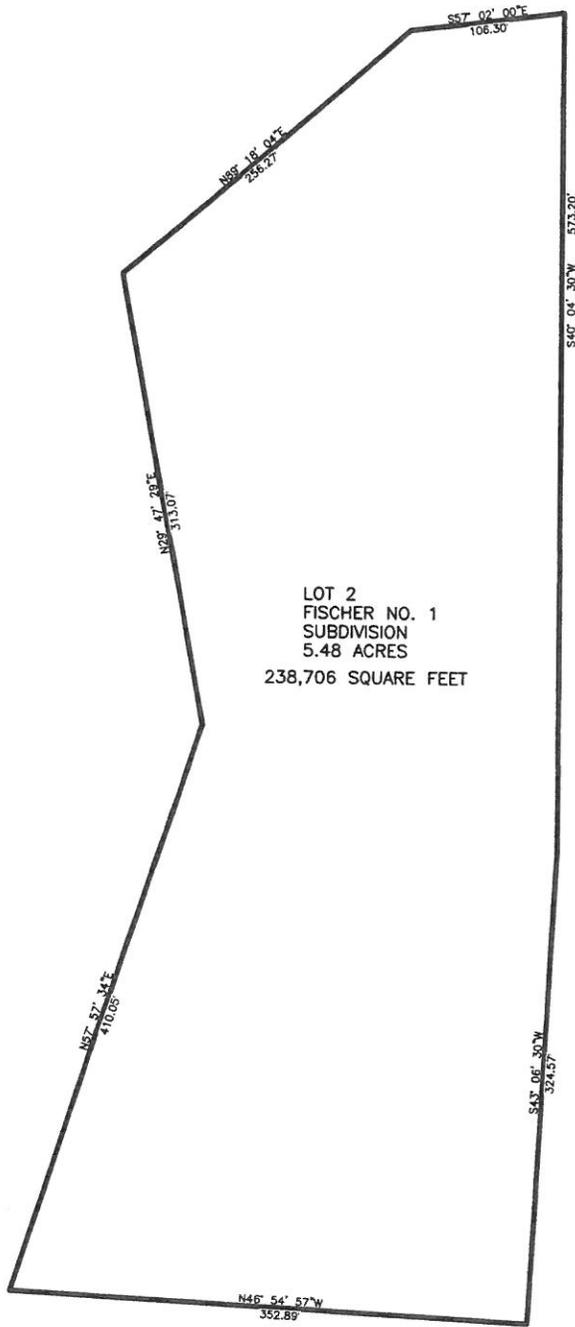
* Credit Levy

ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER THE FOLLOWING DATES: PERSONAL PROPERTY AND MOBILE HOMES - SEPTEMBER 1, 2016, REAL PROPERTY - SEPTEMBER 1, 2016. TAX SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.

Garfield County Treasurer
 P.O. Box 1069
 Glenwood Springs, CO 81602-1069
 (970) 945-6382



LAND DEDICATION



LOT 2
FISCHER NO. 1
SUBDIVISION
5.48 ACRES
238,706 SQUARE FEET

I -70 FRONTAGE ROAD

TOTAL AREA: 238,706 SQ. FT.
8% OF TOTAL AREA: 19,096 SQ. FT



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)986-0522
FAX (970)434-7038

LAND DEDICATION CALCULATION

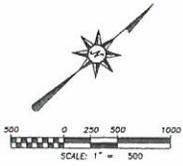
TOWN OF PARACHUTE, COLORADO ZONING MAP

DRAFT

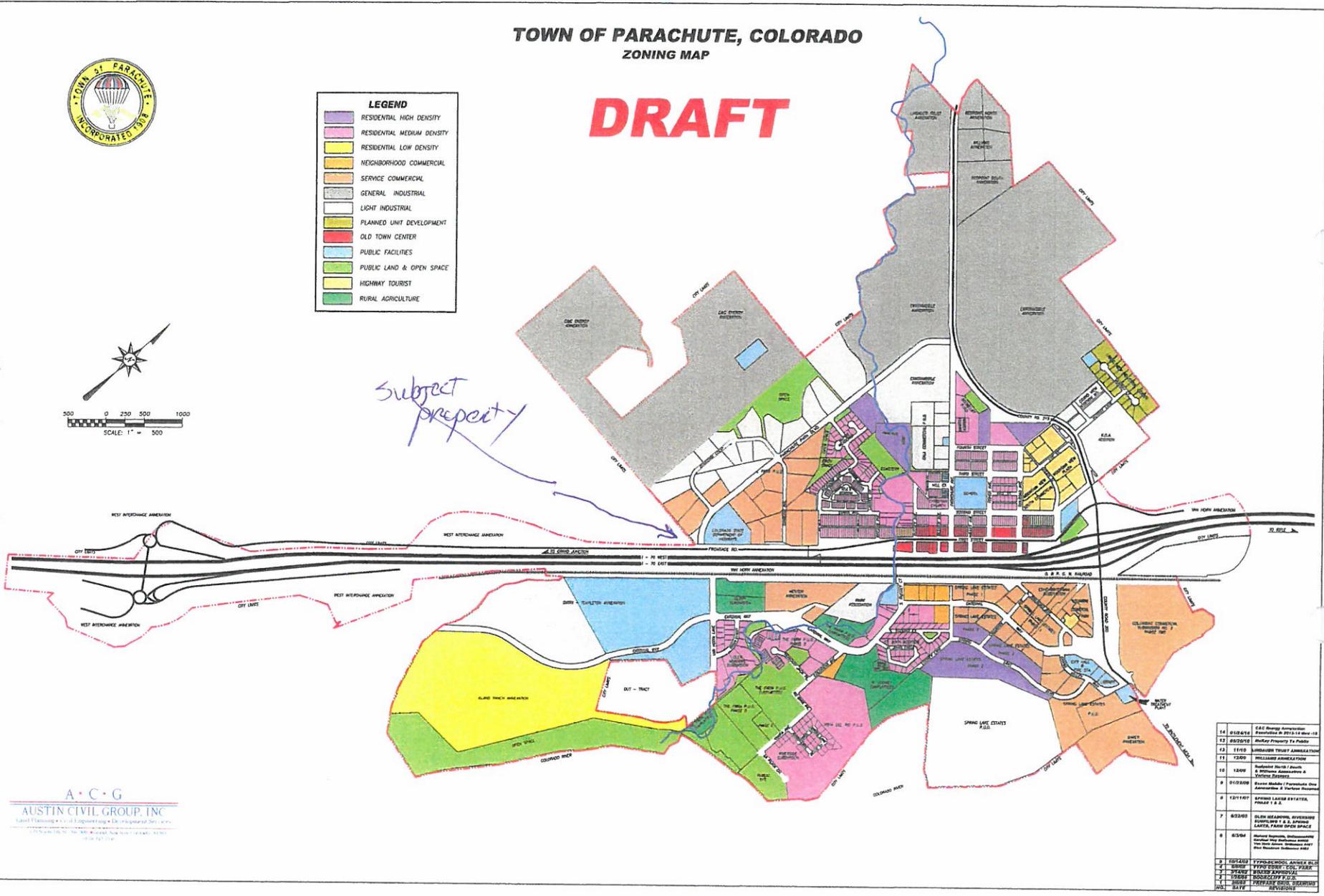


LEGEND

- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL LOW DENSITY
- NEIGHBORHOOD COMMERCIAL
- SERVICE COMMERCIAL
- GENERAL INDUSTRIAL
- LIGHT INDUSTRIAL
- PLANNED UNIT DEVELOPMENT
- OLD TOWN CENTER
- PUBLIC FACILITIES
- PUBLIC LAND & OPEN SPACE
- HIGHWAY TOURIST
- RURAL AGRICULTURE



Subject property



14	0126454	CAF Realty Association
13	0820216	Mulvey Property Tr Public
12	11110	LIMBAUER TRUST ASSOCIATION
11	12420	WILLIAMS ASSOCIATION
10	12400	WILLIAMS TRUST ASSOCIATION & WILLIAMS ASSOCIATES & SERVICE ENTERPRISES
9	0128309	Ryan Madsen (Parachute One Associates) & Nathan Anderson
8	1201107	SPRING LAKE ESTATES, PHASE 1 & 2
7	02340	OLM ST ESTATES, EXTENSIVE DEVELOPMENT & 2.0 ACRES, LANTA, FAIRBANK SPACE
6	02364	WATER PARKING, COMMERCIAL DEVELOPMENT, EXTENSIVE DEVELOPMENT, EXTENSIVE DEVELOPMENT, EXTENSIVE DEVELOPMENT
5	1024100	TYNDALWOODS, PHASE 1 & 2
4	02310	TYNDALWOODS, PHASE 1 & 2
3	12410	TYNDALWOODS, PHASE 1 & 2
2	12410	TYNDALWOODS, PHASE 1 & 2
1	12410	TYNDALWOODS, PHASE 1 & 2
001	001	001

M:\PROJECTS\PARACHUTE\Zoning and Land Use Maps\2015 Zoning Map-DRAFT UPDATE-JOS.dwg, 3/19/2015 10:52:52 AM, DWG To PDF.pc3

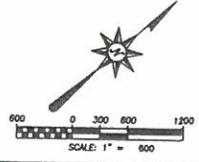
A · C · G
AUSTIN CIVIL GROUP, INC.
 Land Planning • Civil Engineering • Development Services
 10000 North Loop West, Suite 1000 • Dallas, Texas 75243
 Phone: 972.382.1000



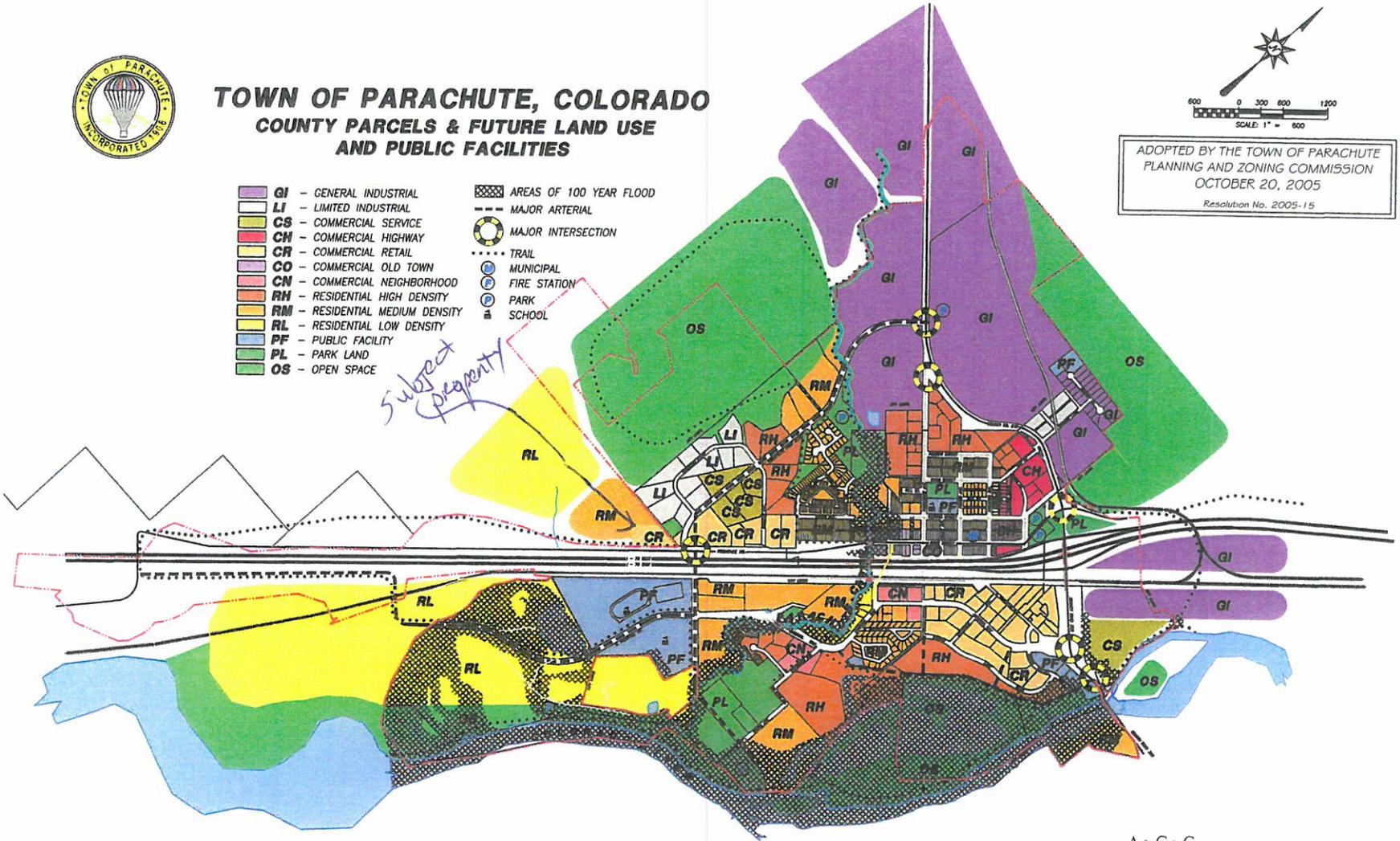
TOWN OF PARACHUTE, COLORADO COUNTY PARCELS & FUTURE LAND USE AND PUBLIC FACILITIES

- GI** - GENERAL INDUSTRIAL
 - LI** - LIMITED INDUSTRIAL
 - CS** - COMMERCIAL SERVICE
 - CH** - COMMERCIAL HIGHWAY
 - CR** - COMMERCIAL RETAIL
 - CO** - COMMERCIAL OLD TOWN
 - CN** - COMMERCIAL NEIGHBORHOOD
 - RH** - RESIDENTIAL HIGH DENSITY
 - RM** - RESIDENTIAL MEDIUM DENSITY
 - RL** - RESIDENTIAL LOW DENSITY
 - PF** - PUBLIC FACILITY
 - PL** - PARK LAND
 - OS** - OPEN SPACE
- AREAS OF 100 YEAR FLOOD
 - MAJOR ARTERIAL
 - MAJOR INTERSECTION
 - TRAIL
 - MUNICIPAL
 - FIRE STATION
 - PARK
 - SCHOOL

Subject Property



ADOPTED BY THE TOWN OF PARACHUTE
PLANNING AND ZONING COMMISSION
OCTOBER 20, 2005
Resolution No. 2005-15



M:\PROJECTS\PARACHUTE\Zoning and Land Use Maps\2014 DRAFT Future Land Use Map\ahg Layout1_1/24/2014 10:12:33 AM.DWG To PDF.p3

A · C · G
AUSTIN CIVIL GROUP, INC
Land Planning • Civil Engineering • Development Services
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
970.242.7948

1	2014.01.15	ADDED TO THE ORIGINAL DESIGN & PLAN SET
2	2014.01.15	REVISIONS INDICATED FROM TOWN APPROVAL
3	2014.01.15	REVISIONS INDICATED FROM TOWN APPROVAL
4	2014.01.15	REVISIONS INDICATED FROM TOWN APPROVAL
5	2014.01.15	REVISIONS INDICATED FROM TOWN APPROVAL
6	2014.01.15	REVISIONS INDICATED FROM TOWN APPROVAL
7	2014.01.15	REVISIONS INDICATED FROM TOWN APPROVAL
8	2014.01.15	REVISIONS INDICATED FROM TOWN APPROVAL
9	2014.01.15	REVISIONS INDICATED FROM TOWN APPROVAL
10	2014.01.15	REVISIONS INDICATED FROM TOWN APPROVAL

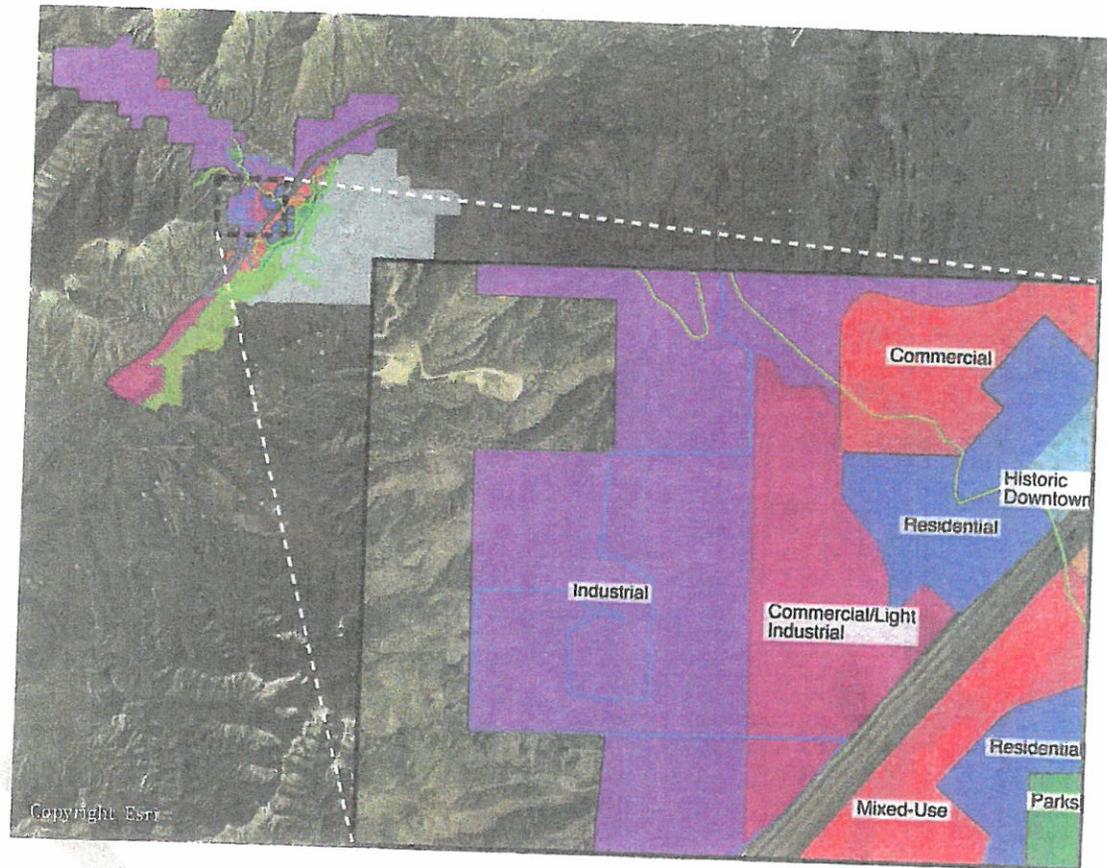
WEST CENTRAL

The west central section of Town will serve as the site for future Industrial, Light Industrial, and Commercial development. Convenient access along Parachute Park Blvd. will be a major benefit to new businesses in this region of Town. The Commercial/Light Industrial zone will be most appropriate for light manufacturing, business parks, light industrial parks, and agribusiness related industries. Development of new businesses in the Industrial zone to the west will be difficult due to unfavorable slope.

The Commercial zone located to the north of the Residential zone may take some time before it is fully utilized, but it is anticipated to become a commercial corridor that connects the Historic Downtown with the major businesses up the canyon toward the north.

Part of the land within the proposed Industrial and Commercial/Light Industrial zones are currently located outside Town limits. These sections

should be considered for future annexation.



Map 6: West Central Parachute



Imagery ©2016 Google, Map data ©2016 Google 200 ft

Google Maps

26

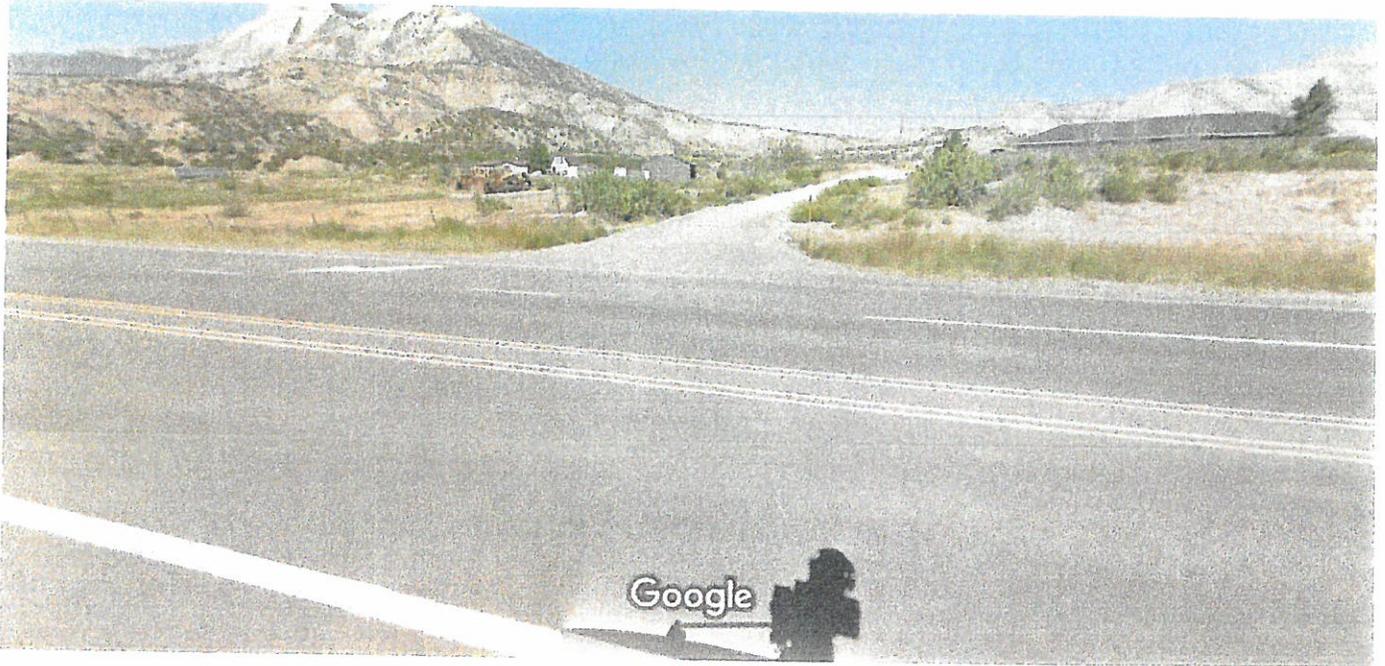


Image capture: Sep 2012 © 2016 Google

Parachute, Colorado
Street View - Sep 2012

Google Maps

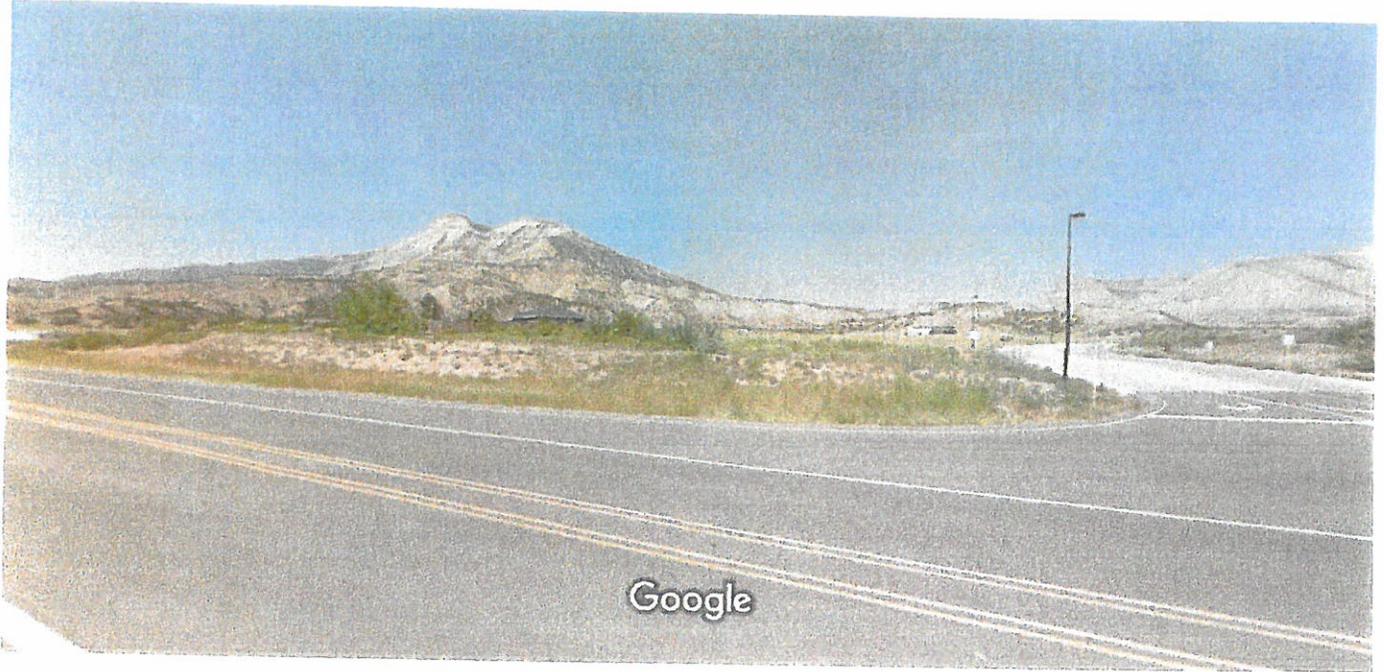


Image capture: Sep 2012 © 2016 Google

Parachute, Colorado
Street View - Sep 2012

Google Maps

Google Maps Parachute Park Blvd



Parachute, Colorado
Street View - Sep 2012

Image capture: Sep 2012 © 2016 Google

Google Maps

PUBLIC NOTICE

TAKE NOTICE that West Run, Inc. has applied to the Town of Parachute, State of Colorado, for annexation and rezoning (service commercial) of a property to the Town of Parachute.

Legal description:
Section 13
Township 75
Range 96 West
Fisher No: 1 Subdivison Exemption Plat
Lot: 2
6th Prime Meridian
County of Garfield
State of Colorado
PI#2409-132-00-026

Address: 8495 Highway 6 & 24, Parachute, CO 81635

All persons affected by the proposed land use applications 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 to the planning and zoning commission and the board of trustees and they will give consideration to the comments, surrounding property owners and 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 970-285-7630 between the hours of 7:30 am to 4:30 pm Monday Thru Thursday.

A public meeting on the application has been scheduled for March, 10th, 2016 at 6:30 pm 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 March, 17th, 2016 at 6:30 pm 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

Published in the Post Independence on 2/15/2016, 2/24/2016, 3/2/2016, 3/9/2016, 3/14/2016

7015 0640 0006 8201 6459

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For delivery information, visit our website at www.usps.com

PARACHUTE, CO 81635

Certified Mail Fee	\$3.45	0520 08
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To
 Winland Family Trust
 Street and Apt. No., or PO Box No.
 10 Box 626
 City, State, ZIP+4®
 Parachute CO 81635-0626

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6439

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GRAND JUNCTION, CO 81502

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Sent To
 C+Blanc Holdings LLC
 Street and Apt. No., or PO Box No.
 10 Box 3045
 City, State, ZIP+4®
 Grand Junction CO 81502

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 3430 0000 5310 5829

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GLENWOOD SPRINGS, CO 81602

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Extra Services & Fees (check box, add fee as appropriate)	\$2.80	
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Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To
 Parachute Development Corp
 Street and Apt. No., or PO Box No.
 PO Box 686
 City, State, ZIP+4®
 Glenwood Springs CO 81602

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6422

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For delivery information, visit our website at www.usps.com

DENVER, CO 80222

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To
 State of Colorado Dept of Highways
 Street and Apt. No., or PO Box No.
 4201 E Arkansas Ave.
 City, State, ZIP+4®
 Denver CO 80222-3906

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6477

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PARACHUTE, CO 81635

Certified Mail Fee	\$3.45	0520 08
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$8.14	

Sent To
 David Anne Cook
 Street and Apt. No., or PO Box No.
 3393 Highway 6724
 City, State, ZIP+4®
 Parachute CO 81635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6446

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 Domestic Mail Only

For delivery information, visit our website at www.usps.com

PARACHUTE, CO 81635

Certified Mail Fee	\$3.45	0520 08
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To
 Martinez Efrain
 Street and Apt. No., or PO Box No.
 3469 Highway 6724
 City, State, ZIP+4®
 Parachute CO 81635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8203 2705

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

GRAND JUNCTION, CO 81505

Certified Mail Fee	\$3.45		0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
Total Postage and Fees	\$6.74		

Sent To
Sperry Roberts + Musgrave
Street and Apt. No., or PO Box No.
2506 Van Buren Rd
City, State, ZIP+4®
Grand Junction, CO 81505

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 7474

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

DENVER, CO 80202

Certified Mail Fee	\$3.45		0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
Total Postage and Fees	\$6.74		

Sent To
WPX Energy / Rocky Mountain LLC
Street and Apt. No., or PO Box No.
1001 17th Street Suite 1200
City, State, ZIP+4®
Denver CO 80202

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6545

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

GRAND JUNCTION, CO 81506

Certified Mail Fee	\$3.45		0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
Total Postage and Fees	\$6.74		

Sent To
Sperry Roberts and Musgrave
Street and Apt. No., or PO Box No.
2391 Jean W
City, State, ZIP+4®
Grand Junction, CO 81506

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6491

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For delivery information, visit our website at www.usps.com®.

PARACHUTE, CO 81635

Certified Mail Fee	\$3.45		0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
Total Postage and Fees	\$6.74		

Sent To
Grand Valley Fire District
Street and Apt. No., or PO Box No.
424 Stone Quarry Rd
City, State, ZIP+4®
Parachute CO 81635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6538

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

PARACHUTE, CO 81635

Certified Mail Fee	\$3.45		0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
Total Postage and Fees	\$6.74		

Sent To
WPX Energy / RR's Brian Hotard
Street and Apt. No., or PO Box No.
1059 County Rd 45
City, State, ZIP+4®
Parachute CO 81635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6507

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PARACHUTE, CO 81635

Certified Mail Fee	\$3.45		0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80		08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.49		
Total Postage and Fees	\$6.74		

Sent To
Grand Valley Fire District
Street and Apt. No., or PO Box No.
424 Stone Quarry Rd Po Box 68
City, State, ZIP+4®
Parachute CO 81635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8203 2705

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GRAND JUNCTION, CO 81505

Certified Mail Fee	\$3.45	0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To
 Sperry Roberts & Musgrave
 Street and Apt. No., or PO Box No.
 2506 Van Buren Rd
 City, State, ZIP+4®
 Grand Junction, CO 81505

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 7474

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DENVER, CO 80202

Certified Mail Fee	\$3.45	0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To
 WPX Energy / Rocky Mountain LLC
 Street and Apt. No., or PO Box No.
 1001 17th Street Suite 1200
 City, State, ZIP+4®
 Denver CO 80202

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6545

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For delivery information, visit our website at www.usps.com

GRAND JUNCTION, CO 81506

Certified Mail Fee	\$3.45	0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To
 Sperry, Roberts and Musgrave
 Street and Apt. No., or PO Box No.
 2891 Jean Ln
 City, State, ZIP+4®
 Grand Junction, CO 81506

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6491

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PARACHUTE, CO 81635

Certified Mail Fee	\$3.45	0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To
 Grand Valley Fire District
 Street and Apt. No., or PO Box No.
 074 Stone Quarry Rd
 City, State, ZIP+4®
 Parachute CO 81635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6536

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PARACHUTE, CO 81635

Certified Mail Fee	\$3.45	0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To
 WPX Energy Attn: Brian Hotard
 Street and Apt. No., or PO Box No.
 1059 County Rd 215
 City, State, ZIP+4®
 Parachute CO 81635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6507

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PARACHUTE, CO 81635

Certified Mail Fee	\$3.45	0520
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.74	

Sent To
 Garfield County School #16
 Street and Apt. No., or PO Box No.
 0760 Stone Quarry Rd Po Box 68
 City, State, ZIP+4®
 Parachute CO 81635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6514

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For delivery information, visit our website at www.usps.com

PARACHUTE, CO 81635

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.74

Postmark Here
 FEB 12 2016
 0520 08
 PARACHUTE, CO 81635

Sent To
 Parachute Parks + Rec
 Street and Apt. No., or PO Box No.
 1st Cardinal Way #4
 City, State, ZIP+4®
 Parachute CO 81635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6521

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com

RIFLE, CO 81650

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.74

Postmark Here
 FEB 12 2016
 0520 08
 RIFLE, CO 81650

Sent To
 Grand River Hospital District
 Street and Apt. No., or PO Box No.
 3rd Airport Rd
 City, State, ZIP+4®
 Rifle CO 81650

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0006 8201 6484

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For delivery information, visit our website at www.usps.com

PARACHUTE, CO 81635

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.74

Postmark Here
 FEB 12 2016
 0520 08
 PARACHUTE, CO 81635

Sent To
 Grand Valley Cemetery District
 Street and Apt. No., or PO Box No.
 PO Box 103
 City, State, ZIP+4®
 Parachute Co 81635

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Ad Ticket #5

Acct: 1003196
Phone: (970)285-7630
E-Mail:
Client:
Caller: Mark Gerhard
Receipt

Name: Town of Parachute
Address: PO BOX 100

City: Parachute
State: CO

Zip: 81635

Ad Name: 11917374A

Editions: 8PI/8PIN/

Start: 02/15/16

Color:

Copyline: pi West Run, Inc AnnexationFisher

Original Id: 0

Class: 0990

Stop: 03/09/16

Issue 4

Rep: PI Legals

PUBLIC NOTICE

TAKE NOTICE that West Run, Inc. has applied to the Town of Parachute, State of Colorado, for annexation and rezoning (service commercial) of a property to the Town of Parachute.

Legal description:
Section 13
Township 7
Range 96 West
Fisher No: Subdivision Exemption Plat
Lot: 2
6th Prime Meridian
County of Garfield
State of Colorado
PI#2409-132-00-026

Address: 8495 Highway 6 & 24, Parachute, CO 81635

All persons affected by the proposed land use applications 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 to the planning and zoning commission and the board of trustees and they will give consideration to the comments, surrounding property owners and others affected in deciding whether to grant or deny this request. The application may be reviewed at the Town of Parachute offices, located at 222 Grand Valley Way, Parachute, CO 970-285-7630 between the hours of 7:30 am to 4:30 pm Monday thru Thursday.

A public meeting on the application has been scheduled for March, 10th, 2016 at 6:30 pm 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 March, 17th, 2016 at 6:30 pm before the Town of Parachute Board of Trustees in the Board of Trustees Room, 222 Grand Valley Way, Parachute, CO.

S. Denise Chiarretta, Town Clerk

Published in the Post Independence on 2/15/2016, 2/24/2016, 3/2/2016, 3/9/2016, 3/14/2016, (11917374)

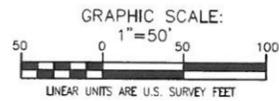
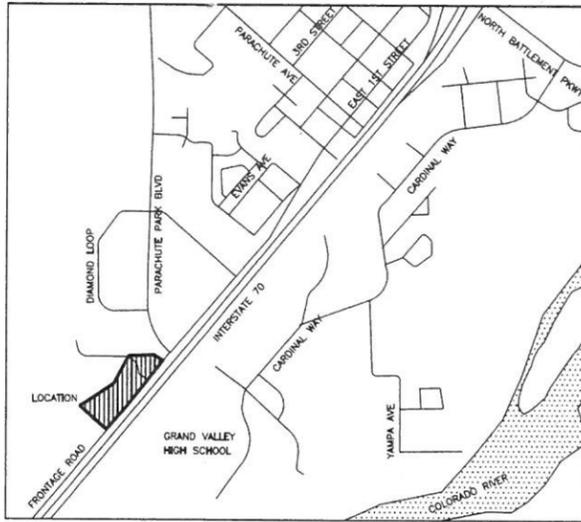
Ad shown is not actual print size

Lines:	54
Depth:	4.44
Columns:	1
Discount:	0.00
Commission:	0.00
Net:	0.00
Tax:	0.00
Total	86.94
Payment	0.00

ANNEXATION MAP

TOWN OF PARACHUTE, COUNTY OF GARFIELD, STATE OF COLORADO

LOT 2 FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT -5.48 ACRES



LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- EXISTING PORTION OF BOUNDARY CONTIGUOUS WITH TOWN BOUNDARY

NOTES

1. BEARINGS ARE BASED ON THE LINE BETWEEN THE NORTHWEST CORNER, LOT 3, SECTION 13 AND THE NORTHWEST CORNER OF SECTION 13. THE VALUE USED N89°18'00"E IS SHOWN FOR SAID LINE THE FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT. FOUND IN PLACE WAS A 2" BRASS CAP PLS 16480 AT THE EAST END OF SAID LINE AND A GLO SURVEY MARKER 2 1/2" BRASS CAP AT THE WEST END OF SAID LINE AS SHOWN HEREON.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 THE CERTIFICATION SHOWN HEREON.
3. MINERAL RIGHTS OWNERSHIP: SPERRY, ROBERTS AND MUSGRAVE
4. ANNEXATION PERIMETER CALCULATIONS:

TOTAL BOUNDARY: 2,236 FEET
CONTIGUOUS BOUNDARY WITH TOWN LIMITS: 1,260 FEET
MINIMUM LENGTH NEEDED FOR 1/6 CONTIGUITY: 373 FEET
CONTIGUITY PERCENTAGE: 56.4%

SURVEYOR'S CERTIFICATE:

The description contained hereon have been derived from the deed descriptions as they appear in the offices of the Garfield County Clerk and Recorder's Office. That no less than one-sixth (1/6) of the perimeter of the areas as shown hereon is contiguous with the existing boundaries of the Town of Parachute, Colorado. This Plat is for annexation purposes only and is not intended to be used as a means of establishing or verifying property lines shown hereon.

Patrick W. Click PLS 37904
 Certified this _____ day of _____, 2016

FOUND NORTHWEST CORNER SECTION 13, T7S, R96W, 6TH P.M.
 1351.55'
 S89° 18' 00"W
 BASIS OF BEARINGS

FOUND NORTHWEST CORNER LOT 3 SECTION 13, T7S, R96W, 6TH P.M.

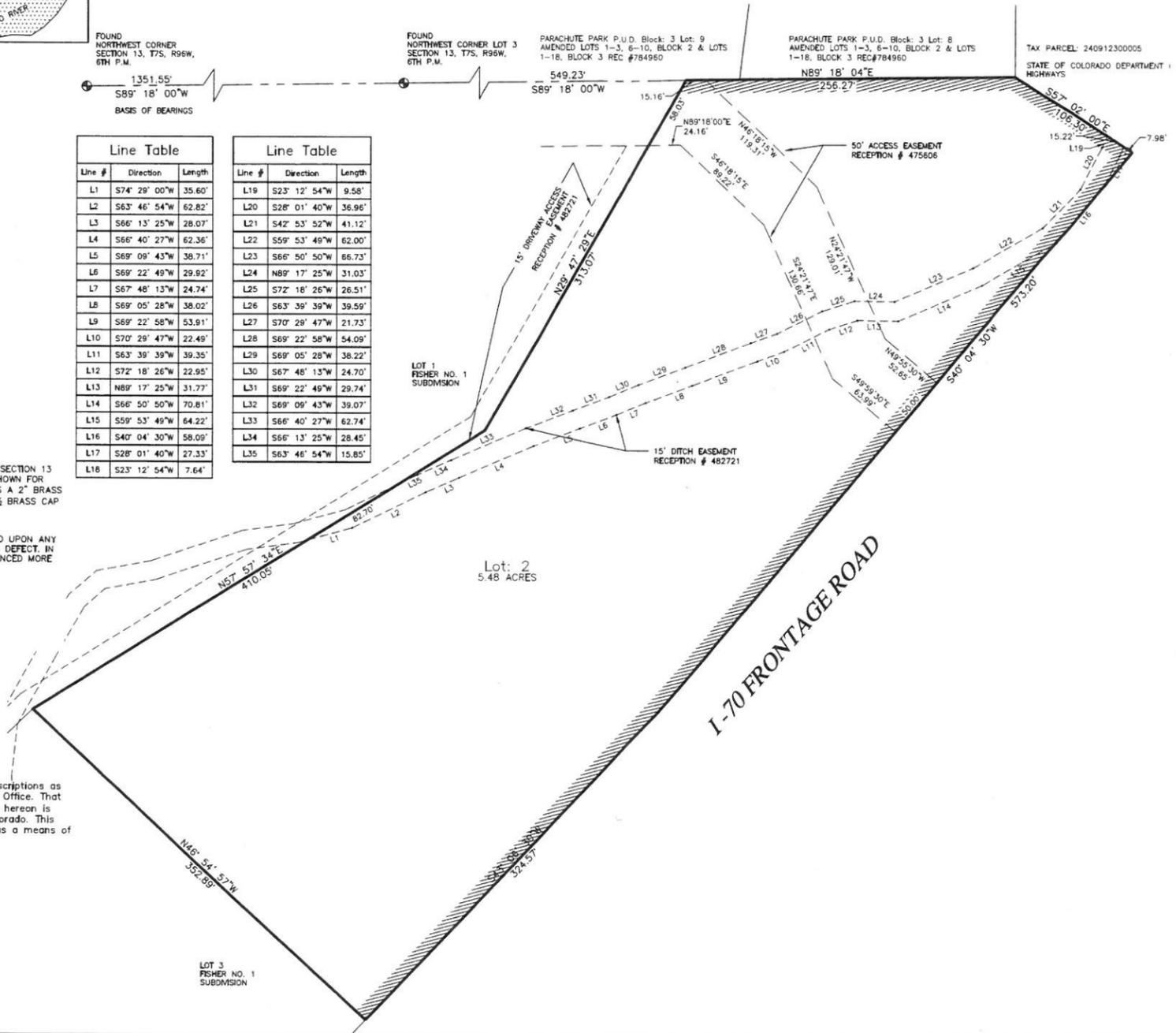
PARACHUTE PARK P.U.D. Block 3 Lot: 9 AMENDED LOTS 1-3, 6-10, BLOCK 2 & LOTS 1-18, BLOCK 3 REC #784960

PARACHUTE PARK P.U.D. Block 3 Lot: 8 AMENDED LOTS 1-3, 6-10, BLOCK 2 & LOTS 1-18, BLOCK 3 REC #784960

TAX PARCEL: 240912300005
 STATE OF COLORADO DEPARTMENT OF HIGHWAYS

Line #	Direction	Length
L1	S74° 29' 00"W	35.60'
L2	S63° 46' 54"W	62.82'
L3	S66° 13' 25"W	28.07'
L4	S66° 40' 27"W	62.36'
L5	S69° 09' 45"W	38.71'
L6	S69° 22' 49"W	29.92'
L7	S67° 48' 13"W	24.74'
L8	S69° 05' 28"W	38.02'
L9	S69° 22' 58"W	53.91'
L10	S70° 29' 47"W	22.49'
L11	S63° 39' 39"W	39.35'
L12	S72° 18' 26"W	22.95'
L13	N89° 17' 25"W	31.77'
L14	S66° 50' 50"W	70.81'
L15	S59° 53' 49"W	64.22'
L16	S40° 04' 30"W	58.09'
L17	S28° 01' 40"W	27.33'
L18	S23° 12' 54"W	7.64'

Line #	Direction	Length
L19	S23° 12' 54"W	9.58'
L20	S28° 01' 40"W	36.96'
L21	S42° 53' 52"W	41.12'
L22	S59° 53' 49"W	62.00'
L23	S66° 50' 50"W	66.73'
L24	N89° 17' 25"W	31.03'
L25	S72° 18' 26"W	26.51'
L26	S63° 39' 39"W	39.59'
L27	S70° 29' 47"W	21.73'
L28	S69° 22' 58"W	54.09'
L29	S69° 05' 28"W	38.22'
L30	S67° 48' 13"W	24.70'
L31	S69° 22' 49"W	29.74'
L32	S69° 09' 45"W	39.07'
L33	S66° 40' 27"W	62.74'
L34	S66° 13' 25"W	28.45'
L35	S63° 46' 54"W	15.85'



CERTIFICATION OF OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE SOLE OWNER(S), IN FEE SIMPLE OF THAT REAL PROPERTY DESCRIBED AS FOLLOWS:
 A PORTION OF PARCEL NO. 700 R. REV. OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, FORMERLY KNOWN AS STATE DEPARTMENT OF HIGHWAYS, PROJECT NO 1 70-1 (45), SITUATED IN LOT 3 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 96 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, A BRASS CAP PROPERLY MARKED FOR THE NORTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 89°18'00" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 13, 1351.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, A BRASS CAP IN PLACE, L.S. NO. 18480; THENCE NORTH 89°18' 00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 549.23 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°18'00" EAST 256.27 FEET TO A REBAR AND CAP IN PLACE, STAMPED L.S.: NO. 11980,
 THENCE LEAVING SAID NORTHERLY LINE SOUTH 57°02'00" EAST 106.30 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR U. S. INTERSTATE NO. 70; THENCE SOUTH 40°04'30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 573.20 FEET;
 THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 43°06'30" WEST 324.57 FEET;
 THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE NORTH 46°54'57" WEST 352.89 FEET;
 THENCE NORTH 57°57'34" EAST 41.05 FEET;
 THENCE NORTH 29°47'29" EAST 313.07 FEET TO THE TRUE POINT OF BEGINNING, ALSO DESCRIBED AS:

LOT 2 ACCORDING TO THE FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT RECORDED SEPTEMBER 6, 1995 AS RECEPTION NO. 482721
 Subject to and together with a 50.00-foot-wide access easement as described in Reception No. 476606 as recorded in the office of the Clerk and Recorder of Garfield County

COUNTY OF GARFIELD STATE OF COLORADO
 PERIMETER=2,236 FEET
 CONTIGUITY=1,260 FEET OR 56.4%

DO BY THESE PRESENTS CONSENT TO THE ANNEXATION THEREOF TO THE TOWN OF PARACHUTE.
 EXECUTED THIS _____ DAY OF _____ A.D. 2016

Jesse J. Carnahan

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO:
 COUNTY OF GARFIELD:
 The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 2016,
 by Jesse J. Carnahan.
 Witness my hand and official seal
 My Commission Expires _____ Notary Public

BOARD OF TRUSTEES CERTIFICATE

The Board of Trustees of the Town of Parachute, Colorado, by Ordinance No. _____ duly adopted on the _____ day of _____, 2016, did annex the property herein described to the Town of Parachute, Colorado.

Roy McClung, Mayor

ATTEST:

S. Denise Charetto, Town Clerk

RECORDER'S CERTIFICATE:

State of Colorado
 County of Garfield
 I hereby certify that this instrument was filed in my office at _____ O'clock _____ M. _____ A.D. 2016, and was duly recorded in Book _____, Page _____
 Reception No. _____ Clerk and Recorder
 Drawer No. _____ Deputy

ANNEXATION MAP

LOT 2 FISCHER NO. 1 SUBDIVISION EXEMPTION PLAT
 SITUATED IN LOT 3 OF SECTION 13
 TOWNSHIP 7 SOUTH, RANGE 96 WEST OF THE 6TH P.M.
 TOWN OF PARACHUTE, COUNTY OF GARFIELD, STATE OF COLORADO
 JOB # 2016011 FIELD WORK: SL
 DATE: 2/16/2016 DRAWING NAME: lot 2 ANNEX DRAWN BY: PC
POLARIS SURVEYING
 PATRICK W. CLICK P.L.S. 3194 MESA AVE. #B
 GRAND JUNCTION, CO 81504
 PHONE/FAX (970)434-7038

**TOWN OF PARACHUTE, COLORADO
RESOLUTION NO. 2016-11**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, COLORADO CONCERNING THE WEST RUN, INC. ANNEXATION PETITION.

WHEREAS, in January 2016, West Run, Inc. filed with the Town Clerk of the Town of Parachute, Colorado, a petition and request that the Board of Trustees commence proceedings to annex to the Town of Parachute a certain unincorporated tract of land located in the County of Garfield, State of Colorado, described on Exhibit A, attached hereto and incorporated herein by reference (the “Annexation Parcel”);

WHEREAS, the Board of Trustees, by Resolution No. 2016-06, found that the Petition is in substantial compliance with the requirements of the Municipal Annexation Act and established a date, time, and a place for a hearing upon the Petition;

WHEREAS, notice of such hearing was published on February 15, February 24, March 2, March 9, and March 14, 2016 in the *Post Independent* newspaper;

WHEREAS, the public hearing on the Petition was held on March 17, 2016 at a regularly scheduled meeting of the Board of Trustees, and at such hearing any person permitted to appear pursuant to C.R.S. § 31-12-109(1) had the opportunity to appear and present evidence upon any matter determined by the Board of Trustees; and

WHEREAS, the Board of Trustees finds and determines that the hearing upon the Petition is now complete.

NOW THEREFORE, BE IT RESOLVED 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. Pursuant to C.R.S. §§ 31-12-108 and -110, the Board of Trustees makes the following findings of fact, determinations, and conclusions:

FINDINGS OF FACT, DETERMINATIONS AND CONCLUSIONS

1. The City incorporates the foregoing recitals as findings and determinations by the Board of Trustees, and conclusively makes all of the Findings of Fact, Determinations and Conclusions contained herein.

2. For the Annexation Parcel, the Town staff has determined, and the Board of Trustees so finds, that the landowners of one hundred percent (100%) of the Annexation Parcel to be annexed, excluding public streets and alleys, signed and filed the Petition requesting the annexation to the Town of the Annexation Parcel described in the Petition.

3. The Petition is accompanied by four (4) or more copies of the Annexation Map which contains, among other things, the information required by C.R.S. § 31-12-107(1)(d).

4. For the Annexation Parcel, the requirements of C.R.S. § 31-12-104, as amended, exist or have been met, including without limitation the following:

- A. Not less than one-sixth (1/6th) of the perimeter of the Annexation Parcel is contiguous with the Town.
- B. A community of interest exists between the Annexation Parcel and the Town.
- C. The Annexation Parcel is urban or will be urbanized in the near future.
- D. The Annexation Parcel is integrated with or is capable of being integrated with the Town.

5. For the Annexation Parcel, the requirements of C.R.S. § 31-12-105, as amended, exist or have been met, including without limitation the following:

- A. In establishing the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - (1) has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, roadway, or other public way; or
 - (2) comprising twenty (20) acres or more (which together with buildings and improvements situated thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the proposed annexation) has been included without the written consent of the landowners.
- B. No annexation proceedings have been commenced for the annexation to a municipality other than the Town of all or part of the Annexation Parcel.
- C. The annexation proposed in the Petition will not result in the detachment of area from any school district and the attachment of the same area to another school district.

- D. The annexation proposed in the Petition will not have the effect of extending the municipal boundary of the Town more than three (3) miles in any direction from any point on the current municipal boundary of the Town.
- E. The Town has previously prepared and adopted a plan meeting the requirements of C.R.S. § 31-12-105(e).
6. No election is required under C.R.S. §§ 31-12-112 and -107(2) for the Annexation Parcel, as no additional terms or conditions are to be imposed upon the owners of property not otherwise agreed to by such owners.
7. The signer of the Petition is the sole owner of one hundred percent (100%) of the area proposed to be annexed, exclusive of public streets and alleys.
8. The annexation to the Town of the Annexation Parcel will not result in a change of county boundaries.
9. No election for annexation of the area proposed to be annexed to the Town has been held in the preceding twelve (12) months.
10. The names and mailing address of the signer of the Petition and dates of signing are included in the Petition, and the legal description of the land owned by such petitioner is attached to the Petition. No signature on the Petition is dated more than 180 days prior to the date of filing of the Petition for annexation with the Town Clerk.
11. No area of the Annexation Parcel proposed to be annexed to the Town is presently a part of any incorporated city, city and county, or town, and is not contiguous to any other incorporated city, city and county, or town.
12. It is desirable and necessary that the Annexation Parcel described on Exhibit A be annexed to the Town.
13. The Board of Trustees determines that Annexation Parcel is eligible for Annexation.

Section 3. The Resolution does not have the effect of annexing the Annexation Parcel. The Board of Trustees determines that Annexation Parcel is eligible for Annexation and, therefore the Annexation Parcel may be annexed by Ordinance. Annexation of the Annexation Parcel shall only be effective upon the Board of Trustees adopting an annexing ordinance and compliance with C.R.S. § 31-12-113.

INTRODUCED, PASSED, ADOPTED, AND APPROVED by a vote of ___ to ___ of the Board of Trustees of the Town of Parachute, Colorado at a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 17th day of March, 2016 and approved by the Mayor on the 17th day of March, 2016.

**BOARD OF TRUSTEES OF THE
TOWN OF PARACHUTE, COLORADO**

By _____

Roy B. McClung
Mayor

ATTEST:

S. Denise Chiaretta
Town Clerk



Town of Parachute

A Safe Place to Land

Stuart S. McArthur, Town Manager

Integrity • Respect • Teamwork • Pride • Innovation • Diversity

222 Grand Valley Way • Parachute, CO 81635 • (970) 285-7630

STAFF REPORT

DATE: March 17, 2016
TO: Town of Parachute Board of Trustees
FROM: Stuart S. McArthur, Town Manager
SUBJECT: AMENDING SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE CONCERNING THE SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS

Background

On June 18, 2015, the Board adopted Ordinance No. 683, which added a new Chapter 6.11 to Title 6 of the Code to govern the licensing and operation of retail marijuana cultivation facilities, testing facilities, product manufacturing facilities, and stores ("Retail Marijuana Establishment"). At the time, the Board did not include medical marijuana uses within the Town.

On December 17, 2015, the Board of Trustees amended the Schedule of Uses Permitted in Zone Districts to include the Retail Marijuana Establishments.

On March 10, 2016, the Town of Parachute Planning and Zoning Commission approved recommending these changes to the Board of Trustees.

Staff Analysis

Several individuals and businesses have approached the Town inquiring about establishing medical marijuana operations in the Town. What this text amendment does is add medical marijuana operations to the permitted uses table. These uses include:

- Medical Marijuana Optional Premises Cultivation Operation;
- Medical Marijuana Infused Products Manufacturer; and
- Medical Marijuana Testing Facility.

All uses in zoned areas are the same as for recreational marijuana.

Note that the amended uses **DO NOT** include Medical Marijuana Dispensaries.

By adding these uses, the Town will realize increased job creation and revenues. According to the *Economic and Fiscal Impacts of Retail Marijuana* report prepared by BBC Research and Consulting:

“An average 10,000 square foot cultivation facility is likely to employ about fifteen (15) full-time employees and a 5,000 square foot manufacturing facility is estimated to employ eight (8) full-time employees.”

The individuals/firms that have communicated with the Town recently are intending to build much larger facilities than indicated above, therefore, more employment can be expected to be created.

Attorney Review

The Town Attorney has drafted the ordinance that will revise Chapter 6 and Chapter 15 of the Town of Parachute Municipal Code that would include medical marijuana facilities within Town limits.

Recommendations

Staff recommends that the Board of Trustees approve these text changes to the Board of Trustees and the associated ordinances.

If you have any additional questions or concerns, please contact me at 970-285-7630, x-106.

Ad Name: 11940798A
Customer: Town of Parachute
Your account number is: 1003196

PUBLIC NOTICE

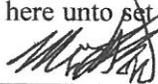
PROOF OF PUBLICATION
**THE RIFLE
CITIZEN TELEGRAM**

STATE OF COLORADO,
COUNTY OF GARFIELD

I, Michael Bennett, do solemnly swear that I am Publisher of *The Rifle Citizen Telegram*, that the same weekly newspaper printed, in whole or in part and published in the County of Garfield, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Garfield for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

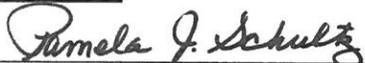
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 0 consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated 2/25/2016 and that the last publication of said notice was dated 2/25/2016 the issue of said newspaper.

In witness whereof, I have here unto set my hand this 03/07/2016.



Michael Bennett, Publisher

Publisher Subscribed and sworn to before me, a notary public in and for the County of Garfield, State of Colorado this 03/07/2016.



Pamela J. Schultz, Notary Public
My Commission expires:
November 1, 2019

TAKE NOTICE that the Town of Parachute, State of Colorado, is proposing to make revisions to its Municipal Code: Title 15 (Town of Parachute Land Use Regulations), Schedule of Uses, Article III, Sections 15.03.215 related to medical marijuana uses and to Title 16 to add a Chapter for licensing of certain medical marijuana establishments. 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 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, x-106 with questions or concerns.

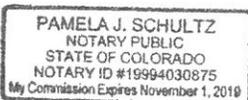
Public hearings on the proposed changes have been scheduled for:

Planning and Zoning Commission March 10, 2016 at 6:30 PM
Board of Trustees March 17, 2016 at 6:30 PM

Both hearings 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

Published on February 25, 2016, in the Post Independent. (11940798)



**TOWN OF PARACHUTE
ORDINANCE NO. 693-2016**

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING CHAPTER 6.11 OF THE PARACHUTE MUNICIPAL CODE CONCERNING MARIJUANA LICENSING TO REGULATE MEDICAL MARIJUANA ESTABLISHMENTS AND REPEALING SECTION 11.08.095

WHEREAS, Article XVIII, Section 16 of the Colorado Constitution authorizes the establishment of Medical Marijuana Establishments;

WHEREAS, Section 11.08.095 of the Parachute Municipal Code (the “Code”) prohibits the operation of Medical Marijuana Establishments within the Town;

WHEREAS, the Board of Trustees find that in light of reported positive economic impacts associated with the operation of Retail and Medical Marijuana Establishments elsewhere in Colorado, it is in the Town’s financial interest to repeal Section 11.08.150 of the Code to permit the operation of Medical Marijuana Establishments within the Town;

WHEREAS, the Town may enact ordinances which: govern the time, place, manner, and number of Medical Marijuana Establishments; govern the issuance, suspension, and revocation of a license which may be issued by the local government for operation of a Medical Marijuana Establishment; establish a schedule of annual operating, licensing, and application fees for Medical Marijuana Establishments; and establish civil penalties for violation of the local government’s Retail Marijuana Establishments ordinances or regulations;

WHEREAS, the Board of Trustees previously adopted Ordinance No. 683 to codify Chapter 6.11 regulating the licensing of Retail Marijuana Establishments, which has subsequently been amended by Ordinance Nos. 690 and 692;

WHEREAS, the Board of Trustees find that it is in the Town’s interest to codify Medical Marijuana Establishments ordinances which regulate their local licensing and provide the Town with as much control and authority over the operation of Medical Marijuana Establishments within the Town as is permissible under Colorado law; and

WHEREAS, Chapter 6.11 is amended as set forth in this ordinance to regulate Medical Marijuana Establishments.

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. Section 11.08.095 of the Parachute Municipal Code prohibiting the operation of Retail Marijuana Establishments within the Town of Parachute and classifying operation thereof

as a Class A municipal offense is hereby repealed in its entirety.

Section 3. Chapter 6.11 of the Parachute Municipal Code is hereby amended as follows, with additions shown in double underlined text and ~~strike through language deleted~~:

Chapter 6.11

RETAIL MARIJUANA LICENSING ESTABLISHMENTS

Sections:

- 6.11.010 Purpose.
- 6.11.020 Adoption of Colorado Medical Marijuana Code and Colorado Retail Marijuana Codes.
- 6.11.030 Definitions.
- 6.11.040 Classes of Licenses Authorized.
- 6.11.050 Location Limitations of Medical and Retail Marijuana Establishments.
- 6.11.060 License Required.
- 6.11.070 Composition of Local Licensing Authority.
- 6.11.080 Functions of Local Licensing Authority.
- 6.11.090 Application Requirements.
- 6.11.100 License Application Review Procedure.
- 6.11.110 License Application Hearings.
- 6.11.120 Review Criteria.
- 6.11.130 Posting, Display of License.
- 6.11.140 Expiration of License.
- 6.11.150 Transfer of License.
- 6.11.160 Renewal of License.
- 6.11.170 Inspection.
- 6.11.180 License Suspension or Revocation.
- 6.11.190 Suspension or Revocation Hearings.
- 6.11.200 Notice of Suspension or Revocation.
- 6.11.210 Petitions on Suspended Licenses.
- 6.11.220 Effect of Suspension or Revocation.
- 6.11.230 Summary Suspension.
- 6.11.240 Additional Standards for Medical and Retail Marijuana Establishments.
- 6.11.250 Injunction.
- 6.11.260 Prohibited Acts – Penalty.
- 6.11.270 No Town Liability; Indemnification.
- 6.11.280 Other Laws Remain Applicable.
- 6.11.290 Severability.

- 6.11.300 Administrative Regulations.
- 6.11.310 Use of Sales Tax Revenue - Schools.

6.11.010 Purpose. The purpose of this Chapter is to establish requirements for the licensing of Medical Marijuana Establishments and Retail Marijuana Establishments by the Town of Parachute, to designate a local licensing authority to render decisions on Medical Marijuana Establishment and Retail Marijuana Establishment licenses within the Town, and to regulate such establishments once licensed in order to protect the health, safety, and welfare of the citizens of the Town. This Chapter is authorized by Article XVIII, Section 16 of the Colorado Constitution and Articles 43.3 and 43.4, Title 12, Colorado Revised Statutes, which vest the Board of Trustees of the Town of Parachute with the authority to enact ordinances which, with respect to medical and retail marijuana establishments: govern the time, place, manner, and number of such establishments within the Town; govern the issuance, suspension, and revocation of a license which may be issued by the Town for operation of such an establishment; establish a schedule of annual operating, licensing, and application fees for such establishments; and establish civil penalties for violation of the Town's ordinances governing such establishments.

6.11.020 Adoption of Colorado Medical Marijuana Code and Colorado Retail Marijuana Codes. Except as expressly set forth in this Chapter, the Town hereby adopts and incorporates herein the Colorado Medical Marijuana Code, Colorado Retail Marijuana Code, Medical Marijuana Regulations, and the Retail Marijuana Regulations, as now existing or as hereafter amended. At least one copy of ~~each the Colorado Retail Marijuana Code and the Retail Marijuana Regulations~~ will be kept on file by the Town Clerk and open to public inspection during regular business hours.

6.11.030 Definitions. Except where otherwise specifically defined in this Section, the capitalized terms in this Chapter shall have the same meaning as those set forth in Article XVIII, Section 16 of the Colorado Constitution, Colorado Medical Marijuana Code, the Colorado Retail Marijuana Code, Medical Marijuana Regulations, or the Retail Marijuana Regulations. In the event of any irreconcilable conflict between such documents, the Medical Marijuana Regulations and the Retail Marijuana Regulations shall control over this Section, the Colorado Medical Marijuana Code and Colorado Retail Marijuana Code shall control over the Medical Marijuana Regulations and Retail Marijuana Regulations, and the Colorado Constitution shall control over all legal authorities. Federal law shall not be relevant in interpreting this Section.

Applicant: A person, partnership, or entity, including all members, shareholders, officers, directors, partners and managers in the case of a corporate entity or partnership that has submitted an application for a License under this Chapter which has been accepted for review by the Local Licensing Authority.

Application: The submission by an Applicant of all materials required under this Chapter for

issuance or renewal of a License, change of locations, premises modifications, transfers of ownership, and changes in trade name.

Colorado Medical Marijuana Code: Article 43.3 of Title 12 Colorado Revised Statutes, as amended.

Colorado Retail Marijuana Code: Article 43.4 of Title 12 Colorado Revised Statutes, as amended.

License: A license granted by the Town to an Applicant for operation of a **Medical Marijuana Establishment or** Retail Marijuana Establishment.

Licensed Premises: The premises specified in a State License supplied for approval of a License pursuant to this Chapter.

Licensee: A person licensed to operate a **Medical Marijuana Establishment or** Retail Marijuana Establishment pursuant to the **Colorado Medical Marijuana Code,** Colorado Retail Marijuana Code and this Chapter.

Medical Marijuana Establishment: A Medical Marijuana-Infused Products Manufacturer, an Optional Premises Cultivation Operation, or a Medical Marijuana Testing Facility.

Medical Marijuana Regulations: The Colorado Department of Revenue, Marijuana Enforcement Division's Medical Marijuana Code, 1 Colorado Code of Regulations, 212-1, as amended.

Retail Marijuana Establishment: A Retail Marijuana Store, Retail Marijuana Cultivation Facility, Retail Marijuana Testing Facility, and Retail Marijuana Product Manufacturing Facility.

Retail Marijuana Regulations: The Colorado Department of Revenue, Marijuana Enforcement Division's Retail Marijuana Code, 1 Colorado Code of Regulations 212-2, as amended.

State License: The license granted by the Colorado Department of Revenue, Marijuana Enforcement Division pursuant to **the Colorado Medical Marijuana Code,** the Colorado Retail Marijuana Code, **Medical Marijuana Regulations,** and the Retail Marijuana Regulations for the operation of a **Medical Marijuana Establishment or** Retail Marijuana Establishment.

6.11.040 Classes of Licenses Authorized. For the purpose of regulating the cultivation, manufacture, distribution, offering for sale, and sale of retail marijuana or retail marijuana products,

and subject to the provisions of this Chapter, the Town authorizes issuance of Licenses in each of the following classes of **Medical Marijuana Establishments: a Medical Marijuana-Infused Products Manufacturers, an Optional Premises Cultivation Operations, or a Medical Marijuana Testing Facilities; and** Retail Marijuana Establishments: Retail Marijuana Cultivation Facilities,; Retail Marijuana Testing Facilities; Retail Marijuana Product Manufacturing Facilities; and Retail Marijuana Stores. **Medical Marijuana Centers are not authorized.**

6.11.050 Location Limitations of Medical and Retail Marijuana Establishments.

A. **Medical Marijuana Establishments and Retail Marijuana Establishments authorized by this Chapter** ~~Retail marijuana cultivation facilities, retail marijuana testing facilities, retail marijuana product manufacturing facilities, and retail marijuana stores~~ shall only be located in permitted zone districts, as set forth in the Schedule of Uses in Zone Districts contained in Section 15.03.215. Prior to receiving a License pursuant to this Chapter for a **Medical Marijuana Establishment or** Retail Marijuana Establishment, Applicant shall be required to demonstrate or obtain approval for the proposed Licensed Premises as described in Title 15.

B. No **Medical Marijuana Establishment or** Retail Marijuana Establishment shall be located:

1. Within five-hundred feet (500') of any existing public or private school; or

2. Within one-hundred and fifty feet (150') of another **Medical Marijuana Establishment or** Retail Marijuana Establishment, except;

a. For a co-located Licensed Premises permitted by the **Medical Marijuana Regulations or** Retail Marijuana Regulations; or

b. If **one (1) Medical Marijuana-Infused Products Manufacturer, one (1) Optional Premises Cultivation Operation, one (1) Medical Marijuana Testing Facility,** one (1) Retail Marijuana Store, one (1) Retail Marijuana Cultivation Facility, one (1) Retail Marijuana Products Manufacturing Facility, and/or one (1) Retail Marijuana Testing Facility with distinct Licensed Premises are located on a single parcel. Under such circumstance, each License shall not be required to be held by a single Licensee.

3. The distances described in this Section shall be measured using a route for direct pedestrian access from the nearest property line of the school or other **Medical Marijuana Establishment or** Retail Marijuana Establishment property to the nearest portion of the structure of the proposed Licensed Premises.

6.11.080 Functions of Local Licensing Authority.

A. The Authority shall have the duty and authority pursuant to the Colorado Medical Marijuana Code and Colorado Retail Marijuana Code and this Chapter to grant or refuse an Application and levy penalties against a Licensee in the manner provided by law.

B. The Authority shall consider Applications, new business premises, transfer of ownership, change of location, Licensed Premises modification, changes in trade name and any other appropriate Application.

C. The Authority shall have all the powers of a Local Licensing Authority set forth in the Colorado Medical Marijuana Code and Colorado Retail Marijuana Code.

D. The Authority shall have the power to promulgate rules and regulations concerning the procedures for hearings before the Authority.

E. The Authority shall have the power to require any Applicant or Licensee to furnish such information to the Authority as may be reasonably necessary in order for the Authority to perform the duties and functions authorized by this Chapter.

F. The Authority shall have the power to administer oaths and issue subpoenas to require the presence of persons and the production of papers, books and records at any hearing which the Authority is authorized to conduct. Any such subpoena shall be served in the same manner as a subpoena issued by a District Court of the State.

6.11.090 Application Requirements. The Application for a new Medical Marijuana Establishment or Retail Marijuana Establishment License, change of locations, and premises modifications shall include the following:

A. A current application form provided by the Town.

B. A copy of the conditional State License or proof of application for a State License.

C. Proof of ownership, lease, rental agreement, or other arrangement for legal possession of the proposed Licensed Premises.

D. An operating plan for the proposed Licensed Premises which includes a description of the products and services to be provided by the proposed Licensed Premises, including whether the establishment proposes to engage in the production of retail sale of food or other products

containing medical or retail marijuana, and whether any medical or retail marijuana products or services will be provided at a location different than the premises on the license application.

E. A floor plan showing the configuration of the proposed Licensed Premises, including a statement of total floor space occupied by the business, which designates the use of each room or other area of the proposed Licensed Premises and where patrons are not permitted.

1. The floor plan need not be professionally prepared, but must be drawn to a designated scale or drawn with marked dimensions of the interior of the proposed Licensed Premises to an accuracy of plus-or-minus six inches.

2. The floor plan shall designate the place at which the License will be conspicuously posted as required by this Chapter.

F. Sign, security and lighting plans indicating how the Applicant will comply with the requirements of the Colorado Medical Marijuana Code or Colorado Retail Marijuana Code, as applicable, and this Chapter.

G. An area map, drawn to scale, indicating the boundaries of the property upon which the proposed Licensed Premises is or will be located, the proximity, measured per the standards set forth below, of the proposed Licensed Premises to any public or private school located 500 feet or less from the proposed Licensed Premises, and the proximity to any other Licensed Premises located 150 feet or less from the proposed Licensed Premises.

H. Proof that the proposed Medical Marijuana Establishment or Retail Marijuana Establishment will be located in a location that is compliant with the zoning and land use laws, or that the necessary land use application(s) has been made.

I. Payment of all required fees as set forth on the Fee Schedule in this Section, together with an agreement to reimburse consultant fees on a form provided by the Town, which are nonrefundable.

J. A statement of whether or not any person holding any ownership interest in the proposed Medical Marijuana Establishment or Retail Marijuana Establishment has:

1. Ever been denied an application for a Medical Marijuana Establishment or Retail Marijuana Establishment license by the State or any other local jurisdiction in the State, or has ever had such a license suspended or revoked; and

2. Ever been convicted of a felony or has ever completed any portion of a sentence due to a felony charge.

K. The contents of the Application shall be verified, under oath, by each person or entity holding an ownership interest in the proposed Medical Marijuana Establishment or Retail Marijuana Establishment.

L. Applications for renewal of a License, transfers of ownership, changes in trade name, and other application types set forth in the Fee Schedule where no material change in the characteristics of the Licensed Premises has occurred shall not require the items enumerated in Subsections D through H.

Fee Schedule	
Type of Application	Fee
Retail Marijuana Store – New/Renewal	\$5,000.00/\$2,000.00
Retail Marijuana Cultivation Facility – New/Renewal	\$5,000.00/\$2,000.00
Retail Marijuana Product Manufacturing Facility – New/Renewal	\$5,000.00/\$2,000.00
Retail Marijuana Testing Facility – New and Renewal	\$5,000.00/\$2,000.00
<u>Medical Marijuana-Infused Products Manufacturer - New and Renewal</u>	<u>\$5,000.00/\$2,000.00</u>
<u>Optional Premises Cultivation Operation - New and Renewal</u>	<u>\$5,000.00/\$2,000.00</u>
<u>Medical Marijuana Testing Facility - New and Renewal</u>	<u>\$5,000.00/\$2,000.00</u>
Transfer of Ownership – New Owners	\$1,500.00
Transfer of Ownership – Reallocation of Ownership	\$600.00
Change of Corporation or LLC Structure	\$600.00/Person
Change of Trade Name	\$30.00
Modification of License Premises	\$100.00

*Fee Schedule may be amended by the Board of Trustees by resolution.

6.11.120 Review Criteria. In order to approve a License the Authority shall find:

- A. The Application is complete and all fees have been paid;
- B. Public notice was properly provided pursuant to the provisions of this Chapter;

- C. The Applicant is qualified under the provisions of this Chapter;
- D. The State License has been approved, conditioned on the granting of the License by the Town or has been applied for;
- E. The proposed Licensed Premises complies with the design and performance requirements of the Colorado Medical Marijuana Code, Colorado Retail Marijuana Code, the Medical Marijuana Regulations, and the Retail Marijuana Regulations, and this Chapter, as applicable; and
- F. The operation of a Medical Marijuana Establishment or Retail Marijuana Establishment in the location of the proposed Licensed Premises is not incompatible with the character of the immediate surrounding area and specific neighborhood.

6.11.130 Posting, Display of License.

- A. Every License issued by the Town for a Medical Marijuana Establishment or Retail Marijuana Establishment shall be posted during the period such License is valid. Such License shall be posted in a conspicuous place and shall be visible from the principal entrance of the Licensed Premises. When such License expires, it shall be removed; only valid Licenses in full force and effect shall remain posted.
- B. It shall be the duty of each Licensee to exhibit the License upon the request of any peace officer or other official of the Town.

6.11.160 Renewal of License.

- A. At any time from sixty (60) to thirty (30) days prior to the expiration of the current License, a Licensee may make Application for License renewal for the succeeding year and pay the required fees. Unless otherwise provided by this Chapter, if a renewal Application is made and no punitive action has been taken or is pending against the Licensee, such License may continue as valid until the renewal Application is reviewed by the Authority.
- B. The Town Manager or its designee shall send the License renewal Application to all applicable Town departments and other referral agencies for review and comment.
- C. The License renewal Application shall be brought before the Authority for consideration at a public hearing.

D. The Authority may renew the License upon a finding that there have not been any suspensions of the License or violations of this Chapter, **the Colorado Medical Marijuana Code**, the Colorado Retail Marijuana Code, **the Medical Marijuana Regulations**, or the Retail Marijuana Regulations, **as applicable**, by the Licensee within the preceding one year period. Should a violation have been found to exist may deny the renewal or may renew the License with conditions.

6.11.170 Inspection.

A. The Licensee and/or owner of any Licensed Premises shall permit representatives of the Colorado Marijuana Enforcement Division, the Town's Police Department, the Garfield County Public Health Department, the Town Manager or his designee, or the Grand Valley Fire Protection District to inspect the premises of a **Medical Marijuana Establishment and/or** Retail Marijuana Establishment for the purpose of ensuring compliance with this Chapter, **the Colorado Medical Marijuana Code**, the Colorado Retail Marijuana Code, **the Medical Marijuana Regulations**, or the Retail Marijuana Regulations, **as applicable**.

B. Town departments and permitted agencies shall conduct such inspections in a reasonable manner and only as frequently as may be reasonably necessary.

C. Except in cases of emergency, inspections shall take place during the regular business hours of the **Medical Marijuana Establishment and/or** Retail Marijuana Establishment or when any person is on the Licensed Premises.

D. It shall be unlawful for the Licensee or any employee to refuse to permit such lawful inspection of the Licensed Premises as provided in this Section.

6.11.180 License Suspension or Revocation.

A. The Authority shall conduct a License suspension or revocation hearing and may, in its sole discretion, suspend or revoke a License if the Authority determines that a Licensee has:

1. Violated or is not in compliance with this Chapter, **the Colorado Medical Marijuana Code**, the Colorado Retail Marijuana Code, **the Medical Marijuana Regulations**, or the Retail Marijuana Regulations, **as applicable**, or other provisions of the Municipal Code.

2. Refused to allow an inspection of the Licensed Premises as authorized by this Chapter.

3. Knowingly permitted any act upon the Licensed Premises that is unlawful under the laws of the State or the Town.

4. Failed to file required reports or to furnish such other information as may be reasonably required by Town under the authority vested in it by the Colorado Retail Marijuana Code or the Retail Marijuana Regulations.

6.11.240 Additional Standards for **Medical and** Retail Marijuana Establishments.

A. Hours of Operation. All **Medical Marijuana Establishments and** Retail Marijuana Establishments may operate only from the hours of 9:00am to 9:00pm, Monday through Sunday.

B. Qualifications of Applicants. In addition to the requirements of the **Colorado Medical Marijuana Code**, the Colorado Retail Marijuana Code, **the Medical Marijuana Regulations**, or the Retail Marijuana Regulations, **as applicable**, the Applicant and Licensee shall demonstrate:

1. That they possess the qualities of honesty, fairness, candor, trustworthiness and responsibility, and that they do not have a history of prior misconduct. Prior acts of misconduct include, but are not necessarily limited to: criminal convictions, criminal or other formal charges of fraud, theft, or an act of moral turpitude; and.
2. Are not in default under the provisions of this Chapter or the Town Code or in default of any agreement with the Town.

C. Performance Standards. In addition, all **Medical Marijuana Establishments and** Retail Marijuana Establishments shall comply with the following requirements:

1. No Licensed Premises shall be managed by any person other than the Licensee or the establishment manager listed on the Application. Such Licensee or establishment manager shall be responsible for all activities that occur within the Licensed Premises.
2. There shall be posted in a conspicuous location in each **Medical Marijuana Establishment and** Retail Marijuana Establishment legible signs as follows:
 - a. A warning that the use of marijuana may impair a person's ability to drive a motor vehicle or operate machinery, and that it is illegal under state law to drive a motor vehicle or operate machinery when under the influence of or impaired by marijuana;

- b. A warning that loitering in or around a Medical Marijuana Establishment or Retail Marijuana Establishment is prohibited by state law;
- c. A warning that possession and distribution of marijuana is a violation of federal law;
- d. A warning that consumption of marijuana or alcohol beverages within a Medical Marijuana Establishment or Retail Marijuana Establishment is prohibited;
- e. A warning that the smoking or consumption of marijuana in public is prohibited by state law;
- f. A notice that no-one under the age of twenty-one is allowed on the Licensed Premises;
- g. The name and contact information for the owner or owners and any manager of the Medical Marijuana Establishment or Retail Marijuana Establishment; and
- h. All sales tax/business licenses.

D. Prohibited Acts. The following acts are prohibited:

- 1. It shall be unlawful for any Licensee to permit the sale or consumption of alcohol beverages, as defined in the Colorado Liquor Code, on the Licensed Premises.
- 2. It shall be unlawful for any Medical Marijuana Establishment or Retail Marijuana Establishment to permit the sale or transport of Medical Marijuana or Retail Marijuana to a Medical Marijuana Center or Retail Marijuana Store without contaminant and potency testing.
- 3. It shall be unlawful for any Licensee to permit the consumption of Medical Marijuana, Retail Marijuana, or ~~Retail~~ Marijuana Products on the Licensed Premises.
- 4. It shall be unlawful for any Licensee, or for any agent, manager or employee thereof, to:
 - a. Sell, give, dispense or otherwise distribute Medical Marijuana, Retail

Marijuana₂ or ~~Retail~~-Marijuana Products from any location other than the Licensed Premises;

- b. Sell, give, dispense or otherwise distribute any Medical Marijuana, Retail Marijuana₂ or ~~Retail~~-Marijuana Products to persons under the age of twenty-one;
- c. Display signs that are inconsistent with sign provisions of the Town Code;
- d. Conduct the sale of Medical Marijuana, Retail Marijuana₂ or Marijuana Products by telephone, internet or other means of remote purchase;
- e. Distribute Medical Marijuana, Retail Marijuana₂ or ~~Retail~~-Marijuana Products to a consumer free of charge;
- f. To fail to designate areas of ingress and egress for limited-access areas or to post signs in conspicuous locations as required by the Colorado Marijuana Code or Colorado Retail Marijuana Code.

6.11.250 Injunction. Any person who operates or causes to be operated a Medical Marijuana Establishment or Retail Marijuana Establishment without a License is subject to suit for injunction as well as criminal prosecution. Nothing in this Section shall limit any other remedy available to the Town under applicable law.

6.11.280 Other Laws Remain Applicable.

A. To the extent the State adopts in the future any additional or stricter law or regulation governing the sale or distribution of retail marijuana, the additional or stricter regulation shall control the establishment or operation of any Medical Marijuana Establishment or Retail Marijuana Establishment in the Town. Compliance with any applicable state law or regulation shall be deemed an additional requirement for issuance or denial of any License under this Chapter, and noncompliance with any applicable state law or regulation shall be grounds for revocation or suspension of any License issued under this Chapter.

6.11.310 Use of Sales Tax Revenue - Schools. The Board of Trustees will consider as

part of its annual budgeting the use of up to 1% of sales tax revenue generated from Medical Marijuana Establishment or Retail Marijuana Establishments to address marijuana use in the Town's schools.

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 a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 17th day of March, 2016 and approved by the Mayor on the 17th day of March, 2016.

**BOARD OF TRUSTEES OF THE TOWN
OF PARACHUTE, COLORADO**

By: _____
Roy McClung, Mayor

ATTEST:

Denise Chiaretta, Town Clerk

PUBLIC NOTICE

Public notice is hereby given that an Ordinance entitled:

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING CHAPTER 6.11 OF THE PARACHUTE MUNICIPAL CODE CONCERNING MARIJUANA LICENSING TO REGULATE MEDICAL MARIJUANA ESTABLISHMENTS AND REPEALING SECTION 11.08.095.

was introduced before the Board of Trustees on March 17, 2016; 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 March 17, 2016, and approved by the Mayor on _____, 2016.

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 _____ day of March, 2016.

TOWN OF PARACHUTE

Denise Chiaretta, Town Clerk

**TOWN OF PARACHUTE
ORDINANCE NO. 694-2016**

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE CONCERNING THE SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS RELATED TO MEDICAL MARIJUANA ESTABLISHMENTS.

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

WHEREAS, Section 15.03.215 of the Code contains the Schedule of Uses in Zone Districts (“Schedule of Uses”);

WHEREAS, the Board of Trustees of the Town of Parachute (the “Board”) wishes to amend the Schedule of Uses to set forth new uses and amend review requirements for certain uses in the Town’s zone districts;

WHEREAS, Ordinance No. 683 amends Chapter 6.11 of the Code to implement licensing procedures related Medical Marijuana Establishments;

WHEREAS, the Board wishes to amend the Schedule of Uses to set forth where and what review is required for certain Medical Marijuana Establishments;

WHEREAS, the Board initiated an application for text amendment to Title 15 pursuant to Section 15.01.110 and 15.05.202 of the Code (the “Text Amendment”);

WHEREAS, the Town Manager determined the Text Amendment was complete pursuant to Section 15.05.203 of the Code;

WHEREAS, the Town of Parachute Planning and Zoning Commission reviewed the Text Amendment at a public meeting held on March 10, 2016 pursuant to Sections 15.05.205 and 15.05.206 of the Code;

WHEREAS, the Board considered the Text Amendment at a public hearing on March 17, 2016 pursuant to Section 15.05.208 of the Code and said hearing was properly noticed in accordance with Section 15.01.106 of the Code;

WHEREAS, pursuant to Section 15.01.110 and Article 15.05 of the Code, the Board finds and determines the proposed amendments to the Schedule of Uses to be desirable and in the best interests of the Town and wishes to amend the Schedule of Uses in accordance with the Text Amendment.

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. The Schedule of Uses contained in Section 15.03.215 of the Code shall be amended to read as set forth in Exhibit A enclosed herewith and incorporated herein by this reference.

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 a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 17th day of March, 2016 and approved by the Mayor on the 17th day of March, 2016.

**BOARD OF TRUSTEES OF THE TOWN
OF PARACHUTE, COLORADO**

By: _____
Roy McClung, Mayor

ATTEST:

Denise Chiaretta, Town Clerk

PUBLIC NOTICE

Public notice is hereby given that an Ordinance entitled:

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE CONCERNING THE SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS RELATED TO MEDICAL MARIJUANA ESTABLISHMENTS.

was introduced before the Board of Trustees on March 17, 2016; 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 March 17, 2016, and approved by the Mayor on _____, 2016.

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 _____ day of March, 2016.

TOWN OF PARACHUTE

Denise Chiaretta, Town Clerk

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
AGRICULTURAL USE											
Agricultural uses including crops, grazing, ranching	P										
Agricultural-related business	S							S	S		
Equestrian stable with or without training facility	S										
Greenhouse and /or nursery without retail sales	P							P	S	S	
Greenhouse and/or nursery with retail sales	S							P	S	S	
Landscape business including equipment sales/rental, landscape & hardscape materials	S							S	P	P	
Poultry hatcheries, fish hatcheries, commercial ranching and dairy farms or animals raised or kept for profit or production	P								S	S	
Riding academies and stables	P							S	S	S	S
Rodeo grounds	S										S
Soil amendments packaging and processing such as peat moss, top soil and composted manure; but excluding raw manure or chemical fertilizers	S								P	P	
ANIMAL SERVICES											
Animal boarding and training	P								S	S	S
Animal hospital, large; without outside kennels	S							S	P	S	
Animal hospital, small; without outside kennels	P							P	P	P	
Outside Kennels in association with animal hospital or veterinary use	S							S	S	S	
Veterinary offices or clinics; without outside kennels	P							P	P	P	
COMMERCIAL / RETAIL USES											
Bakeries – Retail					P	P	P	P	P		
Bakeries - Commercial					S		S	S	P	P	
Business services, courier services, catering and others	P	S	S	S	P	P	P	P	P	P	
Car washes							S	P	P	S	
Commercial parking lots or garages						S	S	S	P	P	
Convenience retail stores					P	P	P	P	P	S	
Convenience retail stores with more than four fueling stations							S	S	P	S	
Convenience retail stores with or without motor vehicle fuel sales (maximum four fuel pumps)							P	P	P	S	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Convenience retail stores without motor vehicle fuel sales					P	S	P	P	P		
Drive-in banks							P	P	P		
Farmers' and flea markets	P				S	S	S	S	P		
Financial institutions					P	S	P	P			
Grocery stores							P	P	P		
Hotels and motels							P	P			
Laundromats and dry cleaning facilities					P	P	P	P	P		
Laundry - commercial									P	P	
Manufactured and modular home sales								S	P	P	
Medical Marijuana Optional Premises Cultivation Operation								S	S	S	
Medical Marijuana Infused Products Manufacturer					P	P	P	P	P	P	
Medical Marijuana Testing Facility					P	P	P	P	P	P	
Mixed-use commercial uses and multiple commercial uses in the same building					P	S	P	P	P	P	S
Other food retail (delicatessen, retail bakery, specialty food market)					P	P	P	P	P	S	
Outdoor retail display and sales					P	S	P	P	P	P	
Outfitter/guide business	S				S		S	S	P	S	
Pawnshops					P		P	P	P		
Personal service establishments					P	P	P	P	P	S	
Pet shop - Retail					P	P	P	P	S		
Printing and bookbinding - commercial					S	S	P	P	P	S	
Rental services					S		S	S	P	P	
Repair, furniture and major household appliance					S	S	P	P	P	P	
Repair, Small equipment, Appliances					P	S	P	P	P	P	
Restaurant, other					P	S	P	P	P	S	
Restaurants - fast food type with drive through pick-up facilities							P	P	P	S	
Retail establishments					P	S	P	P	S	S	
Retail marijuana cultivation facility								S	S	S	
Retail marijuana product manufacturing facility					P	P	P	P	P	P	
Retail marijuana store					P	P	P	P	P	P	
Retail marijuana testing facility					P	P	P	P	P	P	
Sexually oriented business									S	S	
Wholesale retail sales in conjunction with wholesaling								S	P	P	
Wholesaling Business								S	P	P	
CLUBS AND LODGES											

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Clubs and lodges, fraternal organizations					P	S	P	P	S		
COMMUNITY SERVICES											
Assembly hall or exhibition facilities					S	S	P	P	S		P
Cultural facilities	S				P	S	P	P			P
Events center	S				S		P	P	P		P
INDUSTRIAL USES											
Auction house or yard							S	S	P	P	
Building materials and services							S	S	P	P	
Commercial trash business without trash storage or trash transfer operations									P	P	
Concrete products production									P	P	
Contractor yards - heavy equipment									P	P	
Contractors shops (carpentry, machine, electrical, plumbing)							S	S	P	P	
Custom crafts	S	S	S	S	P	P	P	P	P	S	
Dry cleaning - large scale non-retail								S	P	P	
Food and beverage processing								S	P	P	
Frozen food lockers								P	P	P	
General machine shops							S	P	P	P	
Light trade and technical uses					S	S	P	P	P	P	
Manufacturing, fabrication and assembly operations or industrial uses subject to limitations of subsection 15.03.209								S	P	P	
Meat processing plant									P	P	
Mixed industrial uses and multiple uses in the same building or on the same lot									S	S	
Natural Gas or Oil Extraction Support Facilities	S					S	S	S	P	P	S
Natural gas production and warehousing						S	S	S	P	P	S
Oil/petroleum product production, warehousing and storage						S	S	S	P	P	S
Open sales yards								S	P	P	
Paint and body shops								S	P	P	
Primary manufacturing, assembly, finishing or fabrication								S	P	P	
Publishing facility					S	S	P	P	P	P	
Recycling facilities, large									S	P	
Refining or initial processing of basic raw materials									S	P	
Refuse collection facilities									S	P	
Retail firewood storage and sales								S	P	P	
Salvage operations									S	S	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Sand and gravel, stone, and mineral extraction and processing									S	S	
Sand and gravel, stone, mineral - extraction and processing - excluding asphalt production	S								S	S	
Secondary manufacturing, assembly, finishing or fabrication								S	P	P	
Warehousing and distribution									P	P	
Waste-related uses, trash transfer station									P	P	
Wholesale establishments								S	P	P	
LABORATORY, RESEARCH AND DEVELOPMENT											
General research and development					S	S	S	P	P	P	
Laboratory: medical, dental, optical, scientific					P	S	P	P	P	S	
MEDICAL FACILITIES											
Medical, dental or other health-related offices					P	S	P	P	S		
Hospital					S		P	P	P		P
MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS											
Automobile rentals							P	P	P	P	
Automobile washing facility						S	P	P	P	P	
Equipment sales and service with associated storage							S	S	P	P	
Limited equipment rental						S	P	P	P	P	
Major vehicle/equipment repair							S	S	P	P	
Motor vehicle dealer/sales, new and/or used							P	P	P	P	
Recreational vehicle sales and service							S	P	P	P	
Service stations						S	P	P	P	P	
Truck stops							S	S	P	P	
Truck washes							S	S	P	P	
Vehicle repair							S	S	P	P	
Vehicle fueling facilities with minor repair							S	S	P	P	
Vehicle or automobile wrecking or salvage yard									S	P	
Vehicle storage									P	P	
Vehicle towing services and associated storage									P	P	
Vehicle/equipment sales and rentals					S		S	S	P	P	
OTHER USES											
Ambulance service					S	S	P	P	P	P	S
Cemetery	S	S	S	S							S
Day care center, adult or child	S	S	S	S	S	S	S	P			

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Funeral homes and mortuaries					P		P	P	P		
Government facilities with or without associated operations	S	S	S	S	P	P	P	P	P	P	P
Heliports/helistops	S							S	S	S	S
Home occupations	P	P	S	S		P					
Overnight campground and travel trailer parking	S						S	S	S		S
Public assembly - indoor	S				P	S	P	P	P		P
State licensed day care facilities	P	P	S	S	S	P	P	P			
Uses Not Itemized / Similar Usage	S	S	S	S	S	S	S	S	S	S	S
Zoos, arboretum, botanical gardens	S	S				S	P	P	P		S
OFFICE, CLERICAL AND SERVICES NOT RELATED TO GOODS OR MERCHANDISE											
Administrative and executive; business and professional; and general offices					P	P	P	P	P	P	
Financial services no drive-in facilities					P	P	P	P	P		
Financial services with drive-in facilities						S	P	P	P		
Instructional services, studies	S				P	P	P	P	P	P	
Offices - business or professional					P	P	P	P	P	P	
RESIDENTIAL											
Accessory Dwelling Unit (ADU)	S	S									P
Assisted living facility					S	S	S	P			
Bed and Breakfast accommodations	S	S	S	S	P	P	P	P			
Dwelling unit accessory to a permitted business use	S				S	P	P	P	P	S	
Dwelling unit accessory to permitted uses and located in the same building or on the same lot as the principal use	S				S	S	S	S	S	S	
Employee housing provided employees are in the employ of property owner	S				S	P	P	P	P	P	S
Group homes for the developmentally disabled or for persons sixty years of age or older		S	S	S		S	S	S			
Mobile home parks			S	S							
Mobile homes			S	S							
Multiple-family dwelling and townhouses		S	P	P	S	S	S	S			
Nursing home			S	S	S	S					
One-family dwelling (Single-family dwelling)	P	P	P	P	S	S		S	S	S	
Rooming, lodging or boarding houses			S	P	S	S	S	S			
Two-family dwelling		S	P	P	S	S		S			
RESTAURANT FOOD SERVICE											
Bar, tavern, nightclub					P	P	P	P	S		

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Eating and/or drinking establishments excluding fast food restaurants					P	S	P	P	P		
Fast food w/o drive thru					P	P	P	P	P		
Fast food with drive-thru					S	S	P	P	P		
RECREATION OR AMUSEMENT FACILITIES, PRIVATE OR PUBLIC											
Events / Indoor Recreation Center	S				S	S	S	S	S		
Golf course	S										S
Indoor recreation facilities	S				S		P	P	P	P	P
Outdoor Recreation, not including ballparks	S				S		S	S	S	S	P
Outdoor Recreation (ballparks, etc.)	S										P
Parks	P	P	P	P	P	P	P	P			P
Public Recreation facilities with supporting accessory uses such as sports shops, snack shops, restaurants and equipment rental	S	S	S	S	S	S	P	P			S
RELIGIOUS INSTITUTIONS											
Religious assembly and worship	P	P	P	P	P	P	P	P	P	P	P
SCHOOLS											
Educational facilities	S	S	S	S	S	S	S	S	S		P
Elementary and secondary education school	S	S	S	S	S	S	S	S			P
Postsecondary colleges, universities and technical schools	S	S	S	S	S	S	S	S	S	S	P
Private business, trade and vocational school	S	S	S	S	S	S	S	S	S	S	S
Schools - private	S	S	S	S	S	S	S	S	S	S	
Schools of special instruction	S	S	S	S	S	S	S	S	S	S	
STORAGE											
Indoor storage	P					S	P	P	P	P	P
Outside storage - Unscreened	S					S	S	S	P	P	S
Outside storage - Screened	P					S	P	P	P	P	S
Personal storage units (Mini-storage)						S		S	P	P	
TEMPORARY USES											
Circuses, carnivals, other special events	S				S	S	S	S	S		S
Contractor's office/temporary construction uses	S	S	S	S	S	S	S	S	S	S	S
Temporary Construction Facilities with or without outdoor storage	S	S	S	S	S	S	S	S	S	S	S
Temporary real estate sales office	S	S	S	S	S	S	S	S	S	S	
TELECOMMUNICATIONS FACILITIES AND SATELLITE DISH ANTENNAS											
Cellular communications facilities	S							S	S	S	S
Freestanding tower	S							S	S	S	S
Radio and television transmission towers	S								S	S	S

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Telecommunication facilities other	S	S							S	S	S
TRANSPORTATION FACILITIES											
Passenger terminal					S		S	S	P	S	S
Private automobile parking lots or parking garages as a principal use					S		S	S	P	P	
Public automobile park 'n' ride lots	S						S	S	P	S	S
UTILITIES											
Above Ground electric transmission lines 110 kV or more	S	S	S	S	S	S	S	S	S	S	S
Electric substations	S								S	S	S
Public utilities, major	S								P	P	P
Public utilities, minor	P	P	P	P	P	P	P	P	P	P	P
Public utility facilities - above ground	S	S	S	S	S	S	S	S	S	S	S
Public utility facilities - underground	P	P	P	P	P	P	P	P	P	P	P

- P: Permitted Use
S: Use by Special Review
“ “: Uses not designated as “P” or “S” are not allowed in the respective zoning category.



Town of Parachute

A Safe Place to Land
Lynn Stroud, Management Analyst

Integrity ▪ Respect ▪ Teamwork ▪ Pride ▪ Innovation ▪ Diversity

222 Grand Valley Way ▪ Parachute, CO 81635 ▪ (970) 285-7630

STAFF REPORT

DATE: March 3, 2016
TO: Town of Parachute Board of Trustees
FROM: Lynn Stroud, Management Analyst 
SUBJECT: Water, Wastewater and Irrigation Rate Proposal

Background

The current wastewater rates became effective January 1st, 2008. The current water and irrigation rates became effective May 1st, 2014.

Staff Analysis

Economic changes in the community, environmental impact and the financial needs of the Town make it necessary to thoroughly assess the water, wastewater and irrigation rates established previously.

Water Billing Issues:

- Unfair billing - Single-member and low usage households are billed the same fee as multi-member family households that nearly reach the 10,000 gallon allowance.
- Reduced rate program for low income families: Current Town ordinance is incomplete as to what qualifications must be met. Accurate income verification requires personal data be provided. Data and documentation that in some instances are potentially illegal to request. Qualifying information is provided by the account holder only. Additional contributing household members are overlooked or unknown as contributors. Applicants are erroneously including all individuals who reside in their household including members over the age of 18 and income earning.
- Current rates at 10,000 gallon usage allowance does not promote water conservation.

Wastewater Billing Issues:

- Wastewater rates per ordinance do not take into account summer potable water usage for watering of lawns and other outdoor usage.

- Wastewater enterprise fund has continued operations under a billing system assessed over 8 years ago. Increase in maintenance costs have not been addressed resulting in underfunding and financial deficit due to the substantial cost of needed upgrades and maintenance.

Irrigation Billing Issues:

- Unfair billing – Small parcel owners are billed the same fee as large parcel owners with far higher usage.
- Increased billing fees during summer months are difficult for fixed income households.
- Requires staff time to correct billings twice annually to include or exclude irrigation billing due to seasonal change.

Attorney Review

Recommendations

A billing analysis was prepared using the actual water usage from the Town of Parachute for the month of December. The current rates for the City of Rifle and the Town of Silt were reviewed to determine the positive and negative billing features these communities were using. This information helped to determine the best billing path to maintain stable income for the water and wastewater enterprise funds while also using financial considerations for our citizens.

Water Billing:

- Reduce minimum billing rate along with usage tier levels beginning at 3,000 gallons to benefit single-member and low usage households. Subsequent tier levels with increasingly higher rates per 1,000 gallons of usage to properly bill higher usage households and promote water conservation.
- Reduce minimum billing rate to eliminate the need for a reduced rate program, thus removing qualification issues altogether. All households will be eligible for the lowest rate possible.

Wastewater:

- Average the wastewater usage during non-watering months and use this calculation for wastewater billing during summer watering months to allow a more reasonable and accurate billing. Do not bill for water usage that does not make its way into the wastewater system (i.e. water used to water lawns does not go into the sewer).

Irrigation:

- Utilize parcel sizes to create a more reasonable billing system.
- Bill irrigation fees over all 12 months of the year rather than only the months of May through September that causes seasonal jumps and drops in utility billing. Removes problem billing issues for fixed income households. Removes additional staff time needed to modify billings twice annually due to addition or removal of irrigation fees.

If you have any additional questions or concerns, please contact me at 970-285-7630.

Lynn Stroud, Management Analyst

TOWN OF PARACHUTE WATER TIER PROPOSAL MARCH 2016

WATER - CURRENT RATES

DESCRIPTION	CURRENT RATES
RESIDENTIAL INSIDE TOWN LIMITS	
First 10,000 Gallons (Min. Billing)	44.95
10,001 through 13,000 Gallons	2.22
Above 13,000 Gallons	3.78

REDUCED RESIDENTIAL	
First 10,000 Gallons (Min. Billing)	34.76
10,001 through 13,000 Gallons	2.22
Above 13,000 Gallons	3.78

December Income @ Current	13,017.18
December Only Revenue Increase	4.17

WATER - PROPOSED TIER RATE SYSTEM

DESCRIPTION	NEW RATES
RESIDENTIAL INSIDE TOWN LIMITS	
First 3,000 Gallons (Min. Billing)	37.95
3,001 through 6,000 Gallons	2.75
6,001 through 9,000 Gallons	3.50
9,001 through 12,000 Gallons	4.25
Above 12,000 Gallons	5.00

REDUCED RESIDENTIAL	
NO MORE REDUCED RATES	

December Income @ Modified	13,021.35
Additional Annual Income	50.04

WATER - CURRENT RATES

DESCRIPTION	CURRENT RATES
RESIDENTIAL OUTSIDE TOWN LIMITS	
First 10,000 Gallons (Min. Billing)	47.73
10,001 through 13,000 Gallons	2.28
Above 13,000 Gallons	3.93

December Income @ Current	811.41
December Only Revenue Increase	43.74

WATER - PROPOSED TIER RATE SYSTEM

DESCRIPTION	NEW RATES
RESIDENTIAL OUTSIDE TOWN LIMITS	
First 3,000 Gallons (Min. Billing)	47.95
3,001 through 6,000 Gallons	2.75
6,001 through 9,000 Gallons	3.50
9,001 through 12,000 Gallons	4.25
Above 12,000 Gallons	5.00

December Income @ Modified	855.15
Additional Annual Income	524.88

TOWN OF PARACHUTE WATER TIER PROPOSAL MARCH 2016

WATER - CURRENT RATES

DESCRIPTION	CURRENT RATES
CORPORATE INSIDE TOWN LIMITS	
First 10,000 Gallons (Min. Billing)	69.45
10,001 through 13,000 Gallons	2.22
Above 13,000 Gallons	3.78

December Income @ Current	10,274.20
December Only Revenue Increase	1,096.25

WATER - PROPOSED TIER RATE SYSTEM

DESCRIPTION	NEW RATES
CORPORATE INSIDE TOWN LIMITS	
First 3,000 Gallons (Min. Billing)	47.95
3,001 through 6,000 Gallons	2.75
6,001 through 9,000 Gallons	3.50
9,001 through 12,000 Gallons	4.25
Above 12,000 Gallons	5.00

December Income @ Modified	11,370.45
Additional Annual Income	13,155.00

DESCRIPTION	CURRENT RATES
CORPORATE OUTSIDE TOWN LIMITS	
First 10,000 Gallons (Min. Billing)	72.23
10,001 through 13,000 Gallons	2.28
Above 13,000 Gallons	3.93

December Income @ Current	72.23
December Only Revenue Increase	-14.28

DESCRIPTION	NEW RATES
CORPORATE OUTSIDE TOWN LIMITS	
First 3,000 Gallons (Min. Billing)	57.95
3,001 through 6,000 Gallons	2.75
6,001 through 9,000 Gallons	3.50
9,001 through 12,000 Gallons	4.25
Above 12,000 Gallons	5.00

December Income @ Modified	57.95
Additional Annual Income	-171.36

SAMPLE CHART OF RATE CHANGE COMPARISON

WATER - CURRENT RATES

DESCRIPTION	CURRENT RATES
RESIDENTIAL INSIDE TOWN LIMITS	13,017.18
* INCLUDES REDUCED RATES	
RESIDENTIAL OUTSIDE TOWN LIMITS	811.41
CORPORATE INSIDE TOWN LIMITS	10,274.20
CORPORATE OUTSIDE TOWN LIMITS	72.23

December Income @ Current	24,175.02
December Only Revenue Increase	1,129.88

WATER - PROPOSED TIER RATE SYSTEM

DESCRIPTION	NEW RATES
RESIDENTIAL INSIDE TOWN LIMITS	13,021.35
RESIDENTIAL OUTSIDE TOWN LIMITS	855.15
CORPORATE INSIDE TOWN LIMITS	11,370.45
CORPORATE OUTSIDE TOWN LIMITS	57.95

December Income @ Modified	25,304.90
Additional Annual Income	13,558.56

TOWN OF PARACHUTE WASTE WATER TIER PROPOSAL MARCH 2016

SEWER - CURRENT RATES

DESCRIPTION		CURRENT RATES
RESIDENTIAL INSIDE TOWN LIMITS		
First 10,000 Gallons (Min. Billing)		36.08
10,001 through 13,000 Gallons		3.11
Above 13,000 Gallons		3.36

REDUCED RESIDENTIAL		
First 10,000 Gallons (Min. Billing)		21.34
10,001 through 13,000 Gallons		3.11
Above 13,000 Gallons		3.36

December Income @ Current	10,220.57
December Only Revenue Increase	416.78

SEWER - PROPOSED TIER RATE SYSTEM

DESCRIPTION		NEW RATES
RESIDENTIAL INSIDE TOWN LIMITS		
First 3,000 Gallons (Min. Billing)		29.95
3,001 through 6,000 Gallons		2.75
6,001 through 9,000 Gallons		3.50
9,001 through 12,000 Gallons		4.25
Above 12,000 Gallons		5.00

REDUCED RESIDENTIAL		
NO MORE REDUCED RATES		

December Income @ Modified	10,637.35
Additional Annual Income	5,001.36

SEWER - CURRENT RATES

DESCRIPTION		CURRENT RATES
RESIDENTIAL OUTSIDE TOWN LIMITS		
First 10,000 Gallons (Min. Billing)		39.84
10,001 through 13,000 Gallons		3.28
Above 13,000 Gallons		3.49

December Income @ Current	677.28
December Only Revenue Increase	41.87

SEWER - PROPOSED TIER RATE SYSTEM

DESCRIPTION		NEW RATES
RESIDENTIAL OUTSIDE TOWN LIMITS		
First 3,000 Gallons (Min. Billing)		39.95
3,001 through 6,000 Gallons		2.75
6,001 through 9,000 Gallons		3.50
9,001 through 12,000 Gallons		4.25
Above 12,000 Gallons		5.00

December Income @ Modified	719.15
Additional Annual Income	502.44

TOWN OF PARACHUTE WASTE WATER TIER PROPOSAL MARCH 2016

SEWER - CURRENT RATES

DESCRIPTION	CURRENT RATES
CORPORATE INSIDE TOWN LIMITS	
First 10,000 Gallons (Min. Billing)	36.08
10,001 through 13,000 Gallons	3.11
Above 13,000 Gallons	3.36

December Income @ Current	7,443.95
December Only Revenue Increase	3,322.05

SEWER - PROPOSED TIER RATE SYSTEM

DESCRIPTION	NEW RATES
CORPORATE INSIDE TOWN LIMITS	
First 3,000 Gallons (Min. Billing)	39.95
3,001 through 6,000 Gallons	2.75
6,001 through 9,000 Gallons	3.50
9,001 through 12,000 Gallons	4.25
Above 12,000 Gallons	5.00

December Income @ Modified	10,766.00
Additional Annual Income	39,864.60

DESCRIPTION	CURRENT RATES
CORPORATE OUTSIDE TOWN LIMITS	
First 10,000 Gallons (Min. Billing)	39.84
10,001 through 13,000 Gallons	3.28
Above 13,000 Gallons	3.49

December Income @ Current	39.84
December Only Revenue Increase	10.11

DESCRIPTION	NEW RATES
CORPORATE OUTSIDE TOWN LIMITS	
First 3,000 Gallons (Min. Billing)	49.95
3,001 through 6,000 Gallons	2.75
6,001 through 9,000 Gallons	3.50
9,001 through 12,000 Gallons	4.25
Above 12,000 Gallons	5.00

December Income @ Modified	49.95
Additional Annual Income	121.32

SAMPLE CHART OF RATE CHANGE COMPARISON

SEWER - CURRENT RATES

DESCRIPTION	CURRENT RATES
RESIDENTIAL INSIDE TOWN LIMITS	10,220.57
* INCLUDES REDUCED RATES	
RESIDENTIAL OUTSIDE TOWN LIMITS	677.28
CORPORATE INSIDE TOWN LIMITS	7,443.95
CORPORATE OUTSIDE TOWN LIMITS	39.84

December Income @ Current	18,381.64
December Only Revenue Increase	3,790.81

SEWER - PROPOSED TIER RATE SYSTEM

DESCRIPTION	NEW RATES
RESIDENTIAL INSIDE TOWN LIMITS	10,637.35
RESIDENTIAL OUTSIDE TOWN LIMITS	719.15
CORPORATE INSIDE TOWN LIMITS	10,766.00
CORPORATE OUTSIDE TOWN LIMITS	49.95

December Income @ Modified	22,172.45
Additional Annual Income	45,489.72

**TOWN OF PARACHUTE
ORDINANCE NO. 695-2016**

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING AND ESTABLISHING WATER AND WASTEWATER RATES FOR WATER AND WASTEWATER SERVICE PROVIDED BY THE TOWN OF PARACHUTE

WHEREAS, pursuant to Sections 9.17.050 and 9.20.260 the Board of Trustees is empowered to set rates for water and wastewater usage within the Town;

WHEREAS, the Town operates a Water Enterprise Fund for its water utility service and a Wastewater Enterprise Fund for its wastewater service;

WHEREAS, the water and wastewater service rates set by the Board of Trustees do not adequately correspond to usage and, at present, do not sufficiently cover increasing costs of the Town's water and wastewater utility service;

WHEREAS, the Board of Trustees finds and determines that amendments to create a tiered system of water and wastewater rates charged by the Town is necessary to adequately meet the Town's current and future needs and to remain fiscally responsible in its management of the Water Enterprise Fund and Wastewater Enterprise Fund;

WHEREAS, the Board of Trustees finds and determines that it is in the Town's best interest to amend the water wastewater rates for both residential and commercial customers and for service within Town limits and outside Town limits; and

WHEREAS, these water and wastewater rate changes shall become effective on July 1, 2016, for the utility billing that will be sent the end of June 2016.

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. Water Rates Within the Corporate Limits: All customers for water measured through meters and non-metered residential rates, shall be charged by the Town of Parachute Water Enterprise Fund at the following rates, which shall be billed monthly:

<u>WATER USAGE</u>	<u>Residential</u>	<u>Commercial</u>
First 3,000 gallons (minimum)	\$37.95	\$47.95
3,001 – 6,000 gallons (Per 1,000 gallons)	\$2.75	\$2.75
6,001 – 9,000 gallons (Per 1,000 gallons)	\$3.50	\$3.50
9,001 – 12,000 gallons	\$4.25	\$4.25

<i>(Per 1,000 gallons)</i>		
Above 12,000 gallons	\$5.00	\$5.00
<i>(Per 1,000 gallons)</i>		

Section 3. Water Rates Outside the Corporate Limits: All customers outside the corporate limits of the Town, shall be charged by the Town of Parachute Water Enterprise Fund at the following rates, which shall be billed monthly:

<u>WATER USAGE</u>	<u>Residential</u>	<u>Commercial</u>
First 3,000 gallons (minimum)	\$47.95	\$57.95
3,001 – 6,000 gallons	\$2.75	\$2.75
<i>(Per 1,000 gallons)</i>		
6,001 – 9,000 gallons	\$3.50	\$3.50
<i>(Per 1,000 gallons)</i>		
9,001 – 12,000 gallons	\$4.25	\$4.25
<i>(Per 1,000 gallons)</i>		
Above 12,000 gallons	\$5.00	\$5.00
<i>(Per 1,000 gallons)</i>		

Section 4. Reduced Water Rates: Reduced water rates are hereby eliminated.

Section 5. Wastewater Rates Within the Corporate Limits: All customers for wastewater measured through meters and non-metered residential rates, shall be charged by the Town of Parachute Wastewater Enterprise Fund at the following rates, which shall be billed monthly:

<u>WASTEWATER USAGE</u>	<u>Residential</u>	<u>Commercial</u>
First 3,000 gallons (minimum)	\$29.95	\$39.95
3,001 – 6,000 gallons	\$2.75	\$2.75
<i>(Per 1,000 gallons)</i>		
6,001 – 9,000 gallons	\$3.50	\$3.50
<i>(Per 1,000 gallons)</i>		
9,001 – 12,000 gallons	\$4.25	\$4.25
<i>(Per 1,000 gallons)</i>		
Above 12,000 gallons	\$5.00	\$5.00
<i>(Per 1,000 gallons)</i>		

Section 6. Wastewater Rates Outside the Corporate Limits: All customers outside the corporate limits of the Town, shall be charged by the Town of Parachute Wastewater Enterprise Fund at the following rates, which shall be billed monthly:

<u>WASTEWATER USAGE</u>	<u>Residential</u>	<u>Commercial</u>
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First 3,000 gallons (minimum)	\$39.95	\$49.95
3,001 – 6,000 gallons <i>(Per 1,000 gallons)</i>	\$2.75	\$2.75
6,001 – 9,000 gallons <i>(Per 1,000 gallons)</i>	\$3.50	\$3.50
9,001 – 12,000 gallons <i>(Per 1,000 gallons)</i>	\$4.25	\$4.25
Above 12,000 gallons <i>(Per 1,000 gallons)</i>	\$5.00	\$5.00

Section 7. Sections 9.20.240 and 9.20.250 of the Parachute Municipal Code are hereby deleted in their entirety.

Section 8. The water and wastewater service rates set forth in this Ordinance shall repeal and replace the rates adopted by any and all prior ordinances.

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 a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 17th day of March, 2016 and approved by the Mayor on the 17th day of March, 2016.

**BOARD OF TRUSTEES OF THE TOWN
OF PARACHUTE, COLORADO**

By: _____
Roy McClung, Mayor

ATTEST:

Denise Chiaretta, Town Clerk

PUBLIC NOTICE

Public notice is hereby given that an Ordinance entitled:

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING AND ESTABLISHING WATER AND WASTEWATER RATES FOR WATER AND WASTEWATER SERVICE PROVIDED BY THE TOWN OF PARACHUTE

was introduced before the Board of Trustees on March 17, 2016; 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 March 17, 2016, and approved by the Mayor on _____, 2016.

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 _____ day of March, 2016.

TOWN OF PARACHUTE

Denise Chiaretta, Town Clerk



Town of Parachute

A Safe Place to Land

Stuart S. McArthur, Town Manager

Integrity • Respect • Teamwork • Pride • Innovation • Diversity

222 Grand Valley Way • Parachute, CO 81635 • (970) 285-7630

STAFF REPORT

DATE: March 17, 2016
TO: Town of Parachute Board of Trustees
FROM: Stuart S. McArthur, Town Manager
SUBJECT: TEMPORARY TRANSIENT MERCHANTS

Background

The Town of Parachute and other organizations host special events throughout the year that attract temporary vendors for the sale of goods and food or “transient merchants.”

Title 6 of the Town’s Municipal Code needs to be revised to allow for more efficient and fair licensing for such temporary vendors to encourage business within the Town.

Staff Analysis

During 2015, the Town sponsored Oktoberfest. Several vendors sought the opportunity to sell their wares at the event. The timing and requirements outlined by the Town’s code made the process more involved and complicated than necessary for such a short-termed event.

Attorney Review

The Town Attorney has prepared an ordinance that provides revisions to the Code that will simplify the process for vendors participating in events within the Town.

Recommendations

Staff recommends that the Board approved Ordinance 696-2016.

If you have any additional questions or concerns, please contact me at 970-285-7630.

**TOWN OF PARACHUTE
ORDINANCE NO. 696-2016**

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING TITLE 6 OF THE PARACHUTE MUNICIPAL CODE TO ALL FOR TEMPORARY TRANSIENT MERCHANTS.

WHEREAS, Title 6 of the Parachute Municipal Code (the “Code”) contains the Town of Parachute’s business regulations and licenses;

WHEREAS, the Town hosts special events throughout the year that attract temporary vendors for the sale of goods and food or “transient merchants”;

WHEREAS, the Board of Trustees wishes to revise Title 6 of the Code to allow for more efficient and fair licensing for such temporary vendors to encourage business within the Town;

WHEREAS, the Board of Trustees finds that such revisions are desirable and will not harm permanent business; and

WHEREAS, the Board of Trustees wishes to amend Title 6 as set forth in this Ordinance.

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. Section 6.01.140 of the Parachute Municipal Code is hereby amended as follows, with additions shown in **bold, double underlined text** and ~~strike through language deleted~~:

6.01.040 License Required. Every person must obtain a license from the Town before operating, conducting, or carrying on any retail trade, profession or business with the Town; except **as set forth in elsewhere in this Title.** ~~that a~~ Nonprofit State corporations, excluding federal, State or municipal corporations, are hereby exempt from the license requirements set for this Chapter.

Section 3. Chapter 6.03 of the Parachute Municipal Code is hereby amended as follows, with additions shown in **bold, double underlined text** and ~~strike through language deleted~~:

6.03.050 License Application. Applicants for a new license under this Chapter shall filed with the Town Clerk, at least ~~fifteen (15)~~ **seven (7)** days before the date upon which the applicant desires to begin its business, a sworn application in writing, in a form to be furnished by the Town Clerk, which shall contain the following information:

K. **If the applicant is a transient merchant that will be operating a temporary business not to exceed three (3) days and as part of special event sponsored by the Town**

or other party, applicant shall not be required to:

- i. provide motor vehicle information pursuant to subsection F, if application will not be utilizing a motor vehicle for its temporary business;**
- ii. provide evidence of a planning clearance pursuant to subsection G;**
- iii. provide a current health department certificate at the time of application pursuant to subsection H, but shall be required to have such certificate at time of conducting business;**
- iv. provide proof of that applicant has permission of the owner of the property pursuant to subsection I;**
- v. obtain a business license pursuant to subsection J and a temporary transient merchant license shall constitute a temporary business license.**

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 a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 17th day of March, 2016 and approved by the Mayor on the 17th day of March, 2016.

**BOARD OF TRUSTEES OF THE TOWN
OF PARACHUTE, COLORADO**

By: _____

Roy McClung, Mayor

ATTEST:

Denise Chiaretta, Town Clerk

PUBLIC NOTICE

Public notice is hereby given that an Ordinance entitled:

AN ORDINANCE OF THE TOWN OF PARACHUTE, COLORADO, AMENDING SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE CONCERNING THE SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS RELATED TO MEDICAL MARIJUANA ESTABLISHMENTS.

was introduced before the Board of Trustees on March 17, 2016; 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 March 17, 2016, and approved by the Mayor on _____, 2016.

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 _____ day of March, 2016.

TOWN OF PARACHUTE

Denise Chiaretta, Town Clerk

**TOWN OF PARACHUTE
RESOLUTION NO. 2016-12**

**RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A GRANT FROM THE
COLORADO STATE DEPARTMENT OF LOCAL AFFAIRS (DOLA) FOR THE
CONSTRUCTION OF THE GRAND VALLEY HIGH SCHOOL SIDEWALK PROJECT**

WHEREAS, the Town of Parachute is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Colorado State Department of Local Affairs (“DOLA”); and

WHEREAS, the Garfield County School District #16 is located within the Town of Parachute; and

WHEREAS, Garfield County School District #16 has agreed to include a portion of the cost of constructing a sidewalk for the safety of their students at the Grand Valley High School in their capital improvement project at the High School; and

WHEREAS, the Town of Parachute has submitted a grant application to DOLA for the Construction of the Grand Valley High School Sidewalk Project requesting a total award of up to \$250,000. The match being provided by the Garfield County School District #16; and

WHEREAS, the Town of Parachute and the Garfield County School District #16 support the completion of the project if a grant is awarded by DOLA.

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

Section 1. The above recitals are hereby incorporated as findings by the Board of Trustees.

Section 2. The Board of Trustees strongly supports the Grant Application submitted by the Town of Parachute and will appropriate matching funds for a grant with Colorado State Department of Local Affairs.

Section 3. If the grant is awarded, the Board of Trustees strongly supports the completion of the project.

Section 4. The Board of Trustees of the Town of Parachute authorizes the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the DOLA.

Section 5. If a grant is awarded, the Board of Trustees hereby authorizes the Town Manager and/or the Mayor to sign a Grant Agreement with DOLA.

INTRODUCED, READ, PASSED, AND ADOPTED as provided by law, by a vote of _____ to _____ of the Board of Trustees of the Town of Parachute, Colorado, at a regular meeting held at the Town of Parachute, Colorado, on the 17th day of March 2016, and approved by the Mayor on the 17th day of March 2016.

BOARD OF TRUSTEES OF THE
TOWN OF PARACHUTE, COLORADO

By: _____
Roy B. McClung
Mayor

ATTEST: