



AGENDA  
HAYDEN PLANNING COMMISSION  
THURSDAY, JULY 25, 2024  
6:00 P.M.  
Join Zoom Meeting  
<https://us02web.zoom.us/j/89548614591>  
Meeting ID: 895 4861 4591  
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE, HAYDEN

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES  
Review and Consider Approval of June 13, 2024 Planning Commission Minutes.
5. KW CG Work/Live Development – Lot 6, Valley View Business Park
  - a) Public Hearing: KW CG Work/Live Development Conditional Use Permit.
  - b) Review and Consideration for recommendation of approval of the KW CG Work/Live Development Conditional Use Permit.
7. STAFF REPORT
8. ADJOURNMENT

*NOTICE: Agenda is subject to change up to 24 hours before scheduled meeting. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.*

The regular meeting of the Hayden Planning Commission was called to order by Chair Amy Williams at 6:00 p.m. Other members present were Vice Chair Lewis and Commissioner David DeMorat. Community Development Director Tegan Ebbert, Applicant Scott Carlson, and Applicant's Representative Kieran O'Halloran, of Amplify Architecture, were also present.

**Pledge of Allegiance**

Chair Williams led the Pledge of Allegiance.

**Approval of the Minutes**

Vice Chair Lewis moved to approve the Planning Commission meeting minutes from April 11, 2024, Commissioner DeMorat seconded; the motion was approved unanimously.

**Carlson's Corner Live/Work Development – Lots 14, 15 & 16., Valley View Business Park**

Mr. Carlson described the proposed project and his motivation for pursuing it. He has been a business owner for many years in the valley but has never had a dedicated shop/location for his business. He, like many trades people and construction businesses struggle to find space for their businesses and he wants to create opportunity for businesses similar to his own.

Mr. O'Halloran discussed designing a development that fits within the character of the existing business park and is serving to the types of businesses that seem to be growing in Hayden.

Ms. Ebbert noted that the property consists of three lots that will be consolidated into one singular parcel containing just over one acre. The proposal is to construct three (3) buildings across the property, each building will contain four (4) live/work units. The units are being designed to that the live component and work component can be leases to separate occupants or the same occupants. This is being achieved by complying with a more stringent building code designation that maintains greater fire separations, separate access points, and a commercial building standard versus residential. The applicant intends on using some of the residential units for his employees to occupy, the remainder will continue to be under his ownership and leased to the public. The businesses that will occupy the development are unknown at this point however they are anticipated to be light industrial or commercial as is permissible in the Light Industrial (I-1) Zone District.

Commissioner DeMorat questioned if there will be hours of operation on the "work" component of the development as he has concerns about the work activities disrupting the residential occupants. Ms. Ebbert noted that currently the Town does not have a robust nuisance ordinance on the books however staff are actively working to create one. It will likely include a noise ordinance for certain hours and activities based on zone districts. Additionally, a recommended condition of approval is included require a

notice of the zoning designation of the property to be located within any residential lease. In addition to the “work” units on this site, the property is surrounded with existing light industrial businesses. This recommendation is a mitigation effort associated with recommended Finding of Fact #6. The overall desire for this property is that it supports community members who own their own business and/or supports the other businesses in Valley View Business Park and Hayden by housing the workforce needed for them to operate. Chair Williams commented that the primary use of this property is for light industrial and commercial activity with the residential component as a secondary, supporting use so she doesn’t want to limit the commercial activity to a degree that make it infeasible for businesses to operate.

Chair Williams asked about vehicle circulation onsite. Mr. Carlson indicated that he designed the ingress/egress to allow for a semi to drive through the site.

Ms. Ebbert noted that one concern about live/work units is that sometimes they revert to strictly residential use which isn’t particularly compatible with other uses and activities in the Light Industrial Zone District. Additionally, the subdivision lacks sidewalks, parks, and other features that residential developments typically have. One appealing feature of the “live” and “work” units being separately leasable is that the “work” area will not be simply included in a residential lease therefore, if someone doesn’t have a genuine use for a commercial shop they would be deterred from renting it to use it residentially. One of the goals of the Hayden Forward Master Plan is to encourage business establishment and growth and staff view this as a creative approach to ensuring that industrial and commercial space is being used for those reasons versus reverting to residential occupancy.

Ms. Ebbert discussed the findings of fact that are consistent with the review criteria for a Conditional Use Permit and the recommended conditions of approval.

#### Motion

Commissioner Lewis moved to recommend approval of the Carlson’s Corner live/work development Conditional Use Permit with the following findings of fact and conditions:

Findings of fact:

1. The proposed conditional use is consistent with the Hayden Forward Master Plan and all applicable provisions of this Development Code and applicable state and federal regulations.

2. The proposed conditional use is consistent with the purpose and intent of the I-1: Light Industrial zone district and any applicable use-specific standards in the Development Code.
3. The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics.
4. The proposed conditional use will not substantially alter the basic character of the I-1: Light Industrial zone district or jeopardize the development or redevelopment potential of the I-1: Light Industrial zone district.
5. The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
6. Any significant adverse impacts anticipated to result from the conditional use have been or will be mitigated or offset to the maximum extent practicable.
7. Facilities and services are or will be available to serve the subject property while maintaining adequate levels of service for existing development.
8. Adequate assurances of continuing maintenance have been provided.
9. The proposed conditional use meets all the applicable standards in Chapter 10.24 Development Standards.

**Subject to the following conditions of approval:**

1. The conditional use permit shall be authorized and approved by a resolution approved by the Town Council.
2. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire two (2) years from its effective date, unless application for renewal of the Site Plan approval is approved pursuant to Section 10.16.020, Hayden Development Code (HDC).
3. All exterior lighting must be downcast and opaquely shielded and in compliance with section 10.24.210 HDC.

- 4. Updated landscaping plans that include four (4) additional trees shall be submitted to staff for administrative approval prior to the issuance of the building permit.
- 5. The property owner is responsible for designation and/or assignment of parking spaces within the development.
- 6. The driveways and parking areas must be paved and striped prior to the issuance of a Certificate of Occupancy/Approval.
- 7. All residential rental leases shall include the following disclosure "This property is zoned Light Industrial and therefore noise, traffic, and activities associated with light industrial and commercial activities shall be expected in the vicinity of these units."
- 8. The fee in lieu of School Site Dedication shall be conveyed to the Town prior to issuance of a Certificate of Occupancy in compliance with section 10.24.140 and 10.24.150 HDC.
- 9. Rental restriction agreement for the Community Housing unit shall be executed prior to issuance of a Certificate of Occupancy in compliance with section 10.24.290 HDC.

**Staff Reports**

Ms. Ebbert updated the planning commission on ongoing projects. Funding was granted to work embark on a Development Code rewrite and a new contract planner has been hired.

**Adjournment**

The meeting was adjourned at 6:50PM

Recorded by:

\_\_\_\_\_  
Tegan Ebbert

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
Amy J. Williams, Chair

Town of Hayden.  
P.O. Box 190  
178 West Jefferson  
Hayden, CO 81639

May 29th, 2024

Attn: Tegan Ebbert, (Community Development Director)

Dear Tegan,

Kona Ward and Jesus (Chuy) Garcia are the owners of Anchor Properties, LLC. This is a narrative to accompany the conditional use permit. We met Kona Ward, Chuy Garcia and myself, Ellen Slobodnik with the Town of Hayden on March 11th, 2024 for our pre-application meeting for a Conditional Use Permit for Lot 6 of the Valley View Business Park. We propose to build 15,000 SQ.FT. Work/Live units that are emphasized by the work portion for up-and-coming businesses to become established. The owners intend to rent the units for now and then pursue a subdivision of the property later.

**REVIEW CRITERIA PER. SECTION 7.16.060(b))**

1. The proposed conditional use is consistent with the Master Plan and all applicable provisions of the Development Code and applicable state and federal regulations.

*Yes, the proposed Conditional Use is consistent with the Master Plan and all applicable provisions of the Development code and state and federal regulations.*

2. The proposed conditional use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in the Development Code.

*Yes, the proposed Conditional Use is consistent with the purpose and intent of the zoning district which is L-I and any specific standards in the Development code.*

3. The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics.

*Yes, the proposed Conditional Use is compatible with the adjacent uses in terms of scale, site design and operating characteristics. The use is work/Live with emphasis on work. Proposed uses will be, Light Industrial, contractors, small startups and entrepreneurs. Site design has the narrower building towards the street with parking on the side. The work portions of the building will operate normal business hours.*

4. The proposed conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development potential of the district.

*No, the proposed Conditional Use will not substantially alter the basic character of the District in which it is in. The building will blend in with all the other Industrial type buildings, it is proposed to be a stick built building with a low-pitched roof and will be broken up by windows and stone veneer wainscoting.*

5. The proposed conditional use will result in efficient on-and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

*Yes, the proposed Conditional use will be an efficient on-and off-site traffic circulation See sheet C-3, and will not have an adverse impact on the adjacent uses or result in Hazardous conditions for pedestrians or vehicles.*

6. Any significant adverse impacts (including but not limited to hours of operation, traffic Generation, lighting, noise, odor, dust and other external impacts) anticipated to result From the conditional use will be mitigated or offset to the maximum extent practicable.

*Hours of operation will be business hours with light traffic. The lighting will be Downcast lighting, see specs. All work performed will be interior.*

7. Facilities and services (including sewage and waste disposal, water, gas, electricity, Police and fire protection and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

*Yes*

8. Adequate assurances of continuing maintenance have been provided.

*Yes*

9. The proposed conditional use meets all the applicable standards in chapter 7.24 Development Standards.

*The lot has frontage that is directly accessible to a street and meets all the dimensional Standards. The lot provides off street parking, loading and landscaping. There is 44' From the centerline of industrial drive to lot 34 access. All parking areas will be striped. All parking lighting shall be cutoff type fixtures. The lot meets all setback requirements. There IS one accessible parking space. The development shall have an enclosed dumpster And will hire the local waste management company.  
The minimum of 15% gross site shall be landscaped per. Section 7.24.160(c)(3) HDC.) There will be two spaces in the garages for 4 live units. One car in the garage for the Two ADA units and one exterior space for each unit and 4 spaces for the two units that Are above the ADA units.*

If you have any questions or comments, please contact me.

Sincerely,

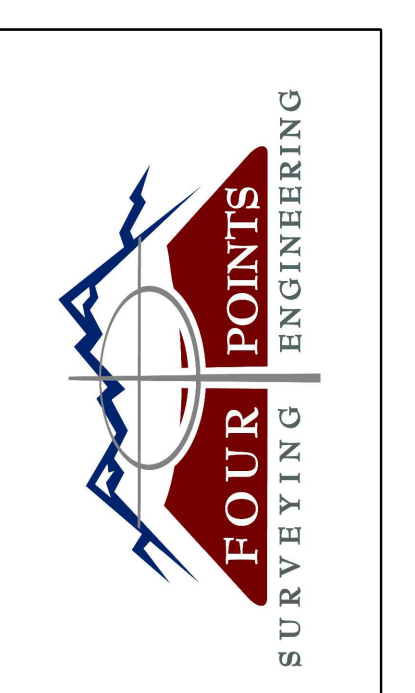
***E. Slobodnik***

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Ellen Slobodnik. (Yampa Valley Engineering, Inc.)  
yvengr@yvengr.com

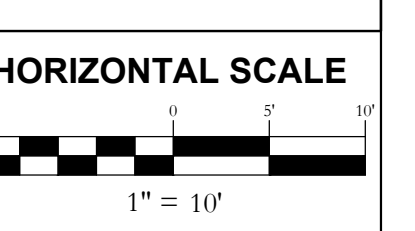






INT	REVISIONS	No.	DATE

**LOT 6 VALLEY VIEW BUSINESS PARK**  
451 ENTERPRISE ST  
HAYDEN, CO 81639



CONTOUR INTERVAL = 1 ft  
DATE: 06-07-2024  
JOB #: 1892-014  
DRAWN BY: DSC  
DESIGN BY: DSC  
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

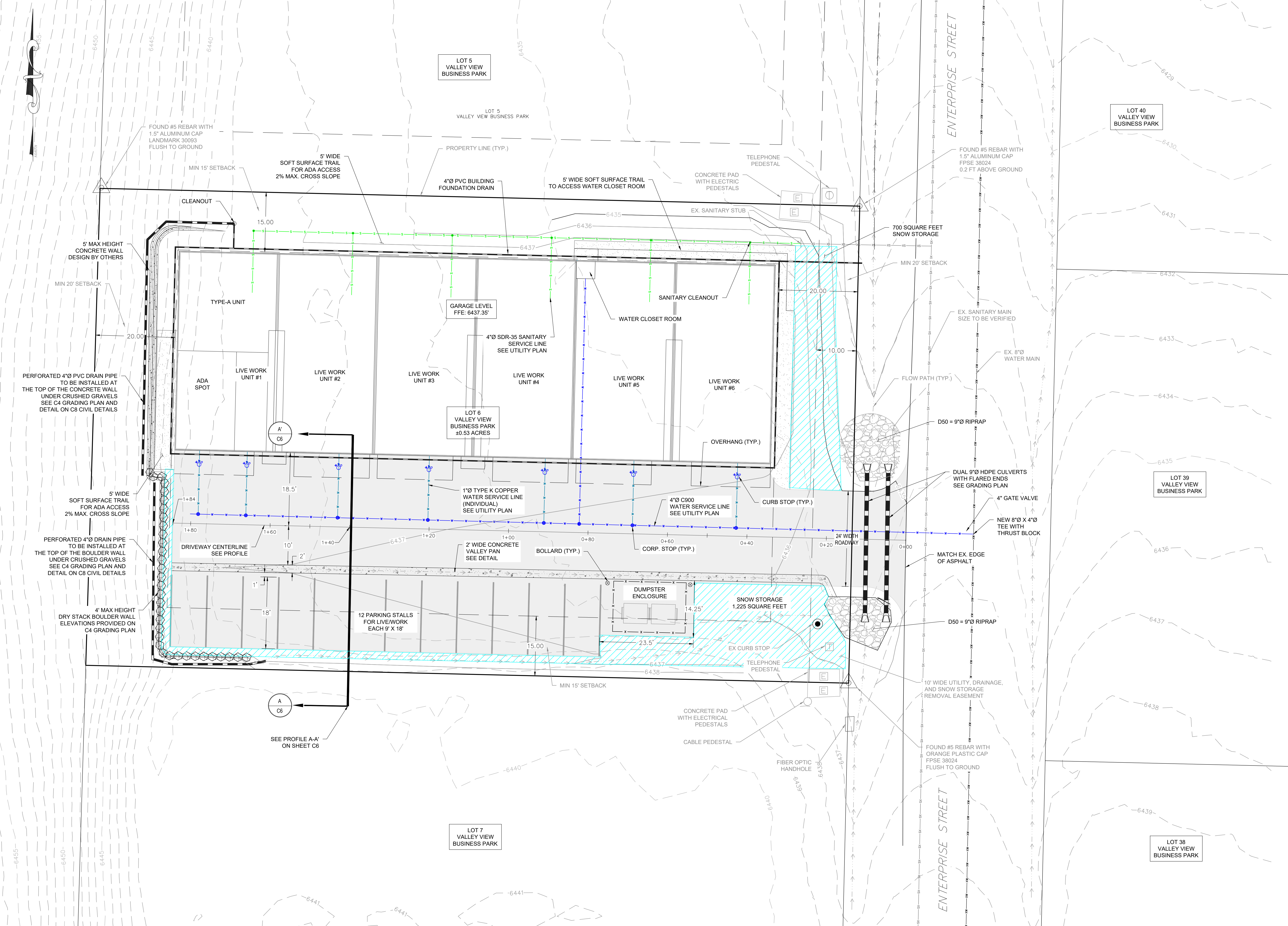
DRAWING:  
**EXISTING CONDITIONS PLAN**  
SHEET NO.  
**C2**

NO.	DATE	REVISIONS

**LOT 6 VALLEY VIEW BUSINESS PARK**  
451 ENTERPRISE ST  
HAYDEN, CO 81639

**HORIZONTAL SCALE**  
1" = 10'

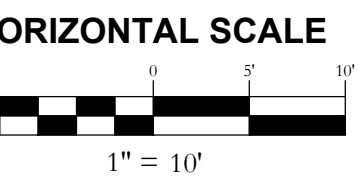
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DATE: 06-07-2024  
JOB #: 1892-014  
DRAWN BY: DSC  
DESIGN BY: DSC  
REVIEW BY: WNM





NO.	DATE	REVISIONS

**LOT 6 VALLEY VIEW BUSINESS PARK**  
 451 ENTERPRISE ST  
 HAYDEN, CO 81639



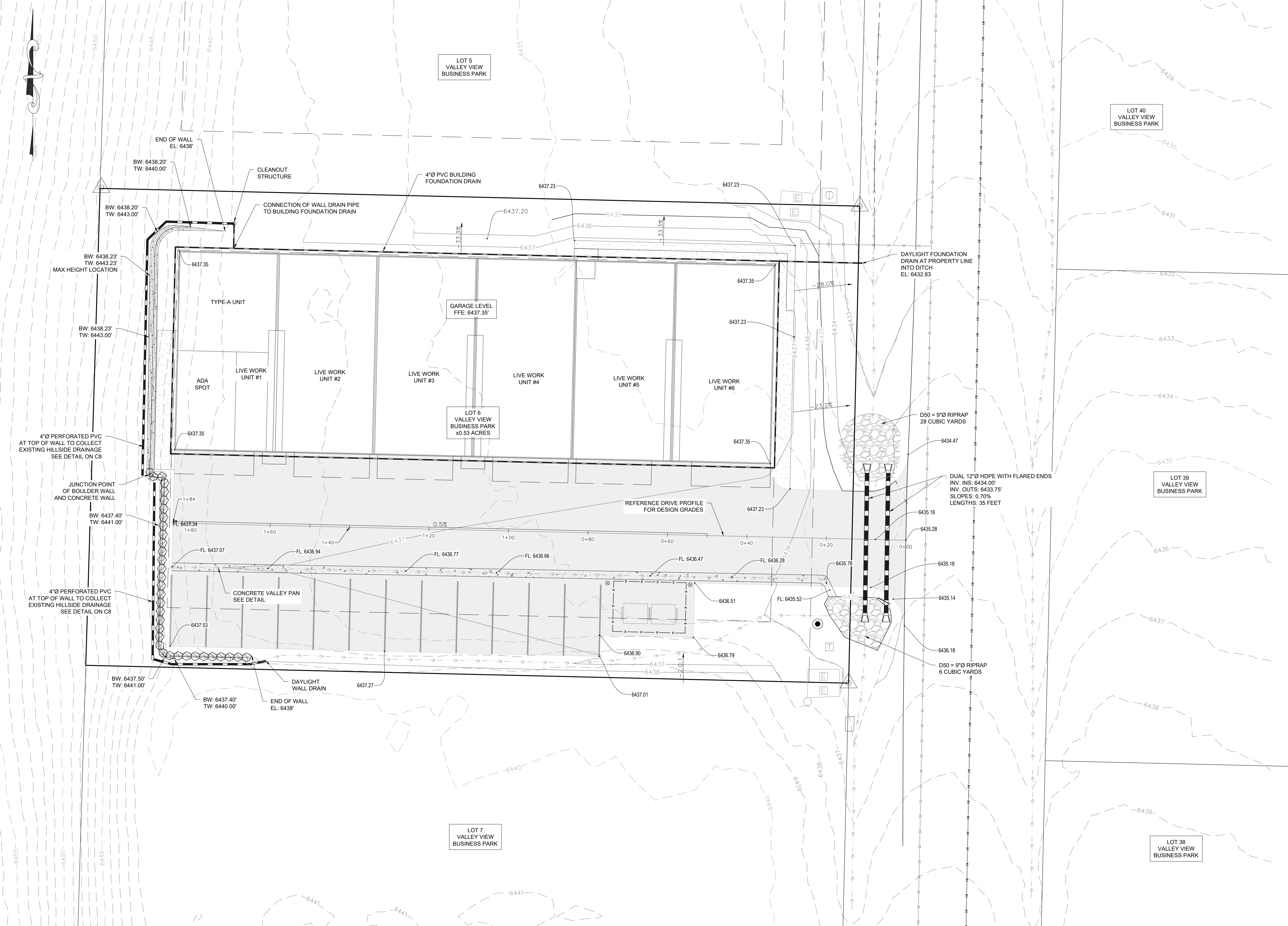
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 JOB #: 1892-014  
 DRAWN BY: DSC  
 DESIGN BY: DSC  
 REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

**GRADING AND DRAINAGE PLAN**

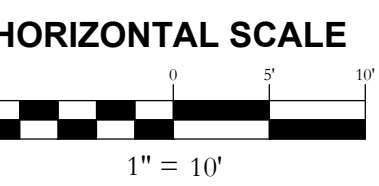
SHEET NO.

**C4**



NO.	DATE	REVISIONS

**LOT 6 VALLEY VIEW BUSINESS PARK**  
**451 ENTERPRISE ST**  
**HAYDEN, CO 81639**

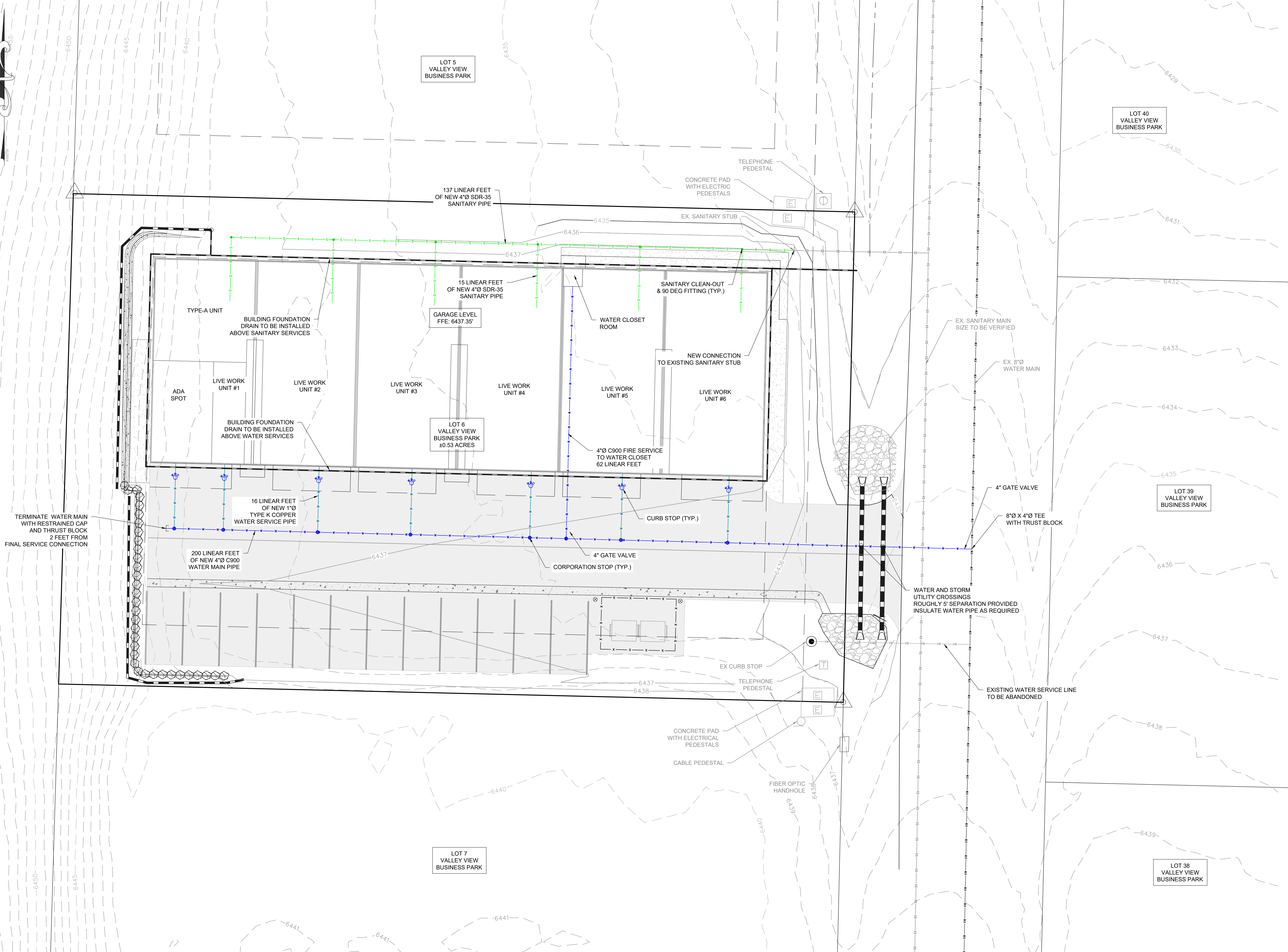


CONTOUR INTERVAL = 1 ft  
 DATE: 06-07-2024  
 JOB #: 1892-014  
 DRAWN BY: DSC  
 DESIGN BY: DSC  
 REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

**UTILITY PLAN**

DRAWING: **C5**  
 SHEET NO. **C5**



LOT 5 VALLEY VIEW BUSINESS PARK

LOT 40 VALLEY VIEW BUSINESS PARK

LOT 6 VALLEY VIEW BUSINESS PARK ±0.53 ACRES

LOT 39 VALLEY VIEW BUSINESS PARK

LOT 7 VALLEY VIEW BUSINESS PARK

LOT 38 VALLEY VIEW BUSINESS PARK



440 S. Lincoln Ave, Suite 4A  
 P.O. Box 775966  
 Steamboat Springs, CO 80487  
 (970)-871-6772  
 www.fourpointssse.com

INT	No.	DATE	REVISIONS

**LOT 6 VALLEY VIEW BUSINESS PARK**  
 451 ENTERPRISE ST  
 HAYDEN, CO 81639

**HORIZONTAL SCALE**

CONTOUR INTERVAL = 1 ft  
 DATE: 06-07-2024  
 JOB #: 1892-014  
 DRAWN BY: DSC  
 DESIGN BY: DSC  
 REVIEW BY: WNM

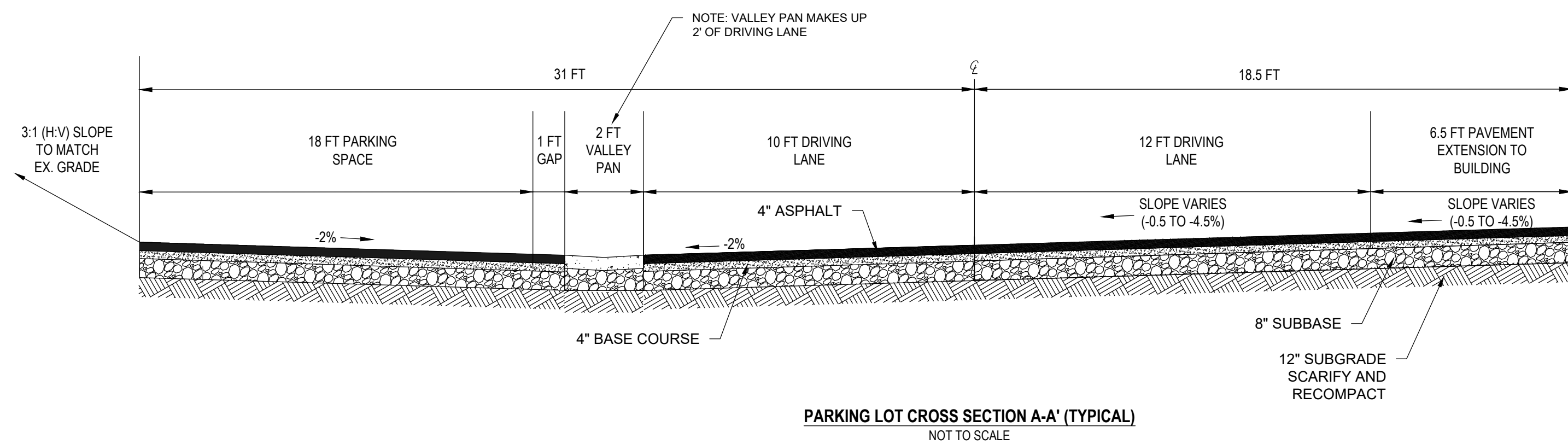
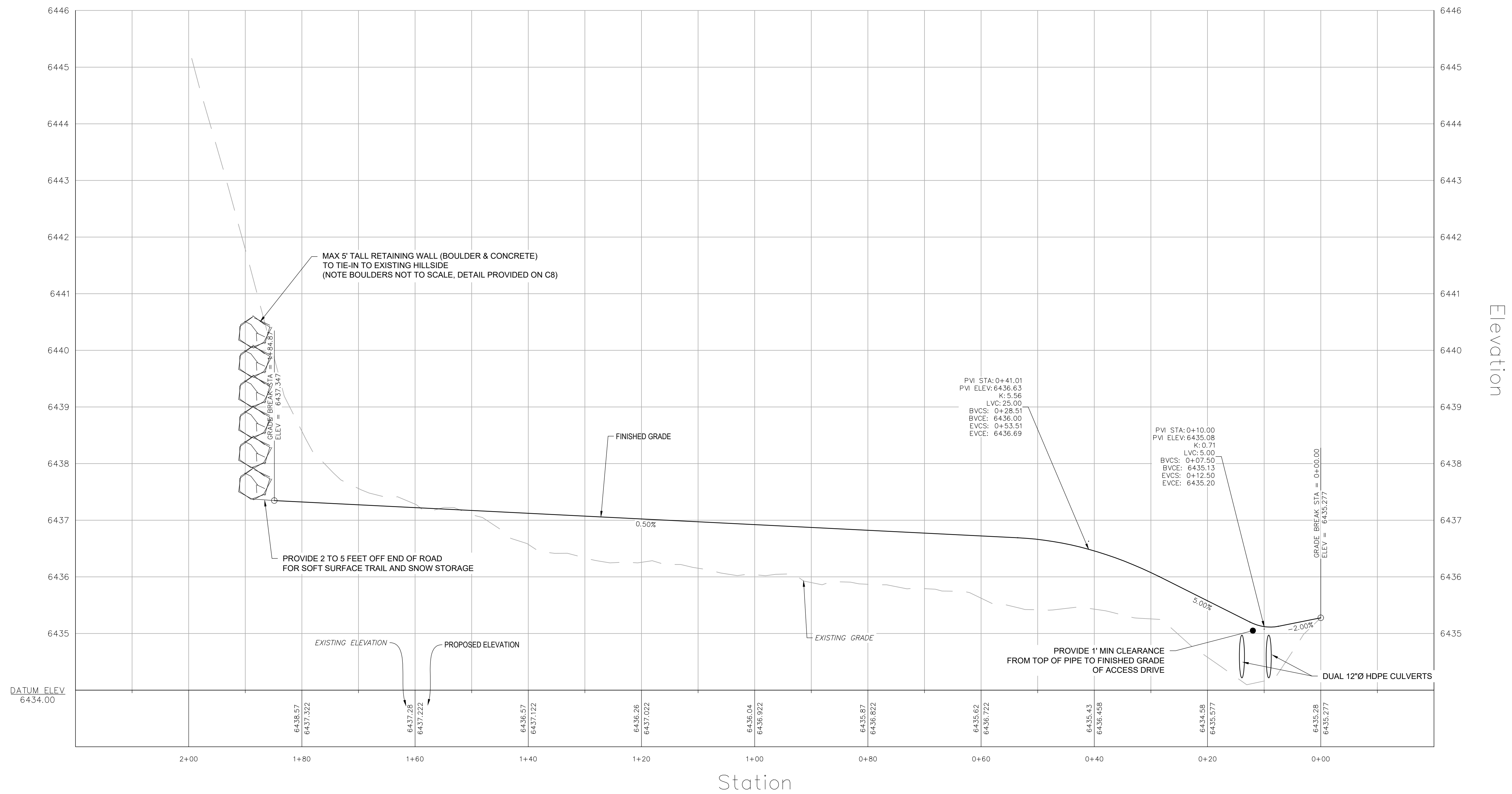
IF THIS DRAWING IS PRESENTED IN A  
 FORMAT OTHER THAN A4 X 36", THE  
 GRAPHIC SCALE SHOULD BE UTILIZED.

**ACCESS ROAD  
 PROFILE**

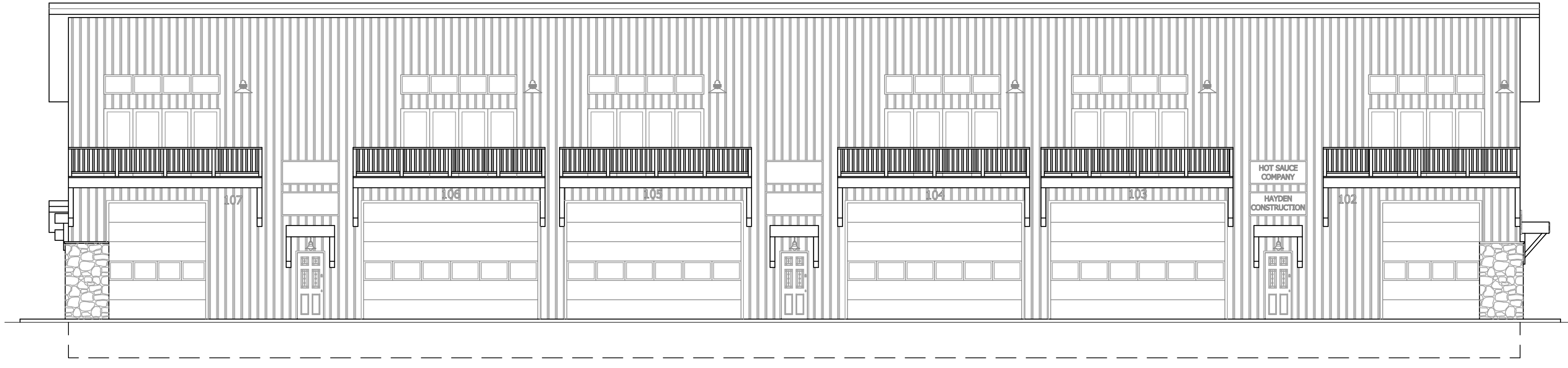
DRAWING:

SHEET NO.

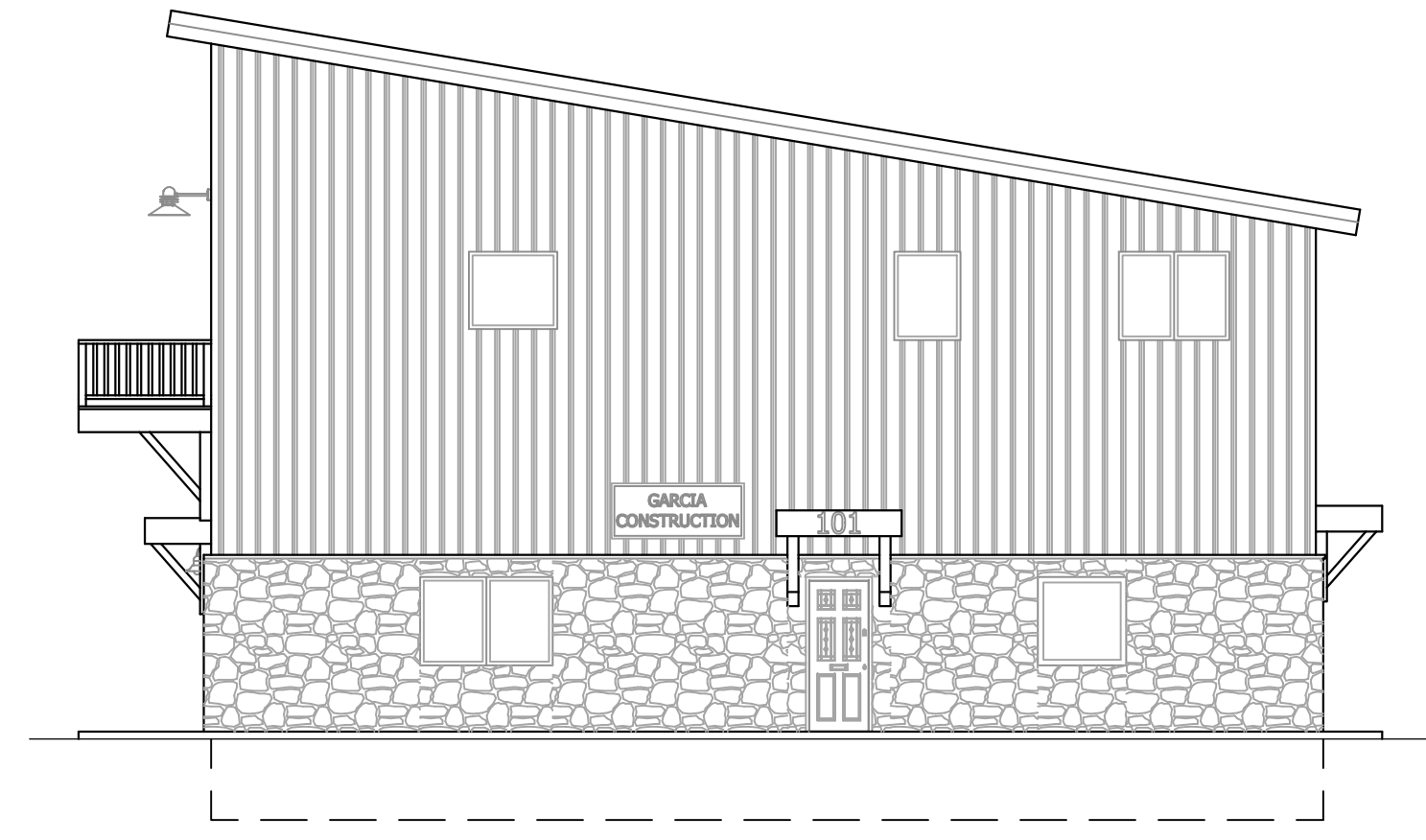
**C6**



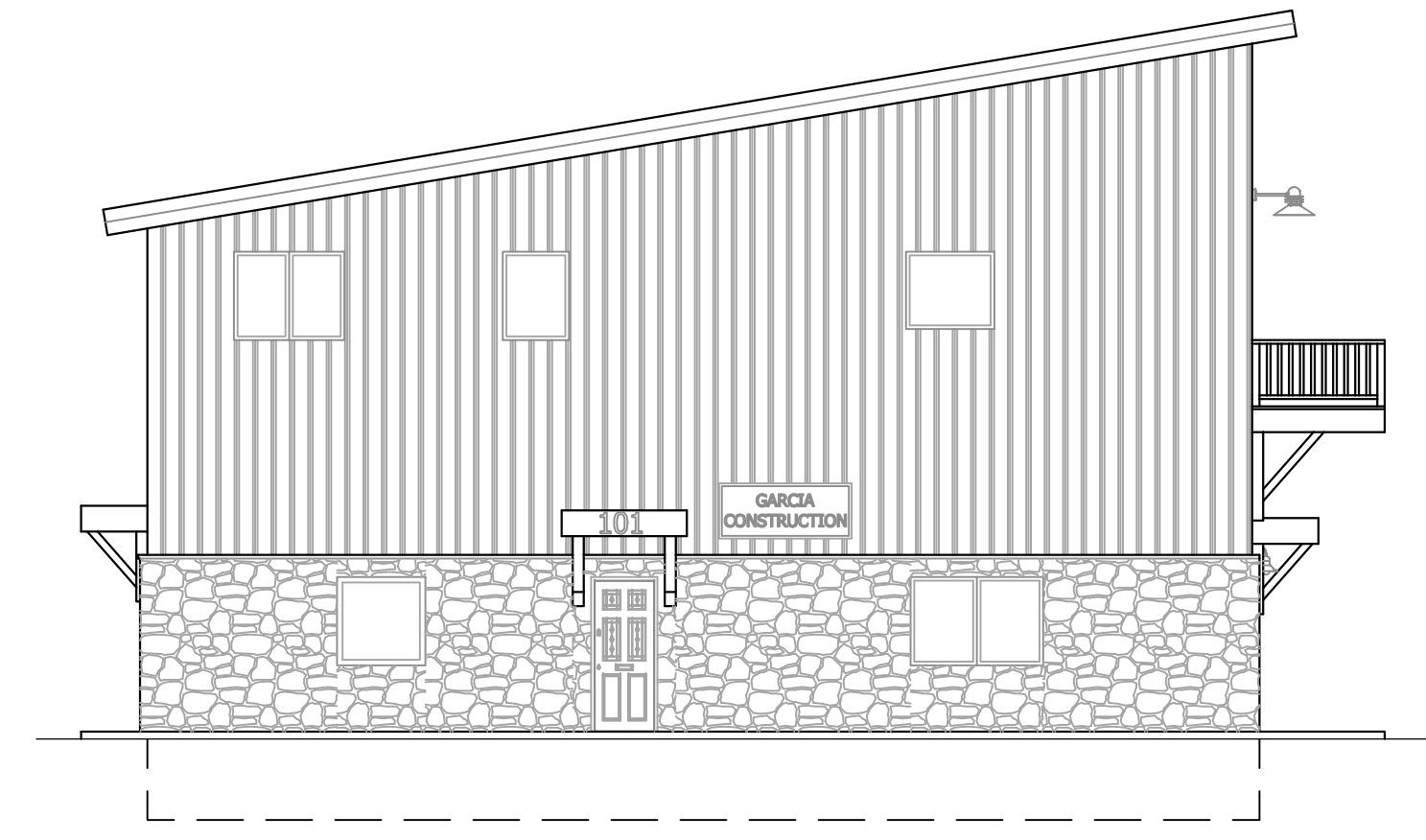
REFERENCE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION



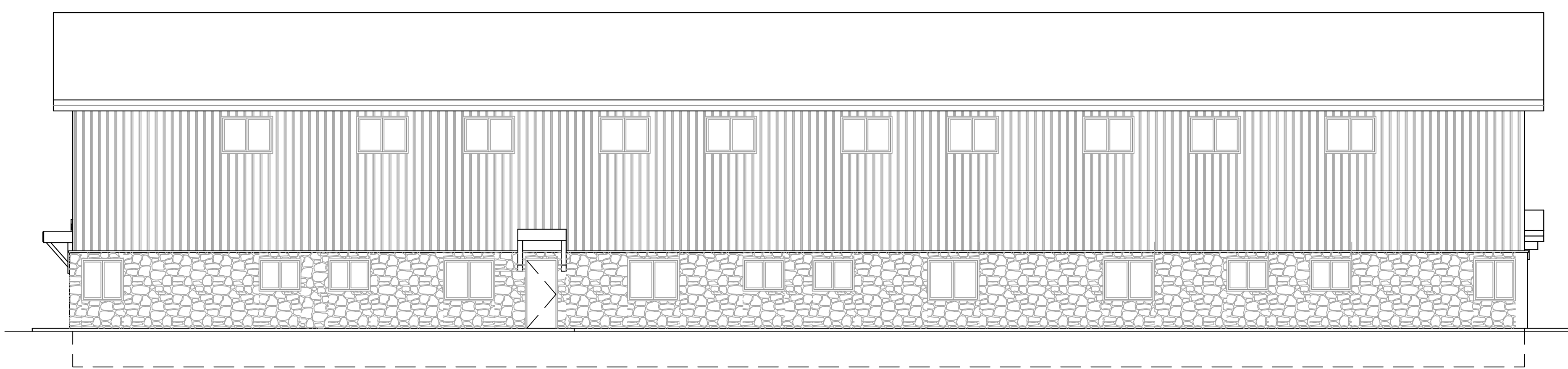
PROPOSED SOUTH ELEVATION  
NOT TO SCALE



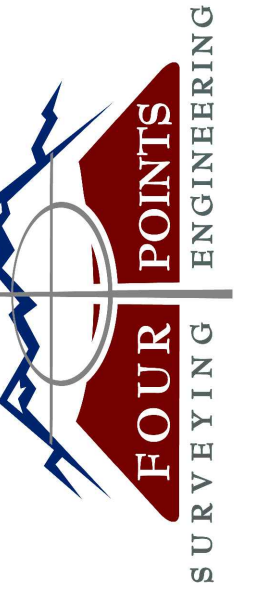
PROPOSED EAST ELEVATION  
NOT TO SCALE



PROPOSED WEST ELEVATION  
NOT TO SCALE



PROPOSED NORTH ELEVATION  
NOT TO SCALE



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No.	DATE	REVISIONS

LOT 6 VALLEY VIEW BUSINESS PARK  
451 ENTERPRISE ST  
HAYDEN, CO 81639

HORIZONTAL SCALE

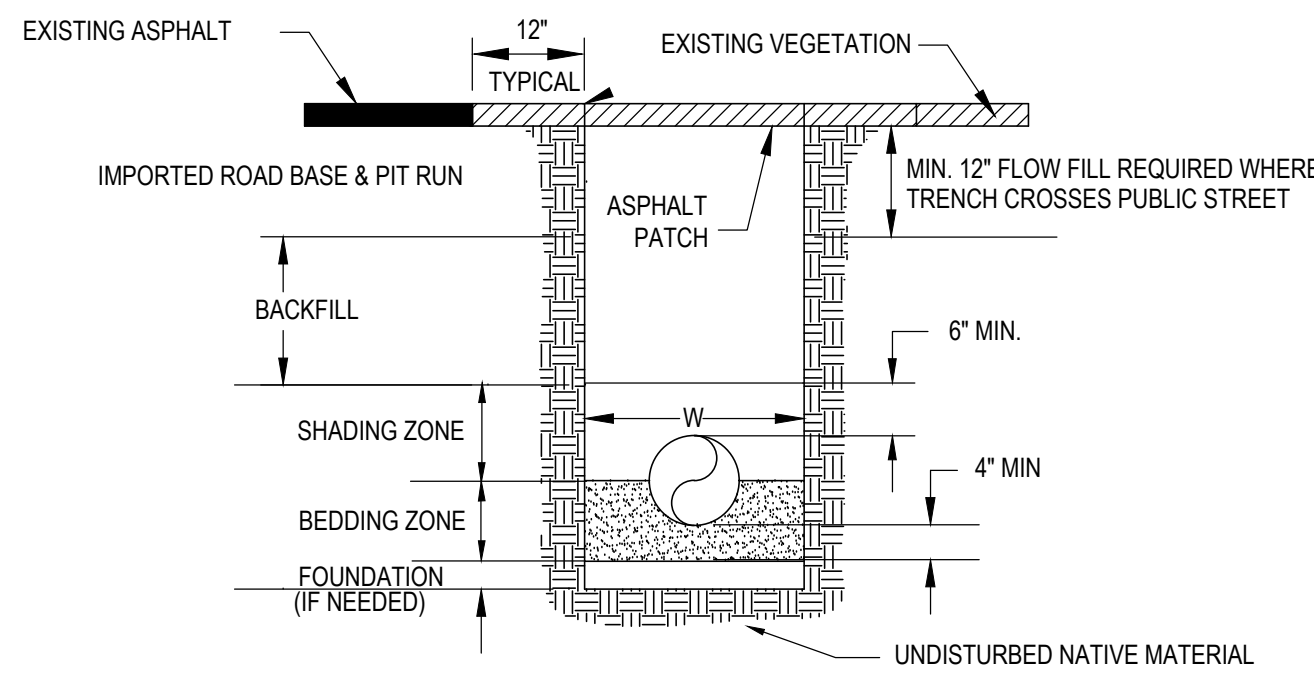
CONTOUR INTERVAL = 1 ft  
DATE: 06-04-2024  
JOB #: 1892-014  
DRAWN BY: DSC  
DESIGN BY: DSC  
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A  
FORMAT OTHER THAN 24" X 36", THE  
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:  
**BUILDING  
ELEVATION VIEWS**

SHEET NO.

**C7**



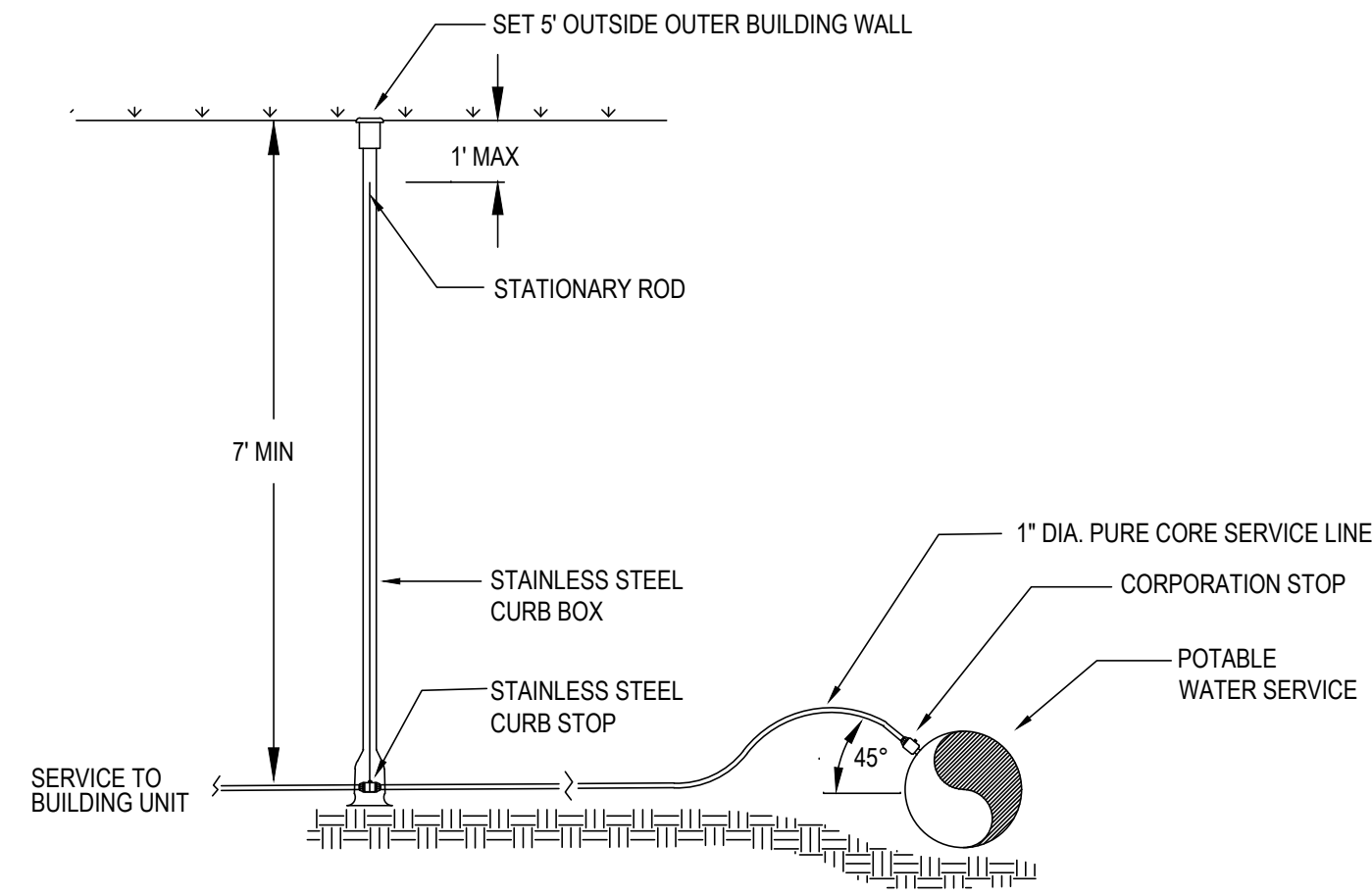
NOTES:  
A GUIDE FOR DESIRABLE TRENCH WIDTH (W) AT THE TOP OF THE PIPE SHALL BE THE NOMINAL DIAMETER OF THE PIPE PLUS 12-INCHES ON EACH SIDE OF THE PIPE.

A SECOND PAVEMENT CUT SHALL BE REQUIRED PRIOR TO PLACING THE ASPHALT PATCH. REMOVE ALL IRREGULAR ASPHALT EDGES A MINIMUM OF 12-INCHES BEYOND ANY DAMAGED SURFACE TO A CLEAN VERTICAL EDGE. APPLY A BITUMINOUS TACK COAT PRIOR TO PLACING THE ASPHALT PATCH.

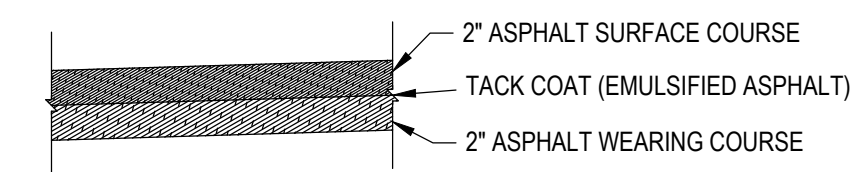
THE ASPHALT PATCH SHALL BE PLACED IN TWO 2-INCH LIFTS AND ROLLER COMPACTED TO MATCH THE ADJACENT ASPHALT EDGES.

SUB-BASE MATERIALS SHALL CONSIST OF 4-INCHES OF ROAD BASE ON 8-INCHES OF PIT-RUN. COMPACTION REQUIREMENTS SHALL EXCEED 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURES.

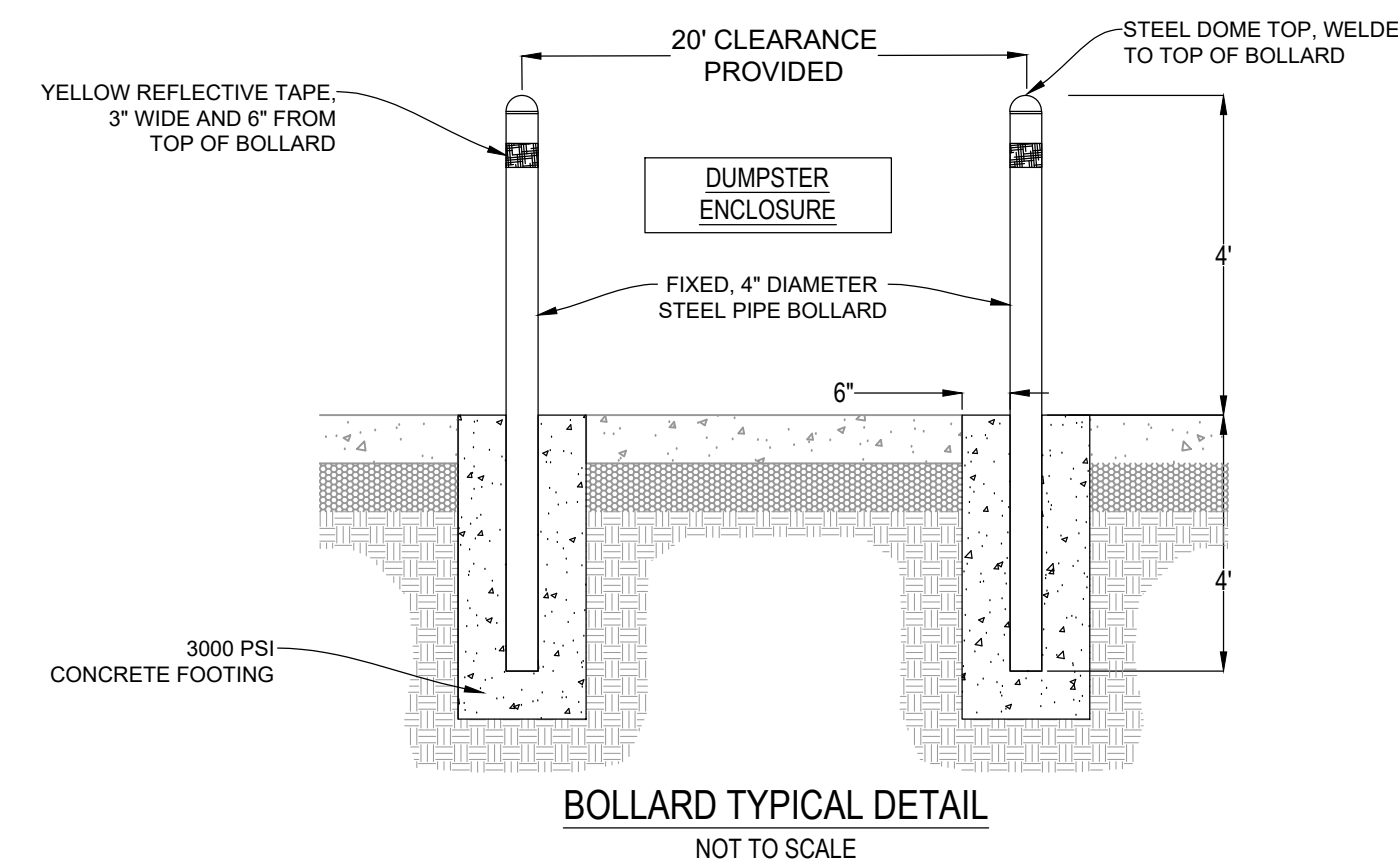
SHARED DRIVE PAVEMENT SHALL NOT BE DISTURBED DURING TRENCHING ACTIVITIES.



WATER SERVICE LINE DETAIL  
NOT TO SCALE

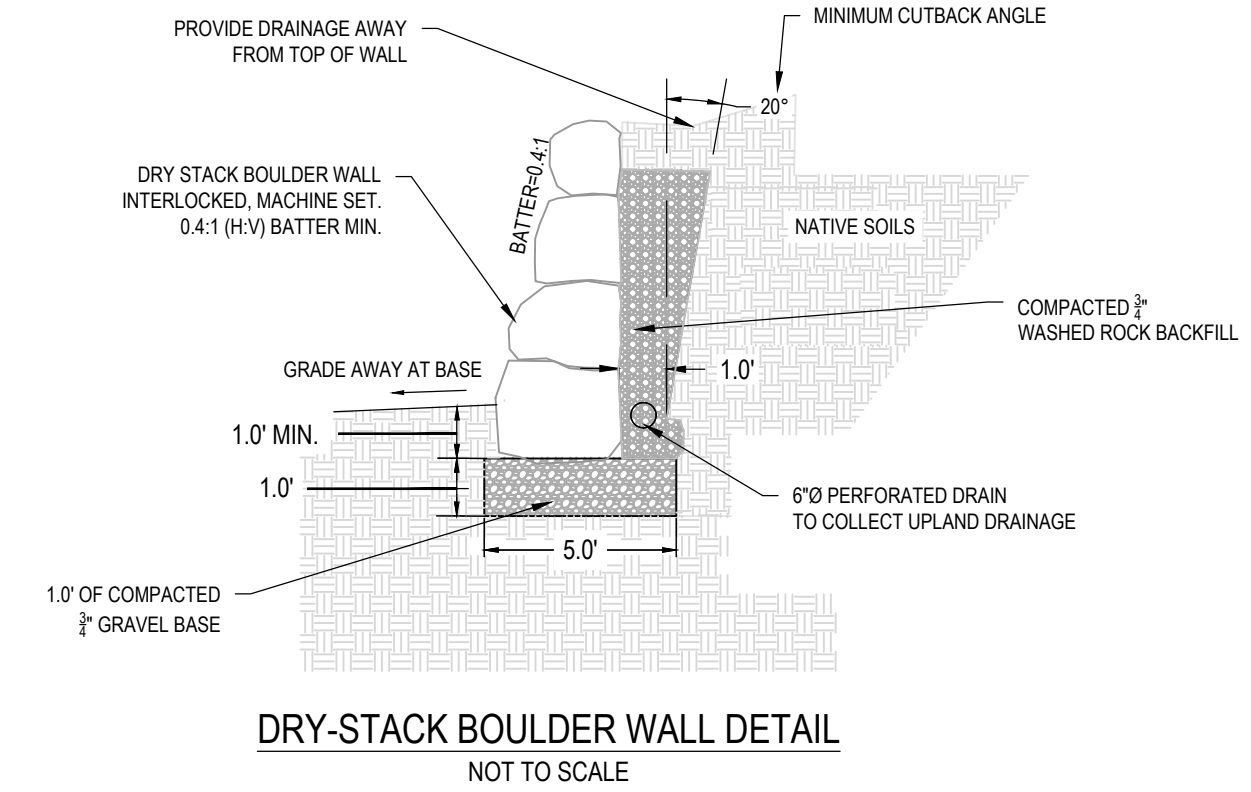


STANDARD ASPHALT SECTION  
NOT TO SCALE



BOLLARD TYPICAL DETAIL  
NOT TO SCALE

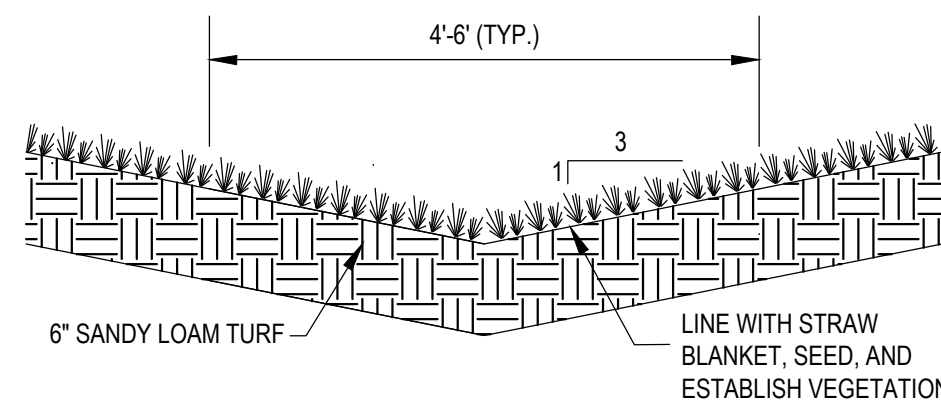
NOTE:  
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS YELLOW METAL ENAMEL OR VINYL COATING COVERING.



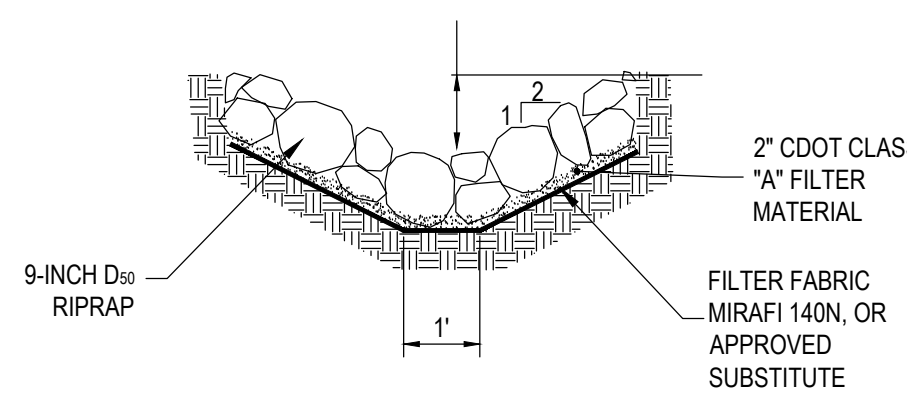
DRY-STACK BOULDER WALL DETAIL  
NOT TO SCALE

BOULDER WALL NOTES:

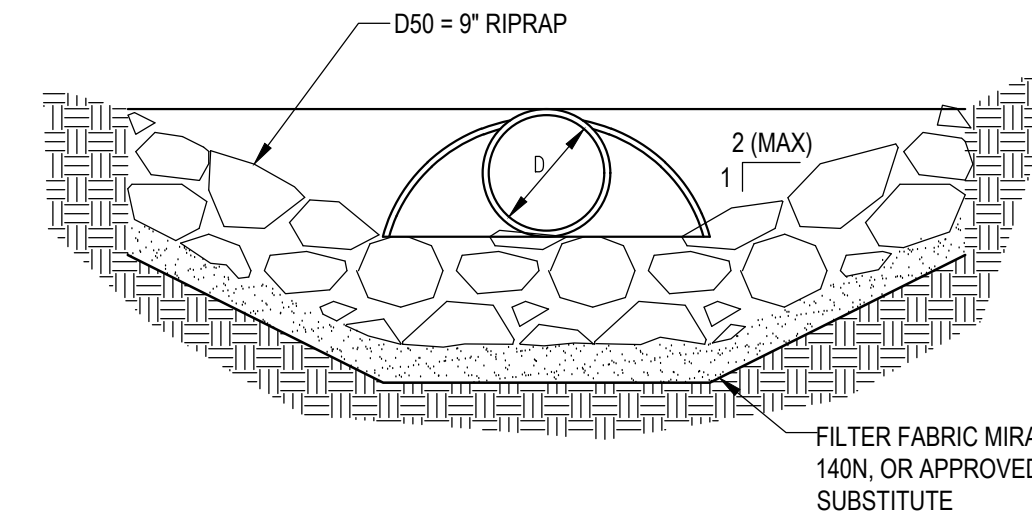
1. COMPACT SUB-GRADE SOILS TO 95% OF THE MAXIMUM MODIFIED PROCTOR.
2. BACKFILL MATERIALS SHALL BE CAREFULLY PLACED IN UNIFORM LIFTS AT A MAXIMUM 6\"/>



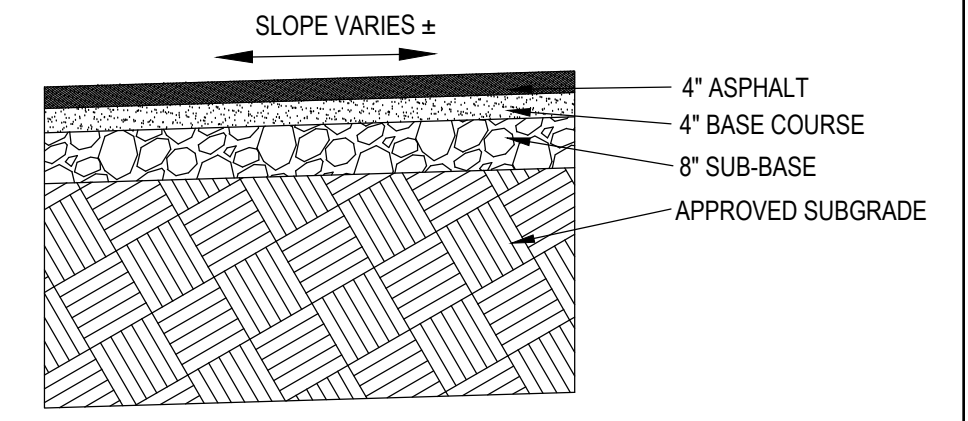
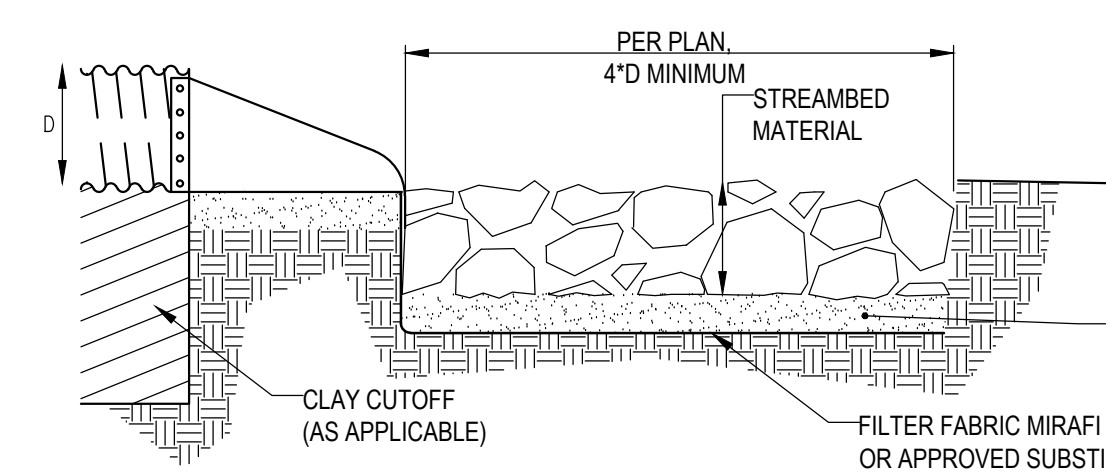
TYPICAL VEGETATED DRAINAGE SWALE DETAIL  
NOT TO SCALE



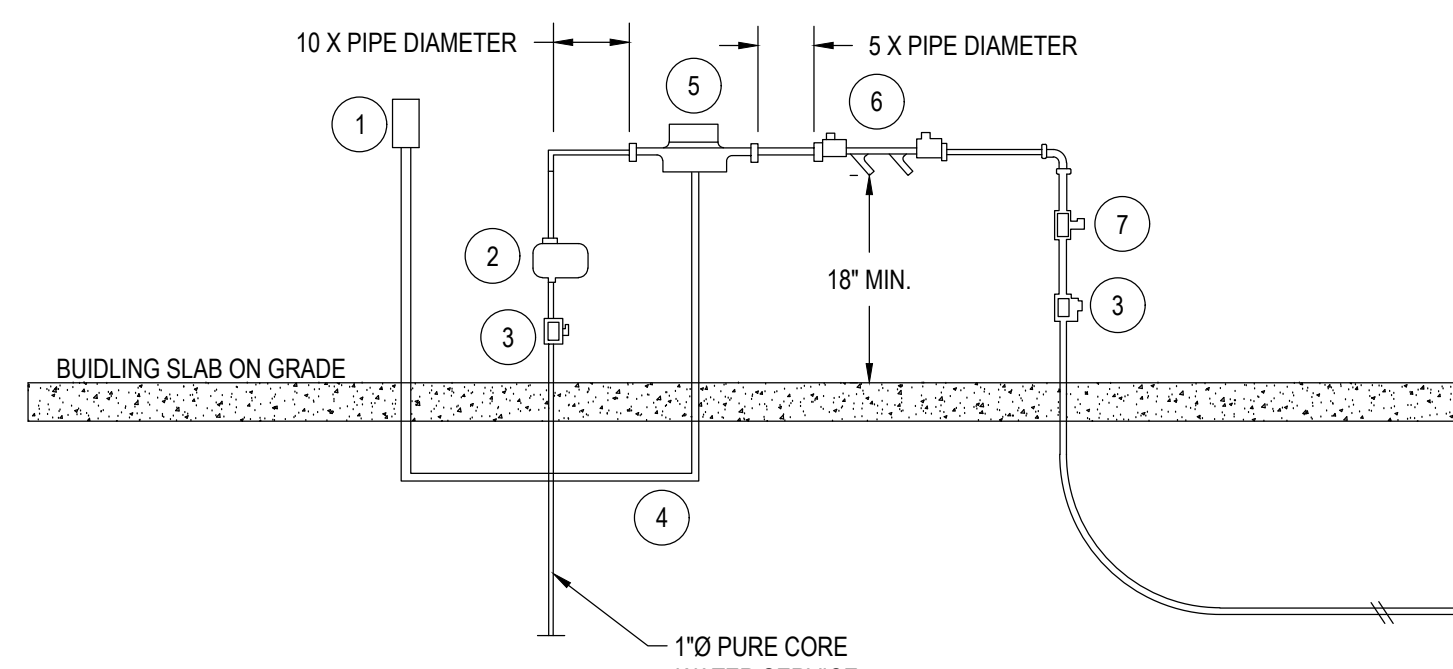
RIPRAP SWALE DETAIL  
NOT TO SCALE



TYPICAL RIPRAP DETAILS  
NOT TO SCALE



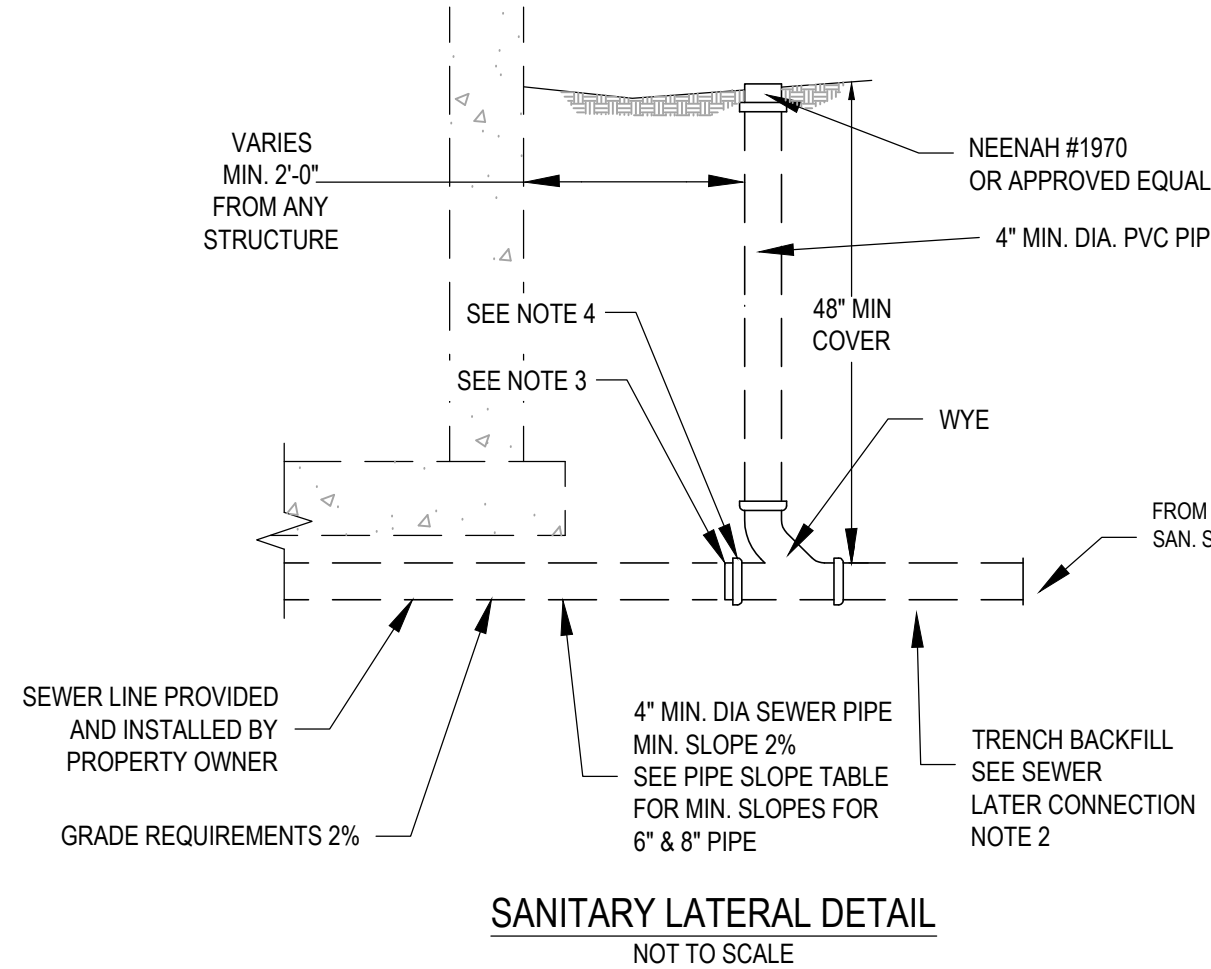
PARKING AND ACCESS WAY  
PAVEMENT SECTION  
NOT TO SCALE



- NOTES:
1. SYSTEM SHOWN ABOVE SHALL BE INSTALLED WITHIN THE WATER ENTRY ROOM AND MOUNTED TO INTERIOR WALLS. INSTALL VAULT AROUND COMPONENTS AS REQUIRED.
  2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BE APPROVED BY THE ENGINEERING PRIOR TO INSTALLATION.

ITEM	DESCRIPTION	QTY
1	REMOTE READ OUT	1
2	PRESSURE REDUCING VALVE	1
3	BALL VALVE	2
4	1/2\"/>	

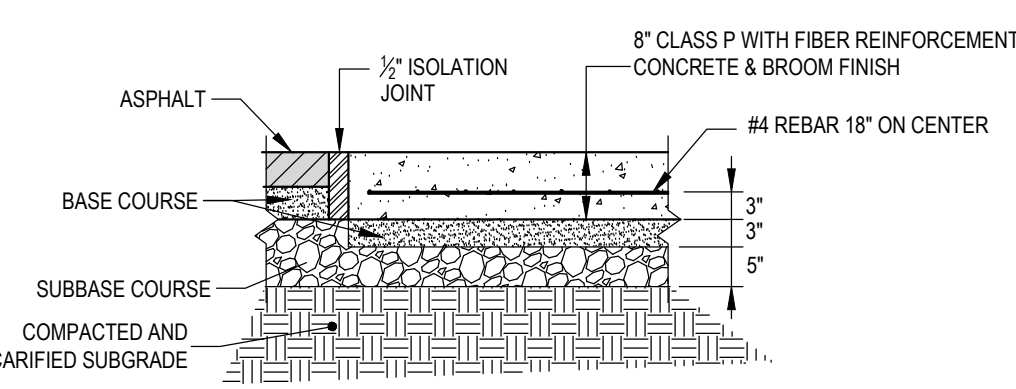
TESTABLE BACKFLOW PREVENTER DETAIL  
NOT TO SCALE



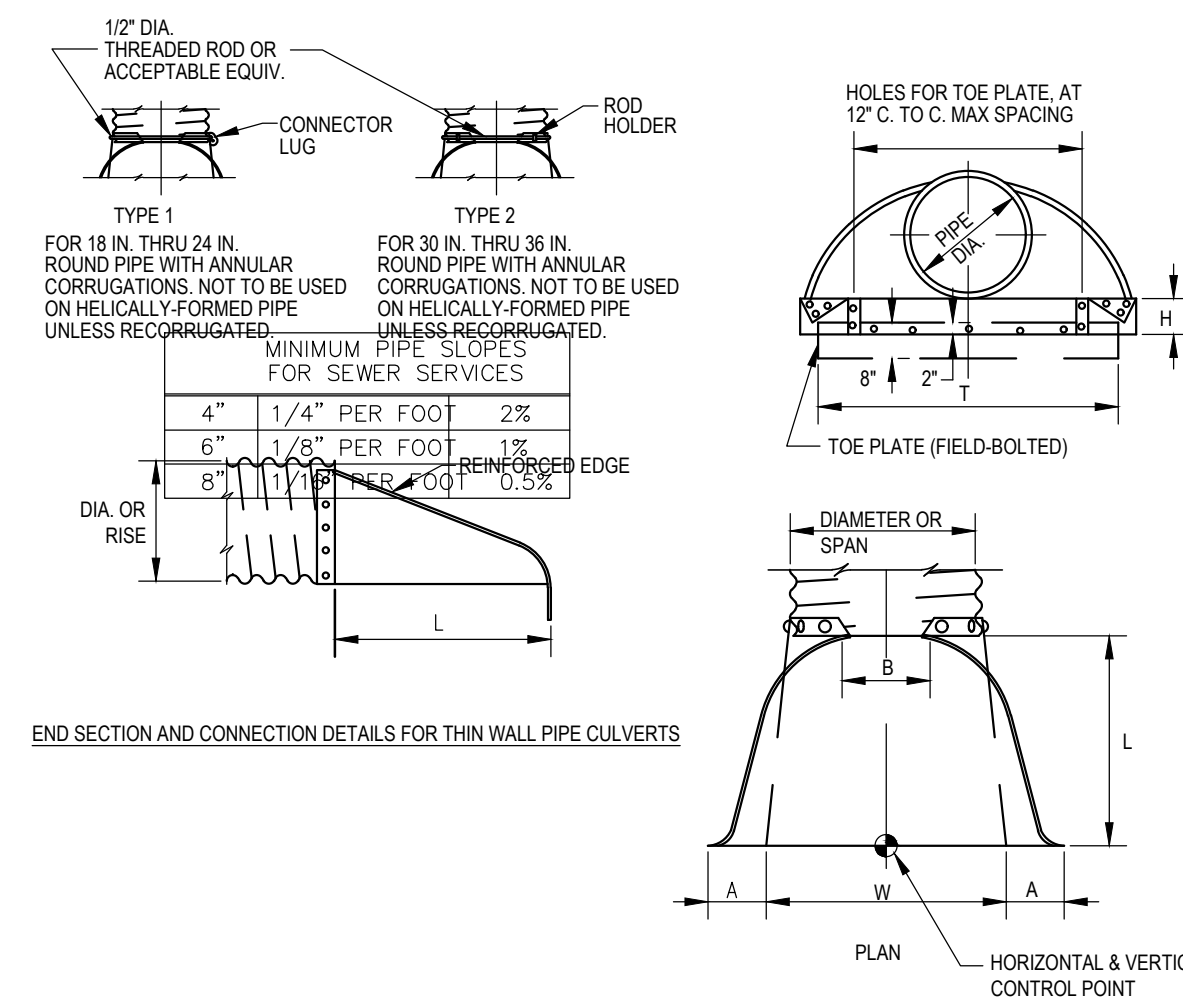
SEWER LATERAL CONNECTION NOTES:

1. INSPECTION: PRIOR TO BACKFILL, SECURE ACCEPTANCE BY ENGINEER FOR ALL PIPE, FITTINGS, COUPLINGS, AND GRADE.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER CITY OF STEAMBOAT SPRINGS UTILITY STANDARD SPECIFICATIONS SECTION 24 AND AS SHOWN WITHIN THE TRENCH CROSS SECTION AND PIPE EMBEDMENT BACKFILL DETAIL.
3. RUBBER GASKETED BELL AND SPIGOT TYPE COUPLER FOR TRANSITION FROM SCHEDULE 40 PVC TO SDR35.
4. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

DUMPSTER PAD  
NOT TO SCALE



NOTES:  
1. CONSTRUCT CONTROL JOINTS AT INTERVALS OF NOT MORE THAN 12-FT.  
2. SECTION MAYBE MODIFIED BY GEOTECHNICAL ENGINEER.

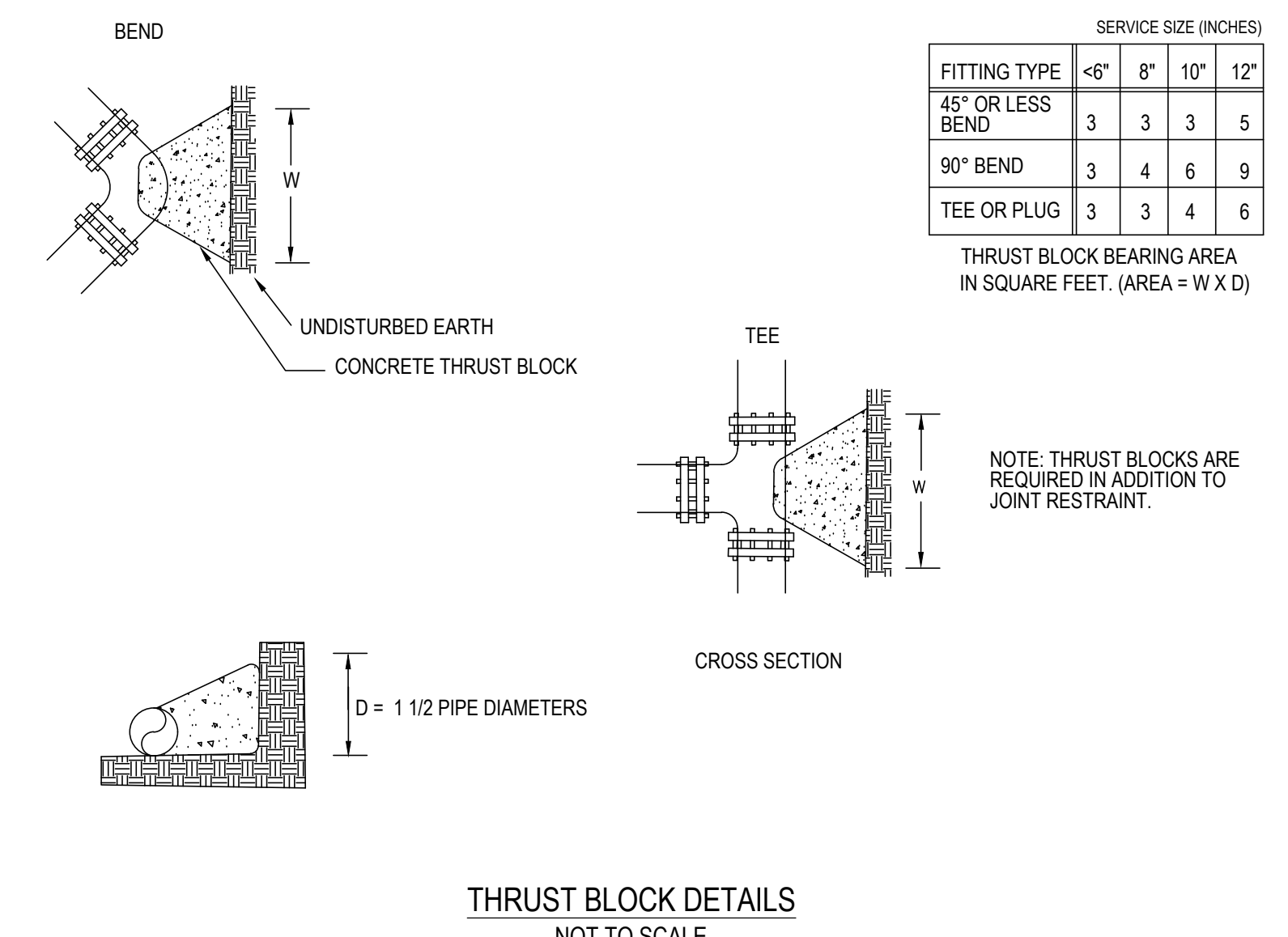


METAL END SECTION NOTES

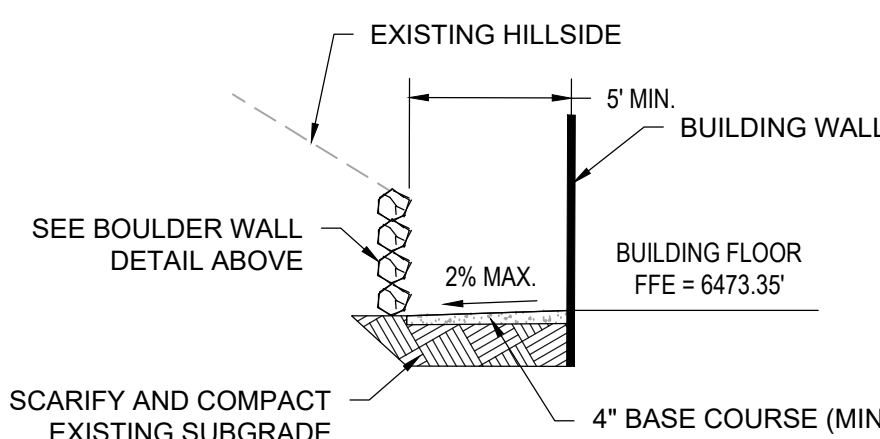
1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURER'S VARIATIONS.
2. GALVANIZED TOE PLATE, AS SHOWN, REQUIRED ON END SECTIONS FOR ALL THIN WALL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 3/8\"/>

PIPE DIA.	THICK.	DIMENSIONS (inches)					
		A	B	H	L	W	T
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
24	0.064	9	12	6	36	42	52
30	0.064	10	13	6	41	48	58
36	0.079	12	16	6	51	60	70
42	0.109	14	19	9	60	72	84
48	0.109	16	22	11	69	84	106
54	0.109	18	27	12	78	90	112
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
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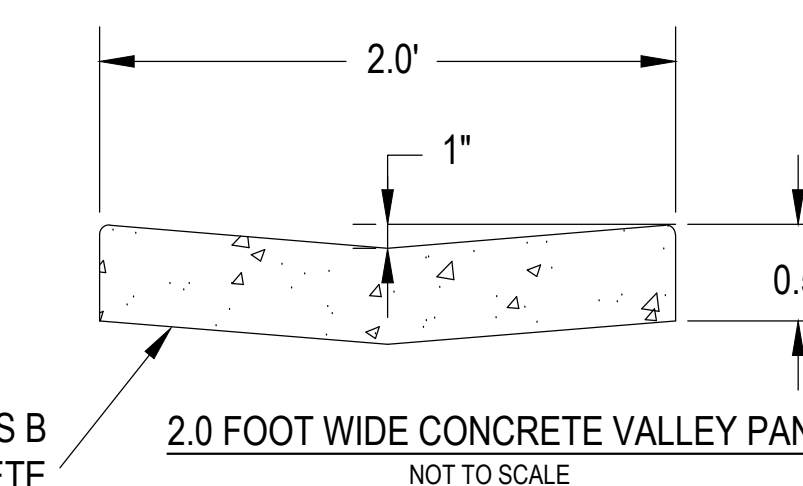
FLARED END SECTION DETAILS  
NOT TO SCALE



THRUST BLOCK DETAILS  
NOT TO SCALE



SOFT SURFACE TRAIL SECTION  
NOT TO SCALE



NOTE: CLASS B CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISH

2.0 FOOT WIDE CONCRETE VALLEY PAN  
NOT TO SCALE

NO.	DATE	REVISIONS

HORIZONTAL SCALE

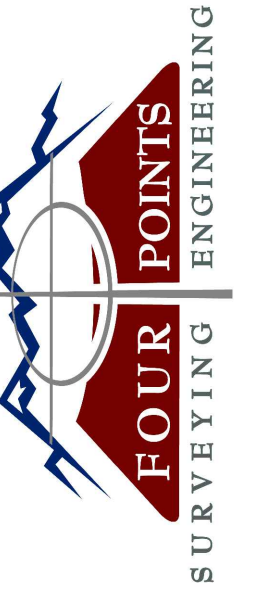
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DATE: 06-07-2024  
JOB #: 1692-014  
DRAWN BY: DSC  
DESIGN BY: DSC  
REVIEW BY: WNM

CIVIL DETAILS

SHEET NO.

C8

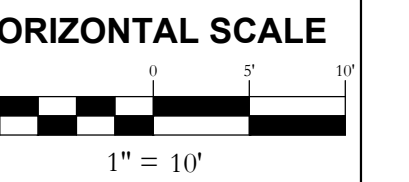




440 S. Lincoln Ave, Suite 4A  
 P.O. Box 775966  
 Steamboat Springs, CO 80487  
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No.	DATE	REVISIONS

**LOT 6 VALLEY VIEW BUSINESS PARK**  
 451 ENTERPRISE ST  
 HAYDEN, CO 81639



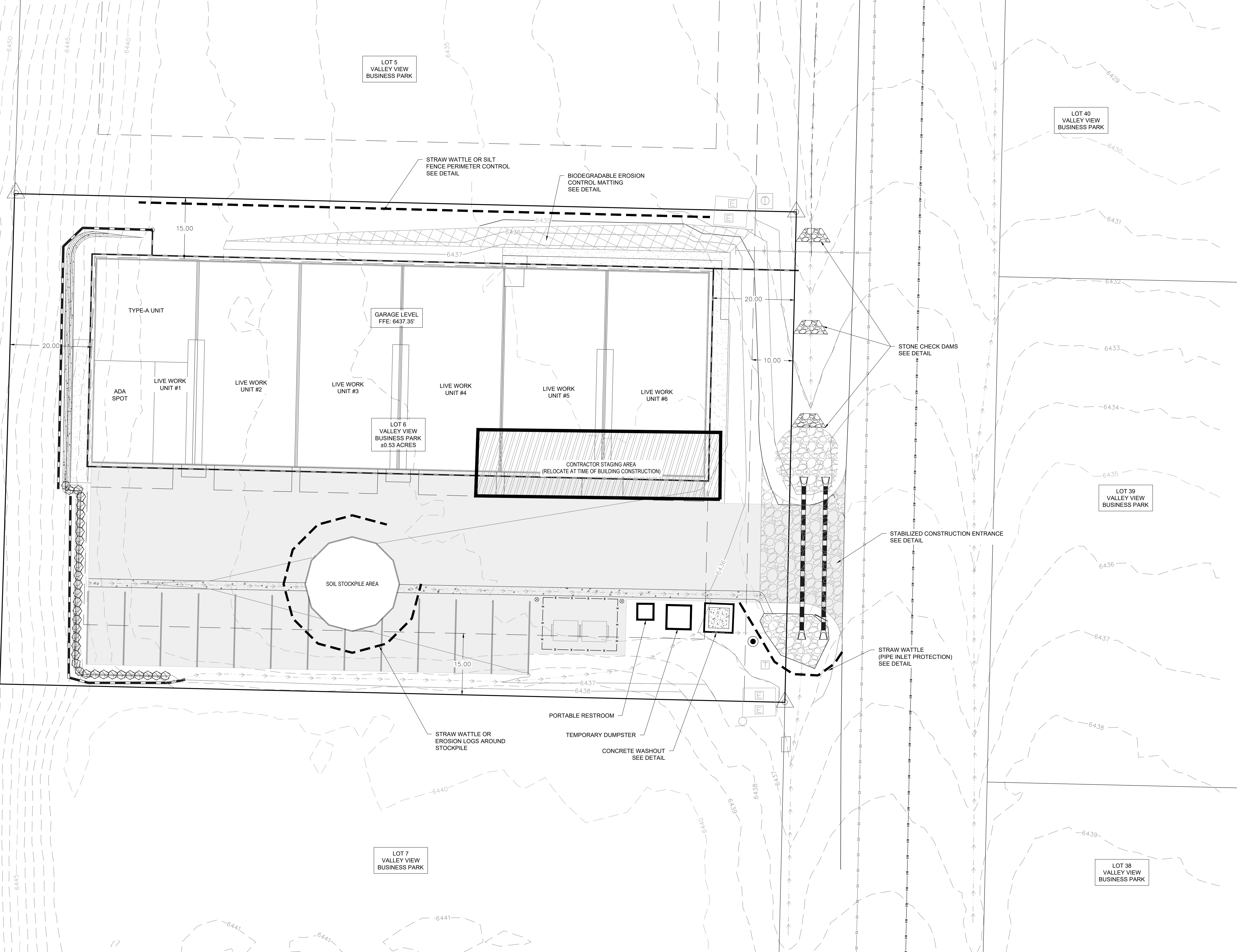
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 JOB #: 1692-014  
 DRAWN BY: DSC  
 DESIGN BY: DSC  
 REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A  
 FORMAT OTHER THAN A4 X 36", THE  
 GRAPHIC SCALE SHOULD BE UTILIZED.

**CONSTRUCTION SITE  
 MANAGEMENT PLAN**

DRAWING:

SHEET NO.



**CONSTRUCTION SITE MANAGEMENT PLAN NOTES**

1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
2. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL CONTROL MEASURES HAVE BEEN INSTALLED.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT CONTROL MEASURES TO PREVENT RELEASE OF POLLUTANTS FROM THE PROJECT SITE.
4. CONTROL MEASURES SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN THE SEDIMENT LEVEL REACHES 1/2 THE HEIGHT OF THE CONTROL MEASURE.
5. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
6. ALL INGRESS AND EGRESS ACCESS POINTS ON TO THE DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD OR EQUIVALENT FODS MATTING. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
7. TEMPORARY SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WHERE GROUND DISTURBANCES HAVE TEMPORARILY OR PERMANENTLY CEASED FOR 14 DAYS OR FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
8. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHALL NOT BE ALLOWED TO ENTER STATE WATERS.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS.
10. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
11. CONTRACTOR SHALL PROVIDE ADEQUATE WASTE MANAGEMENT INCLUDING BUT NOT LIMITED TO A REGULARLY MAINTAINED ON SITE DUMPSTER AND PORTA-POTTY.
12. FINAL STABILIZATION IS THE CONDITION REACHED WHEN ALL GROUND SURFACE DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND FOR ALL AREAS OF GROUND SURFACE DISTURBING ACTIVITIES A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED.



440 S. Lincoln Ave, Suite 4A  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
www.fourpointse.com

NO.	DATE	REVISIONS

**LOT 6 VALLEY VIEW BUSINESS PARK**  
451 ENTERPRISE ST  
HAYDEN, CO 81639

**HORIZONTAL SCALE**

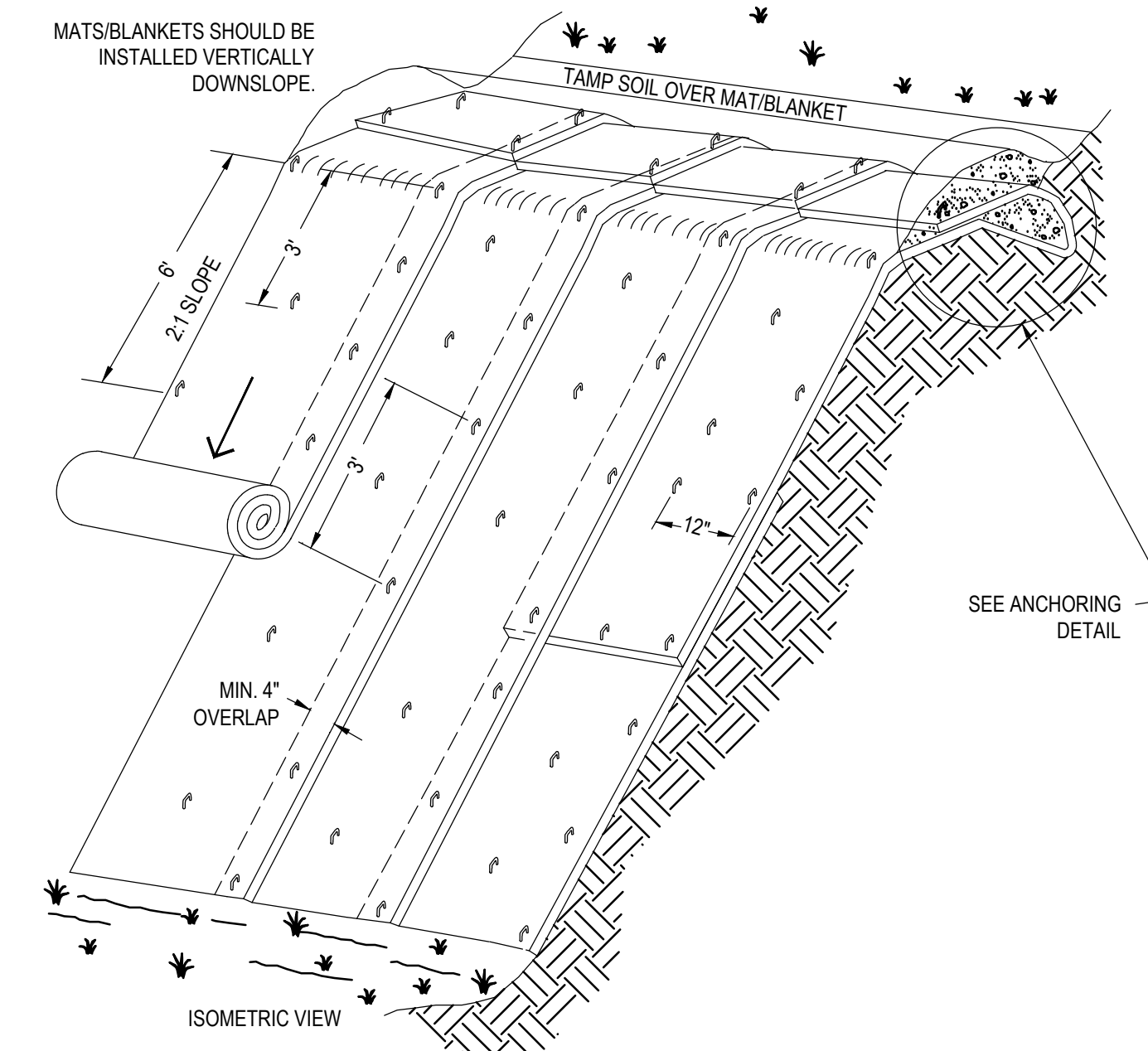
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JOB #: 1892-014  
DRAWN BY: DSC  
DESIGN BY: DSC  
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

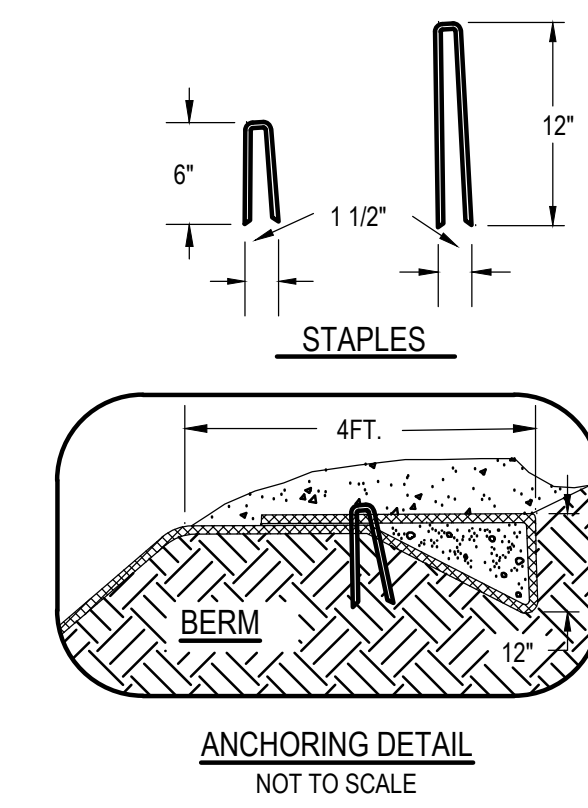
**CONSTRUCTION SITE MANAGEMENT PLAN NOTES & DETAILS**

DRAWING: SHEET NO.

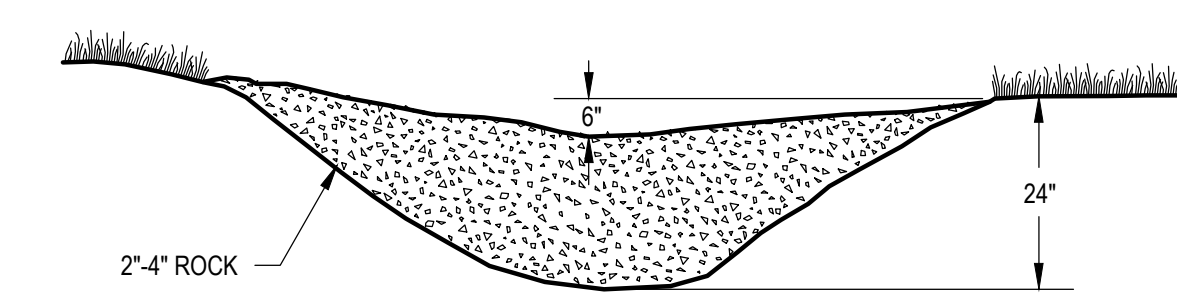
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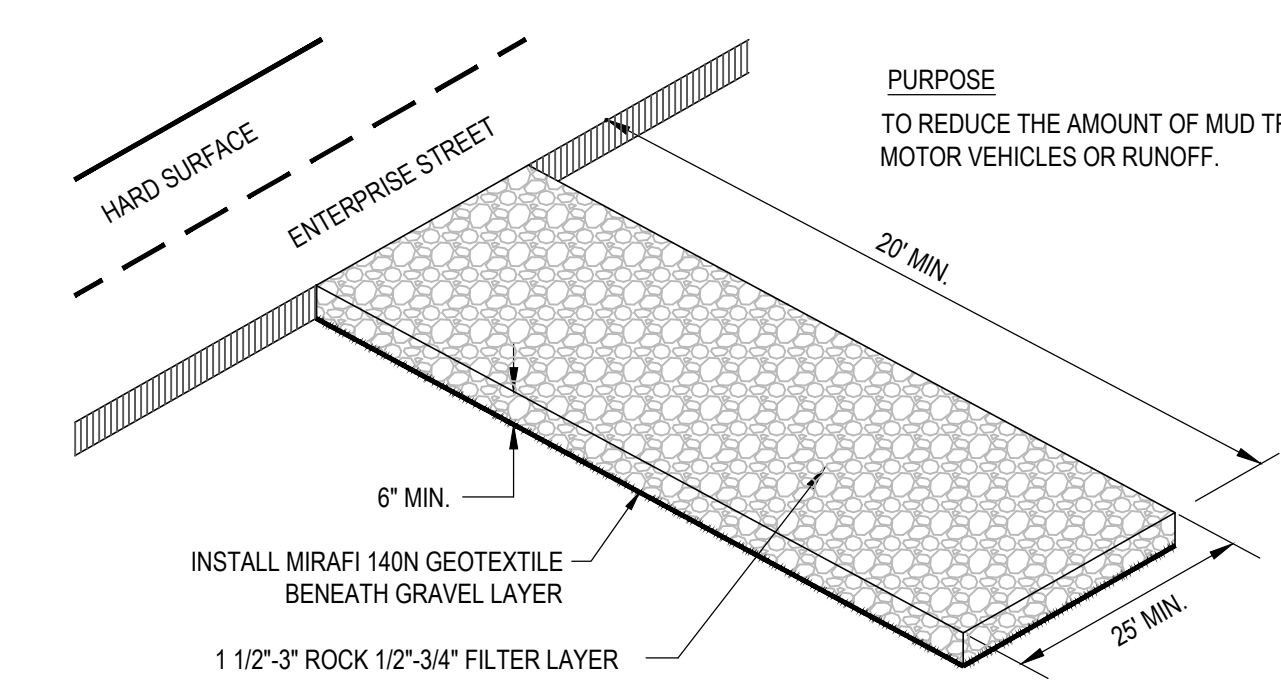
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NOT TO SCALE



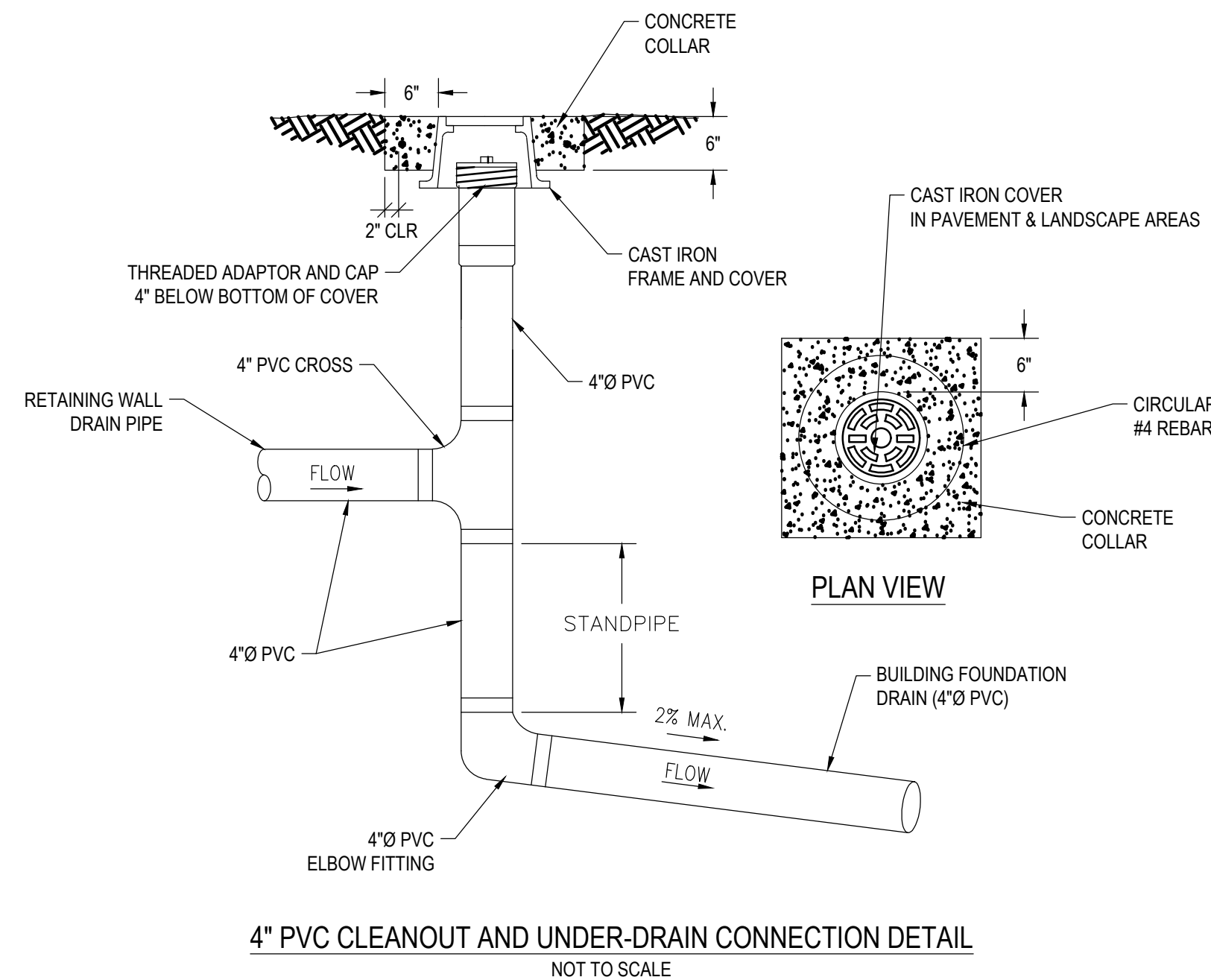
**ANCHORING DETAIL**  
NOT TO SCALE



**ROCK CHECK DAM DETAIL**  
NOT TO SCALE

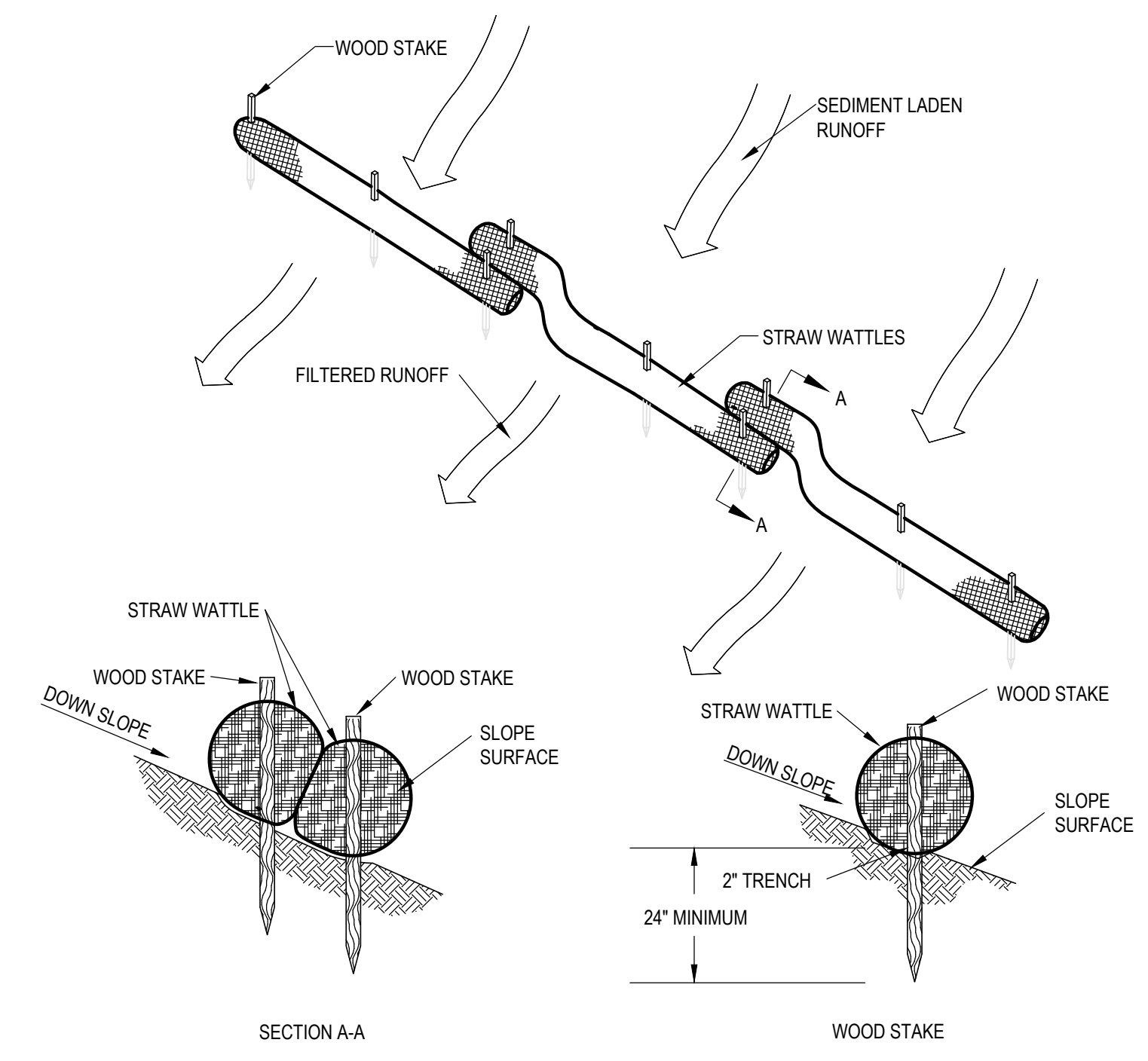


**STABILIZED CONSTRUCTION ENTRANCE TYPICAL DETAIL**  
NOT TO SCALE

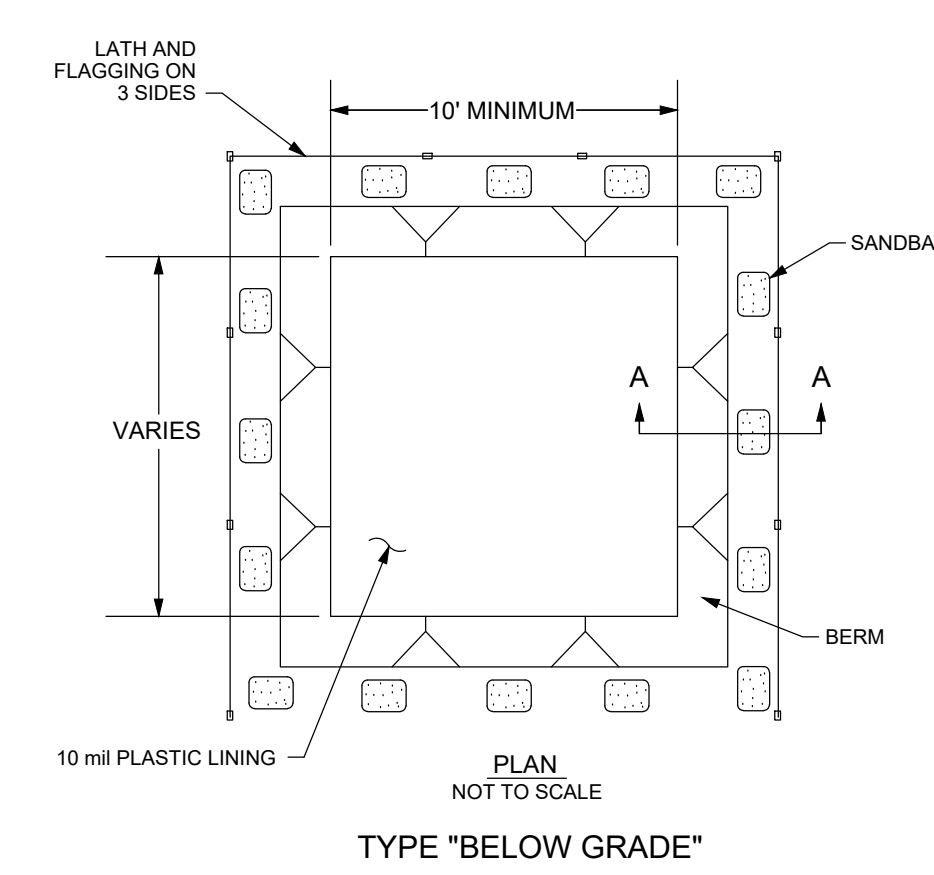


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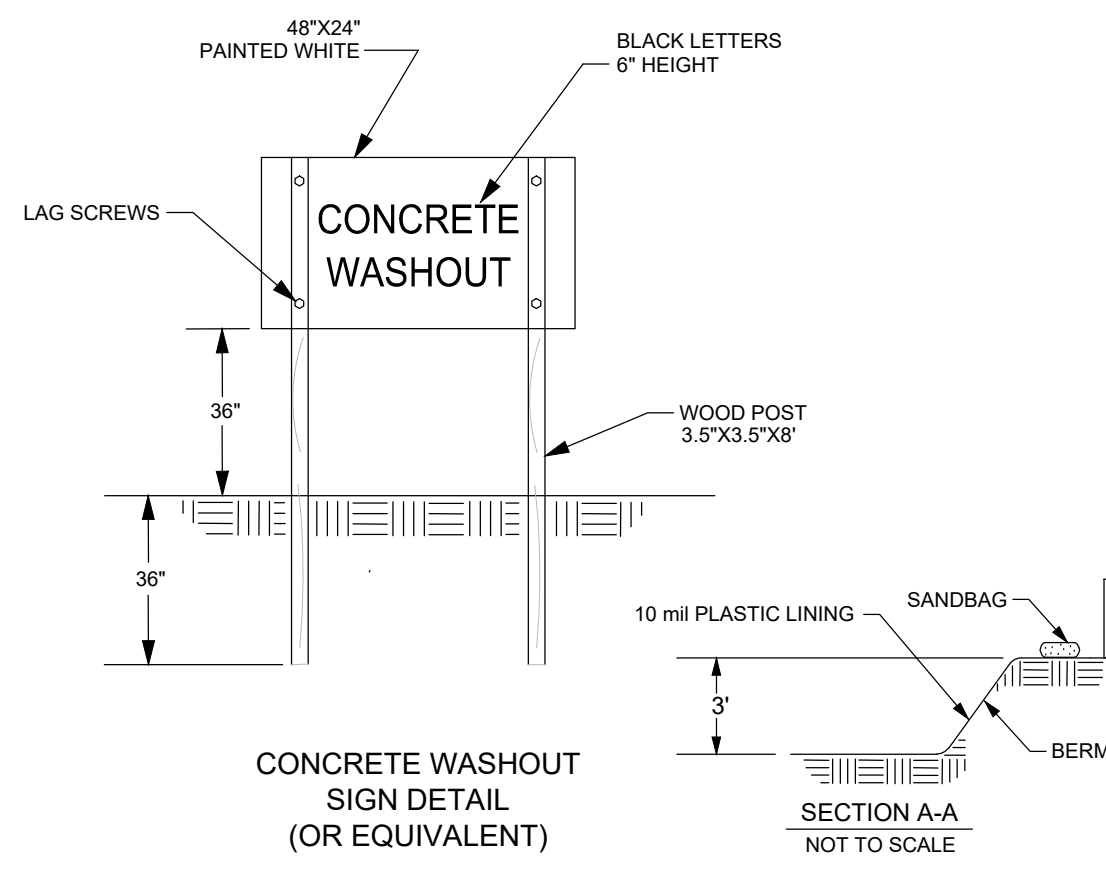
**MAINTAIN 6\"/> SPILLOVER**



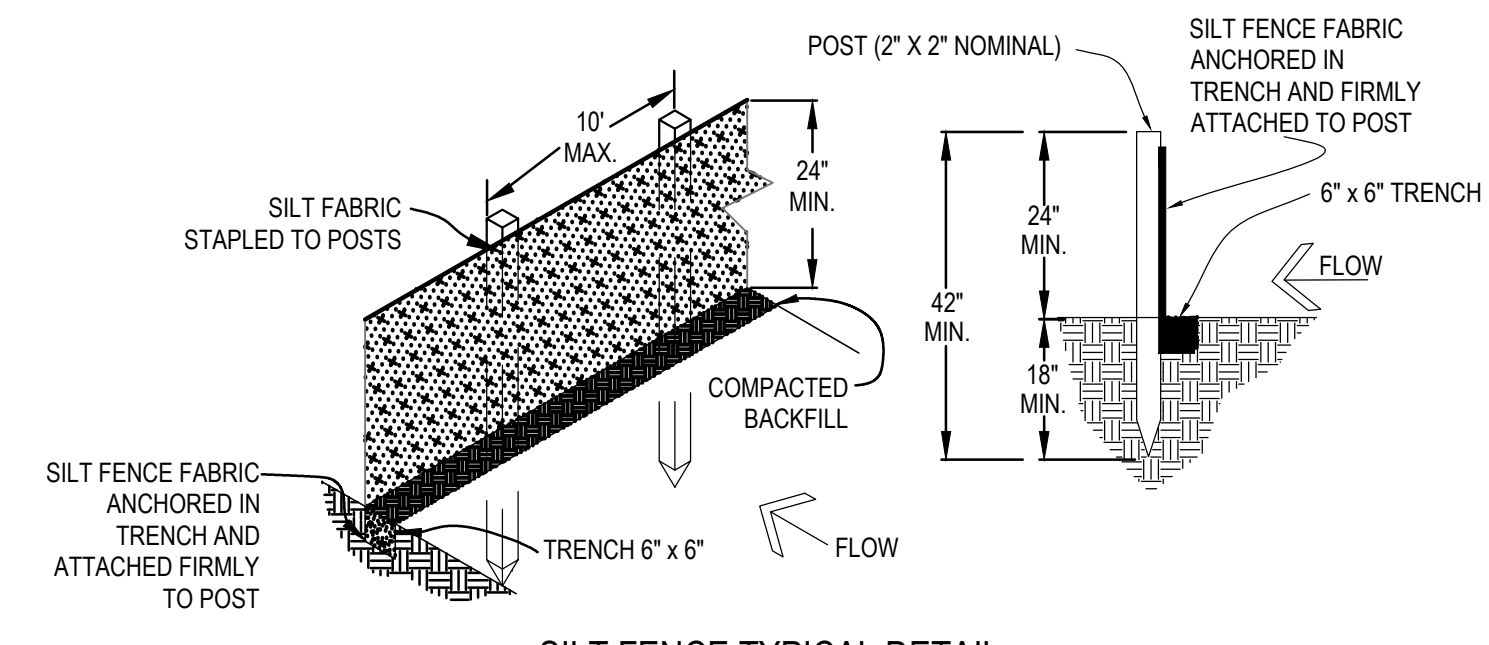
**STRAW WATTLE DETAILS**  
NOT TO SCALE



**TYPE \"/> NOT TO SCALE**

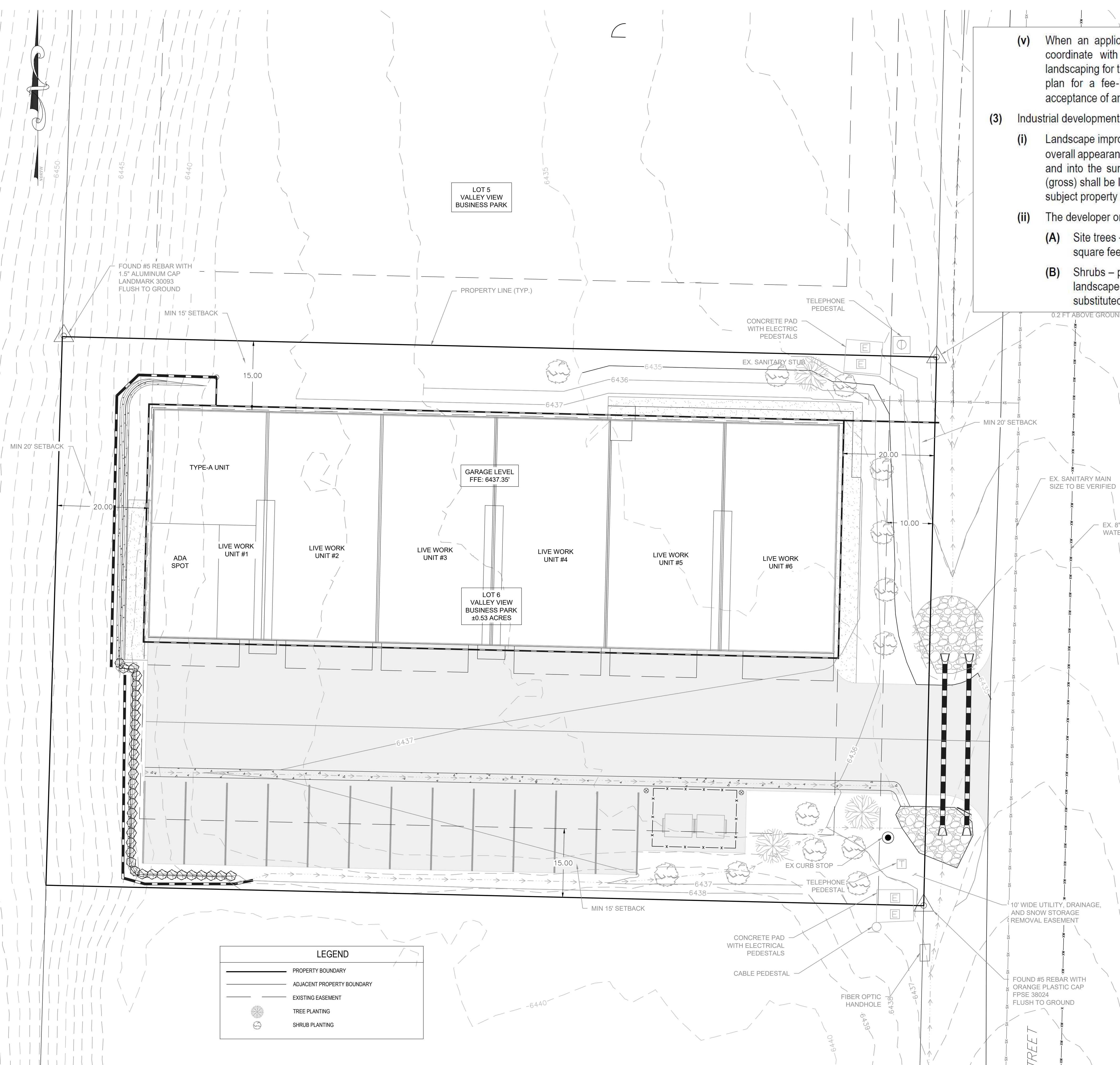


**CONCRETE WASHOUT DETAILS**  
NOT TO SCALE



**SILT FENCE TYPICAL DETAIL**  
NOT TO SCALE

- (v) When an applicant wishes to offer a fee-in-lieu of landscaping, the applicant must coordinate with the Town Planner and Public Works Director to determine how landscaping for the proposed use will be made available. A statement of the agreed upon plan for a fee-in-lieu of landscaping must be included with the application. Final acceptance of any fee-in-lieu is at the complete discretion of the Council.
- (3) Industrial development landscaping standards.
  - (i) Landscape improvements within the I-1 and I-2 districts shall be designed to enhance the overall appearance of the development and to integrate the project with adjacent land uses and into the surrounding neighborhood. A minimum of fifteen (15) percent of the site (gross) shall be landscaped area. The potential waiver of landscape requirements on the subject property is an option per Section 7.24.140.b, Fee-in-lieu of dedication, above.
  - (ii) The developer or assigns shall provide:
    - (A) Site trees – plant a minimum of one (1) tree per one thousand five hundred (1,500) square feet of landscaped area, distributed on the site.
    - (B) Shrubs – plant a minimum of one (1) shrub per three hundred (300) square feet of landscaped area. Group shrubs and distribute throughout the site. Trees may be substituted at the discretion of the Planning Commission at site plan review.



**LANDSCAPING REQUIREMENTS:**

SITE GROSS AREA:	0.53 AC/ 23,087 SQFT
15% OF GROSS AREA:	0.08 AC/ 3,463 SQFT
TREES REQUIRED:	3
SHRUBS REQUIRED:	11

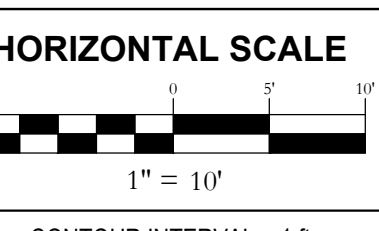
**OPEN SPACE REQUIREMENTS:**

SITE GROSS AREA:	0.53 AC/ 23,087 SQFT
15% OF GROSS AREA:	0.08 AC/ 3,463 SQFT
OPEN SPACE PARCEL 1	0.111 AC/ 4,826 SQFT
OPEN SPACE PARCEL 2	0.066 AC/ 2,865 SQFT
<b>TOTAL OPEN SPACE</b>	<b>0.177 AC/ 7,691 SQFT</b>

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	TREE PLANTING
	SHRUB PLANTING

NO.	DATE	REVISIONS

**LOT 6 VALLEY VIEW BUSINESS PARK**  
 451 ENTERPRISE ST  
 HAYDEN, CO 81639



HORIZONTAL SCALE  
 1" = 10'  
 CONTOUR INTERVAL = 1 ft  
 DATE: 06-07-2024  
 JOB #: 1892-014  
 DRAWN BY: DSC  
 DESIGN BY: DSC  
 REVIEW BY: WNM

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**LANDSCAPE PLAN**

DRAWING:  
 SHEET NO.

**C3A**

A CONDITIONAL USE FOR:

CK LIVE/WORKS

451 ENTERPRISE STREET  
HAYDEN, COLORADO

LEGAL DESCRIPTION  
LOT 6 VALLEY VIEW BUSINESS PARK

ZONING = II

PLANS FOR:

**CK LIVE/WORKS**  
451 ENTERPRISE STREET  
HAYDEN, COLORADO

JOB NO.: 23-063  
DRAWN: ECS  
DATE: 05-29-24

REVISIONS		
NO.	DATE	DRAWN
△	05-03-21	ECS

SHEET NUMBER

T-1

**GENERAL NOTES:**

1. ALL CONSTRUCTION AND MATERIALS SHALL BE SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, PERMITS AND LAWS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS BEFORE STARTING WORK. IF A DISCREPANCY APPEARS BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS, NOTIFY YAMPA VALLEY ENGINEERING AT ONCE.
4. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDUCT. THE JOB SITE SHALL BE FREE OF DEBRIS AND TRASH. MATERIALS AND EQUIPMENT SHALL BE REASONABLY PLACED. EACH SUB-CONTRACTOR ON COMPLETION OF HIS/HER PHASE OF THE JOB SHALL REMOVE ALL DEBRIS, TRASH AND EQUIPMENT.
5. ALL MATERIALS AND EQUIPMENT ON THE JOB SITE SHALL BE STACKED AND PROTECTED PROPERLY TO PREVENT DAMAGES AND OR DETERIORATION.
6. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL DIMENSIONS ARE TO FACE OF FRAMING AND FACE OF CONCRETE. ALL INTERIOR STUDS ARE TO BE 2X4 UNLESS OTHERWISE NOTED. ALL EXTERIOR STUDS ARE TO BE 2X6 UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL PROVIDE ALL BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES AND ELECTRICAL EQUIPMENT.
8. PROVIDE ALL ACCESS PANELS TO ALL ENCLOSED SPACES, VOIDS AND ATTICS AS REQUIRED BY GOVERNING CODES.

**APPLICABLE CODES OF 2024**

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2023 NATIONAL ELECTRIC CODE
- 2023 COLORADO MODEL ELECTRIC/SOLAR CODE

**SHEET INDEX**

- ARCHITECTURALS
- T-1 TITLE SHEET
  - A-0 INFO SHEET
  - A-1 PROPOSED ELEVATIONS
  - A-2 PROPOSED ELEVATIONS
  - A-3 PROPOSED MAIN LEVEL FLOOR PLAN
  - A-4 PROPOSED UPPER LEVEL FLOOR PLAN
  - A-5 PROPOSED SECTION



SYMBOLS	
	WINDOW TAG
	DOOR ID (TOP) DOOR WIDTH (BOTTOM)
	SECTION MARK
	DETAIL NUMBER W/ SHEET NUMBER
	EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	FLOOR DRAIN
	ROOF SLOPE
	TOP OF ELEVATION

LEGEND	
	NATIVE SOILS OR STRUCTURAL FILL
	GRANULAR BACKFILL
	POST
	2x4 WALL
	2x6 WALL
	8" CONCRETE WALL
	RIGID INSULATION
	BATT INSULATION

**PROJECT DIRECTORY**

OWNER  
ANCHOR PROPERTIES, LLC  
P.O. BOX 1687  
HAYDEN, COLORADO  
LICENSED DESIGN PROFESSIONAL &  
STRUCTURAL ENGINEER  
YAMPA VALLEY ENGINEERING, INC.  
1794 KAMAR PLAZA  
P.O. BOX 772192  
STEAMBOAT SPRINGS, COLORADO 80477  
970-870-9229  
yvengr@yvengr.com  
CONTRACTOR  
GARCIA CONSTRUCTION  
CHUY GARCIA



STRUCTURAL  
MECHANICAL  
ENGINEERING  
DESIGN  
DRAFTING  
SERVICES

JAMES STEGMAIER, P.E.  
1821 KAMAR PLAZA  
P.O. BOX 772192  
STEAMBOAT SPRINGS, CO  
80477  
970-870-9229  
yvengr@yvengr.com

PLANS FOR:  
**CK LIVE/WORKS**  
451 ENTERPRISE STREET  
HAYDEN, COLORADO

JOB NO.: 23-063  
DRAWN: ECS  
DATE: 05-29-24

**REVISIONS**

NO.	DATE	DRAWN

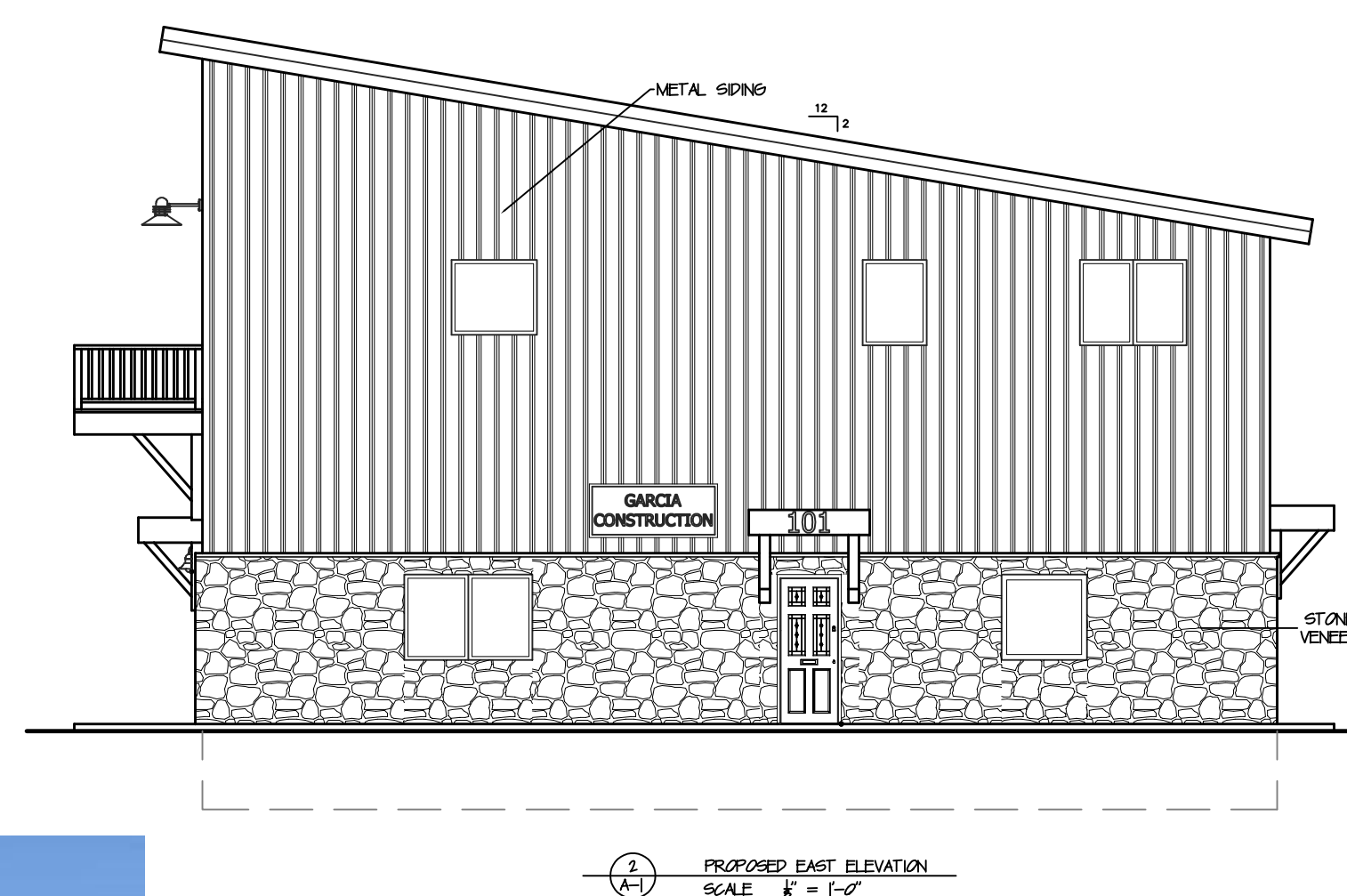
**SHEET NUMBER**

**A-0**

**YVE,**  
YAMPA VALLEY ENGINEERING, INC.

STRUCTURAL  
MECHANICAL  
ENGINEERING  
DESIGN  
DRAFTING  
SERVICES

JAMES STEGMAIER, P.E.  
1821 KAMAR PLAZA  
P.O. BOX 772192  
STEAMBOAT SPRINGS, CO  
80477  
970-870-9229  
jyengr@yvengr.com



PLANS FOR:

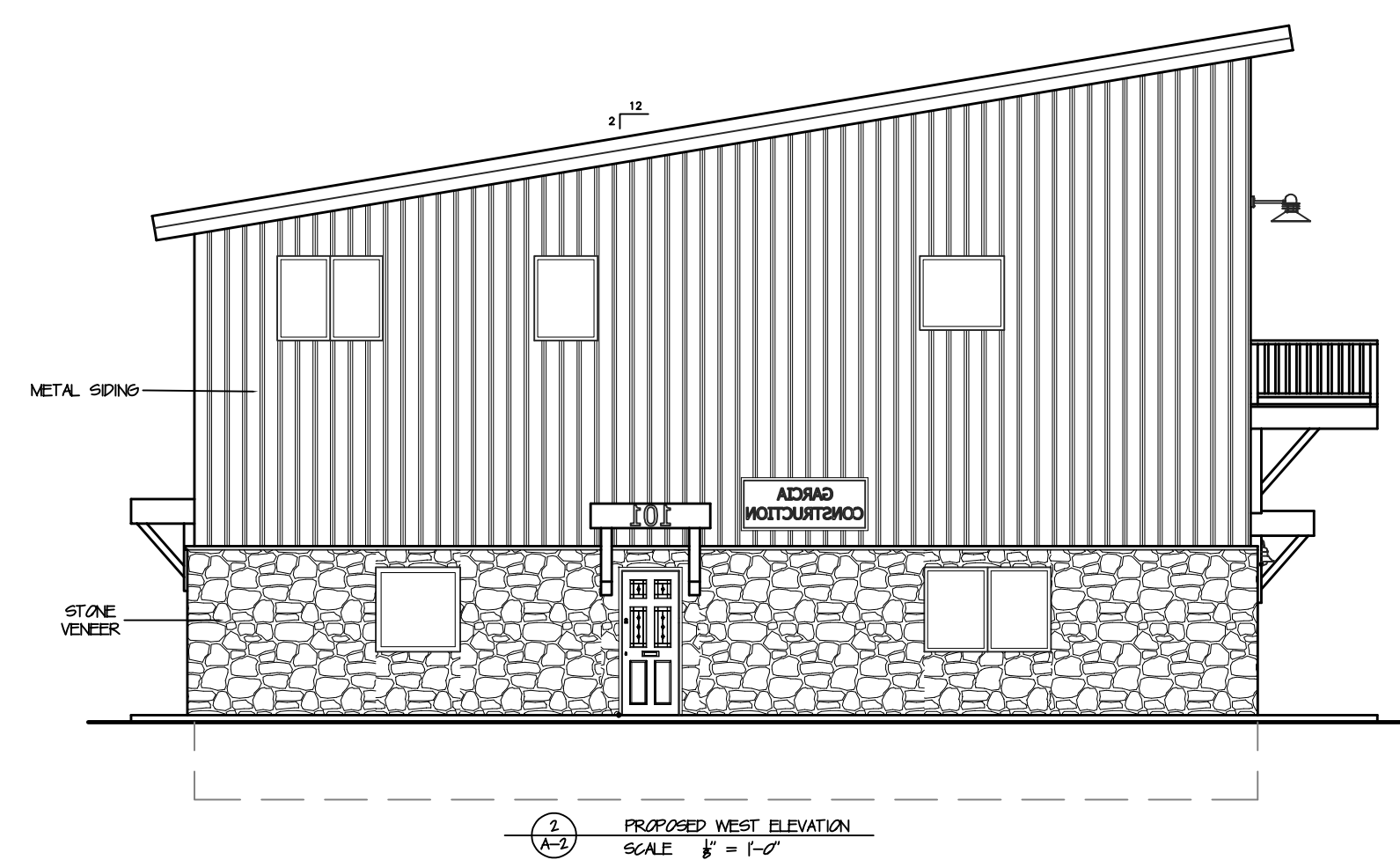
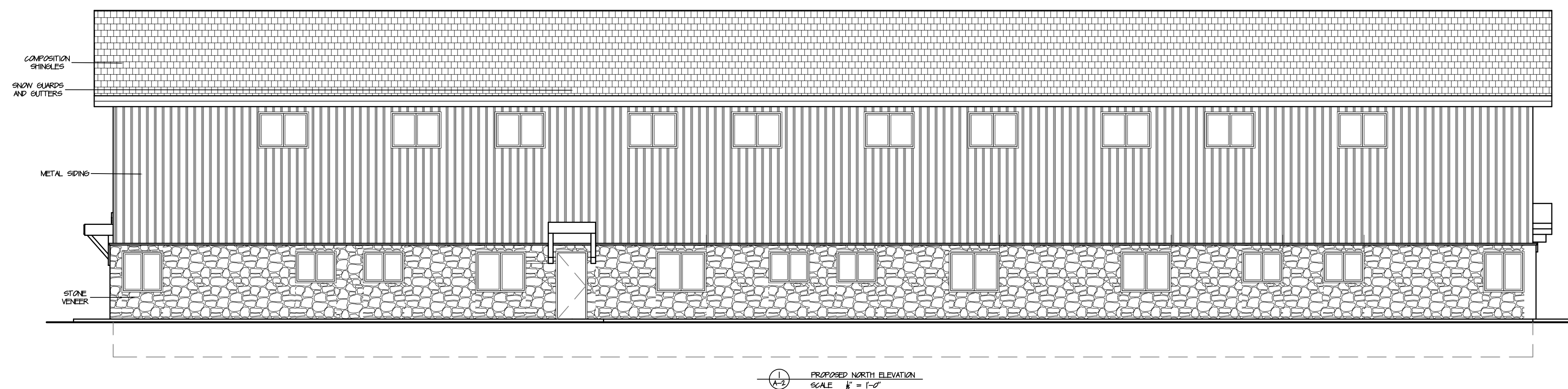
**CK LIVE/WORKS**  
451 ENTERPRISE STREET  
HAYDEN, COLORADO

JOB NO.: 23-063  
DRAWN: ECS  
DATE: 05-29-24

REVISIONS		
NO.	DATE	DRAWN
△	02-23-21	ECS

SHEET NUMBER

**A-1**



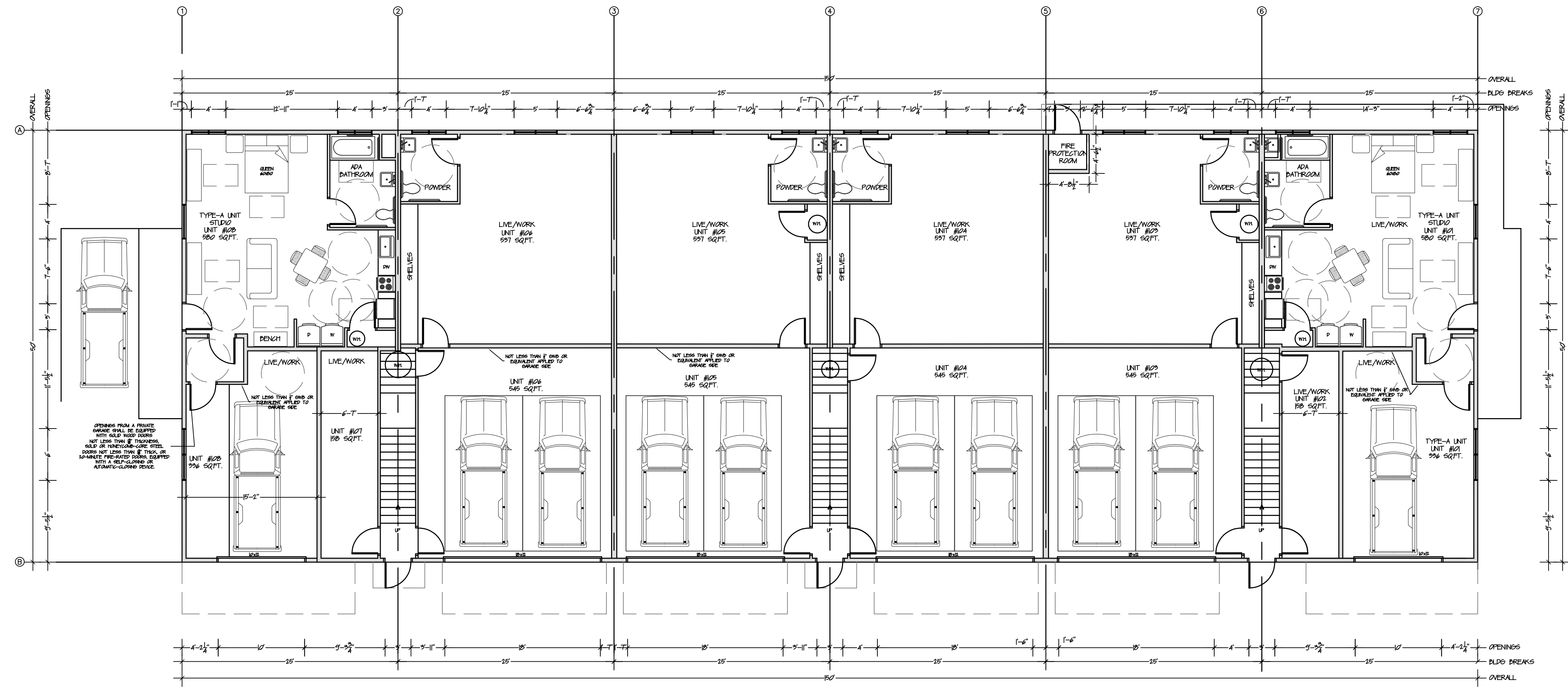
PLANS FOR:

**CK LIVE/WORKS**  
451 ENTERPRISE STREET  
HAYDEN, COLORADO

JOB NO: 23-063  
DRAWN: ECS  
DATE: 05-29-24

REVISIONS		
NO.	DATE	DRAWN
△	02-23-21	ECS

SHEET NUMBER  
**A-2**



1  
A-3 PROPOSED MAIN LEVEL FLOOR PLAN  
SCALE 1/8" = 1'-0"

CONTRACTOR TO VERIFY EXISTING DIMENSIONS IF DISCREPANCIES ARISE, NOTIFY YAMPA VALLEY ENG. PRIOR TO CONSTRUCTION

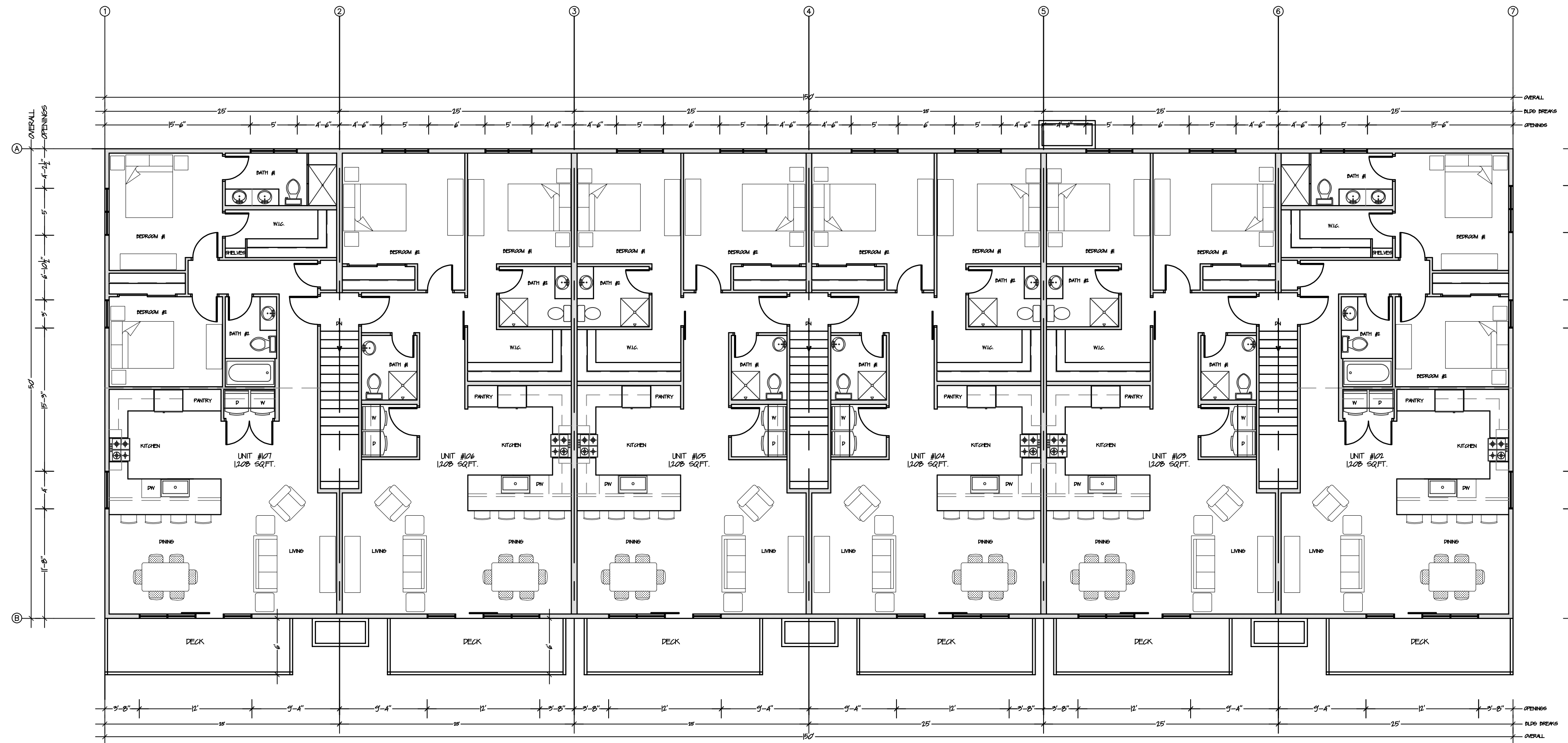
PLANS FOR:  
**CK LIVE/WORKS**  
451 ENTERPRISE STREET  
HAYDEN, COLORADO

JOB NO.: 23-063  
DRAWN: ECS  
DATE: 05-29-24

REVISIONS		
NO.	DATE	DRAWN
△	00-00-00	ECS

SHEET NUMBER  
**A-3**





1  
A-4 PROPOSED UPPER LEVEL FLOOR PLAN  
SCALE 1/8" = 1'-0"

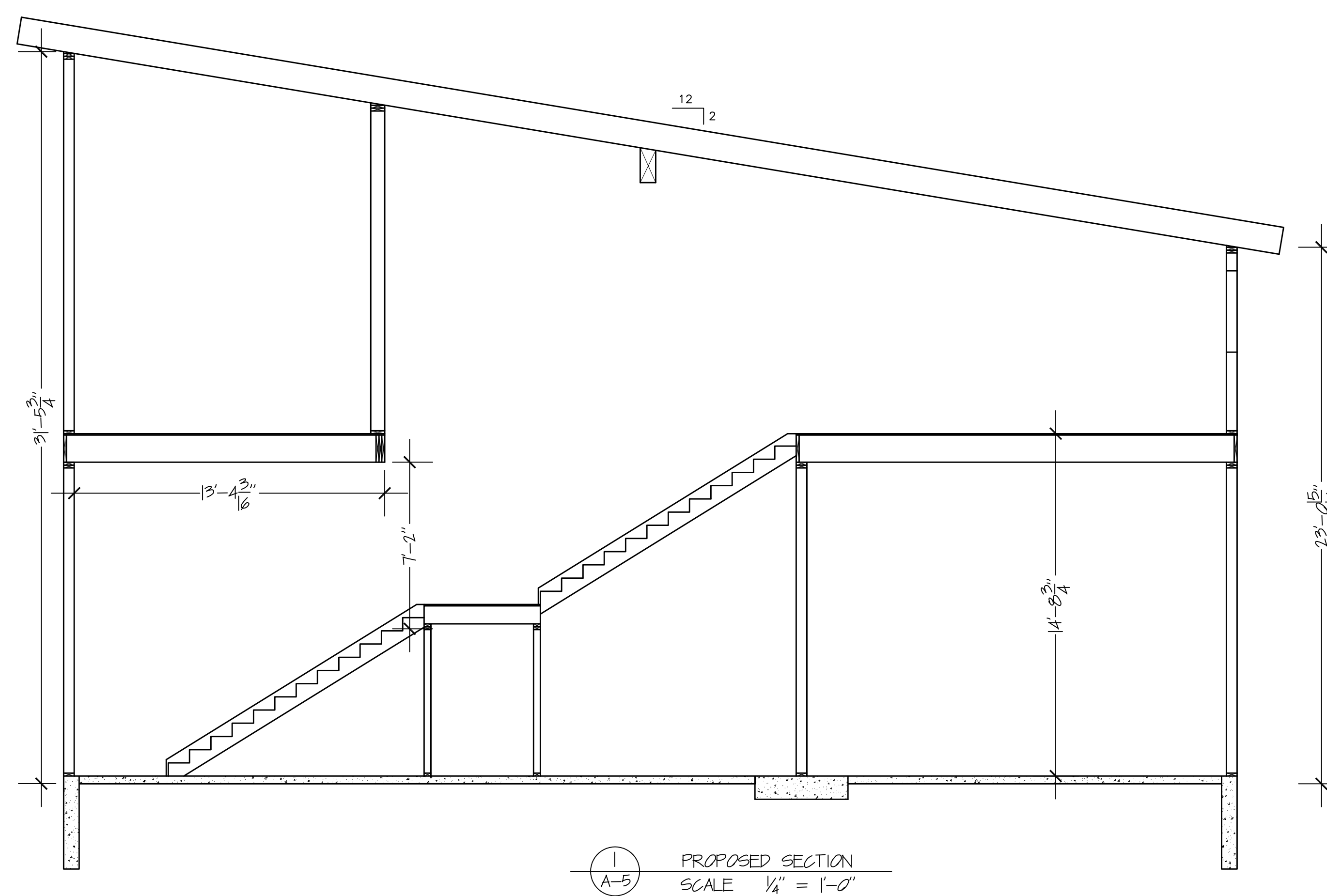
CONTRACTOR TO VERIFY  
EXISTING DIMENSIONS IF  
DISCREPANCIES ARISE,  
NOTIFY YAMPA VALLEY ENG.  
PRIOR TO CONSTRUCTION

PLANS FOR:  
**CK LIVE/WORKS**  
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HAYDEN, COLORADO

JOB NO: 23-063  
DRAWN: ECS  
DATE: 05-29-24

REVISIONS		
NO.	DATE	DRAWN
△	00-00-00	ECS

SHEET NUMBER  
**A-4**



PLANS FOR:

**CK LIVE/WORKS**  
451 ENTERPRISE STREET  
HAYDEN, COLORADO

JOB NO: 23-063  
DRAWN: ECS  
DATE: 05-29-24

REVISIONS		
NO.	DATE	DRAWN

SHEET NUMBER

**A-5**