

NOTICE OF PUBLIC HEARING

Town Council – September 19, 2024



We are interested in

your comments regarding the following proposal.

- Project:** CABINS AT MAPLE MINOR SUBDIVISION
- Area and Location:** Easterly 13.45 FT OF Lot 9, Lots 10, 11, and 12 of Block 4 David L. Sellers First Addition to the Town of Hayden, also described as 155 N Maple Street, Hayden, Colorado.
- Applicant:** Falcon Logistics Corp, Owner
- Summary:** The owners has submitted a Minor Subdivision application under Hayden’s Development Code for the Cabins At Maple Minor Subdivision, a subdivision of the easterly 13.45 ft of Lot 9, Lots 10, 11, and 12 of Block 4 David L. Sellers First Addition to the Town of Hayden into five (5) lots to accommodate five (5) detached dwelling units.

The Town Council will hold a Public Hearing and consider this item.

NOTE: Additional application information is available in the Town Planner’s office for review by the public during regular business hours.

- Meeting Schedule:** **Town Council: Public Hearing will be held on Thursday, September 19, 2024 at their meeting beginning at 7:30 pm.**

The Public Hearing is held at Hayden Town Hall, 178 West Jefferson Avenue, Hayden, Colorado.

- Please reply by:** **September 16, 2024 for comments to be entered into the application packet for Town Council consideration. Public comment can be made in person or virtually during the Public Hearing.**

Contact/Reply to:

**Tegan Ebbert,
Community Development Director
Box 190, Hayden, CO 81639**

Phone: (970) 276-3741

Fax: (970) 276-3644

E-Mail: Tegan.ebbert@haydencolorado.org

The notice of public hearings has been prepared and sent per Section 10.16.020(d) of the Hayden Development Code. Any comments or issues you may wish to address would be appreciated. Please reply by the above dates so that we may consider your comments regarding the application. Should you have any questions please call or email via the contact information listed above.

QUITCLAIM DEED

THIS DEED, made this 6TH day of NOVEMBER, 2012, between

KZ BUILDERS, INC., COLORADO CORPORATION

of the County of _____ and State of _____, grantor,

FALCON LOGISTICS CORP
whose legal address is: P.O. BOX 774000-265

STREAMBOAT SPRINGS, CO.
of the County of _____ and State of 20477
grantee:

WITNESS, that the grantor, for and in consideration of the sum of (\$10.00) Ten Dollars and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed, and QUIT CLAIMED, and by these presents do remise, release, sell, convey and Quit Claim, unto the grantee, his heirs, successors and assigns, forever, all the right title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Routt and State of Colorado described as follows:

LOTS 10, 11, 12 AND THE EASTERLY 13.45 FEET OF LOT 9, BLOCK 4, DAVID L. SELLERS FIRST ADDITION TO THE TOWN OF HAYDEN, COUNTY OF ROUTT, STATE OF COLORADO. VACANT LAND KNOWN AS 155 MAPLE ST. HAYDEN COLORADO ASSESSORS ACCT # R8165156

also known by street and number as:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoove of the grantee, his heirs and assigns forever. The singular number shall include the plural, the plural and 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]
KZ BUILDERS INC. BY DAMON HILL, PRES.

STATE OF COLORADO)

COUNTY OF ROUTT) ss.

The foregoing instrument was acknowledged before me this 6TH day of NOVEMBER, 2012, by DAMON HILL, AS PRESIDENT OF KZ BUILDERS, INC.

My commission expires

2/10/2015

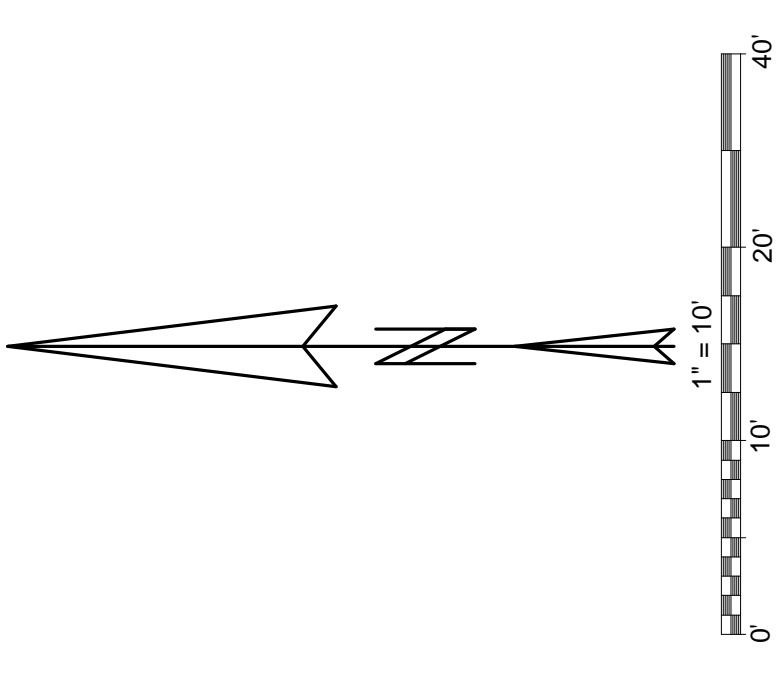


Witness my hand and official seal.

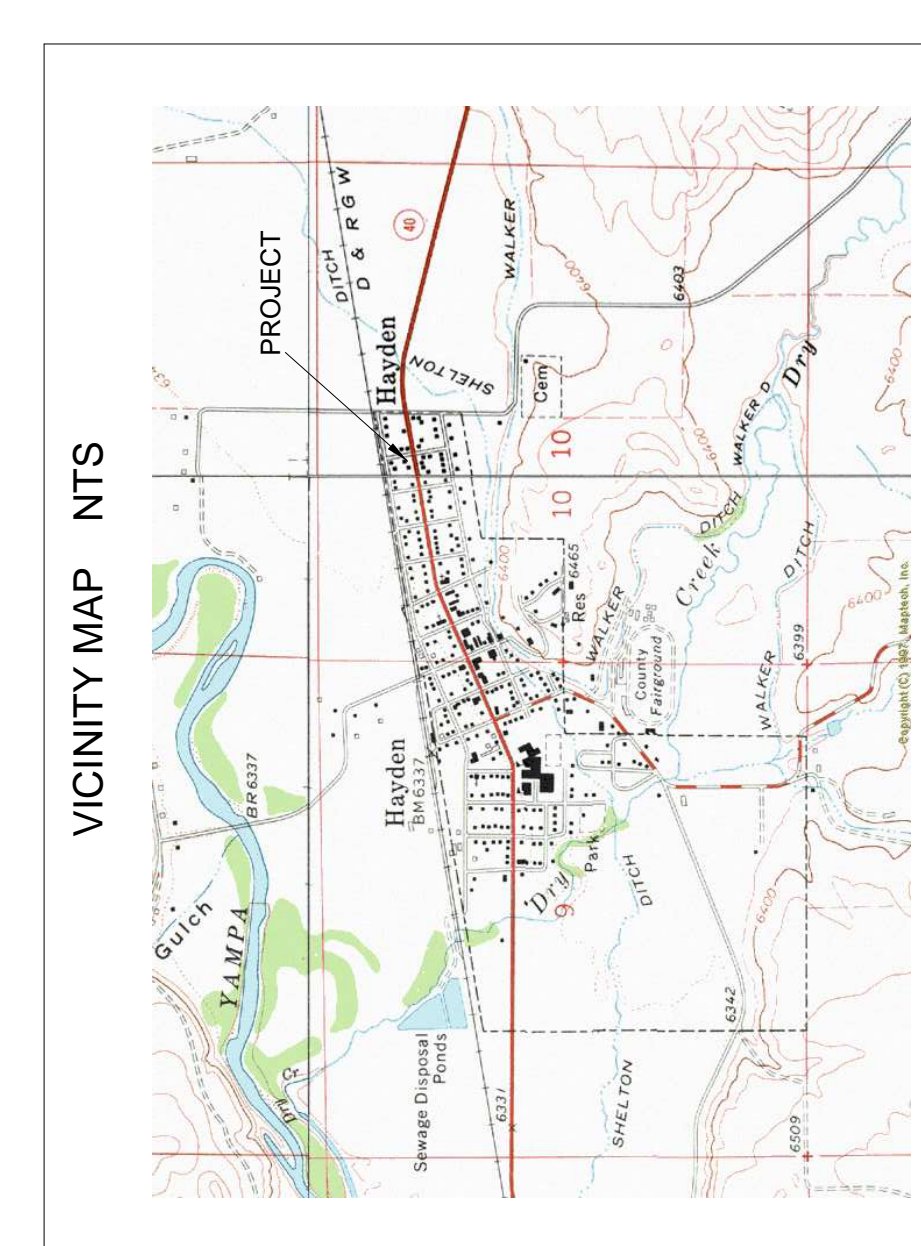
[Signature]
Notary Public

THE CABINS AT MAPLE

A REPLAT OF THE EAST 13.45 FEET OF LOT 9, LOTS 10, 11, & 12, BLOCK 4 DAVID L. SELLER'S ADDITION TO THE TOWN OF HAYDEN, PORTIONS OF THE NE1/4 NW1/4 OF SECTION 10, T6N R88W, 6th P.M. ROUTT COUNTY, COLORADO



- PLAT NOTES:**
- UTILITY EASEMENT** - This plat shows an easement, consisting of all areas in lots 1-4, with the exception of the designated Building Envelopes, for each respective lot, for all public pipes, lines, utility lines, cables, wires, optical fiber lines or other similar facilities which traverse, intersect, or underlie the property, whether such public pipes, lines, utilities and facilities are now existing or hereafter constructed and/or buried and subject to an easement in gross to be held in common by the Town of Hayden, Colorado, for the purpose of installation and replacement of such pipes, pipes, lines, utility lines, cables, wires or other similar facilities.
 - INGRESS AND EGRESS EASEMENT** - This is reserved hereby an easement, as shown hereon, for ingress to and egress from the public right of way, to and from all designated parking areas, and access to and through designated parking areas, for deposit on the designated Show Storage areas.
 - Area** = 11,068 S.F.
Building Envelopes = 3,900 S.F.
Ingress & Egress Easement = 2,250 S.F.
Open Space = 2,846 S.F. (25%)



ROUTT COUNTY SURVEYOR'S ACCEPTANCE
This plat was filed and/or indexed as File No. SP _____ on _____, 2024, at _____, Colorado, in the _____ system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. 38-60-101.

By: _____
Thomas H. Ellinger, Jr. PLS #177651
Routt County Surveyor

ATTORNEY'S OPINION
I, Mark J. Fischer, being an attorney-at-law duly licensed to practice in the State of Colorado, do hereby certify that I have reviewed the Commitment hereon and find it to be in compliance with the provisions of the Colorado Real Estate Law, Chapter 38, of the Colorado Revised Statutes, and the stated B-2 exceptions as contained within said title policy and title commitment above referenced.

Mark J. Fischer, Attorney-at-Law
Effective the _____ day of _____, 20____.

RESTRICTIVE COVENANTS ARE RECORDED AT RECEPTION NO. _____

NOTICE OF RESEARCH
Pursuant to C.R.S. § 38-651-106 (1)(b) (ii), research regarding the Rights-of-Way and easements as shown hereon was obtained by the undersigned on _____, 2024, and is hereby certified to be correct and true to the best of the undersigned's knowledge.

NOTICE - ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS INSTRUMENT OR THE INSTRUMENTS TO WHICH THIS INSTRUMENT REFERS WITHIN TEN (10) YEARS OF THE DATE OF CERTIFICATION SHOWN HEREON. ACTION BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF OWNERSHIP AND DEREGATION
BE IT HEREBY MADE KNOWN: That FALCON LOGISTICS CORP., A WYOMING CORPORATION, being the owner of the land described as follows: The East 13.45 feet of Lot 9, Lot 10, Lot 11, and Lot 12, Block 4, David L. Seller's Addition to the Town of Hayden, County of Routt, State of Colorado, and being the owner of the land described as follows: The East 13.45 feet of Lot 9, Lot 10, Lot 11, and Lot 12, Block 4, David L. Seller's Addition to the Town of Hayden, County of Routt, State of Colorado, in the Town of Hayden, Routt County, Colorado, under the name and style of THE CABINS AT MAPLE, has laid out, platted and subdivided same as shown on this plat, this being the first plat of FALCON LOGISTICS CORP., A WYOMING CORPORATION, has caused its name to be hereunto subscribed this _____ day of _____, 2024.

FALCON LOGISTICS CORP., A WYOMING CORPORATION
By: _____
Damon O. Hill, President

STATE OF COLORADO)
COUNTY OF ROUITT)
The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 2024 by Damon O. Hill as President.

WITNESS my hand and official seal.
My commission expires: _____
Notary Public

TOWN COUNCIL CERTIFICATE
This Plat of THE CABINS AT MAPLE is approved for filing this _____ day of _____, 2024, by the Town Council, Town of Hayden, Colorado, and the Town Council hereby certifies that the plat is in compliance with the provisions of the Colorado Real Estate Law, Chapter 38, of the Colorado Revised Statutes, and the stated B-2 exceptions as contained within said title policy and title commitment above referenced. The plat is in compliance with the provisions of the Colorado Real Estate Law, Chapter 38, of the Colorado Revised Statutes, and the stated B-2 exceptions as contained within said title policy and title commitment above referenced. The plat is in compliance with the provisions of the Colorado Real Estate Law, Chapter 38, of the Colorado Revised Statutes, and the stated B-2 exceptions as contained within said title policy and title commitment above referenced. The plat is in compliance with the provisions of the Colorado Real Estate Law, Chapter 38, of the Colorado Revised Statutes, and the stated B-2 exceptions as contained within said title policy and title commitment above referenced.

Ryan Banks, Mayor
Attest: Sharon Johnson, Town Clerk

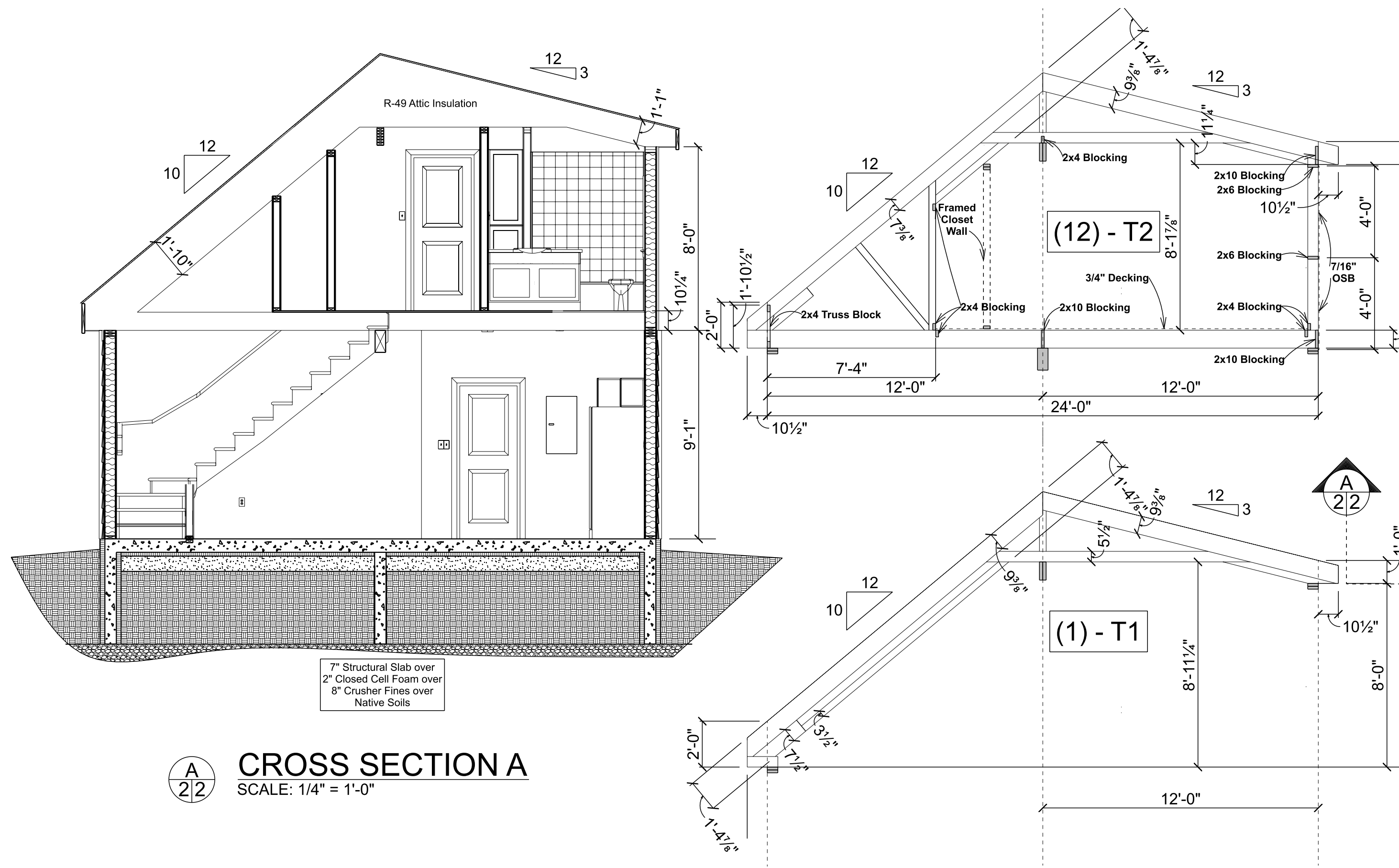
SURVEYOR'S CERTIFICATE
I, Gordon R. Dowling, a duly registered land surveyor in the State of Colorado, do hereby certify this Plat of THE CABINS AT MAPLE has been prepared in accordance with all applicable laws of the State of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

Gordon R. Dowling
PLS #30090

ROUTT COUNTY CLERK AND RECORDERS' ACCEPTANCE
This Plat was accepted for filing in the Office of the Routt Clerk and Recorder on this _____ day of _____, 2024, A.D.
File No. _____ Reception No. _____ Time _____ m.
JENNY L. THOMAS, ROUITT COUNTY CLERK & RECORDER

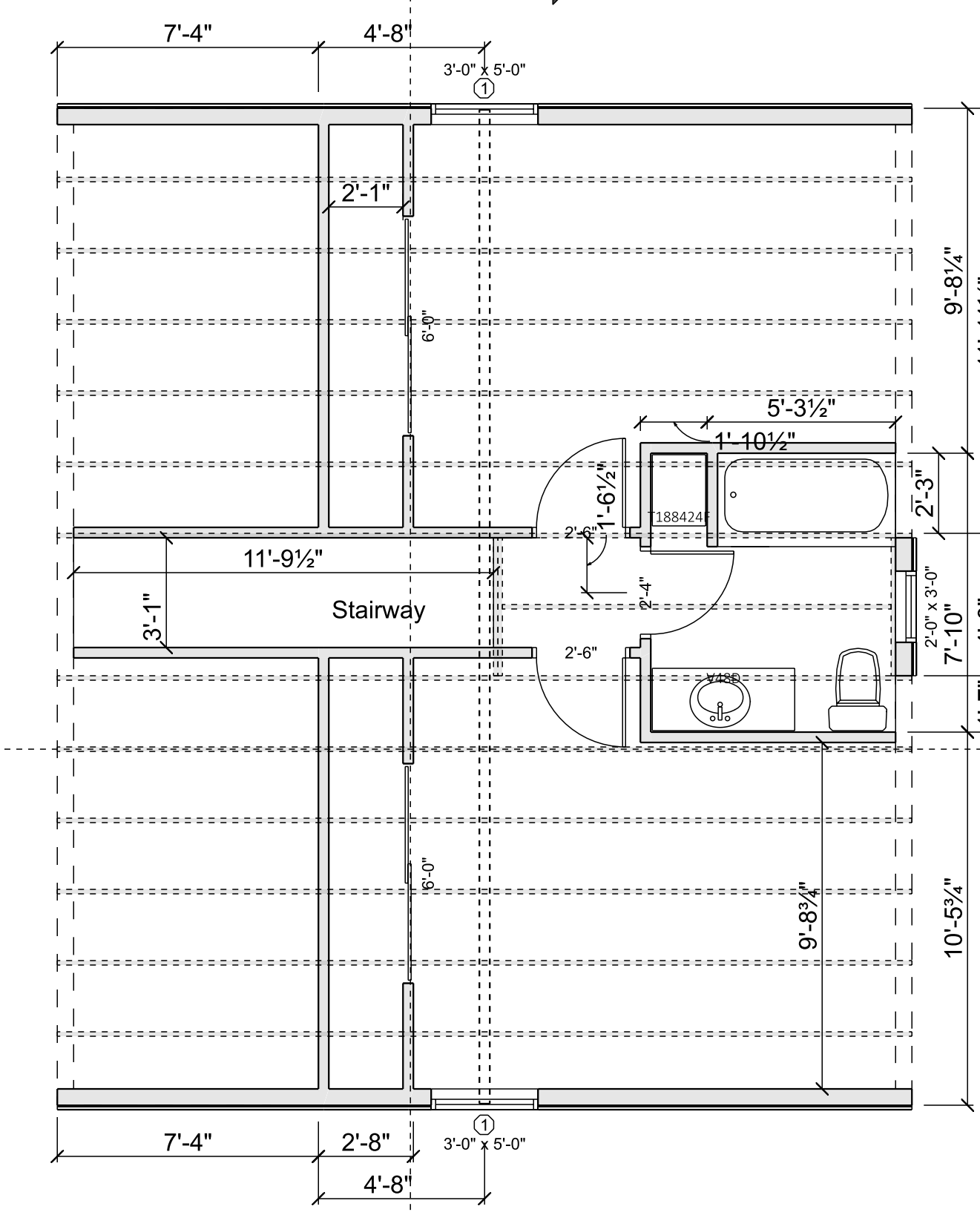
FALCON LOGISTICS CORP.		THE CABINS AT MAPLE PRELIMINARY PLAT	
THE E. 13.45 OF LOT 9, LOTS 10, 11, & 12, BLOCK 4, DAVID L. SELLER'S ADDITION	TOWN OF HAYDEN, ROUITT COUNTY, COLORADO		
SCALE	DWG	DATE	REV
1" = 10'	GRD	8/28/24	005-2345
DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 FAX 276-4595			

REV. 1 8/2024 REVISE PER TOWN COMMENTS



CROSS SECTION A

SCALE: 1/4" = 1'-0"

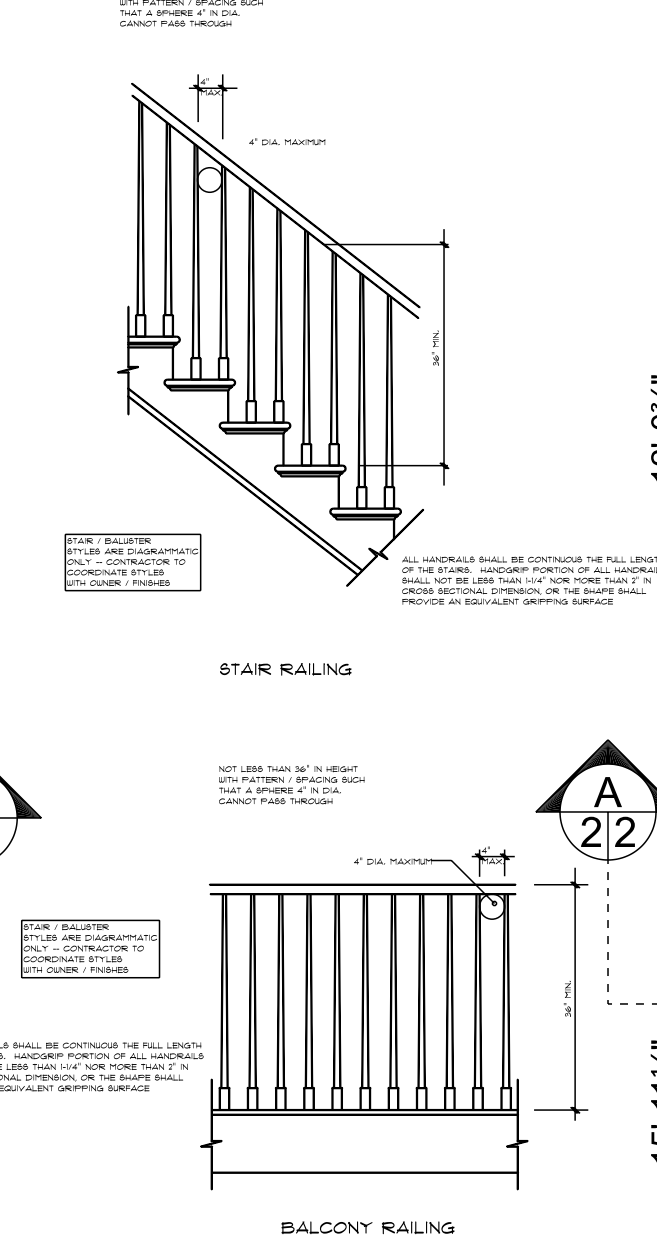


ATTIC FLOOR

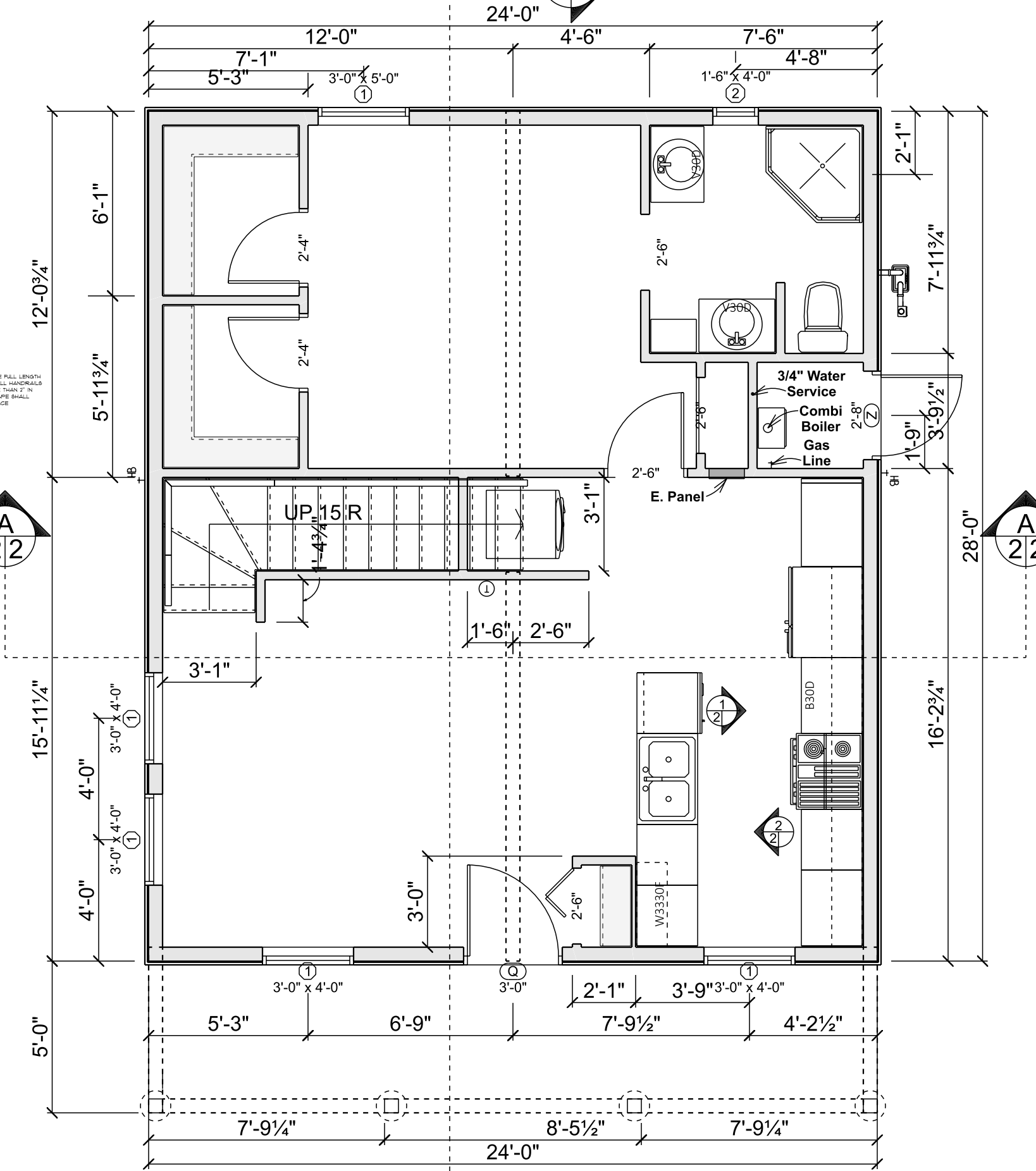
SCALE: 1/4" = 1'-0"

PRODUCT CODE			OPENING SCHEDULE						
	SIZE	HINGE	REVERSED	COUNT	TEMPERED GLASS	EGRESS	U-VALUE		
32X80 FLAIN I	2'-8"	R	YES	1	No	No	0.300		
36X80 DUTCH I-No Grilles	3'-0"	L	NO	1	Yes	Yes	0.300		
18X48 SINGLE HUNG I	1'-6" x 4'-0"	U	NA	1	Yes	No	0.300		
24X36 SINGLE HUNG I	2'-0" x 3'-0"	U	NA	1	No	No	0.300		
36X48 SINGLE HUNG I	3'-0" x 4'-0"	U	NA	4	No	No	0.300		
36X60 SINGLE HUNG I	3'-0" x 5'-0"	U	NA	3	No	Yes	0.300		

AREA SCHEDULE		
NAME	COLOR	AREA
Gross Floor Area		1041.0 sq ft.

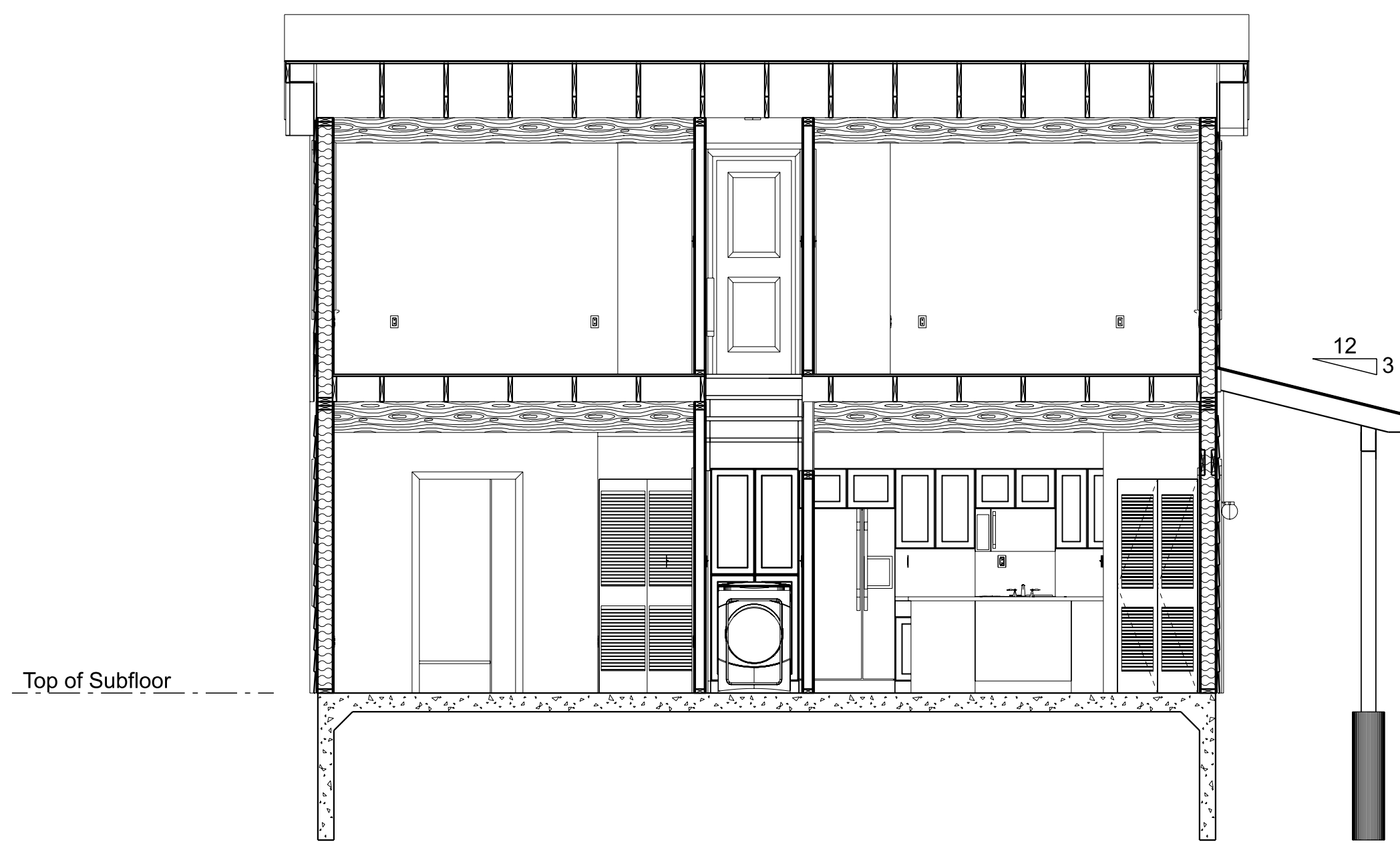


ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 4inch	3	O
exterior light O1	1	O
electrical panel	1	□
co detector	2	•
Fan	1	⊕
outlet	10	⊕
outlet gfi	12	⊕
outlet up	1	⊕
smoke detector	3	•
switch	10	⊕
switch 3 way	6	⊕
outlet gfi	3	⊕



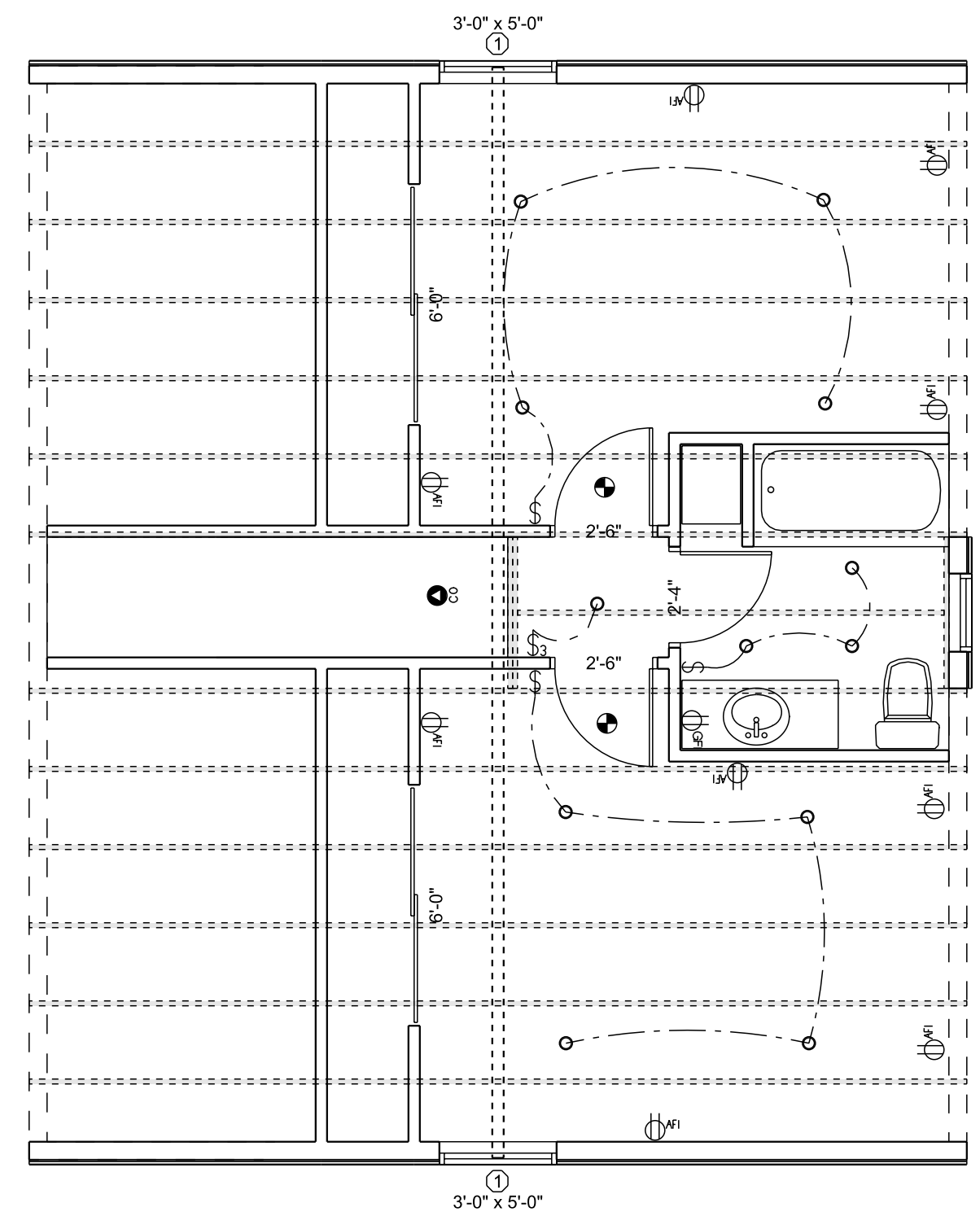
MAIN FLOOR

SCALE: 1/4" = 1'-0"



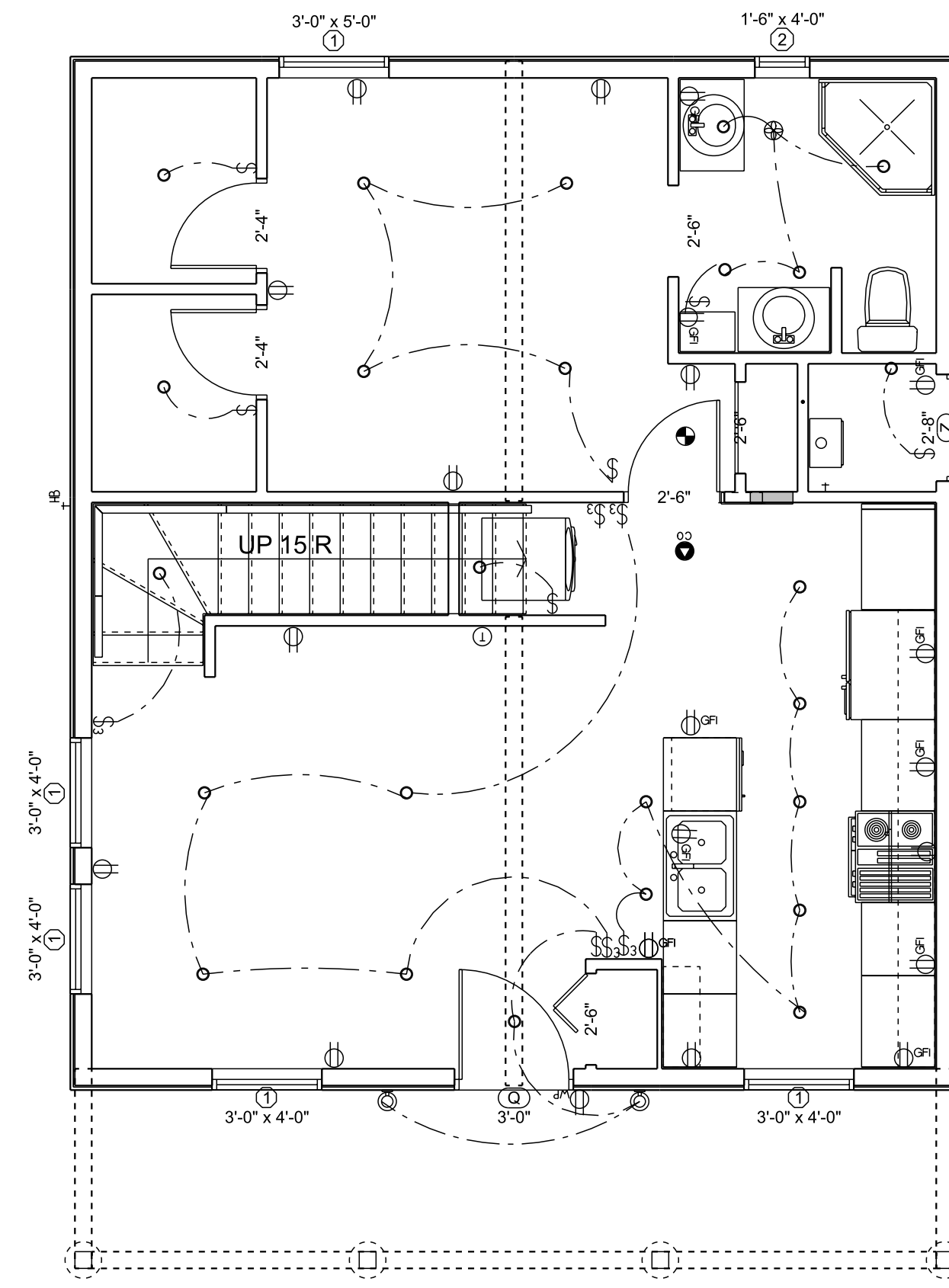
CROSS SECTION B

SCALE: 1/4" = 1'-0"



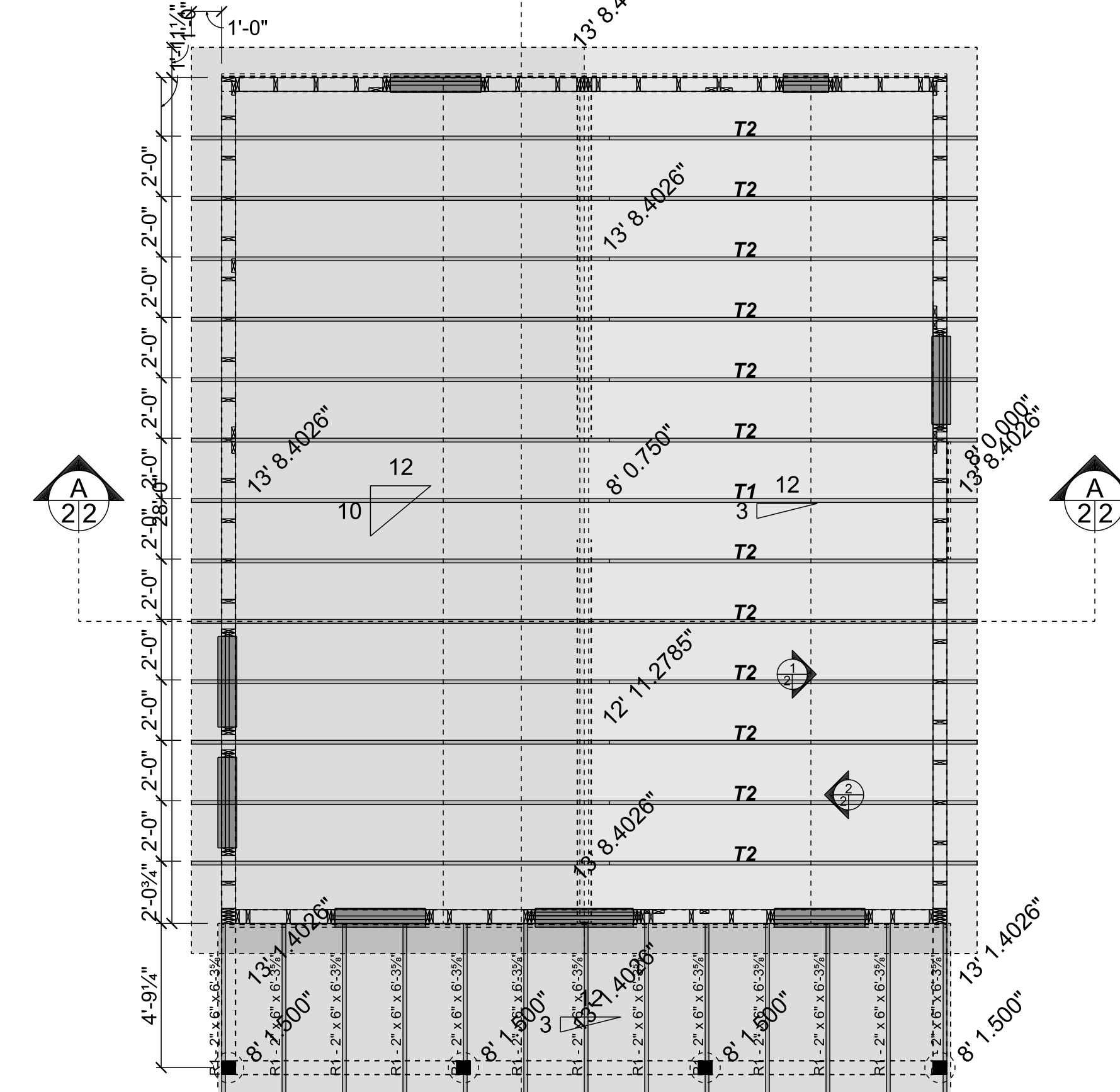
ATTIC FLOOR - ELECTRICAL

SCALE: 1/4" = 1'-0"



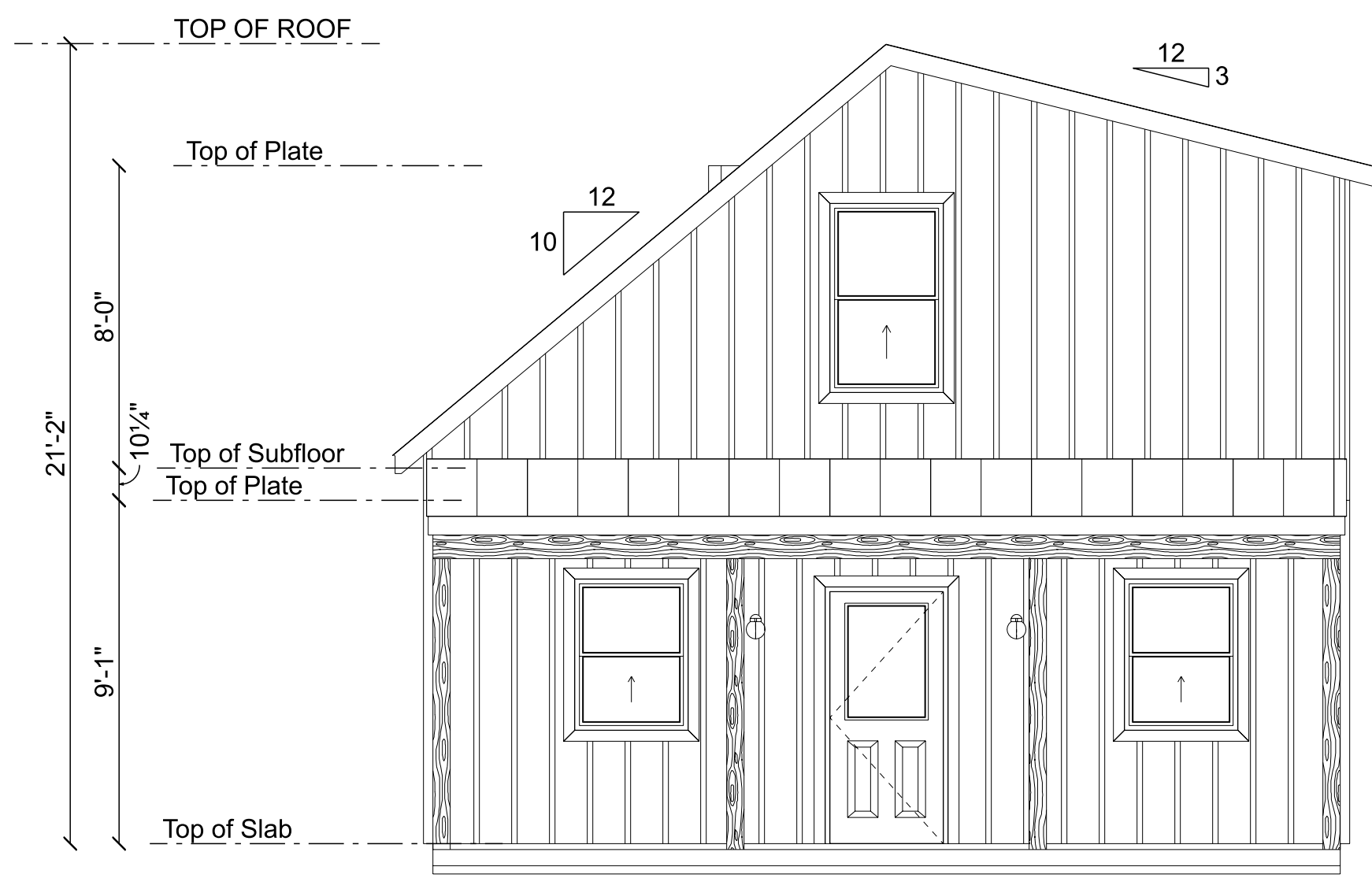
MAIN FLOOR - ELECTRICAL

SCALE: 1/4" = 1'-0"



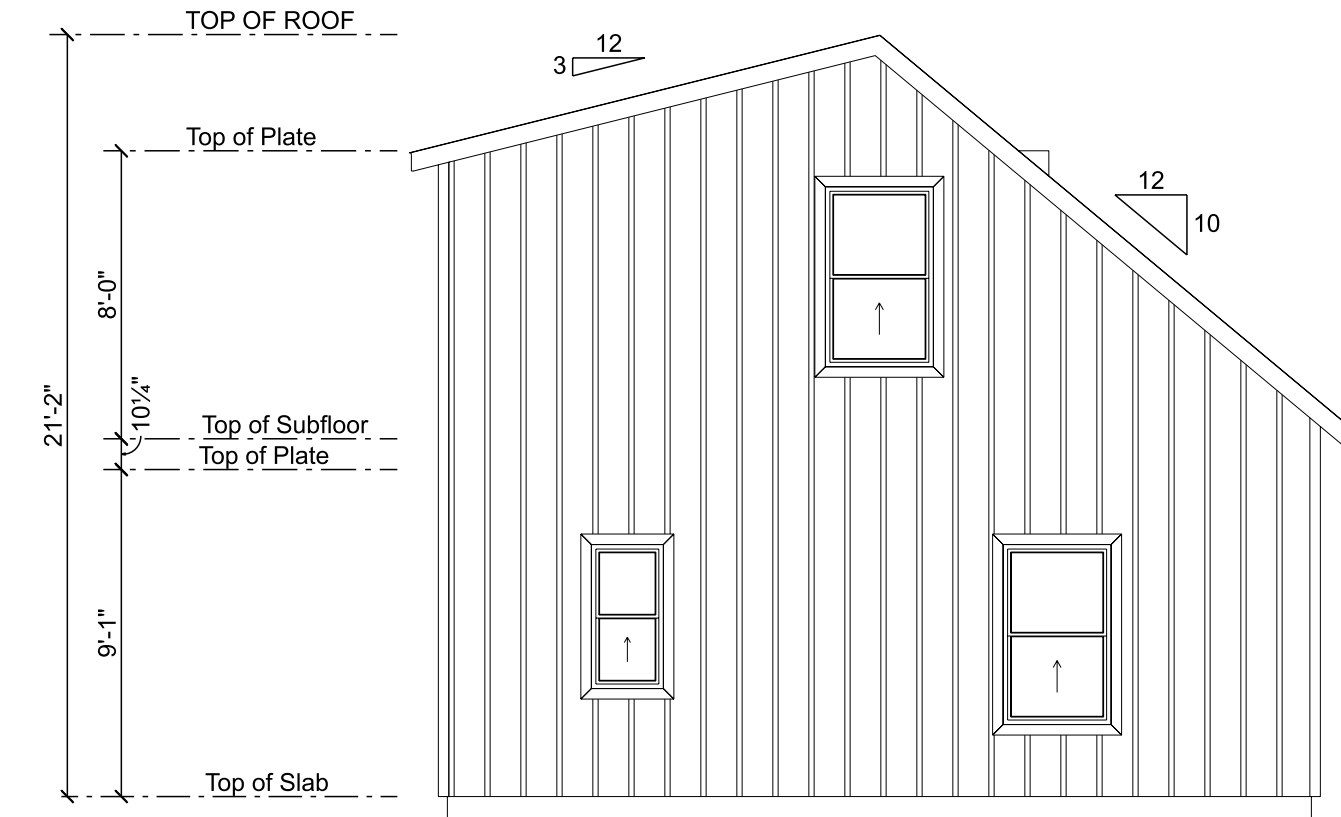
MAIN FLOOR - ROOF

SCALE: 1/4" = 1'-0"



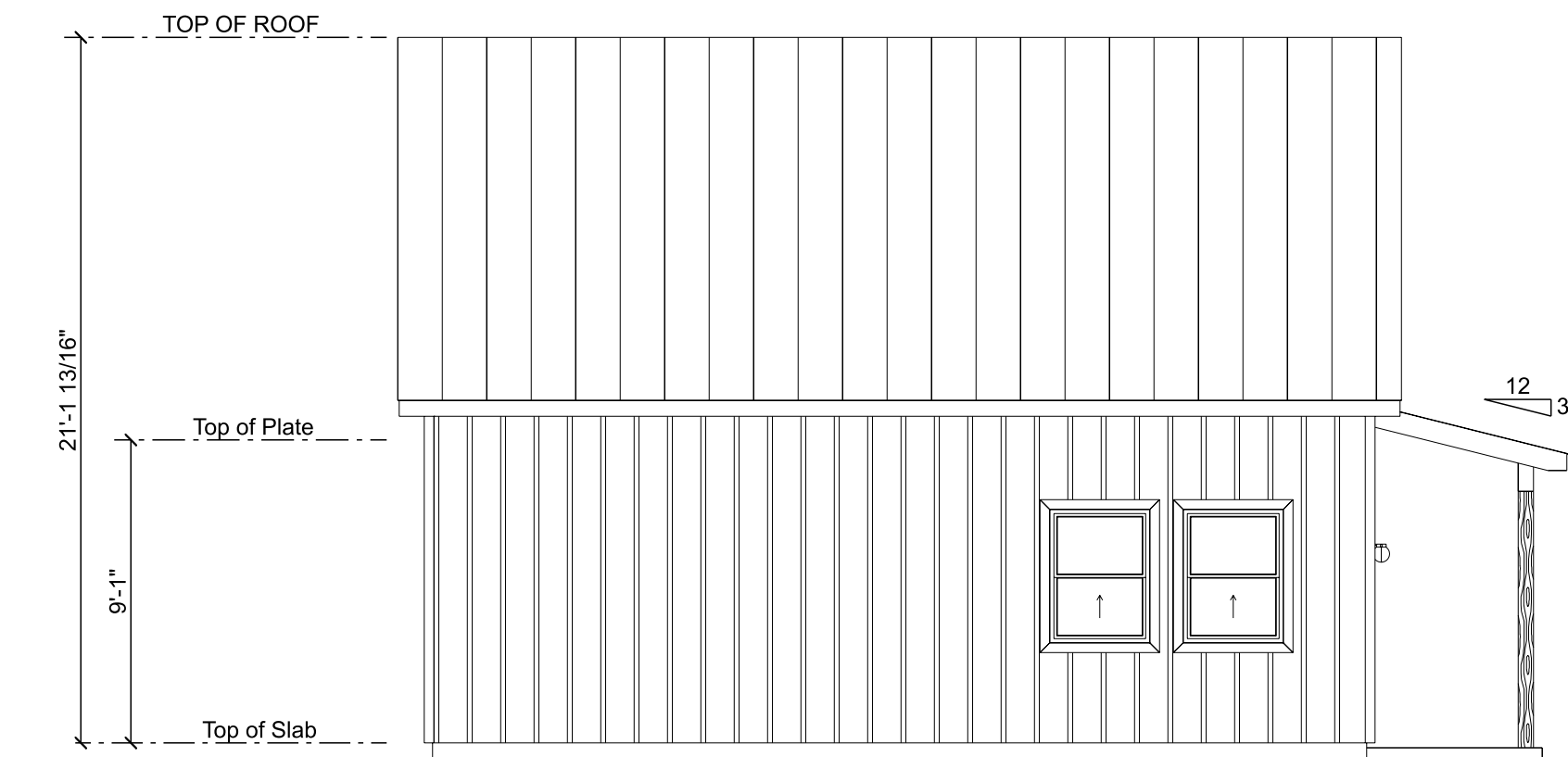
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



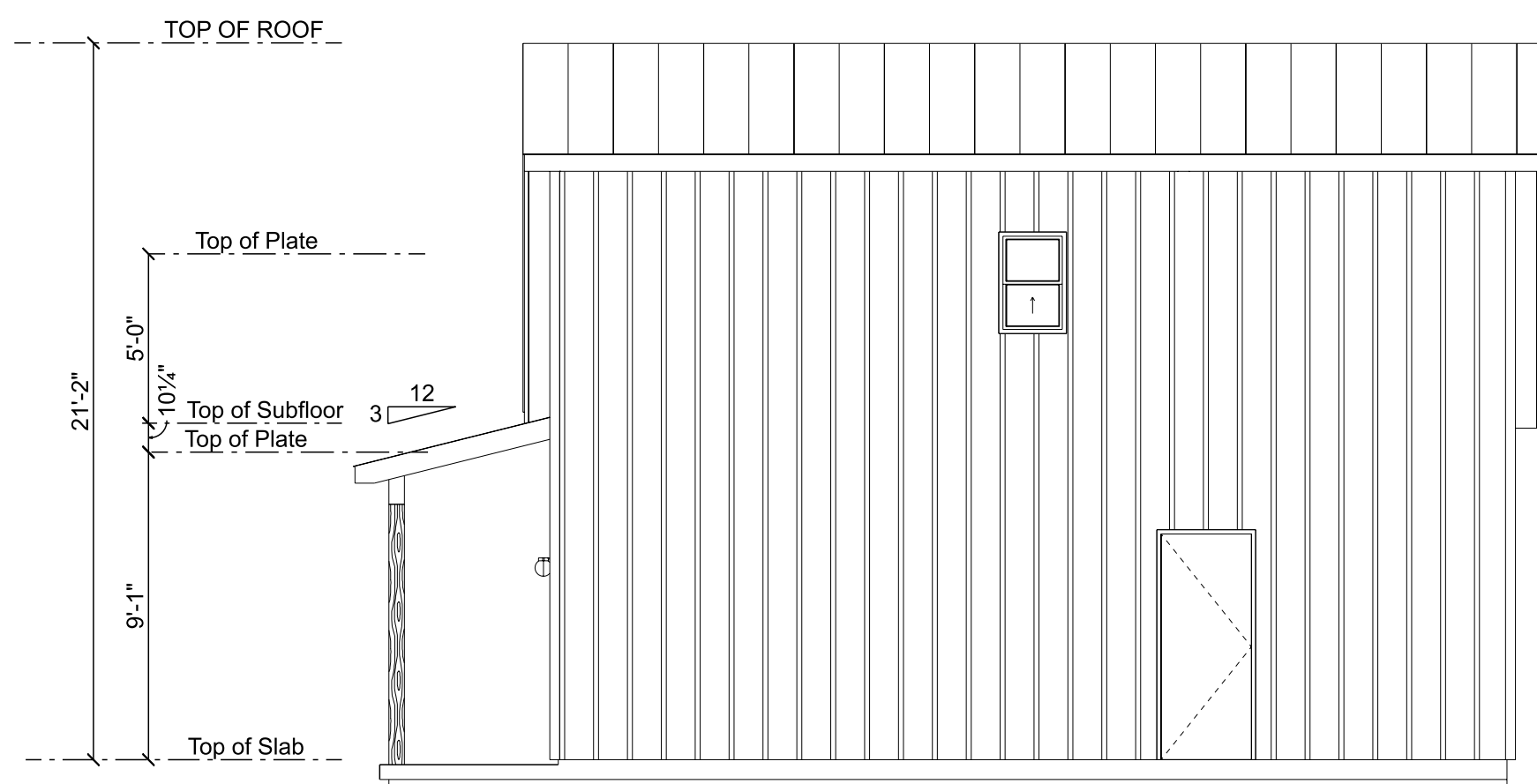
REAR ELEVATION

SCALE: 3/16" = 1'-0"



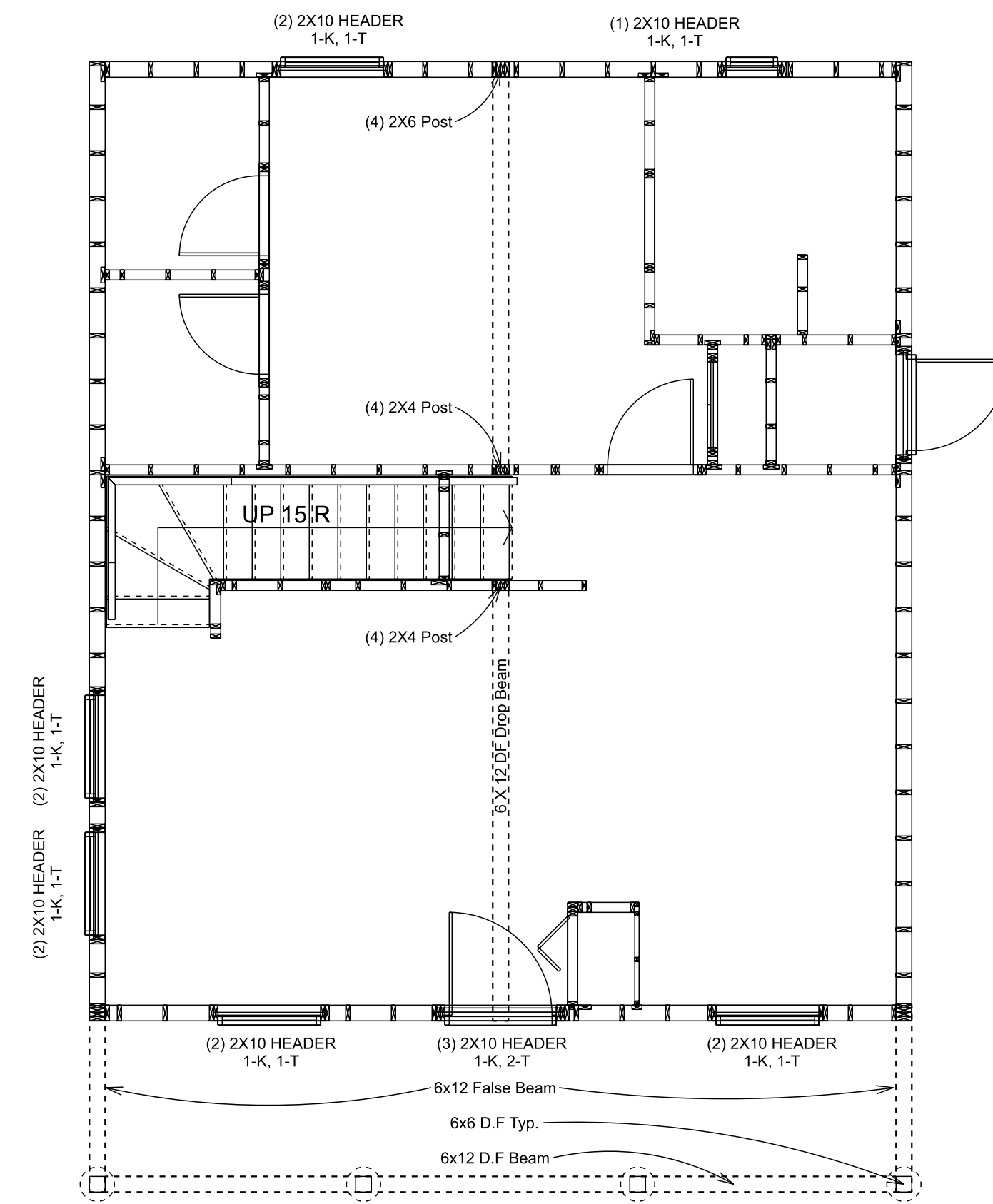
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



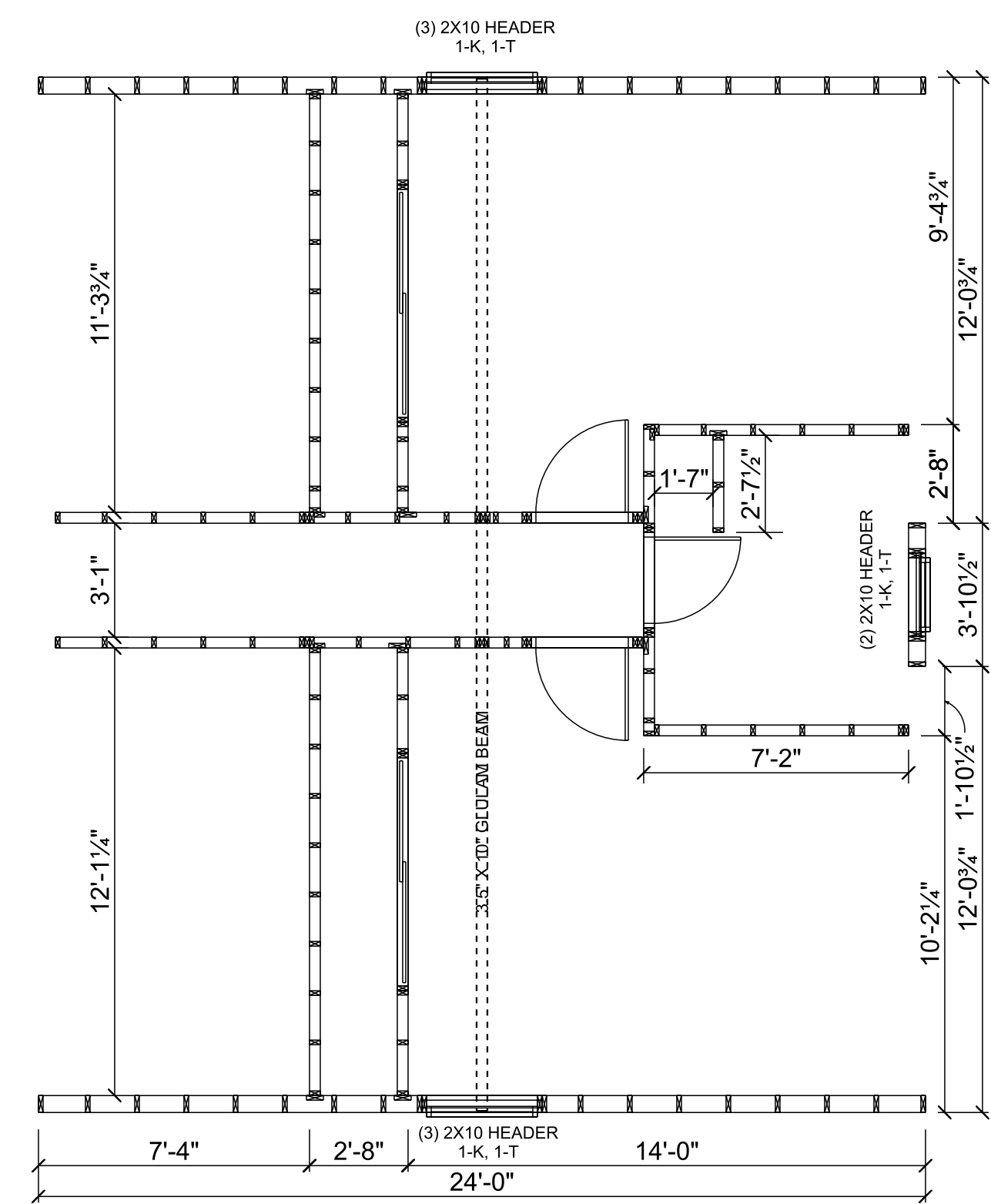
RIGHT ELEVATION

SCALE: 1" = 5'-0"



MAIN FLOOR - FRAMING

SCALE: 1/4" = 1'-0"

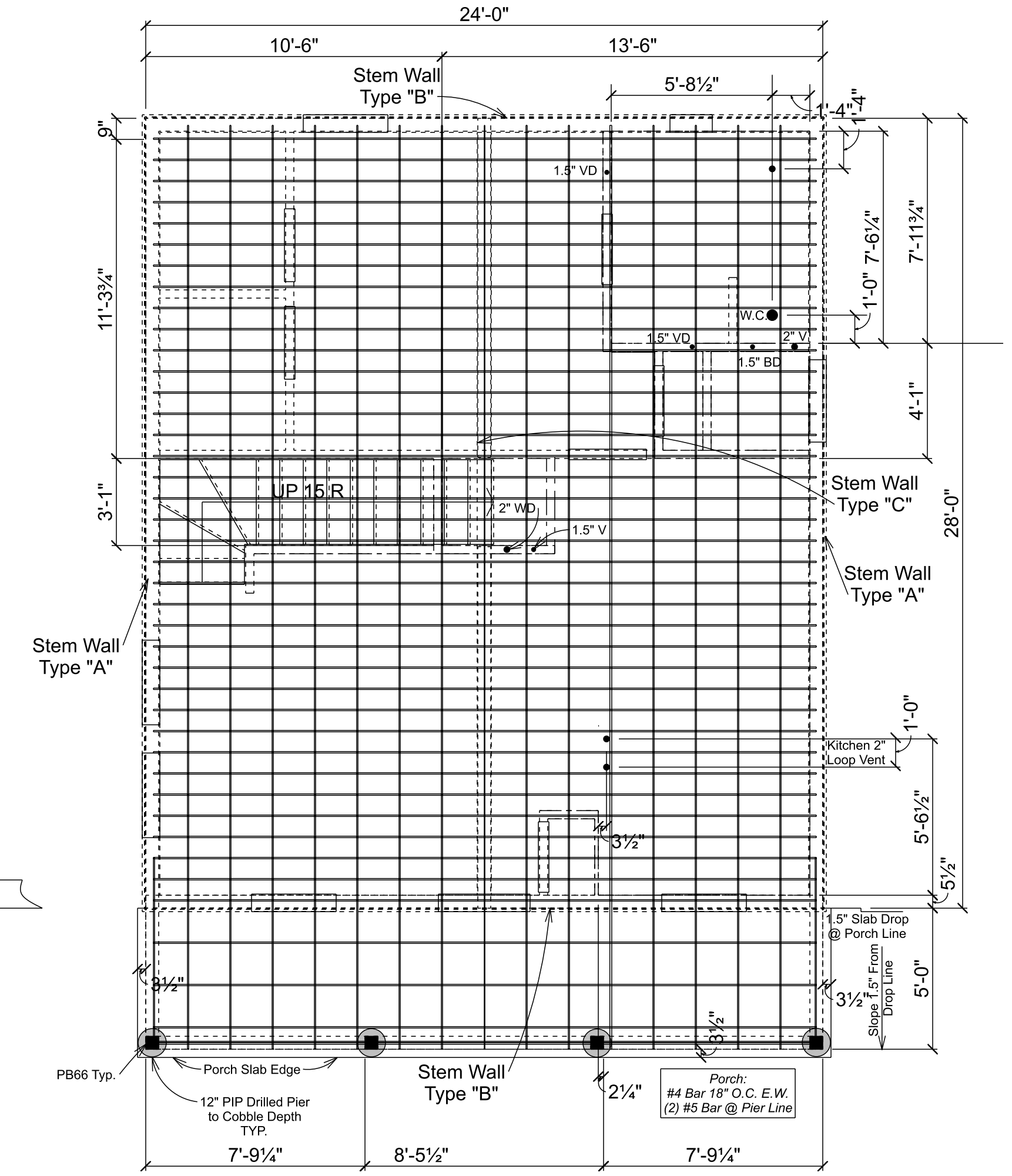
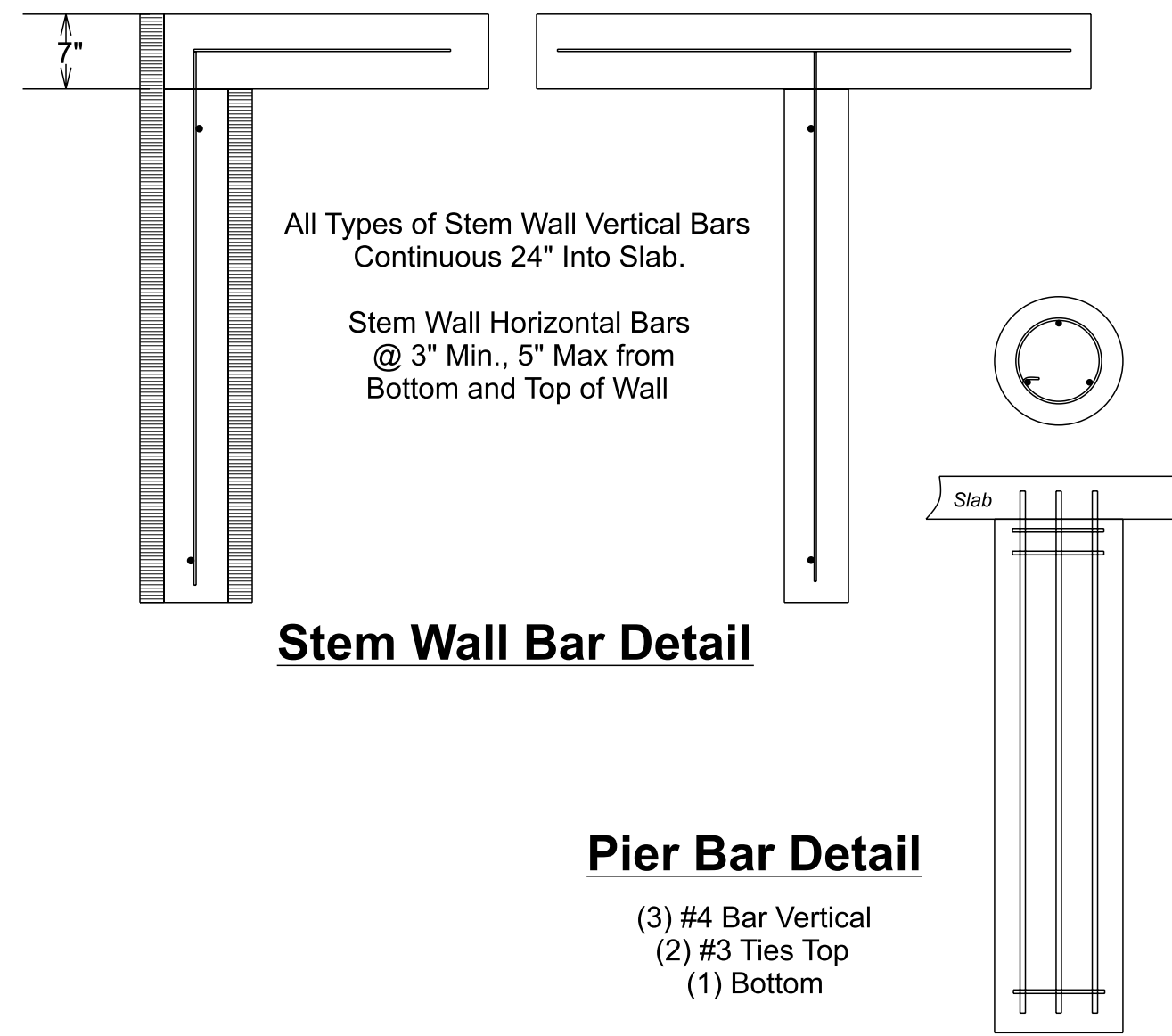


ATTIC FLOOR - FRAMING

SCALE: 1/4" = 1'-0"

Re-Bar Schedule Table

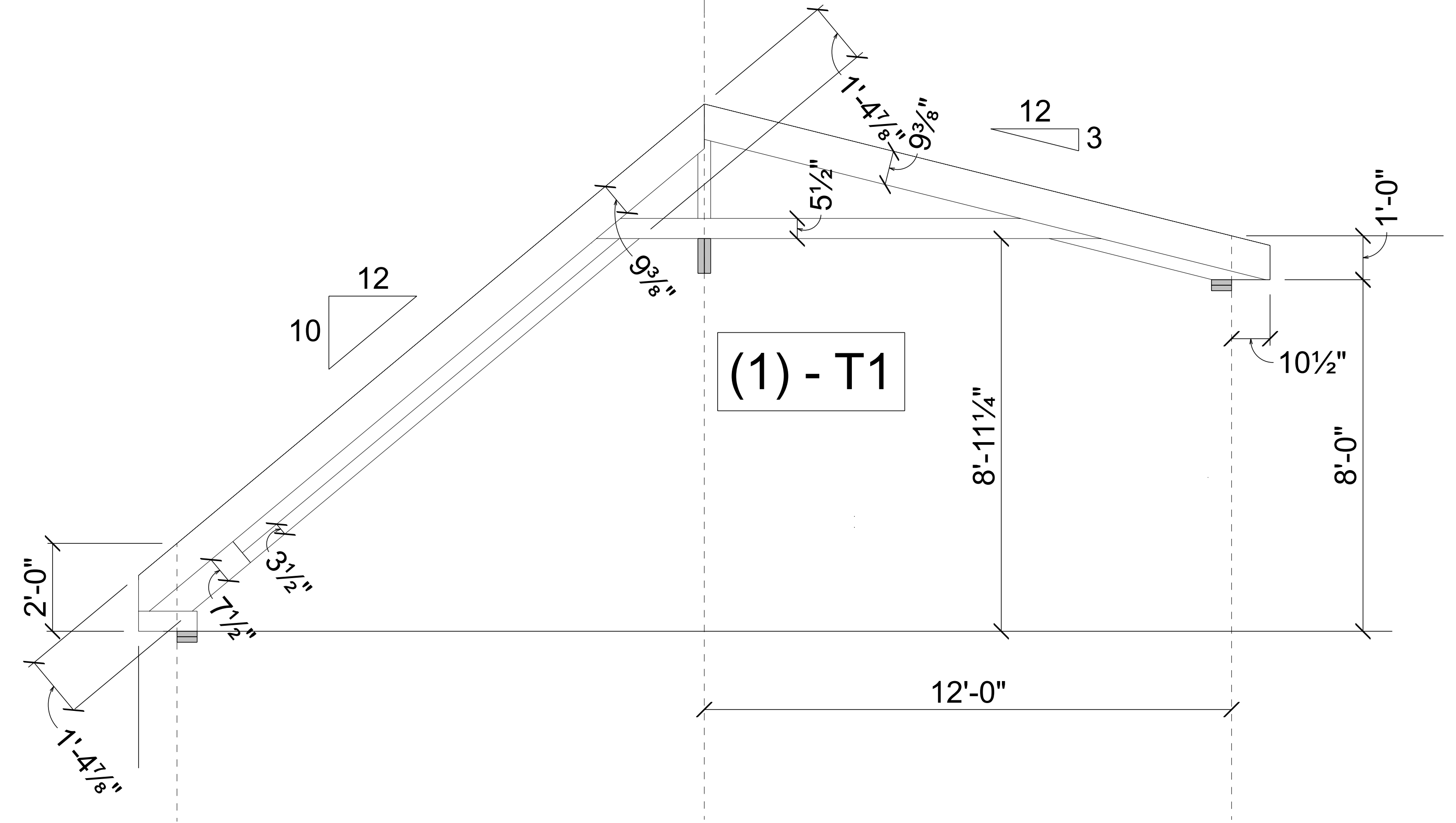
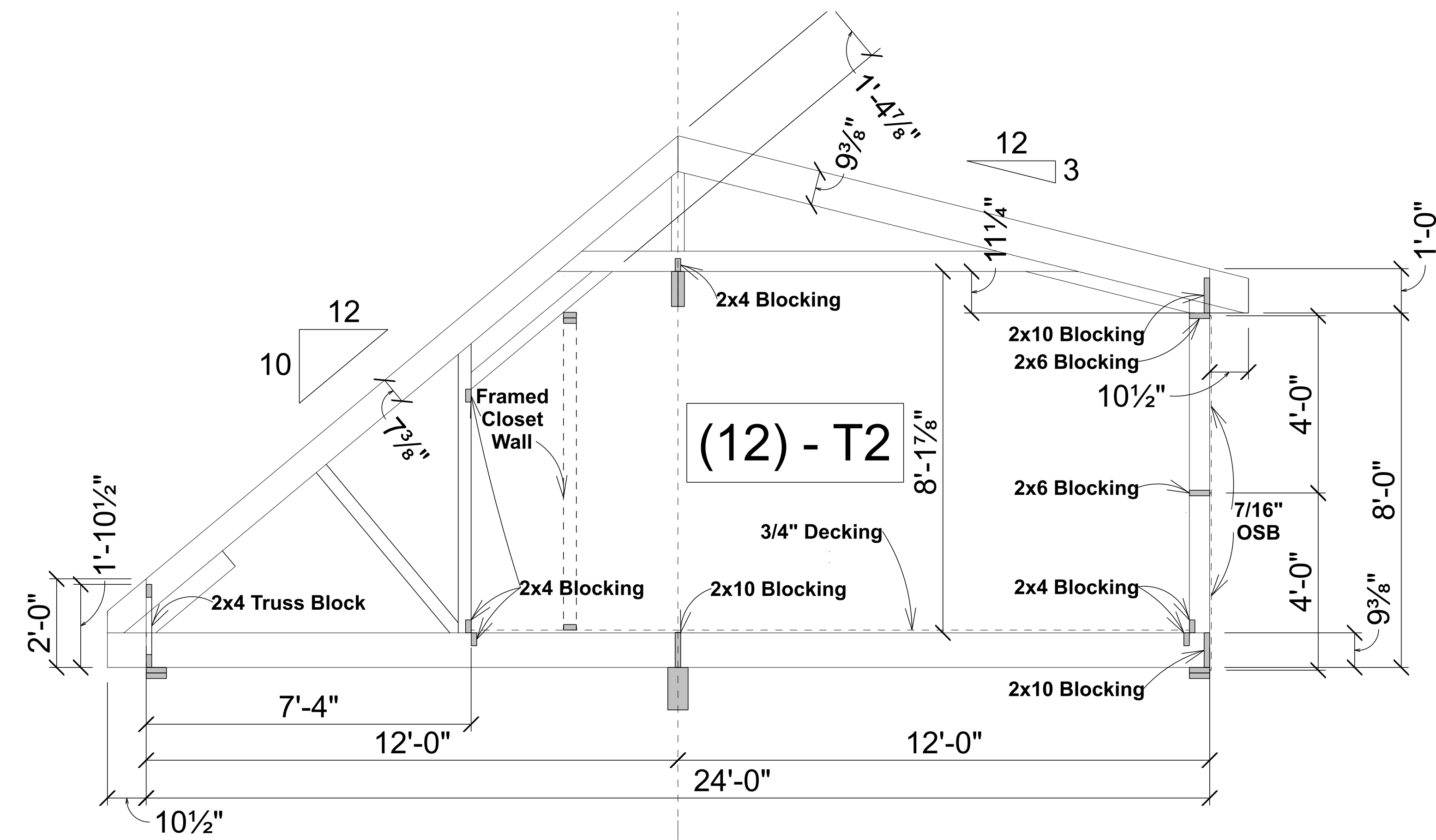
Stem Wall Type A	*5-6-0	18" OC Vert	*4-6-0	Horizontal (1) Top, 1- Bottom
Stem Wall Type B	*4-6-0	18" OC Vert	*4-6-0	Horizontal (1) Top, (1) Bottom
Stem Wall Type C	*4-6-0	18" OC Vert	*4-6-0	Horizontal (1) Top, (1) Bottom
Slab Mat Cross Bars	*5-6-0	9" OC		
Slab Mat Bars Front to Back	*4-6-0	18" OC		



FOUNDATION

SCALE: 1/4" = 1'-0"

Structural Notes:



CROSS SECTION A
SCALE: 1/2" = 1'-0"

JEFFERSON

OVERHEAD POWER LINES
MAINTAIN YVEA CLEARANCE
TO STRUCTURES

N.G. Meter Bank (5)
Provide Cover

E.S. Meter Bank

EXISTING
WATER
SERVICE

10'-0"

PROPERTY LINE 88.45'

4' 50/50 Vinyl Picket Fence

P.P.

PROPERTY LINE 125'-0"

24'-0"

Top of Curb 6343.5

MAPLE

PROPERTY LINE 125'-0"

DWELLING 1
PLAN
3:12 SIDE
F.F. ELEV.
6343.8

PARKING
1-A

PARKING
2-A

SNOW
STORAGE

DWELLING 2
PLAN
3:12 SIDE
F.F. ELEV.
6343.8

PARKING
2-B

PARKING
3-A

SNOW
STORAGE

DWELLING 3
REVERSE
PLAN
3:12 SIDE
F.F. ELEV.
6343.8

PARKING
3-B

Flow Line
ELEV. 6342.0

SNOW
STORAGE

Flow Line
ELEV. 6343.0

PARKING
1-B

PARKING
4-A

PARKING
4-B

DWELLING 4
REVERSE
PLAN
3:12 SIDE
WITH GARAGE
BELOW
F.F. ELEV.
6353.8
GARAGE
F.F. ELEV.
6343.8

Flow Line
ELEV. 6342.5

Flow Line
ELEV. 6342.0

DWELLING 5
PLAN
3:12 SIDE
WITH GARARE
BELOW
F.F. ELEV.
6353.8
GARAGE
F.F. ELEV.
6343.8

PARKING
5-A

PARKING
5-B

Top of Curb 6343.5

16'-0"

PROPERTY LINE 88.45'

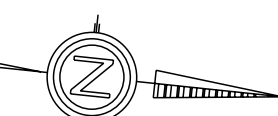
SEWER MAIN

CENTER LINE OF 20' WIDE ALLEY

MANHOLE
RIM
BENCH ELEV.
6341.73
INVERT ELEV.
6337.73

Drainage outlet location
along the west side of Maple
North 115' to a 6339.9 flow line.

Drawing Scale: 1" = 5'-0"



EDGE OF EXISTING ASPHALT

