



**SILVERTHORNE URBAN RENEWAL AUTHORITY MEETING AGENDA**

**WEDNESDAY May 22, 2013**

*(Meeting to commence immediately upon adjournment  
of the 6:00 p.m. Town Council Meeting)*

- I. CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA**
- II. COMMISSIONER COMMENTS**
- III. CONSENT CALENDAR**
  - A. Urban Renewal Authority Minutes, April 24, 2013 ..... 1
- IV. DISCUSSION ITEMS**
  - A. On-street parking request from a business considering the purchase of property at 500 Brian Ave. .... 3
- V. EXECUTIVE SESSION**
  - A. Executive Session under (§24-6-402(4)(a), C.R.S.), (§24-6-402(4)(b), C.R.S.), and (§24-6-402(4)(e), C.R.S.) to discuss development and redevelopment matters.
- VI. ACTION ITEMS**
- VII. INFORMATIONAL ITEMS**
- VIII. ADJOURNMENT**

*This page intentionally  
left blank*

**SILVERTHORNE URBAN RENEWAL AUTHORITY MEETING AGENDA**  
**Wednesday, April 24, 2013**

**CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA:**

Those members present and answering Roll Call were, Vice Chair Bruce Butler, and Commissioners Dave Anderson, Derrick Fowler, David Preaus, Stuart Richardson and Ann-Marie Sandquist. Chair Dave Koop absent. Staff members present were Town Manager Kevin Batchelder, Attorney Malcolm Murray, Executive Director Mark Leidal, Assistant Town Manager Ryan Hyland, and Treasurer Donna Braun.

**CONSENT CALENDAR:**

**ANDERSON MOVED TO APPROVE THE URA MEETING MINUTES FROM APRIL 10, 2013. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT. (KOOP ABSENT)**

**DISCUSSION ITEM:**

None

**ACTION ITEMS:**

**A. Resolution 2013-1, An Ordinance Adopting the 2013 Silverthorne Urban Renewal Authority Budget - Continued from 4-24-13**

Hyland presented Resolution 2013-01 for Council's consideration. The proposed budget for 2013 recognizes revenues, appropriating expenses, and approves transfers. He reviewed his staff memo and recommended approval.

**RICHARDSON MOVED TO APPROVE RESOLUTION 2013-01, A RESOLUTION RECOGNIZING REVENUES, APPROPRAITING EXPENSES, APPROVING TRANSFERS AND ADOPTING THE SILVERTHORNE URBAN RENEWAL AUTHORITY BUDGET FOR THE YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2013 AND ENDING ON THE LAST DAY OF DECEMBER, 2013. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT. (KOOP ABSENT)**

**INFORMATIONAL ITEMS**

None.

**EXECUTIVE SESSION**

**RICHARDSON MOVED AT 6:40 P.M. TO GO INTO EXECUTIVE SESSION UNDER (§24-6-402(4)(A), C.R.S.), (§24-6-402(4)(B), C.R.S.), AND (§24-6-402(4)(E), C.R.S.) TO DISCUSS DEVELOPMENT AND REDEVELOPMENT MATTERS.**

**HE FURTHER MOVED TO ADJOURN THE AUTHORITY MEETING AT THE CONCLUSION OF THE EXECUTIVE SESSION.**

**EXECUTIVE SESSION:**

- A. Executive Session under (§24-6-402(4)(a), C.R.S.), (§24-6-402(4)(b), C.R.S.), and (§24-6-402(4)(e), C.R.S.) to discuss development and redevelopment matters.

**ADJOURNMENT**

**EXECUTIVE SESSION AND THE SILVERTHORNE URBAN RENEWAL AUTHORITY MEETING ADJOURNED AT 9:03 P.M.**

---

**BRUCE BUTLER, VICE CHAIR**

**ATTEST**

---

**MICHELE MILLER, URBAN RENEWAL  
AUTHORITY CLERK**

These minutes are only a summary of the proceedings of the meeting. They are not intended to be comprehensive or to include each statement, person speaking or to portray with complete accuracy. The most accurate record of the meeting is the videotape of the meeting, maintained in the office of the Town Clerk.

**SILVERTHORNE URBAN RENEWAL AUTHORITY MEETING AGENDA**  
**Wednesday, April 24, 2013**

**CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA:**

Those members present and answering Roll Call were, Vice Chair Bruce Butler, and Commissioners Dave Anderson, Derrick Fowler, David Preaus, Stuart Richardson and Ann-Marie Sandquist. Chair Dave Koop absent. Staff members present were Town Manager Kevin Batchelder, Attorney Malcolm Murray, Executive Director Mark Leidal, Assistant Town Manager Ryan Hyland, and Treasurer Donna Braun.

**CONSENT CALENDAR:**

**ANDERSON MOVED TO APPROVE THE URA MEETING MINUTES FROM APRIL 10, 2013. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT. (KOOP ABSENT)**

**DISCUSSION ITEM:**

None

**ACTION ITEMS:**

**A. Resolution 2013-1, An Ordinance Adopting the 2013 Silverthorne Urban Renewal Authority Budget - Continued from 4-24-13**

Hyland presented Resolution 2013-01 for Council's consideration. The proposed budget for 2013 recognizes revenues, appropriating expenses, and approves transfers. He reviewed his staff memo and recommended approval.

**RICHARDSON MOVED TO APPROVE RESOLUTION 2013-01, A RESOLUTION RECOGNIZING REVENUES, APPROPRIATING EXPENSES, APPROVING TRANSFERS AND ADOPTING THE SILVERTHORNE URBAN RENEWAL AUTHORITY BUDGET FOR THE YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2013 AND ENDING ON THE LAST DAY OF DECEMBER, 2013. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL PRESENT. (KOOP ABSENT)**

**INFORMATIONAL ITEMS**

None.

**EXECUTIVE SESSION**

**RICHARDSON MOVED AT 6:40 P.M. TO GO INTO EXECUTIVE SESSION UNDER (§24-6-402(4)(A), C.R.S.), (§24-6-402(4)(B), C.R.S.), AND (§24-6-402(4)(E), C.R.S.) TO DISCUSS DEVELOPMENT AND REDEVELOPMENT MATTERS.**

**HE FURTHER MOVED TO ADJOURN THE AUTHORITY MEETING AT THE CONCLUSION OF THE EXECUTIVE SESSION.**

**EXECUTIVE SESSION:**

- A. Executive Session under (§24-6-402(4)(a), C.R.S.), (§24-6-402(4)(b), C.R.S.), and (§24-6-402(4)(e), C.R.S.) to discuss development and redevelopment matters.

**ADJOURNMENT**

**EXECUTIVE SESSION AND THE SILVERTHORNE URBAN RENEWAL AUTHORITY MEETING ADJOURNED AT 9:03 P.M.**

---

**BRUCE BUTLER, VICE CHAIR**

**ATTEST**

---

**MICHELE MILLER, URBAN RENEWAL  
AUTHORITY CLERK**

These minutes are only a summary of the proceedings of the meeting. They are not intended to be comprehensive or to include each statement, person speaking or to portray with complete accuracy. The most accurate record of the meeting is the videotape of the meeting, maintained in the office of the Town Clerk.

Urban Renewal Authority Meeting  
Discussion Item Memorandum

**TO:** Urban Renewal Authority Chair and Commissioners  
**THRU:** Kevin Batchelder, Town Manager  
**THRU:** Mark Leidal, Community Development Director  
**FROM:** Ryan Hyland, Assistant Town Manager  
**DATE:** May 16, 2013, for May 22, 2013, URA Meeting  
**SUBJECT:** Discussion of On-Street Parking Request for 500 Brian Ave.

---

**SUMMARY:** A request for the consideration of on-street parking has been made by a business pursuing the purchase of property at 500 Brian Avenue. The property is currently occupied by Travis Construction and DeJulio Construction, and the Travis portion of the property is for sale. The property purchase would accommodate the relocation of their corporate office from La Conner, Washington. The property is located in the Town Core Periphery District, which does not currently allow on-street parking, and no public parking projects are currently planned or funded for this area. This discussion item provides an opportunity to review the request for on-street parking, pertinent Town codes, policies and goals, and the impacts that would result from granting and constructing on-street parking in the Town Core Periphery District.

**BACKGROUND:** On-street parking is not currently provided in the Town of Silverthorne. However, on-street parking is seen as desirable in the Town Core District, and the Town's Comprehensive Plan includes Policy LU 2 TC.16 which states: *"The Town should consider reducing parking requirements and encouraging on-street parking options within the Town Core District."* The Town Code also addresses on-street parking in the Town Core by noting: *"The minimum number of parking spaces required on a site plan may be provided, on a 1:1 ratio, by the construction of on-street parking in locations approved by the Town within the Town Core."* The Town's Urban Renewal Plan also identifies on-street parking as, *"a public improvement that will be provided within the Urban Renewal Plan Area."* It should be noted that the Urban Renewal Plan Area includes properties which are outside of the Town Core. Although allowed since 2008, no on-street parking has been developed in the Town Core.

**PREVIOUS COUNCIL ACTION:** The opportunity for on-street parking in the Town Core was introduced via the Council's adoption of the 2008 Silverthorne Comprehensive Plan. Prior to 2008, no on-street parking opportunities were available in Silverthorne.

**DISCUSSION:** Organic Male OM4 (<http://www.om4men.com>) is a company that sells organic skin care systems for men via 21 different products sold online and in 70 spas throughout the U.S. Currently located in La Conner, Washington, the company is seeking to relocate their corporate operations to Silverthorne. The relocation would bring 8 to 12 jobs initially, with more to be added near the year's end. The majority of the positions would be full-time and pay an annual salary in

Urban Renewal Authority Meeting  
Discussion Item Memorandum

the \$30,000 to \$40,000 range. A list of the positions is attached.

The request for on-street parking is prompted by the limited current parking available at the property. The property provides shared parking for two independently owned buildings, with a total of 14 spaces. Although the parking meets the code requirements for the building, it is inadequate for a business that will make full use of the office space available. The sale of the property is contingent upon on-street parking being available within walking distance of the property. Public parking is currently available at 4<sup>th</sup> and Adams, however, while within walking distance, no sidewalks are in place to provide pedestrian access to the property at 500 Brian Avenue.

**Economic Development Perspective:** *“Recruitment and establishment of new businesses”* is one of three components that comprise the Town’s definition of Economic Development, as defined in the Comprehensive Plan. Policy E 3.2 notes: *“The Town should recruit businesses that provide a stable source of revenue, a community amenity, limited environmental impacts and additional jobs to Silverthorne.”* The policy also notes: *“Incentives may be used where appropriate to bring high quality businesses to Silverthorne.”* While the Town has incentives available for retail business via the ESTIP program, no formal incentives are currently available for businesses which bring primary jobs\* to Silverthorne. However, the construction of on-street parking infrastructure could serve as an incentive in this particular case. The Comprehensive Plan speaks, in general terms, about the role of infrastructure as it relates to economic development in Goal E 6: *“To continue to provide quality infrastructure, demonstrating the Town’s commitment to the businesses that rely on roadways, water systems, and other Town infrastructure.”*

\*In Economic Development terms, a “primary job” is a job that produces goods and/or services for customers that are predominantly outside the community. In other words, jobs which produce goods and services in excess of what can be consumed by the local market. This can create new “outside” dollars for the community

**Financial Perspective:** In August 2011, the Town received a quote for \$34,457 to construct 200 ft. of parallel on-street parking on Brian Avenue. To construct the spots adjacent to the post office, and the additional on-street parking now requested to the south on Brian and 5<sup>th</sup> would likely double this cost and require funding of approximately \$70,000. This would provide approximately 16 parallel public parking spaces. Additional paved surfaces would need to be added to the Town’s Pavement Management Plan, and this could increase the funding required for maintenance and replacement. If snow were to be hauled, the purchase and maintenance of additional snow removal equipment may be required.

**Public Works Operational Perspective:** In order to add the 8 feet of roadway for parallel parking, the existing curb and sidewalk would be relocated 8 feet to

Urban Renewal Authority Meeting  
Discussion Item Memorandum

the east, which essentially leaves no ROW beyond for snow. This would require that all snow be loaded in to trucks and hauled away, a very time consuming and expensive process, and one the Town has limited ability to perform with current equipment.

An alternative to hauling snow would be to acquire additional easements for snow storage, and the Town could then push the street snow into the parking area, and then onto the sidewalk, and then onto the new snow storage easement areas.

Plowing schedules might also need to be adjusted, as the Town does not currently have staff working overnight, so plowing this street, parking and sidewalk has to be done during the day. If cars are parked in the spaces during the day, this would create plowing challenges. The area would not receive priority plowing, as the current priority plowing plan calls for Summit School bus and Summit Stage routes, followed by the Recreation Center and Town Hall parking lots, which generally take all of the Town's early morning staff to accomplish in a timely fashion. Additional staffing and adjustment of staff scheduling could be required to accommodate the plowing of on-street parking spaces.

**Conditional Use Permit:** As a side note, and unrelated to parking capacity, a Conditional Use Permit application is scheduled for Planning Commission and Town Council review in June 2013. Warehouse space is provided on the property, and warehouse space is a conditional use in the C1 zone district. The prospective owner wishes to continue use of the warehouse space, which is in use by the present owner via a Conditional Use Permit. Conditional Use Permits do not transfer with a property sale.

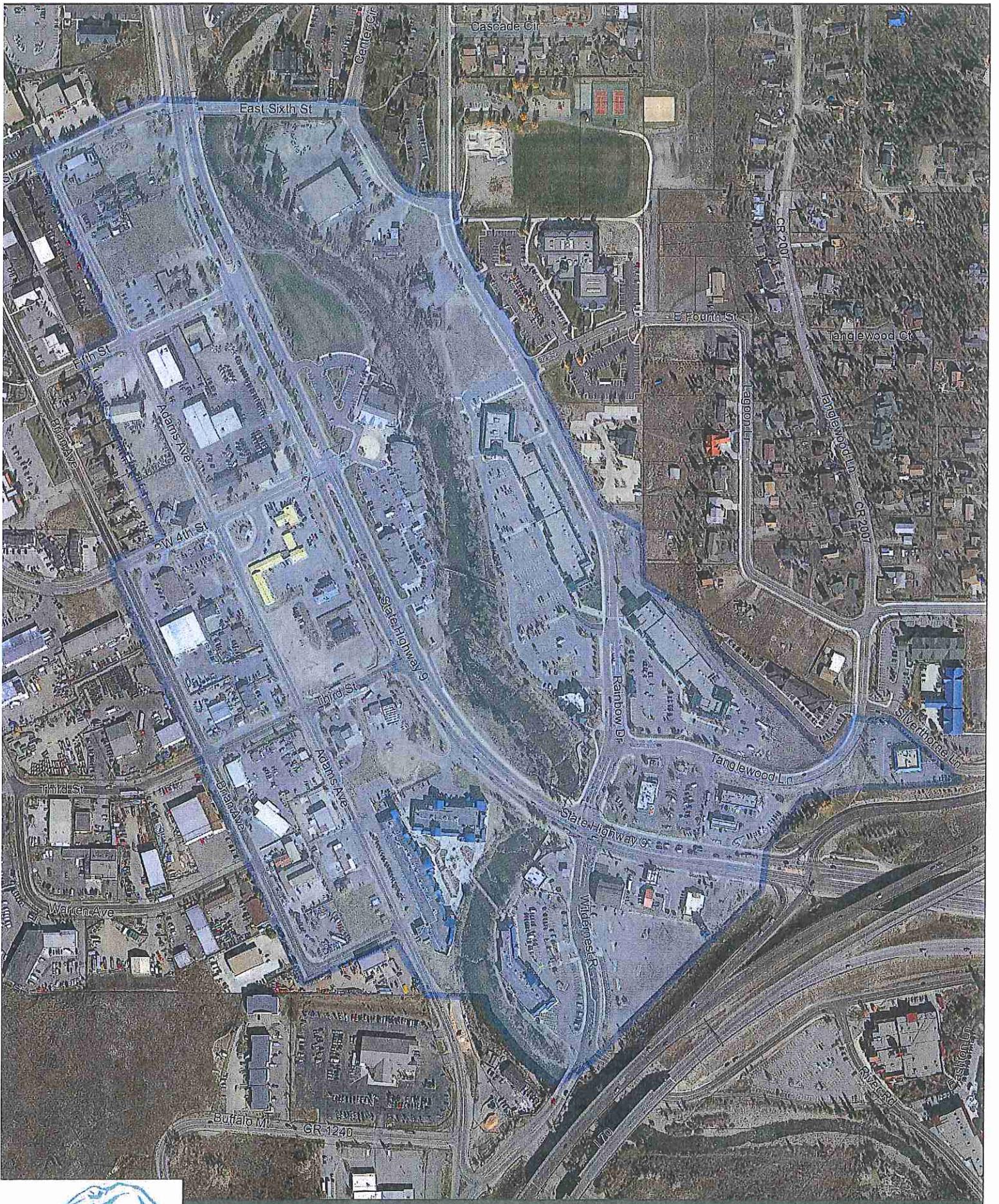
**RECOMMENDATION:** Consider the opportunity to allow on-street parking in the Town Core Periphery District, and provide direction on the specific request for on-street parking at 500 Brian Avenue.

**ATTACHMENTS:**

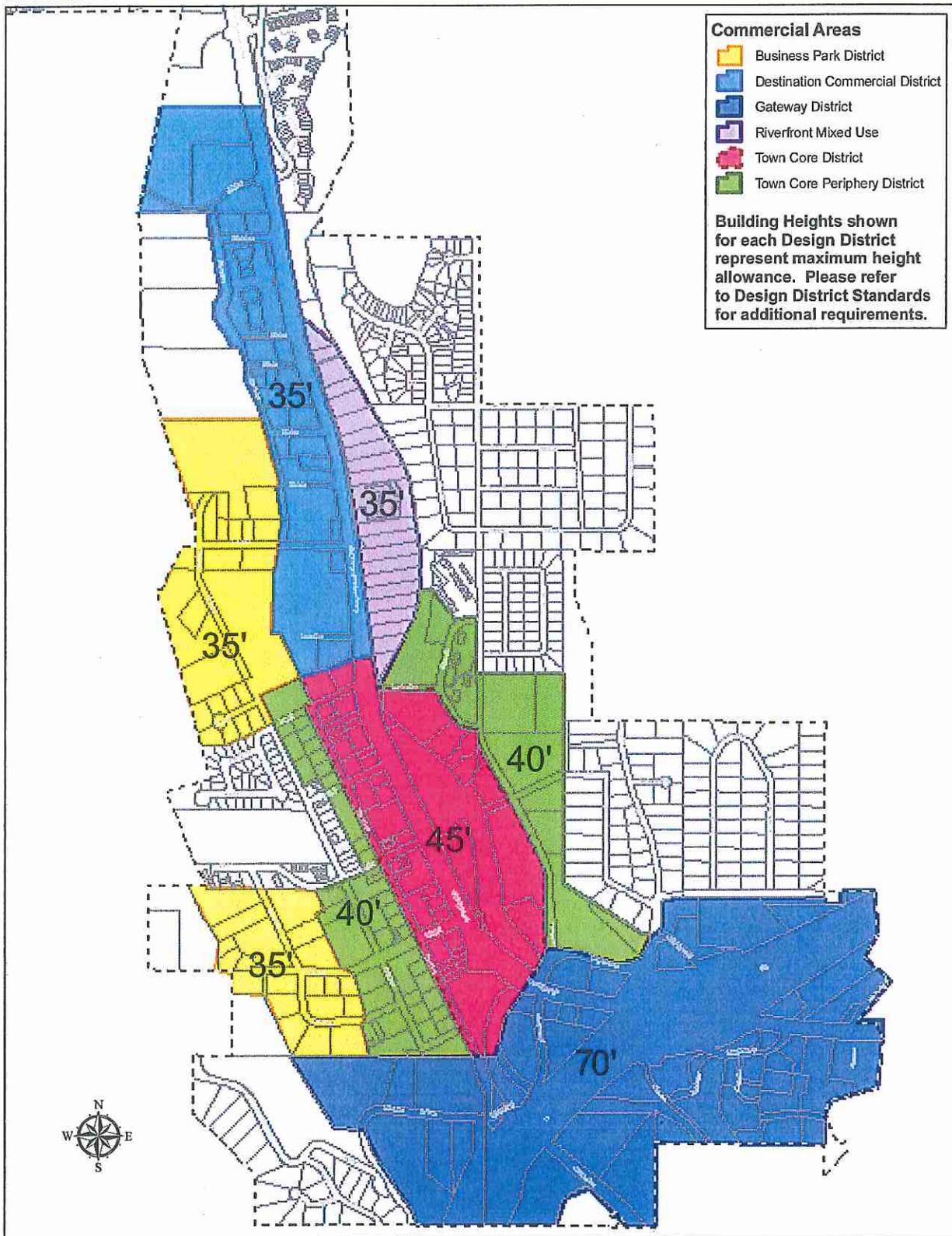
- 1) Aerial View of Site
- 2) Urban Renewal Plan Area Map
- 3) District Map
- 4) 2011 Cost Estimate for on-street parking on Brian avenue, adjacent to the U.S. Post Office
- 5) Business Staffing Information
- 6) Current Conditional Use Permit

**MANAGERS COMMENTS:**





# DESIGN DISTRICTS



## Design Districts

Town of Silverthorne



### BID

BID To: **Town of Silverthorne**  
 Billing Address 264 Brian Avenue PO Box 1309  
 City, State, Zip Silverthorne, CO 80498  
 ph: (970) 262-7347  
 fax: (970) 389-5157  
 Attn: Dan Gietzen  
 Email: [dgietzen@silverthorne.org](mailto:dgietzen@silverthorne.org)

Project Name: 518 Brian Ave. Widening  
 Project Owner: Town of Silverthorne  
 Project Address: 390 Brian Avenue  
 City, State, Zip Silverthorne, CO 80498

Date: Friday, August 26, 2011

ITEM CODE DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
<b>RELOCATE C&amp;G/SIDEWALK 8' EAST OF EXISTING LOCATION FOR 200 LF +/-</b>				
Remove/Dispose Asphalt	240.00	SF	\$ 3.00	\$720.00
Remove/Dispose Concrete	1674.00	SF	\$ 2.00	\$3,348.00
Relocate: Irrigation to Back of Walk	1.00	LS	\$ 746.60	\$746.60
Grading: Excavate 9" D for All Hard Surface Subgrade	3093.00	SF	\$ 0.80	\$2,474.40
Road Base: 6" ABC Under Paving/Concrete	95.00	TN	\$ 74.40	\$7,068.00
Curb & Gutter: Type 2 IIB	210.00	LF	\$ 19.15	\$4,021.50
Sidewalk: 5' W @ 4" Thk	881.00	SF	\$ 4.40	\$3,876.40
ADA: Type I w/ CI Detectable Warning Plates	2.00	EA	\$ 1,270.20	\$2,540.40
Paving: PG 58-28	1560.00	SF	\$ 4.70	\$7,332.00
Topsoil: Place Topsoil Adjacent to Sidewalk	1.00	LS	\$ 1,696.00	\$1,696.00
Re-seed: Re-seed w/ like grass seed Adjacent to Sidewalk	1.00	LS	\$ 633.70	\$633.70
Traffic Control: Cones/Flagging No Closures	1.00	LS	\$ 2,361.80	\$2,361.80
				<b>\$34,457.00</b>
<b>ALTERNATE: CONCRETE PAVING IN LIEU OF ASPHALT</b>				
Concrete Paving: 7" D Concrete w/ Fibers w/ #4 @ 15" OC	1560.00	SF	\$ 4.60	\$7,176.00
				<b>\$7,176.00</b>

Notes and Clarifications:

- ✓ ALL concrete priced as 4000 psi w/ Fibers
- ✓ Concrete paving priced w/ #4 Rebar @ 15" OC
- ✓ Bonds, Permits, Licenses, Tap Fees, etc are not included \*(Bond can be added for 2.5% of total bid)
- ✓ Sales tax on materials IS NOT included
- ✓ Testing of Soils or Materials is not included
- ✓ Removals/Replacement or Stabilization of Unsuitable soil is not included
- ✓ Billing will be based on final measured quantities
- ✓ This BID does not include Davis-Bacon wages scale or any other structured wages scale

Town of Silverthorne

Betone, LLC

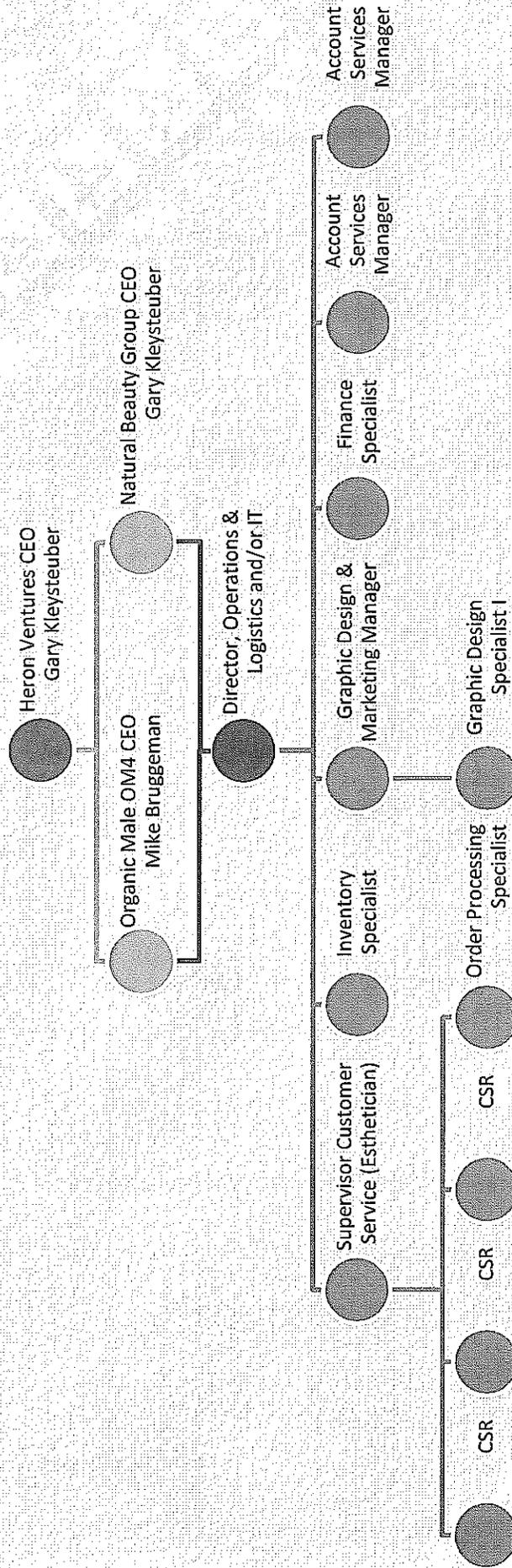
Acceptance: \_\_\_\_\_

Authorized: \_\_\_\_\_

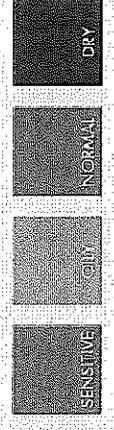
Date: \_\_\_\_\_

Date: Friday, August 26, 2011

# New Day Strategy



ORGANIC 4 MALE



SKIN CARE 4 MEN OF THE WORLD

4 PRODUCTS | 4 STEPS | 4 MINUTES | 4 MEN

**Town of Silverthorne, Colorado**  
**Town Council Staff Report**

**From:** Julia Wolanin, Planner *JW*

**Through:** Mark Leidal, AICP, Director of Community Development *ML*

**Date:** June 29, 2001 (for July 11, 2001 meeting)

**Subject:** Final Plan Review- Travis/ Dejulio CUP (Project #2001-16-PT)

**Owner/Applicant:** Phillip R. Travis/ Ben Dejulio

**Proposal:** The applicant seeks final approval of a Conditional Use Permit for a Contractor/ Trade business (office use) and Warehouse use in a C-1 Zone District. *(Please see the attached plans for further information.)*

**Address:** 500 Brian Avenue

**Legal Description:** Lot 7, Silverthorne Professional Park

**Zone District:** C-1

**Site Conditions:** The site is currently vacant. It is a relatively flat corner lot.

**Adjacent Uses:** North: (C-1) New Post Office  
South: (C-1) Timber Valley Townhomes across from Fifth Street  
East: (C-1) Office Building (connected by alleyway)  
West: (R-6) Arctic Placer located across from Brian Avenue.  
Silverthorne Elementary is southeast from the site

**Parking:** Required: 14 spaces  
Available: 14 spaces

**PREVIOUS COUNCIL ACTION:**

Council approved the Travis/ Dejulio Sketch Plan Review on June 26, 2001 with a vote of 5-0. There were concerns regarding that the Conditional Use Permit contain a condition that it is personal to the applicant.

**BACKGROUND:**

The site plan for the Travis/ Dejulio Building falls under ½ acre and is therefore, a staff level review. The site plan has been reviewed by staff and has received approval, which has been conditioned on the approval of a conditional use permit.

**STAFF COMMENTS:**

**Conditional Use Permit:**

Section 4-4-4 (d) of the Town Code requires the consideration of the following criteria when evaluating an application for a conditional use permit:

(1) Does the proposed use or development otherwise comply with all requirements imposed by this code?  
*Staff finds that this proposal complies with all applicable code requirements.*

(2) Whether the proposed use or development is in conformance with the Town's Comprehensive Plan?  
*Staff finds that this proposal is in general conformance with the Town's Comprehensive Plan.*

(3) Whether the proposed use or development is compatible with adjacent uses. Such compatibility may be expressed in appearance, architectural scale and features, site design, and the control of any adverse impacts, including noise, dust, odor, lighting, traffic safety, and impact on property values of the surrounding area.

*The contractor/trade and warehouse use in the C-1 zone district should not have many adverse impacts in this Zone District and area. The proximity to the school R-15 zone district across the street is a concern. However, the Silverthorne Professional Park Subdivision, of which this property is located, has many contractor trades and warehouse uses. The new post office is located next door and is a future possibility that it will be very busy as the Town develops and/or redevelops. This will bring more traffic to that area. This proposal will not be constructing an additional access point on Brian Avenue since it utilizes the shared access easement with the post office. The proposed use of the building unit is for office use as well as warehouse storage of materials and light equipment. The one way private alley that runs through Silverthorne Professional Park would be utilized for any deliveries to the building. There will be no construction vehicles such as backhoes, semi trucks etc. on site other than personal vehicles and company cars/ pickup trucks.*

(4) Apparent community need for the use or development.

*Staff finds that there is an apparent community need for the use. This is an established business in Silverthorne and the county.*

(5) Suitability of location for the use or development.

*A contractor/trade business is not a use by right in the C-1 Zone District and requires a Conditional Use Permit. Travis Construction has proposed this unit to be used as office/warehouse space. Staff finds that this use would be acceptable in this general area.*

(6) History of compliance by the applicant with Town Code requirements and prior conditions, if any, regarding the subject property.

*Staff has found no violations given to Travis Construction at its current location at 365 Warren Avenue and Mr. DeJulio has been a long time homebuilder in the County and has no negative history in Town.*

(7) Ability of the applicant or any successor-in-interest to continuously meet the conditions of the proposed permit.

*Staff finds that there should be no problem with either of the applicant's ability to meet conditions proposed.*

(8) Other factors relevant to the specific application.

*None.*

**Comprehensive Plan:** Meets the intent of the Comprehensive Plan.

**Zoning/Land Use:** A Contractor/Trade Use is Conditional in the C-1 Zone District.

**Current Issues:**

There are no current issues regarding the site plan approval. It has been found to meet Town Code.

**Financial Impacts:** There will be no significant financial impact to the Town.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission recommends approval of the Travis/ Dejulio Final Plan Proposal for a Conditional Use Permit with the attached findings and conditions.

Suggested Motion: "I move to approve the Travis/ Dejulio Final Plan Proposal for a Conditional Use Permit with the attached findings and conditions."



## TOWN OF SILVERTHORNE

Travis/ Dejulio  
Conditional Use Permit

### FINDINGS

1. The proposed project is in accordance with the Town Code and does not propose any prohibited use.
2. The approval of this project is based on the staff report dated June 29, 2001, as well as Planning Commission and Town Council approval. The project was approved with the presented design and the following conditions.
3. The project will not have a negative aesthetic effect or significant adverse environmental impact.
4. All feasible measures mitigating, the conditional use permit (CUP) requested to allow a contractor/trade business and warehouse use in a C-1 zone district has been granted on the basis of meeting the following criteria:
  - (a) The proposed use or development otherwise complies with all requirements imposed by Chapter 4 of Town Code.
  - (b) The proposed use or development is in conformance with the Town's Comprehensive Plan.
  - (c) The proposed use or development is compatible with adjacent uses as expressed by appearance, architectural scale and features, site design, and the control of any adverse impacts including noise, dust, odor, lighting, traffic, safety, and negative impacts on property values of the surrounding area.
  - (d) There is an apparent community need for the use or development.
  - (e) The location for the use or development is suitable.

- (f) The history of the applicant's compliance with Town Code requirements and prior conditions (if applicable) is in good standing regarding the subject property.
- (g) The applicant is believed to have the ability to continuously meet the conditions of the CUP.
- (h) Other factors relevant to the application have been met.

### CONDITIONS

1. The CUP does not become effective unless the applicant accepts the above stated findings and following conditions in writing by signing this document and returning it to the Community Development Department of the Town of Silverthorne.
2. The CUP is personal to the applicant, **Phillip Travis and Ben DeJulio** and nontransferable. Should the applicant's ownership, lease or sublease terminate or be transferred during the term of the CUP, the CUP shall expire.
3. There shall be no heavy construction vehicles on site.
4. No out door storage is permitted. All materials must be kept inside the building at all times.
5. There shall be no vehicles parked in the alleyway.

SILVERTHORNE, COLORADO

### PROJECT DATA

**DIRECTORY**  
Owner: Pat Travis and Ben Dylus  
1011 1/2  
Unit 102  
970-686-6104

Architect: Lindstrom Architects  
Judy Decker, Principal  
PO Box 81118, Silverthorne, CO 80433  
970-686-4511

City Engineer: Thomas Woodley  
PO Box 528, Silverthorne, CO 80438  
970-686-4541

**PROPERTY INFORMATION**  
Project Name: Lindstrom Architects Building  
Type of Use: Office/Professional  
Public: No  
Zoning: R-1  
Comprehensive: 1/1/2003  
Recreation: 1/1/2003  
Special: 1/1/2003  
Map: 1/1/2003

**PROPOSED DEVELOPMENT**  
Building: 14,000 SF  
Landscaping: 2,000 SF  
Landscaping Provided: 2,000 SF  
Street: 48' Right-of-Way

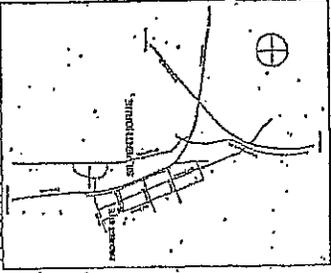
**PERMITS**  
City: 1/1/2003  
County: 1/1/2003  
State: 1/1/2003

**FINANCIALS**  
Cost: \$1,400,000  
Value: \$1,400,000  
Assessable Value: \$1,400,000  
Parking: 1/1/2003

**PHOTO STORAGE**  
Photo Area: 1,400 SF  
Photo Storage: 1,400 SF

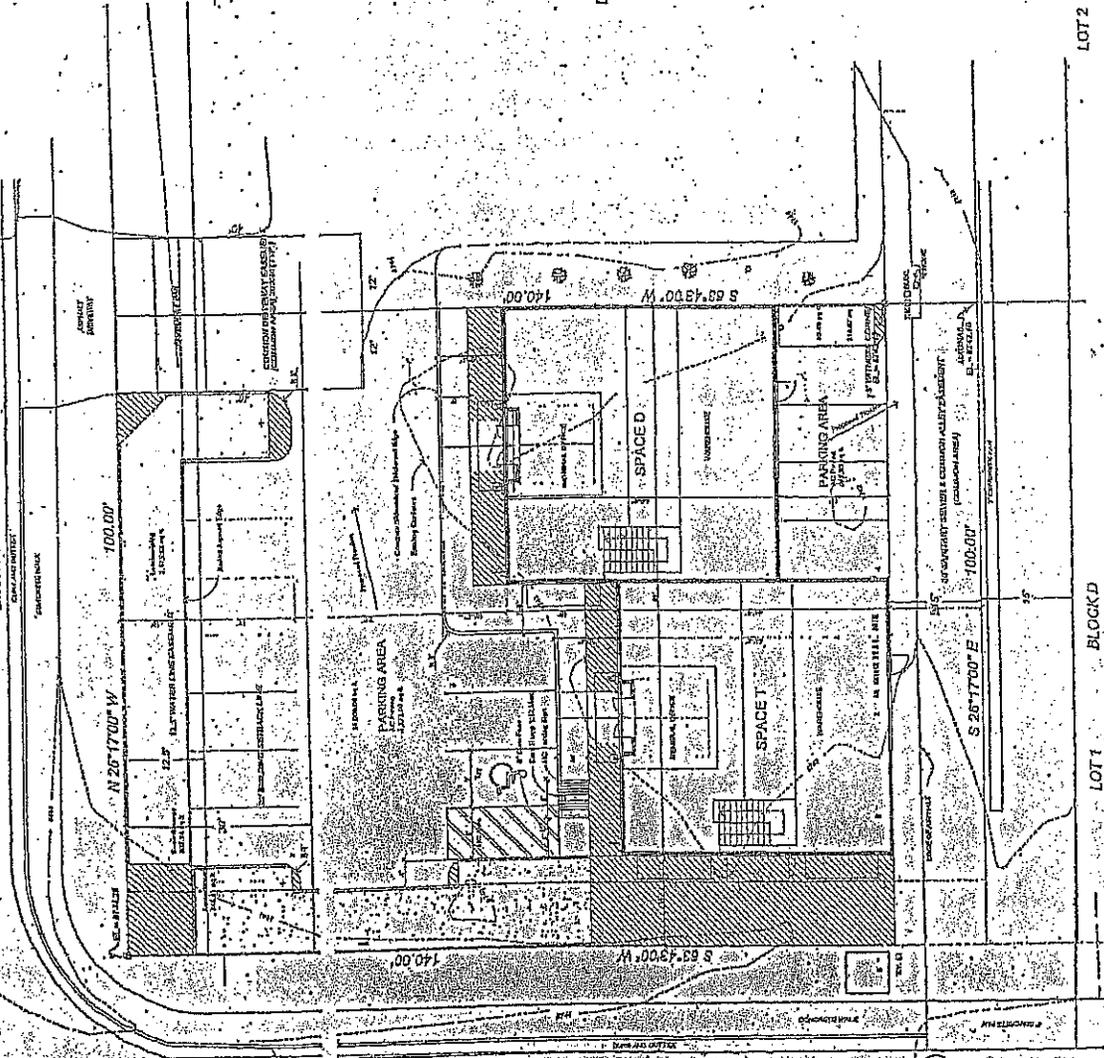
**LEGAL DESCRIPTION**  
Lot 1, Subdivision 1, Silverthorne Professional Park, Silverthorne, Colorado

### VICINITY MAP



TYPICAL DRIVEWAY WITH THICKENED EDGE

BRIAN AVENUE (60' PUBLIC R.O.W.)



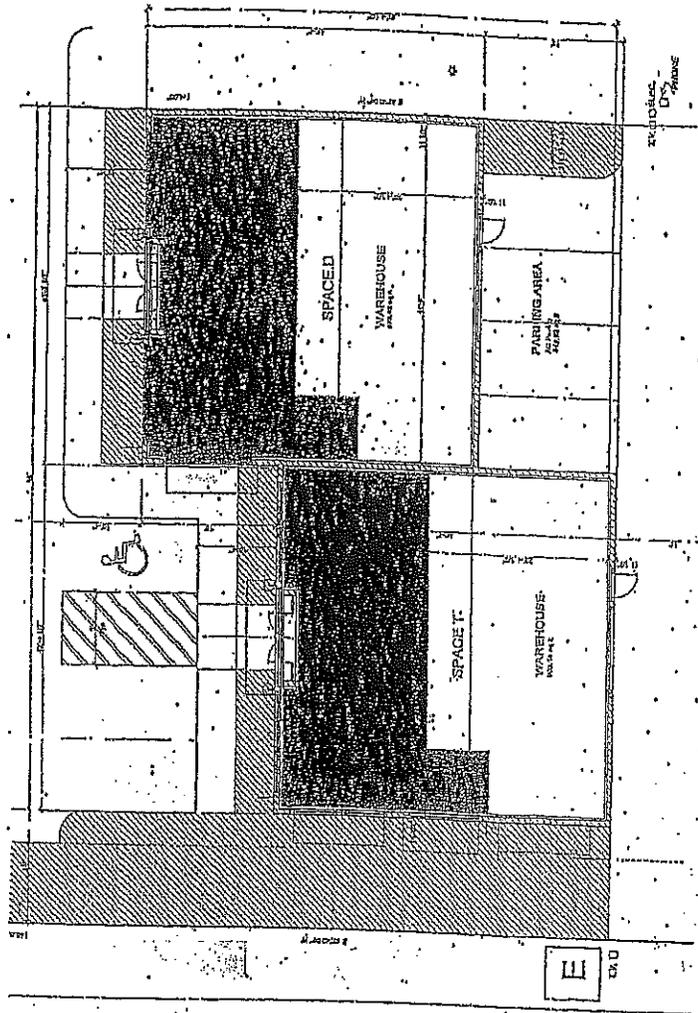
SITE PLAN  
Scale: 1/8" = 1'-0"

LOT 2

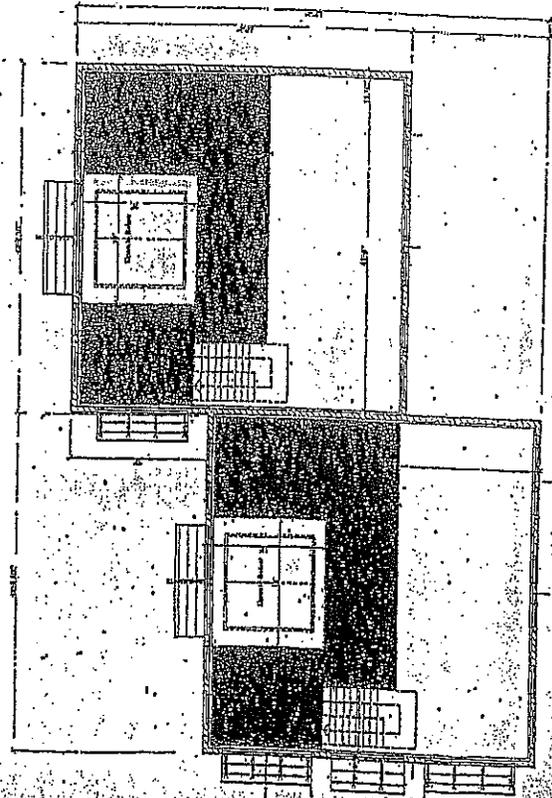
LOT 1

BLOCK D

W. FIFTH STREET (60' PUBLIC R.O.W.)



MAIN FLOOR PLAN



UPPER FLOOR PLAN



