

**AGENDA FOR REGULAR CMD AND CPOA BOARD MEETINGS**  
**Friday, January 15, 2016**

**NOTICE IS HEREBY GIVEN** that the Regular Meeting of the Boards of Directors of Cordillera Property Owners Association and Special Meeting of the Cordillera Metropolitan District, Eagle County, Colorado will be held at the Administration Building, 0408 Carterville Road, Edwards, Eagle County, Colorado on Friday, January 15, 2015. The meeting will be held for the following agenda and other matters that may come before the Boards.

**CORDILLERA METROPOLITAN DISTRICT**

Nancy Alexander, President, Term to May 2016  
Ken Ulickey, Vice President, Term to May 2016  
David Davies, Secretary, Term to May 2018  
Robert Egan, Treasurer, Term to May 2018  
Judith G. McBride, Assistant Treasurer/Assistant Secretary, Term to May 2018

**CORDILLERA PROPERTY OWNERS ASSOCIATION**

Ed Shriner, President, Term to August 2016  
Rand Garbacz, Vice President/Assistant Secretary, Term to August 2016  
Nanette Kuich, Treasurer, Term to August 2017  
Lois Bruce, Secretary, Term to August 2017  
Rick Smith, Assistant Treasurer/Assistant Secretary, Term to August 2018

**8:30 – 8:35 OPEN CPOA MEETING – Mr. Ed Shriner (CPOA President)**

1. Approval of Consent Agenda Items
  - a. Ratification of December 2015 Payables..... **Page 2**
2. Approval of 18 December Special Meeting Minutes ..... **Page 6**

**8:35 – 8:40 OPEN CMD MEETING – Ms. Nancy Alexander (CMD President)**

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of Agenda
4. Approval of Consent Agenda Items
  - a. Ratification of December 2015 Payables..... **Page 9**
5. Approval of 18 December Regular Meeting Minutes ..... **Page 18**

**8:40 – 9:00 Public Input on Non-Agenda Items**

**9:00 – 9:45 CMD and CPOA Joint Agenda Items– Ms. Nancy Alexander and Mr. Ed Shriner**

1. Red Draw Ranch – Rachel Oys ..... **Page 22**
2. 2016 CMD and CPOA Board Nominations - Alan Pogue

**9:45 – 10:15 CMD Announcements/Updates/Action Items – Ms. Nancy Alexander**

1. CMD and CMMD Debt Service/Bond Refinancing – Jon Erickson..... **Page 89**

**10:15 – 11:00 CPOA Announcements/Updates/Action Items - Mr. Ed Shriner**

1. RETA Reports – Jon Erickson..... **Page 93**
2. Foreclosures on Delinquent Accounts – Jon Erickson ..... **Page 98**
3. Troon Contract for Operating Short Course – Rachel Oys

**11:00 – 11:15 Administrative/Legal Updates**

1. Administrative Updates
  - a. Management Team Report – Rachel Oys ..... **Page 100**
2. Legal Updates

**11:15 ADJOURNMENT**

**NEXT REGULAR MEETING – Friday, February 19, 2016 at 8:30 a.m.**

Regular meetings are the 3<sup>rd</sup> Friday of each month at 8:30 a.m.

## AP Check Register (Current by Bank)

4:41:36 PM

Check Dates: 12/1/2015 to 12/31/2015

Check No.	Date	Vendor ID	Payee Name	Amount	Description
6586	12/03/15	BISPLU	Bishop Plumbing, Heating, & AC	\$363.65	Boiler Work
6587	12/03/15	CENLIN	Century Link	\$1,021.20	Telephone Service - TH, ACC, Café, SC, Sales Center
6588	12/03/15	CLUCOR	Wind Rose Properties, LLC	\$10,262.00	Irrigation Water - Sept & Oct
6589	12/03/15	COLPOO	Colorado Pool & Spa Scapes	\$114.04	Chemicals, Wedge Light, O-Ring
6590	12/03/15	DREAUB	Aubrey Dressen	\$43.70	Mileage
6591	12/03/15	EACOHA	Eagle County Hazardous Waste	\$41.24	Electronic Recycling
6592	12/03/15	FERENT	Ferguson Enterprises Inc	\$45.91	Plumbing Parts
6593	12/03/15	FIRSPR	Fire Sprinkler Services	\$1,415.00	Sprinkler Inspections - ACC, Sales Center, SC
6594	12/03/15	GOLBOB	Bob & Mara Goldstein	\$10,000.00	Refund VGC Membership
6595	12/03/15	HOLYCR	Holy Cross Energy	\$3,591.60	Electricity - TH, SC, ACC, VGC, Sales Center
6596	12/03/15	IMPGRA	Impact Graphics & Signs	\$96.43	Locker Plates - VGC
6597	12/03/15	MATKAR	Karen Matic	\$10,000.00	Refund VGC Membership
6598	12/03/15	PETGRE	Gregory Scott Peterson	\$150.00	Class Instruction
6599	12/03/15	POSTMA	Postmaster	\$2,192.23	Stamp Sales
6600	12/03/15	PURDES	Millie Aldrich	\$2,350.00	DRB Administration
6601	12/03/15	SHAFOO	Shamrock Foods Company	\$1,333.36	Food - VGC
6602	12/03/15	SUPERI	Superior Alarm & Electronics	\$339.00	Alarm Inspection - Café
6603	12/03/15	WESLLA	Eagle Laundry, LLC	\$722.75	Laundry Service - ACC Towels
6604	12/03/15	COMCAS	Comcast	\$143.42	Internet - CVC Web Cam
6605	12/03/15	COMCAS	Comcast	\$143.42	Internet - Ranch Web Cam
6606	12/11/15	COLMON	Colorado Moutain News Media	\$3,851.10	Ads
6607	12/11/15	GOUDEV	Goulding Development Advisors	\$4,840.28	Owners Rep Fees
6608	12/11/15	HEAHOU	Heather's Housekeeping LLC	\$612.50	Cleaning - VGC
6609	12/11/15	HOLYCR	Holy Cross Energy	\$568.42	Electricity - Café
6610	12/11/15	ICESEA	Icenogle, Seaver, Pogue P.C.	\$15,759.50	Legal Fees
6611	12/11/15	RECGLO	ReComm Global LLC	\$5,000.00	PR
6612	12/11/15	ROMSTE	Roma Steam Bath, LTD	\$584.00	Steam Unit Cleaning
6613	12/11/15	SHAFOO	Shamrock Foods Company	\$528.51	Food - VGC
6614	12/11/15	VAILHO	Vail Honeywagon	\$168.17	Dumpsters - ACC, Café
6615	12/11/15	WESSLO	Western Slope Supplies, Inc.	\$222.76	Bottled Water - ACC
6616	12/11/15	COMCAS	Comcast	\$133.42	Internet - ACC
6617	12/11/15	COMCAS	Comcast	\$365.10	Cable - ACC
6618	12/11/15	COMCAS	Comcast	\$165.43	Cable & Internet - Café
6619	12/11/15	GORRAN	Gore Range Surveying, LLC	\$2,145.00	Survey - ACC
6620	12/11/15	VICMAR	Victor Mark Donaldson Arch	\$19,718.25	ACC Design
6621	12/18/15	POSTMA	Postmaster	\$3,675.23	Stamp Sales
6622	12/21/15	CDW	CDW Government Inc.	\$278.55	Quickbooks Pro 2015
6623	12/21/15	COMCAS	Comcast	\$352.79	Cable & internet - VGC
6624	12/21/15	ERW&SD	Eagle River Water & Sanitation	\$1,669.06	Water - ACC, Café, TH, Sales Center, SC
6625	12/21/15	GROUND	Groundskeeper LLC	\$200.00	Removal of Aspens
6626	12/21/15	HOLYCR	Holy Cross Energy	\$68.14	Electricity - SC
6627	12/21/15	ORKIN	Orkin	\$449.15	Pest Control - ACC, Café, TH, SC, Sales Center
6628	12/21/15	PETGRE	Gregory Scott Peterson	\$250.00	Class Instruction
6630	12/23/15	ALPPAR	Alpine Party Rentals	\$167.11	Linen Rental
6631	12/23/15	ASSPAR	Assured Partners of CO	\$53,066.95	Insurance - P&L, D&O, Umbrella
6632	12/23/15	BISPLU	Bishop Plumbing, Heating, & AC	\$10,352.87	Boiler Replacement - Café
6633	12/23/15	HELJOE	Joe Helminski	\$460.00	Mileage
6634	12/23/15	SHAFOO	Shamrock Foods Company	\$1,440.74	Food - VGC
6635	12/23/15	SOUGAS	Source Gas	\$5,301.44	Gas - ACC, Sales Center, SC, TH, Café
6636	12/23/15	VAILHO	Vail Honeywagon	\$10,162.50	Trash Program
6637	12/23/15	COMCAS	Comcast	\$152.92	Internet - CVC Web Cam
6638	12/23/15	COMCAS	Comcast	\$152.92	Internet - Ranch Web Cam
6639	12/30/15	CENLIN	Century Link	\$1,020.20	Telephone Service - TH, ACC, Café, SC, Sales Center
6640	12/30/15	DREAUB	Aubrey Dreessen	\$23.00	Mileage
6641	12/30/15	HOLYCR	Holy Cross Energy	\$3,866.20	Electricity - TH, SC, ACC, VGC, Sales Center
6642	12/30/15	OTIELE	Otis Elevator Company	\$624.54	Elevator Service
6643	12/30/15	POSTMA	Postmaster	\$2,835.18	Stamp Sales
6644	12/30/15	REMONO	Remonov & Company Inc.	\$28,968.14	January Rent & CAM - VGC
6645	12/30/15	SHAFOO	Shamrock Foods Company	\$1,149.89	Food - VGC

**BANK 10150 REGISTER TOTAL: \$225,718.91**

**GRAND TOTAL : \$225,718.91**

Cordillera Property Owners Association  
Transfers  
December 2015

Date	From Account	To Account	Amount	Description
12/30/2015	CPOA Operating	Bank of America	\$ 120.00	Pay Credit Card
12/30/2015	CPOA Operating	Bank of America	\$ 11,056.53	Pay Credit Card



JOE HELMINSKI

Platinum Plus® for Business

November 09, 2015 - December 08, 2015

Cardholder Statement

**Account Information:**  
www.bankofamerica.com

**Mail Billing Inquiries to:**  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

**Mail Payments to:**  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

**Customer Service:**  
1.800.673.1044, 24 Hours

**TTY Hearing Impaired:**  
1.888.500.6267, 24 Hours

**Outside the U.S.:**  
1.509.353.6656, 24 Hours

**For Lost or Stolen Card:**  
1.800.673.1044, 24 Hours

**Business Offers:**  
www.bankofamerica.com/mybusinesscenter

Payment Information	
New Balance Total .....	\$11,056.53
<b>Minimum Payment Due .....</b>	<b>\$110.57</b>
<b>Payment Due Date .....</b>	<b>01/04/16</b>
<b>Late Payment Warning:</b> If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance: \$19.00 for balance less than \$100.01 \$29.00 for balance less than \$1,000.01 \$39.00 for balance less than \$5,000.01 \$49.00 for balance greater than \$5,000.01	
<b>Minimum Payment Warning:</b> If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.	

Account Summary	
Previous Balance .....	\$7,939.41
Payments and Other Credits .....	-\$7,939.41
Balance Transfer Activity .....	\$0.00
Cash Advance Activity .....	\$0.00
Purchases and Other Charges .....	\$11,056.53
<b>Fees Charged .....</b>	<b>\$0.00</b>
<b>Finance Charge .....</b>	<b>\$0.00</b>
New Balance Total .....	\$11,056.53
Credit Limit .....	\$20,000
Credit Available .....	\$8,943.47
Statement Closing Date .....	12/08/15
Days in Billing Cycle .....	30

### Transactions

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Payments and Other Credits</b>				
11/20	11/20	BA ELECTRONIC PAYMENT	32473400000847000056561	- 7,939.41
<b>TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD</b>				<b>- \$7,939.41</b>
<b>Purchases and Other Charges</b>				
11/09	11/06	LTS*LOGO&TEAM SPORTSWE 877-5355646 CT	75418235310020279682945	181.02
11/09	11/09	NY TIMES NATL SALES 800-698-4637 NY	55432865313000864471990	33.80
11/11	11/10	PRINTGLOBE INC 512-4545985 TX	55436875315123153999704	290.00
11/11	11/10	PRINTGLOBE INC 512-4545985 TX	55436875315123153999712	290.00

0793941 0011057 1105653

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

JOE HELMINSKI  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308

New Balance Total ..... \$11,056.53  
**Minimum Payment Due ..... \$110.57**  
**Payment Due Date ..... 01/04/16**

Enter payment amount

\$

Check here for a change of mailing address or phone numbers.  
Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
 or make your payment online at  
 www.bankofamerica.com

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
11/12	11/11	DTV*DIRECTV SERVICE 800-347-3288 CA	55432865315000093220844	152.28
11/12	11/11	NESPRESSO USA 888-637-7737 NY	55432865315000271513630	140.00
11/13	11/12	STAPLES DIRECT 800-3333330 MA	05410195316105111887417	61.79
11/13	11/12	AVON BAKERY AND DE AVON CO	25536065317103003849562	28.25
11/13	11/12	VILLAGE MARKET EDWARDS CO	05140485316720026642731	6.82
11/16	11/12	THE HOME DEPOT #1525 AVON CO	55541865317010183029555	94.65
11/16	11/13	THE HOME DEPOT #1525 AVON CO	55541865318010181213473	20.53
11/19	11/18	NESPRESSO USA 888-637-7737 NY	55432865322000932467755	266.00
11/20	11/19	TOWN OF VAIL PARK SALE 09704792124 CO	55547535323207333601821	400.00
11/20	11/19	TOWN OF VAIL PARK SALE 09704792124 CO	55547535323207333601847	1,800.00
11/23	11/21	VAIL LIFT TKT/SKI PAS VAIL CO	55541865326004049147122	3,845.00
11/23	11/22	PIER 1 IMPORTS 4941 08002454595 TX	55310205326083206719046	210.78
11/23	11/21	BEAVER LIQUORS 970-949-5040 CO	85179275326001565501052	856.78
11/30	11/27	WM SUPERCENTER #1199 AVON CO	05436845332400067740599	186.41
11/30	11/28	CITY-MARKET #0442 VAIL CO	05436845332300134208382	24.27
12/01	11/30	IN *CIRQUE MTN 970-8451150 CO	55432865334000562748264	1,355.55
12/02	12/01	CITY-MARKET #0434 EAGLE CO	05436845335300163655013	79.59
12/04	12/03	STAPLES DIRECT 800-3333330 MA	05410195337105027135674	56.14
12/04	12/03	WALMART.COM 800-966-6546 AR	55432865337000696192006	17.47
12/07	12/04	WALMART.COM 800-966-6546 AR	55432865338000083592569	9.60
12/07	12/07	NY TIMES NATL SALES 800-698-4637 NY	55432865341000554304903	33.80
12/07	12/06	CITY-MARKET #0434 EAGLE CO	05436845340300206387783	30.49
12/08	12/06	BEAVER LIQUORS 970-949-5040 CO	85179275341001703468041	585.51
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$11,056.53</b>

**Finance Charge Calculation**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.24% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

**Important Messages**

Your credit card now has an added security feature. To learn more about EMV chip card technology, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

CORDILLERA PROPERTY OWNERS ASSOCIATION  
SPECIAL BOARD MEETING MINUTES  
FRIDAY, 18 DECEMBER 2015  
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Property Owners Association (CPOA) was called and held on Friday, 20 November 2015, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Ed Shriner, President  
Nanette Kuich, Treasurer  
Lois Bruce, Secretary

Via Telephone: Rick Smith, Assistant Secretary  
Rand Garbacz, Vice President (Executive Session only)

**ALSO PRESENT**

CMD Board Members: Nancy Alexander, Ken Ulickey (Via Telephone) David Davies, Bob Egan, and Judith McBride

Property Owners: Patti Brave

Others Present: Alan Pogue, Legal Counsel; Bob Egizi, Public Safety Director; Jon Erickson, Finance Director; Bart Sigler, Community Operations Director; Joe Helminski, Recreation Director; Berniece Gutierrez, Human Resources and Administrative Services Manager; Stacey Worley, Accounting Clerk, Chris Juergens from Victor Mark Donaldson Architects (arrived 9:35 a.m.), and Todd Goulding from Goulding Development Associates (arrived 9:30 a.m.).

**EXECUTIVE SESSION**

8:10 Director Garbacz (Via Telephone) calls meeting to order.

Present: Nannette Kuich, Lois Bruce, Rand Garbacz (via phone), Alan Pogue, Joe Helminski, and Jon Erickson.

8:10: Motion by Bruce/second by Kuich, unanimous vote to convene executive session pursuant to Section 3.16(f) of the Amended and Restated Bylaws and Section 38-33.3-308(3(f), C.R.S., to discuss written communication from legal counsel related to a proposed management agreement for the Short Course.

8:15: Ed Shriner joined

8:36: motion by Kuich, second by Bruce, unanimous vote to adjourn executive session and return to open session.

**CALL TO ORDER**

Director Shriner called to order the Regular Meeting of the Cordillera Property Owners Association at 8:40 a.m.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Shriner noted for the record a quorum was present for the purpose of doing the business of the Cordillera Property Owners Association.

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCEMENT OF THE MEETING.**

All board members acknowledged receiving notice of the special meeting at least 72 hours in advance. No conflicts of interest were noted.

**APPROVAL OF AGENDA**

**18 December 2015 Special Meeting Agenda**

Director Kuich moved to approve the 18 December 2015 Special Meeting Agenda. Seconded by Director Bruce.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the 18 December 2015 Special Meeting Agenda, as presented.

**APPROVAL OF CONSENT AGENDA ITEMS**

**Ratification of November 2015 Payables**

Director Kuich moved to approve the November 2015 consent agenda items. Seconded by Director Bruce.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the consent agenda items, as presented.

**APPROVAL OF MINUTES**

**20 November 2015 Regular Meeting Minutes**

Director Kuich moved to approve the 20 November 2015 Regular Meeting Minutes. Seconded by Director Bruce.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the minutes of the 20 November 2015 Regular Meeting Minutes.

**PUBLIC INPUT ON NON-AGENDA ITEMS**

None.

**CMD and CPOA Joint Agenda Items**

**2016 Service Agreement between CMD and CPOA**

Alan Pogue, Legal Council presented the 2016 Service Agreement between CMD and CPOA. Tracking time, Umbrella Insurance, and the General Manager Performance review were discussed. Director Kuich moved to approve the 2016 Service Agreement between CMD & CPOA. Seconded by Director Bruce.

Upon motion duly made and seconded, the Board unanimously by those present.  
**Approved** the 2016 Service Agreement between CMD & CPOA.

### **CPOA ANNOUNCEMENTS/UPDATES/ACTION ITEMS**

#### **RETA and Financial Update**

Jon Erickson, Director of Financial Operations, provided an update on the financial statements.

#### **Short Course Operating Agreement**

The Board asked Staff to go back to Troon to revise Operating Agreement. A Special Meeting can be held regarding this issue.

#### **Athletic Center Expansion and Remodel**

Todd Goulding, from Goulding Development Associates along with Chris Juergens, from Victor Mark Donaldson Architects presented the update to the Boards. Interviews were held 15 December for a General Contractor. The 3 General Contractors that were interviewed are: Nedbo, Structural Associates and Reconstruction Experts. It was recommended that Structural Associates be the General Contractor. Director Bruce moved to approve the Pre Construction Service Agreement. Seconded by Director Kuich.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the Pre Construction Service Agreement.

### **ADMINISTRATIVE/LEGAL UPDATES**

Staff presented the monthly staff report.

### **ADJOURNMENT**

Director Kuich moved to adjourn the special meeting of the Cordillera Property Owners Association. Seconded by Director Bruce.

Upon motion duly made and seconded, the Board unanimously agreed to  
Adjourn the Special Meeting of the Cordillera Property Owners Association at 11:00 a.m. on  
Friday, 18 December 2015.

Respectfully submitted,

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Stacey Worley  
Accounting Clerk



## AP Check Register (Current by Bank)

4:57:08 PM

Check Dates: 12/1/2015 to 12/31/2015

Check No.	Date	Vendor ID	Payee Name	Amount	Description
16373	12/01/15	AFFBEN	Affiliated Benefits Consultant	\$140.00	FSA Administration
16374	12/01/15	AFLAC	AFLAC	\$685.06	Supplemental Insurance Premiums
16375	12/01/15	APBYDE	APPLICATIONS BY DESIGN, INC.	\$575.00	PS Database
16376	12/01/15	COLDEP	CO Dept of Labor & Employment	\$585.80	Unemployment
16378	12/01/15	DIALUI	Luis Diaz	\$115.00	Boots for Uniform
16379	12/01/15	EAGRIV	Eagle River Water & Sanitation	\$1,317.06	Water Service
16380	12/01/15	HICOHR	High Country HR Assoc.	\$50.00	Membership Dues
16381	12/01/15	LINNAT	Lincoln National Life Insuranc	\$1,941.39	Life Insurance Premiums
16382	12/01/15	MITCOM	Mitchell and Company	\$1,445.99	IT Services
16383	12/01/15	ORKIN	Orkin	\$70.00	Pest Control
16384	12/01/15	SANISA	San Isabel Telecom, Inc	\$548.98	Telephone Service
16385	12/01/15	UMBBAN	UMB Bank	\$320.83	Paying Agent Fees
16386	12/01/15	WENBIL	Bill Wentworth	\$82.31	Boots for Uniform
16387	12/08/15	2VALTI	2 Valley Tire	\$1,079.00	Tires
16388	12/08/15	ABCPAR	ABC Parts, Inc	\$1,266.26	Vehicle Parts & Supplies
16389	12/08/15	AIRGAS	Airgas Intermountain Inc	\$149.78	Gas Tank
16390	12/08/15	ALSCO	AlSCO	\$457.20	Door Mats
16391	12/08/15	APBYDE	APPLICATIONS BY DESIGN, INC.	\$575.00	PS Database
16392	12/08/15	ARMFAC	Army & Factory Surplus	\$161.96	Boots for Uniform
16393	12/08/15	BANDB	Oldcastle SW Group Inc	\$2,855.92	Cinders
16394	12/08/15	CENLIN	Century Link	\$883.84	Telephone Service
16395	12/08/15	COMCAS	Comcast	\$155.35	Cable & Internet - Ranch Gate
16396	12/08/15	DALAND	Dalandz of Colorado	\$85.83	Jackets & Shirts
16397	12/08/15	DECDIP	Diptesh Dechoudhury	\$104.97	Boots for Uniform
16398	12/08/15	EAGEMB	Eagle Embroidery Inc	\$227.50	Embroidery of Uniforms
16399	12/08/15	EDWARD	Edwards Building Center	\$770.55	Lumber, Bulbs, Screws
16400	12/08/15	FIRSPS	Fire Sprinkler Services, Inc.	\$945.00	Sprinkler Inspection - Maint. Shop
16401	12/08/15	GRANDP	Grand Junction Pipe	\$951.55	Lock Washers, Gaskets
16402	12/08/15	KEEIND	KEETON INDUSTRIES	\$300.59	Vent Blower
16403	12/08/15	KLEPER	Perry Kleist	\$34.69	Copies
16404	12/08/15	NAPA	NAPA Auto Parts	\$58.56	Vehicle Parts & Supplies
16405	12/08/15	NATELE	Native Electric INC	\$1,072.59	Heat Tape - Ranch Gate
16406	12/08/15	ORKIN	Orkin	\$296.10	Pest Control
16407	12/08/15	POWEQU	Power Equipment Company	\$403.70	Plow Blade, Plow Nuts
16408	12/08/15	ROMOCU	Rocky Mountain Custom Landscap	\$441.60	Bearden Cabin Cleanup
16409	12/08/15	SIGBAR	Bart Sigler	\$11.38	Copies
16410	12/08/15	SOMBRI	Brian Somers	\$75.17	Boots for Uniform
16411	12/08/15	SOUGAS	Source Gas	\$1,729.36	Gas Service
16412	12/08/15	STAPLE	Staples Advantage	\$47.36	Office Supplies
16413	12/08/15	SUPALE	Superior Alarm & Electronics	\$1,462.50	Alarm Inspections
16414	12/08/15	THOFIN	Thompson Financial & Accountin	\$2,500.00	Accounting Services
16415	12/08/15	TRI-ST	Tri-State Commodities Inc.	\$2,872.87	Salt
16416	12/08/15	TRIFIR	Tri County Fire Protection	\$856.00	Fire Extinguisher Inspections
16417	12/08/15	WOLRAY	Ray Wolfe	\$97.56	Boots for Uniform
16418	12/11/15	AASEPT	A&A Septic Service, Inc.	\$395.00	Pump Out Holding Tank
16419	12/11/15	ABCPAR	ABC Parts, Inc	\$191.35	Vehicle Parts & Supplies
16420	12/11/15	AFFBEN	Affiliated Benefits Consultant	\$140.00	FSA Administration
16421	12/11/15	ALSCO	AlSCO	\$164.25	Door Mats
16422	12/11/15	ATTILL	AT&T Mobility	\$735.55	Cell Phone Service
16423	12/11/15	BALBRO	Brook Ballinger	\$214.99	Bib & Boots for Uniform
16424	12/11/15	BERTHO	Berthod Motors, Inc	\$93.52	Glass Kit
16425	12/11/15	CHAJON	Charles D. Jones, Inc	\$205.24	Thermostats, Plate Cover
16426	12/11/15	COLDEP	CO Dept of Labor & Employment	\$8.79	Unemployment
16427	12/11/15	COLLET	Collett Enterprises, Inc.	\$5,868.07	Fuel
16428	12/11/15	COLMON	Colorado Mountain News Media	\$2,118.92	Classified Ads
16429	12/11/15	COLMOU	Colorado Mountain Medical	\$514.00	DOT Physicals
16430	12/11/15	EAGLAN	Eagle County Landfill	\$1,525.07	Trash & Manure Disposal

## AP Check Register (Current by Bank)

4:57:08 PM

Check Dates: 12/1/2015 to 12/31/2015

Check No.	Date	Vendor ID	Payee Name	Amount	Description
16431	12/11/15	EYEMED	Eye Med	\$279.20	Vision Insurance Premiums
16432	12/11/15	GLESPF	Glenwood Springs Ford	\$90.02	TPMS Sensor
16433	12/11/15	GOEHEN	Henry J. Goetze, Ph.D.	\$100.00	EAP Session
16434	12/11/15	HOLCRO	Holy Cross Energy	\$3,137.36	Electricity
16435	12/11/15	HONNEN	Honnen Equipment	\$153.50	Air Cleaner
16436	12/11/15	ICESEA	Icenogle, Seaver, Pogue P.C.	\$20,718.72	Legal Fees
16437	12/11/15	LINNAT	Lincoln National Life Insuranc	\$1,987.15	Life Insurance Premiums
16438	12/11/15	STAPLE	Staples Advantage	\$49.99	Toner
16439	12/11/15	SUPRA	Supra	\$70.91	Supra Keys
16440	12/11/15	TOOCLI	Tool Clinic	\$3,555.49	Concrete Saw, Tank
16441	12/11/15	VAILHO	Vail Honeywagon, LTD	\$630.20	Dumpsters
16442	12/11/15	VVMVOH	Vail Valley Medical Center	\$470.00	Flu Shots
16443	12/11/15	XEROX	Xerox	\$501.06	Copier Maintenance
16444	12/11/15	COMCAS	Comcast	\$185.43	Cable & Internet - Divide Gate
16445	12/11/15	COMCAS	Comcast	\$143.42	Internet - Admin
16446	12/21/15	AFLAC	AFLAC	\$541.26	Supplemental Insurance Premiums
16447	12/21/15	AIRGAS	Airgas Intermountain Inc	\$17.13	Tip for Air Tank
16448	12/21/15	APBYDE	APPLICATIONS BY DESIGN, INC.	\$575.00	PS Database
16449	12/21/15	CDWG	CDW Government, Inc.	\$384.82	Adobe Acrobat Pro
16450	12/21/15	EAGRIV	Eagle River Water & Sanitation	\$1,125.28	Water Service
16451	12/21/15	EWITRU	Ewing Trucking and Constructio	\$3,596.44	Hauled Salt & Cinders
16452	12/21/15	FERENT	Ferguson Enterprises Inc	\$55.93	Seal
16453	12/21/15	FREFOR	FreeForm LLC.	\$4,600.00	Consulting
16454	12/21/15	HERTER	Teri Herwing	\$115.00	Boots for Uniform
16455	12/21/15	HOLCRO	Holy Cross Energy	\$31.08	Electricity
16456	12/21/15	LAWPRO	Lawson Products, Inc.	\$322.78	Washers, Screws, Fuses, Ties
16457	12/21/15	MIDTRU	MIDWEST TRUCK PARTS & SERVICE	\$216.34	Floor Mats
16458	12/21/15	ORKIN	Orkin	\$476.98	Pest Control
16459	12/21/15	PARKEN	Kendra Pardee	\$99.99	Bibs
16460	12/21/15	SANISA	San Isabel Telecom, Inc	\$557.69	Telephone Service
16461	12/21/15	SIGNDE	Sign Design, L.L.C.	\$35.00	Sign
16462	12/21/15	SOU GAS	Source Gas	\$2,988.04	Gas
16463	12/21/15	STAPLE	Staples Advantage	\$68.36	Office Supplies
16464	12/21/15	VAVAPA	Vail Valley Partnership	\$1,000.00	2016 Dues
16465	12/21/15	VVMVOH	Vail Valley Medical Center	\$110.40	Testing
16466	12/23/15	2VALTI	2 Valley Tire	\$1,220.00	Tires
16467	12/23/15	ABCPAR	ABC Parts, Inc	\$30.52	Vehicle Parts & Supplies
16468	12/23/15	AIRGAS	Airgas Intermountain Inc	\$189.03	Tip, Welding Jacket
16469	12/23/15	ALSCO	Alsco	\$474.58	Door Mats
16470	12/23/15	ARMFAC	Army & Factory Surplus	\$119.98	Boots for Uniform
16471	12/23/15	BISPLU	Bishop Plumbing, Heating & AC	\$2,087.74	Boiler Repair
16472	12/23/15	CALCOD	Cody Calcaterra	\$40.91	Office Supplies
16473	12/23/15	CENLIN	Century Link	\$883.76	Telephone Service
16474	12/23/15	COLSPD	Colorado Special Districts	\$90,151.87	Workers Comp Insurance
16475	12/23/15	COMCON	Controlled Entry Distributors	\$1,537.50	Transponders
16476	12/23/15	FERENT	Ferguson Enterprises Inc	\$135.54	Valve Kit, Release Valve
16477	12/23/15	GUARD	Guardian	\$2,175.29	Dental Insurance Premiums
16478	12/23/15	HAYS	Hays Companies	\$1,250.00	Benefits Consultant
16479	12/23/15	KOZLEO	Lenard Kozen	\$109.99	Boots for Uniform
16480	12/23/15	MACEQU	MacDonald Equipment Co	\$700.75	Cover
16481	12/23/15	MIDTRU	MIDWEST TRUCK PARTS & SERVICE	\$306.00	Alternator
16482	12/23/15	NAPA	NAPA Auto Parts	\$23.52	Oil
16483	12/23/15	NAPAGY	NAPA	\$58.56	Adapters, Solenoid
16484	12/23/15	SIGNDE	Sign Design, L.L.C.	\$6,460.00	Street Signs
16485	12/23/15	SOU GAS	Source Gas	\$470.07	Gas
16486	12/23/15	TRI-ST	Tri-State Commodities Inc.	\$1,954.47	Salt
16487	12/23/15	UMBBAN	UMB Bank	\$300.00	Paying Agent Fees

## AP Check Register (Current by Bank)

4:57:08 PM

Check Dates: 12/1/2015 to 12/31/2015

Check No.	Date	Vendor ID	Payee Name	Amount	Description
16488	12/23/15	UNIHEA	United Healthcare	\$32,104.05	Health Insurance Premiums
16489	12/23/15	WEARPA	Wear Parts & Equip, Inc	\$1,897.60	Grader Blade
16490	12/23/15	CORETR	Confluence Research & Training	\$2,000.00	Research & Data
16491	12/30/15	ABCPAR	ABC Parts, Inc	\$190.44	Vehicle Parts & Supplies
16492	12/30/15	BANDB	Oldcastle SW Group Inc	\$1,826.27	Cinders
16493	12/30/15	COMCAS	Comcast	\$155.35	Cable & Internet - Ranch Gate
16494	12/30/15	EDWARD	Edwards Building Center	\$19.00	Lag Bolts
16495	12/30/15	HONNEN	Honnen Equipment	\$387.78	Coolant Heater
16496	12/30/15	MITCOM	Mitchell and Company	\$3,133.49	IT Services
16497	12/30/15	NAPAGY	NAPA	\$225.85	Vehicle Parts & Supplies
16498	12/30/15	TRI-ST	Tri-State Commodities Inc.	\$984.82	Salt
16499	12/30/15	WHIALD	Whitehall's Alpine Distrib.	\$279.65	Fluids, Kits
16500	12/30/15	WYLACO	Wylaco Supply Company	\$212.00	Grain
16501	12/30/15	ABCPAR	ABC Parts, Inc	\$28.44	Vehicle Parts & Supplies
16502	12/30/15	ADPSCR	ADP Screening	\$657.13	Background Checks
16503	12/30/15	LINNAT	Lincoln National Life Insuranc	\$1,733.54	Life Insurance Premiums
16504	12/30/15	MIDTRU	MIDWEST TRUCK PARTS & SERVICE	\$74.16	Cap
16505	12/30/15	SAFKLE	SAFETY-KLEEN SYSTEMS, INC	\$306.72	Solvent

**BANK 1 REGISTER TOTAL:** \$248,868.25

**GRAND TOTAL :** \$248,868.25

Cordillera Metropolitan District  
Transfers  
December 2015

Date	From Account	To Account	Amount	Description
12/4/2015	CMD Payroll	ADP	\$ 315.82	Payroll Fees
12/10/2015	CMD Payroll	ADP	\$ 293.53	Garnishment Payments
12/10/2015	CMD Payroll	ADP	\$ 18,176.96	Tax Payment
12/10/2015	CMD Payroll	ADP	\$ 65,775.10	Payroll
12/18/2015	CMD Payroll	ADP	\$ 313.19	Payroll Fees
12/23/2015	CMD Payroll	ADP	\$ 293.53	Garnishment Payments
12/23/2015	CMD Payroll	ADP	\$ 28,217.56	Tax Payment
12/23/2015	CMD Payroll	ADP	\$ 96,963.28	Payroll
12/28/2015	CMD Payroll	ADP	\$ 1,169.72	ADP Timeclock Fees
12/3/2015	CMD Operating	Security Benefit	\$ 13,470.85	Submit Retirement Contributions
12/3/2015	CMD Operating	Security Benefit	\$ 15,108.67	Submit Retirement Contributions
12/3/2015	CMD Operating	Security Benefit	\$ 17,664.83	Submit Retirement Contributions
12/4/2015	CMD Operating	Guardian	\$ 5,864.64	Pay Dental Insurance Premiums
12/8/2015	CMD Operating	CMD Payroll	\$ 12,000.00	Fund Payroll Account
12/10/2015	CMD Operating	CMD Payroll	\$ 85,000.00	Fund Payroll Account
12/14/2015	CMD Operating	Home Depot	\$ 901.34	Pay Home Depot Account
12/21/2015	CMD Operating	CMD Flex	\$ 5,000.00	Fund Flexible Benefit Account
12/23/2015	CMD Operating	CMD Payroll	\$ 127,000.00	Fund Payroll Account
12/30/2015	CMD Operating	Bank of America	\$ 99.67	Pay Credit Card
12/30/2015	CMD Operating	Bank of America	\$ 3,341.80	Pay Credit Card
12/30/2015	CMD Operating	Bank of America	\$ 4,411.35	Pay Credit Card



BART SIGLER

Platinum Plus® for Business

November 09, 2015 - December 08, 2015

Cardholder Statement

Account Information:  
www.bankofamerica.com

Mail Billing Inquiries to:  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

Mail Payments to:  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

Customer Service:  
1.800.673.1044, 24 Hours

TTY Hearing Impaired:  
1.888.500.6267, 24 Hours

Outside the U.S.:  
1.509.353.6656, 24 Hours

For Lost or Stolen Card:  
1.800.673.1044, 24 Hours

Business Offers:  
www.bankofamerica.com/mybusinesscenter

Payment Information	
New Balance Total .....	\$3,341.80
<b>Minimum Payment Due .....</b>	<b>\$33.4</b>
<b>Payment Due Date .....</b>	<b>01/04/16</b>
<b>Late Payment Warning:</b> If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance: \$19.00 for balance less than \$100.01 \$29.00 for balance less than \$1,000.01 \$39.00 for balance less than \$5,000.01 \$49.00 for balance greater than \$5,000.01	
<b>Minimum Payment Warning:</b> If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.	

Account Summary	
Previous Balance .....	\$4,583.87
Payments and Other Credits .....	-\$4,682.47
Balance Transfer Activity .....	\$0.00
Cash Advance Activity .....	\$0.00
Purchases and Other Charges .....	\$3,440.40
<b>Fees Charged .....</b>	<b>\$0.00</b>
<b>Finance Charge .....</b>	<b>\$0.00</b>
New Balance Total .....	\$3,341.80
Credit Limit .....	\$20,000
Credit Available .....	\$16,658.20
Statement Closing Date .....	12/08/15
Days in Billing Cycle .....	30

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Payments and Other Credits</b>				
11/20	11/20	BA ELECTRONIC PAYMENT	32473400000847000056579	- 4,583.87
12/07	12/06	CUSTOMINK LLC 8002934232 VA	55429505340715826415603	- 98.60
<b>TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD</b>				<b>-\$4,6 .47</b>
<b>Purchases and Other Charges</b>				
11/11	11/09	MARKOS PIZZA EDWARDS CO	05227025314200060039237	108.73
11/11	11/10	MURDOCHS SILVERTHORNE CO	55500365315400945000246	548.52
11/12	11/11	VICCOUNIFORM2244255800 ARLINGTON HTSIL	55546555315471857764030	14.95

0458387 000334 0334180

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

BART SIGLER  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308

New Balance Total ..... \$3,341.80  
**Minimum Payment Due ..... \$33.4**  
**Payment Due Date ..... 01/04/16**

Enter payment amount

\$ [input fields for payment amount]

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
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or make your payment online at  
www.bankofamerica.com

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
11/12	11/11	VICCOUNIFORM2244255800 ARLINGTON HTSIL	55546555315471857764014	23.90
11/13	11/12	TURBOBRIDGE 2402926632 MD	55429505316715425757298	9.95
11/16	11/14	THEDEALRACK 8887557225 PA	55429505318894958656298	29.45
11/16	11/15	BURGER KING #8386 Q07 SALINA UT	55431805319200399300067	7.93
11/17	11/15	TEXACO 0352285 LAS VEGAS NV	05460425320450002427525	36.12
11/17	11/15	SALINA EXPRESS SALINA UT	05140485320710005098553	30.11
11/17	11/15	EMBASSY SUITES F&B LAS VEGAS NV Arr: 11/15/15 Dep: 11/15/15 Inv: 000005588	55541865321072001474698	17.05
11/18	11/16	PF CHANGS #1500 LAS VEGAS NV	55460295321200788400225	29.66
11/19	11/17	HARD ROCK PINK TACO LAS VEGAS NV	55541865322004107136805	23.46
11/20	11/18	EMBASSY SUITES F&B LAS VEGAS NV Arr: 11/18/15 Dep: 11/18/15 Inv: 000005588	55541865324072000521512	4.24
11/23	11/19	PLOW PARTS DIRECT 201-327-6050 NJ	75263595324920500278669	206.93
11/23	11/20	MILLERS RICHFIELD 66 RICHFIELD UT	25483675324001236632757	1.53
11/23	11/20	MILLERS RICHFIELD 66 RICHFIELD UT	25483675324001236632740	29.27
11/23	11/20	WENDY'S #6 RICHFIELD UT	05436845325100115549864	6.41
11/23	11/21	EMBASSY SUITES LAS VEG LAS VEGAS NV Arr: 11/15/15 Dep: 11/21/15 Inv: 48010 0	55541865325004117092748	666.40
11/24	11/23	MSFT * E03001JPYR 08006427676 NV	55131585328091265015057	255.00
11/24	11/23	MSFT * E03001JQXQ 08006427676 NV	55131585328091265062083	60.00
11/25	11/24	TURBOBRIDGE 2402926632 MD	55429505328715603080253	9.95
11/27	11/24	VAIL MANUFACTURING I AVON CO	75120395329006160759843	70.00
11/27	11/25	BALLASTSHOP 216-561-0069 OH	05227025330500170021276	89.37
12/03	12/01	ADOBE *CREATIVE CLOUD 800-833-6687 CA	55541865336004064563649	69.99
12/03	12/03	AMAZON.COM AMZN.COM/BI AMZN.COM/BILLWA	55310205337083157283288	119.99
12/04	12/03	AMAZON MKTPLACE PMTS AMZN.COM/BILLWA	55432865337000603224694	6.99
12/04	12/03	CORDILLERA PROPERTY OW CORDILLERA CO	05227025337300195517439	204.00
12/04	12/03	CUSTOMINK LLC 8002934232 VA	55429505337715760554255	147.95
12/04	12/04	CUSTOMINK LLC 8002934232 VA	55429505338715768060775	184.90
12/07	12/04	NATIONALTOOLWAREHOU 4173581919 MO	55429505338894517484287	327.93
12/07	12/04	SUMMIT EQUIPMENT 435-6558665 UT	55436875338273382053436	91.73
12/07	12/07	AMAZON MKTPLACE PMTS AMZN.COM/BILLWA	55432865341000628286771	7.99
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$3,440.40</b>

**Finance Charge Calculation**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.24% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

**Important Messages**

Your credit card now has an added security feature. To learn more about EMV chip card technology, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).



BOB EGIZI

Platinum Plus® for Business

November 09, 2015 - December 08, 2015

Cardholder Statement

**Account Information:**  
www.bankofamerica.com

**Mail Billing Inquiries to:**  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

**Mail Payments to:**  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

**Customer Service:**  
1.800.673.1044, 24 Hours

**TTY Hearing Impaired:**  
1.888.500.6267, 24 Hours

**Outside the U.S.:**  
1.509.353.6656, 24 Hours

**For Lost or Stolen Card:**  
1.800.673.1044, 24 Hours

**Business Offers:**  
www.bankofamerica.com/mybusinesscenter

Payment Information	
New Balance Total .....	\$4,411.35
<b>Minimum Payment Due .....</b>	<b>\$44.11</b>
<b>Payment Due Date .....</b>	<b>01/04/16</b>
<b>Late Payment Warning:</b> If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance: \$19.00 for balance less than \$100.01 \$29.00 for balance less than \$1,000.01 \$39.00 for balance less than \$5,000.01 \$49.00 for balance greater than \$5,000.01	
<b>Minimum Payment Warning:</b> If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.	

Account Summary	
Previous Balance .....	\$1,373.74
Payments and Other Credits .....	-\$1,373.74
Balance Transfer Activity .....	\$0.00
Cash Advance Activity .....	\$0.00
Purchases and Other Charges .....	\$4,411.35
<b>Fees Charged .....</b>	<b>\$0.00</b>
<b>Finance Charge .....</b>	<b>\$0.00</b>
New Balance Total .....	\$4,411.35
Credit Limit .....	\$20,000
Credit Available .....	\$15,588.65
Statement Closing Date .....	12/08/15
Days in Billing Cycle .....	30

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Payments and Other Credits</b>				
11/20	11/20	BA ELECTRONIC PAYMENT	32473400000847000056546	-1,373.74
<b>TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD</b>				<b>-\$1,373.74</b>
<b>Purchases and Other Charges</b>				
11/09	11/06	Amazon.com AMZN.COM/BILLWA	55432865310000596391444	49.99
11/09	11/06	AMAZON MKTPLACE PMTS AMZN.COM/BILLWA	55432865310000544948519	549.89
11/13	11/12	GOVERNMENT FINANCE 312-977-9700 IL	55536075317556975500404	85.00
11/16	11/13	Amazon.com AMZN.COM/BILLWA	55432865317000204915306	106.95

0137374 0004411 0441135

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

BOB EGIZI  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308

New Balance Total ..... \$4,411.35  
**Minimum Payment Due ..... \$44.11**  
**Payment Due Date ..... 01/04/16**

Enter payment amount

\$

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
or make your payment online at  
www.bankofamerica.com

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
11/16	11/13	AMAZON MKTPLACE PMTS AMZN.COM/BILLWA	55432865317000179557919	164.85
11/17	11/16	THE UPS STORE 3529 EDWARDS CO	55432865321000949138713	192.88
11/19	11/18	SURVEYMONKEY.COM 971-2445555 CA	75418235322020620601475	204.00
11/20	11/19	CITY-MARKET #0426 AVON CO	05436845323300156038783	43.35
11/24	11/23	MSFT * E03001JRAI 08006427676 NV	55131585328091265051474	112.00
11/25	11/23	SOGO WEAR CORP SAN GABRIEL CA	55546555328465080120015	234.03
11/25	11/25	LANDS END BUS OUTFITTE 08005871541 WI	55548075329084050410557	2,122.20
11/27	11/26	COSTCO.COM *ONLINE 800-955-2292 WA	55432865330000124523100	88.30
12/04	12/03	COSTCO.COM *ONLINE 800-955-2292 WA	55432865337000465070482	128.90
12/07	12/03	SMILING MOOSE DELI - E EDWARDS CO	55421355338985388780577	121.00
12/07	12/04	COSTCO.COM *ONLINE 800-955-2292 WA	55432865338000241973404	91.01
12/07	12/04	MARKOS PIZZA EDWARDS CO	05227025340200035982303	117.00
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$4,411.35</b>

**Finance Charge Calculation**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.24% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

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RACHEL OYS

Platinum Plus® for Business

November 09, 2015 - December 08, 2015

Cardholder Statement

**Account Information:**  
www.bankofamerica.com

**Mail Billing Inquiries to:**  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

**Mail Payments to:**  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

**Customer Service:**  
1.800.673.1044, 24 Hours

**TTY Hearing Impaired:**  
1.888.500.6267, 24 Hours

**Outside the U.S.:**  
1.509.353.6656, 24 Hours

**For Lost or Stolen Card:**  
1.800.673.1044, 24 Hours

**Business Offers:**  
www.bankofamerica.com/mybusinesscenter

Payment Information	
New Balance Total .....	\$99.67
<b>Minimum Payment Due .....</b>	<b>\$10.00</b>
<b>Payment Due Date .....</b>	<b>01/04/16</b>
<b>Late Payment Warning:</b> If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance: \$19.00 for balance less than \$100.01 \$29.00 for balance less than \$1,000.01 \$39.00 for balance less than \$5,000.01 \$49.00 for balance greater than \$5,000.01	
<b>Minimum Payment Warning:</b> If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.	

Account Summary	
Previous Balance .....	\$0.00
Payments and Other Credits .....	\$0.00
Balance Transfer Activity .....	\$0.00
Cash Advance Activity .....	\$0.00
Purchases and Other Charges .....	\$99.67
<b>Fees Charged .....</b>	<b>\$0.00</b>
<b>Finance Charge .....</b>	<b>\$0.00</b>
New Balance Total .....	\$99.67
Credit Limit .....	\$20,000
Credit Available .....	\$19,900.33
Statement Closing Date .....	12/08/15
Days in Billing Cycle .....	30

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Purchases and Other Charges</b>				
11/09	11/06	CAFE 163 EDWARDS CO	55421355310985334404282	32.22
11/12	11/11	GORE RANGE BREWERY EDWARDS CO	55421355315985379932754	43.40
11/27	11/25	LOADED JOES AVON AVON CO	55417345330643303412496	24.05
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$99.67</b>

0007995 0001000 0009967

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

RACHEL OYS  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308

New Balance Total ..... \$99.67  
**Minimum Payment Due ..... \$10.00**  
Payment Due Date ..... 01/04/16

Enter payment amount

\$

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
or make your payment online at  
www.bankofamerica.com

CORDILLERA METROPOLITAN DISTRICT  
REGULAR BOARD MEETING MINUTES  
FRIDAY, 18 DECEMBER 2015  
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Regular Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held on Friday, 18 December 2015 in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Nancy Alexander, President  
Judith McBride, Assistant Treasurer & Assistant Secretary  
Robert Egan, Treasurer  
David Davies, Secretary

Via Telephone: Ken Ulickey, Vice President

**ALSO PRESENT**

CPOA Board Members: Ed Shriner; Nanette Kuich, Rick Smith, Lois Bruce

Property Owners: Patti Brave

Others Present: Alan Pogue, Legal Counsel; Bob Egizi, Public Safety Director; Jon Erickson, Finance Director; Bart Sigler, Community Operations Director; Joe Helminski, Recreation Director; Berniece Gutierrez, Human Resources and Administrative Services Manager; Stacey Worley, Accounting Clerk, Chris Juergens from Victor Mark Donaldson Architects (arrived 9:35 a.m.), and Todd Goulding from Goulding Development Associates (arrived 9:30 a.m.).

**CALL TO ORDER**

Director Alexander called to order the Regular Meeting of the Cordillera Metropolitan District at 8:40 a.m.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Alexander noted for the record a quorum was present for the purpose of doing the business of the Cordillera Metropolitan District.

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.**

All board members acknowledged receiving notice of the regular meeting at least 72 hours in advance. No conflicts of interest were noted.

**APPROVAL OF AGENDA**

**18 December 2015 Regular Meeting Agenda**

Director McBride moved to approve the 18 December 2015 Regular Meeting Agenda. Seconded by Director Davies.

Upon motion duly made and seconded, the Board voted unanimously.

**Approved** the 18 December 2015 Regular Meeting Agenda.

**APPROVAL OF CONSENT AGENDA ITEMS**

**Ratification of November 2015 Payables**

Director McBride moved to approve the November 2015 Consent Agenda Items. Seconded by Director Davies.

Upon motion duly made and seconded, the Board voted unanimously.

**Approved** the consent agenda items, as presented.

**APPROVAL OF MINUTES**

**20 November 2015 Regular Meeting Minutes**

Director Davies moved to approve the 20 November 2015 Regular Meeting Minutes. Seconded by Director Egan.

Upon motion duly made and seconded, the Board voted unanimously.

**Approved** the 20 November Regular Meeting Minutes, as presented.

**PUBLIC INPUT ON NON-AGENDA ITEMS**

None.

**CMD and CPOA Joint Agenda Items**

**2016 Service Agreement between CMD and CPOA**

Alan Pogue, Legal Council presented the 2016 Service Agreement between CMD and CPOA. Tracking time, Umbrella Insurance, and the General Manager Performance review were discussed. Director Egan moved to approve the 2016 Service Agreement between CMD & CPOA. Seconded by Director Davies.

Upon motion duly made and seconded, the Board voted unanimously.

**Approved** the 2016 Service Agreement between CMD & CPOA.

## **CMD ANNOUNCEMENTS/UPDATES/ACTION ITEMS**

### **Financial Statements**

Jon Erickson, Director of Financial Operations, provided an update on the financial statements.

### **2016 ANNUAL ADMINISTRATIVE MATTERS RESOLUTION**

Alan Pogue, Legal Council presented the 2016 Annual Administrative Matters Resolution.

Director Egan moved to approve the 2016 Annual Administrative Matters Resolution. Seconded by Director McBride.

Upon motion duly made and seconded, the Board voted unanimously by those present.

**Approved** the 2016 Annual Administrative Matters Resolution.

### **RESOLUTION CALLING 2016 REGULAR SPECIAL DISTRICT ELECTION**

Alan Pogue, Legal Council presented the Resolution Calling 2016 Regular Special District Election.

Director Egan moved to approve the 2016 Annual Administrative Matters Resolution. Seconded by Director McBride.

Upon motion duly made and seconded, the Board voted unanimously.

**Approved** the Resolution Calling 2016 Regular Special District Election.

### **RESOLUTION EXCLUDING UNCOMPENSATED ELECTED OFFICIALS FROM WORKERS' COMPENSATION COVERAGE**

Alan Pogue, Legal Council presented the Resolution Excluding Uncompensated Elected Officials from Workers' Compensation Coverage.

Director McBride moved to include Board Members in Workers' Compensation Coverage. Seconded by Director Davies.

Upon motion duly made and seconded, the Board voted 4-1.

**Approved** to include Board Members in Workers' Compensation Coverage.

### **ADMINISTRATIVE/LEGAL UPDATES**

Jon Erickson, Director of Financial Operations presented the monthly staff report.

### **ADJOURNMENT**

Director Egan moved to adjourn the Regular Meeting of the Cordillera Metropolitan District. Seconded by Director Davies.

Upon motion duly made and seconded, the Board voted unanimously to

**Adjourn** the Regular Meeting of the Cordillera Metropolitan District at 11:00 a.m. on Friday, 18 December 2015.

Respectfully submitted,

---

Stacey Worley  
Accounting Clerk



Ago Studios  
Attn: Mr. Chris Green  
P.O. Box 6055  
Eagle, CO. 81631

Re: Red Draw Ranch Special Use Permit - Application Sufficiency

Chris,

Thank you for your recent application for a Special Use Permit for the Red Draw Ranch Resort / Recreation Facility. Staff has completed its initial review of the application materials and respectfully requests the following items be added or addressed prior to the file being deemed sufficient for referral purposes to external and internal stakeholder groups:

1. With regard to estimated vehicle trips in/out of the property for both "typical" weekend as well as week day events, staff appreciates your efforts to quantify the potential traffic impacts during a typical operating season. However, staff will appreciate additional clarification with regard to whether or not the trip numbers account for trips to and from the site. For instance, do the 20 car/van trips include two-way travel? If not, staff respectfully requests that you revise your estimates to account for travel to and from the property.
2. Staff is unclear as to the genesis of the proposed estimates. It would be helpful to further explain how the reported estimates were derived. For example, if shuttle coach trips are listed at 6 trips, is that typical to an average (50 person) wedding, or one more typical for 200 persons? In other words, what is the maximum number of trips for any vehicle type give a event size of 300 persons? (It will be helpful to provide clarity on a typical, or average, event in comparison to an event that *maximizes* the use of the property under the requested permit).
3. With regard to the single-family residence on the property, staff suggests that vehicle trips to/from that use should also be included in any total/cumulative vehicle trip estimates for the property.

4. Staff requests a full-size, scaleable site plan in order to assess the site development standards including but not limited to drive lanes and widths, parking stall dimensions, site circulation, and the stream setback. Although the application does not request or propose any permanent structures, it will be helpful to understand in greater detail what improvements (e.g. "pervious patio surface constructed of typical flagstone and sand") are proposed within proximity to existing water courses/bodies, along with measurements of such areas from existing water courses/bodies.
5. In regard to the proposed seasonal nature of the proposal, staff suggests listing specific dates (e.g. "May 15th to October 15th") during which events are to be permitted.

Upon receipt and review of the additional information requested above, staff will more adequately be able to confirm the sufficiency of the application for referral and review purposes. Staff will then provide you a referral list with the appropriate number of referral copies for you to submit to staff (there is a 21 day State Statute referral period).

On behalf of the entire Community Development Department, we look forward to working with you towards resolution of these issues and moving forward with the referral and review process in the coming weeks.

Please contact Scot Hunn at (970) 328-8624 if you have questions, or if you would like to request a meeting to discuss staff's comments.

Scot Hunn, AICP



Taylor Ryan, P.E.





## SPECIAL REVIEW USE APPLICATION

Permit for Resort / Recreation Use  
Eagle County, Colorado  
*SUFFICIENCY REVIEW – 12.04.15*

Red Draw Ranch  
700 W Squaw Creek Road, Edwards  
Eagle County, Colorado





EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

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**EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION**  
**Permit for Resort / Recreational Use**

**Red Draw Ranch**  
**West Squaw Creek Road**  
**Eagle County, Colorado**

**INTRODUCTION COMMENTARY**

O.B. and Julie Nelson purchased their first home in the Vail Valley in 1987. O.B. Nelson is the President of a privately held family-owned real estate development company. He has developed golf courses and golf practice facilities as well as residential waterfront subdivisions in East Texas and residential projects in Colorado. Julie Nelson was one of the founding partners of Accenture, a leading international professional services and consulting firm. Julie has also been integrally involved with O.B. in their real estate development businesses.

O.B. and Julie purchased Red Draw Ranch in 2005. At the time of the purchase, Red Draw Ranch was suffering from neglect and disrepair. The land was not being productively ranched, the water rights were not being properly protected or managed, and the meadows (visible from West Squaw Creek and Squaw Creek roads) had effectively become eyesores due to neglect and abuse.

Using their real estate development experience and vision, O.B. and Julie spent a year of planning, then undertook a five year development project to establish Red Draw Ranch as the restored and healthy Colorado ranch it is today. Ponds and streams were constructed on the ranch to provide both trout habitats and water management systems. The streams and ditches serving the water to the property were created to maintain and serve productive hay meadows. The Nelsons worked to develop a registered water augmentation plan with the Colorado River Water Conservation District that provides water to the site.

O.B. and Julie re-located and restored a homesteader's log cabin to the site, which was native to Squaw Creek's history and heritage. Julie has thoughtfully restored the homesteader's cabin which is intended to play an integral role as an event facility. The Nelson's also built a two-story 2200 square foot home with garages on the site that serves as a secondary residence for their part-time residency in Colorado.

Red Draw Ranch has evolved from a real estate project to a passionate mission for the Nelson's. Not only do they use the ranch for their personal enjoyment, they have also used Red Draw Ranch to host annual charity events for veterans and soldiers. The trout ponds and streams on the ranch that O.B. and Julie have so thoughtfully created, now provide a source of healing for others, by hosting events for Project Healing Waters Fly Fishing, a veteran / soldier charitable organization that *'serves those who served'*.

O.B. and Julie Nelson have used their considerable experience and real estate development knowledge to restore a ranch that needed serious work and with this application are hoping to share their ranch with others with this proposed special use, while continuing to maintain and improve the land that is called Red Draw Ranch.



EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

EXHIBIT A  
Area Diagram



Google earth



EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

EXHIBIT B  
Vicinity Diagram



Google earth



**EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION**  
**Permit for Resort / Recreational Use**

**Red Draw Ranch**  
**West Squaw Creek Road**  
**Eagle County, Colorado**

**FACILITY DESCRIPTION (Overview)**

Red Draw Ranch (RDR) is a Resource zoned agricultural ranch of approximately 74 acres (3 parcels) located at 700 West Squaw Creek Road in Edwards, CO.. This land is south of Highway 6, bordered by Cordillera PUD, three private ranches and the BLM land that lies just south of the area known as Bellyache Ridge. RDR is being used for agricultural purposes (hay production and cattle grazing) and has an agricultural exemption status.

The proposed site for the special events venues sits at the bottom of Red Draw Road in Cordillera, and is tucked between two mountains. RDR is not visible to the two adjacent private ranch neighbors unless they physically drive past the property. The proposed venue operation will only use less than 10% of the total ranch acreage

The Nelsons are applying for approval for a special use to operate a 'seasonal' resort / recreational events venue for 3-4 months in the summer and fall (early June to mid-October). Potential events would include wedding rehearsal dinners, weddings ceremonies & receptions, corporate recreational & dining events, charitable and fund-raising events, and family reunions.

The typical scheduled event is anticipated to be 50 to 200 people, with an occasional event of up to 300 people

We anticipate that the Red Draw Ranch venue – if approved –would host one (1) major event (i.e. wedding) and one to two (1-2) minor events (i.e. corporate outings) per week during the 3-4 month season.

Our research indicates the typical wedding in Eagle County in 2014 was 196-206 people. ("The Wedding Report"). With only 17% of the 2014 Eagle County weddings larger than 200 guests, this would amount to perhaps 2 weddings a season that would exceed the 200 average. Discussions with the Valley's leading wedding planners support these estimates.

For major events (i.e. a wedding), we believe the client would typically need 1 day for set-up before the event day, 1 day for the actual event, and then 1 day for take down. Minor events would most likely be 'day-time' events, perhaps with an early evening dinner following the day's recreational activities. Discussions with several destination services companies, support our estimate of 50 to 75 (or less) participants for these smaller events.

Activities hosted at Red Draw Ranch could include yard games, horseback riding, fly fishing, hiking, art instruction demonstrations/classes, award & marriage ceremonies, dining, and dancing.

The Nelsons intend to fully comply with Eagle County's noise ordinance and to work toward maintaining a good standing with adjacent property owners. In order to also address the event traffic, Red Draw Ranch will work with the event planners to assure guests will be shuttled to/from the ranch with small to medium sized shuttle vehicles to minimize traffic impact on Squaw Creek and West Squaw Creek roads, and to minimize the impact on our neighbors.

EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado



*Aerial View – Site Context*

EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

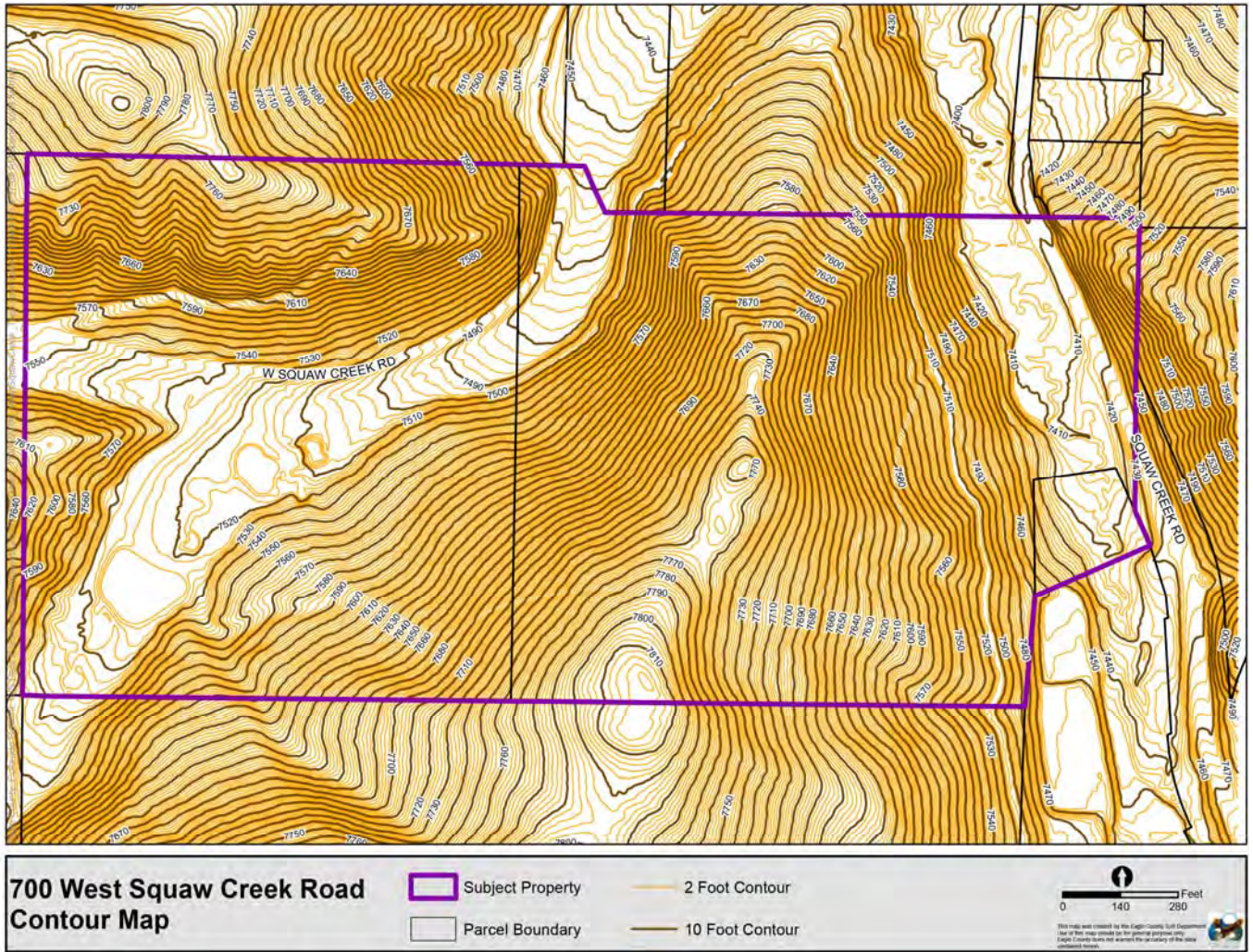


*Aerial View - Site*

EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

EXHIBIT C  
Property Diagram with Topography – Eagle County GIS

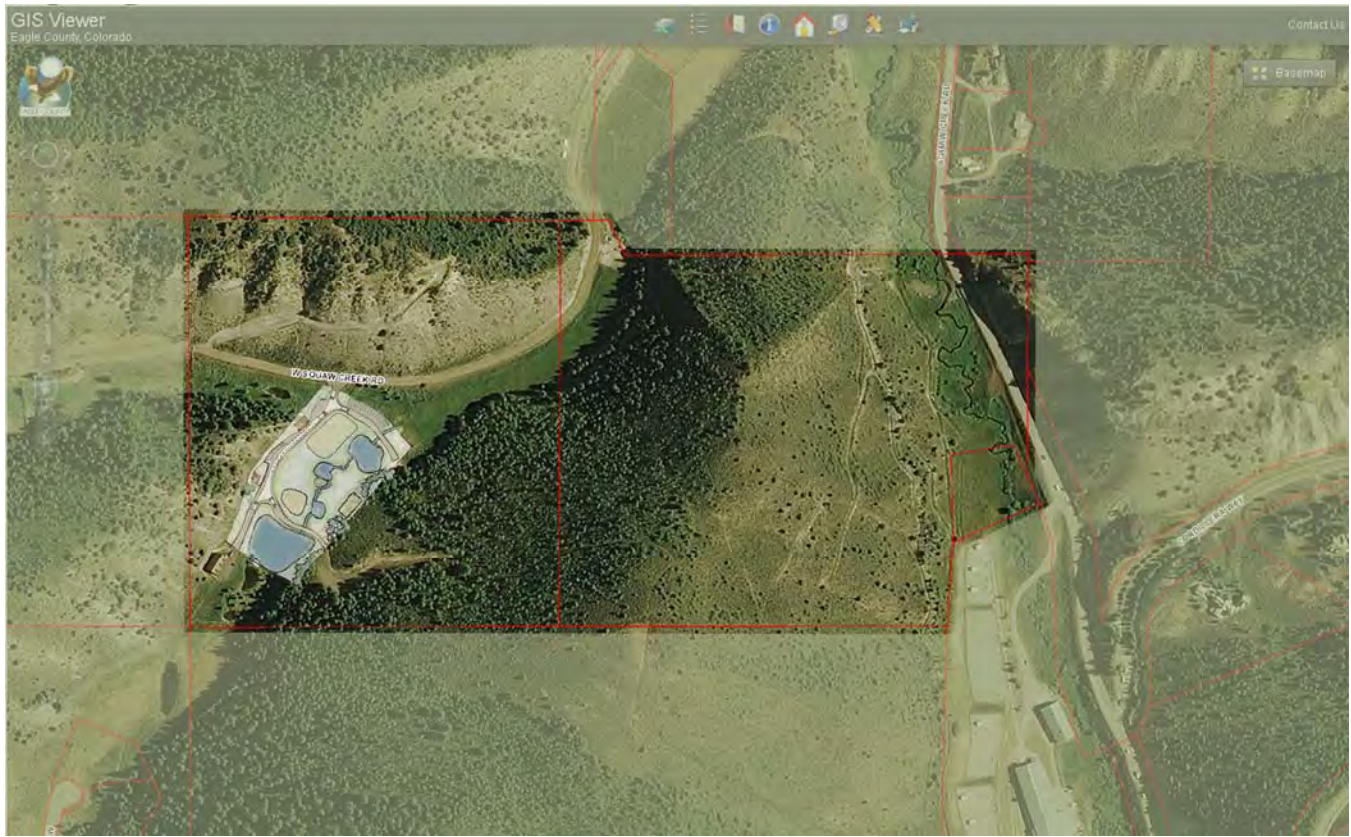




EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

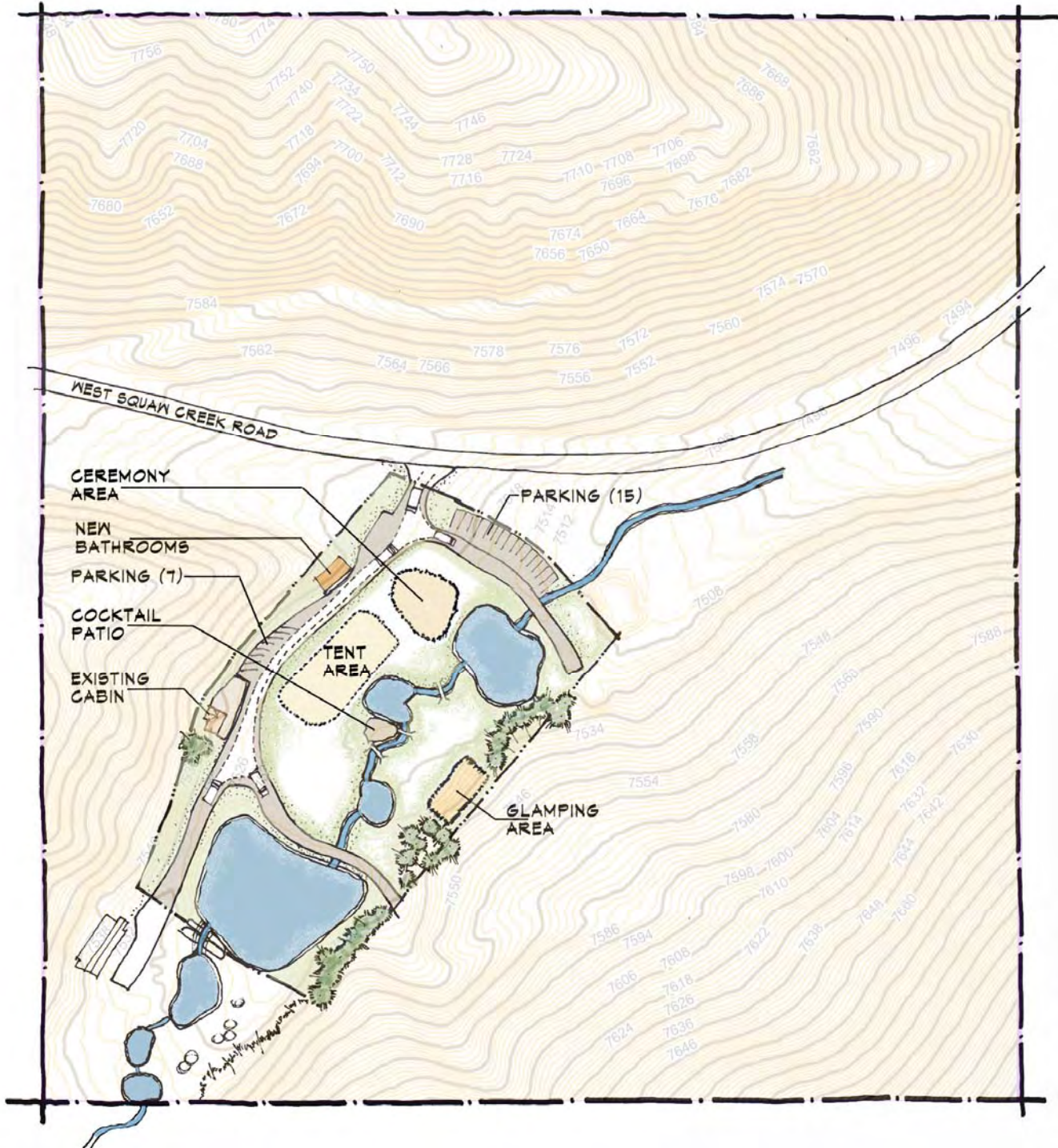
EXHIBIT D  
Property Diagram



EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

EXHIBIT E  
Site Diagram – Event Area



EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

EXHIBIT F  
Photos – Site Context



EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

EXHIBIT F  
Photos - Site Context



EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

EXHIBIT F  
Photos - Site Context



**EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION**  
**Permit for Resort / Recreational Use**

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

**COMPATIBILITY**

This proposed resort / recreational use is compatible with the Edwards Area Community Plan, Eagle County zoning, Eagle County Comprehensive Plan and comprehensive Eagle County site development criteria.

**OPERATIONS**

**1 Operational Model for Events:**

In order to ensure a successful event and to manage potential impact on our neighbors and the logistics on the ranch, careful operational guidelines will be developed and included in the contracts to make all parties aware of the proposed restrictions of the ranch at the time the events are booked. Consideration has been given to the following key issues.

**A Event Size:**

- 1 Reference the previous facility description.
- 2 Although we anticipate an average of 50 - 200 or less guests per scheduled event, there may be an occasional event (wedding) that may exceed 200 with a maximum size of event limited to 300.

**B Event Hours:**

All guests will be required to vacate the ranch not later than 11:30 pm.

**C Caterers, Entertainers, Servers, etc.:**

- 1 For Set-up and Take-Down days, service providers will typically be off site prior to sunset.
- 2 On the day of the event, service providers will be restricted to work hours at the ranch not earlier than 8 am to event conclusions, but not later than midnight.

**D Tent & Rentals:**

- 1 All delivery vehicles (primarily box trucks and pickups) that provide tents and event/rental items will be required to be off-site during the scheduled event.
- 2 It should be noted that in speaking with the three premier tent vendors that they do not 'strike' the facility late at night, but would return the following day for take down.



**E Food & Beverage Service/Catering :**

- 1 All food and beverage service will be done with licensed caterers / beverage servers.
- 2 Delivery vehicles (primarily vans) will not be allowed to park on site during a scheduled event.
- 3 No permanent kitchen facility will be constructed on-site.
- 4 No liquor license will be obtained by RDR.
- 5 Food & beverage caterers will be required to remove refuse from the event at its completion.

**F Preferred Vendors :**

- 1 There will be a list of preferred vendors that are available to our clients to use for their events.
  - a By having a set number of vendors available, we ensure that the operational rules are understood and observed.
- 2 It is our intent to focus on local Eagle County providers.
  - a This is one of several important economic benefits of this proposed use to Eagle County.

**G Eagle County Noise Ordinance Compliance:**

- 1 We recognize that sound (DJ's and live bands) is an important consideration and we have been diligent to assess this as part of this application.
- 2 Todd Howe, of THD Productions, Inc. was engaged as our Sound Engineer to conduct a thorough and comprehensive study and sound analysis for this application. See his report – Exhibit I.

EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
Permit for Resort / Recreational Use

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

- 3 Based on his analysis (Exhibits H and I) we are confident that we are in compliance with published Eagle County noise limit criteria. However to further ensure that we are 'good neighbors' we intend to put in place the following noise abatement measures:
  - a Sound will not exceed 55 decibels at the property line, per County regulations
  - b If live music is present in the evening hours, the client will be required to use a Tent for the band/musicians/DJ as well as the dance floor.
  - c Establish and adhere to a '*sound speed limit*' for the nights activities, as developed by our Sound Engineer (THD Productions, Inc.).
    - 1 This *sound speed limit* will be monitored by RDR staff throughout the evening using decibel readers to verify compliance.
  - d Establish and adhere to a time schedule for evening music.
    - 1 All music will be stepped down starting at 10 pm and all music must cease at 11 pm.

**H Traffic / Transportation / Parking:**

- 1 As this would be considered a "destination" venue, virtually all of the guests will be travelling in from out of town and staying in local hotels.
  - a This is a value added economic element this proposal contributes to Eagle County.
- 2 **Guest Shuttle Transportation Strategy:**
  - a Guests will be shuttled to RDR via van/bus transport
    - 1 This significantly reduces the requirement for a large surface parking lot which we feel is important.
    - 2 Shuttle transportation to and from site to guest accommodations will reduce the traffic impact in the area.
      - Without a shuttle service strategy we estimate the impact on traffic on West Squaw Creek would increase by 69 vehicles per event based on traffic impacts cited in item 3 below.
        1. This assumes those attending an event would arrive at the site in a vehicle with two occupants.
  - b Transportation vendors and event planners have advised us that 35 person mini-coaches are the preferred method for transportation for these types of events.
  - c Commercial drivers are safer and more practical for these events.
  - d We want the guests to have a good time, but do so in a safe and responsible manner.
    - 1 Shuttle transports will eliminate the possibility of guests, who may have enjoyed alcoholic beverages, driving away from the venue in individual automobiles - an important community and guest safety issue.
    - 2 The use of Eagle County based services further positively contributes to the economic benefit of this application.
- 3 **Traffic Impacts:**
  - a The use of guest shuttle services will significantly restrict individual automobile traffic to and from the site.
    - 1 We estimate the amount of shuttles required to serve an average event to be six (6) 35 person vans the day of the event.
  - b We project a minimal overall increase in traffic on West Squaw Creek Road.
    - 1 Per ITE Code 210 - One Dwelling Unit (Single Family Home or ADU): 9.52 (10) trips / dwelling unit
    - 2 The trip count for this property for one (1) ADU based on ITE data would be 9.52 trips x 7 days / week = 66 trips / week
    - 3 We believe the aggregate trip count on an annual basis will be less than a single family residence as this is a seasonal temporary use during approximately ¼ of the calendar year.
      - We estimate the following traffic counts for events proposed by this application:
        1. **Weekend event:**
          - a. **Cars / Vans: 20**
          - b. **Box Trucks: 2**
          - c. **Shuttle Coach: 6**
          - d. **Sub-total: 28 trips**



**EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION**  
**Permit for Resort / Recreational Use**

Red Draw Ranch  
West Squaw Creek Road  
Eagle County, Colorado

2. **Weekday event (1):**
  - a. Cars: 8
  - b. Box Trucks: 1
  - c. Shuttle Coach: 3
  - d. Sub-Total: 12 trips
- We estimate the following traffic counts on a weekly basis during the 3-4 month seasonal use:
  1. One weekend and one weekday event: 40 vehicle trips.
  2. One weekend and two weekday events: 52 vehicle trips.
- 4 Traffic that is anticipated to serve events at this site will consist primarily of delivery type vehicles, box trucks, flower vans, catering trucks, rental company vehicles for the event tent, tables, chairs, linens, etc.
- c Traffic the day of a scheduled event will consist of automobiles and vans and guest shuttles.
- d The day before and the day after a scheduled event we anticipate two (2) twenty foot box trucks and perhaps three (3) automobiles, pickups or vans to serve the event.
- 4 **Parking:**
  - a We currently have room for 10 cars, and plan to add another 10-15spaces to accommodate event staff, servers, band / DJ etc., and will adequately address the anticipated needs of this use.
    - 1 The parking areas will be developed with either gravel or road milling material.
  - b We estimate an average scheduled event will require parking for fifteen vehicles the day of the event.
  - c Additional over-flow parking space is available in an adjacent pasture if needed.

**Access to Property:**

Access to Red Draw Ranch is via West Squaw Creek Road off of Squaw Creek Rd. off Hwy 6. With a gated paved entrance that is 25' wide and 20' high.

**Proposed Site Improvements:**

**A Bathrooms:**

- 1 We plan to build a new bathroom facility into the hillside to serve events on this site.
  - a It will be sited so as to not obstruct views, set into the site's hillside mimicking a Root Cellar.
  - b The sizing of the facility will meet code requirements for required facilities per the IBC (International Building Code) and ADA.
  - c Additional portable bathroom facilities can be rented by the event host if needed.

**B Glamping Tent:**

We intend to construct a wooden deck on the Eastern portion of the site to hold an elegant canvas "glamping tent" for event use. We do not plan to offer any 'overnight' lodging or use of the ranch

**C Lighting/Electrical:**

- 1 We intend to install of architecturally pleasing lighting at the entrance, 'soft' driveway lighting, and accent lighting on various bronze statues.
- 2 All new lighting will comply with the dark sky requirements of Eagle County.

**D Pathways and Patio:**

- 1 We intend to construct a natural stone 'cocktail' patio with a propane fire pit.. This will be a small outdoor space adjacent to the ponds to provide a quintessential Colorado experience as one of the features of this venue.
- 2 We intend to construct three (3) small wooden walk-bridges to cross the man-made creeks and improve the accessibility of the site for our guests.



**Sustainable Practices**

Sustainable Practices that are inherent within this proposal include

- 1 Temporary / Seasonal nature of the resort / recreational use;
- 2 Shuttle transportation strategy
- 3 Improvements to the health of and protections of the water ways and surrounding riparian environment.
- 4 Low electrical consumption on site.





**EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION**  
**Permit for Resort / Recreational Use**

**Red Draw Ranch**  
**West Squaw Creek Road**  
**Eagle County, Colorado**

**Water**

There are several water rights that were conveyed when the Nelson's purchases Red Draw Ranch:

- 5 Two (2) drilled wells:
  - A One of the two wells is operational.
- 6 Squaw Creek Ditch No 208 rights, Petty Reservoir & Petty Spring, Petty Ditch, and Oly Creek .
- 7 At present all water rights are being exercised and protected.
- 8 The Nelson's have installed a Reverse Osmosis Water Treatment Plant on-site and that provides fresh water for the House, Cabin and a few convenience spigots on the ranch.
- 9 Water Augmentation Plan supporting recreational trout ponds and agricultural irrigation:
  - A Working with Eagle County, the Nelson's improved the two ponds that existed on the property when purchased.
  - B The enhanced fully lined ponds are now safe for wildlife and recreational use.
  - C The current RDR 'developed' pond and stream system serves three important purposes:
    - 1 Efficient management of water migration through the ranch including the run-off from Cordillera's ponds on Red Draw Road
    - 2 recreational trout habitat, and
  - D Agricultural irrigation source. The ponds, as currently developed, are protected with a decreed Water Augmentation Plan filed with the Lower Colorado River Authority.

**Fire Fighting**

- 1 Currently, there is on-site Fire Protection for the improved structures on RDR.
- 2 The Nelson's worked with Eagle River Fire Protection District to install an approved accessible dry draft system, to which the fire district can connect if necessary at any time of the year.
- 3 The pond that serves as this water source was dug 15 feet deep to create adequate water volume even during freeze periods.

**Bathroom Facilities**

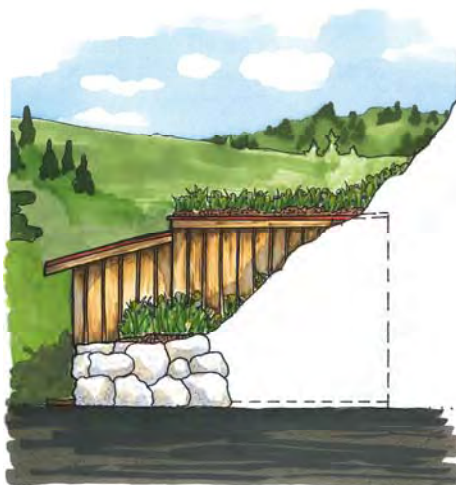
There is a sanitary sewer line installed in an easement that runs under the existing driveway on the site. By prior approval the new bathroom facilities will connect to this sewer line.



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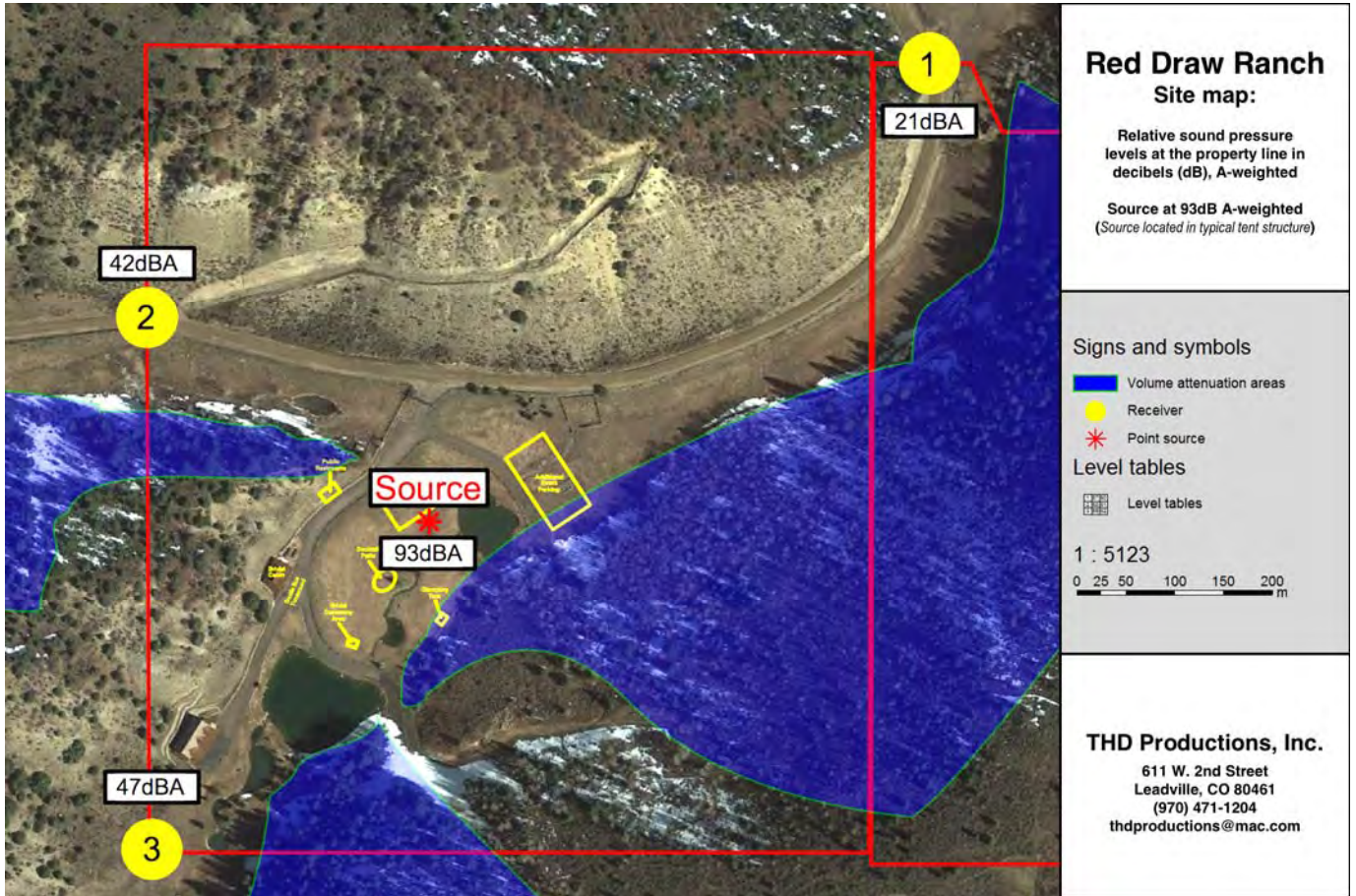
EXHIBIT G  
Proposed Bathroom Structure



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EXHIBIT H  
Environmental Sound Measurement Diagram



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Environmental Sound Testing and Measurement Outline  
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**General**  
*(The narrative in this exhibit provided by THD Productions, Inc.)*

As the owner of THD Productions, Inc., I have served the Vail valley and Rocky Mountain region as a sound engineer and acoustic consultant since 1993. During that time I have been involved in many sound abatement and acoustics projects, and have been successful at achieving agreeable resolutions for all parties in each case. For the last 22 years I have supplied sound production and engineering services for many concerts and events throughout Colorado, including the Bravo! Vail Music Festival, the Vilar Performing Arts Center and innumerable events for the Vail Valley Foundation and the Gerald R. Ford Amphitheater.

OB and Julie Nelson contacted me in late September regarding their proposed project at Red Draw Ranch. I performed an initial site survey on October 1<sup>st</sup>, where the Nelsons and I discussed their ideas for hosting events on the property and their concern regarding how those events might impact the surrounding neighborhood with regard to sound. We discussed the general plans and layout for the temporary structures that will primarily be used for the functions that they intend to host, and I recorded GPS data points and took basic distance measurements at that time for initial calculations.

**Sound Basics**

Sound is a physical phenomenon and can therefore be described using the laws of physics. There are two primary sound sources that make up the bulk of sound produced in our environment: point sources (examples include construction equipment, people and music) and line sources (examples include highways and roads and some types of speaker systems). While line sources are frequently encountered in our car and truck dependent society, most perceived sound sources in our environment are point sources. Point sources behave according to the inverse square law: "any physical quantity or intensity is inversely proportional to the square of the distance from the source of that physical quantity." Physical phenomena that behave according to this law include gravity, radiation, light and sound. In layman's terms, the farther away a receiver is from the sound source, the quieter that sound will be. See figure A, below.

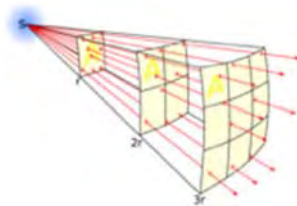


Figure A – Graphical Depiction of the Inverse Square Law

If the intensity of a sound source and the distance to the receiver is known, then we can accurately predict the intensity of the sound at the receiver. For example, if the sound pressure level (SPL) at a source is 94 decibels (dB) at 1 meter (3.28 feet), then at 300 meters (984 feet) the SPL will be 49dB. While the inverse square law describes the behavior of sound from a theoretical standpoint in line of sight examples, environmental factors also influence sound intensity at a distance. Static temperature and humidity do make a difference, although factors such as wind, temperature inversion layers, vegetation and variation in terrain influence propagation of sound to a much greater degree. Berms constructed to mitigate highway noise are an excellent example of how we can create variations in terrain to reduce or limit the amount of sound experienced by a neighborhood on the opposite side.

Because variation in terrain topography and composition - as well as line of sight issues from source to receiver - can have a large effect on theoretical calculations using the inverse square law, acoustic analysis software using digital terrain modeling has been developed to more easily account for these variations. These software solutions give a very accurate estimate of how these multiple variables, based upon real-world data, effect the propagation of sound throughout an environment. This allows the modeling of different source/receiver and mitigation scenarios so that we can develop effective solutions for both producers of sound, as well as the receivers of that same sound.

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Testing

There are three primary points of interest for measurement along the Red Draw Ranch property line as it pertains to sound propagation: two corresponding to the eastern (1) and western (2) points along West Squaw Creek Road and one corresponding to the line of sight as it follows up Red Draw to the south (3). These points correspond directly to the proximity of neighboring residences that may or may not be influenced by sound from the proposed event site on the Red Draw Ranch property. The northern property line is not a concern of this study due to the fact that there are not any residences within close proximity and the topography to the north is not conducive to sound propagation at a distance. Please see the diagram in Exhibit F.

On the evening of October 7, 2015 I conducted physical sound testing of sites within the Red Draw Ranch vicinity. Testing of this nature includes a sound 'source' - typically a loudspeaker system that radiates the test signal in a 360° pattern - and corresponding measurement microphones and recording equipment at the 'receiver' location. The test signal is measured and recorded at both the source and response locations using calibration techniques that ensure the ability to directly compare the two signals both onsite and off. See figure B below.

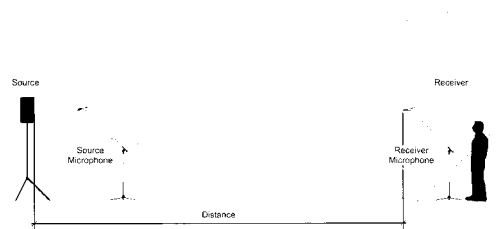


Figure B – Typical sound testing setup

The sound source used was (2) powered loudspeakers on speaker stands at approximately 2 meters above ground height and placed back-to-back, simulating a 360° coverage pattern. The test signal used was (3) five-second sine wave sweeps from 50Hz - 20kHz, with five-second gaps in between. After five seconds, (3) one minute long bursts of pink noise with one-minute gaps of silence in between were then produced. The sweeps were primarily used as markers for the start of the test at the receiver locations. Pink noise is random in frequency but consistent in amplitude across the audible frequency spectrum, which makes it ideal for testing and analysis.

The test signal was reproduced with a laptop computer and the established level for the source was 98dB A-weighted at 1 meter. ('A-weighted' refers to a filter setting that adjusts for wind buffeting across the surface of the microphone.) The wind was calm during testing with only intermittent, slight breezes between 0 to 2 miles per hour. The equipment at the receive locations consisted of a measurement microphone connected to a digital recording device, a sound level meter (with graphing and recording of SPL and LEQ functionality) and an acoustic calibrator used for microphone and system calibration.

Analysis

Data from the October 7<sup>th</sup> testing was compiled and then intensively analyzed to determine the amplitude and frequency response of the test signal at each location, the reduction in sound power between the source and the receivers as a function of distance and topography, and the ambient sound levels throughout the testing area. Once the digital terrain model in the acoustic software was complete, the physical test data and the inverse square law calculations were compared to the initial results from the acoustic software. The acoustic software model was then tuned by modifying 'volume attenuation' and 'ground absorption' areas to more closely represent physical conditions, and using the collected on-site data to verify accuracy at the measured points. The tuned acoustic software model now matches physical conditions with regard to terrain and topography, allowing different source scenarios to be compared to achieve the best possible outcome with regard to sound propagation in the vicinity of Red Draw Ranch.

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The Eagle County noise ordinance states that, "Every use shall be operated such that the noise level produced does not inherently and recurrently exceed sixty (60) decibels, during the hours of 7:00 A.M. to 7:00 P.M., or fifty-five (55) decibels from 7:00 P.M. to 7:00 A.M." Using the lower limit of 55dB from the ordinance as a primary reference and based upon an average SPL of 98dB for typical live and pre-recorded music - along with another 5dB of average attenuation from a typical tent structure - the tested and calculated SPL's at each location in Diagram F fall below the allowable noise limit of 55dB. Please see Chart A, below.

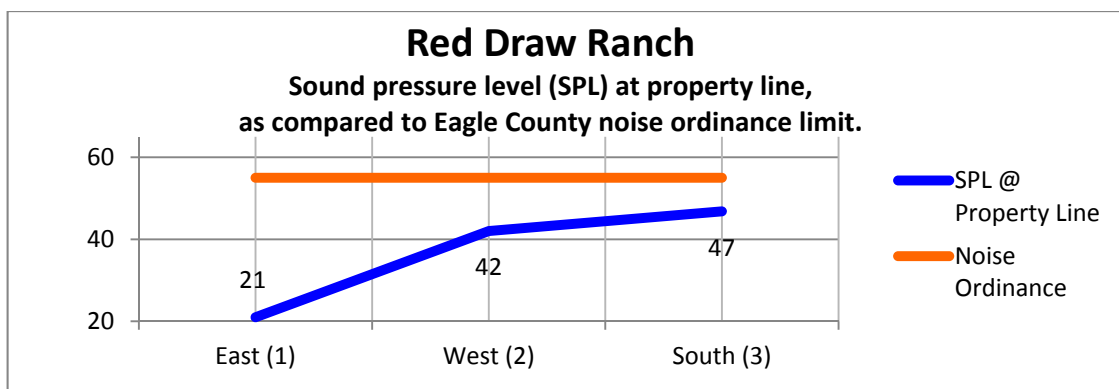


Chart A – SPL at property line based upon 93dB SPL source at event site.  
(Source located in typical tent structure)

**Conclusion**

Even without a 'containing' structure (i.e. an event tent) in which the primary event entertainment will perform, the physical data shows conclusively that for any given event at the proposed site the average sound pressure level will be below the Eagle County noise ordinance limits of 55dB at the property line(s). To reiterate, the data above has been calculated based upon a conservative 5dB reduction at the source (i.e. the music) due to the anticipated damping effect of a typical large-format tent structure. The Nelson's requirement of their clients to place the evening's entertainment inside a tent structure was largely based upon this data and demonstrates to me their willingness to minimize sound impact to the adjacent properties.

The Nelson's intend to establish a 'sound speed limit' that will be both verbally communicated to their clients, as well as written into the event contracts to ensure compliance and avoid sound ordinance violations. The Vilar Performing Arts Center has used a 'sound speed limit' to good effect for many years, primarily for the purpose of saving the audience abuse at the hands of musicians whose hearing has seen better days. The 'sound speed limit' is also effective at limiting the volume 'peaks' found in most musical program material. The use of scheduled times for music is also very effective and is used with good success at the Ford Amphitheater in Vail, for example.

Since purchasing the ranch, the Nelson's have demonstrated their commitment to be good neighbors, starting with the cleanup and renovation of the property, to hosting neighborhood block parties, and now by proactively reaching out to their neighbors well in advance of this application to the County and also in hiring a sound engineer to consider compliance and sound mitigation techniques.

Please feel free to contact me regarding any questions or concerns that you might have regarding this report or the project.

Todd Howe, THD Productions, Inc.  
(970) 471-1204



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**APPLICANT SUMMARY RESPONSE:**  
**EAGLE COUNTY SPECIAL USE PERMIT CRITERIA**

**1 CONSISTENT WITH COMPREHENSIVE PLAN.**

We believe this Special Review Use Application is complementary to, and meets intent of the Edwards Area Community Plan and the Eagle County Comprehensive Plan based upon our thorough review of these plans and per our responses enumerated within this document.

**2. COMPATIBILITY.**

Our detailed review of Eagle County planning and development criteria indicate this proposal is generally compatible with the existing and currently permissible future uses of adjacent land. The existing infrastructure for sanitary sewer systems are municipal (used by Cordillera PUD) and already developed and county approved. Water consumption for irrigation follows historical use patterns and is not anticipated to increase and is therefore compatible.

We have carefully considered the impacts of traffic generated by this venue and believe our proposed transportation strategy minimizes the impact of traffic serving this venue both on personal vehicular traffic and for delivery / service vehicles. We believe the traffic impact on the roads is compatible with allowed (use by right) residential development standards for the property and surrounding area.

We have retained the services of an experienced sound engineer to address the noise issues the site may generate and the operational agreement that will be in place for all events will work to further reduce the impact of sound generation from this venue.

We believe – based on our acoustic testing and analysis of sound noted within this application – the sound levels at the property lines are in compliance with Eagle County standards and are compatible with the area.

**3. ZONE DISTRICT STANDARDS.**

This is a Resource zoned property. This special use is in compliance with the development requirements of Resource zoning.

**4. DESIGN MINIMIZES ADVERSE IMPACT.**

- 1 This application proposes a small new bathroom structure that will be built into a hillside to minimize the visual impact of the structure on the site.
- 2 The minor improvements to the site (walkways, patio and glamping deck) and no modifications to the existing structures on site further indicate the effort to minimize the impact of the design on the site.
- 3 The use of the existing sanitary sewer system on site further reduces the impact of this project on the land.
- 4 The seasonal and temporary nature of this use is an important consideration in reducing the impact of this use on this site

We believe this proposal will have a minimal impact on the site and area and will not have an adverse impact on this area.

**5. DESIGN MINIMIZES ENVIRONMENTAL IMPACT.**

- A We have determined through Eagle County GIS Exhibits (submitted within this application) that there will be no impact on wildlife as a result of this application.
- B The activities associated with this application will not cause deterioration of water and / or air resources.
- C Improvements proposed for the site will have a minimal environmental impact on the site.

We believe this proposal will have a minimal environmental impact.



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**6. IMPACT ON PUBLIC FACILITIES.**

- A We believe our transportation strategy (primarily guest shuttles) will have a minimal impact on existing roadways
- B The connection of the new bathroom facilities to the existing sewer is already approved and will have no impact on the existing infrastructure system.
- C There are no public water systems that will be impacted by this proposal.
- D Fire protection is addressed with a private system.

With the above noted, we believe there will be little to no impact on public facilities as a result of this proposal.

**7. SITE DEVELOPMENT STANDARDS.**

We believe this application responds to and is appropriate in relation to Eagle County Site Development Standards. Our responses to those criteria are included within this application.

**8. OTHER PROVISIONS.**

This application responds to plan and development criteria known at the time this application is submitted for review.

In summary, we believe this application complies with the intent of the criteria set forth in the Eagle County Plans and Development Standards noted above.





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**SUMMARY STATEMENT**

The ranch has been carefully and thoughtfully restored and re-purposed by O.B. and Julie Nelson in the ten years they have owned the property. Red Draw ranch is a 'labor of love' for the Nelsons. They have moved and restored an historic structure, re-claimed water ponds and created manageable water ways on the site, strengthened and formalized the ranch's water rights, and have improved the health of the land.

Red Draw Ranch – if this application is approved – will be a unique and exceptional special events venue for Eagle County. The temporary and seasonal nature of this application minimize the impact of the venue on the area and further reinforce the appropriate nature of this application in relation to published plans and standards to which an application must demonstrate compliance.

Prior to this application and very important to this process, the Nelson's have reached out to adjacent neighbors to notify them of the proposed use enumerated within this application. This outreach has been done prior to the neighbors being formally noticed of this application from Eagle County so they don't feel blindsided by this proposal. They have also contacted and met with the Boards of both the Cordillera POA and the Cordillera Metro District prior to submitting this application to Eagle County. This outreach indicates the level to which the Nelsons are working to be good neighbors.

The research and analysis that has gone into the development of this application has been in-depth and confirmed with industry professionals.

The economic impact this venue may have on the valley may be significant. It has been established that a venue of this type will draw people from around the United States and potentially around the world to this place in Eagle County.

- 1 Based on economic research done for this use we believe the economic benefits of this proposed special use will benefit Eagle County:
  - A Lodging;
  - B Restaurants;
  - C Caterers and service industry;
  - D Entertainment;
  - E Transportation purveyors;
  - F Retail; and,
  - G Businesses that provide support for this type of activity.
- 2 Estimated economic impact to the general economy for this seasonal use is estimated to be at or around \$10 million per year.

In summary, this application demonstrates that it is compatible with planning documents and special review criteria that govern the property.

- This application meets the intent of special use criteria developed by Eagle County.
- The Nelson's have worked hard to develop an appropriate plan and have done significant research to verify this plan has validity within the marketplace.
- The operational plan meets or exceeds sound regulation criteria of Eagle County.
- There is minimal environmental impact of this project on the land.
- This is a seasonal use which further reduces the impact of the proposal on the land.
- The Nelson's have proactively involved the neighbors and relevant homeowner groups in developing this application.

This application complements the area, responds to planning criteria and will have an important economic impact on Eagle County.



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**APPLICANT RESPONSE:**  
**COMPATIBILITY WITH EDWARDS AREA COMMUNITY PLAN**

*(Section Numbers, Titles, and citations are extracted from existing Edwards Area Community Plan)*

**GOALS AND OBJECTIVES**

**LAND USE ELEMENT:**

1. *Goal: The location and type of land uses balance the physical, social, cultural, environmental, and economic needs of the current and future resident (& tourist) population. Land uses are located in a manner that protects and improves the quality of the natural and manmade environment, ensures the timely, cost-effective provision of public facilities and services, and retains the unique variety of lifestyles and quality of life found in Edwards.*

**Applicant Response:**

---

This application meets the intent of this goal in the following manner:

- 1 Physical: A majority of the proposed physical structures that will be utilized for this resort / recreation use will be temporary and seasonal and therefore will have minimal permanent physical impact on the existing site.
- 2 Social: This use promotes a temporary private social use of the site that is unique to the Eagle River Valley.
- 3 Cultural: Weddings and business events are an integral aspect of our lives. This use promotes these important elements of life in our valley.
- 4 Environmental:
  - A Temporary structures and the proposed seasonal use of the site will have minimal long-term impacts on the site and surrounding area.
  - B The use of existing sanitary sewer line taps available to the applicant minimize the impact of these uses on the site and utilize existing infrastructure already in place
  - C The applicant has significantly improved the environmental quality of this site since the time of purchase and has demonstrated their ability to be good stewards of the existing valley environment.
- 5 Economic:
  - A Based on economic research done for this use we believe the economic implications of this proposed resort / recreational special use will benefit a number of resort economies in the valley and Edwards area to include but not necessarily be limited to:
    - 1 Lodging;
    - 2 Restaurants;
    - 3 Caterers and service industry;
    - 4 Entertainment;
    - 5 Transportation purveyors;
    - 6 Retail; and,
    - 7 Businesses that provide support for this type of activity.
  - B Estimated economic impact to the general economy for this seasonal use is estimated to be at or around \$10 million per year.

*Objective. 1.1 Protection of Natural Resources and Systems. Continue to ensure the protection of natural resources and environmental systems through assessment of each proposed development's environmental impacts.*

**Applicant Response:**

---

The impacts on the environment are addressed via the following strategies:

- 1 No septic systems will be required;
- 2 Existing reclaimed ranch will be minimally impacted by the seasonal and temporary nature of the proposed use;
- 3 Existing ponds and water rights will be used for irrigation as has traditionally been the case and will require no additional water consumption for that purpose as a result; and,
- 4 Shuttle transportation services reduce the consumption of fossil fuels reducing the carbon footprint of these events.



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*Objective. 1.3 Protection of Social, Cultural, and Historic Resources. Cooperate with other relevant agencies to encourage the protection of social, cultural and historical resources. These agencies may include the Colorado Mountain College, U.S. Forest Service, Colorado State Forest Service, Bureau of Land Management, state and local historical societies, among others. Applications for new development should be referred to these agencies.*

**Applicant Response:** \_\_\_\_\_

This application will be referred to a number of agencies as part of this review process. The applicants will work to address comments received from those agencies.

*Objective. 1.5 Excavation and Mining Activities. Regulate excavation activities to ensure that mining and excavation activities do not adversely impact the environment or the health of its citizens, and that the reclamation of disturbed areas is appropriate and timely.*

**Applicant Response:** \_\_\_\_\_

This application proposes the development of one small new structure and as such will responsibly excavate and reclaim construction disturbances resulting from that construction.

**TRANSPORTATION ELEMENT**

2. *Goal: The Edwards traffic circulation network has sufficient capacity to efficiently, conveniently and safely move people, goods, and services throughout the Edwards Community and Eagle County with minimal adverse impact to the natural environment.*

**Applicant Response:** \_\_\_\_\_

This application proposes a shuttle system for guests to be transported to site. The shuttle system will significantly reduce the potential traffic impact this proposed use would generate if individual vehicles were to be encouraged for transportation. This strategy effectively addresses this goal by:

- 1 Reducing vehicles moving to and from site;
- 2 Reducing the carbon footprint of the proposed activity;
- 3 Reducing the volume of traffic on Highway 6 and commensurately through Edwards;
- 4 Safely moving guests to and from the facility; and,
- 5 Safely and efficiently moving the temporary structures to and from the site.
- 6 All of these strategies will combine to minimally impact the natural environment.

*Objective. 3.3 Air, Water, and Environmental Concerns. Promote transportation modes that protect Edwards and the county's air, water, and natural environment.*

**Applicant Response:** \_\_\_\_\_

The shuttle strategy proposed as part of this application meets this objective by:

- 1 Reducing consumption of fossil fuels;
- 2 Reducing the emissions resulting from transportation of guests, equipment, and goods to and from the site;
- 3 Reducing the volume of traffic impact which minimizes the impact of this proposed use on the natural environment.

**TRANSPORTATION ELEMENT**

3. *Goal: The Eagle County Transit Authority and other entities cooperate to increase utilization of mass transit opportunities, provide a more viable alternative to the automobile user, and improve services to the non-driving public.*

**Applicant Response:** \_\_\_\_\_

The shuttle strategy proposed as part of this application meets this objective with the primary use of private operators for shuttle (mass transit) operations to and from the site.



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**POTABLE WATER AND WASTEWATER ELEMENT**

*6. Goal: Adequate potable water and sanitary sewer service is available for most existing and proposed development. When either are not available, private systems are required to operate in such a manner as to protect the community and environment of Eagle County and the Edwards area.*

**Applicant Response:**

---

- 1 Existing sanitary sewer service is available to this site and will be utilized for the proposed operations cited in this application.
- 2 There is adequate potable water on site for domestic purposes which include the existing single family residence, cabin and bathrooms.
- 3 Potable water consumed by guests at scheduled events will be provided by and will be the responsibility of the caterers serving the event.

*Objective. 6.5 Conservation of Potable Water Supplies. Cooperate with the applicable water authority to complete procedures to conserve water through reducing (landscape guidelines, etc.) or reusing (grey-water systems, etc.) in a manner consistent with federal, state and regional policy plan goals and regulations.*

**Applicant Response:**

---

Existing potable water is delivered to this site for residential domestic consumption via an existing adjudicated well.

**POTABLE WATER AND WASTEWATER ELEMENT**

*7. Goal: Natural groundwater aquifer recharge areas, surface water reservoirs and well-field zones are protected from environmental degradation.*

**Applicant Response:**

---

The existing ponds on this site serve as fish habitat and allow for the holding of water run-off from discharge above which work to conserve the existing water quality of the stream and ground water. The site will be cleaned after each use and will retain the nature and character of the site as a result with minimal impact, if any, to the environment.

**SERVICES AND FACILITIES ELEMENT**

*8. Goal: Solid and hazardous wastes are managed in an environmentally sound manner within the Edwards Planning Area.*

*Objective. 8.1 Recycling of Solid Waste. Coordinate with private waste haulers to ensure the proper disposal of solid and hazardous wastes within the Edwards Planning Area.*

**Applicant Response:**

---

- 1 Solid waste from domestic use of the existing cabin and single family residence are handled per Eagle County regulations in effect at the time this proposal is submitted.
- 2 Solid waste generated by scheduled events will be handled and disposed of by the catering company retained by the scheduling party. As a result, waste generated by a scheduled event will generally be removed from the site at its completion.

**ENVIRONMENTAL QUALITY ELEMENT**

*10. Goal: Ecosystem management, multi-jurisdictional, multiple use and travel management issues within and adjacent to the Edwards Planning Area are a cooperative effort among all involved agencies and organizations.*

**Applicant Response:**

---

- 1 Reducing consumption of fossil fuels;
- 2 Reducing the emissions resulting from transportation of guests, equipment, and goods to and from the site;
- 3 Reducing the volume of traffic impact which minimizes the impact of this proposed use on the natural environment.



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ENVIRONMENTAL QUALITY ELEMENT

*12. Goal: Clean mountain air, scenic vistas and the visual qualities of the night sky are amenities of the Edwards area and are protected from environmental and scenic degradation.*

*Objective. 12.1 Maintain and Improve Air Quality. Identify sources of air pollution and devise strategies to mitigate further impacts on the environment. Encourage gas fireplaces instead of wood burning stoves. Carefully monitor dust and ensure compliance with any existing dust control plans.*

**Applicant Response:**

---

The reduction of vehicle traffic with the use of a shuttle service will reduce dust generation on this roadway.  
The anticipated fire pit to be constructed will be fueled with propane gas.

*Objective. 12.2 Land Use and Transportation Planning. Enhance and sustain air quality through a better linkage of land use and transportation planning, thereby reducing the number and length of trips. Development should be located in proximity to existing and proposed transit stops.*

**Applicant Response:**

---

- 1 Transportation planning for guests who will participate in events at this venue is an important aspect of this proposal.
- 2 Private shuttle services are intended to be used for the transport of guests to and from this venue. These services are specifically designed to reduce the number of vehicles using this road in direct response to this objective.
- 3 Reducing the volume of traffic minimizes the impact of this proposed use on the natural environment.

*Objective. 12.3 Maintain Scenic Vistas and the Visual Quality of the Environment. Maintain and improve mountain/ridgeline scenic values, wildlife habitat and viewing opportunities, and forested and range vegetation. Use the most detailed mapping available for ridgeline, scenic corridors, wildlife habitat, and vegetation to assess the impacts of each new development proposal.*

**Applicant Response:**

---

- 1 Per data and mapping received from Eagle County GIS (see exhibits within this application) we believe the proposed seasonal use of this site will have a minimal (if any) impact on wildlife habitat;
- 2 We believe the temporary and seasonal nature of the tent structures proposed for this site will not have a significant impact on the scenic nature of this site.

*Objective. 12.4 Energy Conservation & Alternative Production. Improve and sustain ambient air quality by providing incentives for utilization of alternative fuels, energy conservation, and alternative machinery. Encourage each new development to utilize the Leadership in Energy and Environmental Design (LEED™) Green Building Rating System and use alternative energy sources*

*Objective. 12.6 Night Sky Protection. Adopt Land Development Regulations that control nighttime lighting, direct it only where needed, and mitigate light spill from existing development to protect the qualities of the night sky.*

**Applicant Response:**

---

General area lighting used in this venue will be temporary and will be set up so as to meet the requirements of this objective.

ENVIRONMENTAL QUALITY ELEMENT

*14. Goal: Riparian areas, wetlands and aquatic habitat located within the Edwards Planning Area are preserved and enhanced.*

**Applicant Response:**

---

- 1 The applicants have done significant rehabilitation of this site since their acquisition of this property in October of 2005.
- 2 Part of the site rehabilitation was the construction / re-development of the ponds on site and restoring the health of those ponds as functioning habitat for trout and other aquatic species.
- 3 The applicant is committed to maintaining the health of the ponds and their riparian environments as a part of their commitment to stewardship of this property.

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*Objective. 14.2 Riparian Areas. Protect and enhance the functions and values provided by riparian areas.*

**Applicant Response:**

---

The applicant is committed to maintaining the health of the existing pond and stream riparian environments as a part of their commitment to stewardship of this property.

*Objective. 14.3 Aquatic Habitat and Fisheries. Protect and enhance aquatic habitat and fisheries by implementing the water conservation objectives of this plan and by coordinating with relevant agencies to enhance and expand aquatic habitat within the Edwards area.*

**Applicant Response:**

---

- 1 The applicants have done significant rehabilitation of this site since their acquisition of this property in October of 2005.
- 2 The Nelson's have created ponds and for trout habitat and on-site streams to further enhance the site and re-establish native riparian environments.
- 3 The applicant is committed to maintaining the health of the ponds and their riparian environments as a part of their commitment to stewardship of this property.

**ENVIRONMENTAL QUALITY ELEMENT**

*15. Goal: Unique and rare upland vegetative communities as identified by Colorado Division of Wildlife, Colorado National Heritage Program, White River National Forest, and Bureau of Land Management are protected from environmental degradation, and native habitat of each community type and for each designated species are also protected to ensure that representative communities of each type remain intact within the Edwards Planning Area and adjacent public lands.*

*Objective. 15.1 Native Habitats. Coordinate with relevant agencies to identify, conserve and protect critical & unique native upland vegetative communities within the Edwards Planning Area.*

**Applicant Response:**

---

Per data and mapping received from Eagle County GIS (see exhibits within this application) we believe the proposed seasonal use of this site will not have a significant impact on wildlife habitat.

**ECONOMIC DEVELOPMENT ELEMENT**

*16. Goal: Balanced, orderly and sustainable growth of the Edwards economy is supported and promoted.*

*Objective. 16.1 Economic Balance. Promote a balanced mix of commercial, industrial, and residential land uses to encourage a diverse economy. Consider the effect of any new jobs created by development on the overall growth philosophy of the community.*

**Applicant Response:**

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- 1 Per our research in developing this application it is our understanding that the current wedding venues for the summer season are booked to full capacity each year. In meeting with wedding planners, they agree that RDR represents 'new' capacity to host weddings in the valley.
- 2 Based on research provided by the 2015 Wedding Report for Eagle County and data verified with the Vail Valley Partnership we believe this venue could provide a total new economic impact to Eagle County of \$10 million per year or more.
- 3 We believe that in combination with our attention to transportation, environmental stewardship, and the nature of this operation we meet this objective.

*Objective. 16.2 Agricultural Use. Protect the existing agricultural uses such as horse farms in the Edwards planning area, particularly in the Lake Creek and Squaw Creek valleys.*

**Applicant Response:**

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We will continue the haying operations we have initiated at this ranch and will continue the agricultural use of the ranch during the course of the year.



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*Objective. 16.4 Net Public Benefit. Optimize the net public benefits accruing to the taxpayers of Eagle County while managing funding for facilities and services needed to support the growth of the community. Use fiscal impact analyses to assess the projected revenues and expenditures associated with each new development.*

**Applicant Response:**

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We believe the net public benefit in revenues generated by the wedding events alone merit serious consideration for approval of this application. (Reference Applicant response to Objective 16.1). The list of Eagle County businesses that may benefit from this use includes but is not limited to lodging; restaurants; caterers and service industry; entertainment; transportation purveyors; retail; and, businesses that provide support for this type of activity.

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**APPLICANT RESPONSE:**  
**COMPATIBILITY WITH EAGLE COUNTY COMPREHENSIVE PLAN**  
*(Section Numbers, Titles, and citations are extracted from existing Eagle County Comprehensive Plan)*

**3.2.6 Policies and Recommended Implementation Strategies for General Development**

- POLICY:* a *Those attributes that support quality of life options unique to Eagle County today should be preserved for future generations.*
- STRATEGY:* Work to identify and preserve quality of life characteristics like outstanding recreational facilities, open space, clean air and water, uncrowded roads, quiet neighborhoods, unique cultural events and quality services.
- Work to preserve vestiges of the County's western heritage and the rural quality of life found in outlying areas of the county.*
- POLICY:* c *Growth should be managed toward future sustainability - a healthy balance between economic success, quality of life, and the preservation of the environment.*
- STRATEGY:* *Ensure that all plans for development recognize the need to maintain a healthy economy.*
- POLICY:* j *Development should be fully responsible for the mitigation of development related impacts upon both the natural and built environment.*
- STRATEGY:* *Assure that each development application fits the policies and applicable mapping of all master plans and area community plans.*

**Applicant Response:**

- 1 Farming and ranching are indigenous aspects of our heritage. One of the unique aspects of this application is the preservation of this parcel as a ranch.
- 2 This proposed use is a resort and recreational use within this resource zoned parcel. This proposal complements the historic ranching character of the area. This proposal maintains and honors the rural setting of the area and continues a Western agricultural heritage associated with Eagle County.
- 3 The development impact proposed by this application is seasonal and temporary in nature and as such we believe its impact on the natural environment will easily be mitigated.
- 4 We believe – based on extensive research prior to submitting this application – that this proposed resort / recreational use will be a net economic positive for Eagle County toward meeting the strategy of maintaining a healthy economy.
- 5 This application meets the intent and objectives of criteria associated with special review uses, the Edwards Area Community Plan, The Eagle County Comprehensive Plan and Eagle County Development standards.





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3.3.9 Policies and Recommended Implementation Strategies for Economic Resources:

- POLICY*      *b. A healthy, attractive business environment, appropriate to the area's character and resources, should be fostered.*
- STRATEGY:*      Encourage and help existing businesses to remain vigilant and adaptive to changing economic realities.
- POLICY*      *c Those qualities that make Eagle County a world class tourist destination and a great place to live should be identified, promoted and protected.*
- POLICY*      *n A sustainable job base and wage structure should be encouraged in Eagle County*
- *"Finally, the environment is the economy in Eagle County, and as such all economic development should be done in a manner that protects the integrity of the area's natural resources and scenic beauty."*
  - *"Eagle County's future economy will continue to rely on the success of its recreation/tourism and second homes industries."*

**Applicant Response:**

- 1 This application proposes a small architectural structure for bathroom facilities, and temporary event tents that will be removed upon completion of the events they serve.
- 2 This application is intended to contribute positively to the economic and business environment of Eagle County and provides a resort and recreational venue that does not currently exist which effectively adapts to the changing economic reality of the County.
- 3 We believe that the seasonal wedding event component of this application in particular and in fact will reinforce the world class nature of Eagle County. Events that take place at Red Draw Ranch will introduce people from around the United States and even the world to Eagle County meeting the spirit and intent of these policies and strategies.
- 4 We believe this special use, if approved, will be a sustainable economic model contributing to a stable job and wage base for Eagle County and meets the intent of working to promote recreation and tourism within Eagle County.

3.5.6 Policies and Recommended Implementation Strategies for Infrastructure & Services

- POLICY*      *a. Developed areas in Eagle County should be served by multiple modes of transportation.*
- STRATEGY:*      *Work with mass transit providers to expand service.*
- POLICY*      *i. Exemplary emergency and community services should be available to all residents, visitors and second home owners.*
- STRATEGY*      *Require demonstration that all new developments will be adequately served by emergency and community services.*
- POLICY*      *j. The management and distribution of recreation areas and facilities should be implemented in an environmentally conscientious manner.*
- STRATEGY*      *Preserving the environmental quality of local rivers, streams and lakes*
- POLICY*      *k. Adequate and efficient infrastructure should exist within community centers and suburban neighborhoods for the delivery of domestic drinking water and for the treatment of domestic sewage.*
- STRATEGY*      *Require the installation of water and sewer service infrastructure concurrent to development.*



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**Applicant Response:**

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- 1 This application proposes the use of shuttle services for guests who will be attending scheduled events at this venue.
  - A This strategy is directly complementary to and meets the policy and strategy goals for expanding and utilizing mass transit within Eagle County.
- 2 The applicant has coordinated with Eagle River Fire Protection District in the development of firefighting capacity on site in the form of a deep pond with a water standpipe and hydrant with use availability 365 days a year. This system has been approved by the fire district prior to the submittal of this application.
  - A Coordination with other emergency service providers will be done as necessary to assure compliance with the goals and strategies of this section of the comprehensive plan.
- 3 The existing ponds and waterways on site will remain and be an integral part of the experience of this property, and will be maintained to promote a healthy water, and riparian environment.
- 4 This site will utilize the existing sanitary sewer system that runs through the property for the sanitary waste for the proposed new bathroom structure planned to serve this venue.
- 5 Adequate existing water rights and potable water service capacity exist to serve the existing domestic water consumption uses on site which consist of the existing single family home, restored cabin and domestic bathrooms.
  - A Potable water for scheduled events on this site will be provided by and the responsibility of caterers retained for that event.

**3.6.7 Policies and Recommended Implementation Strategies for Water Resources**

- POLICY* a. *Protect the long term viability of both ground and surface water sources*
- *Promote water conservation.*
  - *Use pervious surfaces instead of impermeable surfaces when possible.*
  - *Ensure that development does not adversely affect the recharge of groundwater resources.*

*STRATEGY:* *Encourage the use of water efficient landscape materials and landscape irrigation methods.*

- POLICY* c. *Water conservation efforts by all water users in Eagle County should be implemented.*
- *Support the implementation of voluntary and mandatory water conservation measures.*
  - *Work with the agricultural community to improve water conservation measures on local farms and ranches.*

*STRATEGY* *Require demonstration that all new developments will be adequately served by emergency and community services.*

- POLICY* j. *The management and distribution of recreation areas and facilities should be implemented in an environmentally conscientious manner.*

**Applicant Response:**

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- 1 This application proposes no change in consumption of irrigation water and only minimal increase of potable water currently serving and appropriated for the site as a result of this proposed use.
- 2 The applicant has verified through water court the validity of water rights for the properties and have thus protected the historic irrigation water rights that have been used over time on this property.

**3.7.6 Policies and Recommended Implementation Strategies for Wildlife Resources**

- POLICY* f. *Broad development patterns and the cumulative impacts of incremental development on wildlife habitat and wildlife populations should be accounted for in the decision making process.*
- *Consider the impacts of each new development proposal in context with other existing or potential developments.*
  - *Preserve open corridors between communities and existing developments to retain interconnected habitats.*



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- POLICY*     g.     *Guard against habitat fragmentation, and encourage development patterns that result in large, interconnected areas of natural open space.*

  - *Work with public land officials and homeowners associations to implement vegetation management strategies that mimic natural ecologic processes.*
  - *Strongly discourage development in areas of high or extreme wildfire hazards.*
- POLICY*     g.     *Wildlife friendly measures should be incorporated into the design of individual home sites and neighborhoods.*

  - *Where ever possible, incorporate features and characteristics of the natural landscape into plans for development*
  - *Retain as much pre-development, high-quality habitat as possible.*
  - *Minimize site disturbance during construction.*
  - *Enforce DOW fencing standards and avoid fencing that inhibits the movement of wildlife.*
- POLICY*     *Measures designed to protect wildlife from human activities and disturbances should be implemented and enforced.*

  - *Direct development and other disruptive land uses away from wildlife habitat and wildlife migration corridors*
  - *Require buffer zones between proposed development or disruptive land uses and identified wildlife habitat and wildlife migration corridors*
  - *Require wildlife-proof refuse containers for all new and existing subdivisions*

**Applicant Response:**

- The proposed application uses less than 10% of the total land of these parcels.
- The applicant does not believe the impact to wildlife as a result of this proposal will be different than the development of single family homes with livestock structures that would be allowed as a use by right development on this site.

**3.8.5 Policy and Toolbox for Sensitive Lands**

- POLICY*     a.     *Development should avoid areas of significant natural hazard.*

  - *Require the evaluation of all geologic hazards and constraints as related to new land uses Utilize available hazards mapping , GIS mapping and other state-of-the-art analysis tools in the analysis of development proposals*

**Applicant Response:**

- There appears to be no geologic hazard on this site and no impact by this project on known geologic hazards.

**3.9.6 Policies and Recommended Implementation Strategies for Environmental Quality**

- POLICY*     a.     *Air quality should meet the highest applicable safety standards, as well as the aesthetic expectations of local residents.*

  - *Set limits for construction site disturbance, require temporary revegetation of stockpiles, and permanent revegetation of all disturbed areas once final grades have been established.*
  - *Require and implement appropriate dust control methods on public and private dirt roads.*
- POLICY*     b.     *Lighting plans that reduce nuisance glare and protect the quality of the night sky should be encouraged.*

  - *Utilize motion detectors to minimize the duration of security lighting.*
  - *Enforce lighting standards that minimize fugitive light and protect the quality of the night sky.*
- POLICY*     c.     *Noise should be minimized to meet the highest applicable safety standards, as well as the aesthetic expectations of local residents.*

  - *Ensure that noise levels are safe for residents, visitors, and employees.*
- POLICY*     d.     *Energy efficiency and the reduction of overall energy consumption should be a primary goal for future operations and developments in Eagle County.*

  - *Implement energy efficiency guidelines that promote:*
    - *multi-use buildings which share energy needs;*



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- *landscaping which buffers buildings from wind and sun and reduces heating and cooling needs;*
- *streets and buildings that are oriented to maximize solar gain in the winter and minimize solar heating in the summer;*
- *energy efficient buildings.*
- *Green Building techniques*
- *Implement the following energy saving activities:*
  - *the use of local or recycled construction materials*
  - *the installation of energy and water efficient appliances.*
  - *maximum insulation in all buildings.*
  - *minimum air infiltration in all buildings.*

**Applicant Response:**

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- Site disturbance levels will be defined on the documents submitted for permit for the new bathroom facility.
- Permanent lighting will meet the requirements of the night sky regulations.
- As part of the work done to prepare this application, extensive sound testing and analysis was done on site to determine sound levels at the property lines of the venue.
  - We believe – based on that analysis – the sound generated by events proposed by this application will be in compliance with Eagle County standards for sound levels.
  - Refer to exhibits H and I this document for that analysis
- The only permanent structure proposed for this venue is the new bathroom and the intent of that structure is to utilize energy efficient construction including the construction of the building into the existing hillside which will be a sustainable and energy efficient structure that will meet the energy code requirements and the intent of Eco-build.

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**APPLICANT RESPONSE:**  
**EAGLE COUNTY LAND USE CRITERIA RESPONSE - EAGLE COUNTY SITE DEVELOPMENT STANDARDS – ARTICLE 4**  
*(Section Numbers, Titles, and citations are extracted from existing Eagle County Site Development Standards)*

**4-120 NUMBER OF REQUIRED PARKING AND LOADING SPACES**

**Applicant Response:**

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- 1 Twenty (20) parking and loading spaces have been allocated at the North area of the site
- 2 Shuttle transportation of guests to and from the site significantly reduces the need for vehicle parking at this site.
- 3 Delivery vehicles supplying the venue with equipment and tent suppliers will be on site in a staged fashion and will be off-site once deliveries are made.
- 4 The number of parking spaces is allocated primarily for service vehicles, staff and entertainment vehicles. The parking spaces are allocated as follow:
  - A Catering: ..... 6
  - B Staff / Support ..... 5
  - C Music / Entertainment ..... 2
  - D Other RDR Staff (automobile) ..... 2

**4-130 GENERAL STANDARDS FOR PARKING AND LOADING AREAS**

**Applicant Response:**

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- 1 The parking spaces provided will be for event use only.
- 2 The parking spaces will not be occupied when events are not scheduled for the ranch.

**4-140 DESIGN STANDARDS FOR PARKING AND LOADING SPACES**

**Applicant Response:**

---

- 1 All vehicles will be required to turn around on site in order that no vehicles will be backing onto West Squaw Creek Road.
- 2 The parking spaces will not be striped or painted. The parking area will be designated at site responding to the following sizes:
  - A Vehicle parking: 9' wide
  - B Delivery parking: 11' wide
  - C Depth of parking will be approximately 20' for parked personnel vehicles
- 3 No delivery trucks (large vans and box trucks) will be parked on the site during scheduled events.

**4-200 LANDSCAPING AND ILLUMINATION STANDARDS**

**4-210 APPLICABILITY**

**Applicant Response:**

---

- 1 The only new construction proposed with this application is that of the new bathroom facilities.
- 2 No revisions to the existing agricultural raw water irrigation systems are proposed for the site as the existing system is currently in use and adequate.

**4-220 LANDSCAPE PLAN**

**Applicant Response:**

---

- 1 The amount of site disturbance for the new bathroom structure will be minimal and the disturbed area of the hillside will be re-vegetated with native, indigenous plant species that – at maturity – will blend into the existing hillside and adjacent native plant materials.



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**4-250 ILLUMINATION STANDARDS**

**Applicant Response:**

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- 1 The exterior lighting used for events at this venue will not cast light onto adjacent properties.
  - A Event lighting from the event tent will generally be contained within the tent with the primary tent opening oriented toward the hillside to the Southeast of the event tent, away from neighboring properties to the West. The intent is to minimize light spill into the open areas of the site.
  - B Lighting at walkway areas and the cocktail deck will be down lighting and dark sky compliant when used.
- 2 Lighting at the new bathroom area will be dark sky compliant.
- 3 There is no intent to modify the existing lighting at the buildings on the site.
- 4 There will be night sky compliant light fixtures installed at the front gate –at each post on either side of the opening.

**4-3 SIGN REGULATION**

**Applicant Response:**

---

This application proposes no signage and therefore this section does not apply to this application.

**4-410 WILDLIFE PROTECTION**

**Applicant Response:**

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- 1 Within this application package is information provided by Eagle County G.I.S. indicating our initial analysis / review of wildlife issues on this site. The diagrams indicate this project will not interfere with critical migration routes – see Exhibits O, P, Q and R.
- 2 This application will be referred to Colorado Parks and Wildlife for further review and the applicant will respond to comments from that review.
- 3 Solid waste from domestic use of the existing cabin and single family residence are handled per Eagle County regulations in effect at the time this proposal is submitted.
- 4 Solid waste generated by scheduled events will be handled and disposed of by the catering company retained by the scheduling party. As a result, waste generated by a scheduled event will generally be removed from the site at its completion.
- 5 Solid waste generated by scheduled events will be stored in wildlife proof containers during an event.

**4-420 DEVELOPMENT IN AREAS SUBJECT TO GEOLOGIC HAZARDS**

**Applicant Response:**

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- 1 There is no Robinson geologic data for this parcel per discussions with Eagle County GIS.
- 2 We believe there is no geologic impact as a result of this application.

**4-425 HILLSIDE DEVELOPMENT**

**Applicant Response:**

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There is no aspect of this application that will impact the adjacent hillsides with construction activities other than that required to construct the new bathroom facility.

**4-430 DEVELOPMENT IN AREAS SUBJECT TO WILDFIRE HAZARDS.**

**Applicant Response:**

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- 1 In preparation of this application the applicant has received an initial assessment of the site from Eagle County Wildfire.
  - A This site has been determined to be in a moderate wildfire zone.
- 2 Water supply and access:



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- A Fire Department and emergency services access will have access to the site via the existing developed West Squaw Creek Road and the existing developed driveway to the site.
- B An existing dry draft hydrant is available for firefighting purposes at one of the ponds on site.
  - 1 This system has been installed by the applicant and approved by Eagle River Fire Protection District.
  - 2 The existing system provides adequate capacity for the existing permanent structures and the temporary event structures that are intended to be installed at site.
- 4 The existing agricultural irrigation system provides additional firefighting capacity if necessary.

**4-440 WOOD BURNING CONTROLS**

**Applicant Response:**

No wood burning devices or appliances are proposed. This section does not apply to this application.

**4-450 RIDGELINE PROTECTION**

**Applicant Response:**

The small structure to house new bathroom facilities adjacent to the driveway is the only new structure proposed by this application. That structure is not located on a high point of the property.

**4-460 ENVIRONMENTAL IMPACT REPORT**

**Applicant Response:**

- 1 An Environment Impact Report (Statement) is not required for this application.
- 2 This requirement does not apply to this application

**4-5 COMMERCIAL AND INDUSTRIAL PERFORMANCE STANDARDS**

**Applicant Response:**

- 1 This application proposes a resort / recreational use for this site. Responses for aspects of this section applicable to this application are noted herein.

**4-520 NOISE AND VIBRATION STANDARDS**

**Applicant Response:**

This application acknowledges that entertainment sound systems will be in use during the events that will be staged on this site. In recognizing the requirements for sound and vibration standards set by Eagle County in this section of the development standards, the applicant retained the services of Todd Howe to survey the implications of entertainment associated with events at this site in order to demonstrate compliance with noise level requirements of Eagle County.

A more formal narrative describing the analysis and conclusions of the sound analysis are enumerated in the operations section of this application (Exhibits H and I).

In summary, the technical sound analysis of Mr. Howe indicates the sound levels produced by the entertainment associated with this proposed venue at all points of analysis at property lines at this site will be below the levels prescribed in this section. Those sound levels are enumerated in Exhibit H for reference.

The operations agreement that will be executed for events at this venue will require compliance with the noise standards cited in this section of the Eagle County Development Standards.



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4-530 SMOKE AND PARTICULATE STANDARDS

Applicant Response:

No smoke or particulate matter will be generated as a result of this application.

4-540 HEAT, GLARE, RADIATION AND ELECTRICAL INTERFERENCE

Applicant Response:

This application will not generate heat, radiation or electrical interference.

4-550 STORAGE OF HAZARDOUS AND NON-HAZARDOUS MATERIALS:

Applicant Response:

- 1 Flammable materials used on this site for temporary events will not be stored on site permanently. They will be brought to site and removed as part of the catering services for the events and will be removed by those service operators at the conclusion of the scheduled temporary events.
  - A No dishwashing activities requiring commercial cleaning chemistry will take place on this site.
- 3 Outdoor Storage in Closed Containers: The catering component of the temporary scheduled events have complete responsibility to remove or enclose these materials at the conclusion of the scheduled event. As a result no additional measures are proposed for the storage of materials other than current domestic requirements in place and compliant with Eagle County standards.
- 4 Enclosure: No enclosure is proposed with this application.
- 5 Prevent Transfer by Natural Causes: This section does not apply to this application.

4-560 WATER QUALITY STANDARDS

Applicant Response:

There is no process associated with this application that will negatively or adversely affect water quality.

4-620 ROADWAY STANDARDS

Applicant Response:

- 1 The traffic impact associated with this proposal is no greater than an equivalent allowed residential use by right allowed on this parcel.
  - A One Dwelling Unit (Single Family Home or ADU): 9.52 (10) trips / dwelling unit
    - 1 The trip count for this property for one (1) ADU based on ITE data would be 9.52 trips x 7 days / week = 66 trips / week
    - 2 We believe the aggregate trip count on an annual basis will be less than a single family residence as this is a seasonal temporary use during approximately ¼ of the calendar year.
    - 3 REFERENCE STANDARD: ITE (Institute of Transportation Engineers) Code 210 – 9<sup>th</sup> Edition:
  - B We believe the aggregate trip count on an annual basis will be less than a single family residence as this is a seasonal temporary use during approximately ¼ of the calendar year.
  - C We estimate the following traffic counts for events proposed by this application:
    - 1 Weekend event:
      - a Cars / Vans: 20
      - b Box Trucks: 2
      - c Shuttle Coach: 6
      - d Sub-total: 28 trips
    - 2 Weekday event (1):
      - a Cars: 8
      - b Box Trucks: 1
      - c Shuttle Coach: 3
      - d Sub-Total: 12 trips





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D We estimate the following traffic counts on a weekly basis during the 3-4 month seasonal use:

- 1 One weekend and one weekday event: 40 vehicle trips.
- 2 One weekend and two weekday events: 52 vehicle trips.

- 2 The existing access driveway is a two lane gravel drive that is approximately 20' wide that will be maintained for year round use and access to the site.
- 3 Emergency vehicle turn around will be accomplished on site within the existing driveways and will require a three point turn around.
- 4 The existing road serving the site (West Squaw Creek Road) is a local road maintained by Eagle County and meets the functional classification criteria of a rural minor collector.
  - A No parking related to activities associated with this application will occur on West Squaw Creek Road.

**4-630 SIDEWALK AND TRAIL STANDARDS**

**Applicant Response:**

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- 1 There are no formally developed existing trails or sidewalks within or on this site.
- 2 This application will have no impact on any developed trails in the area.
- 3 This section does not apply to this application.

**4-640 IRRIGATION SYSTEM STANDARDS**

**Applicant Response:**

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- 1 The applicant owns water rights as part of this land.
- 2 Irrigation Water:
  - A Water rights – owned by the applicant – are and will continue to be used for irrigation purposes for the agricultural and event area on the site..
  - B Irrigation water will be raw water.
  - C No additional consumption of irrigation water is anticipated as a result of this application.

**4-650 DRAINAGE STANDARDS**

**Applicant Comment:**

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- 1 This application does not meet any of the criteria of applicability cited in 4-650 A.2.
- 2 The new bathroom facility is the only new construction proposed with this application and will minimally affect storm water runoff on site.

**4-660 EXCAVATION AND GRADING STANDARDS**

**Applicant Comment:**

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- 1 All new construction will be designed to meet the requirements of Eagle County for grading.
- 2 New construction will be designed and submitted for a building permit to include grading.

**4-665 EROSION CONTROL STANDARDS**

**Applicant Comment:**

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- 1 Erosion control measures required by new construction will meet Eagle County standards. Those measures will be identified at construction documents prepared for the construction of the new bathroom structure.



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**4-670 UTILITY AND LIGHTING STANDARDS**

**Applicant Comment:**

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- 1 There is an existing Cordillera PUD utility easement that runs beneath the driveway of the site.
  - A The new bathroom facility will connect to the existing sanitary sewer that lies within this easement by prior recorded agreement.
- 2 No street lighting is proposed for this project.

**4-680 WATER SUPPLY STANDARDS**

**Applicant Comment:**

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- 1 Existing domestic potable water exists on site to serve the existing residence, cabin and proposed bathrooms.
- 2 The water rights owned by the applicant are adequate to supply the domestic uses cited by the applicant in this submittal.
- 3 Scheduled events requiring water will have that water supplied by the catering group serving the event. Site sourced potable water is not intended to be provided for the event.

**4-690 SANITARY SEWAGE DISPOSAL STANDARDS**

**Applicant Comment:**

---

- 1 A public sanitary sewer system is available to this site.
  - A The new bathroom facility will connect to the existing sanitary sewer that lies within this easement by prior recorded agreement.

**4-700 SCHOOL LAND DEDICATION STANDARDS**

**Applicant Comment:**

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This standard does not apply to this application.

**4-710 ROAD IMPACT FEES**

**Applicant Comment:**

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If road impact fees apply to this project, they will be assessed by Eagle County at such time application is made for work related to the new bathroom facility proposed with this application

**4-720 EMERGENCY SERVICE IMPACT FEES**

**Applicant Comment:**

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This application proposes no new development. We believe this section does not apply to this application.

**4-8 ECOBUILD**

**Applicant Comment:**

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- 1 The new bathroom facility proposed with this application is the only new structure proposed.
- 2 The construction of this structure will be developed to comply with EcoBuild requirements and that compliance will be demonstrated at the construction documents submitted for a building permit.

**4-9 EAGLE COUNTY EFFICIENT BUILDING CODE: COMMERCIAL / MULTI-FAMILY**

**Applicant Comment:**

---

The construction of the new bathroom structure will be developed to comply with EcoBuild requirements and that compliance will be demonstrated at the construction documents submitted for a building permit.



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*4-10 SUSTAINABLE COMMUNITY INDEX*

Applicant Comment:

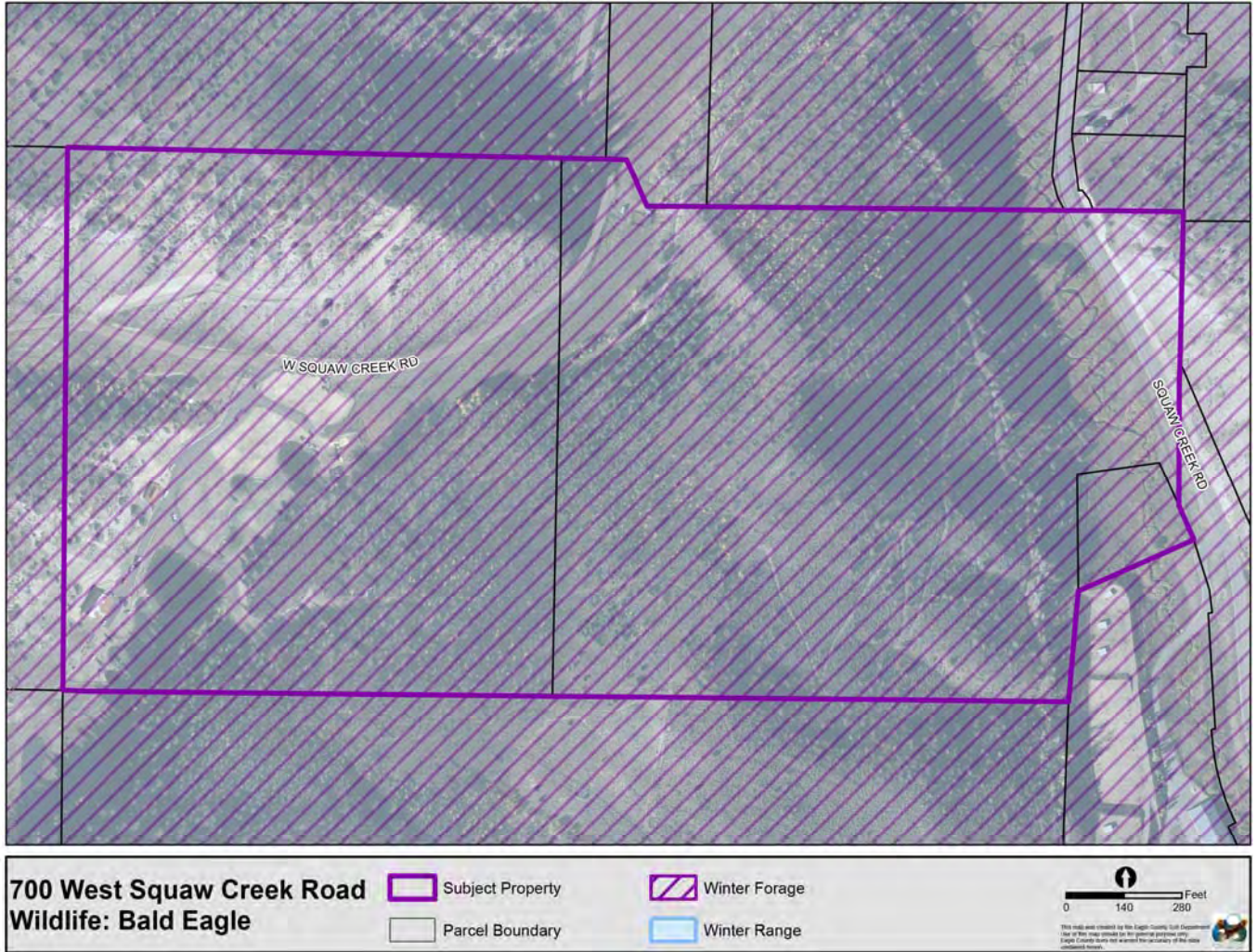
1 This section does not necessarily apply to this application..

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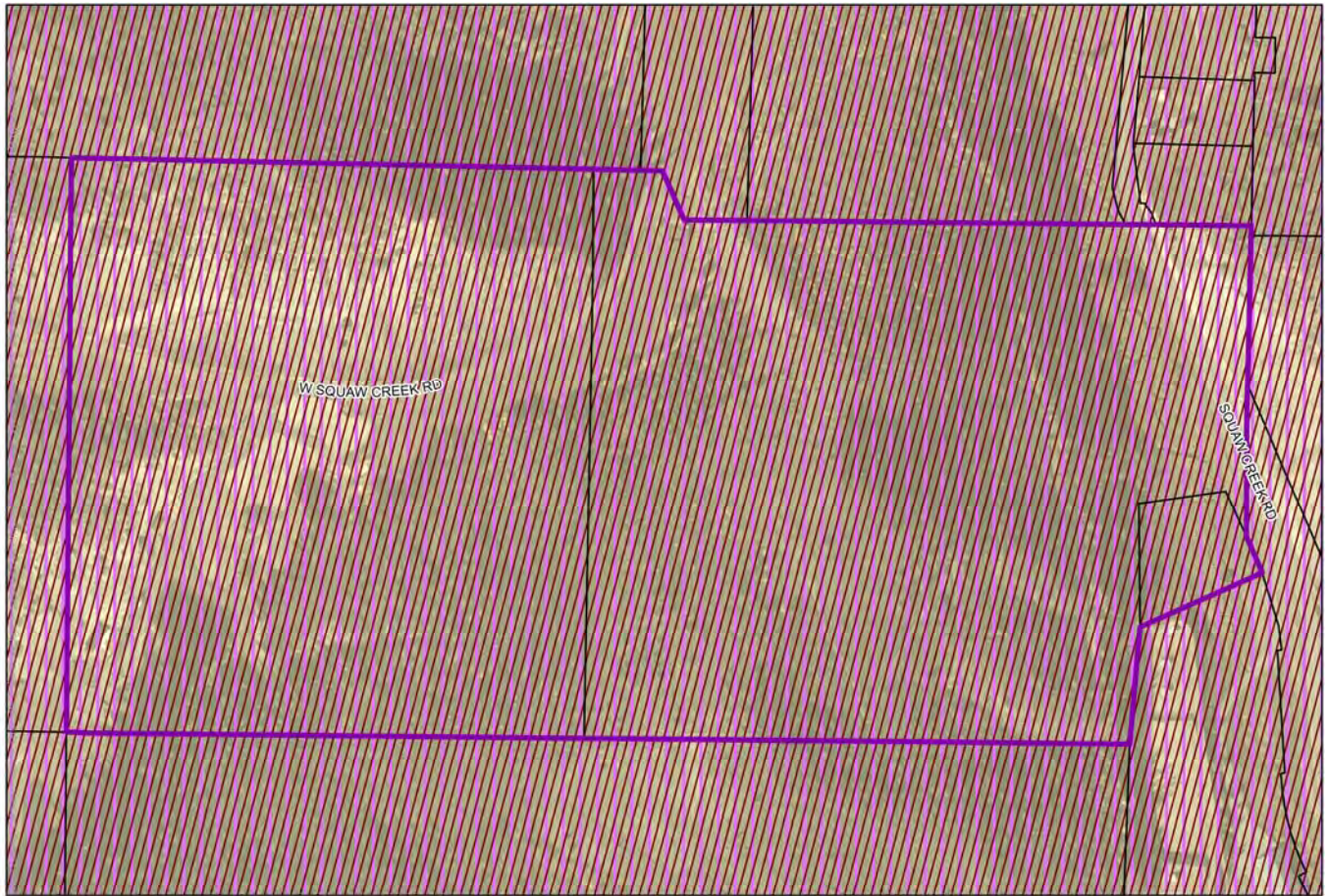
EXHIBIT J  
Wildlife - Bald Eagle



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EXHIBITK  
Wildlife - Black Bear



**700 West Squaw Creek Road**  
**Wildlife: Black Bear**

Subject Property	Human Conflict Area	Overall Range
Parcel Boundary	Summer Concentration	

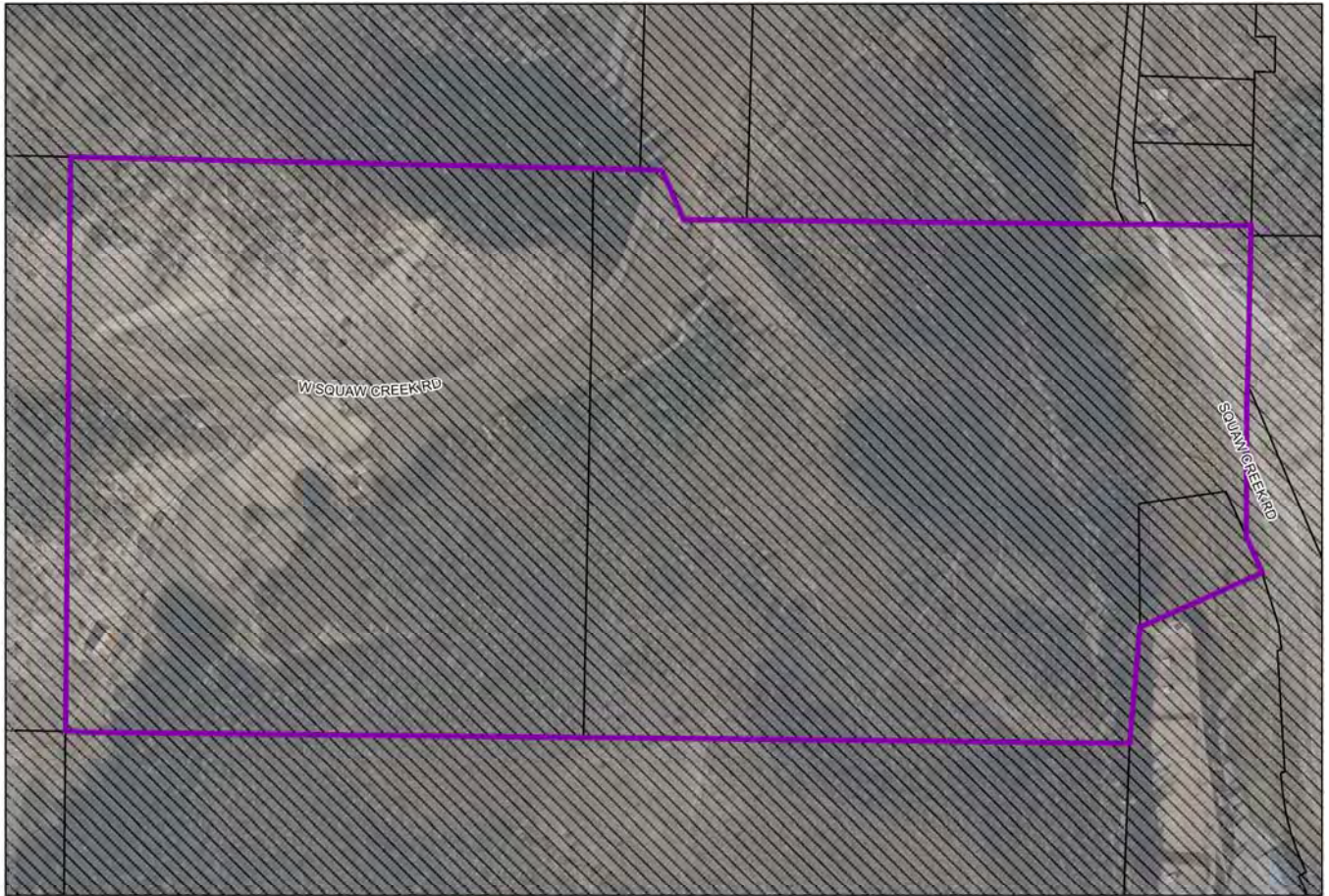
0 140 280 Feet

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EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
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EXHIBIT L  
Wildlife - Grouse



**700 West Squaw Creek Road**  
**Wildlife: Greater Sage Grouse**

 Subject Property       Historic Habitat

 Parcel Boundary

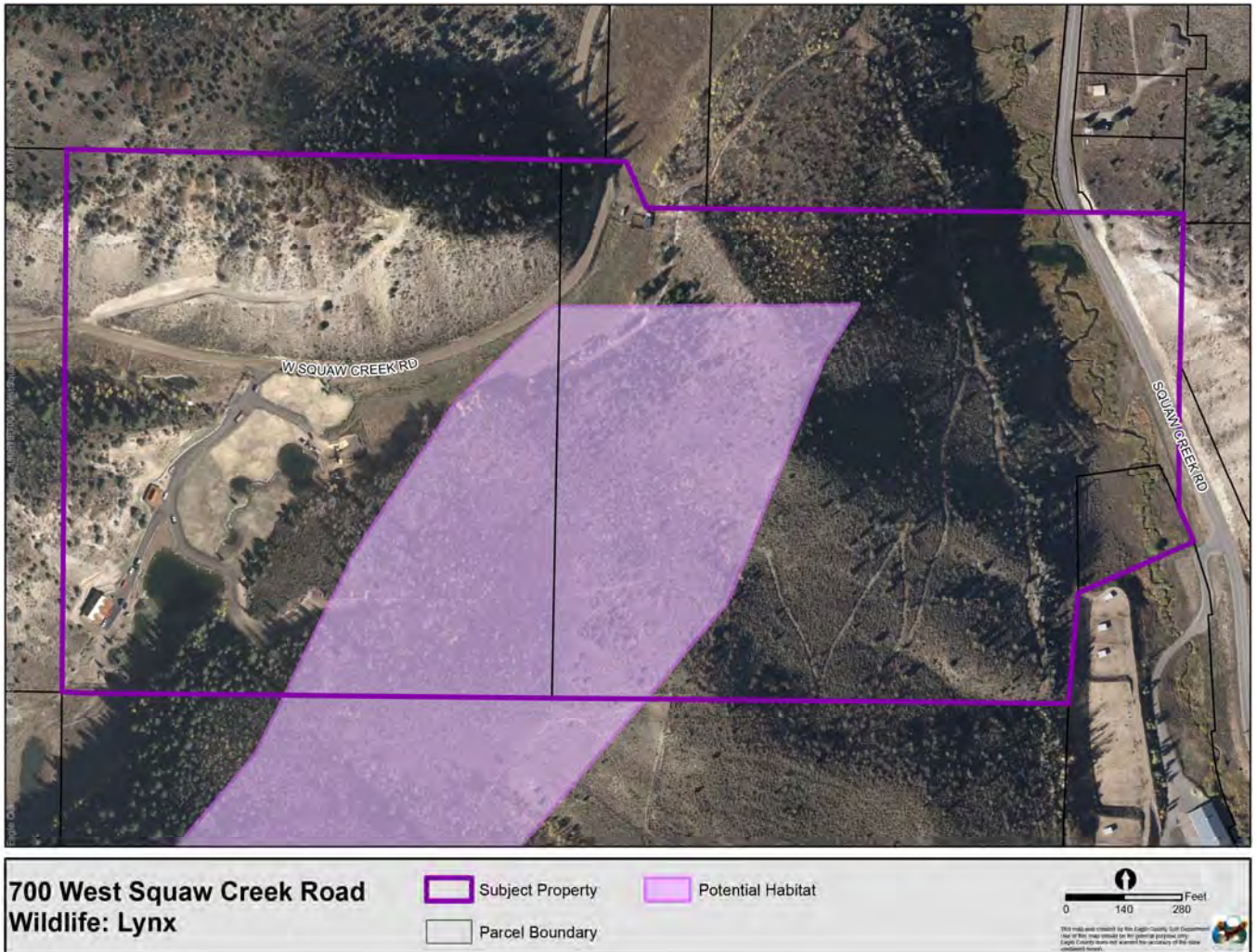
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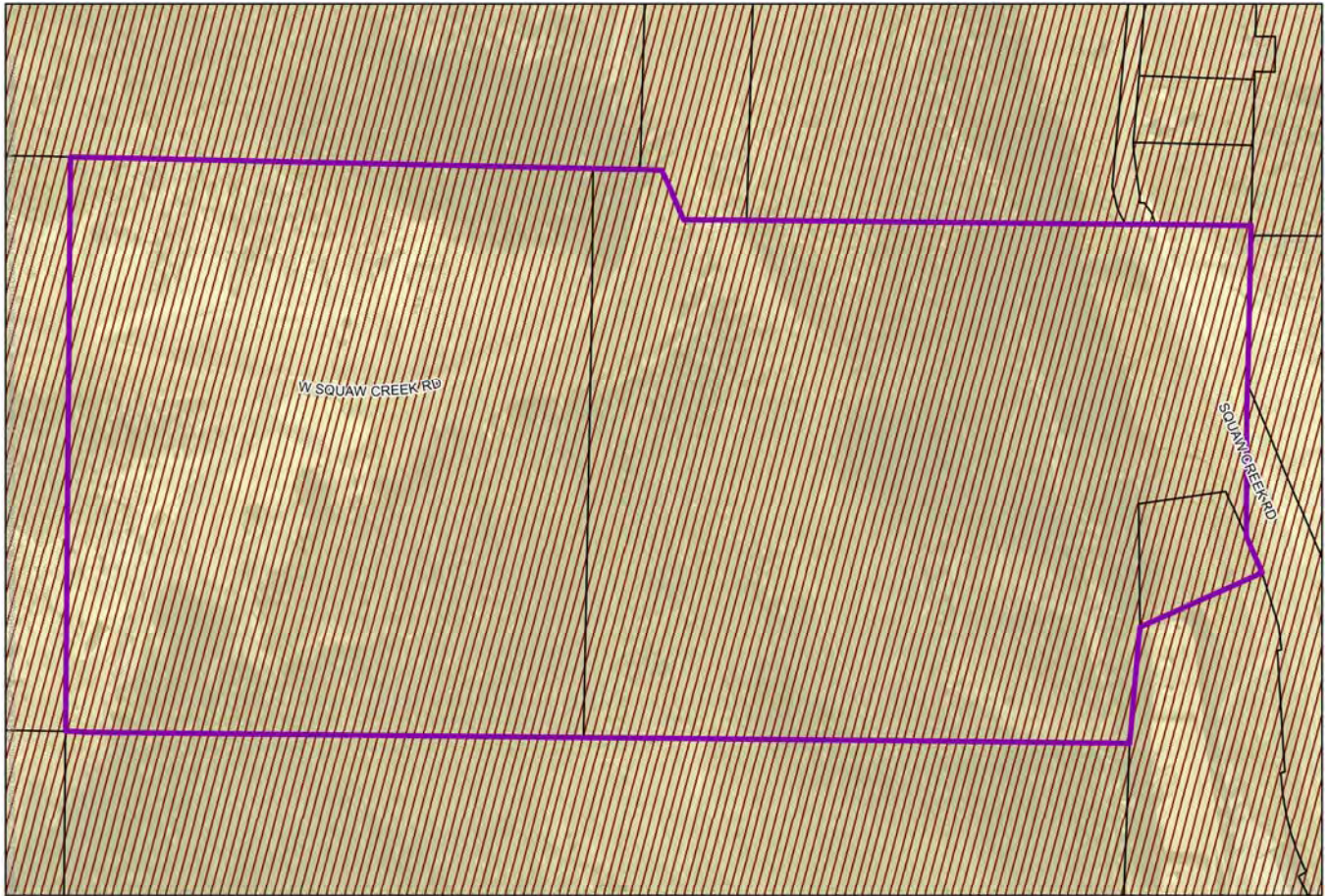
EXHIBIT M  
Wildlife - Lynx






EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
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EXHIBIT N  
Wildlife - Mountain Lion



**700 West Squaw Creek Road**  
**Wildlife: Mountain Lion**

 Subject Property	 Human Conflict Area
 Parcel Boundary	 Overall Range

0 140 280 Feet

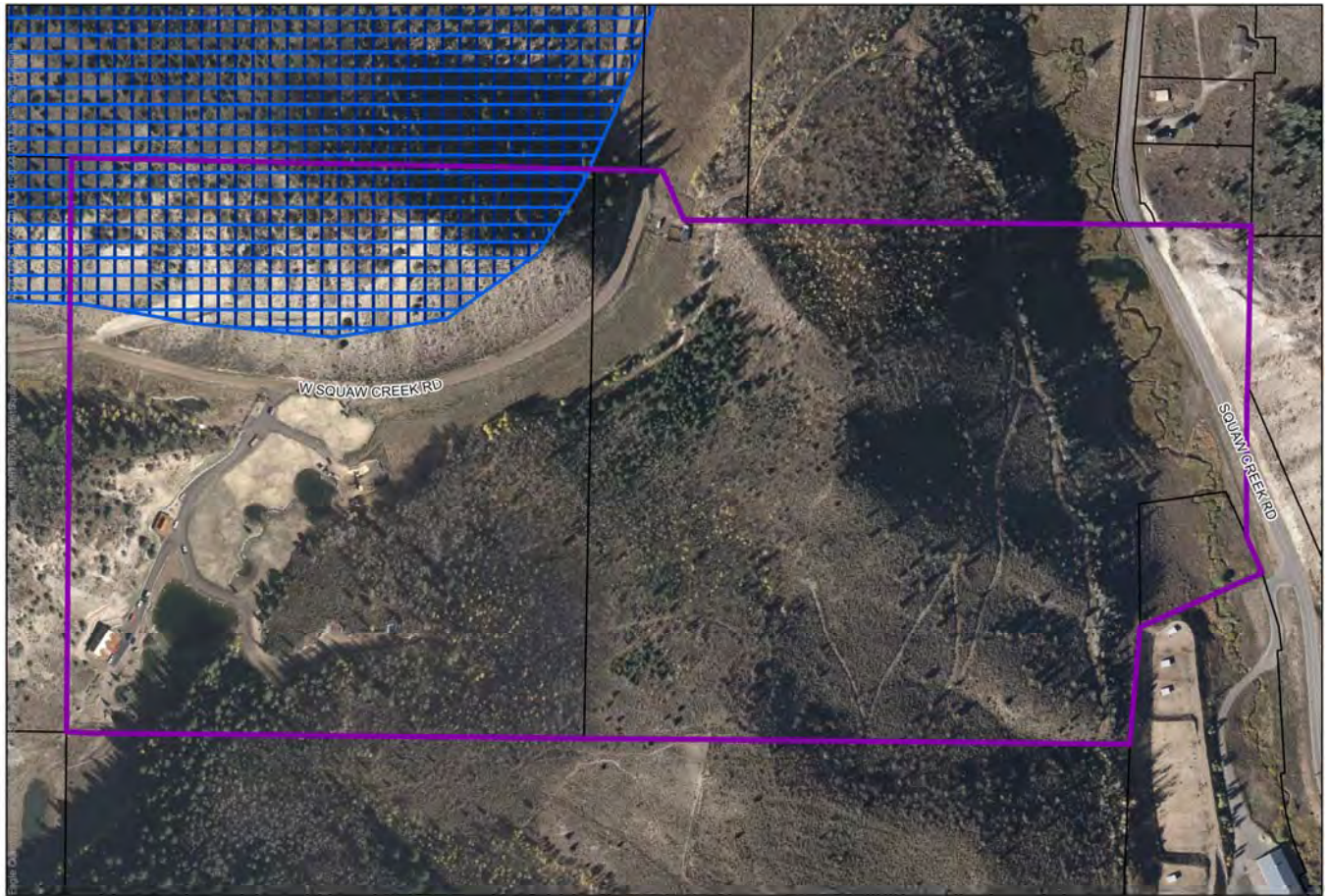
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Red Draw Ranch  
 West Squaw Creek Road  
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EXHIBIT O  
Wildlife - Mule Deer



**700 West Squaw Creek Road**  
**Wildlife: Mule Deer**

Subject Property	Severe Winter Range	* Mule Deer Overall, Summer, & Winter Range comprise the full extent of this map.
Parcel Boundary	Winter Concentration Area	

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Eagle County Wildfire Assessment  
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**Eagle County Wildfire Hazard Rating**



**Property Information**

Parcel ID: 2107-111-00-017  
Address: 700 W. Squaw Creek  
Location: Cordillera area  
Owner Name:  
Date Completed: 11/4/15

**OVERALL WILDFIRE HAZARD RATING:** Moderate

*Home Ignition Zone Overview: (Pass / Action Needed)*

*Defensible Space Assessment: (Pass / Action Needed)*

Completed by: Eric Lovgren , Wildfire Mitigation Specialist



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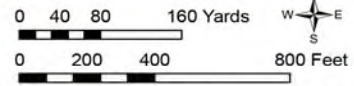


**Eagle County Wildfire Hazard Rating**



**Eagle County Wildfire Hazard Map**

- HazDesc**
- WUI Buffer - Tier 1
  - WUI Buffer - Tier 2
  - WUI Buffer - Tier 3
  - FireShed Very High
  - FireShed High
  - FireShed Moderate
  - FireShed Low
  - Parcels
  - Building Locations
  - Fire Hydrants



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Completed by: Eric Lovgren , Wildfire Mitigation Specialist



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**Eagle County Wildfire Hazard Rating**

**Predominant Vegetation Type**

*(within 200 foot radius of proposed structure)*

**Low Density Fuels or Low Combustion Potential**

**(Points)**

- 0 L1 no vegetative cover
- 0 L2 irrigated pasture, manicured lawn, golf course
- 5 L3 riparian zone/wetland grasses, shrubs, trees (willow, alder, dogwood, aspen cottonwood, etc), no coniferous trees
- 10 L4 dryland native grasses and forbs < 2 feet, no shrubs or trees
- 15 L5 dryland native grasses, forbs < 2 feet + dispersed shrubs < 4 feet w/ crown spacing > 2x ht., no trees
- 20 L6 dryland native grasses, forbs < 2 feet + dispersed shrubs < 4 feet and isolated coniferous trees, crown spacing > 3x ht.
- 10 L7 native grasses, forbs < 2 feet + isolated healthy aspen, little dead wood, no shrubs or widely dispersed deciduous shrubs.
- 15 L8 native grasses, forbs < 2 feet + clustered or dispersed healthy aspen, little dead wood, no shrubs or widely dispersed deciduous shrubs.
- 20 L9 native grasses, forbs < 2 feet + continuous healthy aspen, little dead wood, no shrubs or widely dispersed deciduous shrubs
- 25 L10 native grasses, forbs < 2 feet under continuous healthy aspen stand, little dead wood, no shrubs or widely dispersed understory deciduous shrubs, with widely dispersed single coniferous trees, crowns spaced > 3x ht.

**Medium Density Fuels**

- 30 M1 sage / desert shrub, < 4 feet, dispersed or clustered with native grasses.
- 35 M2 sage / desert shrub, < 4 feet, discontinuous with native grasses.
- 40 M3 sage / desert shrub, < 4 feet, uniform/continuous (many branches touching).
- 40 M4 continuous sage / desert shrub, < 4 feet, with isolated tall shrub (>4 feet).
- 45 M5 continuous sage / desert shrub with isolated tall shrub + isolated coniferous.
- 30 M6 isolated tall shrub, crown spacing > 3x ht, with native grass/forb understory.
- 35 M7 mixed tall shrub / aspen, with native grass.
- 35 M8 continuous aspen stand, dense, poor condition, dead branches, dead fall, few shrubs.
- 35 M9 continuous healthy aspen stand with spreading juniper understory.
- 45 M10 mixed coniferous / deciduous stand.
- 45 M11 uniformly dispersed pinion/juniper.
- 45 M12 uniformly dispersed spruce/fir.

Completed by: Eric Lovgren , Wildfire Mitigation Specialist



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**Eagle County Wildfire Hazard Rating**

**Heavy Fuels**

- 50\_H1 mixed desert/tall shrub, continuous.
- 50\_H2 mixed desert/tall shrub, continuous, with isolated coniferous.
- 60\_H3 continuous dense tall shrub.
- 60\_H4 continuous dense tall shrub with isolated coniferous.
- 70\_H5 mixed tall shrub / coniferous.
- 70\_H6 pinion/juniper, continuous.
- 70\_H7 spruce/fir/mixed conifer, continuous.
- 60\_H8 lodgepole with deadfall, little or no ladder fuels.
- 70\_H9 lodgepole with significant ladder fuels.

**Average Slope**

*(of lot, 1 acre or less in size or, on larger lots, slope of area defined as within 200 foot radius of proposed structure)*

- 5 less than 8%.
- 15 8% to 20%.
- 20 21% to 30%.
- 30 31% or greater.

**Additional Hazards**

*(pre-determined by GIS and/or site visit, add points to above)*

- 10 Lot/home-site is within 50 feet of chimney feature, v-canyon or ridge top.
- 10 Home-site/structure within 200 feet of heavy density fuel zone.
- 10 Poor access to home-site/structure (no emergency ingress/egress)
- 10 Home-site/structure within 50ft of adjacent structures, vacant lot or open space parcel with heavy fuel loading

**Total Points - Wildfire Hazards (Vegetation+Slope) 35**

Completed by: Eric Lovgren , Wildfire Mitigation Specialist



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**Eagle County Wildfire Hazard Rating**  
**IMPROVEMENTS** (*Existing Structures*)

**D. Access**

- 5 A1 two or more primary roads, in and out, 20 foot + width.
- 4 A2 two or more primary roads, in and out, <20 foot width.
- 3 A3 one primary road, one emergency access (limited capacity).
- 2 AS1 paved, 0% to 8% average grade
- 1 A3 maintained road base – gravel, 0% to 8% average grade

**E. Roofing Material**

- 5 R1 Class A roof assembly.
- 4 R2 Class B roof assembly.
- 3 R3 Non-combustible (rating unknown)

**F. Building Construction**

- 5 B1 Ignition/fire resistive siding, eaves and decks
- 3 B2 Mixed use of ignition/fire resistive & conventional/non-rated siding, eaves, and decks
- 0 B3 Combust/non-rated siding, eaves and decks

**G. Defensible Space**

- 5 D1 More than 100 feet of vegetation treatment from structure
- 3 D2 30-100 feet of vegetation treatment from structure
- 1 D3 15-30 feet of vegetation treatment from structure
- 0 D4 0-15 feet of vegetation treatment from structure

**H. Electric Service Lines**

- 2 ES1 all underground.
- 1 ES2 mixed above/below (may be below within subdivision, but above along primary access).
- 0 ES3 all above ground.

**I. Water supply**

- 4 WS1 250 gpm - 31 + minutes.
- 3 WS2 250 gpm - 21 to 30 minutes.
- 2 WS3 250 gpm - 10 to 20 minutes.
- 0 WS4 < 250 gpm or 250 gpm for less than 10 minutes.

**Total Points - Improvements (Add D, E, F, G, H, J) 12**

Completed by: Eric Lovgren , Wildfire Mitigation Specialist

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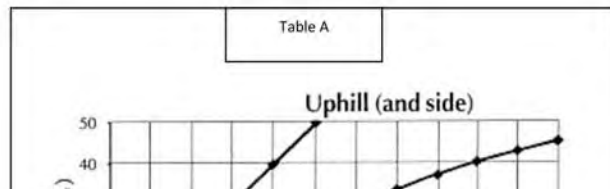
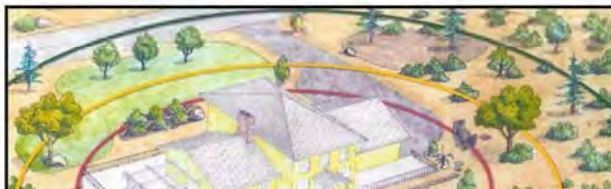
**Eagle County Wildfire Hazard Rating**

**Overall Hazard Rating Points:** *(subtract IMPROVEMENTS from WILDFIRE HAZARDS)* = 23

**Hazard Rating**

- < 20 points      **LOW**
- 21 to 45 points      MODERATE**
- 46 to 65 points      **HIGH**
- > 65 points      **EXTREME**

<b>OVERVIEW OF HOME IGNITION ZONE</b>	
<b>Chimney to Eaves:</b> -Roof: Rated? Debris present? -Trees over-hanging roof? Species: -Other hazards:	<b>Comments:</b>
<b>Eaves to Foundation:</b> -Attic/soffit vents and crawlspaces screened? -Decks present? FR Materials? -Large soffits present? -Other hazards:	<b>Comments:</b>
<b>Foundation to Landscaped Area:</b> -Landscaped (managed) vegetation present? -Firewood or fuel storage present? -Combustible vegetation, sheds, or RVs w/in 30 ft? -Other hazards:	<b>Comments:</b>



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## Eagle County Wildfire Hazard Rating

**Defensible Space Requirements:** *A pre-construction meeting may be required, contact EC Wildfire Mitigation upon issuance of building permit*

**Zone 1:** Is the area of maximum modification and treatment. The intent of Zone 1 is to reduce fuels that are immediately adjacent to flammable elements of the structure and to provide a clear access area for firefighting operations. Zone 1 is an area measured 30 feet from the edges of the structure. Ideally, all trees within Zone 1 should be removed to reduce the fire hazard. If a tree or cluster of trees must remain, it will be considered as an integral part of the structure and **Defensible Space** pursuant to Table A will be measured from the drip line of the tree or tree cluster. Decorative rock or irrigated, mowed grass creates an attractive, easily maintained nonflammable ground cover. If the house has noncombustible siding, widely spaced foundation plantings of low growing shrubs or other fire resistant plants are acceptable. All branches that interfere with the structure's roof or chimney must be removed. All ladder fuels (small shrubs, trees, tree limbs and other materials that allow fire to climb into the tree crown) must be removed from beneath the tree or tree cluster.

**Zone 2:** Is an area of fuel reduction. The size of Zone 2 depends on the slope of the ground where the structure is built (Reference Table A). Within this zone, the continuity and arrangement of vegetation is modified to reduce the intensity of any fire approaching the structure. Trees and shrubs must be thinned so that there is a minimum of 10 feet between crowns. Crown separation is measured from the furthest branch of one tree to the nearest branch on the next tree. All ladder fuels from under these trees must be removed. All trees must be pruned to at least 10 feet above the ground, but no more than 1/3 the overall height of the tree (Aspen trees, individual spruce, fir and pine specimens are exempt). The inner portions of Zone 2 must be more heavily thinned than the outer portions. Isolated shrubs may remain provided they are not under tree crowns. These shrubs must be pruned and maintained for vigorous growth. Dead stems and shrubs must be removed. Dead trees, which can fall onto a structure or block an access, must be removed.

Completed by: Eric Lovgren , Wildfire Mitigation Specialist





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**Eagle County Wildfire Hazard Rating**  
**Construction Guidelines for Wildfire Hazard Areas**

**Low Hazard** - No limitations, any material allowed by the Building Code.

**Moderate Hazard**

**Roofing**

- Roof assembly - must have a Class B fire rating at minimum.
- Roof venting – any roof venting in the soffit shall be in the outer 1/3, with non-combustible vent covers and metal screening with openings less than 1/4”.

**Decking**

- Decks > 30” above finished grade shall use fire-resistive construction for beams, posts, joists, and decking (trim, fascia, guards and handrails are exempt). Materials shall be rated Class B or better (ASTM E-84 flame spread ratio of 26-70) and listed for exterior use.

**Soffits/Eaves**

- Any soffit, eave, or roof-extension projecting over 48” from the structure shall be of fire resistive construction.

**Siding**

- No limitations, any material allowed by the Building Code.

**High Hazard**

**Roofing**

- Roof assembly - must have a Class A fire rating at minimum.
- Roof venting – any roof venting in the soffit shall be in the outer 1/3, with non-combustible vent covers and metal screening with openings less than 1/4”.

**Decking**

- Decks > 30” above finished grade shall use fire-resistive construction for beams, posts, joists, and decking (trim, fascia, guards and handrails are exempt). Materials shall be rated Class A or better (ASTM E-84 flame spread ratio of 0-25) and listed for exterior use.

**Soffits/Eaves**

- Any soffit, eave, or roof-extension projecting from the structure shall be of fire resistive construction.

**Siding**

- The exterior of the structure is to be of non-combustible or fire resistive material (excluding trim).

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### **Eagle County Wildfire Hazard Rating**

**Building Inspection Process** - *New Building Construction / Exterior Modification / Additions* – for all properties in unincorporated Eagle County

- ✓ **Initial Site Inspection (Wildfire 1)** – In areas of *moderate, high, and extreme wildfire hazard* you will need to have *defensible space* established around the new or existing structure. An initial site inspection by the Eagle County wildfire mitigation specialist will determine the parameters for the creation of *defensible space* on your property. This must be completed prior to footing or foundation inspections. You will need the following prior to this site-visit:
  - *Approved field set of site plans available.*
  - *Building corners marked with stakes outlining the approximate footprint of any new structures, drive-way, septic, etc.*
  
- ✓ **Second Site Inspection (Wildfire 2)** – A second visit to your construction site by the wildfire mitigation specialist may be required during the building process. This visit is to confirm that defensible space around the structure is in place prior to adding combustible material to the site. All vegetation marked for removal during the initial site visit must be gone in order to move on to the next step in the mitigation process.
  
- ✓ **Final wildfire inspection (Wildfire Final)** – Prior to issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO), you must be approved by the wildfire mitigation specialist during your final wildfire inspection. The following will be examined to ensure:
  - *That any new landscaping complies with requirements for defensible space (must have approved landscaping plans on site if not complete)*
  - *That construction meets requirements for site’s hazard rating.*
  - *That information about the building, location of water for fire suppression, access, and defensible space boundaries are captured and entered into countywide database of wildland-interface properties with mitigation completed.*
  - *That no new factors contribute to the overall wildfire hazard of the site*

Completed by: Eric Lovgren , Wildfire Mitigation Specialist



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## **Eagle County Wildfire Hazard Rating**

### **Definitions**

- FireShed-** Product of GIS wildfire hazard model - mapping polygons that display several data fields relating to hazard and risk associated with wildfire that provide an overall hazard/risk rating with adjective descriptions of the hazard/risk rating.
- WUI Buffer-** Product of GIS wildfire hazard model –mapping polygons give an indication of the type of fire impacts an area close to (but not “in”) wildland fuel might experience in the event of a fire.
- Tier 1-** WUI Buffer indicating an area close to (but not “in”) wildland fuel that might experience direct flame impingement, ember exposure and smoke impacts in the event of a fire.
- Tier 2-** WUI Buffer indicating an area close to (but not “in”) wildland fuel that might experience direct ember exposure and smoke impacts in the event of a fire.
- Tier 3-** WUI Buffer indicating an area close to (but not “in”) wildland fuel that might experience some negative impacts in the event of a fire.
- Forbs -** Herbaceous perennial plants other than grasses (wildflowers).
- Crown -** The edge of a tree or shrub=s outer most growth, a tree or shrub=s "drip line\_"
- "x ht" -** Indicates a spacing between shrubs and trees based on the average anticipated mature height of the specific plant. "3x ht" for a shrub with average anticipated mature height of 4 feet indicates a crown spacing of  $3 \times 4 = 12$  feet.
- Ladder Fuel -** Live or dead plant material that facilitates or supports the movement of fire from the surface of the ground into the canopy or crown of larger shrubs or trees.
- Isolated -** A single plant with significant spacing ( $> 4x$  ht) from other similar plants. Very low density.
- Dispersed -** Widely spaced individual shrub or trees (crowns spaced  $> 2x$  ht) or widely spaced small clusters of plants, evenly distributed across the site. Low to medium density.

Completed by: Eric Lovgren , Wildfire Mitigation Specialist

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**Eagle County Wildfire Hazard Rating**

- Clustered -** Two or more plants (maximum number allowed per cluster would be relative to the size of the site) growing in close proximity to one another, but significantly spaced from other similar plants or clusters of plants. Low to medium density.
- Discontinuous-**Plants touching but in "bands" separated by significant spaces, resulting in a "patterned" rather than uniform coverage on the site. Medium density.
- Continuous -** Plants touching or in very close proximity to one another, resulting in uniform coverage of the site. High density.
- Understory -** Plants or mix of plants growing below a stand of taller plant species.
- Desert shrub -** Rabbit brush and other woody xeric species commonly found with sage, < 4 feet tall.
- Tall shrubs -** Sage (>4 feet), oak, service berry, choke cherry, mountain mahogany, skunk bush (sumac), bitter brush, etc.
- Mixed shrub -** Sage, desert shrubs within and beneath tall shrub species, 50/50.
- Mixed coniferous stand -** Lodgepole pine mixed with spruce and sub alpine fir, or Douglas fir (often in understory).

**Contact Information**

Eric Lovgren  
Wildfire Mitigation Specialist  
Eagle County Environmental Health  
(970) 328-8742  
[Eric.Lovgren@eaglecounty.us](mailto:Eric.Lovgren@eaglecounty.us)

Completed by: Eric Lovgren , Wildfire Mitigation Specialist



**EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION**  
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**West Squaw Creek Road**  
**Eagle County, Colorado**

**EXHIBIT Q**

**Professional Vitae - Todd Howe – Sound Engineer**

**Todd Howe, President**  
**THD Productions, Inc.**

Todd Howe is a live and recording sound engineer and acoustic consultant who has been working in the music production industry since 1990. Specializing in acoustics projects as they pertain to amplified sound and its environmental influence, Todd has successfully mediated and mitigated noise impingement issues throughout the Rocky Mountains for many clients since 1993. He has represented both those who create noise, as well as those that are influenced by it. Because Todd has worked with clients from both sides of the acoustic fence - both the 'transmitters' and 'receivers' - he has a balanced and objective perspective on not only the physical interaction of sound waves in the environment, but also the psychoacoustics of the same perceived sound.

Todd worked as sound technician in college during his time pursuing a philosophy degree at Bennington College in Vermont, then moved to Philadelphia to obtain a technical degree in recording engineering. After interning for a short time in the recording industry, he rediscovered his passion for live sound and began touring. He then moved to Vail, Colorado in the summer of 1993 and began working for Garton's Bar & Grill. While working there, he mediated tensions with the Town of Vail over noise issues between the venue and the local residents by implementing physical solutions as well as educating local law enforcement in the accurate measurement of environmental noise. Successful acoustics and noise mitigation projects over the years have included clients from Summit County to Aspen and Steamboat Springs, and have included both commercial and residential projects.

In 2009 and 2010, expanding on his interests in building construction and its effect on noise isolation and impingement, Todd became a certified Level I and II infrared thermographer and certified BPI Building Analyst and energy auditor. Using these tools and knowledge, he has been able to improve upon the diagnosis and resolution of building structures and practices that lead not only to poor acoustic performance but to gross energy loss as well. Making extensive use of on-site 'source-response' testing methods and current Fast Fourier Transform software technologies, as well as noise modeling software, has enabled him to very accurately determine and predict environmental noise impingement upon residences from amplified sources. Over the past 25 years, Todd has mixed sound for more than 15,000 bands and musicians ranging from Sheryl Crow, The Who and B.B. King to the New York Philharmonic and the Dallas Symphony Orchestra. He has been the lead sound engineer for the Bravo! Vail Music Festival over the last 17 years, and has also been involved in live surgery broadcasts for medical education in the orthopedics industry for the past 16 years. He has performed sound system consultation and installations in residences, restaurants and venues all over Colorado, including the Gerald R. Ford Amphitheater and the Vilar Performing Arts Center. Todd has an ear for sonic excellence and a sincere concern for those indirectly effected by those same systems. Todd's last environmental noise project was on the proposed Tippet Rise facility on Lake Creek Road in Edwards, Colorado. Currently he is working on interior speech intelligibility issues for a charter school and a room acoustics project for a realty office, as well as consulting on the Red Draw Ranch project in Cordillera to create a comprehensive plan, ensuring that sound related activities will not adversely affect the surrounding community. Todd enjoys living in Leadville, Colorado with his amazing wife, Molly and two energetic sons, Benjamin and Alexander.

611 W. 2nd Street  
Leadville, CO 80461  
thdproductions@mac.om  
(970) 471-1204



EAGLE COUNTY - SPECIAL REVIEW USE APPLICATION  
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EXHIBIT R  
Stakeholder Contact Log

Red Draw Ranch - SUP Application - Stakeholders Log of Contact

Date	Interest	Contact	Focus of Discussion	Issues Raised
7/15/2015	Neighbor	Cindy Chase	Preliminary mention of Venue idea	general support and fit of RDR for venue
8/1/2015	Wedding Planner	Carolyn Moorman	thoughts on suitability of RDR for weddings	
9/3/2015	Venue	Brus Osborne, Spruce Mtn Ranch	Strategic Partnership	contract, referrals, marketing, etc.
9/20/2015	Caterer	Richard Bailery, Taste 5 catering	catering and suitability of site	porta-potty for staff, 20x20 tent, electrical needs
9/21/2015	Tent/Rental	Sue Terbush, Alpine Party Rental	Tents/flooring/rentals, etc. and layout on ranch	
9/21/2015	Wedding Planner	Jennifer Hammond	wedding suitability and needs	
9/23/2015	Tent/Rental	Scott Bradshaw, Event Rents	Tents/flooring/rentals, etc. and layout on ranch	
9/24/2015	Marketing	Brad Farans	web design and identity/logo	
9/24/2015	Neighbor	John & Cindy Chase	further discussion on project and their questions	
9/24/2015	Wedding Planner	Meg Stepanik, Gemini Event Planning	wedding suitability and needs	
9/25/2015	Tent/Rental	Kevin Bradshaw, Tents & events	Tents/flooring/rentals, etc. and layout on ranch	
9/28/2015	Wedding Planner	Carolyn Moorman	followup on business model for wedding	
9/29/2015	Legal	Bruce Chapman	legal structuring	
9/30/2015	Caterer	Peak Beverage	Liquor catering	
10/1/2015	Neighbor	Pete and Laura	neighbors	traffic
10/8/2015	Neighbor	Sheika Gramshammer	Introduce the idea and understand concerns	very supportive and good new asset for valley
10/8/2015	Destination Serv	Shawna Cook, RMC	destination services and events	
10/8/2015	Consultant	Matt Howe - Sound Engineer	Initial meeting and hired services	
10/8/2015	Consultant	Matt Howe - Sound Engineer	Initial meeting and hired services	
10/10/2015	Consultant	Matt Howe - Sound Engineer	Sound Data Collection	
10/11/2015	Neighbor	Ed & Jane Shriner	Discussion about venue and understand concerns	sound and wildlife
10/15/2015	County	Eagle County -Scot Hunn, Ty Ryan & Adam Palmer	preliminary meeting on SUP process/application	confirmed noise and traffic primary concerns
10/15/2015	Eagle County	Prelim Meeting	Scot Hunn, Ty Ryan, Adam Palmer	
10/16/2015	Neighbor	Matt Donovan	OB met with him	cc him on letter fo his Mom and Dad
10/16/2015	Cordillera	Cordillera Joint Boards	Introduce the idea and understand concerns	Noise, no fireworks, SUP operational constraints, Metro Brd want to meet w/county to understand the ioperating framework.
10/16/2015	Neighbor	Casey Frehe	hand delivered a letter to him and invited him to come and discuss the project	
10/16/2015	Neighbor	Jack Zehren	hand delivered a letter to him and invited him to come and discuss the project	
10/17/2015	Caterer	Tracey Van Curen, Foods of Vail	catering and operational considerations	
10/19/2015	neighbor	John & Diana Donovan	mailed letter to them and cc Matt Donovan	copied Matt Donovan as requested
10/21/2015	Lodging	Barbara Anderson, Lodge and Spa	lodging	
10/21/2015	Lodging/Catering	Barbara Anderson, Marcella Bettis of The Lodge & Spa at Cordillera	alliance with the Lodge and Spa	
10/22/2015	Destination Serv	Kristy Bratschie, DSC	destination services and events	
10/22/2015	Consultant	Matt Howe - Sound Engineer	followup on sound modeling	
10/22/2015	consultant	Chris Green - SUP consultant	intital discussion on project	
10/23/2015	Consultant	Chris Green - SUP consultant	signed contract	
10/24/2015	Neighbor	John & Cindy Chase	emailed copy of sound analysis (target diagram)	
10/26/2015	Destination Serv	DSC, Bratschie, Holmberg & Scott Bierman	discussed corporate events that might be held at RDR	
10/27/2015	Wedding Planner	Erica Sarell Bull	wedding suitability and needs	
10/27/2015	Wedding Planner	Christine Ashburn	wedding suitability and needs	
10/27/2015	Wedding Planner	The Soiree Studio, Christine Ashburn	Introduce the ranch and potential sales	
10/28/2015	Eagle County	Onsite Meeting @ RDR	Scot Hunn, Rachel Oys, Bart Siglar, Chris Green	
11/2/2015	Rentals	Nathan Cox - Pink Monkey Solutions	event suitability, electrical reqmts	



# LAND USE APPLICATION FORM EAGLE COUNTY LAND USE REGULATIONS



EAGLE COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
P.O. BOX 179, EAGLE, CO 81631  
(970) 328-8746 / FAX (970) 328-7185  
[www.eaglecounty.us](http://www.eaglecounty.us)

TYPE OF APPLICATION:	LAND USE REGULATION REFERENCE:	TYPE OF APPLICATION:	LAND USE REGULATION REFERENCE:
<input type="checkbox"/> Sketch Plan Subdivision	Section 5-280, SUBDIVISION	<input type="checkbox"/> Minor Type A	Section 5-290, MINOR SUBDIVISION
<input type="checkbox"/> Sketch Plan PUD	Section 5-240, PUD	<input type="checkbox"/> Minor Type B	Section 5-290, MINOR SUBDIVISION
<input type="checkbox"/> Preliminary Plan Subdivision	Section 5-280, SUBDIVISION	<input type="checkbox"/> Zone Change	Section 5-230, ZONE DISTRICT AMEND
<input type="checkbox"/> Preliminary Plan PUD	Section 5-240, PUD	<input checked="" type="checkbox"/> Special Use Permit	Section 5-250, SPECIAL USES
<input type="checkbox"/> Final Plat	Section 5-280, SUBDIVISION	<input type="checkbox"/> PUD Amendment	Section 5-240, PUD
<input type="checkbox"/> Exemption Plat	Section 5-270, SUB. EXEMPTION	<input type="checkbox"/> Variance- Zoning/VIS	Section 5-260, VARIANCES
<input type="checkbox"/> Correction Plat	C.R.S. 30-28-133(a)	<input type="checkbox"/> 1041 Permit	Chapter 6, MATTERS OF STATE INTEREST
<input type="checkbox"/> Location & Extent	C.R.S. 30-28-110	<input type="checkbox"/> Limited Review	Section 5-2100, CERTIF. OF ZONING
<input type="checkbox"/> Amended Final Plat	Section 5-290, MINOR SUBDIVISION	<input type="checkbox"/> Vacation	Section 5-2200 VACATIONS

**\*\*Please read the above referenced Section in Chapter II of the Eagle County Land Use Regulations, and the applicable Public Handout. Please submit all necessary application documentation and fees as required.**

INVOLVED PARTIES:	
<b>OWNER/APPLICANT:</b> Name: <u>DR &amp; JULIE NELSON / NELSON LAND CORPORATION</u> Mailing Address: <u>PO BOX 6711 269</u> <hr/> Town/State/Zip: <u>DALLAS, TX 75261</u> Phone #: <u>214-692-4100</u> FAX #: _____ Email Address: <u>JULIE@NELSONLANDCORP.COM</u>	<b>REPRESENTATIVE (Authorization Required):</b> Name: <u>CHRISTOPHER J. GREEN, FAIA / AGO STUDIOS, INC</u> Mailing Address: <u>PO BOX 6053</u> <hr/> Town /State/Zip: <u>EAGLE, CO 81631</u> Phone #: <u>970-328-9424</u> FAX #: _____ Email Address: <u>CHRIS@AGOSTUDIOS.COM.</u>
<b>SURVEYOR/ENGINEER:</b> Name: _____ Mailing Address: _____ <hr/> Town/State/Zip: _____ Phone #: _____ FAX #: _____ Email Address: _____	<p><b>Note: All correspondence will be mailed, emailed or faxed to the representative listed above UNLESS otherwise requested.</b></p> <p><b>ADJACENT PROPERTY OWNERS:</b>                      For all applications, please submit a list of all adjacent property owners= names and addresses, using the most current Eagle County tax records. These names and addresses must be submitted on adhesive mailing labels or pre-addressed envelopes.</p> <p><b>DISCLOSURE OF OWNERSHIP:</b>                      For all applications, please submit the necessary ownership disclosure (dated within two months of the application), pursuant to Section 5-210.D.2.c.</p>
<p><b>SUBSURFACE MINERAL INTERESTS: Pursuant to C.R.S. § 24-65.5-103 Notice Requirements, please note:</b>                      It is the responsibility of the applicant for any Sketch Plan, Preliminary Plan, Variance, and/or Zone Change application to notify owner(s) and/or lessee(s) of subsurface mineral interests, affected by your proposal.</p>	

PROJECT NAME AND LOCATION:	
Assessor's Parcel # <u>210711100017 / 210711100018 / 210711100055</u> Street Address: <u>100 W SQUAW CREEK ROAD</u> <u>EAGLE COUNTY, CO</u> Name of Project: <u>SPECIAL REVIEW USE APPLICATION</u> <u>RED DRAW PARCEL.</u>	Legal Description of Project: Subdivision: _____ <hr/> Lot _____ Block _____ Filing _____ Tract _____ <hr/> Section _____ Township _____ Range _____ -- OR -- Attach a Metes and Bounds legal description and survey depicting the property boundary.

**PROJECT DATA (Pursuant to Section 5-210.D.2.e):**

Written Description of Project: \_\_\_\_\_

SPECIAL REVIEW USE FOR APPLICATION FOR RESORT/RECREATION USE FOR SEASONAL TEMPORARY USE FOR EVENTS TO INCLUDE CORPORATE RECREATIONAL & DINING EVENTS, CHARITABLE & FUND RAISING EVENTS & WEDDINGS.

Proposed Land Use Type	# of Lots	# of Units	Acreage	Floor Area Ft <sup>2</sup>
<input type="checkbox"/> Single Family	_____	_____	_____	_____
<input type="checkbox"/> Duplex	_____	_____	_____	_____
<input type="checkbox"/> Multi-Family	_____	_____	_____	_____
<input type="checkbox"/> Commercial/Office	_____	_____	_____	_____
<input type="checkbox"/> Industrial	_____	_____	_____	_____
<input checked="" type="checkbox"/> Other: <u>RESORT/RECREATION</u>	_____	_____	_____	_____
Total Project:	<u>3 PLOTS</u>	<u>/</u>	<u>13+</u>	_____
Proposed Zoning (For Zone Change Only)	<u>RESORT</u>			
Existing Land Uses (Be specific)	<u>AGRICULTURAL / SINGLE FAMILY</u>			
Proposed Land Uses (Be specific)	<u>EXISTING + TEMPORARY RESORT/RECREATIONAL</u>			
Existing Source of Water	<u>EXISTING</u>			
Proposed Source of Water	<u>NO CHANGE</u>			
Existing Source of Waste Disposal	<u>EXISTING REUSE PROVIDER</u>			
Proposed Source of Waste Disposal	<u>CATERING COMPANIES SERVING EVENTS</u>			
Existing Fire Protection	<u>ON-SITE PONDS W/ DRY HYDRANT STANDPIPES</u>			
Proposed Fire Protection	<u>NO CHANGE.</u>			
Existing Access	<u>W. SQUIAW CREEK ROAD</u>			
Proposed Access	<u>NO CHANGE</u>			
Date of Parcel Creation	<u>UNKNOWN.</u>			

- VICINITY MAP ATTACHED (Pursuant to Section 5-210.D.2.d).
- ENVIRONMENTAL IMPACT REPORT ATTACHED, IF REQUIRED (Pursuant to Section 5-210.D.2.f).
- ADDITIONAL REQUIREMENTS ATTACHED, IF REQUIRED (Pursuant to Section 5-210.D.2.g).

**REQUIRED\* PRE-APPLICATION MEETING**  Yes  No

▪ If Yes: Date of Meeting: Oct 28, 2015 Planner(s) attended: Scot Hunn.  
Names

\* Pursuant to Section 5-210.D

I do hereby certify that the foregoing representations and attachments are true and correct to the best of my knowledge.

(Christopher J. Green - Agent) 12.4.15  
Signature of Property Owner or Authorized Representative Date

**OFFICIAL USE ONLY:**

Received By: \_\_\_\_\_ Date: \_\_\_\_\_  
Amount Received: \$ \_\_\_\_\_ Receipt #: \_\_\_\_\_ Check # \_\_\_\_\_



Mr. Jon Erickson  
 cc: Mr. Alan Pogue  
 Cordillera Metropolitan District  
 0408 Canterville Road  
 Cordillera, CO 80162

December 18, 2015

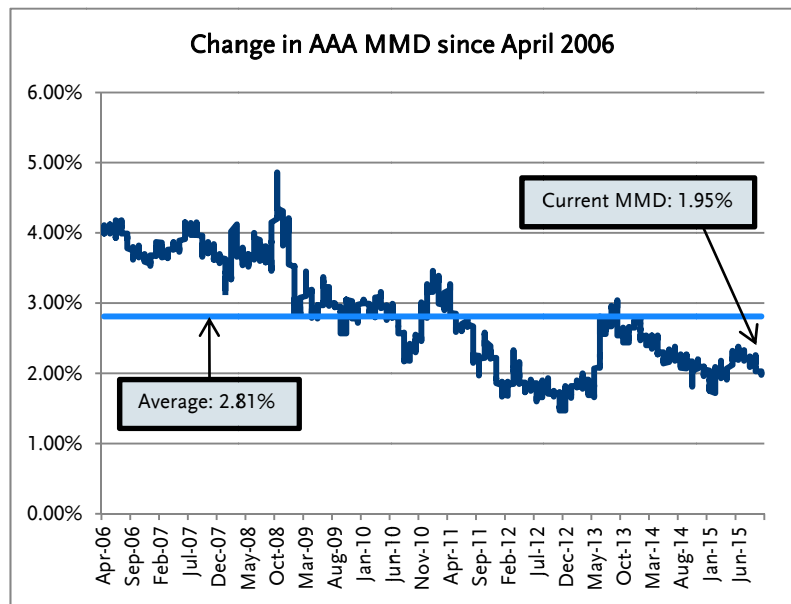
Re: Refunding Update – General Obligation Refunding Bonds, Series 2006A  
 General Obligation Refunding Bonds, Series 2006B

Dear Jon,

As the debt markets continue to enjoy historically low interest rates, we want to update Cordillera Metropolitan District (the “District”) regarding the refunding of the outstanding General Obligation Refunding Bonds, Series 2006A (the “2006A Bonds”) and the outstanding General Obligation Refunding Bonds, Series 2006B (the “2006B Bonds”). The District is eligible to refund all outstanding 2006A Bonds and 2006B Bonds on a tax-exempt basis, 90-days prior to the call date, to produce favorable savings exceeding 3.0% of refunded 2006A Bonds on a net present value basis; and exceeding 7.4% of the refunding 2006B Bonds on a net present value basis.

**Market Update**

Since the issuance of the bonds in April and May of 2006, AAA MMD rates have fallen substantially and volatility continues in the financial markets with ambiguity surrounding the global economy and the Fed’s decision to gradually start to raise interest rates. The chart to the right illustrates that the 10-year MMD rate (a proxy for the tax-exempt market) has decreased by approximately 200 basis points since April 2006. The significant decline in rates has created a tremendous market opportunity for the District to refund all outstanding 2006A Bonds and 2006B Bonds and realize meaningful present value savings as summarized below.



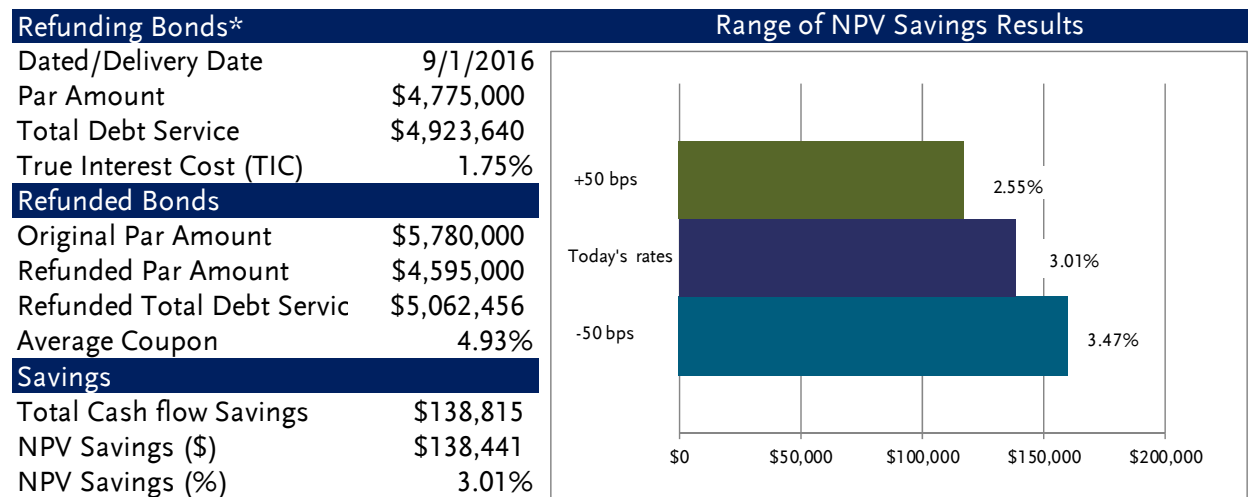
**Refunding Assumptions**

Since the 2006A Bonds and 2006B Bonds were both advance refunded, they can not be advance refunded a second time on a tax-exempt basis; however, the District may execute a tax-exempt current refunding with an expected bond closing as early as September 1, 2016. Both outstanding series may be called up to 90-days prior to call date per current refunding rules. Due to the structure of the 2006A Bonds and the 2006B Bonds, we believe refunding the bonds using a bank placement versus a public

offering would be more valuable to the District. Benefits of using a bank placement are typically lower costs of issuance, some flexibility in selecting the lender, a quicker method of financing, and no ratings or insurance process or cost involved. To further take advantage of the current interest rate environment, as discussed above, and to limit interest rate risk, we would recommend the District begin marketing the bonds and soliciting interest from banks near the end of Quarter 1 and requesting a forward settle (September 1, 2016). We believe that both credits would generate enough interest from banks that they would be willing to provide a long forward settle so the District can lock in the rate in advance. For purposes of the analysis, we assume uniform savings on the existing 2006A Bonds and the existing 20006B Bonds through maturity of the prospective refunding. We would also recommend that the District advance refund all outstanding bonds

**General Obligation Refunding Bonds, Series 2006A**

The outstanding 2006A Bonds maturing 2017 through 2019 are callable beginning December 1, 2016. Based on current interest rates we are assuming a placement with a fixed rate of 1.75 %. The District could potentially generate present value savings in excess of \$138,441, equaling 3.01% of the refunded par amount.



\*Savings estimates based on interest rates as of December 18, 2015 and are subject to market fluctuation. Savings analysis includes our estimates of all costs associated with the refunding transaction.

**General Obligation Refunding Bonds, Series 2006B**

The outstanding 2006A Bonds maturing 2017 through 2022 are callable beginning December 1, 2016. Based on current interest rates we are assuming a placement with a fixed rate of 2.00%. The District could potentially generate present value savings in excess of \$289,724, equaling 7.4% of the refunded par amount.

Refunding Bonds*		Range of NPV Savings Results	
Dated/Delivery Date	9/1/2016		
Par Amount	\$4,045,000		
Total Debt Service	\$4,297,925		
True Interest Cost (TIC)	2.00%		
<b>Refunded Bonds</b>			
Original Par Amount	\$6,840,000		
Refunded Par Amount	\$3,875,000		
Refunded Total Debt Service	\$4,602,759		
Average Coupon	5.37%		
<b>Savings</b>			
Total Cash flow Savings	\$304,834		
NPV Savings (\$)	\$289,724		
NPV Savings (%)	7.47%		

\*Savings estimates based on interest rates as of December 18, 2015 and are subject to market fluctuation. Savings analysis includes our estimates of all costs associated with the refunding transaction.

While Piper Jaffray is capable of serving as placement agent or underwriting the largest issuers and largest bond issues throughout the United States, our continued success since 1895 has been the direct result of building and sustaining relationships with districts and communities similar to Cordillera Metropolitan District. Our clients gain the benefits of a large firm with national resources and a national reputation to uphold with the added advantage of having key personnel in close proximity. If the District is interested in the proposed refunding, Piper Jaffray & Co. has the experience and expertise to guide you through the issuance process and help the District complete a successful transaction. If you have any immediate questions or would like to discuss other financing needs, please contact us at your earliest convenience.

Best regards,

P. Jonathan Heroux  
 Managing Director  
 Phone: (303) 405-0848

Stacey Berlinger  
 Analyst  
 Phone: (303) 405-0845

Attached – Detailed Refunding Numbers

*Disclaimer:*

Piper Jaffray is providing the information contained herein for discussion purposes only in anticipation of being engaged to serve as underwriter or placement agent on a future transaction and not as a financial advisor or municipal advisor. In providing the information contained herein, Piper Jaffray is not recommending an action to you and the information provided herein is not intended to be and should not be construed as a “recommendation” or “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. Piper Jaffray is not acting as an advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act or under any state law to you with respect to the information and material contained in this communication. As an underwriter or placement agent, Piper Jaffray’s primary role is to purchase or arrange for the placement of securities with a view to distribution in an arm’s-length commercial transaction, is acting for its own interests and has financial and other interests that differ from your interests. You should discuss any information and material contained in this communication with any and all internal or external advisors and experts that you deem appropriate before acting on this information or material.

The information contained herein may include hypothetical interest rates or interest rate savings for a potential refunding. Interest rates used herein take into consideration conditions in today’s market and other factual information such as credit rating, geographic location and market sector. Interest rates described herein should not be viewed as rates that Piper Jaffray expects to achieve for you should we be selected to act as your underwriter or placement agent. Information about interest rates and terms for SLGs is based on current publically available information and treasury or agency rates for open-market escrows are based on current market interest rates for these types of credits and should not be seen as costs or rates that Piper Jaffray could achieve for you should we be selected to act as your underwriter or placement agent. More particularized information and analysis may be provided after you have engaged Piper Jaffray as an underwriter or placement agent or under certain other exceptions as describe in the Section 15B of the Exchange Act.

Cordillera Property Owners Association  
Real Estate Transfer Assessment Report  
**Receipts through 12/31/2015**

<u>Contract Date</u>	<u>Sale Price</u>	<u>Date Received:</u>	<u>Amount:</u>	<u>Property Transferred:</u>	<u>Seller / Purchaser:</u>
1/15/15	\$ 125,000.00	1/20/15	2,500.00	F2 L34	Williams / Iverson
1/23/15	\$ 450,000.00	1/30/15	9,000.00	F9 L18	SB Investors LLC / Larson
2/20/15	\$ 2,227,900.00	3/3/15	44,558.00	F6 L07	Bernstein / Hanson
2/24/15	\$ 1,550,000.00	3/3/15	31,000.00	F9 L04	Fisher / Sticksel
2/26/15	\$ 1,520,000.00	3/3/15	30,400.00	F28 L04	Gillman / Reintjes
2/27/15	\$ 1,725,000.00	3/9/15	34,500.00	F37 L32	Schultz / Muffley
3/2/15	\$ 1,600,000.00	3/9/15	32,000.00	F7 L09	Averch / Glasser
3/2/15	\$ 1,170,000.00	3/9/15	23,400.00	F31 L56	Seessel / Johnson
3/5/15	\$ 225,000.00	3/9/15	4,500.00	F34 B1 L10	Scardina / Jung
3/27/15	\$ 1,075,000.00	4/14/15	21,500.00	F21 L24	Mueller / Wegmiller
3/31/15	\$ 400,000.00	4/7/15	8,000.00	F24 L25	Jones / Bucher
4/2/15	\$ 925,000.00	4/7/15	18,500.00	F37 Lots	SB Investors LLC / Summit Investors LLC
4/7/15	\$ 1,550,000.00	4/14/15	31,000.00	F13 L27	Beedie & Bennis / Johnson
4/16/15	\$ 3,825,000.00	4/20/15	76,500.00	F34 B5 L12 & 13	Eller / Sayola Realty LLC
4/24/15	\$ 3,000,000.00	4/30/15	60,000.00	F24 L56	Aspen Meadows LLC / Thomas
4/30/15	\$ 1,187,500.00	5/8/15	23,750.00	F4 L03	Umbert / Davis
5/4/15	\$ 1,165,625.00	5/8/15	23,312.50	F16 L45	Weber / O'Brien
5/7/15	\$ 1,600,000.00	5/19/15	32,000.00	F2 L41	CCI Funding LLC / Quagliano
5/14/15	\$ 130,000.00	5/19/15	2,600.00	F17 B1 L12	Jones / Abbott
4/10/15	\$ 90,500.00	6/1/15	1,810.00	F13 L32	Fineberg / Yordi
7/10/15	\$ 1,300,000.00	8/7/15	26,000.00	F37 L18	Wagner / Fischer
7/24/15	\$ 875,000.00	8/7/15	17,500.00	F16 L17	Spillane / Cullman
7/24/15	\$ 800,000.00	8/7/15	16,000.00	F16 L33	Feldman / Gray
7/31/15	\$ 1,450,000.00	8/7/15	29,000.00	F2 L14	Edwards / San Antonio Shelter LLC
8/7/15	\$ 1,650,000.00	8/19/15	33,000.00	F6 L18	Michals / Scaff
8/21/15	\$ 1,250,000.00	9/1/15	25,000.00	F20 L16	Buffington / Cain
8/26/15	\$ 2,305,000.00	9/1/15	46,100.00	F9 L15	Byrne / Wagner
8/31/15	\$ 2,795,000.00	9/10/15	55,900.00	F34 B2 L03	Walters / Askew
9/3/15	\$ 1,200,000.00	9/10/15	24,000.00	F11 L06	Kathmann / Ford
9/4/15	\$ 2,350,000.00	9/15/15	47,000.00	F3 L78	Askew / Jordan
9/21/15	\$ 1,980,000.00	9/30/15	39,600.00	F6 L06	Young / Downs
9/21/15	\$ 99,000.00	10/28/15	1,980.00	F3 L02	Wade / McCarty
9/24/15	\$ 175,000.00	10/28/15	3,500.00	F37 L19	Summit Investors LLC / Fisher
9/28/15	\$ 2,050,000.00	10/28/15	41,000.00	F8F L07	4 C's Properties / Delprop Colorado LLC
10/2/15	\$ 2,075,000.00	10/28/15	41,500.00	F27 L47	Ward / Regele
10/7/15	\$ 2,025,000.00	10/28/15	40,500.00	F6 L15	Djordjevic / Rothstein
10/7/15	\$ 2,400,000.00	10/28/15	48,000.00	F36 B1 L20	D&G Properties / Giusto
10/22/15	\$ 400,000.00	10/28/15	8,000.00	Territories Lot 19	McGinnis / Oconnor
10/22/15	\$ 1,500,000.00	10/28/15	30,000.00	F6 L09	Naugle / Lemon
10/29/15	\$ 3,795,000.00	11/13/15	75,900.00	F18 L05	Mengedoth / Soukup
10/29/15	\$ 95,000.00	11/24/15	1,900.00	F34 B4 L03	RET Properties / Anderson & Peterson
11/3/15	\$ 1,270,000.00	11/13/15	25,400.00	F13 L37	Johnson / Baumann
11/6/15	\$ 2,200,000.00	11/13/15	44,000.00	F2 L27	Leprino / Gubbs
11/18/15	\$ 350,000.00	11/13/15	7,000.00	F8E L08	Haddad / 662 Saddle Ridge LLC
11/24/15	\$ 2,015,000.00	12/10/15	40,300.00	F17 B2 L18	Rainey / Craig
11/24/15	\$ 1,250,000.00	12/10/15	25,000.00	F2 L02	Tavani / Abbott
12/3/15	\$ 365,000.00	12/10/15	7,300.00	F24 L01	Upper Merecombe LLC / W/A Family Trust
12/17/15	\$ 1,155,000.00	12/29/15	23,100.00	BGIL 06	Massari / Sinensky

<b>Totals 12/31/15</b>	<b>\$ 66,715,525.00</b>	<b>1,334,310.50</b>
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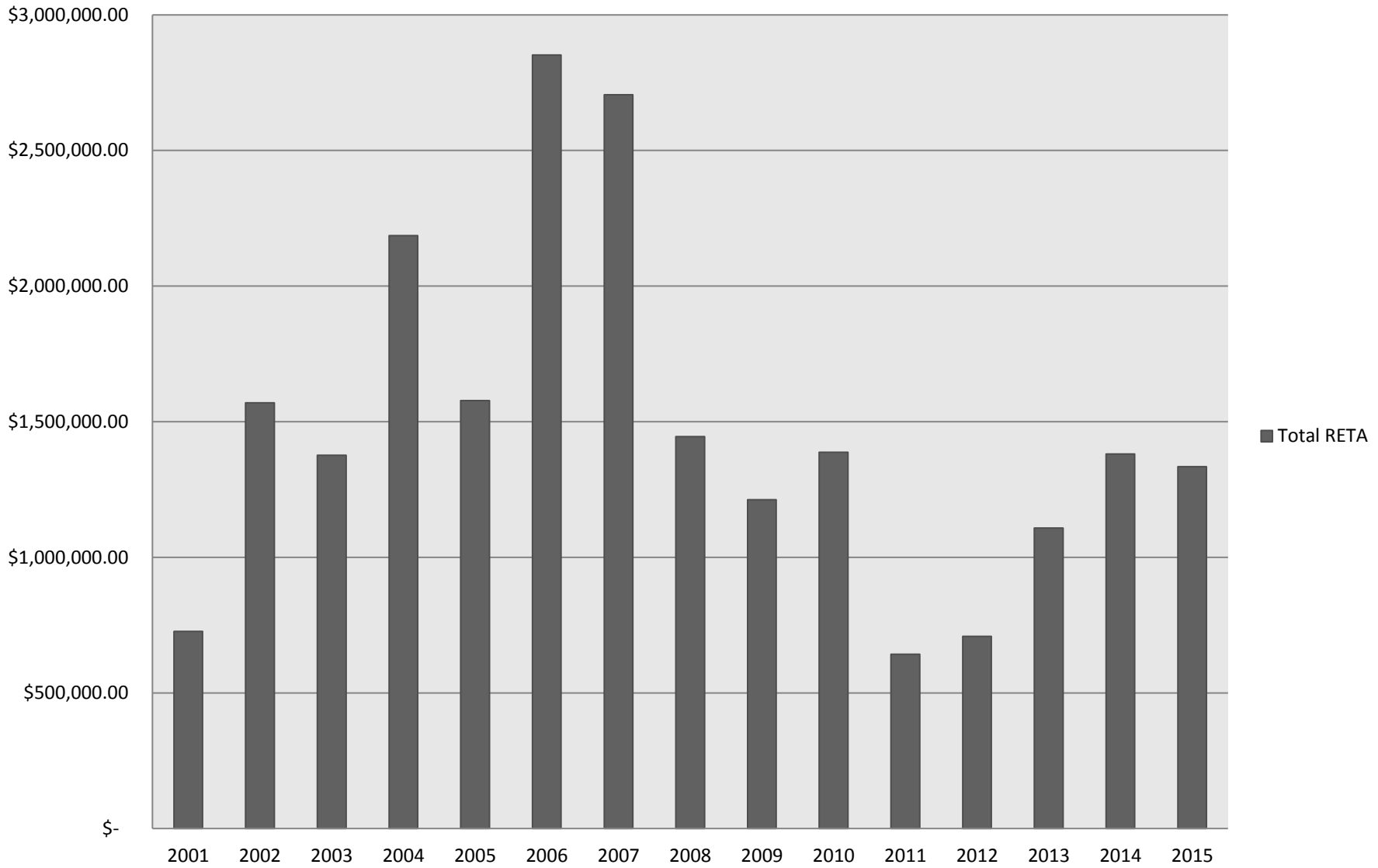
Last Year R.E.T.A.Total as of 12/31/14	1,380,788.00
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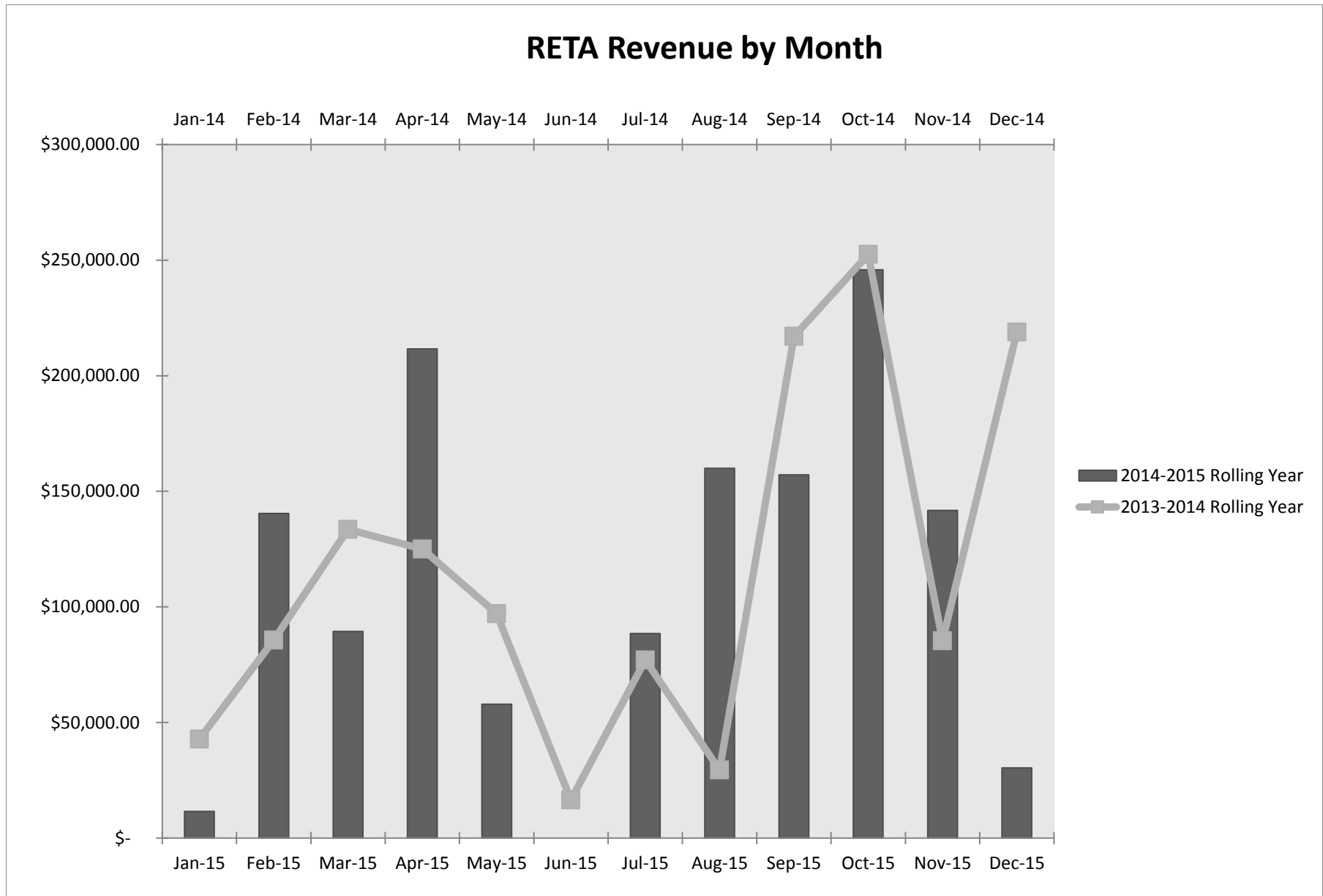
<b>Checks Received After Month End</b>	-
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<b>Average Sales Price</b>			
	<u>2015</u>	<u>2014</u>	
Estate Home	\$ 2,032,216.00	2,145,386.00	
Enclave	\$ 1,183,062.50	1,050,000.00	
Land	\$ 169,522.73	162,676.47	

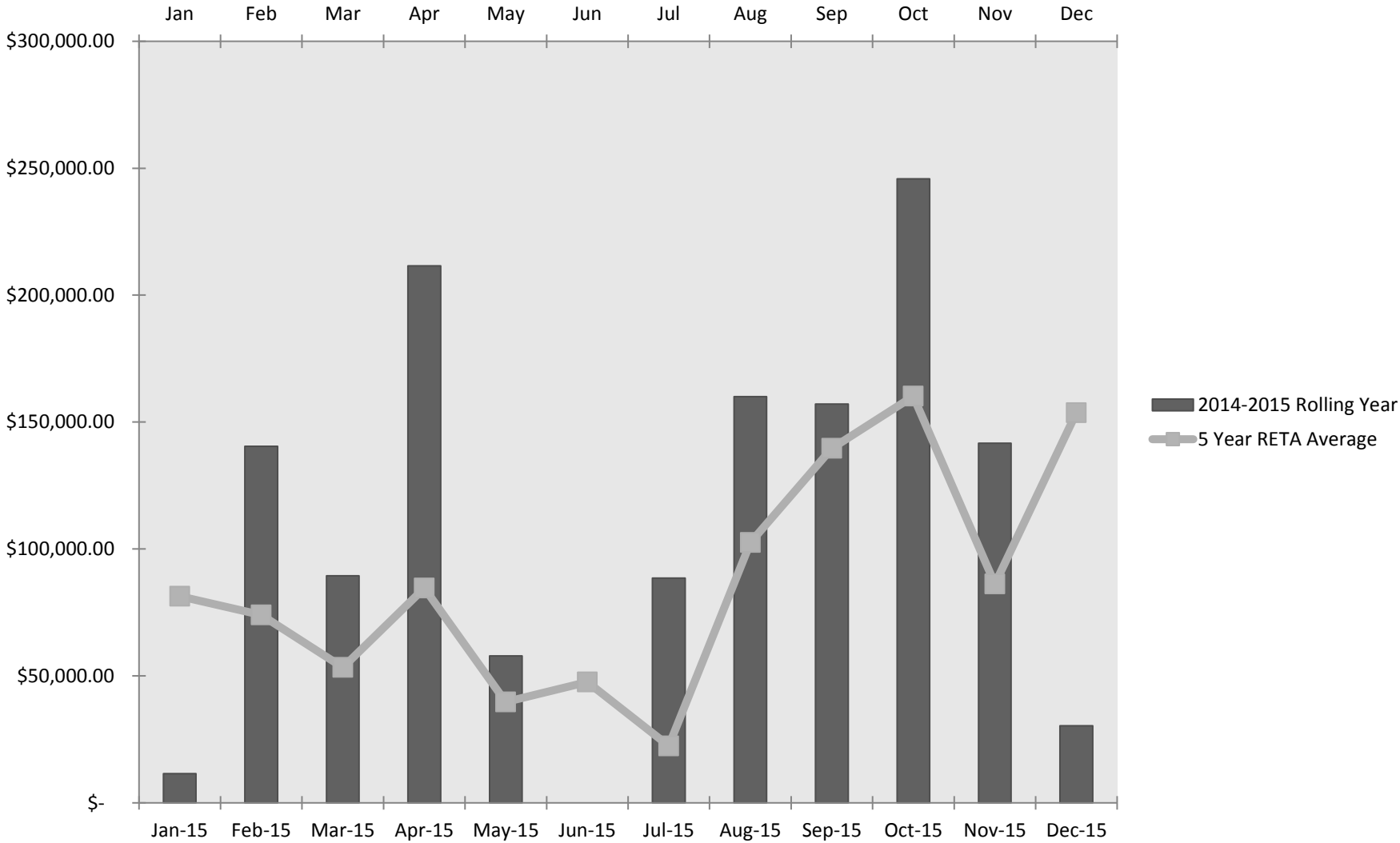
<b>Under Contract (based upon List Price)</b>			
	<u>Sale Price</u>	<u>Estimated RETA</u>	
Estate Homes	\$ 2,944,000.00	58,880.00	
Enclaves	\$ -	-	
Land	\$ 149,000.00	2,980.00	
<b>Total</b>	<b>\$ 3,093,000.00</b>	<b>\$ 61,860.00</b>	

### Total RETA by Year





### Rolling-Year RETA vs. RETA Avg.





RETA Revenue by Month

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>2001</b>	-	-	-	-	-	-	215,450	87,200	141,200	107,990	-	174,926	726,766
<b>2002</b>	134,290	176,824	123,880	22,400	31,104	73,100	26,700	178,000	180,250	186,478	250,920	185,870	1,569,816
<b>2003</b>	23,414	89,100	52,150	45,750	152,950	198,724	49,534	254,368	210,250	156,450	-	143,656	1,376,346
<b>2004</b>	121,670	18,200	196,710	94,584	103,980	238,903	185,050	166,160	365,850	149,950	195,500	349,710	2,186,267
<b>2005</b>	-	79,400	30,100	269,112	170,253	186,240	41,300	78,790	257,575	51,759	261,703	151,646	1,577,877
<b>2006</b>	147,131	224,220	132,200	216,240	304,860	275,558	117,160	285,880	409,560	287,163	416,550	35,860	2,852,382
<b>2007</b>	115,700	214,300	176,798	192,735	102,610	137,660	175,905	696,950	329,558	238,890	304,860	20,100	2,706,066
<b>2008</b>	204,900	131,920	50,500	200,680	147,000	79,000	101,000	152,831	161,300	158,300	30,000	28,000	1,445,431
<b>2009</b>	49,400	42,500	32,000	63,600	56,070	-	82,000	328,300	40,650	307,010	173,150	37,400	1,212,080
<b>2010</b>	141,100	79,500	45,320	205,700	16,000	154,400	5,050	180,598	198,900	102,360	157,500	100,800	1,387,228
<b>2011</b>	69,000	2,600	4,220	21,740	12,000	-	-	75,700	71,230	205,165	80,000	101,100	642,755
<b>2012</b>	80,000	58,850	67,920	18,680	50,550	-	-	103,100	114,078	50,545	60,320	104,400	708,443
<b>2013</b>	74,000	143,750	16,000	51,750	23,070	66,940	30,100	124,010	97,000	190,340	47,780	243,140	1,107,880
<b>2014</b>	42,800	85,600	133,500	125,050	97,100	16,500	77,085	29,450	217,020	252,460	85,333	218,890	1,380,788
<b>2015</b>	11,500	140,458	89,400	211,560	57,913	-	88,500	160,000	157,080	245,800	141,700	30,400	1,334,311



## M E M O R A N D U M

January 15, 2016

TO: BOARD OF DIRECTORS  
 CORDILLERA PROPERTY OWNERS ASSOCIATION  
 CC: CORDILLERA METROPOLITAN DISTRICT

FROM: JON ERICKSON

SUBJECT: *Foreclosure of Delinquent Properties*

PURPOSE:

To request Board direction regarding the foreclosure of delinquent accounts.

SUMMARY OF SUBJECT:

In order to collect delinquent accounts the CPOA has the right to foreclose their lien upon delinquent properties. Currently, there are 36 delinquent properties. Of these, 17 have been delinquent for more than 3 years. These 17 properties owe a total amount of \$311,187 to the CPOA. The list of properties is below:

Property	Customer Name	Balance	Description
F18L09	Thomas a. Evans	\$12,453.06	2013-2016 Dues
F35B1L08	Ms Christine Holliday	\$12,453.06	2013-2016 Dues
KMPRCLL02	Michael Quagliano	\$12,453.06	2013-2016 Dues
KMPRCLL10	Michael Quagliano	\$12,453.06	2013-2016 Dues
BGIL08	Robert Phelan III	\$14,898.35	2012 (partial) - 2016 Dues
F36B1L06	Hans C. & Cathleen C. Hansen	\$15,813.89	2012 (partial) - 2016 Dues
F36B1L02	Lot 2 B1 Cordillera LLC	\$17,036.22	2012-2016 Dues
F8FL17	Premier Leisure "USA" LLC	\$17,036.22	2012-2016 Dues
F36B2L01	Sheldon & Sally Stunkel	\$20,041.71	2011-2016 Dues
F36B1L22	Labrier & Corcoran 1 LLC	\$20,402.37	2011-2016 Dues
F36B2L03	Sheldon & Sally Stunkel	\$20,763.03	2011-2016 Dues
F27L64	Cordillera Lot 64 LLC Attn: Mr	\$20,923.28	2012-2016 Dues, Wildfire Compliance Fine
F16L46	Betsy Ann Weinerman	\$22,192.69	2010-2016 Dues
F37L07	Tam/ Mark Investments LLC	\$22,192.69	2010-2016 Dues
KMPRCLL03	Michael Quagliano	\$23,111.31	2010-2016 Dues
KMPRCLL15	Michael Quagliano	\$23,111.31	2010-2016 Dues
F3L06	Ms. Joyce Gedelman	\$23,851.80	2011-2016 Dues, Wildfire Mitigation Work

Staff recommends that the CPOA engage legal counsel in order to assess and process foreclosures on these 17 properties.

REQUESTED BOARD ACTION:

1. Approve the engagement of legal counsel to conduct foreclosures for the 17 delinquent properties.

## Special Projects

### Project Monitoring List

- Divide Gate Sight Line (To be included in Traffic Study)
- Fire Prevention
- Water Fund- Eagle River Water and Sanitation Feasibility Study (ERWSD and CMD are waiting in a cope of work from SGM)
- Time Reporting- Management staff are monitoring allocation between CPOA and CMD. Currently, staff are comfortable with the service agreement percentages and will bring forth to the board should changes occur.

### Athletic Center

A kickoff meeting was held on December 21st with the Owner, Architect and Contractor. Next steps are to execute the preconstruction agreement with Structural Associates, deliver the Design Development package to SA for pricing and develop the project turnkey budget. The updated estimates and project budget will be ready for the February Board meeting along with updated plans.

## Finance

### Delinquent Properties

As of end of business on Wednesday, January 6, 2016, a total of 36 delinquent properties had an unpaid balance with a total amount outstanding of \$446,960. The balances have increased as the 2016 Annual Assessment has been billed. As of the December Board Meeting, there were 38 properties with an outstanding balance of \$335,742. Of the 36 outstanding properties, 24 properties have balances from years prior to 2015, totaling \$375,672 in outstanding balances. In December, there were 25 properties with balances from prior years totaling \$297,107.

### RETA Summary

RETA Collected as of 12/31/15	\$1,334,310.50
Checks received after month end	\$0
Prior Year RETA as of 12/31/14	\$1,380,788.00

### Under Contract (based upon List Price)

	List Price	Estimated RETA
Estate Homes	\$2,944,000	\$58,880
Enclaves	\$0	\$0
Land	\$149,000	\$2,980
Total	\$3,093,000	\$61,860

## Human Resources

### **Recruitment and Hiring**

New hires

- Mike Hyslop, Operations Worker I
- Nate Asoian, Vail Gondola Club

### **Open Positions**

- Front Desk Administrative Assistant
- Facilities & Operations Manager (interviews underway)
- Equestrian Center Barn Hand

### **Workers Compensation**

Six open claims.

### **Performance Evaluations**

Performance evaluations for 2015 are being conducted and will be completed by January 15, 2016. Management will begin to use the new employee Performance Evaluation tool for 2016.

### **Cordillera Equestrian Center (CEC) Project**

A 30 day sustainment meeting is scheduled with the team on January 11. This is the first follow up phase to the work that was completed in 2015.

### **IT Assessment**

FreeForm was commissioned to conduct an IT Assessment to evaluate the infrastructure, systems, policies, and practices of CMD. The assessment consists of a review of the systems that impact End Users, Infrastructure & Network, Governance and External Communications. It was conducted using a combination of staff interviews and an on-site system review. A report is in draft form and will be delivered to staff in January. The report outlines the current state, challenges, recommendations and estimated costs for each identified area.

### **2016 Support**

FreeForm has completed the scope of work outlined for 2015 and will continue to support CMD on a reduced basis. A scope of work has been presented to the General Manager outlining responsibilities to be covered in 12 hours per month. Included in the scope will be: continuation of the monthly management and employee training sessions, policy and handbook review, general human resources and organizational development support, management and leadership coaching, and support to the General Manager.

## Communications

### **Collage Creative Update**

*Cordillera Living Website*

Myriad Interactive provided a live comp of the site on Dec. 17, which shows the homepage layout, photo slider, pull-down menus and some basic functionality. Myriad's offices were closed Dec. 18 through Jan. 4. During this time, Collage Creative gathered feedback from metro

district staff and has forwarded those comments to the programmers. Myriad will complete the database and content management system the week of Jan. 4 and populate all content over the following two weeks.

#### *Collateral Materials and Giveway Items*

Collage Creative has finalized and ordered two custom pocket folders that will be used to package materials for presentations, media, events and new homeowner packets. It has also developed and delivered a custom PowerPoint template as well as an e-letter template and has ordered branded wine glasses, water bottles, coffee mugs and recycled/reusable bags (these items will be distributed at special events throughout the year).

### **REComm Update**

#### *Meetings, Calls and Introductions*

- Met with CPOA/CMD staff, Mike Henritze, Ellen LeMaire and Marcella Bettis to discuss upcoming events hosted by all entities, winter media hosting synergies, and upcoming cooperative events (Nordic Ski Race).
- Coordination and logistics planning with Robert Podley of Club at Cordillera to coordinate food, staffing and course layout for February 3, 2016 Vail Town Series Nordic ski race at Club at Cordillera
- Coordination with Dan Weiland of Ski & Snowboard Club Vail's Nordic ski program regarding collaboration on marketing the Cordillera Nordic race

#### *Media Relations*

The intent of the media relations portion of the public relations campaign is to pitch and create positive stories and opinion pieces in the local media, further shaping the perception of Cordillera amongst locals, second homeowners and destination guests.

Beyond the local media relations portion of the campaign, we continue to pitch and sow the seeds for regional and national coverage.

- Pitched and coordinated details of media hosting with national freelance journalist Dan Leeth (see attached final agenda)
  - Leeth has Cordillera stories forthcoming in *The Denver Post* and *Dallas Morning News*
- Worked with Lodge & Spa at Cordillera and Club at Cordillera to collaborate on hosting Dan Leeth to give him the full Cordillera experience and promote the overall “one Cordillera” message
  - Coordination of lodging, meals and spa treatments with Marcella Bettis, Sales & Marketing Director at Lodge & Spa at Cordillera
  - Coordinated tour of Nordic Center with Darren Szot of Club at Cordillera
  - Arranged and hosted dinner and sleigh ride for Leeth via Bearcat Stables
  - Worked with Joe Helminski on coordination of skiing via the Vail Gondola Club

- Guided Leeth on a complete tour of Cordillera and all of its facilities including showing him private fishing water on the Eagle River
  - Leeth photographed many buildings and vistas for his stories on our tour and then went back to get others that evening as light allowed
- Attended December 18<sup>th</sup> wine mixer at the Trailhead with Leeth and introduced him to several members of the community including CPOA Board President Ed Shriner
- Did a follow up call with Leeth after his departure to answer questions and ask what additional information he felt he may need
  - Supplied such information
- Pitched freelance journalist Becca Hensley on a winter visit for the *Austin American Statesman* (Austin, TX)
- Pitched Frank Main, staff reporter at the *Chicago Sun Times* (Chicago, IL) regarding a winter visit to Cordillera

#### *What's Next*

- Continued focus on “One Cordillera” message to both the community and media
- Focus on national and front range media hosting and story placement
- Coordination of itineraries for incoming media
- Hosting incoming media
- Finalizing all details, media relations and promotion of February Nordic ski race
- Development of 2016 public relations plan to be delivered to Rachel Oys the week of January 11, 2016

## Vail Gondola Club

### Usage

- Skier visits were up 8.5% in December and 38% in November when compared to 2014 (previously the busiest season).
- 87 skiers per day average December and 58 skiers per day average November
- 241 skiers visited the club on 12/27/15 (busiest day in club history)

### Membership Status (As of 1/5/15)

- 2015 Sales - 21 Memberships sold (1 membership sold 2016)
- 16 Resignations 2015
- 3 Active Leases
- 197 Current Members (leases, resigned paying, and donated memberships included )
- 106 CPOA members, 30 Lodge, Club and CVC, 61 non property owner Members
- 195 Total Revenue Generating Units
- 8 Memberships available

## Athletic Center

### 2015 Daily Usage & Class Attendance:

June – 28 users per day average (23% increase when compared to 2014), class 6 avg.  
July - 54 users per day average (55% increase when compared to 2014), class 7 avg.  
August -35 users per day average (5% increase when compared to 2014), class avg. 5  
Sept. -24 users per day average (15% increase when compared to 2014), class avg. 5  
Oct. – 17 users per day average (15% increase when compared to 2014), class avg. 4  
Nov. -21 users per day average (level when compared to 2014), class avg. 4  
Dec.-39 users per day average (29% increase when compared to 2014), class avg. 4

## Art Classes

### Class Schedule

Thursdays – Art Class “Paint with Mio” 5:30 pm – 9 pm – Oil Painting

Saturday – Art Class “Paint with Mio” 9 am – 12:30 pm – Oil Painting

Cordillera Café Instructor: Mio Cirkovic Contact: 970-376-3184 or [miojcir@yahoo.com](mailto:miojcir@yahoo.com)

## Community Enrichment

- November 1 Sunday Night Football at the Trailhead – Approx. 65 Attendees
- December 18 Holiday Wine Tasting at the Trailhead – Approx. 100 Attendees



## Winter Projects

- Snow Removal Operations: Winter snow plow/removal operations continue throughout the community.
- Trailhead: Capital improvement work planning session held on Wednesday, January 6.
- Trailhead: Kiddie pool leak update; Staff performed secondary test and confirmed pool is losing water through unidentified leak. Will employ American Leak Detection in the spring to assess.

## Community Dog Park Conversion to Ice Rink

- Ice Rink opened on Friday, January 1. Special thanks to Jordan and the Com Ops team for their efforts in bringing this amenity to the community.

## Trails

- Winter trail maintenance in progress. Grooming of Reindeer Loop and El-Mirador is ongoing. All other trails being machine or foot packed.
- Closed Trails: East/West Elk Springs (closed for logging), Beau's Trail and Granada Glen Pond Trail.

## River Parcel and Ponds

- Programs: River Parcel winter beat bookings are available through Fly Fishing Outfitters.
- Staff is researching options to address sediment levels in the majority of the community's ponds.

## Incident Reports

- On 12/03 Public Safety responded to a report of water flowing down Forest Trail. Public Safety found a large amount of water and contacted Eagle River Water. Snow was used to keep the water from going down driveways and property managers for the involved homes were contacted. Eagle River Water responded and repaired a broken water line. Not damage was reported at any of the homes
- On 12/03 a neighbor reported water coming out of the house at 140 Alcazar. Public Safety responded and found a broken pipe in a mechanical room with an exterior door. Public Safety attempted to turn off the water but there were multiple breaks in the pipe, including some before the shut off. Eagle River Water, who was repairing a broken pipe on Forest Trail, responded and turned off the water. Public Safety was told by the restoration company that the heater for 140 Alcazar had not been working for several months.
- On 12/09/15 at 6:51 pm the owners of 382 El Mirador reported a person walking around their home. Public Safety contacted the Eagle County Sheriff's Office and responded to the address. Deputies responded and checked 382 and 430. The Deputies found an open door at 430 but nothing else suspicious. The property manager for 430 also responded and found no issues.

## Black Bear Project

- The 14 piles of slash at the Black Bear project were burned 12/17 and 12/18. The burns went well but not great. The piles made by the loggers consisted largely of large logs and very little "Kindling". This made it hard to ignite the piles. When they were first ignited they burned cool with lots of smoke that collected around Forest Trail. As the fires got hotter and the day warmed the smoke dissipated. Because of the ignition problems some of the piles did not get started until late afternoon, which caused smoke in the community at night as the temperatures cooled. Overall, most of the material in the piles burned. Staff did not perceive any safety concerns that would affect the Community. Once the piles were burning good there were no flying embers or debris.

<b>CORDILLERA PUBLIC SAFETY INCIDENT SUMMARY 2012 - 2015</b>					
	<b>CATEGORY</b>	<b>TOTALS BY YEAR</b>			
		<b>2015</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>
<b>ALARMS</b>	Intrusion Alarms	0	0	0	0
	Intrusion Alarms/False	111	106	113	175
	Fire	1	0	1	5
	Fire Alarms/False	43	25	31	35
	Low Temperature/Environmental	23	14	23	21
	Panic / 911 Call	3	6	2	7
	<b>Totals</b>	<b>181</b>	<b>151</b>	<b>170</b>	<b>243</b>
<b>INCIDENT</b>	Assault	1	0	0	0
	Complaint	4	3	4	3
	Damage to Property	10	1	5	3
	Found Property	0	0	1	0
	Supra Box Usage	5	2	3	8
	Suspicious Activity	10	0	5	8
	Theft	1	0	0	1
	Other	1	1	0	0
<b>Totals</b>	<b>32</b>	<b>7</b>	<b>18</b>	<b>23</b>	
<b>TRAFFIC</b>	Vehicle Assistance	41	34	26	36
	Traffic Accident	8	9	3	10
	Traffic Contacts	1	1	1	0
	Parking	1	9	1	10
	Gate Incident	1	2	2	1
	<b>Totals</b>	<b>52</b>	<b>55</b>	<b>33</b>	<b>57</b>
<b>VIOLATIONS</b>	DRB Rule Violation	2	0	5	0
	DRB - Contacts	2	3	1	21
	Animal Control	16	14	26	1
	Soliciting / Trespassing	1	0	2	7
	Trash Violation	3	9	4	2
	Trash Violation - Contacts	2	0	1	0
	Water Violation	0	0	0	20
	Wildlife Report	3	9	9	9
<b>Totals</b>	<b>29</b>	<b>35</b>	<b>48</b>	<b>60</b>	
<b>OTHER</b>	Burst Pipe/Water Leak	6	2	2	9
	Chemical Spill	0	0	0	0
	Gas Leak	3	1	1	2
	Homeowner Assist	14	5	13	4
	Injury/Medical Call	13	17	18	19
	Undefined	8	6	13	5
	Unsecured Areas	3	4	5	0
	<b>Totals</b>	<b>47</b>	<b>35</b>	<b>52</b>	<b>39</b>
<b>GRAND TOTALS</b>		<b>341</b>	<b>283</b>	<b>321</b>	<b>422</b>

## Design Review Board

The Design Review Board did not meet in November and December.

Currently there are 13 homes under construction

- Divide: 3
- Ranch: 3
- Summit:6
- Territories: 1

Currently there 8 homes being reviewed

- Divide: 2
- Ranch: 3
- Summit:2
- Territories: 1