



APPLICATION FORM: LAND USE & ZONING

Activity No. <u>PP2014-010</u>	OFFICE USE
Base Fee \$ _____	Receipt No. _____
Received By <u>AS</u>	Date <u>3/13/14</u>
Deemed Complete By <u>cup</u>	Date <u>3/17/14</u>

I. PROJECT NAME

Stagecoach Shed

II. TYPE OF REVIEW

This application form must be accompanied by the applicable submittal checklist.

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Conditional Use Permit (CUP) |
| <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Water Body Setback Permit | <input type="checkbox"/> Pre-Application Conference | <input type="checkbox"/> Special Use Permit (SUP) |
| <input type="checkbox"/> Special Event Permit | <input type="checkbox"/> Floodplain Development Permit | <input type="checkbox"/> Zoning Amendment/Rezoning | <input type="checkbox"/> Conceptual PUD |
| <input checked="" type="checkbox"/> Administrative Amendment to CUP/SUP/PUD/Site Plan | <input type="checkbox"/> Variance | <input type="checkbox"/> Final PUD | |

III. APPLICANT

Name Upper Yampa Water Conservancy District (UYWCD)
Mailing Address POB 775529
City Steamboat Springs State CO Zip 80477
Phone 970-871-1035 Email _____

Representative / Primary Contact Andy Rossi (Same contact info as UYWCD)
Mailing Address _____
City _____ State _____ Zip _____
Phone _____ Email _____

IV. PROPERTY OWNER

Name UYWCD (Same contact info as above)
Mailing Address _____
City _____ State _____ Zip _____
Phone _____ Email _____

V. PROPERTY INFORMATION

Property Address 25500 Routt County Road 14, Oak Creek, CO 80467
General Location Stagecoach State Park
Legal Description (may be attached) attached
Parcel Identification No. (PIN) 950293001 Property Size (acres) 1433.9
Current Use OR/Stagecoach State Park Zoning OR
Proposed Use OR/Stagecoach State Park

VI. SIGNATURES

This application form must be signed by both the applicant and legal owner of the property. Attach additional pages if necessary.

By signing below, the applicant acknowledges that all information contained on this application form and within accompanying submittals are true and correct and agrees to pay all required fees associated with this application. The base fee is intended to cover the estimated minimum staff hours to process the application. Any additional staff hours will be assessed at \$120 per hour. The applicant signing below is responsible for all additional hourly fees. Failure to pay fees may result in revocation of a permit/approval.

Applicant's Signature

Print/type name of applicant

By signing below, the property owner authorizes the applicant to petition Routt County for approval of the submitted application.

Property Owner's Signature

Print/type name of property owner

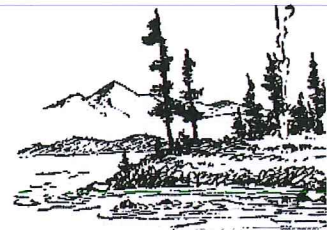
SUBMITTAL CHECKLIST FINAL PUD



Activity No. PP2014-010 OFFICE USE
Reviewed By (Signature) Date 3/13/14

This checklist shall be completed by the applicant and must accompany a complete application form. Failure to submit all required information may delay the review of the application. Applicant is responsible for notice to mineral interest owners (refer to Mineral Interest Notice Requirements).

- ☒ Signed application form
- ☐ Application fee \$ Letter for fee waiver
- ☒ PDF of complete submittal package: ☒ CD/Flash ☐ Emailed
- ☒ Proof of ownership: ☐ Lease ☒ Deed 39 pages worth of Deeds on CD
- ☐ Statement of Authority, if required
- ☒ Vicinity map
- ☒ Legal description: ☒ Attached ☐ On application form Drawing & 15 page description on CD
- ☒ List and 2 sets of mailing labels with names and mailing addresses of all adjacent property owners (for public notice purposes)
- ☒ Written narrative / detailed description of subject site and proposed use, including the following information, as applicable:
 - ☒ Description of proposed use(s) ☒ Anticipated traffic
 - ☒ Hours of operation ☒ Anticipated number of employees
 - ☐ Description of proposed variations from Routt County Zoning Regulations and explanation of benefit(s) to be achieved by the proposed variations (e.g., innovative design, creative land use)
- ☐ Mitigation Plan for any significant negative impacts (Refer to Section 6, Routt County Zoning Regulations)
- ☒ Site plan, drawn to scale, including the following information, as applicable:
 - ☒ Scale ☐ Easements, building envelopes, and minimum setbacks
 - ☒ North arrow ☒ Location, width, and surface of all sidewalks and trails
 - ☒ Location and dimensions of all existing and proposed buildings, structures, fencing, and lots ☒ Location and type of proposed landscaping and/or screening
 - ☐ Location and dimensions of all outdoor storage, trash enclosures, staging areas, and/or other outdoor use areas ☒ Location, width, and surface of all existing and proposed access roads and drives
 - ☒ Parking areas ☐ Location and method of hazardous materials storage
 - ☒ Snow storage ☒ Location and size of all signage and advertising devices
 - ☒ Sanitation facilities ☒ Exterior lighting
 - ☒ Utilities ☐ Phasing Plan, if applicable
 - ☒ Water bodies, drainages, and ditches ☐ Grading and Excavation Plan, if applicable
 - ☐ Wetlands, floodplain, and steep slopes (>30%) ☐ Reclamation Plan, if applicable
- ☒ Sign plan including construction drawings, in color and drawn to scale, with height and dimensions of all proposed signs and support structures, and sign lighting details, if applicable, in conformance with Section 5.9 of Routt County Zoning Regulations
- ☒ Floor plans and elevation drawings of proposed buildings, drawn to scale
- ☐ Engineered plan and profiles for all new Common Roads
- ☐ Additional submittal requirements for specific land use proposal (Refer to Appendix A, Routt County Zoning Regulations)
- ☐ Additional information as required by Planning Director _____
 - ☐ CDOT Access Permit (submitted or approved), if applicable
 - ☐ Wildlife Mitigation Plan, if required



**Upper Yampa Water
Conservancy District**

March 10, 2014

Mr. Chad Phillips, Planning Director
Routt County Planning Commission
PO Box 773749
Steamboat Springs, CO 80477

RE: PUD Amendment for Stagecoach Reservoir Maintenance Shed

Dear Mr. Phillips:

The Upper Yampa Water Conservancy District is applying for a minor amendment of the existing PUD for Stagecoach Reservoir. We plan to construct a maintenance shed for use in the regular operation of Stagecoach Dam and Reservoir. This application to Routt County covers items identified in meetings with the County as important to the PUD amendment process. Please find the PUD Amendment Application and supporting materials attached with this letter.

Please call with any questions regarding this application.

Sincerely,

Andy Rossi
District Engineer
Upper Yampa Water Conservancy District
P.O. Box 775529
Steamboat Springs, CO 80477
arossi@upperyampawater.com
970-871-1035

Application for Minor Amendment to the Existing P.U.D. for Stagecoach Reservoir

Applicant: Upper Yampa Water Conservancy District

Table of Contents

Application Form.....	1
Application Fee Waiver Request.....	2
Project Description	3
Legal Description	3
Area Map	3
Site Plan.....	3
Building Locations and Envelopes	3
Access	3
Parking and Staging Areas	3
Pedestrian Circulation.....	3
Lighting Plan	4
Signs	4
Dumpster Location	4
Outdoor Storage.....	4
Sanitation Facilities	4
Utility Plan.....	4
Landscape Plan	4
Floodplain Management.....	4
Wetlands	4

Attachments:

Proposed Project Drawings
Electronic Files on CD:
 Proof of Ownership
 Legal Description



**Upper Yampa Water
Conservancy District**

March 10, 2014

Mr. Chad Phillips
Director Routt County Planning Department
Routt County Planning Department
PO Box 773749
136 6th Street
Steamboat Springs, CO 80477

RE: PUD amendment fee waiver request for Stagecoach Maintenance Shed

Dear Mr. Phillips:

The Upper Yampa Water Conservancy District (UYWCD) understands there is flexibility in the assessment of fees on public agencies in the application for a PUD amendment. According to the Routt County Planning Department Fee Schedule, fees may be waived or reduced by the Planning Director or the Board of County Commissioners for projects of public entities and for projects of non-profit entities that will have a substantial benefit to the citizens of Routt County. As you know the boundaries of the UYWCD and Routt County are very similar and the UYWCD is a public, non-profit agency. The proposed Maintenance Shed Project at Stagecoach Reservoir will assist in the long term maintenance of Stagecoach Dam and Reservoir as well as other water resources infrastructure operated by the UYWCD. We ask that you waive the fees on the above referenced application to help us in our efforts in maintaining Routt County's water resource infrastructure. Thank you for your time and consideration.

Sincerely,

Andy Rossi
District Engineer
Upper Yampa Water Conservancy District
P.O. Box 775529
Steamboat Springs, CO 80477
arossi@upperyampawater.com
970-871-1035

Project Description

The Upper Yampa Water Conservancy District (UYWCD) proposes to construct a new storage and maintenance shed. The shed will be constructed for use in the regular operation of Stagecoach Dam and Reservoir. The proposed design, including a vicinity map, is included with this application. The proposed building will be used by the UYWCD staff during the normal operating hours of Stagecoach State Park. Intermittent use of the building may occur as need outside of the normal operating hours of Stagecoach State Park. The UYWCD employs one full-time Dam Operator and one full-time District Engineer who will make regular use of the proposed building for short periods of time. Other personnel anticipated to use the proposed building are limited to consultants working for the UYWCD, who will make use of the building on an as needed basis. The anticipated traffic to the proposed building is expected to be minimal and confined to less than 3 vehicles associated with UYWCD activities. There are no proposed variations for Routt County Zoning Regulations for the proposed project.

Legal Description

The Legal description of the project site is included as an attachment in electronic file form with the application materials.

Area Map

Sheet A0.0 of the proposed design drawings includes a Vicinity Map.

Site Plan

Sheet C-101 of the proposed design drawings is the overall site plan for the proposed project. The proposed project site is located entirely on UYWCD property within Stagecoach State Park. The entire project is within the footprint of the existing parking lot in the northeast corner of Stagecoach State Park, off of Routt County Road 18, adjacent to the existing access road that leads to the top of Stagecoach Dam.

Building Locations and Envelopes

There are no changes to existing buildings as part of the proposed project. The proposed building is located completely within the existing footprint of an existing parking.

Access

No additional driveways, roads, or access points are planned as part of the proposed project.

Parking and Staging Areas

The staging area for the proposed project is anticipated to be located within a portion of the existing parking area. The majority of the existing parking area will remain open to public access during and after the construction of the proposed project.

Pedestrian Circulation

No modifications to existing pedestrian circulation including on site trails and off site connections and sidewalks are anticipated as part of the proposed project.

Lighting Plan

The details of the lighting associated with the proposed building are shown on sheets A2.0 and A3.0 of the proposed design drawings. All proposed exterior lights are down light fixtures.

Signs

Proposed signage attached to the exterior of the proposed building are limited to a 10"x14" size.

Dumpster Location

No new permanent exterior trash receptacles are included in the proposed project. A temporary, wildlife proof dumpster will be located on-site during the project construction.

Outdoor Storage

No new outdoor storage is anticipated as part of the proposed project.

Sanitation Facilities

No new sanitation facilities are included in the proposed project. The distance to existing restrooms is as follows:

Path with stairs = 270'

Path with ramp and no stairs = 470'

Utility Plan

No new utility lines are included in the proposed project. The proposed building will make use of the existing electrical service line at the proposed project location. This electrical service infrastructure is owned by the UYWCD.

Landscape Plan

Landscaping is proposed for the reclamation of areas disturbed during the construction of the proposed project. The entire footprint of the proposed building is located within an existing parking area and no disturbance of vegetated or natural areas is anticipated for foundation and structural construction activities. Vegetated and natural area disturbance will be limited to the that associated with the installation of surface and foundation drainage infrastructure as shown on sheet C-101 of the proposed design drawings.

Floodplain Management

The proposed project is located outside of the regulatory floodplain as delineated on Flood Insurance Rate Map (FIRM) number 08107C1075D.

Wetlands

There are no jurisdictional wetlands on the proposed project site.