



Meeting Minutes - Approved

Call to order by Mark Pearson

A meeting of DHRID Advisory Committee was held at La Plata Fairgrounds on 1/24/2023.

Attendees

Attendees included Mark Pearson, Tom Hill, Alan Shupe, Matthew Jacobs (Matt II), Dan Featheringill, & Nicole Baillis. Visitors included Genie Shupe, Charles Berglund, Ann Flowers, and Lynn Wickersham

I refer to Matthew Juntunen as Matt I, and to Matthew Jacobson as Matt II. Apologies if I put any words in the wrong mouth - Genie Shupe

Approval of minutes

Minutes of the Oct 19 meeting were reviewed. Tom Hill asked that a comment Matt be changed to correct a pronoun. Nicole asked for her white board notes to be added. A motion was made and seconded to approve the minutes, with the edits, and they were approved by voice vote.

Election of officers & members being reappointed

Alan and Matt Juntunen were re-appointed to the advisory board. Mark stated that he is happy to continue to serve as chair, with the additional help he has been getting. Dan agrees he can continue as vice chair. The board duly nominated them for these offices, and they were elected by unanimous voice vote.

Discussion of Winter Maintenance

General comments indicate that Kurt's operators have done very well on snow removal, especially considering the amount of snow that has fallen. Tom said that Kurt had called him during the prior week to let him know that he planned to do some pushing back of snow on the plowed roads. He wanted to see if the Durango Road group wanted to have them do some of that while the equipment was on the hill. Mark was going to call Kurt to talk about the proposed push-back work, as any extras need approval. He said that we typically are charged if other equipment is brought in.

Snow removal hours through the end of December totaled 25 hours. Charles Berglund mentioned that it seems as though the plow driver has been called more often, since there has been less buildup on the roads.

Matt II asked if they could spend extra time at the intersection of Silver Mesa and Durango Road to improve visibility for vehicles turning in and out. General discussion of conditions due to the Christmas storm and the terrain followed. Lynn Wickersham mentioned that the intersection of South Durango Road and Silver Mesa is also tough. Dan said that also goes for the Sagebrush/Stagecoach intersection.

Towing Issues

Since Matt Juntunen was not present, no new information was presented on this issue.

Mill Levy Increase

Nicole reviewed questions put forward on the subject at the October meeting, and she presented some information.

How could the mill levy be increased? Is there a cost-of-living (COL) increase now? Could a COL increase be included if the mill levy is increased? What is the process?

The committee would have to vote to have an election to change the mill levy. The commissioners would have to agree. If the issue was going to be placed on the ballot (in a normal election cycle), the deadline is July 1 of that year. In August-September the county clerk and county legal advisors write the ballot issue. The cost would likely be \$5-7000 total. Costs must be paid by the district.

Who can vote: Colorado residents and property owners, who are registered to vote in Colorado. This would include property owners in the district, if they are Colorado voters, as well as other residents including tenants. To compare, only property owners are eligible to vote in HOA elections.

Can DHRID include election costs in the budget or could reserve funds be used to pay for the costs? Nicole will ask those questions and report.

Tom asked if there was a way to do a “progressive” mill levy? Perhaps based on distance of one’s property from the bottom? Dan wondered if an annual increase such as 1% per year could be built in? Alan stated he thought that for any change, there would have to be another election.

Dan commented that the current mill levy would have to double to even do more maintenance/snow removal, much less any improvements.

Current HOA and co-op snow removal costs

Matt I and Genie had agreed to do some research; we didn’t get very far. Mark stated that the Clearview HOA road costs are \$500 per property annually. Charlie Berglund thinks his contribution to Durango Road costs are about \$1000 per year, not counting whatever costs he has paid to maintain and improve the road directly abutting his home. Tom said Richard Knowlton (Pooh) is plowing now; the ones who are currently paying are contributing about \$850 each/year.

General discussion about Durango Road followed, various speakers and ideas. Theoretically, the road from Silver Mesa to Sandlewood could be plowed if funds became available, since Kurt’s grader can turn around at Sandlewood. From Penningtons down to Spur Lane is really rough, and couldn’t be plowed with Waldo’s grader unless the road was improved. New people on South Dgo Rd from Spur Lane to Overlook have improved the road somewhat when they bought or built homes. The amount per lot being collected for snow and maintenance has ranged from \$600-\$850. Only about 1/2 of Dgo

Rd residents are currently paying. Matt II said he thinks the board should enact some way to enforce the cleaning of culverts by homeowners.

Additional contributors such as tower site users: Mark stated that we receive about \$3000 per year from various users. Tom asked if we know who should be contributing who is not paying, since in some previous minutes it was mentioned that were some users who were not paying.

Mark stated that since the roads are public, about the only option for an influx of funds, is the Forest Service grant opportunity that Alison with the county is going to help with. Alan commented that if the previous agreement had not expired, we would be in better shape.

30 Year report on changes in the District

Matt II and Tom compiled some facts and figures. Matt submitted a spreadsheet with property values, and Tom submitted a report containing a review of the history of DHRID, property values and taxes, snow removal maps, and traffic and budget information. These will be available for review on the DHRID website.

Alan clarified some of this information by reading from the original minutes from when the district was first formed. Mark pointed out that history is history, and what is being discussed is what the district should do or could not do in the future. Tom asked after further discussion of the information contained in his report, whether there are opportunities for making changes to the areas currently served. Nicole asked that the board agree on some action items instead of revisiting the same stuff at every meeting.

Action items - every committee member can bring information

Ann Flowers suggested getting out a questionnaire to owners/residents to prioritize what is needed or wanted. (presumably if the funds become available somehow)

Tom - Decide on a tier of needs. 1) Improve on what we are currently doing

2) Add specific areas for limited improvement

RFQ - road contract rebids this spring

General discussion about changing any parameters from the current contract. Keep in mind that the parameters affect the bidders who might bid as well as the bids that will be received. Kurt wants to bid on something he can maintain.

Dan moved to use the existing parameters and talk to Waldo and the county about adding any areas for snow removal as feasible. Matt II seconded. The motion passed.

Update on BLM situation

It turns out that the BLM cannot just hire Waldo to fix the damaged areas of our road, due to their bidding constraints. The pile of logs - about an 80,000 lb load - yet to be removed is about 100 yards from Red Canyon Trail in Edgemont Highlands. Edgemont says that road has 4" of asphalt and their other roads are only 3" so they still want the contractor to use the emergency exit from Red Canyon and down Nussbaum. Discussion about that - can the equipment to remove the logs all in one load

even make the turn onto Nussbaum? Mark stated that LPC Road & Bridge director Jim Davis is still staying involved in the discussions due to Nussbaum being CR 249.

Update on emergency egress from upper Durango Hills

Tom said that the owner of the Baby Bear egress road called him. He proposes cooperation between Durango Toad and Baby Bear working together on fire mitigation for the area; this might be a possible solution for making the egress more accessible than it is now.

Recap of Action Items for next meeting - late March when contract is issued

New Sign - status and install plan - Matt I

Neighborhood signs currently on pause; Tom will review the proposed sign placement to be able to give a firm price to be included in next year's budget.

Nicole will visit with the county attorney about election questions that were brought up

Towing report - Matt I

Tower site current user list - Mark

Drive-around by Tom & Nicole to prep for a brainstorm session in the next meeting to determine the path forward.

HOA/private cost sharing for roads and lanes not being plowed - Genie will send a few more emails and calls regarding their costs and methods.

Adjournment

A motion was made and seconded to adjourn the meeting. Voice approval.

DURANGO HILLS ROAD IMPROVEMENT DISTRICT INFORMATION

Durango Hills Road Improvement District (DHRID) Establishment

Petition to Establish Special District: DHRID formed in 1990 based on a petition submitted by existing property owners. The petition states that *“improvements to be constructed and installed for the District are for the grading and other improvements in whole or in part for the roads and streets located within...”* the District.

The petition also states the following:

The roads to be improved within the proposed District shall include the following roads and such other roads as are feasible and capable of being served by the District, namely: Nusbaum Road; Stagecoach Trail; Saddle Trail; Silver Mesa; and Sagebrush.

This description does not technically exclude any road in the district, as all are feasible and capable of being improved given the appropriate resources.

Estimated costs for proposed improvements for the first three years were \$21,000/year. Improvements listed in the petition for the first year of maintenance included 280 yards of road base (420 tons) for the “initial curve”, the major intersections, and the “middle road” (presumably Sagebrush). In addition, the initial request included 5.2 miles of ditch work and 5.2 miles of snow removal.

A map of the properties and roads included in the District is included in **Appendix A**.

County Resolution No. 1990-33: In response to the petition, the county commissioners established the Durango Hills Road Improvement District. The resolution delineated the boundaries of the district and thus, all roads contained within the district. The commissioners did not choose to limit services to only roads listed in the petition, implying that all district roads were to be serviced.

The resolution also provided for the appointment by the County Commissioners of an advisory board to provide an annual report to the county. The advisory board appointed by the county commissioners included members to represent all major subdivisions and roads within the district (addresses added by TMH).

DURANGO HILLS ROAD IMPROVEMENT DISTRICT NO. 1
A GENERAL IMPROVEMENT DISTRICT

ADVISORY COMMITTEE

J. Alan Shupe	} Durango Hills #2	25 Lamp Post Cir
Mary S. Patalan		252 Sagebrush Trl
Chris Hyde	} Durango Hills #1	1290 Stagecoach Rd
Willie Reynolds		937 Durango Rd
Greg Evans	Mesa Vista Estates	1601 Nusbaum Rd
Wendell Long	Clearview Estates	768 Clearview Rd
Robert Pfeiffer	Florida Pines	539 Nusbaum Rd

DURANGO HILLS ROAD IMPROVEMENT DISTRICT INFORMATION

County Resolution No. 1992-45: All roads within the boundaries of the district are dedicated to be public roads and the responsibility of the DHRID for improvement and maintenance. (NOTE: Clearview Rd was previously designated as a private road when the HOA was established.)

2. ~~That the improvement and maintenance of said public roads shall continue to be the responsibility of the Durango Hills Road Improvement District as provided through the formation of the District.~~

County Resolution No. 1997-21: Passed in response to a request from the DHRID Advisory Committee to only service those roads listed in the original petition: Nusbaum Road, Stagecoach Trail, Saddle Trail to the intersection with Clearview Road, Sagebrush Trail, and Silver Mesa to the intersection of Durango Rd. An allowance was also made for improvement and maintenance of other roads in the district using residual funds *“as deemed appropriate by the District Advisory Board”*. (**Appendix B**)

The Agenda Item form submitted by the DHRID advisory committee to the County Commissioners states that the purpose is to clarify *“which roads are to be maintained with the current revenue stream of property taxes and voluntary contributions”*.

Records obtained from the County Commissioners office regarding this resolution do not include any record of a petition signed by a majority of the property owners in the district nor of a vote conducted for this resolution.

A map of the lots on which residences had been built by 1997 is shown in **Appendix C**. Given the distribution of residences *at that time*, revenue was to be directed primarily to subdivisions with the greatest number of residences.

County Resolution No. 1998-23: More explicitly set out the responsibilities of the Durango Hills Road Improvement Advisory Committee. These are:

1. *“Act in an advisory capacity and make recommendations to the La Plata County Board of County Commissioners concerning the annual district budget, work plan, and mill levy.”*
2. *“Coordinate and oversee road maintenance and improvement activities and snow removal for those roads within the Durango Hills Road Improvement District in Resolution 1997-21.”*

County Resolution No. 2012-21: Reduced the number of advisory committee members from nine (9) to seven (7).

Forest Service Agreement (1992): Agreement between DHRID and Forest Service that stipulated that the Forest Service would, in addition to other services, “provide one scheduled maintenance blading per year of Durango Hills road”. This agreement has not been honored nor is a document available that terminates the agreement.

DURANGO HILLS ROAD IMPROVEMENT DISTRICT INFORMATION

DHRID Road Information

ROAD	DISTRICT TAXES 2021†	TOTAL LOTS	HOUSES 1990	HOUSES 1997	HOUSES 2022	LENGTH (FT.)*	COMMENTS
Nusbaum Rd	\$9,252	14	8	11	13	8267	3017 ft to Stagecoach / 5250 ft to Silver Mesa
Stagecoach Trl	\$7,518	13	6	9	12	6276	
Lamp Post Cir	\$1,284	2	1	1	2	484	
Sagebrush Trl	\$5,833	10	3	5	10	3608	
Blue Spruce Trl	\$1,728	3	0	0	2	2533	
Spur Ln	\$1,616	3	1	2	2	834	
Saddle Trl	\$3,804	6	2	3	5	580	
Clear View Rd	\$5,335	8	3	3	6	4571	Private Road
Silver Mesa Drwy	\$14,114	26	7	9	21	6404	2993 ft to Stagecoach / 1693 ft from N Durango to Parking Lot
Centennial Ln	\$1,467	2	1	1	2	284	
Novai Way	\$2,900	4	1	2	4	840	
Canyon Dr	\$3,119	5	4	3	4	1370	
Overlook Dr	\$2,217	3	0	1	2	703	
Durango Rd	\$9,102	18	3	5	15	6783	Durango (6783 ft) + Sandlewood (1954 ft) = 8737 ft
Sandlewood Cir	\$3,480	7	0	0	5	1954	402 ft to fork + left branch (1052) + right branch (500) = 1954 ft total
Spur Dr	\$609	1	0	0	1	0	Driveway
Midway Dr	\$1,260	3	1	1	1	0	Driveway
TOTALS	\$74,638	128	41	56	107	45,491	45,491 ft = 8.6 miles

* Length determined using La Plata County GIS site

† Data from La Plata County County Assessors Office

DURANGO HILLS ROAD IMPROVEMENT DISTRICT INFORMATION

Occupancy of DHRID

Out of 128 lots in the district, 127 can accommodate a residence (One “lot” on Clearview Road - Lot CE - is owned by the Clearview Project HOA and is not buildable).

There are 58 lots on designated secondary roads (46%). There are 74 lots (58%) if all spur roads, such as Sagebrush and Saddle Trail, are included.

One hundred seven lots (83%) have a residence built on them as of 2022. Twenty buildable lots (17%) are currently empty. Of the empty lots, 8 are co-owned and adjacent to a lot with a residence. It is assumed that these lots were purchased to provide “space” and will remain empty. Thus, only empty 12 lots are assumed to be buildable and the district is currently at 91% capacity. A map of the lots that currently have residences built upon them is shown in **Appendix D**.

Owners of 35 lots list an out-of-state address, so it is assumed these are part-time residences. Of these, 11 lots are empty and one of the empty lots is co-owned and adjacent to property with a house. It is anticipated that at some point in the future empty lots will have residences.

Turnover in the district has been high. Thirty-nine lots were sold in the last five years (2017-2021), plus another 6 more in 2022 (total of 35%). By comparison, 26 lots (20%) were sold in the previous 5 years (2012-2016).

Traffic Counts

There was not a significant increase in traffic in the district between 2016 and 2021, most likely a reflection of the occupancy of the District.

<u>ROAD</u>	<u>LOCATION</u>	<u>ADT 2016</u>	<u>ADT 2021</u>	<u>% Traffic '21</u>
Nusbaum R	North of 249	433	490	100.0
Stagecoach R	North of Nusbaum	290	301	61.4
Nusbaum R	West of Stagecoach	92	119	24.3
Sagebrush R	West of Stagecoach	75	48	9.8
Silvermesa R	North of Stagecoach	140	148	30.2*
Silvermesa R	North of Durango R	38	58†	11.8

† @ Forest Service parking lot

* Breakdown of counts N of Silver Mesa and Stagecoach:

90 counts from Durango Rd and Upper Silver Mesa (18.4%)

58 counts at Forest Service parking lot (11.8%)

DURANGO HILLS ROAD IMPROVEMENT DISTRICT INFORMATION

If, in the future, non-local residences are converted to local residences, that will marginally impact the amount of full-time traffic on our roads. Until then, the district will experience seasonal increases in traffic, most likely highest during the summer.

Mill Levy in DHRID

The current mill levy is 20.379 on lots and houses within the district.

The possible origin of the mill levy goes back to the original petition for establishing the district in 1990. The petition requested \$21,000 in expenditures for the first three years of the district. The assessed value of the district at that time was \$1,095,830. Dividing the requested amount for improvements by the assessed value would give a mill levy of 19.164, close to the existing mill levy.

There has been no increase in the mill levy since it was established in 1990, despite the over 2.5-fold increase in the number of residences and corresponding increases in traffic on district roads.

District Budget for Road Maintenance and Snow Plowing

The 2022 budget for road maintenance and snow plowing in the district was \$78,877 compared to the \$21,000 in 1990, reflecting the increase in property values over that time span. In addition, there is reserve fund of approximately \$175,000 set aside for emergency repairs.

Of the yearly budget of maintenance and snowplowing, approximately \$55,000 is set aside for Summer road grading, gravel, and $MgCl_2$, while an additional \$10,00 is designated for Fall road grading and $MgCl_2$ (no gravel is added in the Fall).

Snowplowing costs are fixed at \$25,700 for 5 months of service, which reflects a monthly cost of \$4140/month to keep the plow on site as well as a \$5,000 contingency for extra heavy snow events.

As much as property revenues have increased, the current budget is insufficient even for the number of roads currently serviced by the District. Examples include the west end of Sagebrush and the lack of Fall maintenance on Nusbaum (west of Stagecoach) and Silver Mesa (south of Stagecoach).

Historical Snowplowing Map of District

A snow plowing map was obtained from Fred and Pam Kautter, who previously resided at 1118 Durango Rd. The map dates to 1998 based on the number of existing residences (63).
(Appendix E)

The map shows that Canyon Road was snow plowed in its entirety and N. Durango Road was plowed from the intersection with Silver Mesa to 937 Durango Rd, which was the residence of one of the original members of the advisory board, Willie Reynolds. Plowing of these two roads was discontinued at some point.

The also map shows that the stretch of Silver Mesa from N. Durango Road to the Forest Service parking lot was added to the roads plowed by the District in 1998. Currently, this stretch of

DURANGO HILLS ROAD IMPROVEMENT DISTRICT INFORMATION

Silver Mesa also receives Summer maintenance as well as the snowplowing. It is not clear from existing documents when Summer maintenance began.

It is also not clear from existing documents *why* this section of road is being serviced, as it is excluded from the roads to be serviced in Resolution 1997-21. There is a provision in Resolution 1997-21 to provide improvements and maintenance for “*other roads within the district with any residual funds*”, however, this section of Silver Mesa is currently serviced using *regular* District funds rather than residual funds.

According to the minutes of the DHRID Advisory Committee meeting of September 1, 2016, a draft of a committee priorities and guiding principles document was presented. A question was raised in the discussion of this document as to what criteria might be used for spending funds on secondary roads. No copy of that document is currently available on the county website.

Residents of Durango Road have requested limited services at DHRID advisory committee meetings on three occasions: 09/01/16, 02/02/17, and 06/03/21. These requests originate from the fact that Durango Road and its spur roads represent 25% of the lots in the district (**Appendix F**) and pay 22% of district taxes. All requests were turned down due to lack of residual funds. As far as can be determined, there has never been a case where residual funds were provided to any secondary road (attachment to minutes of DHRID advisory committee meeting on 06/03/20).

Resources used to prepare this document:

La Plata County GIS website (<https://gis.laplata.co.us/laplatajs/>)

La Plata County Assessor's Office (<https://eagleweb.laplata.co.us/assessor/taxweb/search.jsp>)

La Plata County Treasurer's Office

(<https://treasurer.laplata.co.us/treasurer/eagleweb/docSearch.jsp>)

La Plata County Administration/Open Records Request

(https://www.co.laplata.co.us/departments/administration/public_records_request.php)

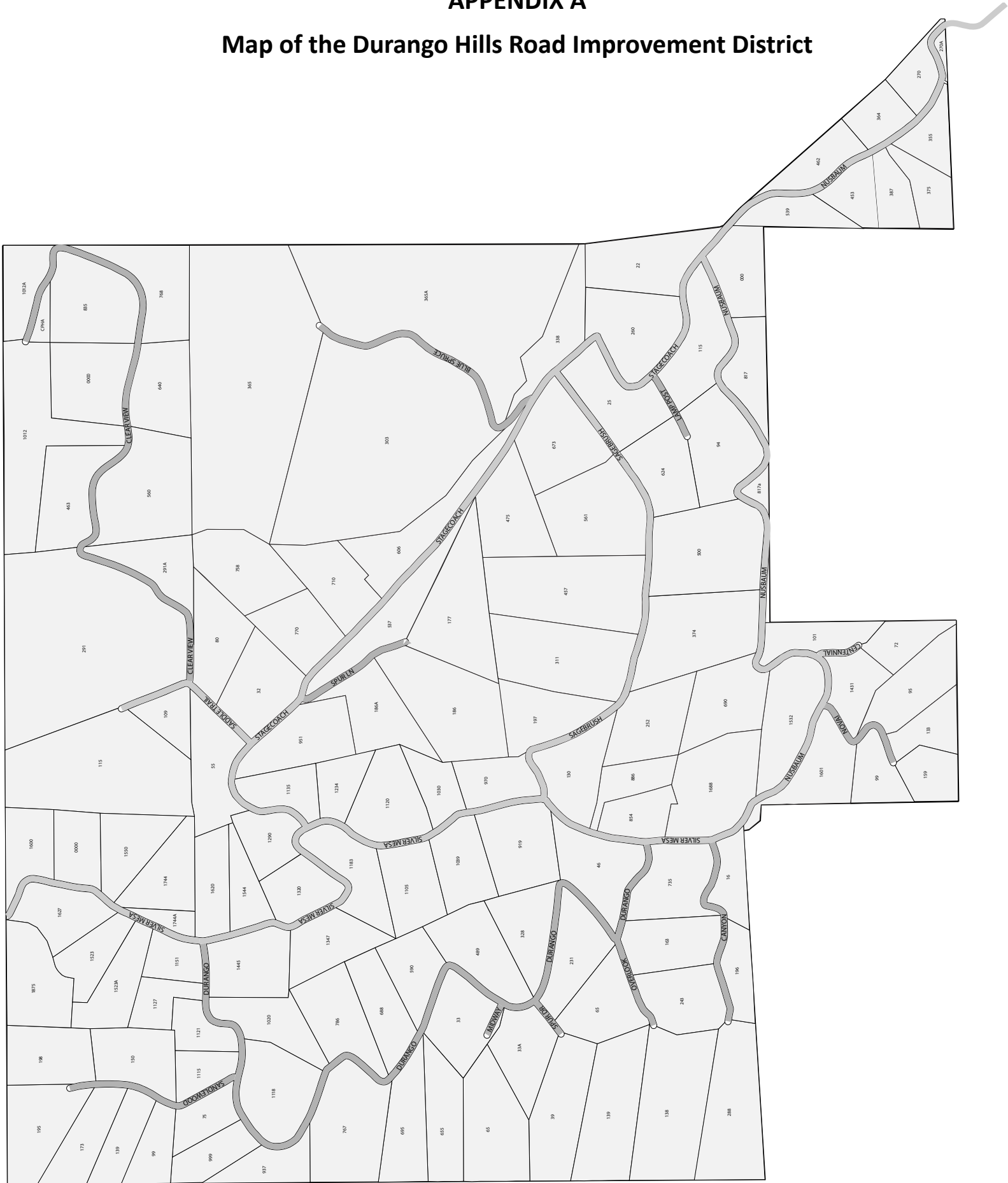
DHRID website

(https://www.co.laplata.co.us/departments/road_and_bridge/durango_hills_road_improvement_district/index.php?fbclid=IwAR2pSfi7XZcCLJsqiWma4069VqbccONf6ap9cSPUrbRRg_zCscAkJRB6nvM)

Alan Shupe – DHRID Advisory Committee Member and author of original petition

Pam and Fred Kautter – former residents at 1118 Durango Rd

Map of the Durango Hills Road Improvement District



APPENDIX B

AGENDA ITEM

Submission Form

LA PLATA COUNTY BOARD OF COMMISSIONERS

Requesting Department: Finance/Central Services Date of Board Meeting: 3/10/97

Staff Resource: Bob Pfeiffer/Wayne Bedor

Subject: Resolution 1997-21

BACKGROUND: During the past four years there has been considerable discussion on whether the Durango Hills Road Improvement District is required to maintain or perform snow removal on any roads within the District other than the five specifically identified in the original petition; i.e. Nusbaum Road, Stagecoach Trail, Saddle Trail, Silver Mesa and Sagebrush. Resolution 1997-21 clarifies the position of the Board of County Commissioners regarding which roads are expected to be maintained with the current revenue stream of property taxes and voluntary contributions.

RECOMMENDED ACTION: The Board approve resolution 1997-21 designating the specific roads that are to be maintained, to include snow removal, in the Durango Hills Road Improvement District No. 1 taxing district.

INSTRUCTIONS TO THE CLERK

No. of Originals to be signed: 1 **List Supporting Documents:** Memo from Durango Hills Road Improvement District Advisory Committee
Special Instructions:

DEADLINE: Wednesday, Noon

*Please Submit All Originals to be Signed and 7 Copies with Attachments
Questions? Call Joanne Spina*

RESOLUTION NO. 1997-21

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LA PLATA COUNTY, COLORADO, CLARIFYING RESOLUTION 1990-33 AND ADDRESSING THE MAINTENANCE OF ROADS IN DURANGO HILLS ROAD IMPROVEMENT DISTRICT NO. 1, A GENERAL IMPROVEMENT DISTRICT

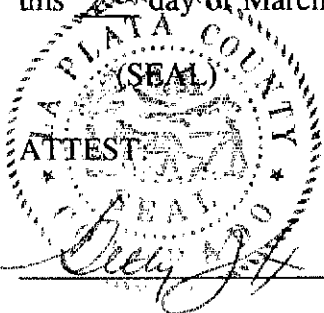
WHEREAS, Durango Hills Road Improvement District No. 1 (hereinafter "the District") was established May 29, 1990 with the Board of County Commissioners of La Plata County, Colorado named as the ex officio Board of Directors of the District; and

WHEREAS, the Board of County Commissioners of La Plata County, Colorado wishes to clarify which roads are to be regularly maintained based upon the recommendation of the District Advisory Board, a copy of which is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LA PLATA COUNTY, COLORADO, THAT:

1. The roads to be improved and maintained by the District shall be as follows:
 - a. Nusbaum Road from the end of County Road 249A (Start of District) to the intersection of Silver Mesa Driveway and Sage Brush Trail;
 - b. Stagecoach Trail from the intersection of Nusbaum Road to the intersection of Silver Mesa Driveway;
 - c. Saddle Trail from the intersection of Stagecoach Trail to the intersection of Clearview Road;
 - d. Sagebrush Trail from the intersection of Stagecoach Trail to the intersection of Silver Mesa Driveway and Nusbaum Road; and
 - e. Silver Mesa Driveway from the intersection of Nusbaum Road to the intersection of Durango Road.
2. Other roads within the District may be improved and maintained with any residual funds of the District, as deemed appropriate by the District Advisory Board.

DONE AND ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO,
this ~~four~~ day of March, 1997.



**BOARD OF COUNTY COMMISSIONERS
LA PLATA COUNTY, COLORADO**

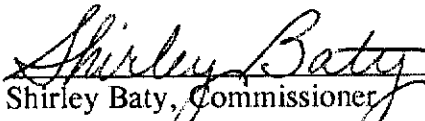
Frank "Josh" Joswick, Chair

RESOLUTION NO. 1997-17

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Deputy Clerk to the Board


Fred W. Klatt, III, Vice-Chair


Shirley Baty, Commissioner

Distribution: 9/10-97

Finance

Minutes

DHRID

Cent. Files
MCC

TO: LaPlata County Commissioners
FROM: Durango Hills Road Improvement District Number 1 Advisory Committee
SUBJECT: Designated Service Areas

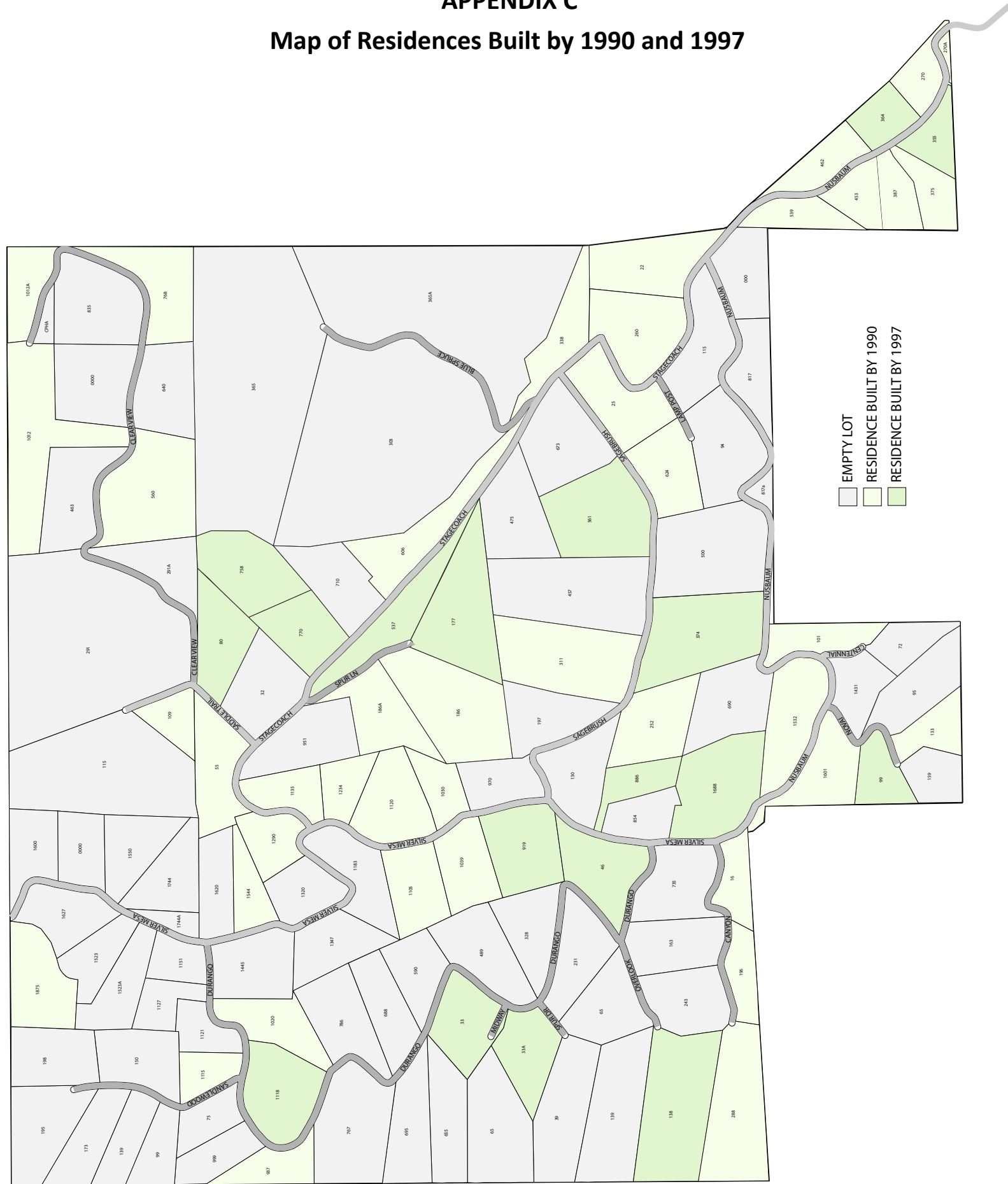
The only roads designated to be serviced by the District (summer maintenance and winter snow removal) shall be;

1. Nusbaum Road from the end of County Road 249A (Start of District) to the intersection of Silver Mesa Driveway and Sage Brush Trail
2. Stagecoach Trail from the intersection of Nusbaum Road to the intersection of Silver Mesa Driveway
3. Saddle Trail from the intersection of Stagecoach Trail to the intersection of Clearview Road
4. Sagebrush Trail from the intersection of Stagecoach Trail to the intersection of Silver Mesa Driveway and Nusbaum Road
5. Silver Mesa Driveway from the intersection of Nusbaum Road to the intersection of Durango Road

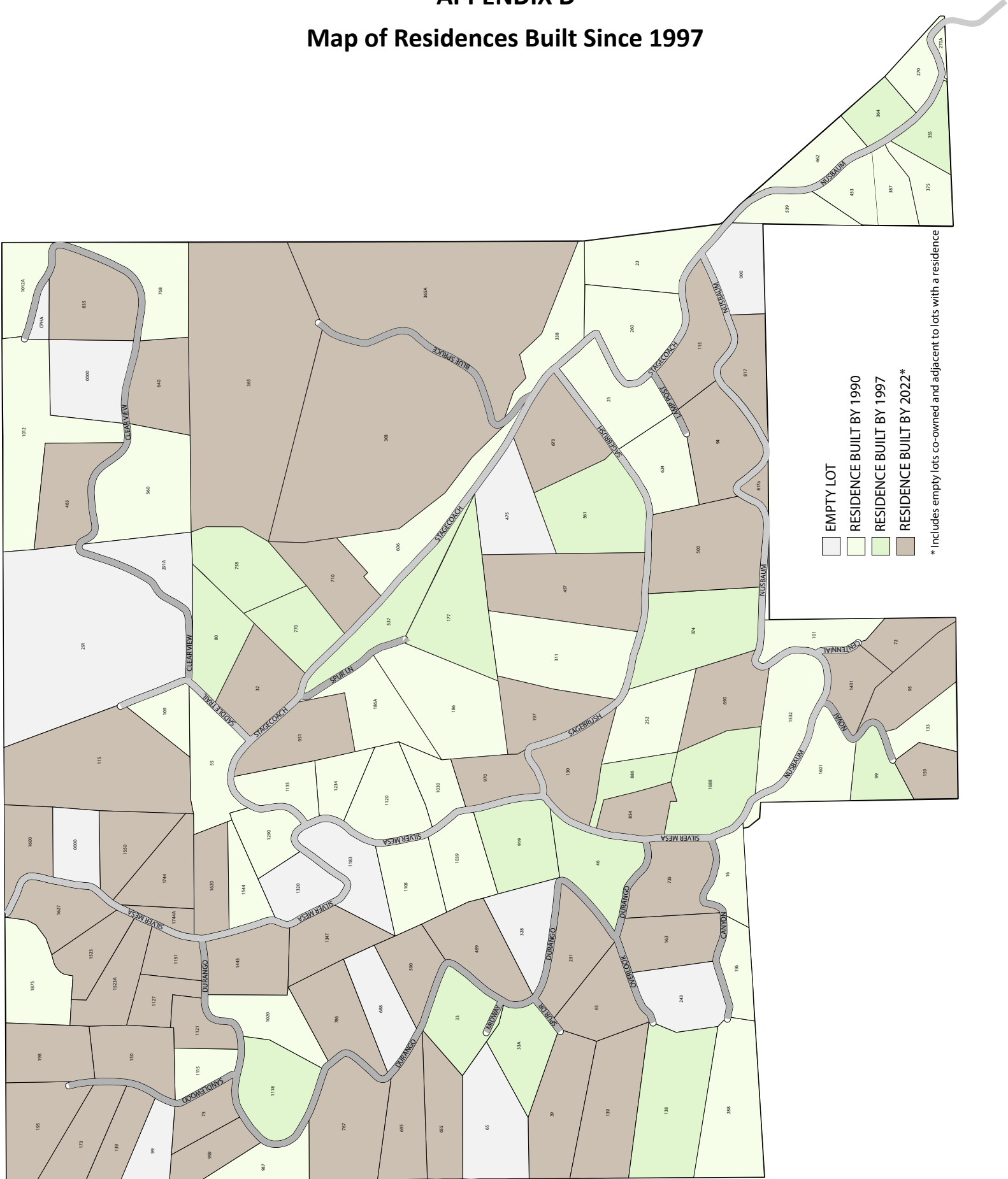
Robert E. Pfeiffer
Chairman D.H.R.I.D.#1

APPENDIX C

Map of Residences Built by 1990 and 1997



Map of Residences Built Since 1997



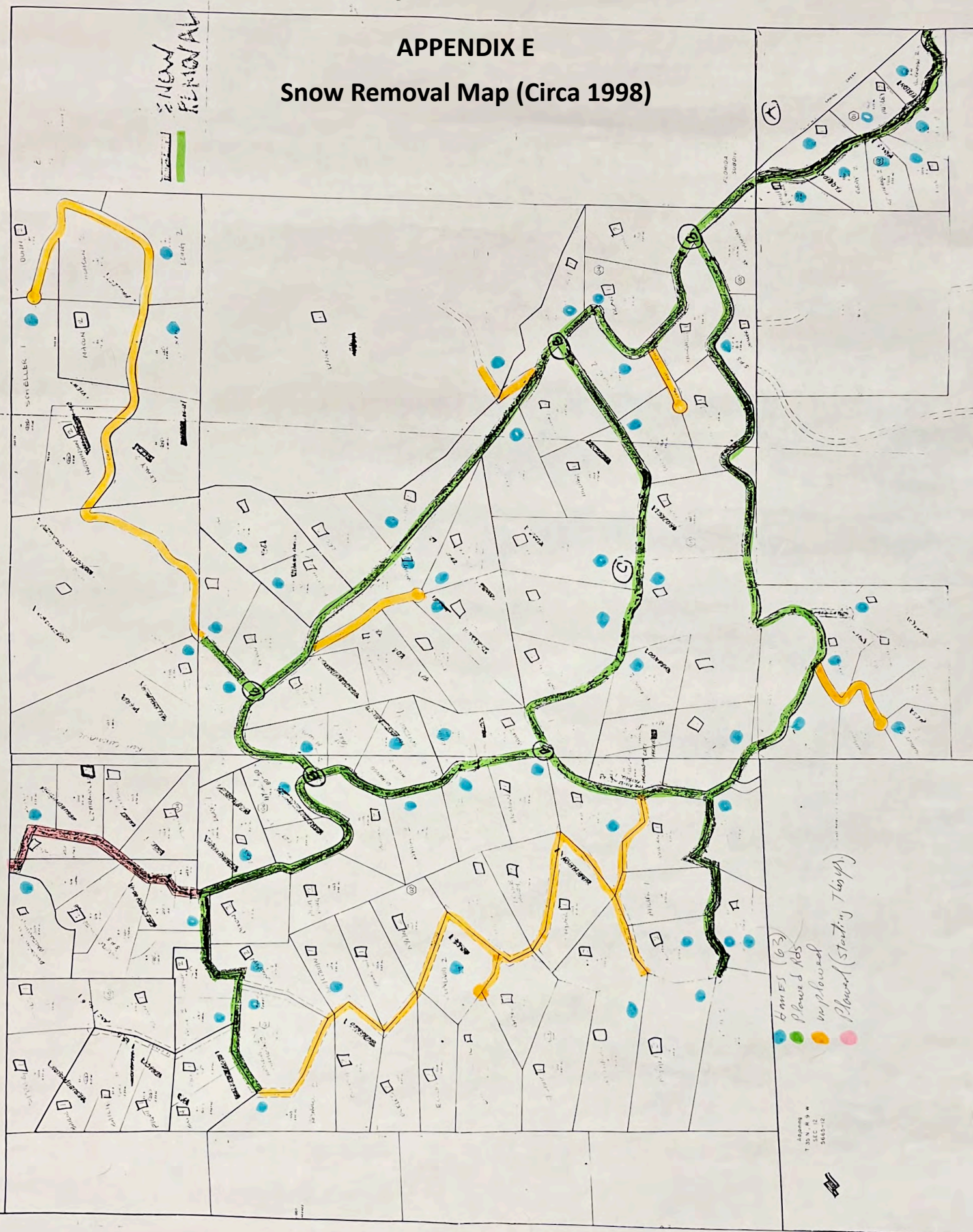
45200 HAWKINS
FIRST YEAR ANNOTATIONS - 1991

T36 - 8 A
5595

T36 - 8 A
5597

2 NEW
FINAL

APPENDIX E Snow Removal Map (Circa 1998)

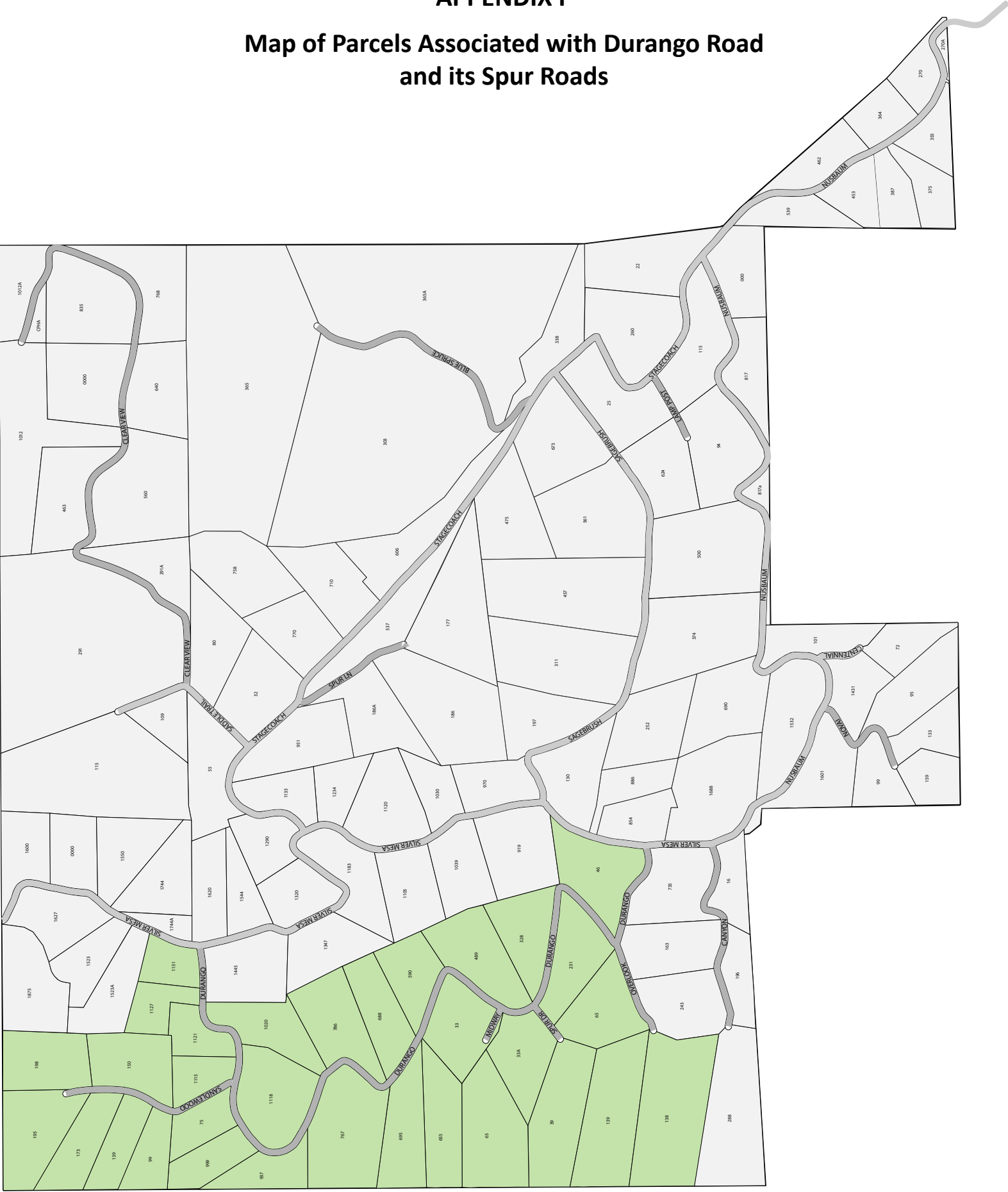


HAWKS (G3)
Plowed Nds
Unplowed
Plowed (Starting Trips)

Map
T36 - 8 A
5595-12

APPENDIX F

Map of Parcels Associated with Durango Road
and its Spur Roads



Property Address	Land Value
270 NUSBAUM RD	\$ 73,560.00
355 NUSBAUM RD	\$ 73,560.00
364 NUSBAUM RD	\$ 73,560.00
375 NUSBAUM RD	\$ 73,560.00
387 NUSBAUM RD	\$ 120,310.00
453 NUSBAUM RD	\$ 82,500.00
462 NUSBAUM RD	\$ 73,560.00
539 NUSBAUM	\$ 73,560.00
NUSBAUM CORNER TO STAGE COACH SW	\$ 67,830.00
817 NUSBAUM	\$ 144,640.00
1431 NUSBAUM DR	\$ 89,780.00
1532 NUSBAUM RD	\$ 89,780.00
1601 NUSBAUM RD	\$ 106,400.00
1688 NUSBAUM RD	\$ 123,120.00
101 CENTENNIAL LN	\$ 89,780.00
72 CENTENNIAL LN	\$ 76,080.00
99 NOVAI WY	\$ 89,780.00
95 NOVAI WAY	\$ 89,780.00
133 NOVAI WAY	\$ 89,780.00
159 NOVAI WAY	\$ 89,780.00
16 CANYON DR	\$ 103,080.00
196 CANYON DR	\$ 106,400.00
163 CANYON DR	\$ 103,080.00
288 CANYON DR	\$ 136,330.00
243 CANYON DR	\$ 146,300.00
690 SILVER MESA DRIVEWAY	\$ 103,080.00
735 SILVER MESA DRIVEWAY	\$ 106,400.00
854 SILVER MESA DRIVEWAY	\$ 104,740.00
886 SILVER MESA DRIVEWAY	\$ 102,180.00
919 SILVER MESA DRIVEWAY	\$ 103,080.00
970 SILVER MESA DRIVEWAY	\$ 88,110.00
1039 SILVER MESA DRIVEWAY	\$ 94,760.00
1030 SILVER MESA DR	\$ 94,760.00
1120 SILVER MESA DRIVEWAY	\$ 106,400.00
1105 SILVER MESA DRWY	\$ 94,760.00
1183 SILVER MESA DRIVEWAY	\$ 94,760.00
1234 SILVER MESA DR	\$ 91,440.00
1320 SILVER MESA	\$ 108,060.00
1347 SILVER MESA DRIVEWAY	\$ 93,100.00
1544 SILVER MESA DRIVEWAY	\$ 103,080.00
1445 SILVER MESA DRIVEWAY	\$ 124,690.00
1620 SILVER MESA DRIVEWAY	\$ 99,750.00
B-6 SILVER MESA DRIVEWAY	\$ 94,760.00
1744 SILVER MESA DRIVEWAY	\$ 103,080.00
B-3 SILVER MESA DRIVEWAY	\$ 94,760.00
1523 SILVER MESA DR	\$ 94,760.00

1550 SILVER MESA DR	\$	94,760.00
10-B SILVER MESA DRIVEWAY	\$	94,760.00
1600 SILVER MESA DRIVEWAY	\$	93,100.00
1627 SILVER MESA DRIVEWAY	\$	88,110.00
1875 SILVER MESA DRIVEWAY	\$	94,760.00
46 DURANGO RD	\$	88,110.00
231 DURANGO RD	\$	94,760.00
328 DURANGO RD	\$	116,380.00
498 DURANGO RD	\$	79,800.00
590 DURANGO RD	\$	78,140.00
688 DURANGO RD	\$	69,830.00
655 DURANGO RD	\$	88,110.00
655 DURANGO RD	\$	88,110.00
786 DURANGO RD	\$	88,110.00
767 DURANGO RD	\$	88,110.00
937 DURANGO RD	\$	88,110.00
999 DURANGO RD	\$	88,110.00
1118 DURANGO RD	\$	89,780.00
1115 DURANGO RD	\$	88,110.00
1121 DURANGO RD	\$	94,760.00
1127 DURANGO RD	\$	88,110.00
852 DURANGO RD	\$	46,550.00
1151 DURANGO RD	\$	88,110.00
65 OVERLOOK DR	\$	134,500.00
138 OVERLOOK DRIVE	\$	48,370.00
139 OVERLOOK DR	\$	88,110.00
39 SPUR DR	\$	71,490.00
TR-13 MIDWAY DR	\$	86,450.00
65 MIDWAY DR	\$	71,490.00
33 MIDWAY DR	\$	83,130.00
75 SANDLEWOOD	\$	66,500.00
99 SANDLEWOOD CIR	\$	63,180.00
139 SANDLEWOOD CIRCLE	\$	78,140.00
150 SANDLEWOOD CIR	\$	78,140.00
173 SANDLEWOOD CIR	\$	78,140.00
198 SANDLEWOOD CIR	\$	66,500.00
195 SANDLEWOOD CIRCLE	\$	84,790.00
673 SAGE BRUSH TRL	\$	108,060.00
561 SAGEBRUSH TRL	\$	83,130.00
624 SAGE BRUSH TRAIL	\$	133,000.00
500 SAGEBRUSH TRAIL	\$	108,060.00
374 SAGEBRUSH TRAIL	\$	108,060.00
252 SAGE BRUSH TRAIL	\$	94,760.00
457 SAGEBRUSH TRL	\$	151,290.00
311 SAGE BRUSH TRAIL	\$	116,380.00
197 SAGEBRUSH TRAIL	\$	99,750.00

130 SAGEBRUSH TRL	\$	94,760.00
115 STAGECOACH TRAIL	\$	116,380.00
94 LAMP POST CIR	\$	136,330.00
25 LAMP POST CIR	\$	99,750.00
22 STAGECOACH TRL	\$	133,000.00
260 STAGE COACH TRL	\$	119,700.00
338 STAGECOACH TRAIL	\$	99,750.00
475 STAGECOACH TRL	\$	111,530.00
537 STAGECOACH TRAIL	\$	88,110.00
606 STAGE COACH TRL	\$	114,710.00
710 STAGECOACH TRL	\$	116,380.00
770 STAGECOACH TRL	\$	104,740.00
758 STAGECOACH TRL	\$	131,340.00
951 STAGECOACH TRL	\$	133,000.00
1135 STAGECOACH TRL	\$	104,740.00
1290 STAGECOACH TRL	\$	94,760.00
9-B SPUR LANE	\$	89,780.00
186 SPUR LN	\$	161,260.00
177 SPUR LN	\$	161,260.00
32 SADDLE TRL	\$	116,380.00
55 SADDLE TRL	\$	116,380.00
109 SADDLE TRL	\$	104,740.00
115 SADDLE TRL	\$	132,830.00
80 SADDLE TR	\$	94,760.00
291 SADDLE TRL	\$	157,940.00
560 CLEAR VIEW RD	\$	77,250.00
463 CLEAR VIEW RD	\$	98,090.00
1012 CLEAR VIEW RD	\$	121,360.00
640 CLEAR VIEW RD	\$	91,410.00
Lot-3 CLEAR VIEW RD	\$	98,090.00
835 CLEAR VIEW RD	\$	113,050.00
768 CLEAR VIEW RD	\$	98,090.00
Lot-5 CLEAR VIEW RD	\$	79,800.00
365 BLUE SPRUCE TRL	\$	211,100.00
303 BLUE SPRUCE TRL	\$	211,100.00
365 BLUE SPRUCE TRL	\$	211,100.00

sum		\$12,949,160.00
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Improvemnet Value	Lot Size, sq foot
\$ 363,670.00	130,680
\$ 237,390.00	130,680
\$ 487,850.00	130,680
\$ 625,140.00	130,680
\$ 369,240.00	130,680
\$ 392,910.00	130,680
\$ 264,660.00	130,680
\$ 333,340.00	130,680
	182,952
\$ 383,800.00	156,380
\$ 269,630.00	130,680
\$ 93,790.00	248,292
\$ 284,550.00	204,732
\$ 656,910.00	348,916
\$ 400,080.00	143,748
\$ 441,160.00	130,680
\$ 614,780.00	130,680
\$ 259,440.00	240,016
\$ 312,290.00	130,680
\$ 444,240.00	130,680
\$ 306,630.00	148,292
\$ 271,220.00	239,580
\$ 184,310.00	248,292
\$ 336,240.00	557,568
	252,648
\$ 465,730.00	260,924
\$ 376,000.00	248,292
\$ 331,510.00	135,036
\$ 285,710.00	139,392
\$ 471,730.00	235,224
\$ 369,760.00	130,680
\$ 230,790.00	230,868
\$ 188,440.00	130,680
\$ 453,040.00	274,428
\$ 144,750.00	230,868
	270,072
\$ 361,800.00	130,680
\$ 239,640.00	290,545
	262,667
	239,580
\$ 341,060.00	507,038
\$ 611,980.00	392,040
	239,580
	370,260
	239,580
	348,480

\$	290,790.00	257,004
\$	359,760.00	271,379
\$	134,960.00	228,254
		243,936
\$	476,840.00	230,868
		226,512
\$	279,060.00	239,580
\$	183,630.00	345,431
\$	198,940.00	131,072
\$	52,580.00	135,036
		145,055
\$	321,470.00	145,055
\$	274,180.00	274,428
\$	344,910.00	181,645
		243,936
\$	306,500.00	270,072
		145,316
		235,224
\$	174,680.00	131,987
\$	292,530.00	217,800
\$	190,300.00	159,430
		89,951
\$	763,270.00	213,444
\$	485,710.00	364,597
\$	181,230.00	131,116
\$	276,710.00	130,680
\$	414,210.00	130,680
\$	173,840.00	133,294
\$	123,610.00	130,767
\$	252,650.00	248,292
		185,696
\$	333,450.00	153,767
\$	324,670.00	204,732
		152,460
\$	164,540.00	152,460
\$	315,260.00	188,789
\$	139,090.00	295,467
\$	268,990.00	278,784
\$	357,560.00	335,412
\$	203,160.00	243,936
\$	484,020.00	433,422
\$	258,980.00	444,312
\$	192,600.00	261,360
\$	476,790.00	469,141
\$	300,690.00	387,684
\$	304,230.00	217,800

\$	101,750.00	235,224
\$	445,970.00	243,936
\$	265,390.00	287,496
\$	383,530.00	257,004
\$	475,630.00	313,632
\$	257,260.00	300,564
\$	232,910.00	217,800
		278,784
\$	301,630.00	257,004
\$	251,500.00	242,106
\$	462,140.00	269,636
\$	229,010.00	196,020
\$	299,200.00	317,988
\$	75,270.00	278,784
\$	342,340.00	139,392
\$	294,830.00	148,627
		278,784
\$	215,310.00	453,111
\$	207,060.00	408,070
\$	39,960.00	217,800
\$	290,340.00	217,800
\$	301,020.00	136,125
\$	584,380.00	736,164
\$	189,530.00	235,224
		1,524,600
\$	363,410.00	453,068
\$	219,700.00	261,360
\$	482,600.00	509,652
\$	769,480.00	271,814
		326,700
\$	536,790.00	291,852
\$	369,070.00	348,480
		217,800
\$	1,470.00	1,562,497
\$	298,140.00	1,551,477
\$	288,100.00	1,610,152

\$33,456,320.00 826.7 acres

\$46,405,480.00