



Town of Paonia
214 Grand Avenue
Monday, September 8, 2025 6:00 PM
Planning Commission Agenda
<https://us02web.zoom.us/j/82831171371>

Meeting ID: 828 3117 1371

Roll Call

Approval of Agenda

Approval of Minutes

- 1) August 4, 2025 Planning Commission Meeting Minutes

Public Hearing

Consideration of an Application from Loretha (Barnes) Rolf for a Rezoning of a Property located at 201 Box Elder Avenue, Paonia CO, 81428, from Community Commercial District (C-2) to Higher Density Residential District (R3).

Adjournment

As Adopted By:
Town of Paonia, Colorado
Resolution No. 2017-10 – Amended May 22, 2018

I. Rules of Procedure

Section 1. Schedule of Meetings. Regular Board of Trustees meetings shall be held on the second and fourth Tuesdays of each month, except on legal holidays, or as re-scheduled or amended and posted on the agenda prior to the scheduled meeting.

Section 2. Officiating Officer. The meetings of the Board of Trustees shall be conducted by the Mayor or, in the Mayor's absence, the Mayor Pro-Tem. The Town Clerk or a designee of the Board shall record the minutes of the meetings.

Section 3. Time of Meetings. Regular meetings of the Board of Trustees shall begin at 6:30 p.m. or as scheduled and posted on the agenda. Board Members shall be called to order by the Mayor. The meetings shall open with the presiding officer leading the Board in the Pledge of Allegiance. The Town Clerk shall then proceed to call the roll, note the absences and announce whether a quorum is present. Regular Meetings are scheduled for three hours, and shall be adjourned at 9:30 p.m., unless a majority of the Board votes in the affirmative to extend the meeting, by a specific amount of time.

Section 4. Schedule of Business. If a quorum is present, the Board of Trustees shall proceed with the business before it, which shall be conducted in the following manner. Note that all provided times are estimated:

- (a) Roll Call - (5 minutes)
- (b) Approval of Agenda - (5 minutes)
- (c) Announcements (5 minutes)
- (d) Recognition of Visitors and Guests (10 minutes)
- (e) Consent Agenda including Approval of Prior Meeting Minutes (10 minutes)
- (f) Mayor's Report (10 minutes)
- (g) Staff Reports: (15 minutes)
 - (1) Town Administrator's Report
 - (2) Public Works Reports
 - (3) Police Report
 - (4) Treasurer Report
- (h) Unfinished Business (45 minutes)
- (i) New Business (45 minutes)
- (j) Disbursements (15 minutes)
- (k) Committee Reports (15 minutes)
- (l) Adjournment

* This schedule of business is subject to change and amendment.

Section 5. Priority and Order of Business. Questions relative to the priority of business and order shall be decided by the Mayor without debate, subject in all cases to an appeal to the Board of Trustees.

Section 6. Conduct of Board Members. Town Board Members shall treat other Board Members and the public in a civil and polite manner and shall comply with the Standards of Conduct for Elected Officials of the Town. Board Members shall address Town Staff and the Mayor by his/her title, other Board Members by the title of Trustee or the appropriate honorific (i.e.: Mr., Mrs. or Ms.), and members of the public by the

appropriate honorific. Subject to the Mayor's discretion, Board Members shall be limited to speaking two times when debating an item on the agenda. Making a motion, asking a question or making a suggestion are not counted as speaking in a debate.

Section 7. Presentations to the Board. Items on the agenda presented by individuals, businesses or other organizations shall be given up to 5 minutes to make a presentation. On certain issues, presenters may be given more time, as determined by the Mayor and Town Staff. After the presentation, Trustees shall be given the opportunity to ask questions.

Section 8. Public Comment. After discussion of an agenda item by the Board of Trustees has concluded, the Mayor shall open the floor for comment from members of the public, who shall be allowed the opportunity to comment or ask questions on the agenda item. Each member of the public wishing to address the Town Board shall be recognized by the presiding officer before speaking. Members of the public shall speak from the podium, stating their name, the address of their residence and any group they are representing prior to making comment or asking a question. Comments shall be directed to the Mayor or presiding officer, not to an individual Trustee or Town employee. Comments or questions should be confined to the agenda item or issue(s) under discussion. The speaker should offer factual information and refrain from obscene language and personal attacks.

Section 9. Unacceptable Behavior. Disruptive behavior shall result in expulsion from the meeting.

Section 10. Posting of Rules of Procedure for Paonia Board of Trustees Meetings. These rules of procedure shall be provided in the Town Hall meeting room for each Board of Trustees meeting so that all attendees know how the meeting will be conducted.

II. Consent Agenda

Section 1. Use of Consent Agenda. The Mayor, working with Town Staff, shall place items on the Consent Agenda. By using a Consent Agenda, the Board has consented to the consideration of certain items as a group under one motion. Should a Consent Agenda be used at a meeting, an appropriate amount of discussion time will be allowed to review any item upon request.

Section 2. General Guidelines. Items for consent are those which usually do not require discussion or explanation prior to action by the Board, are non-controversial and/or similar in content, or are those items which have already been discussed or explained and do not require further discussion or explanation. Such agenda items may include ministerial tasks such as, but not limited to, approval of previous meeting minutes, approval of staff reports, addressing routine correspondence, approval of liquor licenses renewals and approval or extension of other Town licenses. Minor changes in the minutes such as non-material Scribner errors may be made without removing the minutes from the Consent Agenda. Should any Trustee feel there is a material error in the minutes, they should request the minutes be removed from the Consent Agenda for Board discussion.

Section 3. Removal of Item from Consent Agenda. One or more items may be removed from the Consent Agenda by a timely request of any Trustee. A request is timely if made prior to the vote on the Consent Agenda. The request does not require a second

or a vote by the Board. An item removed from the Consent Agenda will then be discussed and acted on separately either immediately following the consideration of the Consent Agenda or placed later on the agenda, at the discretion of the Board.

III. Executive Session

Section 1. An executive session may only be called at a regular or special Board meeting where official action may be taken by the Board, not at a work session of the Board. To convene an executive session, the Board shall announce to the public in the open meeting the topic to be discussed in the executive session, including specific citation to the statute authorizing the Board to meet in an executive session and identifying the particular matter to be discussed "in as much detail as possible without compromising the purpose for which the executive session is authorized." In the event the Board plans to discuss more than one of the authorized topics in the executive session, each should be announced, cited and described. Following the announcement of the intent to convene an executive session, a motion must then be made and seconded. In order to go into executive session, there must be the affirmative vote of two thirds (2/3) of Members of the Board.

Section 2. During executive session, minutes or notes of the deliberations should not be taken. Since meeting minutes are subject to inspection under the Colorado Open Records Act, the keeping of minutes would defeat the private nature of executive session. In addition, the deliberations carried out during executive session should not be discussed outside of that session or with individuals not participating in the session. The contents of an executive session are to remain confidential unless a majority of the Trustees vote to disclose the contents of the executive session.

Section 3. Once the deliberations have taken place in executive session, the Board should reconvene in regular session to take any formal action decided upon during the executive session. If you have questions regarding the wording of the motion or whether any other information should be disclosed on the record, it is essential for you to consult with the Town Attorney on these matters.

IV. Subject to Amendment

Section 1. Deviations. The Board may deviate from the procedures set forth in this Resolution, if, in its sole discretion, such deviation is necessary under the circumstances.

Section 2. Amendment. The Board may amend these Rules of Procedures Policy from time to time.

Town of Paonia
214 Grand Avenue
Monday, August 4, 2025 6:00 PM
Planning Commission Meeting

RECORD OF PROCEEDINGS

Vice Chair Howe calls the meeting to order at 6:01 PM.

Roll Call

Present:

Chair Watson

Vice Chair Howe

Commissioner Hunter

Commissioner Stelter

Commissioner Wynn

Absent:

Commissioner Bachran

Commissioner Smith

Approval of Agenda

Commissioner Hunter makes a motion to approve the agenda, seconded by Commissioner Wynn.

The motion carries unanimously.

Approval of Minutes

- July 16, 2025 Planning Commission Meeting Minutes

Commissioner Stelter makes a motion to approve the minutes, seconded by Trustee Hunter.

The motion carries unanimously.

Actions & Presentations

1) Discussion of Possible Agenda Items for Future Planning Commission Meetings

Chair Watson joins the meeting at 6:08 PM.

Planning Commission Discussion included: Meeting Frequency & Legal Requirements, Training & Commission Roles, Authority & Attorney Access, Commission Member Terms & Appointments, Future Agenda Items, and Organizational Meeting/Officers.

Commissioner Wynn makes a motion to ask the Board of Trustees to ask town attorney for clarification on CRS 31-23-204, Organization Rules, seconded by Commissioner Hunter.

Commissioners continue discussion focused on term starting and ending dates.

Commissioner Wynn calls to question.

The motion carries unanimously.

Commissioner Wynn moves to confirm appointment dates and term ending dates for planning commission, seconded by Commissioner Stelter.

A reminder is made that the Commission cannot direct staff. Commissioner Stelter withdraws his second.

The motion dies for lack of a second.

Commissioner Wynn makes a motion to ask the Board of Trustees to confirm term beginning dates and term ending dates for the Planning Commission with the Clerk, seconded by Commissioner Stelter.

The motion carries unanimously.

Commissioner Stelter notes he may not be able to attend the September Planning

Commission Meeting.

Commissioner Hunter notes she may not be available for the October Planning Commission meeting.

Adjournment

Chair Watson adjourns the meeting at 7:01 PM.

Ruben Santiago, Deputy Town Clerk

Lyn Howe, Vice-Chair

DRAFT



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

STAFF REPORT

APPLICATION FOR RE-ZONING REZ-25-01

(Real Estate Parcel Number: 324506139004,

Commonly known as 201 Box Elder Avenue Paonia, CO 81428)

August 29, 2025

Background

REZ-25-01 is an application for zoning amendment as outlined in §16-14-20 of the Town of Paonia's Municipal Code of Ordinances. The property in question is located at 201 Box Elder Avenue, Paonia, CO 81428, and is legally owned by Loretha (Barnes) Rolf, PO Box 511, Paonia, CO 81428. The property assessor has designated this real estate parcel as: 324506139004.

The existing zoning is **C-2 (Community Commercial District)**, and the request is to rezone to **R-3 (Higher Density Residential District)**. The subject property is 0.35 acres (15,246 square feet) and is currently used as a four-unit apartment building. The structure originated as a church and parsonage, as reported by the applicant, later converted into a single-family residence, and subsequently expanded into four units. While the construction of additional units generally followed proper building permits and inspections, zoning approvals were not secured at the time, either due to a lack of enforcement or oversight by the Town. This history has created a **nonconforming use** under the Paonia zoning code.

The applicant has provided the following with the request: a recorded warranty deed with legal description, a written statement addressing rezoning criteria, photographs of the property, proof of fee payment (\$500), and a signed application dated July 5, 2025. Public notice has been properly executed as required by §16-16-10 of the Town's Code: notices were mailed to property owners within 200 feet, and the subject property has been posted.

Applicant's Statement (August 5, 2025)

The applicant asserts that rezoning the parcel from C-2 to R-3:

- Reflects the existing use of the property as multi-family housing.
- Supports the Comprehensive Plan and Housing Needs Assessment goals of increasing affordable housing availability.
- Does not negatively affect public health, safety, or welfare.
- Aligns with neighborhood transitions and trends.

The applicant emphasizes that the property footprint has not expanded and that it includes adequate off-street parking.



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

Full Statement Submitted August 5, 2025:

“Dear Members of the Planning and Zoning Commission,

On behalf of property owner Loretha Rolf, we respectfully submit this request to rezone the property located at 201 Box Elder Avenue, Paonia, Colorado from its current C2 (Commercial) zoning designation to R3 (Residential High Density).

The property in question is a 0.35-acre parcel (15,246 square feet) that currently consists of four individual apartment units within a single structure. The building has remained unchanged in footprint since its original construction and continues to provide valuable housing to the community. The site includes ample off-street parking and is well suited to its residential use.

We believe that rezoning this property to R3 is both reasonable and beneficial. The proposed change:

Reflects the existing use of the property as a multifamily residence. Supports the Town's master plan by helping to address the critical need for affordable housing in Paonia. Does not negatively impact public health, safety, or welfare, nor does it place a burden on surrounding properties. Aligns with changes in the surrounding area, which has seen a shift in use and demand since the time the original zoning was established.

We respectfully request the Town's consideration and support in granting this zoning variance. This action will allow the property to continue serving as a vital housing resource in our community, without requiring any physical changes or new development.

Thank you for your time and consideration. please let us know if additional documentation or public input is needed to proceed.”

The full application is attached as **Attachment A**.

General Information

The applicant is requesting to rezone a single property consisting of approximately 0.35 acres, identified as Lots 37 through 40 and Lot A of the Foote/Williamson Addition, from its existing zoning designation of Community Commercial (C-2) to Higher Density Residential (R-3). Rezoning would bring the existing four-unit multi-family residential building into conformity with the zoning map and would allow for its continued lawful use as multi-family housing.

All rezoning applications are required to include a recorded warranty deed with a legal description of the property. The Delta County Assessor's Office Property Card with recorded warranty deed and legal description of the property is included with this report as **Attachment B**.

The current zoning designation of Community Commercial (C-2) anticipates commercial and business uses requiring larger ground-level floor areas and access to arterial routes. This designation does not align with the existing residential character and use of the subject property, which has been developed as a four-unit apartment building since its alleged conversion from a church and parsonage beginning in the mid-twentieth century. The use of the property as multi-family housing is inconsistent with the intent of the C-2 district but would be a permitted use under R-3 zoning.



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

The Town’s Code defines a Higher Density Residential District (R-3) in §16-2-50 as intended to, “...provide for the orderly and creative development of residential areas with density substantially higher than the Low-Density or Medium-Density Districts yet compatible with the present scale and character of the Town. Higher density residential areas may be appropriately located as a part of planned developments, adjacent to medium-density residential areas, commercially zoned areas, adjacent to the core commercial area or downtown and within close proximity to major collector or arterial streets.”

The Town’s Code defines a Community Commercial District (C-2) in §16-2-80 as intended to, “...augment the commercial and business needs of the community by providing for the orderly development of commercial facilities that, because of their specific nature, require closer access to arterial routes or immediate access to large parking areas or require generally larger ground-level floor areas than the smaller retail shops as encouraged in the core commercial areas.”

The subject property is located within a developed neighborhood in the Foote/Williamson Addition and is surrounded primarily by adjacent community commercial (C-2) and Light Industrial uses and properties along arterial routes with residential uses to the rear of the property. The front of the property faces Second street which is predominantly a commercial corridor, with businesses on the immediate West and South sides of the property. There is a Residential neighborhood to the North (rear) of the property along Box Elder, and a residential home to the West, which are also the roadway (Box Elder) for the address of the property.

In community development planning best practices, higher-density residential uses are considered appropriate when located adjacent to more intense districts such as Community Commercial (C-2) or Light Industrial. These multi-family areas serve as effective transition zones between commercial activity and lower-density residential neighborhoods, while also benefiting from existing infrastructure and proximity to services. The current Community Commercial zoning of the subject property is inconsistent with its established residential use and the surrounding neighborhood character, whereas rezoning to Higher Density Residential (R-3) would harmonize the zoning designation with actual conditions, provide a more suitable buffer, and advance broader planning objectives of housing diversity and efficient land use. Rezoning to a higher density residential zoning designation, the property would become a buffer to the R-1 zoning use of the neighborhood to the rear (North) of the property from the C-2 and I-1 uses to the properties immediate West and South.

Comprehensive Plan Analysis

The Town of Paonia Comprehensive Plan (adopted July 16, 2025) provides several relevant guiding principles:

- **Land Use Goal LU-3:** Encourage infill and redevelopment where infrastructure exists. Rezoning this parcel would legalize and stabilize an existing multi-family use, avoiding unnecessary sprawl.
- **Housing Goal H-1:** Ensure adequate and affordable housing options. This rezoning supports continued provision of four affordable units.



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

- **Housing Goal H-3:** Commit to inclusivity by ensuring a diversity of housing types. Allowing higher-density zoning near the town center and commercial corridors increases diversity of unit types.
- **Future Land Use Plan:** Identifies opportunities for gradual increases in density within existing neighborhoods, particularly where compatible with existing structures.

Potential concerns may arise with respect to:

- **Land Use Goal LU-2:** Maintaining town character and scale. The existing four-plex is larger than typical single-family homes but is established and integrated into the neighborhood.
- **Infrastructure Element:** Water and sewer capacity constraints under the continuing water tap moratorium remain a policy issue, though this rezoning does not increase current unit count. The property owner has been notified that they are to install three additional meters (one per dwelling unit) or be charged for four water base rates.

Currently, the property is only being billed for one water base rate, two sewer base rates, and up to five garbage cans. The property averages 11,565 gallons of water a month (based on usage for the last twelve months – August 2023 to August 2024). Requiring either four meters or four base rates would not change the volume of water used a month, but would gain compliance with the Town’s utility code for accurate billing.

Zoning Code Analysis

- **C-2 (Community Commercial District)** allows commercial and mixed uses but does not primarily support stand-alone multi-family housing.
- **R-3 (Higher Density Residential District)** specifically allows multi-family dwellings, including apartments up to six units per lot by right (with a required minimum lot area of 10,000 square feet, the property has 15,246 square feet).
- The property’s current use as a four-unit apartment building is consistent with R-3 but not C-2.

Rezoning corrects a longstanding inconsistency between actual use and zoning designation, bringing the property into conformity with the Paonia Zoning Code and clarifying its permitted status going forward.

Required Findings Needed to Consider a Re-zoning Application:

§16-14-20 of the Town’s Code establishes procedures for determining zoning amendments.

- (1) Request for amendment may only be presented by a legal title owner of real property within the area proposed for a change, by the Planning Commission or the Board of Trustees. Requests for a change in the boundary of any zone district by a legal title owner of real property within the area proposed for change shall be accompanied by a petition requesting such change signed by owners of at least fifty percent (50%) of the area of the



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

lots included in such change. The applicant produced an application and the required fee for rezoning that included only the property that the applicant owns. Since there is only one applicant in the proposed zoning change, 100% of the area of the lots included in the change have answered in the affirmative that the proposed zoning change is acceptable to them. The applicant also provided a recorded warranty deed with a legal description that establishes their ownership of the property. The applicant also provided a written statement explaining how the request is in compliance with applicable criteria.

Applicant states in their written statement that, “Dear Members of the Planning and Zoning Commission, On behalf of property owner Loretha Rolf, we respectfully submit this request to rezone the property located at 201 Box Elder Avenue, Paonia, Colorado from its current C2 (Commercial) zoning designation to R3 (Residential High Density)... We respectfully request the Town's consideration and support in granting this zoning variance. This action will allow the property to continue serving as a vital housing resource in our community, without requiring any physical changes or new development.” (Applicant’s Statement, August 5, 2025).

(2) Each amendment shall be submitted to the Planning Commission for its recommendations. Such action by the Planning Commission shall be filed in a report to the Board of Trustees. The applicant has submitted an application for consideration of rezoning to the Planning Commission, and §16-14-10 establishes the authority for hearing such petitions for rezoning. §16-14-30 establishes that after the Planning Commission hears an application for rezoning, recommendations are then submitted to the Board of Trustees for consideration during a public hearing. The public hearing is scheduled for this rezoning application on [insert meeting date], during the Board of Trustees regularly scheduled meeting. The Clerk has verified that the public notice requirements were met as established by §16-16-10 of the Town’s Code.

a) **The amendment is not adverse to the public health, safety, and welfare.**

The applicant’s request is reasonable considering the uses immediately abutting the property along Box Elder Avenue. The request for rezoning does not appear to adversely affect the public health, safety, and welfare. The request for rezoning the property from Community Commercial (C-2) to Higher Density Residential (R-3) would improve the protections of public health, safety and welfare of the existing neighborhood. Specifically, the rezoning would align the zoning designation with the existing multi-family use of the property, avoid the continuation of a nonconforming use, and provide stability to residents. The rezoning would also discourage the close proximity of incompatible land uses where a commercial designation abuts established residential blocks.

AND



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

- b) **The amendment is in substantial conformity with the master plan, or i. The existing zoning is erroneous, or ii. Conditions in the area affected have changed materially since the area was last zoned.**

The applicant's request is compatible with the current Comprehensive (Master) Plan for the Town of Paonia (2025). The Comprehensive Plan includes housing goals that encourage the preservation and expansion of affordable housing, support for diverse housing types, and infill development where infrastructure exists. Rezoning this property to R-3 conforms to those goals by stabilizing four affordable apartment units.

Further, the existing C-2 zoning is inconsistent with the long-established residential use of the structure, which allegedly originated as a church and parsonage and later evolved into four units. The residential character of the area and increased demand for affordable, higher-density housing represent a material change in conditions since the original zoning was established. Therefore, the request for rezoning corrects a longstanding inconsistency and harmonizes the zoning map with both the Comprehensive Plan and the existing neighborhood character.



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

Staff Recommendation

Based on review of the Comprehensive Plan, zoning code, and applicant materials, staff recommends **conditional approval** of REZ-25-01 to rezone 201 Box Elder Avenue from C-2 (Community Commercial) to R-3 (Higher Density Residential District). This recommendation is supported by the following findings:

- The rezoning brings the property into conformity with the existing use and avoids continued nonconforming status.
- The rezoning supports Paonia’s Comprehensive Plan goals related to housing diversity, affordability, and infill development.
- The rezoning does not adversely affect adjacent residential or commercial properties and preserves neighborhood compatibility.

Condition of Approval:

As part of this rezoning approval, the property owner shall be required to achieve compliance with the Town’s utility code by installing three additional water meters (one per dwelling unit) or, alternatively, by being billed for four water base rates. Currently, the property is billed for only one water and two sewer base rates, despite operating four residential units. Accurate billing or metering ensures that the Town’s infrastructure costs are equitably distributed and consistent with Town code. The property averages 11,565 gallons of water per month (based on usage from August 2024 to August 2025). Requiring either four meters or four base rates will not increase the actual water consumption but will correct the billing structure and maintain compliance with the utility code. The applicant shall comply with the Town’s sewer code as well.

Potential Motions:

- 1.) *Approval: “Conditional Approval: “I move to recommend conditional approval of REZ-25-01 because it does not adversely affect public health, safety, or welfare, is in substantial conformity with the Comprehensive Plan, and corrects a longstanding zoning inconsistency, with the condition that the property owner complies with all provisions of the Town’s utility code for water and sewer.”*
- 2.) *Denial: “I move to recommend denial of REZ-25-01 because the applicant has not sufficiently demonstrated compatibility with the Comprehensive Plan’s neighborhood character goals and the amendment may adversely affect adjacent properties.”*
- 3.) *Deferral: “I move to defer a decision on REZ-25-01 to allow for further study or additional public input.”*
- 4.) *No Recommendation: “I move to offer no recommendation and move REZ-25-01 to the Board of Trustees for a final decision.”*

P/Z Meeting Date 9/8/25
 BoT Meeting Date 9/23/25
 Date Received 8/5/2025
 Initials SMY



Town of Paonia

RE-ZONE APPLICATION

It is the applicant's responsibility to submit the required materials. Checks shall be made payable to *Town of Paonia*. The application fee is non-refundable.

Please contact the Town Clerk at (970) 527-4101 for assistance.

ADDRESS OF PROPERTY 201 Box Elder Ave., Paonia, CO 81428
 EXISTING ZONING C2
 PROPOSED ZONING R3
 CURRENT LAND USE 4 units Apartments

PROPERTY OWNER	APPLICANT OR REPRESENTATIVE
NAME: <u>Loretha (Barnes) ROLF</u>	NAME: <u>same</u>
MAILING ADDRESS: <u>PO Box 511 201 Box Elder Ave.</u>	MAILING ADDRESS: <u>same</u>
CITY, STATE, ZIP: <u>PAONIA, CO 81428</u>	CITY, STATE, ZIP: <u>same</u>
PHONE: [REDACTED]	PHONE: <u>same</u>
EMAIL: [REDACTED]	EMAIL: <u>same</u>

REQUIRED APPLICATION MATERIALS

This list is intended as a guide and may not be a complete list of all requirements.

- \$500 NON-REFUNDABLE APPLICATION FEE
- RECORDED WARRANTY DEED WITH LEGAL DESCRIPTION OF THE PROPERTY
(IF MORE THAN ONE TYPE OF ZONING IS BEING REQUESTED, PROVIDE A
LEGAL DESCRIPTION FOR EACH ZONING AREA)
- WRITTEN STATEMENT EXPLAINING HOW THE REQUEST IS IN COMPLIANCE
WITH APPLICABLE CRITERIA (SEE RE-ZONE CRITERIA BELOW)
- PHOTOS OF THE PROJECT AREA

IMPORTANT NOTES

- Applications must be submitted at least 30 days before the next Planning Commission meeting in order to be put on the agenda.
- Any public notice requirements will be the responsibility of the Town of Paonia and will be completed at least 15 days before the public hearing.
- All approved re-zone requests shall be passed by an ordinance adopted by Board of Trustees no less than 45 days after review by the Planning Commission.
- Approval of this application DOES NOT constitute approval of any other Town of Paonia permits or application reviews.
- By signing, you certify that you have read and understood the submittal requirements, and that you understand omission of any listed items may cause delay in processing the application. The undersigned acknowledges that the information supplied in this application is as complete and accurate as possible.



Owner's Signature



Date



Applicant's or Representative's Signature



Date

RE-ZONE CRITERIA

(A) Rezoning:

(1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a parcel or district, shall be allowed only upon findings as follows:

- (a) The amendment is not adverse to the public health, safety, and welfare; and
- (b) The amendment is in substantial conformity with the master plan, or
 - i. The existing zoning is erroneous, or
 - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

(2) Rezoning may be requested or initiated by the Planning Commission, the Board of Trustees, or the owner of any legal or equitable interest in the property or his representative. The rezoning shall be reviewed for compliance with the criteria of this subsection in accordance with the review procedure of the Paonia Municipal Code and Administrative policies applicable. The Board of Trustees may initiate rezoning on its own motion, in which case the Board shall hold a hearing either in conjunction with second reading of a rezoning ordinance, or separately. The area considered for rezoning may be enlarged by the recommendation of the Planning Commission on its own motion over the area requested in the application.

(3) The Town may impose conditions as necessary to ensure that the above criteria are met.

To: Town of Paonia
Attn: Planning and Zoning Commission
Date: Tuesday, August 5, 2025

Re: Rezoning Request for 201 Box Elder Avenue, Paonia, CO

Dear Members of the Planning and Zoning Commission,

On behalf of property owner Loretha Rolf, we respectfully submit this request to rezone the property located at **201 Box Elder Avenue, Paonia, Colorado**, from its current **C2 (Commercial)** zoning designation to **R3 (Residential High Density)**.

The property in question is a **0.35-acre parcel** that currently consists of **four individual apartment units** within a single structure. The building has remained unchanged in footprint since its original construction and continues to provide valuable housing to the community. The site includes **ample off-street parking** and is well suited to its residential use.

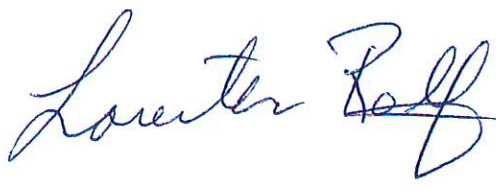
We believe that rezoning this property to R3 is both reasonable and beneficial. The proposed change:

- **Reflects the existing use** of the property as a multifamily residence.
- **Supports the Town's Master Plan** by helping to address the critical need for **affordable housing** in Paonia.
- **Does not negatively impact public health, safety, or welfare**, nor does it place a burden on surrounding properties.
- **Aligns with changes in the surrounding area**, which has seen a shift in use and demand since the time the original zoning was established.

We respectfully request the Town's consideration and support in granting this zoning variance. This action will allow the property to continue serving as a vital housing resource in our community, without requiring any physical changes or new development.

Thank you for your time and consideration. Please let us know if additional documentation or public input is needed to proceed.

Sincerely,



by *Liz Heidrich*
Agent

Loretha Rolf

#1



2



#25



upstairs
4



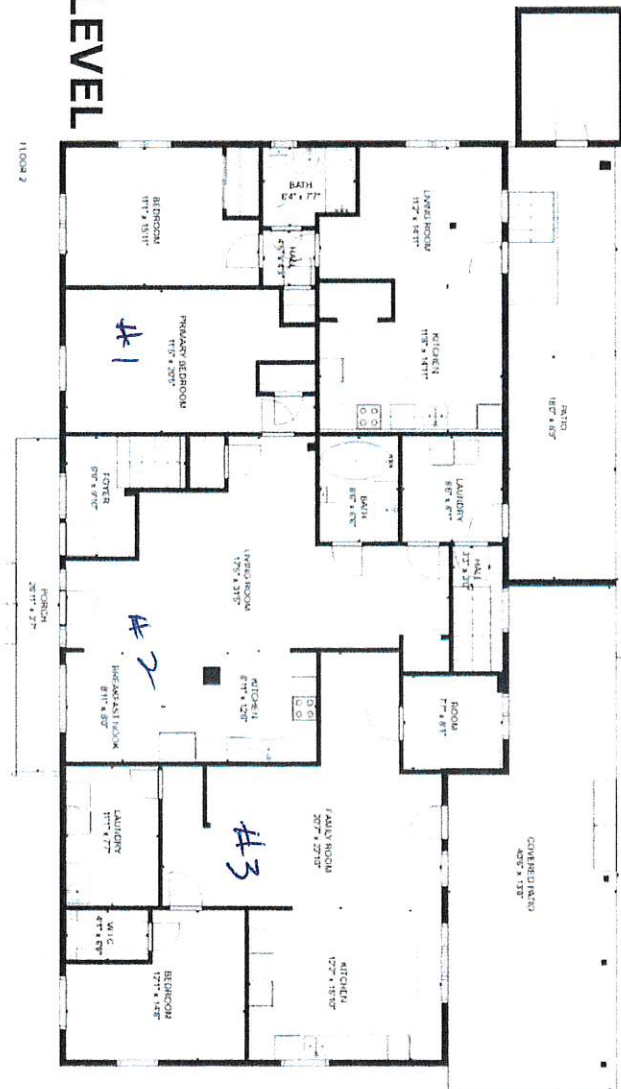
BACKYARD AREA 1
18'0" x 17'0"

BACKYARD AREA 2
12'1" x 21'0"

BACKYARD AREA 3
14'0" x 20'0"

MAIN LEVEL

FLOOR 2



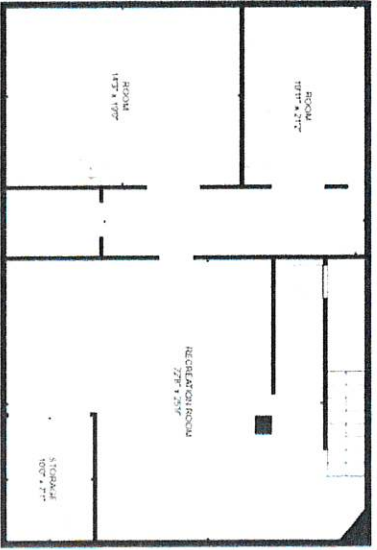
FLOOR 3



UPSTAIRS

BASEMENT

FLOOR 1

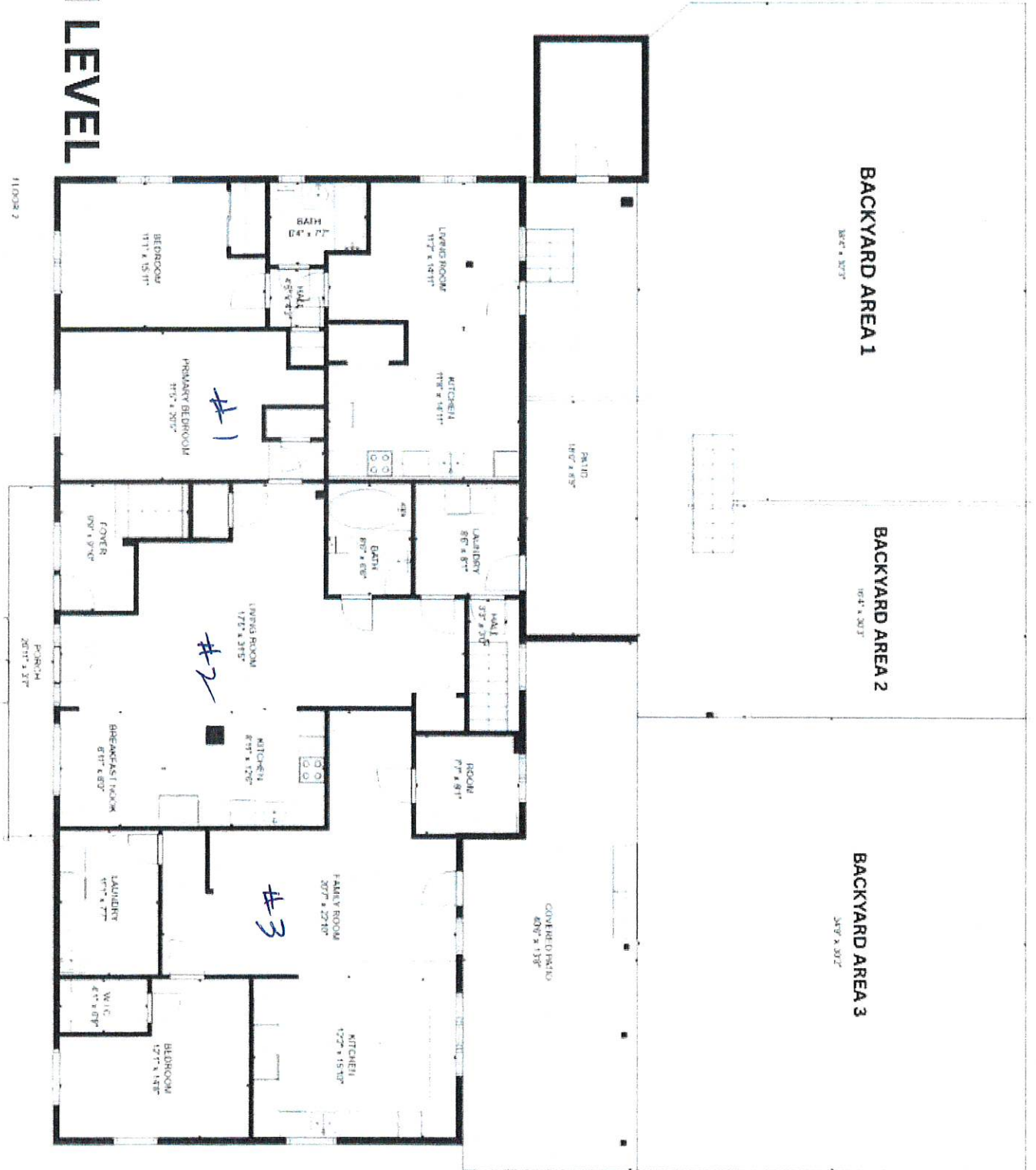


201 BOX ELDER AVE - ALL FLOORS

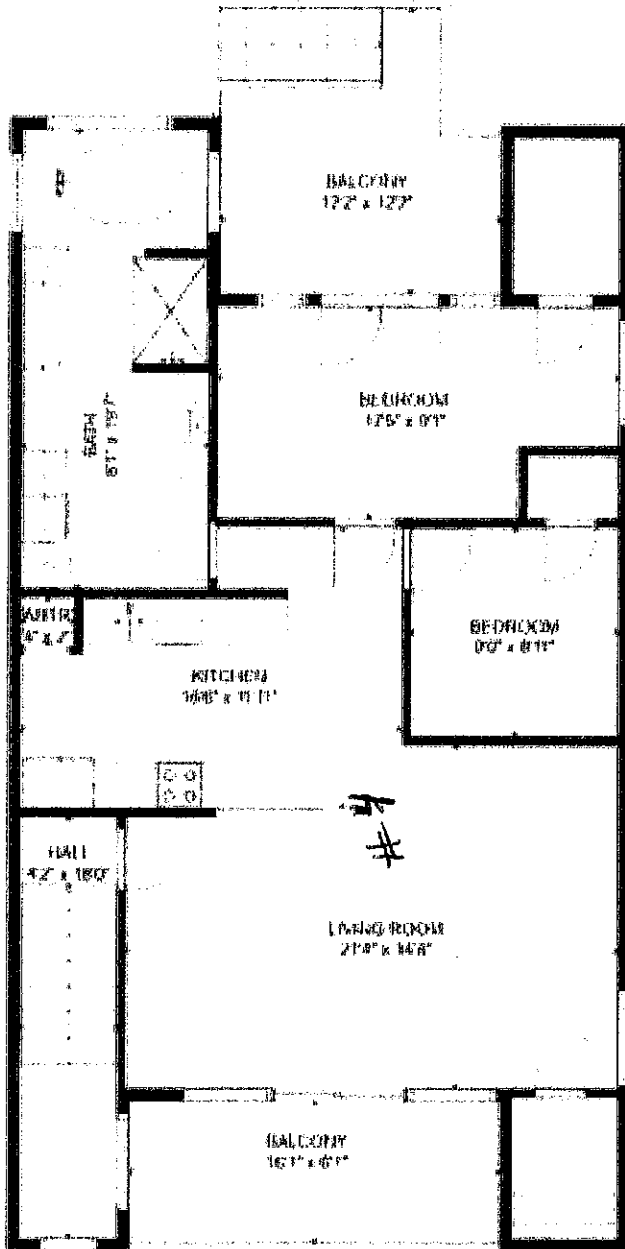
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

MAIN LEVEL

FLOOR 2

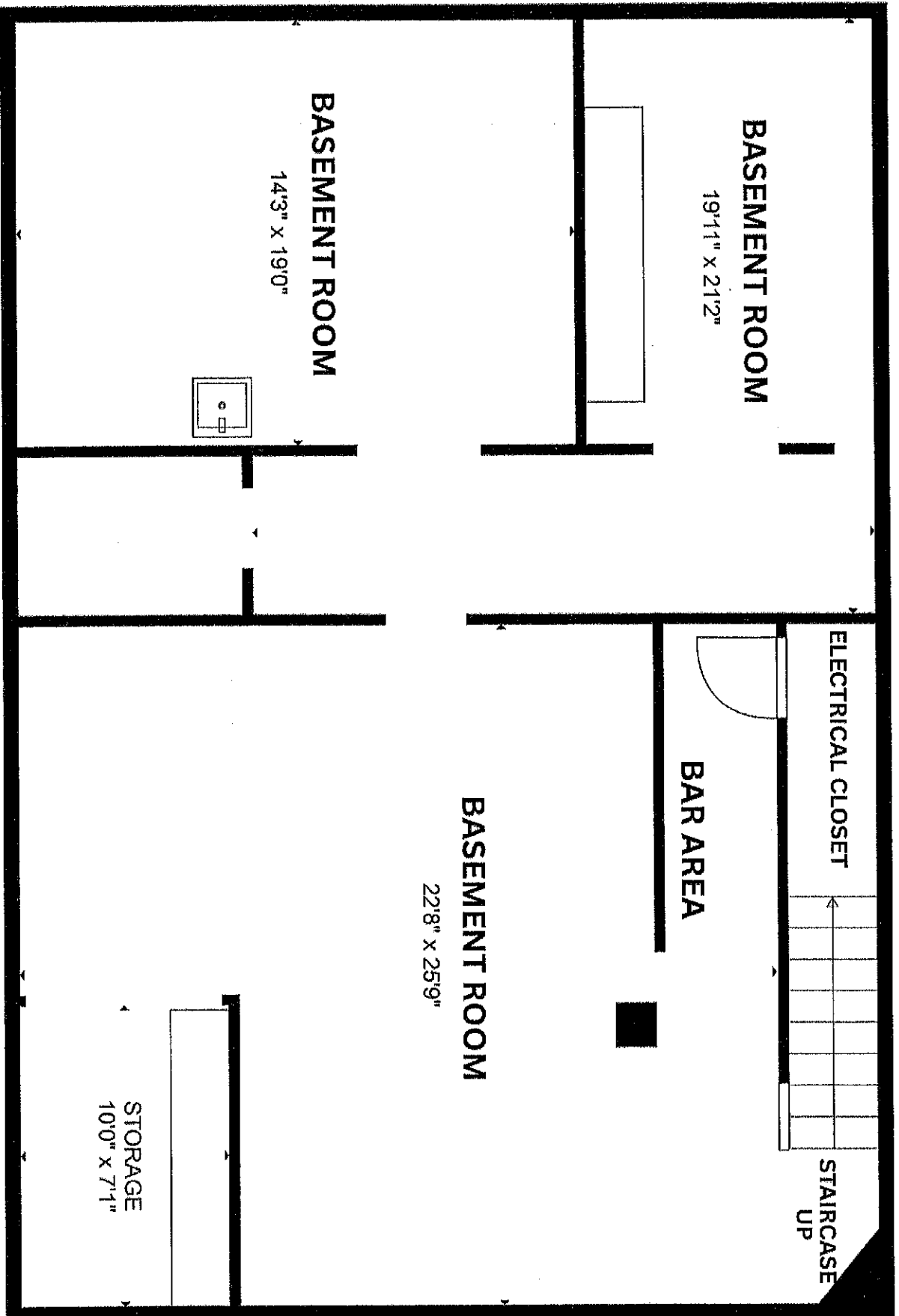


off Street Parking



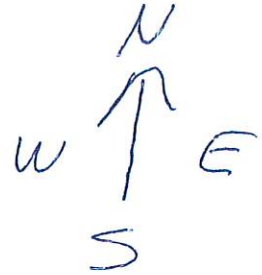
UPSTAIRS

FIGURE 1

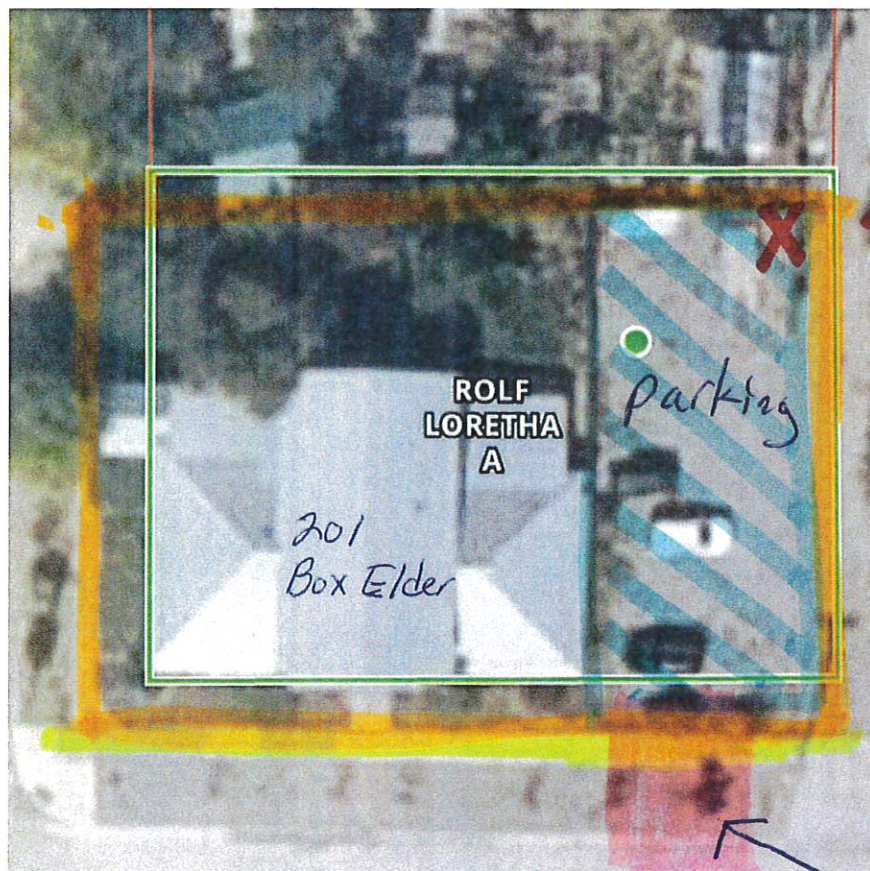


201 BOX ELDER AVE BASEMENT FLOOR PLAN





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

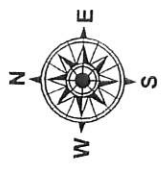
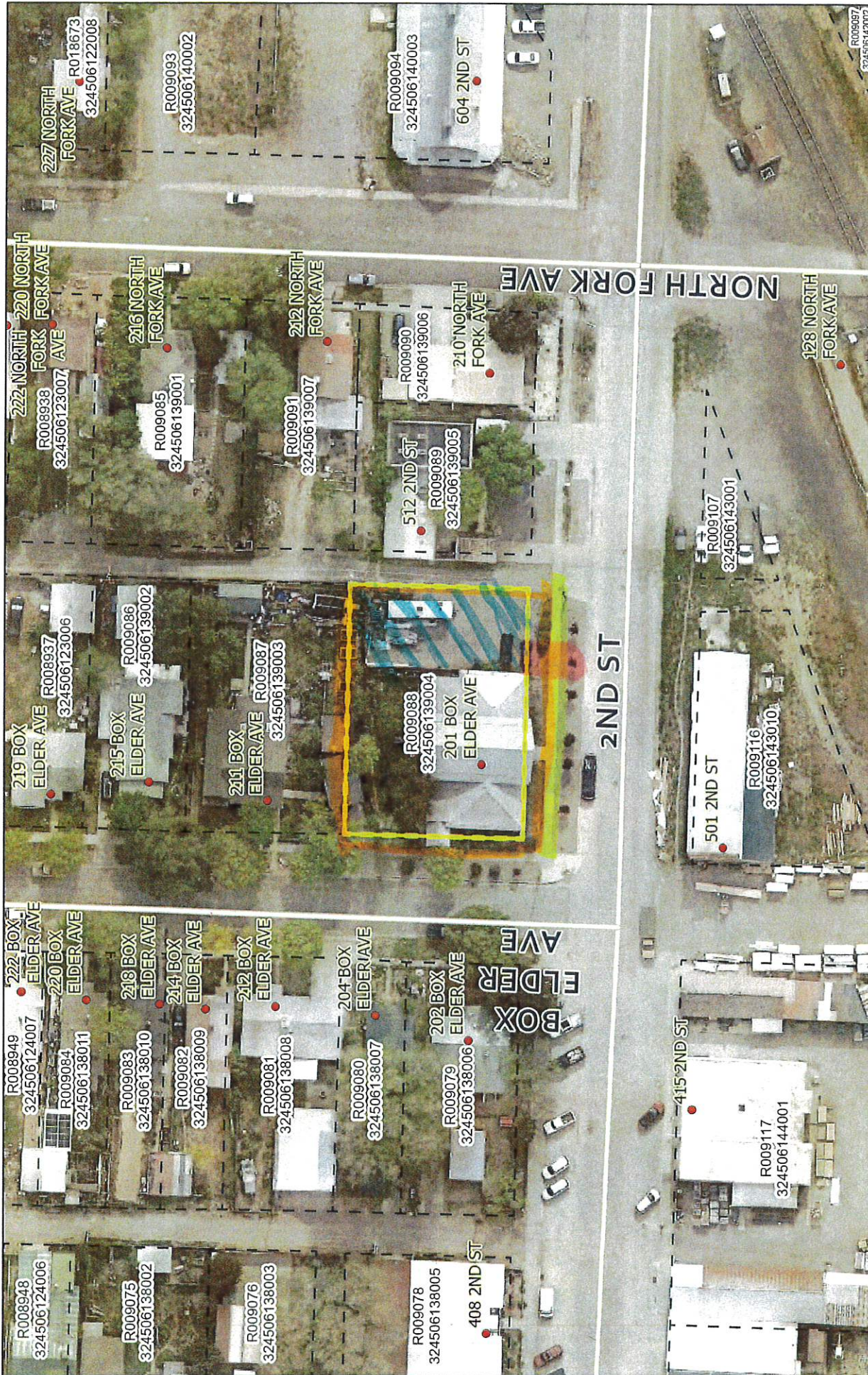


Box Elder



2nd Street Access

-  Actual Boundary
-  Off Street Parking
-  Sidewalk
-  Access to off street parking



- Address Point
- Road
- - - Parcel Boundary



Delta County, Colorado

GIS Disclaimer:
 This GIS map data is not a legal document or a survey instrument. Delta County assumes no responsibility for any use of the map data or any loss from using the map data. The data is provided on an "as is" basis with no guarantee to be spatially accurate, complete or current. Due to the dynamic nature of data, some inconsistencies will exist.

Account: R009088

<-[Prey 7 of 14 Results](#) [Next](#)->

Location

Situs Address 201 BOX ELDER AVE
 City PAONIA
 Tax Area Id BR- - - BR-
 Parcel Number 324506139004

Owner Information

Owner Name ROLF LORETHA A
 Owner Address PO BOX 511
 PAONIA, CO 81428-0511

Assessment History

Actual (2025) \$559,605
 School Assessed \$39,452
 Non-School Assessed \$34,975

Tax Area: BR- Mill Levy Total: 73.3220
 Mill Levy School:30.6430 Mill Levy Non-School:42.6790

Type	Base Actual	Actual (School)	Actual (Non-School)	Assessed (School)	Assessed (Non-School)	Acres	SQFT	Units
Improvements	\$453,605	\$453,605	\$453,605	\$31,979	\$28,350		3934.000	3.000
Land	\$106,000	\$106,000	\$106,000	\$7,473	\$6,625	0.350	0.000	1.000

Legal Summary 201 BOX ELDER AVE PAONIA 81428 S:
 6 T: 14S R: 91W Subdivision:
 FOOTE/WILLIAMSON
 ADDITION Block: 3 Lot: 37
 THRU:- Lot: 40 AND:- Lot: A
 TOTAL 0.35 AC+-LOTS 37
 THRU 40 & LOT A BEING ADJ
 LOT 40 & ALSO PT OF
 VACATED ALLEY. SEC 6 T14S
 R91W 6PM BK 431 PG 797 (R-
 332573) BK 441 PG 1613 (R-
 345600) BK 662 PG 389 R-
 678685DC R-684709 ESMNT
 R-696198SA R-696159 R-
 697563CORR

Transfers

Sale Date	Sale Price	Doc Description
08/09/2022	\$0	QUIT CLAIM DEED
06/21/2017	\$0	QUIT CLAIM DEED
01/04/2006	\$0	DEATH CERTIFICATE
08/08/1990	\$58,000	WARRANTY DEED,JOINT TEN

Images

- [Photo](#)
- [Sketch](#)
- [GIS](#)



RECEPTION#: 696159, 06/22/2017 at 11:35:31 AM, 1 OF 1, R \$13.00
TERI A. STEPHENSON, DELTA COUNTY, CO CLERK AND RECORDER

Re-recording to correct legal description to Reception #696159 and
Reception No. 697563.

QUITCLAIM DEED

THIS DEED is dated June 21, 2017, and is made between Loretha A. Barnes (whether one, or more than one), the "Grantor", of the County of Delta and State of Colorado, and Loretha A. Rolf (whether one, or more than one), the "Grantee," whose legal address is PO Box 511, Paonia, Co 81428 of the County of Delta and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of -0- name change only DOLLARS, (\$ -0-), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Delta and State of Colorado, described as follows:

Lots 37, 38, 39, 40 and Lot A (being Lot A adjoining Lot 40), Block 3, Foote Williamson Addition to the Town of Paonia, Colorado

County of Delta, State of Colorado.

also known by street address as: 201 Box Elder Ave., Paonia, Co 81428
and assessor's schedule or parcel number: R 009088

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Loretha A. Rolf

Loretha A. Barnes

STATE OF COLORADO }
County of Delta } ss.

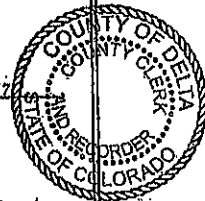
The foregoing instrument was acknowledged before me this 21st day of June, 2017
by Loretha A. Barnes.

Witness my hand and official seal.

KARRI K. POLSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19974009779
My Commission Expires August 12, 2021

Karri K. Polson

Notary Public
My commission expires: August 12, 2021



Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions Use showing time. 24 hours notice required for current tenants.

SOLD INFO

Contract Date 7/18/2025

Closing Date 8/15/2025

Not All Areas Pictured

ADDITIONAL PICTURES



4 Kitchens

Bed Rooms

4 Bathrooms

4 Living Rooms

Town of Paonia
PO Box 460
214 Grand Avenue
Paonia CO 81428-0460

(970) 527-4101

Receipt No: 1.000186900

Aug 6, 2025

Loretha Rolf

Previous Balance:		.00
App. Fees, Licenses - Town Rezoning App Fee		500.00
<hr/>		
Total:		500.00
<hr/>		
Check	Check No: 3547	500.00
Total Applied:		500.00
<hr/>		
Change Tendered:		.00
<hr/>		

08/06/2025 10:01 AM

PAID

AUG 06 2025

TOWN OF PAONIA
214 GRAND AVENUE

Property Record Card

DELTA COUNTY Delta County Assessor

ROLF LORETHA A
 PO BOX 511
 PAONIA, CO 81428-0511

Account: R009088
 Tax Area: BR- - BR-
 Acres: 0.350

Parcel: 324506139004
 Situs Address:
 201 BOX ELDER AVE
 PAONIA, 81428

Value Summary

Value By:	Market	Override
Land (1)	\$106,000	N/A
Extra Features (1)	\$0	N/A
Multi (1)	\$453,605	N/A
Total	\$559,605	\$559,605

Legal Description

201 BOX ELDER AVE PAONIA 81428 S: 6 T: 14S R: 91W
 Subdivision: FOOTE/WILLIAMSON ADDITION Block: 3 Lot: 37
 THRU:- Lot: 40 AND:- Lot: A TOTAL 0.35 AC+-LOTS 37 THRU 40 &
 LOT A BEING ADJ LOT 40 & ALSO PT OF VACATED ALLEY. SEC
 6 T14S R91W 6PM BK 431 PG 797 (R-332573) BK 441 PG 1613 (R-
 345600) BK 662 PG 389 R-678685DC R-684709 ESMNT R-696198SA
 R-696159 R-697563CORR



Public Remarks

Entry Date	Model	Remark
11/26/2002		MAIL ADD CHNGD AS PER OWNER'S REQ/TREAS 11-02 GW
05/18/2004		UPDATED INVENTORY PER SITE VISIT AND CONVERSATION WITH OWNER 05/04 RH
05/18/2004		FUS IS 62% COMPLETE AS OF 5/04 ESTIMATED TOTAL COMPLETE AT 85% FOR SFR RH
02/10/2016		CHANGED ABSTRACT CODES ON IMP FROM 1212 TO 1215 TO MATCH LAND AND BVAL
06/29/2017		SENT LETTER TO OWNER, LEGAL IS WRONG, SB LOT A NOT LOT 1 - MM 125 X 125 SITE 12/85 JC

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
B: 662 P: 389	08/08/1990	WJ	UV	Y	\$58,000	964.84	\$58,000	964.84	\$58,000	964.84

Land Occurrence 1

LVal	100411 - PAO TOWN LOT > .13 AC	Abstract Code	1115 - 1115 - duplex/triplex land
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100

Property Record Card

DELTA COUNTY Delta County Assessor

Land Occurrence 1

Adj 3	100	Adj 4	100
Neighborhood	41001 - PAONIA	Road	6 - S PAVED
TOPO	1 - AVG TOPO	Utilities	7 - W/S/E/G
Appr Dist	3 - PAONIA - CHRIS	Subdivision	40002 - PAONIA ORIGINAL
Use Code	1000	Review Date	200405 - 4-May

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
LT	1			1
Total	1.00			1.00
	Value	Rate	Rate	Rate
	\$106,000	106,000.00		106,000.00

Extra Features Occurrence 1

CODE	15400 - SHED INVENTORY 10 X 10 OR LESS	Abstract Code	1215 - DUPLEX/TRIPLEX IMPROVEMENTS
DIM1	10	DIM2	10
Neighborhood	41001 - PAONIA	ECONAREA	1 - ECONAREA-TOWNS
Review Date	May-04		

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
UT - UT	100			100
Total	100.00			100.00
	Value	Rate	Rate	Rate
	\$0			

Multi Occurrence 1

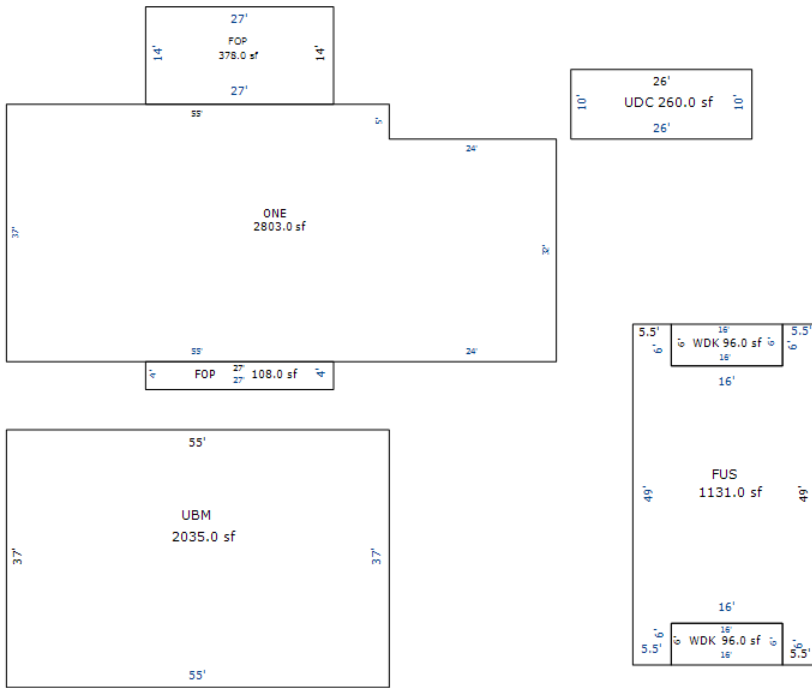
BVAL	121500 - DUP/TRI	Arch Style	3 - DUPLEX/TRIPLEX
Exterior wall	31 - VINYL	RCVR	2 - COMP/SHING
RSTR	4 - GABLE/HIP	Interior Wall	4 - DRYWALL
Flooring	6 - HARDWOOD 12 - FORMICA/LAMINATE	Heating Fuel	3 - GAS
Heating Type	5 - HOT WATER	Air Conditioning	4 - ROOF TOP
QUAL	3 - AVERAGE	Frame type	1 - WOOD FRAME
STYS	1.5 - STYS	Subdivision	40019 - FOOTE/WILLIAMSON ADDITION TO P
Number of Baths	3	RMS	9
Number of Bedrooms	7	Actual Year Built	1930
Effective Year Built	1970	Use Code	RESIDENTIA
DEPR01	1970 - DEPR01		

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
FOP - F.OPN/PORC	146			486
FUS - F.UPPERST	905	1,131	1,131	1,131
ONE - ONE STORY	2,803	2,803	2,803	2,803
UBM - BASMT/UNF.	407			2,035
UCP - CARPRT/UNF	52			260
WDK - WD DECK/BL	38			192
Total	4,351.00	3,934.00	3,934.00	6,907.00
	Value	Rate	Rate	Rate
	\$453,605	104.25	115.30	65.67

Property Record Card

DELTA COUNTY Delta County Assessor

Multi Occurrence 1



Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
1115	1115 - duplex/triplex land	\$106,000	\$6,625	\$106,000	\$7,473	\$106,000	\$6,625
1215	1215 - duplex/triplex- improvement	\$453,605	\$28,350	\$453,605	\$31,979	\$453,605	\$28,350
Total		\$559,605	\$34,975	\$559,605	\$39,452	\$559,605	\$34,975

**TOWN OF PAONIA, COLORADO
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the Town of Paonia will hold a Public Hearing commencing Monday, September 9th, 2025, at 6:00 p.m., at the Paonia Town Hall, 214 Grand Avenue, Paonia, Colorado 81428. The purpose of the Public Hearing is to consider an application from Loretha (Barnes) Rolf for a Rezoning of the property located at 201 Box Elder Avenue, Paonia, Colorado 81428, which property consists of 4 lots, which are zoned Community Commercial District (C-2), to Higher Density Residential (R-3).

Further Notice is hereby given that the Board of Trustees of the Town of Paonia will hold a Public Hearing commencing Tuesday, September 23, 2025, at 6:30 p.m., at the Paonia Town Hall, 214 Grand Avenue, Paonia, Colorado 81428. The purpose of the Public Hearing is to consider an application from Loretha (Barnes) Rolf for a Rezoning of the property located at 201 Box Elder Avenue, Paonia, Colorado 81428, which property consists of 4 lots, which are zoned Community Commercial District (C-2), to Higher Density Residential (R-3).

Any person may appear at the Public Hearings and be heard regarding the matters under consideration. Copies of the proposed subdivision plan and related application materials are on file and available for public inspection in the office of the Town Clerk, 214 Grand Avenue, Paonia, Colorado 81428.

Dated the 8th day of August, 2025.

TOWN OF PAONIA, COLORADO
Suzanne Vetter, Town Clerk

NOTICE

**TOWN OF PAONIA, COLORADO
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the Town of Paonia will hold a Public Hearing commencing Monday, September 9th, 2025, at 6:00 p.m., at the Paonia Town Hall, 214 Grand Avenue, Paonia, Colorado 81428. The purpose of the Public Hearing is to consider an application from Loretha (Barnes) Rolf for a Rezoning of the property located at 201 Box Elder Avenue, Paonia, Colorado 81428, which property consists of 4 lots, which are zoned Community Commercial District (C-2), to Higher Density Residential (R-3).

Further Notice is hereby given that the Board of Trustees of the Town of Paonia will hold a Public Hearing commencing Tuesday, September 23, 2025, at 6:30 p.m., at the Paonia Town Hall, 214 Grand Avenue, Paonia, Colorado 81428. The purpose of the Public Hearing is to consider an application from Loretha (Barnes) Rolf for a Rezoning of the property located at 201 Box Elder Avenue, Paonia, Colorado 81428, which property consists of 4 lots, which are zoned Community Commercial District (C-2), to Higher Density Residential (R-3).

Any person may appear at the Public Hearings and be heard regarding the matters under consideration. Copies of the proposed subdivision plan and related application materials are on file and available for public inspection in the office of the Town Clerk, 214 Grand Avenue, Paonia, Colorado 81428.

Dated the 8th day of August, 2025.

TOWN OF PAONIA, COLORADO
Suzanne Vetter, Town Clerk

201

NOTICE

TOWN OF PAONIA, COLORADO NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the Town of Paonia will hold a Public Hearing commencing Monday, September, 8th, 2025, at 6:00 p.m., at the Paonia Town Hall, 214 Grand Avenue, Paonia, Colorado 81428. The purpose of the Public Hearing is to consider an application from Loretha (Barnes) Rolf for a Rezoning of the property located at 201 Box Elder Avenue, Paonia, Colorado 81428, which property consists of 4 lots, which are zoned Community Commercial District (C-2), to Higher Density Residential (R-3).

Further Notice is hereby given that the Board of Trustees of the Town of Paonia will hold a Public Hearing commencing Tuesday, September 23, 2025, at 6:30 p.m., at the Paonia Town Hall, 214 Grand Avenue, Paonia, Colorado 81428. The purpose of the Public Hearing is to consider an application from Loretha (Barnes) Rolf for a Rezoning of the property located at 201Box Elder Avenue, Paonia, Colorado 81428, which property consists of 4 lots, which are zoned Community Commercial District (C-2), to Higher Density Residential (R-3).

Any person may appear at the Public Hearings and be heard regarding the matters under consideration. Copies of the proposed subdivision plat and related application materials are on file and available for public inspection in the office of the Town Clerk, 214 Grand Avenue, Paonia, Colorado 81428.

Dated the 8th day of August, 2025.

TOWN OF PAONIA, COLORADO
Samira Vetter, Town Clerk

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Delta County Independent, a newspaper printed and published in the City of Delta, County of Delta, State of Colorado, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Aug. 14, 2025

NOTICE ID: 7loAOrgjt3sgC6ybzr29

PUBLISHER ID: DCI000992

NOTICE NAME: Rezoning

Publication Fee: 22.32

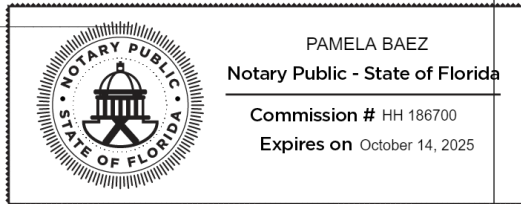
I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: 08/15/2025

Notary Public

Notarized remotely online using communication technology via Proof.

**TOWN OF PAONIA,
COLORADO
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the Town of Paonia will hold a Public Hearing commencing Monday, September, 8th, 2025, at 6:00 p.m. , at the Paonia Town Hall, 214 Grand Avenue, Paonia, Colorado 81428. The purpose of the Public Hearing is to consider an application from Loretha (Barnes) Rolf for a Rezoning of the property located at 201 Box Elder Avenue, Paonia, Colorado 81428, which property consists of 4 lots, which are zoned Community Commercial District (C-2), to Higher Density Residential (R-3).

Further Notice is hereby given that the Board of Trustees of the Town of Paonia will hold a Public Hearing commencing Tuesday, September 23, 2025, at 6:30 p.m. , at the Paonia Town Hall, 214 Grand Avenue, Paonia, Colorado 81428. The purpose of the Public Hearing is to consider an application from Loretha (Barnes) Rolf for a Rezoning of the property located at 201Box Elder Avenue, Paonia, Colorado 81428, which property consists of 4 lots, which are zoned Community Commercial District (C-2), to Higher Density Residential (R-3). .

Any person may appear at the Public Hearings and be heard regarding the matters under consideration. Copies of the proposed subdivision plat and related application materials are on file and available for public inspection in the office of the Town Clerk, 214 Grand Avenue, Paonia, Colorado 81428.

Dated the 8th day of August, 2025.

TOWN OF PAONIA,
COLORADO
Samira Vetter, Town Clerk
Date: August 14, 2025
DCI000992

9589 0710 5270 0665 1341 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Paonia, CO 81428

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
AUG 11 2025
08/11/2025

Richard Freimuth
PO BOX 841
PAONIA, CO 81428-0841

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1341 61

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Denver, CO 80227

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
AUG 11 2025
08/11/2025

JOSHUA MOORE CRAVER
6155 W. HARVARD DR.
LAKEWOOD, CO 80227-4026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1341 23

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Paonia, CO 81428

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
AUG 11 2025
08/11/2025

ROBERT AHAVA
PO BOX 1014
PAONIA, CO 81428-1014

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1341 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Paonia, CO 81428

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
AUG 11 2025
08/11/2025

MICHELLE CUMPSTON
PO BOX 0670
PAONIA, CO 81428-0670

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1341 30

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Hotchkiss, CO 81419

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
AUG 11 2025
08/11/2025

LINDA BACIGALUPI
36291 SUNSHINE MESA RD.
HOTCHKISS, CO 81419-6204

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1341 92

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Paonia, CO 81428

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Postmark Here
AUG 11 2025
08/11/2025

DOROTHY LORIG
PO BOX 232
PAONIA, CO 81428-0232

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1342 53

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$4.40
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 LORETHA ROLF
 PO BOX 511
 PAONIA, CO 81428-0511

PAONIA, CO 81428
 AUG 11 2025
 USPS 81428

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1342 22

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$4.40
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 ROBERT ORLANDO
 PO BOX 628
 PAONIA, CO 81428-0628

PAONIA, CO 81428
 AUG 11 2025
 USPS 81428

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1342 54

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$4.40
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 DIANE BUDY
 624 STOVER ST.
 FORT COLLINS, CO 80524-3125

PAONIA, CO 81428
 AUG 11 2025
 USPS 81428

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1342 46

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$4.40
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 STEVEN RICHARDS
 9757 3160 ROAD
 HOTCHKISS, CO 81419-6602

PAONIA, CO 81428
 AUG 11 2025
 USPS 81428

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1342 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$4.40
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 STUART JAMES BRYSON
 5934 W. TUCSON ESTATES PKWY.
 TUCSON, AZ 85713-6769

PAONIA, CO 81428
 AUG 11 2025
 USPS 81428

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1342 39

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$4.40
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 SHILOH RACICOT
 PO BOX 1165
 PAONIA, CO 81428-1165

PAONIA, CO 81428
 AUG 11 2025
 USPS 81428

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1342 15

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Moab, UT 84532

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48



Sent To
St DOUG NICHOLS
821 S. 400 E.
Ci MOAB, UT 84532-3009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0665 1342 08

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Paonia, CO 81428

OFFICIAL USE

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$10.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48



Sent To
St KARA MANN
PO BOX 965
Ci PAONIA, CO 81428-0965

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions