



Town of Paonia
214 Grand Avenue
Thursday, January 8, 2026 6:00 PM
Zoning Board of Adjustments Agenda
<https://us02web.zoom.us/j/86554848038>
Meeting ID: 865 5484 8038

- A) Roll Call
- B) Approval of Agenda
- C) Public Hearing
 - 1) Consideration of an applicant's appeal of the decision, by an administrative officer of the Town, to deny a request for the proposed use of a building located in the C-1 Commercial Core District, 204 2nd Street, in Paonia Colorado 81428, as a tattoo studio.
- D) 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.

Statement of Intent to Establish a Tattoo Studio

Date: 11-05-2025

To Whom It May Concern,

My name is Douglas Mendoza, and I am submitting this statement of intent to formally notify the Town of Paonia, Colorado of my plans to open and operate a professional tattoo studio located at 204 2nd Street, Paonia, CO.

The business will operate under the registered trade name All 'Ships Rise Tattooing. The studio will provide professional tattoo services in a clean, safe, and fully compliant environment, adhering to all applicable local, state, and public health regulations, including sterilization standards, licensing requirements, and best practices for body art facilities.

Business hours will be by appointment.

My goal is to contribute to the creative culture and small-business community of Paonia by offering high-quality tattoo work in a welcoming, responsible, and professional setting.

Thank you for your consideration. I look forward to working with the Town of Paonia to ensure full compliance and successful establishment of this business.

Sincerely,

Douglas Mendoza

Owner / Artist

All 'Ships Rise-Tattooing

Signature: Doug Mendoza

Date: 11-05-2025



@DUG_MENDOZA



Town of Paonia
Office of the Town Administrator
214 Grand Ave.
Paonia, CO 81428
O: (970) 527-4101
F: (970) 527-4102

Mr. Douglas Mendoza
204 2nd St.
Paonia, CO 81428

11/13/2025

RE: Administrative Denial – Request to Establish a Tattoo Studio at 204 2nd Street, Paonia, Colorado

Mr. Mendoza,

Thank you for your written request dated November 5, 2025, expressing your intent to open a tattoo studio at 204 2nd Street within the Town of Paonia. I appreciate the clarity and professionalism of your submittal and your stated commitment to operating in a safe, clean, and compliant environment.

After reviewing your request, the Paonia Municipal Code (PMC), and the applicable Colorado Department of Public Health and Environment (CDPHE) regulations governing body art establishments, I must formally issue an administrative denial for the proposed use at this location.

1. Zoning Classification and Permitted Uses

The subject property is located within the C-1 Commercial Core District, which has a specific stated intent under PMC §16-2-70: *“To provide for the orderly development of commercial, governmental, educational, and cultural facilities that are characteristic of downtown areas and promote comparison shopping and pedestrian activity in the core area. This District is not intended for businesses oriented to the automobile or requiring extensive ground-level floor area.”*

A tattoo studio, as described in your request, would operate exclusively by appointment, which does not align with the district’s emphasis on comparison shopping, walkability, and pedestrian-oriented commercial activity. The operational model therefore does not fit the intended purpose of the C-1 district.

2. Use Table Analysis under PMC §16-3-70

Tattoo or body art studios are not expressly listed in the permitted or conditional uses for either the C-1 or C-2 zoning districts. The closest category in the table is *“Personal Services shops, including barber, beauty shops, shoe repair, self-service laundries, travel agencies, etc.”*

However:

- These examples largely involve **temporary** and **non-invasive** services.
- They do **not** involve the use of needles, sterilization procedures, or invasive practices.
- They do **not** result in **permanent or semi-permanent alterations** to the human body, unlike tattooing.

Given these distinctions, it is not reasonably defensible to interpret tattooing—a permanent or semi-permanent form of body modification—as substantially similar to the temporary grooming or service-oriented uses envisioned in the Personal Services category.

3. Public Health and Regulatory Considerations

The CDPHE’s “Body Art Establishments” regulations (6 CCR 1010-22) classify tattoo studios as body art establishments and impose significant operational, sanitation, sterilization, and facility standards, including:

- Mandatory sterilization equipment
- Regulated handling of sharps and infectious waste
- Defined facility layout requirements
- Strict sanitation and procedural protocols

These requirements demonstrate that tattoo establishments constitute a **specialized use** considerably distinct from traditional personal-service establishments. This further supports the conclusion that tattoo studios are not contemplated within the existing permitted or conditional use structure of the C-1 or C-2 districts.

4. Resulting Administrative Determination

Because tattoo studios are not expressly permitted, not listed as conditional uses, and not reasonably classifiable as “personal services” under PMC §16-3-70, I am required to administratively deny the request. This determination aligns with my prior communication to staff that, in the absence of explicit zoning authorization, the appropriate administrative action is denial so that the applicant retains appeal rights under Town code.

5. Appeal Options Under PMC §16-15-10

Although the application is denied at the administrative level, you have a clear and accessible pathway for further review:

Under PMC §16-15-10, the Board of Adjustment has authority to:

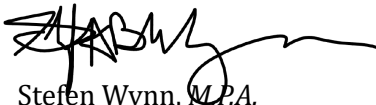
- Hear and decide appeals of administrative decisions enforcing the zoning code, and
- Interpret whether a proposed use is “substantially similar” to those listed in the zoning district.

You may therefore appeal this denial if you believe the proposed tattoo studio is functionally analogous to a permitted “personal service shop” or otherwise fits within the C-1 district’s intent. If you choose to file an appeal, Town staff will assist with process details and scheduling for the next available Board of Adjustment hearing.

Thank you again for your professionalism and interest in establishing a business in Paonia. I recognize and appreciate the cultural and artistic contribution that tattooing can provide. The decision here is a matter of regulatory structure rather than the quality or legitimacy of your work.

If you have questions regarding the appeal process or wish to discuss the next steps, please feel free to reach out.

In Public Service,

A handwritten signature in black ink, appearing to read 'Stefen Wynn', with a long horizontal flourish extending to the right.


Stefen Wynn, M.P.A.
ICMA-CM

Paonia Town Administrator & Treasurer

E: StefenW@TownofPaonia.com

Application for Appeal

From Samira V <SamiraV@townofpaonia.com>
Date Mon 11/17/2025 9:15 AM
To dougl4sm3ndoza@gmail.com <dougl4sm3ndoza@gmail.com>

 3 attachments (429 KB)

Sec_2_8_10_Sec. 16-15-10_Sec. 18-8-10.docx; Variance Application (3).pdf; Variance Application Cover Letter.pdf;

Thank you for your patience. I think the most important timeline you have now is a written appeal letter. Please see the attached Cover Letter and Code for more information.

Thank you,
Samira



Samira M. Vetter, CMC

Paonia Town Clerk/Human

Resources

P : (970) 527-4101

M: (970) 742-4658

E : SamiraV@TownofPaonia.com

214 Grand Ave.

PO Box 460

Paonia, CO 81428

<https://townofpaonia.colorado.gov>

“The measure of who we are is what we do with what we have.” – Vince Lombardi

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.



Response to Administrative Denial

All Ships Rise Tattooing — 204 2nd Street, Paonia CO

Douglas Mendoza

To Whom It May Concern,

Thank you for your letter regarding the administrative denial of my request to operate a tattoo studio at 204 2nd Street. I appreciate the detailed review and the Town's careful consideration of the Paonia Municipal Code (PMC) and state regulations. I respectfully submit the following information for reconsideration or clarification.

1. Regarding the C-1 Commercial Core Intent

The stated intent of the C-1 district is to promote pedestrian activity, walkability, and comparison shopping within the downtown core. Although tattooing is primarily appointment-based, appointment-based does not mean closed-door. Many modern personal service businesses within C-1 districts nationwide operate by appointment—including barbers, beauty salons, estheticians, massage therapists, and stylists—yet are still considered compatible with pedestrian-oriented commercial areas. I intend to maintain regular posted business hours, open to walk-ins when available, which addresses the concern about visibility and accessibility. This operational adjustment directly responds to the Town's stated issue regarding appointment-only service models.

2. Regarding the Use Table and Personal Services Definition

While the use table does not explicitly list body art or tattoo studios, the closest category—Personal Services—includes barbers, beauty salons, shoe repair, travel agencies, and similar businesses. The determination that tattooing is “not temporary, non-invasive, or non-permanent” is understandable; however, those characteristics do not appear anywhere in the code as criteria for inclusion or exclusion from the Personal Services category.

In fact:

- Many personal service businesses involve tools, sharp implements, sanitation requirements, and physical contact (e.g., barbers, manicurists, estheticians).
- Personal services in the code are defined by service to individual clients, not by whether the service is permanent or medical-adjacent. • The building at 204 2nd Street was originally constructed and used as a dentist office, a use that unquestionably involved sterilization, needles, and regulated procedures far beyond the scope of tattooing.

This history strongly indicates that the structure and zoning district have previously accommodated—and can again appropriately accommodate—a regulated, hygienic, health-compliant personal service business.

3. Regulatory Framework and Public Safety

Tattooing in Colorado is governed by the Colorado Department of Public Health and Environment (CDPHE). I am fully committed to following these regulations as strictly as possible, including:

- Infection control standards

- Sterilization and sanitation procedures
- Client consent documentation
- Age restrictions (18+ only)
- Required safety training and certifications

These requirements create a safer and more regulated environment than many uses already permitted in C-1.

4. Community Compatibility and Minimal Impact

A tattoo studio of the type I am proposing:

- generates low traffic & minimal noise,
- produces no odor,
- requires minimal square footage,
- is compatible with surrounding businesses,
- brings foot traffic to the downtown core, and
- contributes positively to the vibrancy and walkability of the district.

Operationally, it functions similarly to a small barbershop or salon—both of which are explicitly allowed within Personal Services.

5. Request for Consideration

I appreciate the town providing information on the variance process. After reviewing the criteria, I am concerned that a variance may not be the appropriate mechanism for this situation. Variances require a showing of unique hardship tied to the property itself, not the type of business proposed within our otherwise suitable commercial structure. In this case, the issue appears to be one of use classification, not an exceptional hardship or physical limitation of the property. The building is already suited for regulated service uses, and my proposed operation aligns with the scale, character, and activity level typical of the C-1 district.

Based on the above, I respectfully request:

A. Reconsideration of the denial under the interpretation that tattooing is a form of Personal Service appropriate for the C-1 district; or

B. Guidance on whether a Conditional Use Permit, text amendment, or administrative interpretation is the correct process to classify tattooing as a permitted personal service, consistent with other small, hygienic client-based service businesses.

I am committed to working collaboratively with the Town to ensure that All Ships Rise Tattooing operates in a way that is clean, compliant, respectful, and fully aligned with the community's expectations.

Thank you for your time and the opportunity to respond.

Sincerely,

Douglas Mendoza

All Ships Rise Tattooing



Zoning Variance Application
Town of Paonia, Colorado

Applicant Information

- Applicant Name: DOUGLAS MENDOZA
 - Applicant Address: 204 2ND ST PO BOX 1063 PAONIA, CO 81428
 - Applicant Contact Information:
 - Phone: 308-494-9357
 - Email: douglas.mendoza@gmail.com
 - Property Owner Name (if different): SHAWN LARSON
 - Property Owner Address (Address for which the variance is sought, if different from the Applicant Address): _____
-
- Parcel Number: _____
 - Zoning District: C-1

Variance Request Details:

1. Describe the specific zoning regulation from which you are seeking a variance and the nature of the variance requested:

PMC § 16-3-70

TATTOOING, AS PRACTICED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH (CDPHE) REGULATIONS, IS A SMALL, LOW IMPACT PERSONAL SERVICE BUSINESS. IT IS CONDUCTED INDOORS, GENERATES MINIMAL NOISE, AND IS APPOINTMENT-DRIVEN IN THE SAME WAY BARBERS, SALONS AND STUDIO BASED SERVICE PROVIDERS OPERATE WITH REGULAR POSTED BUSINESS HOURS, THE SHOP WILL REMAIN VISIBLE AND ACCESSIBLE TO THE PUBLIC AND COMPATIBLE WITH THE PEDESTRIAN-ORIENTED INTENT OF THE C-1 COMMERCIAL CODE.

I RECOGNIZE THAT TATTOO STUDIOS ARE NOT SPECIFICALLY LISTED IN THE CODE'S USE TABLE. HOWEVER, THE PERSONAL SERVICES CATEGORY - WHICH INCLUDES BARBER SHOPS, BEAUTY SALONS, SHOE REPAIR, AND SIMILAR CLIENT BASED BUSINESSES - APPEARS TO BE THE MOST ACCURATE FUNCTIONAL CLASSIFICATION. THE DISTINCTIONS CITED IN THE DENIAL (USE OF NEEDLES, STERILIZATION, AND PERMANENCE) DO NOT APPEAR AS CRITERIA FOR EXCLUSION IN THE PMC. ADDITIONALLY, MODERN SALONS ARE SEEING MORE INVASIVE PROCEDURES

(CONT.) SUCH AS MICROBLADING AND MICROPIGMENTATION. AT A BASE LEVEL NAIL SALONS AND BARBERS REQUIRE SANITATION, STERILE EQUIPMENT AND CLOSE PERSONAL INTERACTION.

REGARDING THE PERMANENCE, MODERN TATTOO REMOVAL HAS MADE PERMANENT TATTOOS AN OPTION FOR THE WEARER. I MAINTAIN THAT BUYING REAL ESTATE (ALLOWED IN C-1) IS A MORE PERMANENT DECISION THAN BUYING A TATTOO.

2. Explain the exceptional practical difficulties or undue hardship that strict application of the zoning regulation would cause:

I APPRECIATE THE TOWN PROVIDING INFORMATION ON THE VARIANCE PROCESS. AFTER REVIEWING THE CRITERIA, I AM CONCERNED THAT A VARIANCE MAY NOT BE THE APPROPRIATE MECHANISM FOR THIS SITUATION. VARIANCES REQUIRE A SHOWING OF UNIQUE TIED TO THE PROPERTY ITSELF, NOT THE TYPE OF BUSINESS PROPOSED WITHIN AN OTHERWISE SUITABLE COMMERCIAL STRUCTURE IN THIS CASE, THE ISSUE APPEARS TO BE ONE OF USE CLASSIFICATION, NOT AN EXCEPTIONAL HARDSHIP OR PHYSICAL LIMITATION OF THE PROPERTY. THE BUILDING IS ALREADY SUITED FOR REGULATED SERVICES, AND MY PROPOSED OPERATION

3. Describe how the variance request meets the following criteria required for approval: (OVER)

- o The variance is the minimum necessary to alleviate the hardship.
- o Granting the variance will not be substantially detrimental to the public good.
- o The hardship was not created by the applicant and is not due to general conditions in the district.

SEE ABOVE

Application Process & Hearing:

- Appeals must be submitted in writing to the Town Clerk within seven (7) days of the decision affecting the ability to obtain a building permit. If the seventh day falls on a weekend or holiday, the next business day shall be the deadline.
- A public hearing will be scheduled within thirty (30) days of submission. Applicants will be notified of the date, time, and location.
- The Zoning Board of Adjustment, comprised of five (5) members appointed by the Board of Trustees, will review the request in an open meeting. The Board will maintain a public record of its proceedings.
- A concurring vote of at least four (4) members is required to approve a variance.

(2. CONT.) ALIGNS WITH THE SCALE, CHARACTER, AND ACTIVITY LEVEL
TYPICAL OF THE C-2 DISTRICT.

BECAUSE OF THAT, I BELIEVE THE MORE FITTING PATH MAY
BE ADMINISTRATIVE RECONSIDERATION, BASED ON THE PERSONAL
SERVICES CLASSIFICATION, OR GUIDANCE ON WHETHER A TEXT
AMENDMENT OR CONDITIONAL USE PROCESS IS MORE
APPROPRIATE THAN A HARDSHIP BASE VARIANCE.

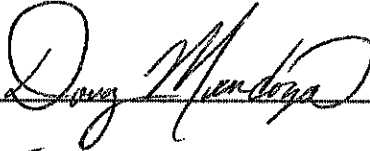
Fees:

- Zoning Variance Application Fee: \$500
- Zoning Board of Adjustment and Appeals Application Fee: \$250
- Town Attorney Review: \$235 per hour (billed in 15-minute increments)

Acknowledgment:

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I acknowledge that submission of this application does not guarantee approval and that additional documentation may be required.

Applicant Signature: _____



Date: 11-26-2025

For Town Use Only:

Date Received: _____

Received By: _____

Fee Paid: _____

Hearing Date: _____

Decision: _____

Board Chair Signature: _____

Town of Paonia

Zoning Board of Adjustment

Contact: Paonia@TownofPaonia.com or (970) 527-4101

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

(970) 527-4101

Receipt No: 1.000188677

Dec 2, 2025

Previous Balance:	.00
App. Fees, Licenses - Zoning Variance	750.00
<hr/>	
Total:	750.00
<hr/> <hr/>	
Check	750.00
Check No: 390	
Total Applied:	750.00
<hr/>	
Change Tendered:	.00
<hr/> <hr/>	

12/02/2025 4:06 PM



Town of Paonia
Office of the Town Clerk
Samira M Vetter, CMC
214 Grand Ave.
P.O. Box 460
Paonia, CO 81428
O: (970) 527-4101
C: (970) 742-4658

December 11, 2025

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

NOTICE is hereby given that the Zoning Board of Adjustment for the Town of Paonia will hold a Public Hearing at 6:00 p.m. on Thursday, January 8, 2026, at the Paonia Town Hall, 214 Grand Avenue, Paonia, CO 81428.

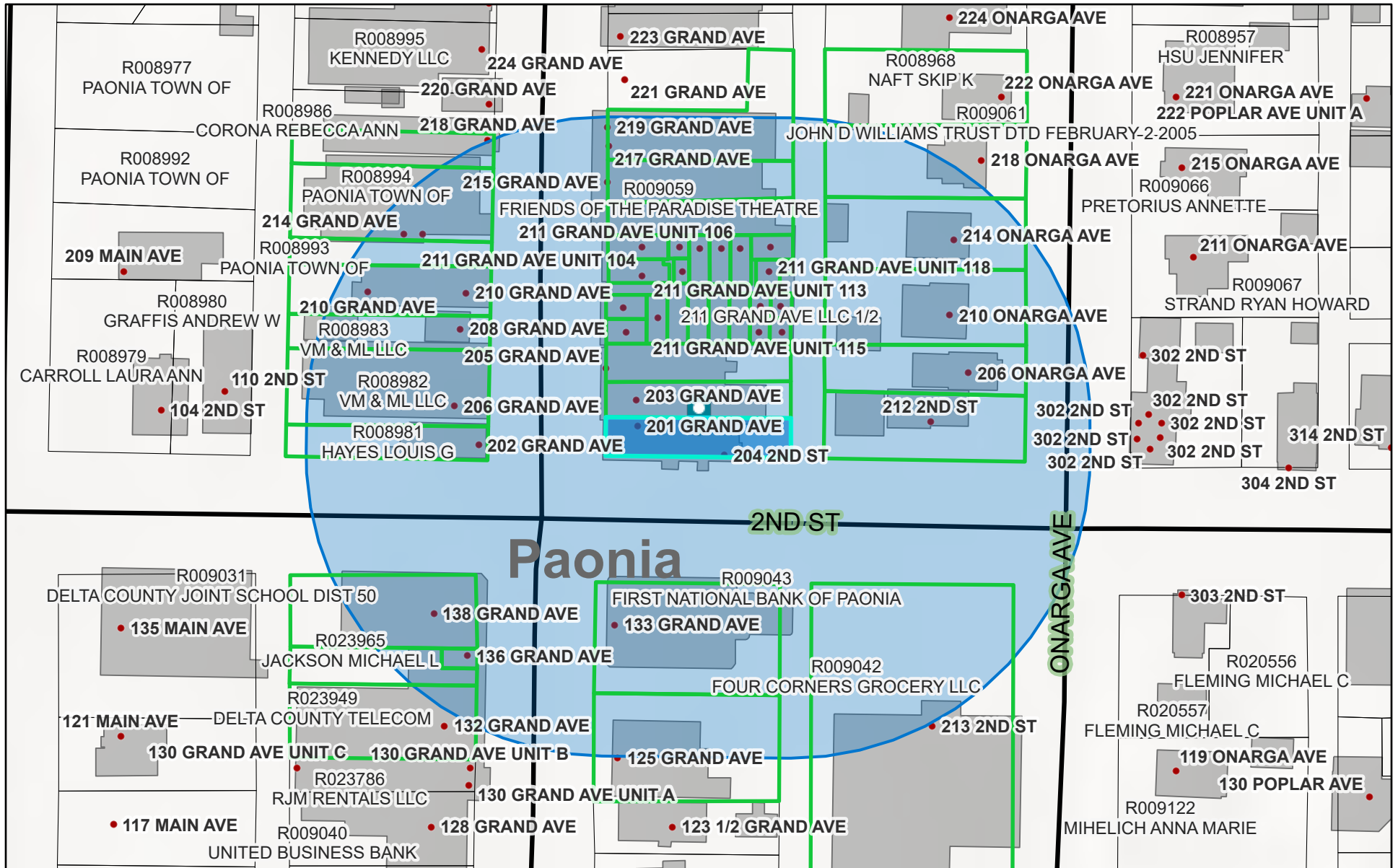
The purpose of the Public Hearing will be to consider an applicant's appeal of the decision, by an administrative officer of the Town, to deny a request for the proposed use of a building located in the C-1 Commercial Core District. The appellee, Douglas Mendoza, requested the variance to allow the use of the building as a tattoo studio, located at 204 2nd Street.

Any person may appear at the Public Hearing and be heard regarding the matters under consideration. For further information concerning the Public Hearing, please contact the Town Clerk at 970-527-4101 during regular business hours.

Dated the 11th day of December, 2025.

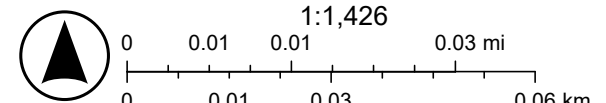
TOWN OF PAONIA, COLORADO
Samira M. Vetter
Town Clerk

Delta County, Colorado



12/11/2025, 8:42:17 PM

- Address Points
- Town Boundary
- Delta County Boundary
- Tax Parcels
- Roads
- Structures
- Public
- World_Hillshade



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Delta County 2025

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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)	\$0.00
<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: **Robert E Reedy**
Street and Apt. No., or PO Box No.: **PO Box 11**
City, State, ZIP+4®: **Paonia, CO 81428-0011**

Postmark Here
DEC 15 2025
12/15/2025
61418 CO 81418 SdSh 0565 11

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

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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: **211 Grand Ave CLC 1/2**
Street and Apt. No., or PO Box No.: **PO Box 279**
City, State, ZIP+4®: **Paonia, CO 81428**

Postmark Here
DEC 15 2025
12/15/2025
61418 CO 81418 SdSh 0565 11

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

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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)	\$0.00
<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: **Kelly Joan Moss**
Street and Apt. No., or PO Box No.: **P.O. Box 331**
City, State, ZIP+4®: **Paonia, Co. 81428**

Postmark Here
DEC 15 2025
12/15/2025
61418 CO 81418 SdSh 0565 11

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

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PAONIA CO 81428
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Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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: **Skip + Patricia Naff**
Street and Apt. No., or PO Box No.: **PO Box 1275**
City, State, ZIP+4®: **Paonia, Co. 81428-1275**

Postmark Here
DEC 15 2025
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61418 CO 81418 SdSh 0565 11

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<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: **Loretta M Leg Trust**
Street and Apt. No., or PO Box No.: **2245 LR**
City, State, ZIP+4®: **Grand Jct. Co. 81505-9319**

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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: **Robert C. Lehman**
Street and Apt. No., or PO Box No.: **204 Scotchpine Dr**
City, State, ZIP+4®: **Wandeville, LA. 70471-2545**

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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
Devore Nicholas Stirling IV
Street and Apt. No., or PO Box No.
30 Aspen Mtn Rd
City, State, ZIP+4®
Aspen, CO 81611-2128

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<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
First National Bank of Paonia
Street and Apt. No., or PO Box No.
PO Box 100
City, State, ZIP+4®
Paonia, CO 81428-0100

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<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
Delta County Memorial Hospital District
Street and Apt. No., or PO Box No.
P.O. Box 10100
City, State, ZIP+4®
Delta, CO 81416-0008

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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
Delta County Telecom
Street and Apt. No., or PO Box No.
525 Junction Road
City, State, ZIP+4®
Madison, Wisconsin 53717-2152

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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
Chelsea Bookout
Street and Apt. No., or PO Box No.
P.O. Box 1205
City, State, ZIP+4®
Paonia, CO 81428

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Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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
Delta County Citizens for Animal Welfare and Shelter
Street and Apt. No., or PO Box No.
P.O. Box 1736
City, State, ZIP+4®
Paonia, CO 81428

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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
 \$0.78

Total Postage and Fees \$10.48

Sent To
 Louis G Hayes
 Street and Apt. No., or PO Box No.
 P.O. Box 1713
 City, State, ZIP+4®
 Paonia, CO 81428-1713

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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
 \$0.78

Total Postage and Fees \$10.48

Sent To
 High Yield Properties LLC
 Street and Apt. No., or PO Box No.
 P.O. Box 11231
 City, State, ZIP+4®
 Paonia, CO 81428-11231

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 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
 \$0.78

Total Postage and Fees \$10.48

Sent To
 Four Corners Grocery LLC
 Street and Apt. No., or PO Box No.
 P.O. Box 9
 City, State, ZIP+4®
 Paonia, CO 81428-0009

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 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
 \$0.78

Total Postage and Fees \$10.48

Sent To
 Friends of the Paradise Preserve
 Street and Apt. No., or PO Box No.
 P.O. Box 886
 City, State, ZIP+4®
 Paonia, CO 81428-0886

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 \$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
 \$0.78

Total Postage and Fees \$10.48

Sent To
 Learning Council
 Street and Apt. No., or PO Box No.
 P.O. Box 1144
 City, State, ZIP+4®
 Paonia, CO 81428-1144

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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
 \$0.78

Total Postage and Fees \$10.48

Sent To
 Andrew Ford
 Street and Apt. No., or PO Box No.
 P.O. Box 211
 City, State, ZIP+4®
 Paonia, CO 81428-0211

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Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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: VM + ML LLC
 Street and Apt. No., or PO Box No.: 40018 M Rd
 City, State, ZIP+4®: Paonia, CO 81428

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Certified Mail Fee \$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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: Pensco Trust Co FBO Michael L Jackson IRA 1b
 Street and Apt. No., or PO Box No.: PO Box 98102
 City, State, ZIP+4®: Boston, MA 02298-1012

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<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: Michael L Jackson
 Street and Apt. No., or PO Box No.: P.O. Box 74
 City, State, ZIP+4®: Paonia, Co. 81428

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<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: Jeffrey Scott Ruppert
 Street and Apt. No., or PO Box No.: PO Box 1809
 City, State, ZIP+4®: Paonia, Co 81428-1809

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<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: Butler Hutch LLC c/o Postal Realty Trust
 Street and Apt. No., or PO Box No.: 75 Columbia Avenue
 City, State, ZIP+4®: Colarhurst NY 11510-2011


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Ph poster

From Ruben Santiago <RubenS@townofpaonia.com>

Date Mon 12/15/2025 10:49 AM

To Samira V <SamiraV@townofpaonia.com>

 1 attachment (769 KB)

IMG_0213.jpeg;

Ruben Santiago
Deputy Clerk / CIW Associate
Town of Paonia

