

# Dick and Adeline Weber Park Management and Development Plan

## History and Purpose of Dick and Adeline Weber Business Park

The Dick and Adeline Weber Business Park is administered by the Dolores County Development Corporation, a non-profit organization registered in Colorado. The purpose of the Dolores County Development Corporation (DCDC) is to promote commercial, industrial, and recreational development within and in the vicinity of Dolores County, Colorado; and to promote and assist the growth and development of small business concerns in the area, to promote employment in the area and thereby improve the welfare of the people, and to work with governmental agencies as well as with private efforts in order to achieve these purposes.

The Weber Business Park donated to the Dolores County Development Corporation in 1998 to provide new and existing businesses by providing an alternative to conventional land ownership. The business park offers unsubordinated ground leases that separate ownership of the land from ownership of the building and improvements constructed on the land; and where DCDC maintains its first position in the hierarchy of claims on the asset. In this case, a lender will not have the right to take back the land in the case of a default by the tenant.

A primary advantage of a ground lease is that the tenant does not have to come up with the upfront cash required to purchase the land in a deal. This lowers the upfront equity required in an investment, freeing up cash for other uses, and also improving the yield. Businesses also benefit from access is provided to basic utilities that otherwise would be expensive to bring in to a new development.

Being located in a business park provides tenants with opportunities to network with others to increase exposure and take advantage of resources they may not otherwise have access to.

The Weber Business Park is an important asset for economic development in Dolores County. It is the intention for DCDC to provide quality management of the park resources and oversight to the leasing of ground.

## Weber Business Park Facilities and Amenities

### Roads and Access

The access road to the park and Weber Park Loop road are maintained by Dolores County including snow removal. Access is from a county road and any culvert installations or road modifications must be permitted through the Dolores County Road Department. There is no direct access from Highway 491. Tenants will be responsible for building and maintaining access to individual lots and buildings.

### Utilities

The utility corridor in the park includes potable water, electricity, \*septic system for sinks and toilets, Town of Dove Creek \*\*sewer from building floor drains, natural gas, cable and telephone. High speed internet is available through Century Link telephone at the expense of the tenant. Irrigation water is available in summer months.

DCDC is responsible for maintaining utilities within the corridor. Tenants will be responsible for all hook up expenses and construction from the corridor. Sewer needs must be within the Town of Dove Creek standards and capacity.

### Notes:

- \* The Park has an internal septic system than can only be used for the sinks and toilets currently located in the 2 existing buildings. Future buildings (and tenants) will be allowed to access the septic system only for toilets, sinks and, if needed, showers. No other uses are permitted.
- \*\* Access to the Town of Dove Creek Sewer system must be approved by the Town of Dove Creek before use is granted. Presently, Town Sewer has limited access from the Park through use of the floor drains in both existing buildings and the utility corridor. All fluids and materials passing through the floor drains (and any other part of the system) will first pass through a 6,000 gallon interceptor tank located in the central part of the park before entering the Town of Dove Creek Sewer System. This tank will periodically have to be pumped at the expense of the Lessee. If access to the Town of Dove Creek Sewer System is denied, the Lessee will still have access to the interceptor tank which requires periodic pumping as stated earlier.

### **Solid Waste Disposal**

The Dolores County Solid Waste Transfer Station is located northwest of Cahone on County Road M and is open only on weekends. Only designated solid waste is accepted, there is an on-site caretaker, and waste must be separated - fees are charged. Solid waste is then trucked to the landfill in Montezuma County.

Solid waste pick up must be arranged with a local service provider.

### **Protection and Emergency Services**

There are three fire hydrants in the park. Fire protection is provided by Dove Creek Volunteer Fire Department.

Emergency services are provided by Dove Creek Volunteer Fire Department.

The Dolores County Sheriff provides routine patrols of the Weber Loop Road.

### **Grounds Management**

Dolores County Development Corporation will be responsible for:

Vegetation and weed control in the non-lease areas of the business park.

External fencing at the park boundaries – when and if needed.

Maintenance of the septic and the utilities in the corridor.

Property taxes for business park land only.

### **Application for Ground Lease**

All proposals for development in the Weber Business Park must comply with Dolores County Land Use Code. In addition all lease proposals must demonstrate knowledge of and intent to comply with Federal, State and Local Regulations. It is the responsibility of the applicant to determine which Federal, State and Local Regulations they must comply with. DCDC may require additional reviews and/or approvals by Federal, State and local entities. The costs involved with any such reviews will be borne by the applicant.

Dolores County Development Corporation will entertain proposals for many industrial and commercial activities.

All proposals shall fill out an application for review by Dolores County Development Corporation. Applications will be reviewed in a timely manner at monthly Board meetings and/or special meetings as necessary. DCDC will determine if the business park has capacity to meet the needs of the applicant. All applications must clearly state needs and plans for site development; for waste storage and removal; and need for park utilities and septic use. Compatibility of commercial uses with existing and potential future industrial uses must be demonstrated by the applicant.

When an application is approved lease negotiations will proceed. Additional information may be requested prior to entering lease agreement.

#### **Uses not allowed:**

- Any use that does not fully comply with the Dolores County Land Use Plan and /or Federal, State and local regulations and permits
- Bulk storage and redistribution of petroleum products or propane.
- Auto wrecking, landfills
- Forges, foundries and primary metal processing,
- Manufacture, processing or storage of Insecticides, fungicides, disinfectants
- Aviation, airports, heli-pads
- Pharmaceuticals, drugs manufacturing

- Communication towers
- Storage of flammable or explosive materials.
- Motorsports, recreation fields, rodeo facilities,
- Gasoline stations and convenience stores
- Group homes, long term care facilities, multi-family dwellings,
- Residential development
- Lodging and lodges

### **Generally allowable heavy and light industry uses**

- Processing, refining and storage of oils, shortenings and fats (edible)
- Pipe yards, oil and gas or extractive industries equipment storage,
- Construction yards and heavy equipment storage, materials,
- Building supply fabrication, (trusses etc.)
- Renewable solar energy
- Manufactured housing and accessory building fabrication and assembly,
- Federal State or County equipment & maintenance yards,
- Administrative and professional offices,
- Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products such as medical, dental, or optical equipment and small appliances.
- Manufacturing of clothing, shoes, or outdoor recreation equipment,
- Manufacturing ceramic products, pottery, figurines, and glazed tile,
- Fabrication or restoration of autos, truck, trailers, farm equipment or supplies,
- Furniture and cabinetry manufacture and repair,
- Flooring or counter top fabrication including wood and stone,
- Building, electrical, plumbing, irrigation supplies,
- Toiletries or cosmetics manufacturing
- Janitorial or restaurant supplies,
- Mini-storage or other storage buildings
- Outdoor storage in conjunction with permitted uses with proper screening
- Metal fabrication/ Welding shops,
- Machine shops,
- Printing and publishing, service uses of blue printing, duplicating, mailing, and graphic arts,
- Auto or small engine repair services,
- Equipment rental,
- Veterinarian clinics, pet grooming, kennels
- Taxidermist,
- Research and design laboratories,
- Food storage lockers and ice making facilities,
- Distillery (alcoholic), breweries and alcoholic spirits, except retail,
- Indoor shooting ranges,
- Food or beverage processing or preparation,

### **Generally allowable commercial uses:**

- Administrative and professional offices, banks, financial services,
- Medical Services, hospitals, clinics, counseling,
- Retail Sales,
- Lumber yards, retail and supply yard establishments with outdoor storage,
- Restaurants, Food and Beverage Sales, Bars and Taverns,
- Motor vehicle repair and services,
- Home furnishings and appliances, repair, service and sales,
- Auto sales, rentals, services,
- Transportation services, (taxi, limousine services)

- Manufactured home sales,
- RV, boat, motorcycle and ATV sales,
- Utility equipment sales and rentals,
- Personal services, (hair salons etc.)
- Entertainment facilities (theaters, mini golf etc.)
- Churches
- RV Parks, (except park models),
- Laundries and dry cleaning,
- Trade schools, schools,
- Car washes,
- Child care centers,
- Funeral homes,
- Health clubs,
- Limited outdoor recreation facilities, tour guides and outfitting,

**Uses generally not allowed, however proposals may be entertained with additional review:**

- Transportation facilities including truck terminals, container storage, transfer stations and recycling establishments.
- Sawmills, lumber and plywood manufacturing and wood preserving
- treatment, excelsior, fiber and pulp production,
- Rubber refining or recycling,
- Paint, oil, shellac, turpentine, varnish, glues and adhesives, manufacture, processing or storage,
- Federal State or County equipment & maintenance yards,
- Meat /Game processing,
- Warehousing, or wholesale distribution facilities except those storing flammable or explosive materials.

**Building Development Criteria**

**Need to Consider Traffic – what level of use is allowed by the County and or CDOT for the business park?  
Generally anything over 15 round trips per day would be considered high traffic use.**

New buildings and developments must comply with Dolores County Land Use Plan and Subdivision Regulations; and any applicable State and Federal standards or regulations. All Federal, state, and local required inspections and permits must be obtained.

All tenants will assure DCDC the following development criteria are met:

<b>Buildings &amp; Site</b>	
Set Back	25 feet minimum from interior lot Line, 50 feet from business park boundary
Building Height	35 feet maximum
Construction & Remodeling	New construction and remodeling must be built according to the Uniform Commercial, Industrial Building Code, 1997 Edition or a more stringent code at the discretion of And Public Buildings the Applicant(s).
Visual Impacts	<ul style="list-style-type: none"> <li>• Appropriate screening may be required</li> <li>• Signage must be approved and not interfere with visibility of other business</li> </ul>
Interior Access Roads	All interior roads built to County road standards

Parking	Adequate parking area for intended use such that traffic flow and circulation are not impeded
Storm water Control and Site Drainage	Site plan must demonstrate that there will be no adverse impacts on business park roads or infrastructure, or any County road, state highway or adjacent land.
Solid waste, sludge, garbage & other discarded material	No materials will be allowed to be transferred off-site by natural forces. No on-site burning is allowed. Proof of disposal service may be required.
Restroom facilities	Adequate restroom facilities required as per type of use.
Traffic	Must comply with all County and State regulations
<b>Nuisances</b>	
Operational Electrical Disturbance	No detrimental effects such as radio and television interference beyond the boundaries of the site.
Fire and Explosive Hazards	National Fire Protection Association standards and any other fire code or standard employed by the appropriate fire district apply.
Glare and Heat	Must be contained, enclosed or treated to make glare and heat imperceptible from any point on the boundary line .
Lighting	All direct rays confined to site and adjacent properties protected from glare.
Noise	<ul style="list-style-type: none"> <li>• Volume will be less than 70 decibels at any point on any lot boundary line at any time.</li> <li>• Volume will not to exceed 55 decibels at any point on the business park boundary with any residential areas line between 7:00 pm-6:59 am.</li> </ul>
Vibration	Not perceptible, without instruments, at any point on any park boundary line.
Odors	Not perceptible at lot boundaries
Dust, Smoke and Particulate	<ul style="list-style-type: none"> <li>• Dust and Fumes: None beyond lot line</li> <li>• Particulate matter: Less than 0.2 grain/cf flue gas at 500°F stack temperature.</li> <li>• Smoke: USEPA Regulations: Opacity System, Method 9 .</li> </ul>
Radioactivity	Subject to State and Federal regulations
Water Pollution	Subject to State and Federal regulations
Noxious Weeds	Shall be controlled within leased lot as per State and County regulations.

### Lease Agreement

Upon approval of application and development proposal, applicants will enter into negotiation for a ground lease following the template in appendix.

All leases will be required to:

- Paying fees to DCDC as per lease agreement
- Paying property taxes on buildings and improvements
- Maintain any landscape vegetation and control all weeds within lot boundaries

Maintain any required or discretionary fencing, vegetative barriers or berms on boundaries and within lot  
Cover all hook-up costs to utilities in the utility corridor  
Paying for all utilities used by the business  
Solid waste removal  
Internal road and parking lot maintenance and snow removal  
Provide proof of insurance for all buildings and business activities  
Provide proof of any financing necessary to complete development as per approved site plan

## **Appendix**

Map Weber Business Park and Utility Corridor  
Dolores County Land Use Code  
Application Form  
Lease Agreement Template  
Contact Information for Local, State and Federal entities