

# Conditions Study for Craig, Colorado

Prepared for:

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# 1. Introduction

This report presents the conditions (“blight”) survey, analysis, findings and underlying rationale for the Craig Conditions Study (“Conditions Study”, or “Study”), which was undertaken by DGC Community Planning and Design (“DGC”). DGC conducted the field survey in October, 2020.

## 1.1. Purpose

The purpose of the Study is to determine whether there exists slum or blight conditions within the Craig Study Area (“Study Area”) within the meaning of Colorado Urban Renewal Law, and whether the Study Area should be recommended for such urban renewal efforts as the City of Craig (“Craig”) may deem appropriate to remediate existing conditions of slum or blight and to prevent further deterioration and blight.

## 1.2. Colorado Urban Renewal Law

In the Colorado Urban Renewal Law, Colorado Revised Statutes § 31-25-101 et seq. (the “Urban Renewal Law”), the legislature has declared that an area of slum or blight.

*...constitutes a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state in general and municipalities thereof; that the existence of such areas contributes substantially to the spread of disease and crime, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of public policy and statewide concern....*

Before remedial action can be taken by a public agency, however, the Urban Renewal Law requires a finding by the appropriate governing body that an area exhibits conditions of slum or blight.

The determination that an area constitutes a slum or blighted area is a cumulative conclusion attributable to the presence of several physical, environmental, and social factors. Indeed, slum or blight is attributable to a multiplicity of conditions, which, in combination, tend to accelerate the phenomenon of deterioration of an area. For purposes of this study, the definition of a blighted area articulated in the Urban Renewal Law follows:

*“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

- a. Slum, deteriorated, or deteriorating structures;*

- b. Predominance of defective or inadequate street layout;*
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- d. Unsanitary or unsafe conditions;*
- e. Deterioration of site or other improvements;*
- f. Unusual topography or inadequate public improvements or utilities;*
- g. Defective or unusual conditions of title rendering the title non-marketable;*
- h. The existence of conditions that endanger life or property by fire and other causes;*
- i. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- j. Environmental contamination of buildings or property; or*
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or*

To be able to use the powers of eminent domain, “blighted” means that five of the eleven factors must be present (Colorado Revised Statutes § 31-25-105.5(2) (a) (I)).

Only one factor must be present if the property owner or owners and the tenant or tenants of such owner or owners do not object to the finding (Colorado Revised Statutes § 31-25-105.5(2) (I)).

Several principles have been developed by Colorado courts to guide the determination of whether an area constitutes a blighted area under the Urban Renewal Law. First, the absence of widespread violation of building and health codes does not, by itself, preclude a finding of blight. The definition of “blighted area contained in the Urban Renewal Law is broad and encompasses not only those areas containing properties so dilapidated as to justify condemnation as nuisances, but also envisions the prevention of deterioration.” Second, the presence of one well maintained building does not defeat a determination that an area constitutes a blighted area. A determination of blight is based upon an area “taken as a whole,” and not on a building-by-building basis. Third, a governing body’s “determination as to whether an area is blighted... is a legislative question and the scope of review by the judiciary is restricted.” A court’s role in reviewing such a blight determination is simply to independently verify if the conclusion is based upon factual evidence determined by the governing body at the time of a public hearing to be consistent with the statutory definition.

### **1.3. Study Methodology**

DGC was retained to perform an independent survey of the Study Area and to determine if it contains conditions of slum or blight so as to constitute a blighted area under the Urban Renewal Law. Based upon the conditions observed in the field, this Study makes a recommendation as to whether the Study Area is blighted within the meaning of the Urban Renewal Law. The actual determination itself remains the responsibility of the legislative body, in this case, the City of Craig City Council.

An important objective of this study is to obtain and evaluate data on a wide range of physical and non-physical conditions that are present in the Study Area. Data about the Study Area was collected, analyzed, and ultimately portrayed through three carefully performed tasks:

- Task 1: Project Initiation, Data Collection and Mapping
- Task 2: Field Survey, Research and Verification
- Task 3: Documentation and Presentation of Findings

Tasks 1 and 2 are described in Section 2, Study Area Analysis. Task 3 is described in Section 3, Summary of Findings.

## 2. Study Area Analysis

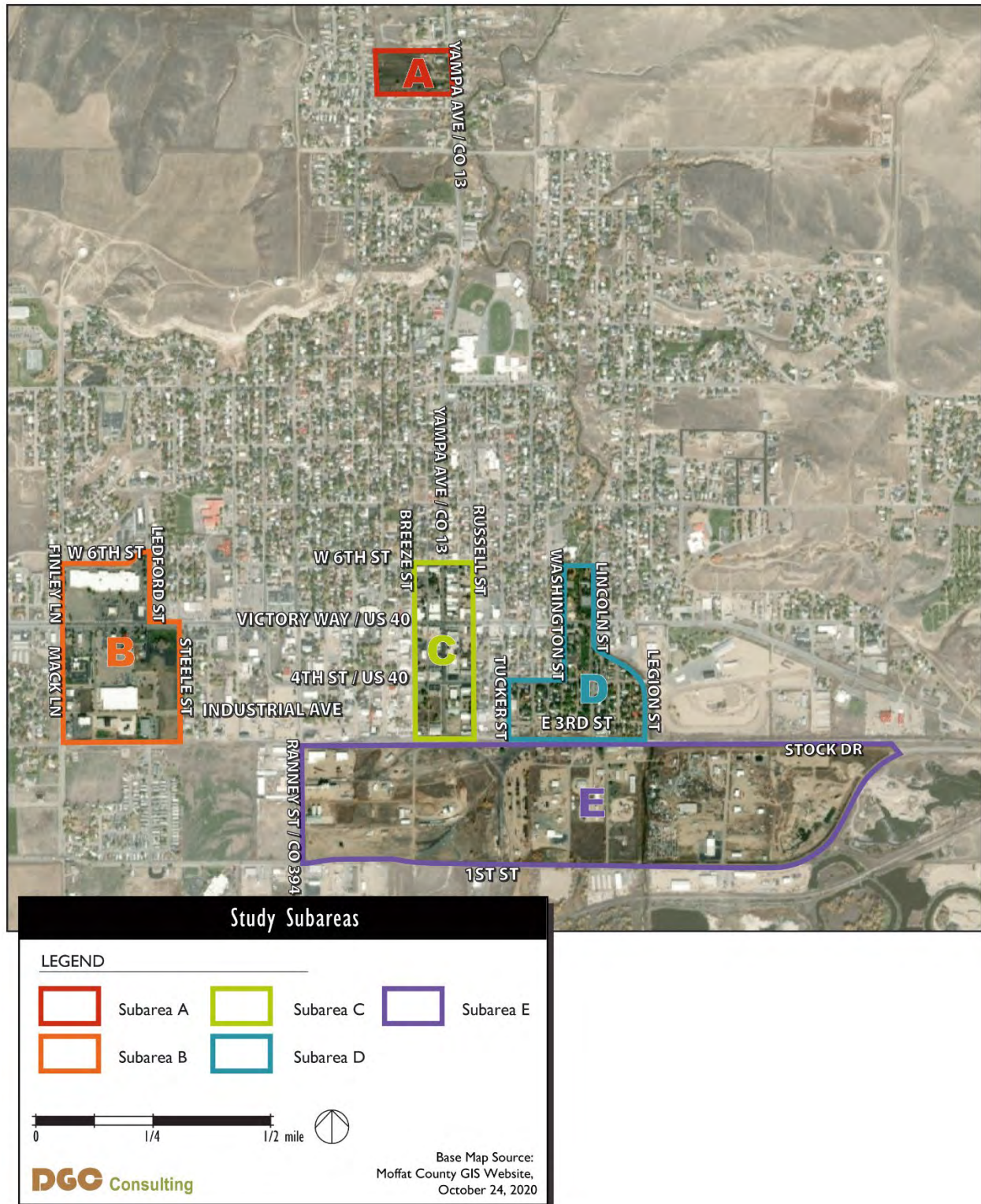
### 2.1 Study Area

The Study Area includes approximately 326 acres of privately and publicly-owned parcels and public rights-of-way. It is shown on Exhibit 2-1: Study Area Boundary Map. The Study Area includes five subareas:

- A) North Yampa Avenue: Four parcels and public right-of-way covering 7.5 acres on the west side of North Yampa Ave/CO-13, a few blocks north of W. 13<sup>th</sup> Street.
- B) West shopping Area: 21 parcels and public right-of-way covering 54.5 acres along both sides of West Victory Way/US 40, east of the Finley Lane/Mack Lane intersection. The subarea includes the vacant former Safeway and the vacant former K-Mart buildings.
- C) Downtown: 93 parcels and public right-of-way covering 31 acres between Breeze Street and Russell Street and between 6<sup>th</sup> Street and the Denver & Rio Grande Western Railroad tracks. The subarea includes three main street blocks along Yampa Ave.
- D) City Park and Southern Neighborhood: 77 parcels and public right-of-way covering 46 acres east of downtown and south of East 6<sup>th</sup> Street. The subarea includes the southern portion of the park, the next block south, and five additional blocks between Tucker Street and Fortification Creek, and between Lincoln Street/East 4<sup>th</sup> Street and the Denver & Rio Grande Western Railroad tracks.
- E) Southern Industrial Area: 39 parcels and public right-of-way covering 186 acres extending south from the Denver & Rio Grande Western Railroad tracks to 1<sup>st</sup> Street and from Ranney Street/CO-394 on the west to the Stock Drive/East 1<sup>st</sup> intersection on the east.



**Exhibit 2-1: Study Area Boundary Map**



## 2.2 Existing Conditions

### Background:

This Conditions Study was conducted on October 9 and 10, 2020, followed by research and desktop analysis of physical conditions. The site improvements, buildings, streets and other features shown on the aerial imagery provided by the City and Google Maps were consistent with conditions observed during the field survey.

### Development and Land Use:

Subarea A (North Yampa Avenue) consists of an operating commercial business, two site-built residences (unused), and abandoned former mobile home/manufactured housing sites. Bordering the Study Area to the north there is vacant land and a residential neighborhood. Additional residential uses border the Study Area to the west and east. Across Yampa Ave, to the east, there is a mixture of residential and commercial uses.

Subarea B (West Shopping Area) is predominately a commercial area along both sides of West Victory Way/US 40. There are two vacant large-scale retail stores, smaller-scale retail, fast food and sit-down restaurants, and a bank. The Study Area also contains a church and two single-family residences fronting the highway. The southern portion of the Study Area contains light industrial/shops, a bowling alley, and firefighting training facility. A mixture of residential and commercial uses border the Study Area on the north, east, and west sides. The Denver & Rio Grande Western Railroad tracks run along the southern edge.

Subarea C (Downtown) includes commercial storefronts along Yampa Avenue, north of 4<sup>th</sup> Street, which contain retail, office, restaurants/bars, and a museum. The central and north portions of the Study Area also contain a park/square, theater, fire station, commercial/office buildings, light industrial/shops, apartments, single-family residences, outdoor storage, and parking. A similar mixture of eclectic uses is found on surrounding blocks to the north, east, and west. South of 4<sup>th</sup> Street, the Study Area is less densely developed. Commercial and light industrial uses are interspersed with outdoor storage, parking, and vacant land. These southern blocks are bordered by similar commercial and light industrial uses to the west and east. There are some single-family residences to the east and the Denver & Rio Grande Western Railroad tracks to the south.

Subarea D (City Park and Southern Neighborhood) includes the southern portion of City Park and additional blocks to the south. Land uses include park and open space; the Veterans of Foreign Wars property; scattered commercial and light industrial/shop uses with outdoor storage; apartments; mobile homes/manufactured housing; and single family residential. South of East 3<sup>rd</sup> Street there is a large parcel of vacant land currently used for outdoor storage of vehicles, equipment, and materials. The northern portion of the Study Area is surrounded by residential neighborhoods. Commercial uses, including lodging and a restaurant/bar border the Study Area along E. Victory Way. South of E. Victory

Way, the Study Area is bordered on the east by the Fortification Creek drainage way and the fairgrounds. The Denver & Rio Grande Western Railroad tracks lie to the south. Residential uses border the Study Area to the west and north of East 4<sup>th</sup> Street, although there is some light industrial with outdoor storage in the vicinity of Tucker Street and East 3<sup>rd</sup> Street.

Subarea E (Southern Industrial Area) is characterized by larger-scale uses including commercial, industrial, light industrial, railroad, sand and gravel mining, outdoor storage, parking, and vacant land. A single residential property lies south of East Stock Drive, near Fortification Creek. Surrounding land uses include the Denver & Rio Grande Western Railroad tracks to the north; additional sand and gravel mining to the east; industrial, light industrial/shops, mini storage, outdoor storage, parking and vacant land to the south; and commercial, residential, light industrial, outdoor storage, parking, and vacant land to the west.

Land uses are summarized in Table 2-1: Study Area and Surrounding Land Uses.

**Table 2-1: Study Area and Surrounding Land Uses**

Subarea	Site Land Uses	Surrounding Land Uses
A) North Yampa Ave	Commercial; single-family residential (unused/ storage); former mobile home/ manufactured housing sites; vacant land	Vacant land (north); single-family residential (north, west, east); residential and commercial (east)
B) West Shopping Area	Commercial/ retail; restaurants; light industrial/ shops; bank; church; public safety; single-family residential; outdoor storage; parking; vacant land	Multi-family residential (north); senior residential, commercial, single-family residential, vacant land (east); DRGW RR R.O.W. (south); light industrial/ commercial, gas station/ convenience store, single family residential, vacant land (west)
C) Downtown	Retail; commercial; restaurant/ bar; office; park; civic/ institutional/ cultural; theater; light industrial/ shops; outdoor storage; parking; vacant land	Commercial, office, bank, cultural, parking (north); commercial, office, light industrial/ shops, residential, parking, vacant land (east); DRGW RR R.O.W. (south); retail, commercial, office, light industrial/ shops, residential, outdoor storage, parking, vacant land (west)
D) City Park and Southern Neighborhood	Park/ civic; multifamily residential; single family residential; manufactured/ mobile homes; mixed commercial; light industrial/ shops; outdoor storage; parking; vacant land	Park/ civic, single family residential, vacant land (north); single family residential, lodging, restaurant/bar, commercial, creek/ drainage way, fairgrounds (east); DRGW RR R.O.W. (south); park/civic, residential, commercial, light industrial, outdoor storage, vacant land, parking (west)
E) Southern Industrial Area	Commercial; industrial; light industrial; railroad; sand and gravel mining; outdoor storage; parking; residential; vacant land	DRGW RR R.O.W. (north); sand and gravel mining (east); industrial, light industrial/ shops, storage, outdoor storage, parking, vacant land (south); commercial, residential, light industrial, outdoor storage, parking, vacant land (west)

Source: Google Maps and field observations

## Zoning and Building:

All permitting, plan review, inspections, and planning and zoning services for the City of Craig are provided by the Craig/Moffatt County Regional Building Department, using mostly the same code and sets of requirements. Work performed in the Town of Dinosaur is not under the jurisdiction of this regional building department.

The City of Craig and Moffat County essentially enforce the same version of the ICC codes. However, there are some slight differences in contractor licensing requirements. For information on building codes, design criteria, permits & inspections, contractor licensing, planning & zoning, and more. Most of this information is within the City of Craig Municipal Code which is on-line. Buildings are covered in Chapter 15 - Building and Construction and Zoning in Section 16- Land Use Code.

In addition to land use zoning districts, new development within the City and Study Areas are subjects to current zoning and site development standards. Because much of what was surveyed in the Conditions Study was constructed prior to the adoption of these codes, it is likely that existing development would be non-conforming. The City will determine whether to require updating to meet current building and site standards as part of a redevelopment effort, but it most likely that something would be required. Therefore, non-conformance to current site development standards and regulations is evidence of blight throughout the Study Area.

## Parcels Surveyed:

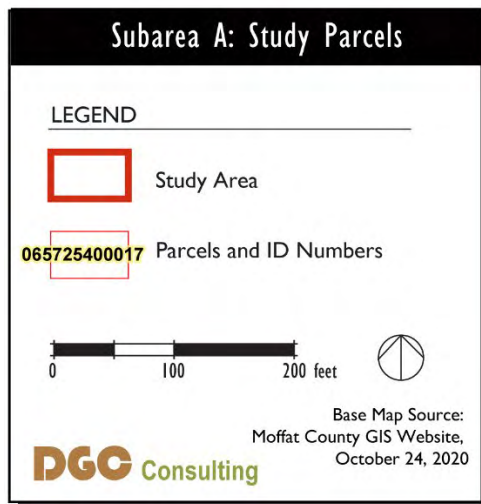
The Study Area includes 234 privately and publicly-owned parcels totaling 255 acres, plus public right-of-way for a total of 326 acres. Assessor's information is summarized on Table 2-2: Study Area Parcels Surveyed, and detailed tables for each subarea presented in Appendix B. The parcel boundaries are illustrated in Exhibits 2-2 through 2-6.

**Table 2-2: Study Area Parcels Surveyed (Subareas A-E)**

Area	Measurement (Acres)	Parcel Sum (Acres)	ROW Difference (Acres)	# of Parcels
Subarea A	7.53	9.08		4
Subarea B	54.57	45.6		21
Subarea C	31.38	20.15		93
Subarea D	45.82	23.92		77
Subarea E	186.34	160.54		39
TOTAL	325.64	259.29	66.35	234
<u>Sources:</u>				
Sidwell's Portico (mygisonline.com)				
Moffat County Assessor's info and GIS				
Date: 11/23/20				



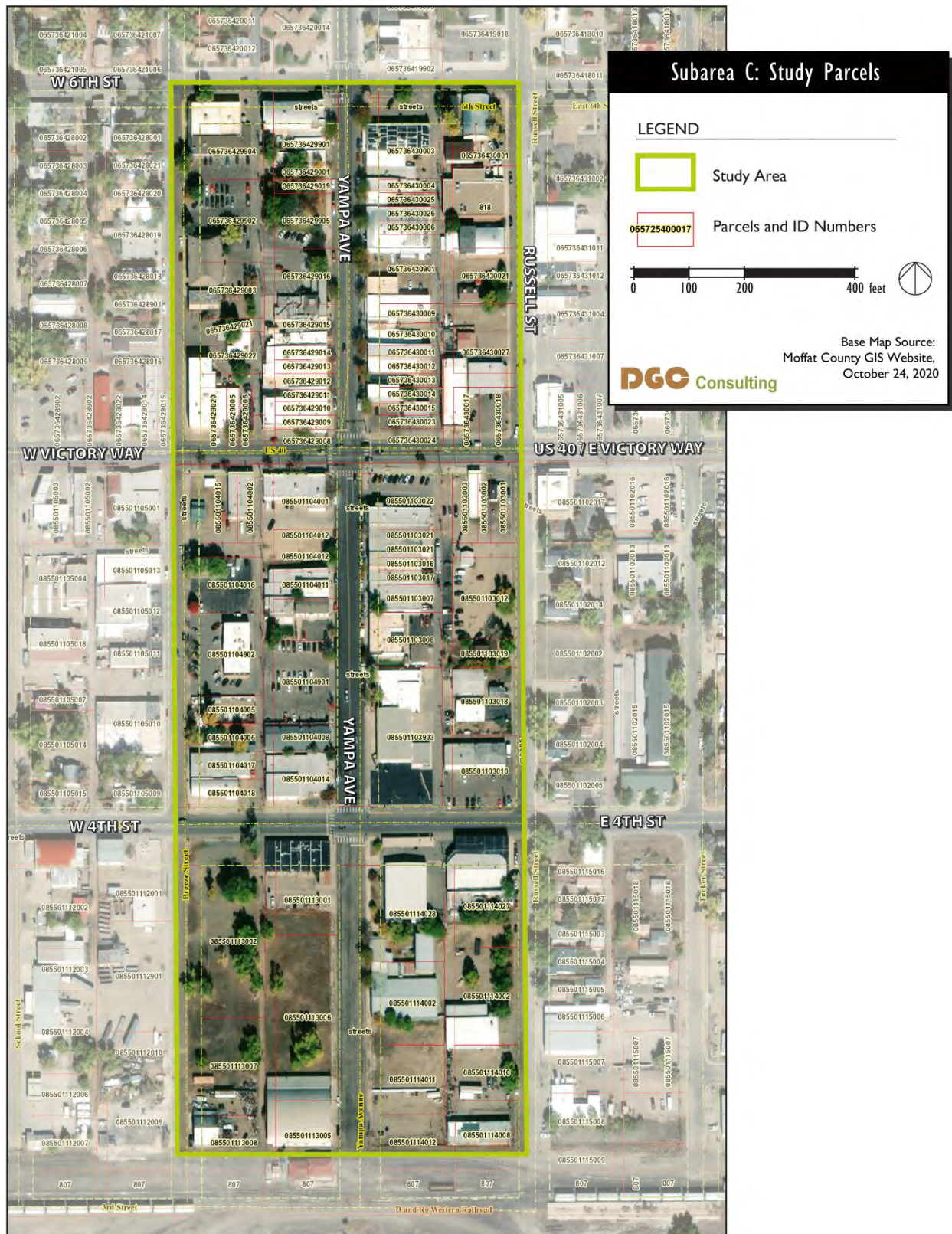
## Exhibit 2-2: Subarea A Parcel Map







## Exhibit 2-4: Subarea C Parcel Map











### **Streets and Utilities:**

The City of Craig provides public streets, surface drainage, potable water, and wastewater services to the Study Area. The City provided a Street Inventory Report outlining street conditions within the City limits. Roads within the Study Area are rated “good.” The City also provided a report by SGM evaluating water and sewer infrastructure. Although there were 12 areas identified for replacement due to age or condition, none were within the Study Area. Telephone and telecommunications infrastructure in the Study Area are provided by private utilities and no deficiencies were identified.

### **Environmental:**

No reports of environmental contamination were identified, and the City reported that there were no reports or studies of environmental conditions on file.

### **Vacancy and Underutilization:**

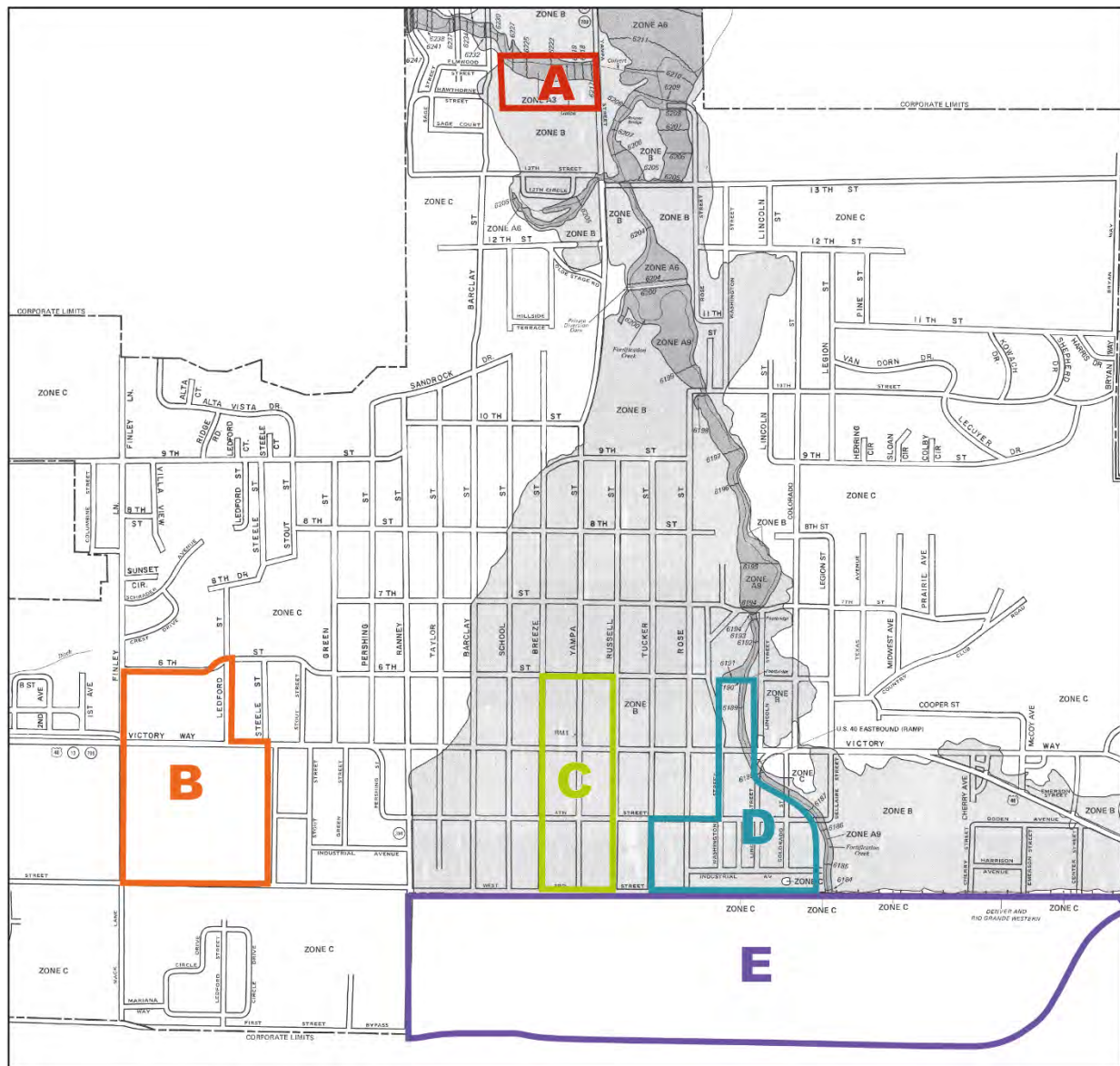
Subarea B includes a 90,000 SF shopping mall that is largely vacant and underutilized as is the former K-Mart building to the south. There is also significant vacant land or underutilized land in Subareas A, D and E. Taken together, this is evidence of substantial physical underutilization or vacancy of sites, buildings, or other improvements.

### **Flooding**

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the city of Craig was reviewed for information regarding the location and extent of floodplains in the Study Area. According to Community-Panel Number 080119 0001 C (dated September 28, 1984), study Subareas A (North Yampa), C (Downtown), and E (City Park and Southern Neighborhood) are located in recognized floodplains.

A tributary to Fortification Creek runs along the northern boundary of Subarea A (North Yampa). Approximately half of the subarea is within the 100-year floodplain and the entire subarea is within the 500-year floodplain. Fortification Creek, which runs along the eastern boundary of Subarea E (City Park and Southern Neighborhood), also impacts Subarea E and C (Downtown). Portions of Subarea E lie within the 100-year floodplain and the remainder of Subarea E, as well as the entire Subarea C, are located within the 500-year floodplain. The FEMA floodplains and subareas are illustrated in Exhibit 2-7.

## Exhibit 2-7: FEMA Flood Insurance Rate Map with Subareas



*Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community-Panel Number 080119 0001 C (dated September 28, 1984)*

### Fire

The City of Craig provides emergency services and fire protection with the City and Study Area. No fire or emergency incident information was available for this study and therefore, fire incidents were not considered as a blight factor.

### Crime



The City of Craig provides public safety services for the City and Study Area. No crime incident information was available for this study and therefore, crime incidents were not considered as a blight factor.

## **2.3 Field Survey Approach**

The physical site survey was conducted on October 9 and 10, 2020. The majority of the blight factors were addressed during the site visit – exceptions being those which were not considered or were analyzed through “desktop analysis” (see description below). Each observation of a blight factor observed during the field survey, as described in Section 1, was tallied on a survey matrix and documented with a photograph (which is cross referenced). The field survey information is summarized as follows:

- Locations of the observations and photographs are documented on an aerial photos for each survey subarea (Exhibits 3-1 to 3-5: Field Survey Photo Reference Maps). Note that the numbers on the aerial image reference numbered photos in the tables.
- The survey observations are summarized on Table 2-3: Study Area Observed Conditions Summary. A more detailed list of observations is included in Chapter 3. Note again the cross-referencing of numbered photos.
- The narrative is supplemented with relevant photographs that highlight the observations. A complete set of photographs is included in Chapter 3.

## **2.4 Desktop Analysis**

In addition to the field survey, further analysis was performed in an office setting. This “desktop analysis” (D.A. on Table 2-8) included review of information provided by the City of Craig, Moffat Mapping and GIS, Moffat County Assessor, FEMA Flood Insurance Rate Maps, public domain aerial photography, and other documentation in order to comprehensively assess the existing conditions within the Study Area. The following factors were evaluated in the desktop analysis:

- b. Defective or inadequate street layout
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

## **2.5 Blight Factor Evaluation Criteria**

DGC Community Planning and Design developed the following evaluation criteria for examination of the eleven blight factors (a through k.5). These criteria were evaluated during the field survey and review of available supplemental documentation during the desktop analysis. Each factor is noted with the methodology for analysis (field, desktop, or both).

**a. Slum, deteriorating or deteriorated structures**

Field survey efforts examining this factor focused on the general condition and level of deterioration of the existing building's exterior components, such as:

- Deteriorated exterior walls
- Deteriorated visible foundation/ incomplete demolition
- Deteriorated fascia, soffits, and/or eaves
- Deteriorated/ lack of gutters and/or downspouts
- Deteriorated exterior finishes
- Deteriorated windows or doors
- Deteriorated stairways and/or fire escapes
- Deteriorated loading dock areas and/or ramps
- Deteriorated barriers, walls, and/or railings
- Deteriorated ancillary structures
- Other (exposed electrical; deteriorated wall-mounted signage, wall lighting, HVAC, and/or equipment)

**b. Predominance of defective or inadequate street layout**

The analysis conducted for this blight factor evaluated the effectiveness or adequacy of the streets within the Study Area. Evaluation criteria in this section include:

- Poor vehicle access
- Poor internal circulation
- Substandard driveway definition and/or curb cuts
- Poor parking lot layout
- Other (poor street layout and access)

**c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

The analysis conducted for this blight factor evaluated the adequacy of the lot layout within the Study Area. Evaluation criteria in this section include:

- Faulty and/or irregular lot shape
- Faulty and/or irregular lot configuration
- Lack of access to a public street
- Inadequate lot size
- Other

**d. Unsanitary or unsafe conditions**

The presence of the following conditions could contribute to an unsafe or unsanitary environment within the Study Area and surrounding community:

- Poorly lit or unlit areas
- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Presence of abandoned or inoperable vehicles
- Presence of hazardous materials or conditions
- Presence of vagrants, vandalism, and/or graffiti
- Other hazards present (unfenced storage of equipment/materials; unprotected electrical/utilities; unpaved bus stop; unsafe drop-off)

**e. Deterioration of site or other improvements**

This factor focuses on conditions that indicate the lack of general maintenance of a structure, site, or through the presence of these conditions, the environment that reduces the site's usefulness and desirability. The conditions are as follows:

- Deterioration or lack of parking lot or site pavement
- Deterioration or lack of site curb and gutter
- Deterioration or lack site sidewalks and pedestrian areas
- Deterioration or lack of outdoor lighting
- Deterioration or lack of site utilities
- Deterioration or lack of surface drainage facilities
- Inadequate site maintenance
- Non-conformance to site development regulations
- Deterioration of signage
- Other (deteriorated fencing, retaining wall; lack of curb stops)

**f. Unusual topography or inadequate public improvements or utilities**

This factor identifies key deficiencies in the off-site and on-site public infrastructure and topography within the Study Area, including:

- Poor site grading
- Deterioration of street pavement in right-of-way
- Deterioration or lack of curb and gutter in right-of-way
- Insufficient street lighting in right-of-way
- Presence of overhead utilities in right-of-way
- Deterioration or lack of sidewalks in right-of-way
- Deteriorated utilities in right-of-way
- Other (lack fall protection along creek; erosion of creek banks; undersized bridge)

**g. Defective or unusual conditions of title rendering the title nonmarketable**

Although this factor was not included in the scope of this study, it is typically evaluated through research and analysis of title documents and potential encumbrances. Existence of these criteria contributes to prolonged periods of vacancy and hinders redevelopment:

- Title conditions making the property unmarketable
- Other (easements and other encumbrances)

**h. The existence of conditions that endanger life or property by fire or other causes**

The presence of these criteria within the Study Area can endanger human lives and property:

- Structures in the floodplain
- Evidence of previous fire
- Inadequate emergency vehicle provisions
- Presence of dry debris adjacent to structures
- Hazardous materials near structures
- Dead trees/shrubs near high traffic areas or structures
- Other hazards present (unsafe level changes; unprotected propane tank; deteriorated external stairs)

**i. Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities**

The criteria for this factor are focused primarily on defective or dangerous conditions within the building envelope and generally require internal access to the structure for full assessment. No building or zoning code information was available for this study:

:

- Building code violations
- Public health concerns
- Dilapidated or deteriorated interior of building
- Defective design or physical construction
- Faulty or inadequate facilities
- Presence of mold
- Inadequate emergency egress provisions
- Evidence of recent flooding
- Unprotected electrical systems, wires, and/or gas lines
- Inadequate fire suppression systems
- Evidence of vagrants inside building
- Other (recreation vehicles used for permanent housing)

**j. Environmental contamination of buildings or property**

The presence of environmental contamination hinders redevelopment through added costs and is potentially hazardous to the surrounding community. These conditions are typically not evident through a visual field survey, but instead rely on documented findings from reports and studies. No environmental information was available for this study:

- Official documentation of environmental contamination
- Storage or evidence of hazardous materials
- Other evidence of environmental contamination

**k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements**

These additional criteria are typically not visible during a field survey, but could hinder redevelopment when present:

- High levels of vacancy
- High levels of municipal code violations
- High levels of vehicular accident reports
- High levels of requests for emergency services
- Other evidence of required high level of municipal services
- Other evidence of substantial physical underutilization

## **2.6 Results of the Study Area Analysis**

The overall findings of the Study Area analysis are presented in this section. Table 2-3: Study Area Observed Conditions Summary tabulates the results of the field survey and desktop analysis and Figures 2-2 to 2-11 present representative photographs that illustrate field observations. A complete set of photographs that correlate by number with Reference Sheets is included in Exhibit 3-6.

After review of the eleven blight factors described in Colorado Urban Renewal Law, the following nine (9) factors were observed within the Study Area during the field survey or by subsequent desktop research and analysis:

- a. Slum, deteriorated, or deteriorating structures
- b. Defective or inadequate street layout
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- d. Unsanitary or unsafe conditions
- e. Deterioration of site or other improvements
- f. Unusual topography or inadequate public improvements or utilities
- h. The existence of conditions that endanger life or property by fire or other causes



- i. Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities
- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

Two (2) factors were not surveyed as part of this study:

- g. Defective or unusual conditions of title rendering the title nonmarketable
- j. Environmental contamination

**a. Slum, deteriorated, or deteriorating structures – OBSERVED**

There are existing dilapidated buildings located throughout all subareas of the Study Area. Based on an examination of building exteriors, these buildings had deteriorated exterior walls, windows and doors, architectural features, and finishes. Exterior loading docks, walls, fences and ancillary structures were also deteriorated. Much of this was due to the age of buildings, poor exterior condition, and in many cases, vacancy and lack of exterior maintenance. Taken as a whole, slum, deteriorated, and deteriorating structures were observed throughout the Study Area.

**b. Predominance of defective or inadequate street layout – OBSERVED**

Subarea A (North Yampa) and Subarea E (Southern Industrial Area) both exhibited instances of poor vehicle access and poor street layout and access, mainly due to faulty/irregular lot shapes. A lack of public streets extending into deep/large lots has resulted in several examples of private drives functioning as de facto public streets. Scattered throughout the Study Area there are occasional examples poor internal circulation and poor parking lot layout. In Subarea D (City Park and Southern Neighborhood) and Subarea E there is a lack of curb and gutter along the street right-of-way which contributes to substandard driveway definition. These observations are evidence of defective and inadequate street layout.

**c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness – OBSERVED**

As previously mentioned, Subarea A (North Yampa) and Subarea E (Southern Industrial Area) both exhibit faulty/irregular lot shapes. Subarea A had narrow, deep lots with little street frontage. One large rear lot lacks access to a public street. Subarea B has large, irregular lots, including a 42-acre lot owned by Union Pacific Railroad. The railroad property includes a private drive that is used as a primary access by neighboring property owners. These observations are evidence of faulty lot layout.

The industrial areas in the south part of Subarea D and most of Subarea E lack defined and paved streets. However, water and sewer mains and a partial natural gas line serve most of Subarea E. Therefore, the lack of a developed street system is evidence of the existence of inadequate public infrastructure in Subarea E.

**d. Unsanitary or unsafe conditions - OBSERVED**

Multiple examples were observed indicating unsanitary or unsafe conditions within all subareas of the Study Area. These include evidence of poor lighting; cracked or uneven surfaces for pedestrians; poor drainage; occasional grading issues; presence of trash and debris throughout; occasional evidence of vagrants and graffiti; unprotected electrical; unsafe level changes; and unfenced storage of vehicles, equipment, and materials. Together, these constitute unsanitary and unsafe conditions.

**e. Deterioration of site or other improvements - OBSERVED**

There is widespread deterioration of site improvements within all subareas of the Study Area. Site pavements are deteriorated or lacking entirely, there is a lack of curb and gutter, insufficient outdoor lighting, and deteriorated/lacking fencing. Many of the properties within the Study Area exhibit a lack of site maintenance. There are occasional examples of deteriorated/substandard site utilities, deteriorated/lack of surface drainage facilities, deteriorated signage, and lack of curb stops. These observations are evidence of deteriorated site improvements.

**f. Unusual topography or inadequate public improvements or utilities – OBSERVED**

Parcels within the Study Area are served by public and private utilities located in adjacent street rights-of-way and alleys. Water and sewer are provided by the City of Craig and are reported to be adequate. Natural gas is provided by ATMOS Energy, a private utility and electric power is provided by Yampa Valley Electric Association (YVEA). These services are reported to be adequate. Telecommunications are provided by private companies and are reported to be adequate.

Visible public improvements such as sidewalks, curb and gutter, and landscaping are absent in portions (or the entirety) of each subarea. Subarea A is along a rural highway. Subarea B (West Shopping Area) lacks sidewalks, paved bus stops, and in one instance even a usable shoulder, along West Victory Way/US 40. Sidewalks are also missing on all perimeter streets. In Subarea B (Downtown), sidewalks and an unpaved alley south of 4<sup>th</sup> Street are in poor condition. There are other scattered examples of missing downtown sidewalks, especially on east-west streets. Subarea D (City Park and Southern Neighborhood) lacks sidewalks nearly entirely and is in need of fall protection along the steep, eroded banks of Fortification Creek. Additionally, there are unpaved alleys and some street frontages lack curb and gutter, with the street pavement transitioning to unimproved gravel areas which are used for on-street parking. Subarea E (Southern Industrial Area) universally lacks curb and gutter, sidewalks, and street lighting. Moreover, 2<sup>nd</sup> Street and Stock Drive are unpaved, with Stock Drive also served by an undersized bridge over Fortification Creek. Together, these constitute inadequate public improvements or utilities.

**g. Defective or unusual conditions of title rendering the title nonmarketable – Not Surveyed**

**h. The existence of conditions that endanger life or property by fire or other causes – OBSERVED**

The field survey identified some Study Area parcels with debris and trash next to buildings that could cause fire; other hazardous materials or situations; dead trees and shrubs near buildings and high traffic areas; deteriorated external stairs/fire escapes; and unsafe level changes. Additionally, access by emergency vehicles is impeded by the unpaved roads/private drives and faulty lot layout/inadequate street layout in Subarea A (North Yampa Avenue) and E (Southern Industrial Area).

Flooding also poses a threat to life and property in Subarea A (North Yampa Avenue), Subarea C (Downtown), and Subarea D (City Park and Southern Neighborhood). According to the FEMA Flood Insurance Rate Map, all properties within Subareas A and D are within a 100-year or 500-year floodplain. All properties within Subarea C are within the 500-year floodplain. Taken together, these observations are evidence of conditions that endanger life or property by fire or other causes.

**i. Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities – OBSERVED**

The field survey included many buildings that were in poor repair. The photographs highlight buildings in each subarea with obvious code and safety violations such as exposed electrical, broken windows, and unprotected vertical drops. These buildings were also in poor repair or dilapidated and otherwise inadequate for current occupancy. Moreover, in Subarea D (City Park and Southern Neighborhood) there were numerous examples of recreation vehicles being used for fixed, permanent housing. Taken together, these observations are evidence of buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities.

**j. Environmental contamination of buildings or property – Not Surveyed**

**k.5. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements – OBSERVED**

During the site survey, many vacant buildings, parcels and parking lots were observed throughout the Study Area. In Subarea A (North Yampa Avenue) three of the four existing structures are vacant. Two lots have rows of former/vacant mobile pads and an additional lot is predominately undeveloped land. In Subarea B (West Shopping Area) there three large vacant stores: a former K-Mart, former Safeway, and a large inline retail space adjacent to the Safeway. Signage indicates that the Safeway closed 10/09/2013. The southern portion of Subarea C (Downtown) has a marked lack of activity relative to the blocks north of 4<sup>th</sup> Street. Several buildings appear empty or used as storage, and at least half the land area is vacant ground or unused/underutilized parking. Subarea D (City Park and Southern

Neighborhood) has some scattered vacant mobile home pad sites. It also has a large parcel between East 3<sup>rd</sup> Street and the Denver & Rio Grande Western Railroad tracks that is currently used for outdoor storage. Subarea E (Southern Industrial Area) has large amounts of vacant land east of Ranney St/CO-394 and within the Union Pacific Railroad property. There are three additional vacant properties east of Washington Street. Taken together, these conditions are evidence of substantial physical underutilization or vacancy of sites, buildings, or other improvements.

**Table 2-8: Study Area Observed Conditions Summary**

Craig Study Area Photographic/Desktop Analysis Reference Sheet			F.S.	D.A.
a.	SLUM, DETERIORATED OR DETERIORATING STRUCTURES	Deteriorated external walls/roof	•	
		Deteriorated visible foundation/incomplete demolition	•	
		Deteriorated fascia/soffits/eaves	•	
		Deteriorated/lack of gutters/downspouts	•	
		Deteriorated exterior finishes	•	
		Deteriorated windows and doors	•	
		Deteriorated stairways/fire escapes	•	
		Deteriorated loading dock areas/ramps	•	
		Deteriorated barriers/walls/railings	•	
		Deteriorated ancillary structures	•	
		Other (exposed electrical; det. signage, lighting, HVAC, equip.)	•	
b.	DEFECTIVE OR INADEQUATE STREET LAYOUT	Poor vehicle access	•	•
		Poor internal circulation	•	
		Substandard driveway definition/curbcuts	•	
		Poor parking lot layout	•	•
		Other (poor street layout and access)	•	
c.	FAULTY LOT LAYOUT	Faulty/irregular lot shape		•
		Faulty/irregular lot configuration		•
		Lack of access to a public street		•
		Inadequate lot size		
		Other		
d.	UNSANITARY OR UNSAFE CONDITIONS	Poorly lit or unlit areas	•	
		Cracked or uneven surfaces for pedestrians	•	
		Poor drainage	•	
		Insufficient grading or steep slopes	•	
		Presence of trash and debris	•	
		Abandoned/inoperable vehicles and equipment	•	
		Presence of potentially hazardous materials or conditions	•	
		Vagrants/vandalism/graffiti	•	
		Other (unfenced storage; unprotected elec./util.; unsafe drop)	•	
e.	DETERIORATION OF SITE OR OTHER IMPROVEMENTS	Deteriorated/lack of parking lot/site pavement	•	
		Deteriorated/lack of site curb and gutter	•	
		Deteriorated/lack of site sidewalks/pedestrian areas	•	
		Deteriorated/lack of outdoor lighting	•	
		Deteriorated/substandard/lack of site utilities	•	
		Deteriorated/lack of surface drainage facilities	•	
		Inadequate site maintenance	•	
		Non-conformance to site development regulations	•	
		Deterioration of signage	•	
		Other (deteriorated fencing, retaining wall; lack of curb stops)	•	

Note: Field Survey abbreviated F.S., Desktop Analysis abbreviated D.A., Not Surveyed abbreviated N.S.

Source: DGC Consulting field survey and Google Earth

Table 2-8: (continued)

Craig Study Area Photographic/Desktop Analysis Reference Sheet			F.S.	D.A.
f.	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES	Poor site grading	•	
		Deteriorated/lack of street pavement in right-of-way	•	
		Deteriorated/lack of curb and gutter in right-of-way	•	
		Insufficient street lighting in right-of-way	•	
		Unsafe overhead utilities in right-of-way	•	
		Deteriorated/inadequate/lack of sidewalks in right-of-way	•	
		Deteriorated/unsafe utilities in the right-of-way	•	
		Other (lack fall protection; erosion of creek; undersized bridge)	•	
g.	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Title conditions making the property unmarketable	SN	SN
		Other (easements and other encumbrances)	SN	SN
h.	THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	Structures in the floodplain	•	•
		Evidence of previous fire		
		Inadequate emergency vehicle provisions	•	
		Presence of dry debris adjacent to structures	•	
		Hazardous materials near structures/fire hazard		
		Dead trees/shrubs near high traffic areas	•	
		Other (unsafe level changes; propane tank; deteriorated stairs)	•	
i.	BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES	Building code violations	•	
		Public health concerns	•	
		Dilapidated or deteriorated interior of building		
		Defective design or physical construction		
		Faulty or inadequate facilities		
		Presence of mold		
		Inadequate emergency egress provisions		
		Evidence of recent flooding		
		Unprotected electrical systems/wires/gas lines		
		Inadequate fire suppression systems		
		Evidence of vagrants inside building		
		Other (recreation vehicles used for permanent housing)	•	
j.	ENVIRONMENTAL CONTAMINATION	Official documentation of contamination		•
		Storage or evidence of hazardous materials		
		Other evidence of environmental contamination		
k.5	REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/ BUILDINGS/ IMPROVEMENTS UNDERUTILIZED/ VACANT	High levels of vacancy	•	•
		High levels of municipal code violations		
		High levels of vehicular accident reports		
		High levels of requests for emergency services		
		Other evidence of required high level of municipal services		
		Other evidence of substantial physical underutilization		

Note: Field Survey abbreviated F.S., Desktop Analysis abbreviated D.A., Not Surveyed abbreviated N.S.

Source: DGC Consulting field survey and Google Earth





**Figure 2-1 Subarea A, Example 1**

Deteriorated external walls/roof; incomplete demolition; deteriorated fascia/soffits/eaves; lack of gutters/downspouts; deteriorated exterior finishes; deteriorated windows; presence of trash and debris; inoperable vehicles; potentially hazardous conditions; lack of outdoor lighting; inadequate site maintenance; structure in the floodplain; building code violations, public health concerns (Photo A7)



**Figure 2-2 Subarea A, Example 2**

Poor vehicle access; poorly lit/unlit area; presence of trash and debris; lack of site pavement; lack of site curb and gutter; lack of outdoor lighting; deteriorated/substandard site utilities; inadequate site maintenance; deteriorated fencing; high levels of vacancy (Photo A11)





**Figure 2-3 Subarea B, Example 1**

Deteriorated exterior finishes; deteriorated doors; deteriorated barriers/walls; deteriorated wall lighting; deteriorated HVAC; poorly lit area; cracked/uneven surfaces for pedestrians; poor drainage; presence of trash and debris; potentially hazardous conditions; deteriorated site pavement; lack of site curb and gutter; lack of surface drainage facilities; inadequate site maintenance; lack of sidewalks in the right-of-way; high levels of vacancy (Photo B2)



**Figure 2-4 Subarea B, Example 2**

Deteriorated windows and doors; deteriorated barriers/railings; deteriorated parking lot/site pavement; inadequate site maintenance; high levels of vacancy (Photo B12)





**Figure 2-5 Subarea C, Example 1**

Deteriorated external walls/roof; lack of gutters/downspouts; deteriorated exterior finishes; deteriorated windows and doors; deteriorated ancillary structures; exposed electrical; presence of trash and debris; abandoned/inoperable vehicles and equipment; potentially hazardous conditions; unfenced storage of equipment/materials; lack of site pavement; lack of site curb and gutter; inadequate site maintenance; structures in the floodplain (Photo C8)



**Figure 2-6 Subarea C, Example 2**

Deteriorated fascia/soffits/eaves; deteriorated exterior finishes; deteriorated windows and doors; deteriorated stairway/fire escape; deteriorated barriers/railings; deteriorated signage; cracked/uneven surfaces for pedestrians; presence of trash and debris; unsafe drop-off; inadequate site maintenance; structure in the floodplain (Photo C24)



**Figure 2-7 Subarea D, Example 1**

Deteriorated external walls; deteriorated exterior finishes; inoperable vehicle; substandard site utilities; non-conformance to side development regulations; lack of curb and gutter in right-of-way; lack of sidewalks in the right-of-way; structures in floodplain; public health concerns; recreation vehicle used for permanent housing (Photo D10)



**Figure 2-8 Subarea D, Example 2**

Poor internal circulation; substandard driveway definition/curbcuts; poor parking lot layout; poorly lit/unlit area; cracked or uneven surface for pedestrians; presence of trash and debris; abandoned/inoperable vehicles and equipment; potentially hazardous materials or conditions; unfenced storage; lack of site pavement; lack of site curb and gutter; lack of outdoor lighting; lack of surface drainage facilities; inadequate site maintenance; poor grading; insufficient street lighting in right-of-way; lack of sidewalks in the right-of-way; structures in the floodplain (Photo D31)





**Figure 2-9 Subarea E, Example 1**

Deteriorated visible foundation; deteriorated exterior finishes; deteriorated loading dock areas/ramps; lack of barriers/railings; deteriorated equipment; poor vehicle access; poor street layout; poorly lit/unlit area; cracked/uneven surfaces for pedestrians; presence of trash and debris; abandoned/inoperable equipment; potentially hazardous conditions; graffiti; unprotected electrical; lack of site pavement; lack of outdoor lighting; inadequate site maintenance; poor grading; unsafe level changes; high levels of vacancy (Photo E12)



**Figure 2-10 Subarea E, Example 2**

Deteriorated external walls/roof; deteriorated fascia/soffits/eaves; lack of gutters/downspouts; deteriorated exterior finishes; deteriorated windows and doors; deteriorated ancillary structures; presence of trash and debris; abandoned/inoperable vehicles; lack of site pavement; deteriorated site utilities; inadequate site maintenance; deteriorated fencing; lack of street pavement in the right-of-way; lack of curb and gutter in the right-of-way; insufficient street lighting in the right-of-way; lack of sidewalks in the right-of-way; high levels of vacancy (Photo E22)

### **3. Summary of Findings and Conclusions**

#### **3.1 Findings**

Within the Study Area, the field survey and desktop analysis identified fifty-five (55) different conditions representing nine (9) different factors that contribute to a finding of blight. Specific examples and photo documentation from the field survey/desktop analysis is documented on Exhibits 3-1 to 3-5: Field Survey Photo Reference Maps and Tables 3-1 to 3-5: Reference Sheets. A complete set of survey photographs by study subarea is included in Exhibit 3-6.

The blight factors and conditions observed are listed below:

**a. Slum, deteriorating or deteriorated structures**

- Deteriorated exterior walls
- Deteriorated visible foundation/ incomplete demolition
- Deteriorated fascia, soffits, and/or eaves
- Deteriorated/ lack of gutters and/or downspouts
- Deteriorated exterior finishes
- Deteriorated windows or doors
- Deteriorated stairways and/or fire escapes
- Deteriorated loading dock areas and/or ramps
- Deteriorated barriers, walls, and/or railings
- Deteriorated ancillary structures
- Other (exposed electrical; deteriorated wall-mounted signage, wall lighting, HVAC, and/or equipment)

**b. Predominance of defective or inadequate street layout**

- Poor vehicle access
- Poor internal circulation
- Substandard driveway definition and/or curb cuts
- Poor parking lot layout
- Other (poor street layout and access)

**c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

- Faulty and/or irregular lot shape
- Faulty and/or irregular lot configuration
- Lack of access to a public street

**d. Unsanitary or unsafe conditions**

- Poorly lit or unlit areas

- Cracked or uneven surfaces for pedestrians
- Poor drainage
- Insufficient grading or steep slopes
- Presence of trash and debris
- Presence of abandoned or inoperable vehicles
- Presence of hazardous materials or conditions
- Presence of vagrants, vandalism, and/or graffiti
- Other hazards present (unfenced storage of equipment/materials; unprotected electrical/utilities; unpaved bus stop; unsafe drop-off)

**e. Deterioration of site or other improvements**

- Deterioration or lack of parking lot or site pavement
- Deterioration or lack of site curb and gutter
- Deterioration or lack site sidewalks and pedestrian areas
- Deterioration or lack of outdoor lighting
- Deterioration or lack of site utilities
- Deterioration or lack of surface drainage facilities
- Inadequate site maintenance
- Non-conformance to site development regulations
- Deterioration of signage
- Other (deteriorated fencing, retaining wall; lack of curb stops)

**f. Unusual topography or inadequate public improvements or utilities**

- Poor site grading
- Deterioration of street pavement in right-of-way
- Deterioration or lack of curb and gutter in right-of-way
- Insufficient street lighting in right-of-way
- Deterioration or lack of sidewalks in right-of-way
- Deteriorated utilities in right-of-way
- Other (lack fall protection along creek; erosion of creek banks; undersized bridge)

**g. Defective or unusual conditions of title rendering the title nonmarketable**

- NOT SURVEYED

**h. The existence of conditions that endanger life or property by fire or other causes**

- Structures in the floodplain
- Inadequate emergency vehicle provisions
- Presence of dry debris adjacent to structures
- Dead trees/shrubs near high traffic areas or structures
- Other hazards present (unsafe level changes; unprotected propane tank; deteriorated external stairs)

- i. **Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities**
  - Building code violations
  - Public health concerns
  - Other (recreation vehicles used for permanent housing)
- j. **Environmental contamination of buildings or property**
  - NOT SURVEYED
- k.5 **The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements**
  - High levels of vacancy or site utilization

## 3.2 Conclusions

It is the conclusion of this Conditions Study that the Craig Study Area, in its present condition and use, meets the conditions of a blighted area as defined by Colorado Urban Renewal Law. By reason of the presence of factors identified in the Urban Renewal Law and as documented in this report, the City of Craig City Council may find that the Study Area substantially impairs or arrests the sound growth of Colorado Springs, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals and welfare.

Per Urban Renewal Law, conditions in the Study Area must constitute at least four of the factors indicative of a blighted area, and at least five factors if eminent domain is to be used. As described in this report, the following nine (9) factors were extensively observed in the Study Area:

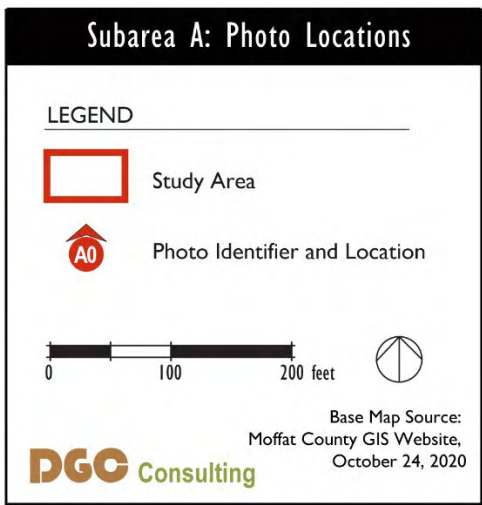
- a. Slum, deteriorated, or deteriorating structures
- b. Defective or inadequate street layout
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- d. Unsanitary or unsafe conditions
- e. Deterioration of site or other improvements
- f. Unusual topography or inadequate public improvements or utilities
- h. The existence of conditions that endanger life or property by fire or other causes
- i. Buildings which are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities

- k.5 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

The blight factors observed are documented on Exhibits 3-1 to 3-5: Field Survey Photo Reference Maps and Tables 3-1 to 3-5: Reference Sheets. A complete set of survey photographs is included in Exhibit 3-6: Field Survey Photographs Subareas A - E.



### Exhibit 3-1: Field Survey Photo-Reference Map (Subarea A)





**Exhibit 3-2: Field Survey Photo-Reference Map (Subarea B)**





**Exhibit 3-3: Field Survey Photo-Reference Map (Subarea C)**





**Exhibit 3-4: Field Survey Photo-Reference Map (Subarea D)**

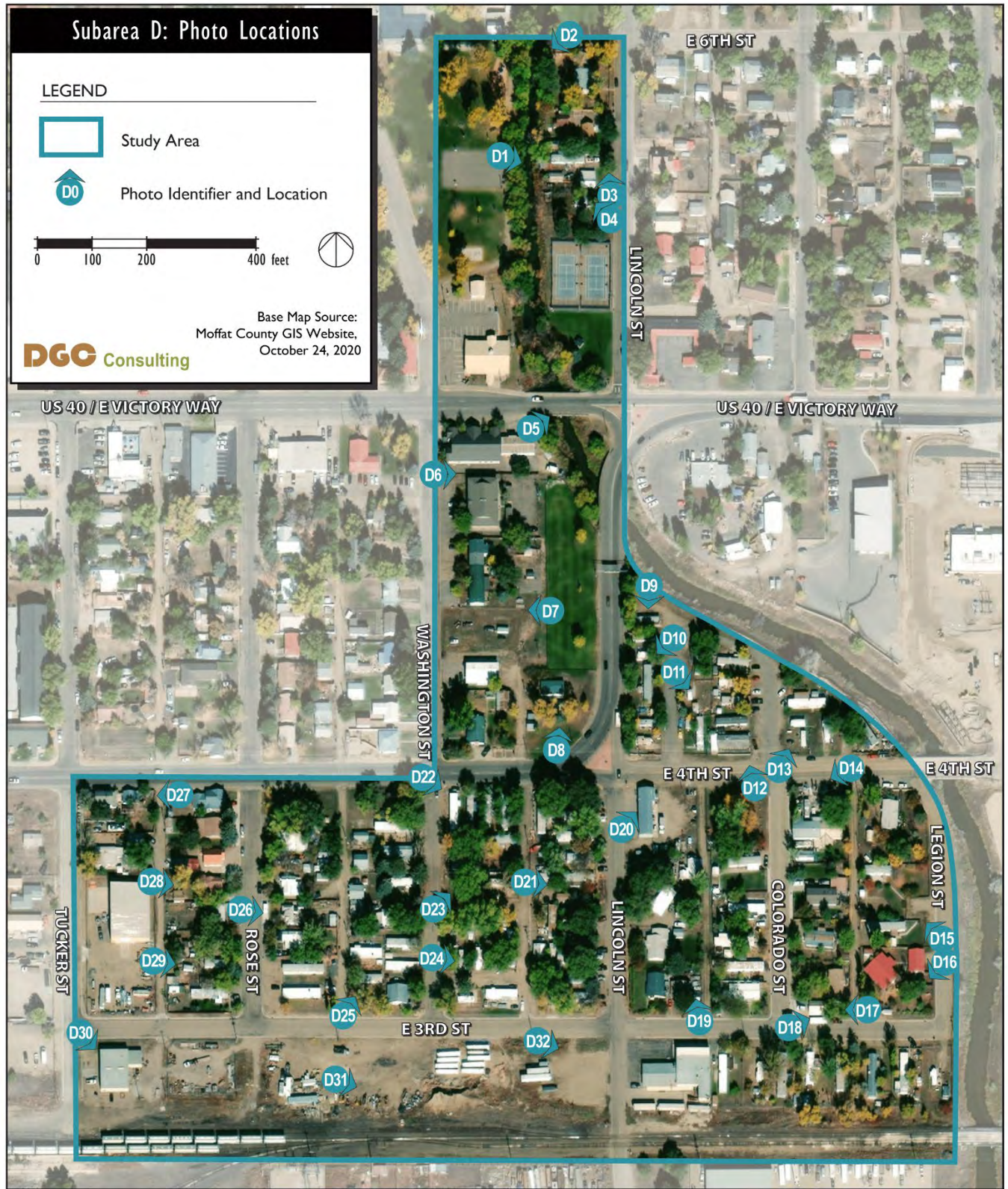




Exhibit 3-5: Field Survey Photo-Reference Map (Subarea E)

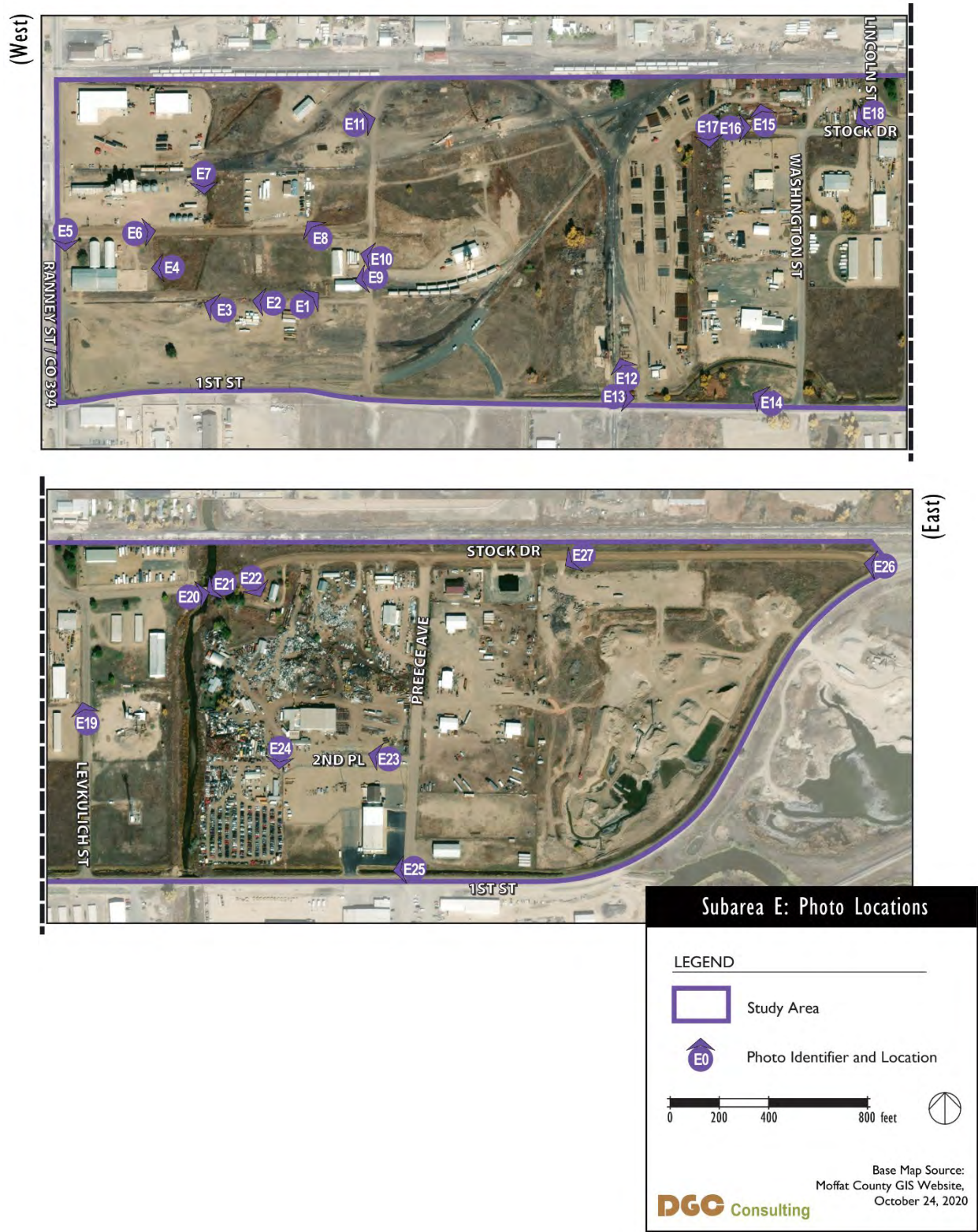


Table 3-1: Subarea A Reference Sheet

Subarea A			1	2	3	4	5	6	7	8	9	10	11	12
a.	SLUM, DETERIORATED OR DETERIORATING STRUCTURES	Deteriorated external walls/roof	•			•	•	•	•					
		Deteriorated visible foundation/incomplete demolition							•					
		Deteriorated fascia/soffits/eaves	•				•	•	•					
		Deteriorated/lack of gutters/downspouts	•				•	•	•					
		Deteriorated exterior finishes	•		•		•	•	•					
		Deteriorated windows and doors	•				•	•	•			•		
		Deteriorated stairways/fire escapes												
		Deteriorated loading dock areas/ramps												
		Deteriorated barriers/walls/gates/railings			•									
		Deteriorated ancillary structures		•			•							
		Other (exposed electrical)					•	•	•					
b.	DEFECTIVE OR INADEQUATE STREET LAYOUT	Poor vehicle access									•	•	•	•
		Poor internal circulation												
		Substandard driveway definition/curbs		•								•		•
		Poor parking lot layout												
c.	FAULTY LOT LAYOUT	Faulty/irregular lot shape												
		Faulty/irregular lot configuration												
		Lack of access to a public street												
		Inadequate lot size												
d.	UNSANITARY OR UNSAFE CONDITIONS	Other												
e.	DETERIORATION OF SITE OR OTHER IMPROVEMENTS (SITE)	Poorly lit or unit areas	•			•	•	•	•		•	•	•	
		Cracked or uneven surfaces for pedestrians												
		Poor drainage		•										
		Insufficient grading or steep slopes									•			
		Presence of trash and debris	•	•	•	•	•	•	•		•	•	•	
		Abandoned/inoperable vehicles and equipment						•				•		
		Presence of potentially hazardous materials or conditions				•	•	•	•	•	•			
		Vagrants, vandalism, graffiti, and/or pests						•						
		Other hazards present (unfenced storage of equipment/materials)		•	•		•		•					
f.	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES (ROW)	Deteriorated/lack of parking lot/site pavement	•	•		•	•				•	•	•	•
		Deteriorated/lack of site curb and gutter		•	•						•	•	•	•
		Deteriorated/lack of site sidewalks/pedestrian areas	•	•	•									•
		Deteriorated/lack of outdoor lighting	•			•	•	•	•			•	•	•
		Deteriorated/substandard/lack of site utilities									•		•	
		Deteriorated/lack of surface drainage facilities		•	•									
		Inadequate site maintenance	•		•	•	•	•	•		•	•	•	
		Non-conformance to site development regulations												
		Deterioration of signage												
		Other (deteriorated fencing/walls, lack of curb stops)	•	•									•	•
g.	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Poor site grading									•			
		Deteriorated/lack of street pavement in right-of-way												
		Deteriorated/lack of curb and gutter in right-of-way		•	•									
		Insufficient street lighting in right-of-way												
		Unsafe overhead utilities in right-of-way												
		Deteriorated/inadequate/lack of sidewalks in right-of-way		•	•									
		Deteriorated/unsafe utilities in the right-of-way		•	•									
h.	THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	Other												
		Structures in the floodplain	•	•	•	•	•	•	•	•				
		Evidence of previous fire												
		Inadequate emergency vehicle provisions												
		Presence of dry debris adjacent to structures												
		Hazardous materials near structures/fire hazard												
		Dead trees/shrubs near high traffic areas												
i.	BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES	Other hazards present (unsafe level changes)		•										
		Building code violations	•			•	•	•	•					
		Public health concerns	•			•	•	•	•					
		Dilapidated or deteriorated interior of building												
		Defective design or physical construction												
		Faulty or inadequate facilities												
		Presence of mold												
		Inadequate emergency egress provisions												
		Evidence of recent flooding												
		Unprotected electrical systems/wires/gas lines												
		Inadequate fire suppression systems												
j.	ENVIRONMENTAL CONTAMINATION	Evidence of vagrants inside building												
		Other												
		Official documentation of contamination												
k.5	REQUIRES HIGH LEVELS OF MUNICIPAL SERVICES OR SITES/ BUILDINGS/ IMPROVEMENTS UNDERUTILIZED/ VACANT	Storage or evidence of hazardous materials												
		Other evidence of environmental contamination												
		High levels of vacancy	•			•	•	•	•		•	•	•	•
		High levels of municipal code violations												
		High levels of vehicular accident reports												
		High levels of requests for emergency services												
k.5		Other evidence of required high level of municipal services												
		Other evidence of substantial physical underutilization												

Note: Desktop Analysis is abbreviated as D.A., Not Surveyed is abbreviated N.S.

Source: DGC Consulting field survey and Google Earth

Table 3-2: Subarea B Reference Sheet

Subarea B			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
a.	SLUM, DETERIORATED OR DETERIORATING STRUCTURES	Deteriorated external walls/roof																											
		Deteriorated visible foundation/incomplete demolition																											
		Deteriorated fascia/soffits/eaves																											
		Deteriorated/lack of gutters/downspouts	•									•																•	
		Deteriorated exterior finishes	•	•						•				•		•							•	•	•	•	•		•
		Deteriorated windows and doors	•	•											•	•							•	•	•	•	•		•
		Deteriorated stairways/fire escapes																											
		Deteriorated loading dock areas/ramps																											
		Deteriorated barriers/walls/gates/railings		•	•											•	•										•		
		Deteriorated ancillary structures																											
Other (deteriorated wall lighting; deteriorated HVAC; exposed electrical)	•									•	•											•			•				
b.	DEFECTIVE OR INADEQUATE STREET LAYOUT	Poor vehicle access																											
		Poor internal circulation																					•						
		Substandard driveway definition/curbcuts								•																			
		Poor parking lot layout																					•						
		Other																											
c.	FAULTY LOT LAYOUT	Faulty/irregular lot shape																											
		Faulty/irregular lot configuration																											
		Lack of access to a public street																											
		Inadequate lot size																											
		Other																											
d.	UNSANITARY OR UNSAFE CONDITIONS	Poorly lit or unit areas		•																									
		Cracked or uneven surfaces for pedestrians		•	•		•	•	•	•	•	•														•			
		Poor drainage	•	•								•																	
		Insufficient grading or steep slopes																											
		Presence of trash and debris	•	•							•	•									•		•		•	•	•	•	•
		Abandoned/inoperable vehicles and equipment																										•	
		Presence of potentially hazardous materials or conditions		•																									
		Vagrants, vandalism, graffiti, and/or pests	•	•																			•				•		
		Other (unprotected electrical/utilities; unpaved bus stop; unfenced storage)								•									•			•	•					•	
		e.	DETERIORATION OF SITE OR OTHER IMPROVEMENTS (SITE)	Deteriorated/lack of parking lot/site pavement		•	•	•	•	•	•	•	•		•	•	•								•	•	•	•	•
Deteriorated/lack of site curb and gutter	•			•	•	•	•	•																•	•	•	•	•	
Deteriorated/lack of site sidewalks/pedestrian areas					•							•																	
Deteriorated/lack of outdoor lighting																													
Deteriorated/substandard/lack of site utilities																													
Deteriorated/lack of surface drainage facilities	•			•							•																		
Inadequate site maintenance	•			•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					•	•	•			
Non-conformance to site development regulations																													
Deterioration of signage																													
Other (deteriorated fencing; deteriorated retaining wall)														•					•										
f.	UNUSUAL TOPOGRAPHY OR INADEQUATE PUBLIC IMPROVEMENTS OR UTILITIES (ROW)	Poor site grading																											
		Deteriorated/lack of street pavement in right-of-way																											
		Deteriorated/lack of curb and gutter in right-of-way							•																				
		Insufficient street lighting in right-of-way																											
		Unsafe overhead utilities in right-of-way																											
		Deteriorated/inadequate/lack of sidewalks in right-of-way		•	•	•	•	•					•										•						
		Deteriorated/unsafe utilities in the right-of-way	•										•																
		Other																											
g.	DEFECTIVE OR UNUSUAL TITLE CONDITIONS	Title conditions making the property unmarketable																											
		Other (easements and other encumbrances)																											
h.	THE EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES	Structures in the floodplain																											
		Evidence of previous fire																											
		Inadequate emergency vehicle provisions																											
		Presence of dry debris adjacent to structures																											
		Hazardous materials near structures/fire hazard																											
		Dead trees/shrubs near high traffic areas																											
		Other hazards present (unprotected propane tank)																										•	
i.	BUILDINGS THAT ARE UNSAFE / UNHEALTHY FOR PERSONS TO LIVE / WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES	Building code violations																											
		Public health concerns																											
		Dilapidated or deteriorated interior of building																											
		Defective design or physical construction																											
		Faulty or inadequate facilities																											
		Presence of mold																											
		Inadequate emergency egress provisions																											
		Evidence of recent flooding																											
		Unprotected electrical systems/wires/gas lines																							</				

Note: Desktop Analysis is abbreviated as D.A.; Not Surveyed is abbreviated N.S.

Source: DGC Consulting field survey and Google Earth





**Table 3-4: Subarea D Reference Sheet**

Source: DGC Consulting field survey and Google Earth



**Exhibit 3-6: Field Survey Photographs Subareas A - E**



A1



A2



A3



A4



A5



A6



A7



A8



A9



A10

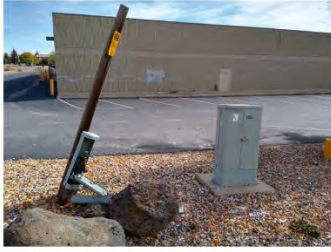


A11



A12





B1



B2



B3



B4



B5



B6



B7



B8



B9



B10



B11



B12



B13



B14



B15



B16



B17



B18



B19



B20



B21



B22



B23



B24



B25



B26





C1



C2



C3



C4



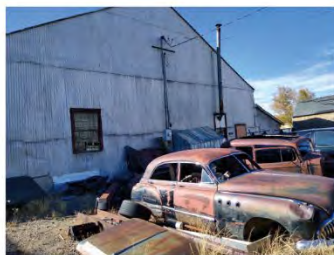
C5



C6



C7



C8



C9



C10



C11



C12



C13



C14



C15





C16



C17



C18



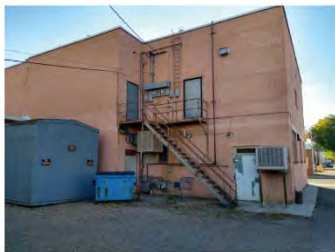
C19



C20



C21



C22



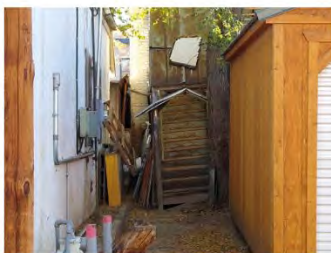
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C24



C25



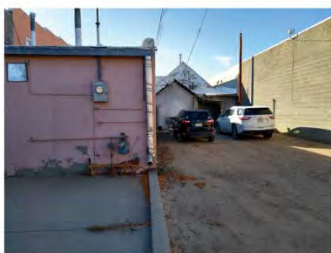
C26



C27



C28



C29



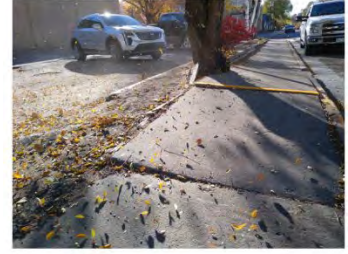
C30



C31



C32



C33



C34



C35





D1



D2



D3



D4



D5



D6



D7



D8



D9



D10



D11



D12



D13



D14



D15





D16



D17



D18



D19



D20



D21



D22



D23



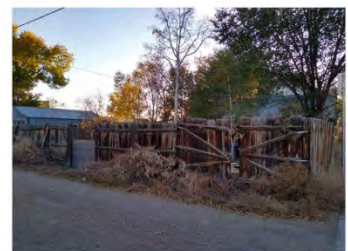
D24



- D25



- D26



- D27



D28



D29



D30



D31



D32





E1



E2



E3



E4



E5



E6



E7



E8



E9



E10



E11



E12



E13



E14



E15





E16



E17



E18



E19



E20



E21



E22



E23



E24



E25



E26



E27

## Appendix A

### Sources Consulted

1. State of Colorado Statutes Urban Renewal Law § 31-25-101:  
[http://www.state.co.us/gov\\_dir/leg\\_dir/olls/colorado\\_revised\\_statutes.htm](http://www.state.co.us/gov_dir/leg_dir/olls/colorado_revised_statutes.htm)
2. Google Earth aerial mapping (2020)
3. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the city of Craig, Community-Panel Number 080119 0001 C (dated September 28, 1984).
4. Craig Colorado Municipal Code ([https://library.municode.com/co/craig/codes/municipal\\_code](https://library.municode.com/co/craig/codes/municipal_code))
5. City of Craig website (<https://www.ci.craig.co.us/>) 2020
6. Mapping and GIS imagery provided by City of Craig/Moffat County GIS contractor from Moffatt County website 2020
7. Moffatt County Assessor website (<https://moffatcounty.colorado.gov/>) 2020
8. Resolution No. 7 (2003) - A Resolution Adopting the Moffat County/City of Craig Master Plan by the City of Craig
9. Moffat County/City of Craig Master Plan and related maps (2003)
10. Craig Parks, Recreation, Open Space and Trails Master Plan (Draft), November 6, 2018
11. Moffat County Comprehensive Economic Development Strategy (CEDS) September 2016 to September 2021
12. Sewer, Water and Gas map diagrams – City of Craig (undated)
13. Street Inventory Report – City of Craig (undated)

## Appendix B

### Parcels Surveyed

The Study Area includes 234 privately and publicly-owned parcels totaling 255 acres, plus public right-of-way for a total of 326 acres. Assessor's information is summarized on the following Appendix Tables B-1 through B-5.

**Table B-1: Subarea A Parcels Surveyed**

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
R005756		FEDDE, NORMAN & CAROL FAM TRUST &	1.95	
R005757	1430 YAMPA AVE	BAYSINGER, JEFFREY D &	0.38	
R005702	1386 YAMPA AVE	PELL, LYNETTE ALMA	2.03	
065725400019	1420-1470 YAMPA AVE	FEDDE, NORMAN	4.72	
		SUBTOTAL		9.08

**Table B-2: Study Area B Parcels Surveyed**

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
085501207004	435 MACK LN	MOFFAT COUNTY NATIONAL BANK	2.10	
085501209002	305 MACK LN	RAFTOPOULOS RENTALS III LLC	0.51	
085501209001	1280 INDUSTRIAL AVE	JAZ FINANCIAL MANAGEMENT LLC	1.23	
085501200902	960 W VICTORY WAY	FIRST CHRISTIAN CHURCH OF CRAIG	7.10	
085501200031	INDUSTRIAL AVE	FIRST CHRISTIAN CHURCH OF CRAIG	1.25	
085501207003	1298 W VICTORY WAY	KAMA INVESTMENTS LLC	0.69	
085501200025	1280 W VICTORY WAY	HOLLAND REAL ESTATE, LLC	1.35	
085501206007	1080 W VICTORY WAY	MCDONALDS CORPORATION 005/0069	0.92	
085501206001	1070 W VICTORY WAY	COL-CRAIG REALTY COMPANY	0.63	
085501208002	1294 W 4TH ST	MCLESIE, CHRISTOPHER W &	0.50	
085501208005		MITCHELL, JAMES JEFFERY & KATHLEEN C	0.75	
819		UNION TELEPHONE COMPANY, INC.	0.49	
085501200029		CRAIG RURAL FIRE PROTECTION DISTRICT	3.04	
085501200030	990 INDUSTRIAL AVE	D&S LANES, LLC	1.52	
065736317004	1005 W VICTORY WAY	RCJ REALTY HOLDINGS LLC	0.64	
065736317003	1103 W VICTORY WAY	LAFF, KENNETH M & CRAIG RESTAURANTS LTD	0.97	
065736317001	1111 W VICTORY WAY	JB CAPITAL LLC	1.34	
065736317001	1111 W VICTORY WAY	JB CAPITAL LLC	5.40	
065736317002	1295 W VICTORY WAY	YAMPA VALLEY MEDICAL CENTER	4.15	
085501200026	1198 W VICTORY WAY	GFI-CRAIG II INVESTMENTS LTD PARTNERSHIP	9.29	
085501200027		GRA II, LTD	1.72	
		<b>SUBTOTAL</b>		<b>45.60</b>



**Table B-3: Subarea C Parcels Surveyed (cont'd, 1/3)**

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
085501113008	301 BREEZE ST	KOLBABA, GREGG	0.29	
085501104902	439 BREEZE ST	COLORADO WEST ASSET MANAGEMENT, LLC	0.43	
065736430027	530 RUSSELL ST	DOWNING, JERRY L & JUDY A REVOCABLE	0.22	
065736430021	552 RUSSELL ST	TUCCI, MICHAEL TRUST	0.29	
065736429003	555 BREEZE ST	RAFTOPOULOS RENTALS I LLC	0.29	
085501113007	BREEZE ST	JOHNSTON, SUSAN F ET AL	0.50	
085501114010	350 RUSSELL ST	CLAYPOOLE, TANNER C	0.29	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14	
085501104016	469 BREEZE ST	MCKEY, NOEL KIRK	0.29	
085501103012	470 RUSSELL ST	UE INVESTMENTS LLC	0.43	
065736429904	595 BREEZE ST	MOFFAT COUNTY	0.29	
065736430002	26 E 6TH ST	KLOOS INVESTMENTS LLC	0.05	
065736430001	580 RUSSELL ST	BRESNAN COMMUNICATIONS, LLC	0.17	
818		QWEST CORPORATION	0.42	
065736429902		CITY OF CRAIG	0.43	
065736429020	43 W VICTORY WAY	CRAIG LODGE BPO ELKS #1577	0.14	
065736429005	33 W VICTORY WAY	JEFFCOAT, LANE &	0.07	
065736429006	29 W VICTORY WAY	KUNC, J & K FAMILY TRUST	0.07	
065736429024	25 W VICTORY WAY	BOSS, ANGELA	0.04	
065736430017	29 E VICTORY WAY	GREAT NORTHWEST INVESTMENTS LLC	0.14	
065736430018	37 E VICTORY WAY	CRAMER, TOM A &	0.20	
085501104015	30 W VICTORY WAY	GORDON, IDA	0.22	
085501104002	24 W VICTORY WAY	GARCIA, DENA G	0.14	
085501103003		YOUNG, RANDY R	0.14	
085501103002	34 E VICTORY WAY	YOUNG, RANDY R	0.07	
085501103001	40 E VICTORY WAY	SINK-O-G LLC	0.14	
085501103019	444 RUSSELL ST	MCKENZIE, CHRISTINA	0.14	
085501103018	424 RUSSELL ST	MADSEN, JOHN A JR &	0.35	
085501104005	425 BREEZE ST	D GRIFFITH PROPERTIES, LLC	0.14	
085501104006	423 BREEZE ST	MATHERS, STACEY S &	0.14	
085501103010	75 E 4TH ST	STEWART, RALPH E &	0.37	
085501113002	353 BREEZE ST	WAGNER RANCHES LLC	0.79	
085501114027	80 E 4TH ST	GEE HAW LIMITED LLC	0.43	
085501114002	351 YAMPA AVE	YAMPA PLAZA LLC	0.50	
085501114008	300 RUSSELL ST	UE INVESTMENTS LLC	0.36	
065736429021	537 BREEZE ST	NCM HOLDINGS LLC	0.11	
065736429022	531 BREEZE ST	NCM HOLDINGS LLC	0.18	
085501104017	417 BREEZE ST	MATHERS, THOMAS J &	0.14	
085501104018	405 BREEZE ST	KERNEN, KEVIN	0.14	

**Table B-3: Subarea C Parcels Surveyed (cont'd 2/3)**

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
065736429023		ASHER ISAIAH, LLC	0.03	
085501104011	466 YAMPA AVE	LOCAL INVESTMENTS LLC	0.14	
085501103017	465 YAMPA AVE	ETZLER, BRETT S &	0.07	
085501103007	457 YAMPA AVE	UE INVESTMENTS LLC	0.14	
085501104010	458 1/2 YAMPA AVE	CORTNER, MARVIN D &	0.11	
085501104009	458 YAMPA AVE	JDDJ LIMITED LLC	0.11	
085501103008	449 YAMPA AVE	S5 PROPERTIES LLC	0.29	
065736429905	YAMPA AVE	CITY OF CRAIG	0.29	
065736430025	575 YAMPA AVE	FLEETWOOD, DONNA L	0.07	
065736429015	538 YAMPA AVE	GUESS, HARLEY K	0.22	
065736430009	541 YAMPA AVE	YOUNG, ERIC &	0.10	
065736430010	535 YAMPA AVE	HLC ENTERPRISES LLC	0.11	
065736430026	571 YAMPA AVE	FLEETWOOD, DONNA L	0.07	
065736430006	565 YAMPA AVE	DIXON, PAUL &	0.07	
065736430901	555 YAMPA AVE	COMMUNITY BUDGET CENTER INC	0.36	
065736429016	546-556 YAMPA AVE	CITY OF CRAIG	0.29	
085501114011		YAMPA PLAZA, LLC	0.36	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14	
085501114012		ROBINSON, JAMES C &	0.29	
085501103016	469 YAMPA AVE	SKOWRONSKI, NANCY G	0.07	
065736429014	530 YAMPA AVE	TYSER, RICHARD JAMES &	0.07	
065736430011	529 YAMPA AVE	VILLARD, CLAIR KEVIN &	0.07	
065736429901	590 YAMPA AVE	MOFFAT COUNTY	0.22	
065736430003	583 YAMPA AVE	B7CRAIG LLC	0.29	
065736429001	584 YAMPA AVE	KELLER, PAUL &	0.07	
065736429019	576 YAMPA AVE	LOCAL INVESTMENTS LLC	0.07	
065736430004	577 YAMPA AVE	ELYSIAN FIELDS LLC	0.07	
065736429013	524 YAMPA AVE	ZHANG, LING YAN	0.07	
065736430012	525 YAMPA AVE	DAVIS, RUSSELL E & ELIZABETH A	0.07	
065736429012	520 YAMPA AVE	ZHANG, LING YAN	0.08	
065736430013	523 YAMPA AVE	DOWNING, JERRY L & JUDY A REVOCABLE	0.07	
065736430014	519 YAMPA AVE	BEASON, RODNEY E &	0.07	
065736429011	518 YAMPA AVE	GRIGGS, NATTIEL	0.06	
065736429010	512 YAMPA AVE	LONDON STREET PROPERTIES LTD	0.07	
065736430015	515 YAMPA AVE	TERRILL & CO LLC	0.07	

**Table B-3: Subarea C Parcels Surveyed (cont'd 3/3)**

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
065736429023		ASHER ISAAH, LLC	0.03	
065736429009	508 YAMPA AVE	ASHER ISAAH, LLC	0.07	
065736430023	509 YAMPA AVE	SAUER, KEVIN	0.07	
065736429008	502 YAMPA AVE	VICTORY WAY DEVELOPMENT LLC	0.12	
065736430024	11 E VICTORY WAY	2474 PATTERSON ROAD LLC	0.12	
085501104001	2 W VICTORY WAY	VICTORY PLAZA LLC	0.29	
085501104012	476 YAMPA AVE	BUTLER, ALEXANDRA	0.22	
085501104901	444 YAMPA AVE	CITY OF CRAIG	0.43	
085501103903	431 YAMPA AVE	CRAIG RURAL FIRE PROTECTION DISTRICT	0.72	
085501104008	420 YAMPA AVE	MATHERS, THOMAS J	0.14	
085501104014	406 YAMPA AVE	D GRIFFITH PROPERTIES, LLC	0.29	
085501113001	390 YAMPA AVE	MISSISSIPPI ER SERVICES LLC &	0.36	
085501114028	20 E 4TH ST	GOLDEN STREAM INVESTMENTS LLC	0.50	
085501113006	340 YAMPA AVE	YAMPA PLAZA LLC	0.86	
085501114002	351 YAMPA AVE	YAMPA PLAZA LLC	0.43	
085501113005	308 YAMPA AVE	ROBINSON, JAMES C &	0.36	
085501103021	473 YAMPA AVE	LONDON STREET PROPERTIES LTD	0.14	
085501103022	487 YAMPA AVE	NORTHWEST COLORADO VISITING NURSE ASSO	0.29	
		SUBTOTAL		20.15

**Table B-4: Study Area D Parcels Surveyed (cont'd 1/3)**

Parcel No.	Site Address	Owner	Area	Area
065931322003	558 LINCOLN ST	MORA, ROBERT L JR &	0.21	
065931322004	552 LINCOLN ST	ARNOLD, ELINOR L	0.07	
065931322901		CITY OF CRAIG	0.52	
085306202001	408 E VICTORY WAY	DURAN, JIMMY T &	0.40	
085306202007	457 WASHINGTON ST	MADSEN, CASEY JEAN	0.11	
085306202008	WASHINGTON ST	RAFTOPOULOS RENTALS III LLC	0.34	
085306202009	425 WASHINGTON ST	STAMMLER, RAINER	0.14	
085306202026	E 4TH ST	OLSEN, T MARK &	0.30	
085306202025	405 E 4TH ST	SMITH, KENNETH G &	0.36	
065931300903	419 E VICTORY WAY	VFW POST 4265 SAMUEL HAVENGA JR	1.31	
065931322001	586 LINCOLN ST	MILLER, CHRISTOPHER NOAH	0.28	
065931322002	576 LINCOLN ST	COOKSTON, DIANE	0.21	

**Table B-4: Study Area D Parcels Surveyed (cont'd 2/3)**

Parcel No.	Site Address	Owner	Area
085306202002	485 WASHINGTON ST	JAY & JAY PROPERTIES LLC	0.46
085306202901		CITY OF CRAIG	0.63
085306202003	479 WASHINGTON ST	ZARAGOZA, RICARDO &	0.12
085306202004	471 WASHINGTON ST	CHEATHAM, DIANA L	0.08
085306202005	469 WASHINGTON ST	RICKERBY, GWENDOLYN A	0.08
085306202006	463 WASHINGTON ST	NCM HOLDINGS LLC	0.09
065931300901		CITY OF CRAIG	0.35
065931300901		CITY OF CRAIG	0.05
065931300903	419 E VICTORY WAY	VFW POST 4265 SAMUEL HAVENGA JR	0.33
065931300905		CDOT	0.01
085306206014	338 COLORADO ST	QUEZADA, LAZARO	0.14
085306204011	353 ROSE ST	JAMES, TERRY JOE	0.14
085306207004	353 COLORADO ST	BUSTAMANTE, GUADALUPE LOPEZ	0.17
085306207007	356 LEGION ST	MCINTYRE, BETTY FAMILY TRUST	0.15
085306206005	355 LINCOLN ST	MOYA, SHERI G	0.22
085306206012	350 COLORADO ST	DORLAND, DONALD &	0.11
085306207006	340 LEGION ST	CROMER, JOHN A	0.37
085306207005	341 COLORADO ST	ANDERSON, DAVID A	0.23
085306206006	343 LINCOLN ST	CIANI, DEBORAH &	0.22
085306204007	334 WASHINGTON ST	BELTON, LAWRENCE MATTHEW & CHRISTY SH	0.14
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	1.26
085306204002	395 ROSE ST	COMBS, CHANDRA N	0.18
085306204001	390 WASHINGTON ST	LOPEZ, DANIEL J MOLINA ETAL	0.29
085306205001	430 E 4TH ST	GIVE THANKS LLC	1.15
085306205001	430 E 4TH ST	GIVE THANKS LLC	1.15
085306206002	391 LINCOLN ST	BAYSINGER, GARY D	0.36
085306206001	394 COLORADO ST	MCINTYRE, BETTY FAMILY TRUST	0.23
085306207002	610 E 4TH ST	ESSEX, GEORGE R LIVING TRUST	0.29
085306207001	634 E 4 ST	KAMA INVESTMENTS LLC	0.31
085306204003	381 ROSE ST	BERTRAM, WILLIAM T	0.25
085306204009	380 WASHINGTON ST	SHB RENTALS LLC	0.14
085306206010	374 COLORADO ST	MCINTYRE, BETTY FAMILY TRUST	0.17
085501116010	348 ROSE ST	SHEVELAND, GARY &	0.28
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.14
085306209001	270 LINCOLN ST	BAYSINGER, GARY D &	0.44



**Table B-4: Study Area D Parcels Surveyed (cont'd 3/3)**

Parcel No.	Site Address	Owner	Area	Area
085306208002	291 LINCOLN ST	BAYSINGER, GARY D &	0.42	
085306208001	520 E 3RD ST	MOYA, SHERI GALE	1.20	
085306200005	601 E 4TH ST	COLEMAN, MICHAEL &	2.04	
085501116901		CITY OF CRAIG	0.14	
085501116018	334 ROSE ST	VILLA, ARTURO	0.14	
085501116006	315 TUCKER STREET	MOFFAT MINE SERVICE, INC	0.14	
085306206003	371 LINCOLN ST	PARKER, LAURA L	0.14	
085306204004	373 ROSE ST	CULLEN, CHRISTINA	0.14	
085306204008	340-360 WASHINGTON ST	GRAF, MICHAEL & JODI LIVING TRUST	0.57	
085306207003	367 COLORADO ST	MCINTYRE, BETTY FAMILY TRUST	0.23	
085306207008	370 LEGION ST	MCINTYRE, BETTY FAMILY TRUST	0.29	
085306206004	365 LINCOLN ST	MOYA, SHERI G	0.22	
085306204010	363 ROSE ST	MEDRANO, ALEJANDRO &	0.14	
085306206009	354 COLORADO ST	BRONSON, CHARLES & AMBER	0.17	
085501116015	395 TUCKER ST	WEIS, JAMES A	0.14	
085501116014	384 ROSE ST	SCHUESSLER, MAURY DEAN	0.14	
085501116021	371 TUCKER ST	SMITH, BRADFORD M	0.57	
085501116012	366 ROSE ST	EARLEY, WILLIAM L	0.15	
085501116011	358 ROSE ST	MEDRANO, ALEJANDRO &	0.13	
085501116901		CITY OF CRAIG	0.14	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	0.29	
085501116008	310 ROSE ST	MOFFAT MINE SERVICE, INC	0.28	
085306204012	345 ROSE ST	GRAF, MICHAEL & JODI LIVING TRUST	0.14	
085306204013	341 ROSE ST	GRAF, MICHAEL & JODI LIVING TRUST	0.14	
085501116013	374 ROSE ST	PALMER, MICHAEL J	0.14	
085501116001	390 ROSE ST	ALCANTAR, GLADIS	0.14	
085306206015	344 COLORADO ST	FABELA, RICARDO PAEZ	0.09	
085501116026	385 TUCKER STREET	MEDRANO, ALEJANDRO &	0.22	
085501116025	385 TUCKER STREET	WEIS, JAMES A	0.07	
		<b>SUBTOTAL</b>		<b>23.92</b>

**Table B-5: Study Area E Parcels Surveyed**

Parcel No.	Site Address	Owner	Area (Acres)	Area (Acres)
085306211011	1040 STOCK DR	RAFTOPOULOS, STEVE G & ANTONIA G REV TRUS	0.67	
085306211006	194 PREECE AVE	LEVKULICH, FRANK TRUST	2.01	
085306200022	383 E 1ST ST	BROTHERS PROPERTIES LLC	2.34	
085306211010	216 PREECE DR	RIO RO MO LAND COMPANY, LLC	0.65	
085306200030	WASHINGTON ST	NORMAN, ANDREA D	3.16	
085306200021	411 E 1ST ST	BROTHERS PROPERTIES LLC	1.49	
085501100011		GULER, PETER & KATHLEEN	3.92	
085501100012		FRONTIER ASSOCIATED PROPERTIES, LLC	9.77	
085501100010	198 BREEZE ST	GULER, PETER & KATHLEEN	1.02	
085501100008		CRAIG WOOL WAREHOUSE, LLC	2.01	
085501100003	265 S RANNEY ST	SNYDER & COUNTS FEED, SEED AND	2.46	
085501100007	277 S RANNEY ST	FRONTIER ENTERPRISE, LLC	4.28	
085501100002	195 RUSSELL ST	AMERICAN GILSONITE COMPANY	2.59	
807	148 S RANNEY ST	UNION PACIFIC RAILROAD CORP.	42.26	
085306200017	232 WASHINGTON ST	KAWCAK, INC	2.48	
085306211007	130 PREECE AVE	RIO RO MO LAND COMPANY, LLC	2.01	
085306210008	801 E 2ND PL	C.T.E.C. INC.	8.40	
085306210002	810 STOCK DR	IH RENTAL LLC	2.01	
085306210001	789 STOCK DR	ANSON, MICHAEL TODD	1.84	
085306211008	120 PREECE AVE	RIO RO MO LAND COMPANY, LLC	2.00	
085306100057		PML LAND COMPANY, LLC	22.33	
085306200015	380 E STOCK DR	ELAM CONSTRUCTION, INC.	2.50	
085306200011	504 STOCK DR	DURAN AND PEARCE CONTRACTORS, INC	0.35	
085306200018	574 STOCK DR	SUNFLOWER PERSPECTIVE LLC	2.22	
085306200013	504 STOCK DR	DURAN, JIMMY T REVOCABLE TRUST &	0.79	
085306200019	205 LEVKULICH ST	CONRADO, JOE P TRUST	5.53	
085306210011	711 2ND PL	DIAL INVESTMENTS LLC	2.98	
085306210902	805 E 1ST ST	UNITED STATES OF AMERICA	2.22	
085306210901	939 E 1ST ST	UNITED STATES OF AMERICA	2.40	
085306210012	730 STOCK DR	DUNAWAY, DEBORAH L	1.58	
085306211009		BAKER HOLDINGS LLC	2.00	
085306211004	54 PREECE AVE	BAKER HOLDINGS LLC	2.07	
085306211002	24 PREECE AVE	PEROULIS BROTHERS LTD	1.38	
085501100013		FRONTIER ASSOCIATED PROPERTIES, LLC	6.32	
085306200024	LINCOLN ST	IH RENTAL LLC	1.94	
085306200023	521 STOCK DR	T3M INVESTMENTS LLC	1.70	
085306200028	251 WASHINGTON ST	GG'S PROPERTIES LLC	2.24	
085306200029	WASHINGTON ST	DILLINGHAM, SHELLEY A	2.51	
822		YAMPA VALLEY ELECTRIC ASSOCIATION, INC.	0.14	
		<b>SUBTOTAL</b>		<b>160.54</b>