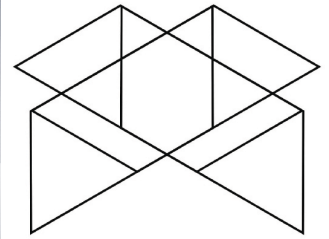


**URBAN
ATELIER**

**Huerfano County On-Call
Planning Services**

Solicitation 2024-001



ELECTRA JOHNSON
DESIGN & PLANNING LLC.

**On-Call planning services:
application review, code revisions, and
regulatory updates**

URBAN ATELIER LLC

Sky Tallman

403 S Animas, Trinidad, CO 81082 (505) 265-0673

<https://urbanateliercom.wordpress.com/>

EJD+P LLC

Electra Johnson

2036 Ridgeway ave. Colorado Springs, CO 80906

719-290-7387

electra@electrajohnson.org

Cover Letter

February 9, 2024

Attn: Carl Young
401 Main St, ste. 302 Walsenburg, CO 81089

:Dear Mr. Young and Commissioners,

Urban Atelier, LLC in partnership with Electra Johnson Design and Planning, LLC is interested in performing on-call planning services for Huerfano County. As the former land use director for the County, I am intimately familiar with the County's land use code, the Brightly permitting system, and have a track record of working effectively with the planning commission.

Having worked with the Huerfano County Planning Commission and County Commissioners on recently passed updates to the land use code and an ordinance establishing a licensing process for marijuana uses, I will be able to work with the public and guide people through the land use permitting process and marijuana licensing process. I will also be able to support the Department by keeping Brightly updated and troubleshooting any issues that arise with the system, keeping quick guides to land use processes up to date.

Prior to leaving my position as Land Use Director, I had been working with the Planning Commission on drafting an update to the County's 1041 regulations in Section 7.00 of the Land Use Code. With this experience, I am confident that I will be able to work with the Commission on any future updates to the code that might follow from the soon-to-be-completed update to the County's Comprehensive plan.

Urban Atelier is an LLC established in 2021 as a planning consultancy with Sky Tallman as the sole proprietor. This application is being submitted in partnership with Electra Johnson Design and Planning, a firm with three employees, that has also done work in Huerfano County, most recently with the Gardner redevelopment master plan. The partnership will ensure that there will be sufficient capacity to process all applications in a timely manner.

I have a master's in community and regional planning and have been working as a professional planner since 2018 in the context of both land use and transportation. Electra Johnson has been working as an architect and planner with over 20 years of experience managing large Main Street, TOD, urban design and planning projects. Our team has a passion for working with small communities and the capacity and ability to assist with a diversity of projects that may arise, including GIS and mapping work, assistance with housing projects and policy, community outreach, and grant writing.

Thank you for your consideration of this proposal and I look forward to continuing my work with Huerfano County.

Sincerely,

Sky Tallman
Sky Tallman (505) 265 0673
SkyTallman@hotmail.com

Disclosure: No employee or official of Huerfano County will directly or personally benefit if Urban Atelier LLC is awarded a contract pursuant to this solicitation.

Experience



Bio - Sky Tallman **Planning/ Policy/ Infrastructure**

Sky is a Well-rounded planner with a background in education, literature, philosophy, and history. He has worked as a planner for the New Mexico Department of Transportation, the City of Trinidad and Huerfano County. Sky's expertise is in land use policy, urban design, and transportation planning. His experience working in the public sector and with his history working for Huerfano County make him well-qualified for this role. He is in the process of establishing himself as a consultant doing business as Urban Atelier.

Sky has worked on diverse jobs in both land use and transportation planning. His work for the New Mexico Department of Transportation focused on delivering multi-modal projects across the state. As the planning director for the City of Trinidad and the Land Use Director for Huerfano County, he has worked implementing and improving land use codes, and his experience working with all aspects of the development process form a strong foundation for his consulting work on policy.

Sky has a Master's in Community and Regional Planning and a Master's in Liberal Arts from St. John's College. Recent accomplishments include revising the Huerfano County Land Use Code to streamline the permitting process, and drafting an ordinance to regulate the marijuana industry in the County. Experience also includes transportation planning with a strong emphasis in active transportation and policies to mitigate the climate change impact of transportation. In a previous career, Sky taught history and has also taught English in Japan. He is fluent in German and Spanish, and is currently working on a book presenting a number of innovative approaches to zoning.

Sky Tallman, AICP

Urban and Regional Planner

505 265 0673 skytallman@hotmail.com



[linkedin.com/in/sky-tallman-aicp](https://www.linkedin.com/in/sky-tallman-aicp)

Planning for social impact with a passion for smart, clean and resilient cities, and vibrant built environments. Expertise in land use and transportation planning, community engagement, zoning codes and comprehensive plans.

Sky is a well-rounded planning consultant with a background in education, literature, philosophy, and history.

Fluent German and Spanish.

Skills

Mapping:
ArcGIS QGIS

Design:
Sketchup
Rhinoceros 3D
AutoCAD
Photoshop
Adobe Suite

Software:
Microsoft Suite
Python

Languages:
German
Spanish

EDUCATION



M.C.R.P.

Masters in Community and Regional Planning; physical and natural resources planning. Thesis passed with distinction, magna cum laude. University of New Mexico, 2018.

Thesis title: *Urban scaling and the impact of socioeconomic performance on health and environmental outcomes.*

Link: https://digitalrepository.unm.edu/arch_etds/44/



M.A. Liberal Arts

Western Classics. Cum laude. St. John's College, 2016.



Teacher Licensure

Certificate in Alternative Teacher Licensure Program. Licensed to teach social studies, grades 7-12. Central New Mexico Community College, 2009.



B.A.

History and German language. Cum laude. University of New Mexico, 2005.



Study Abroad

Karl-Franzens-Universität. Study abroad in Graz, Austria. History and German. 2003-2004

PROFESSIONAL EXPERIENCE :

Consultant -- Urban Atelier LLC

Founded a planning consultancy with emphasis on comprehensive plans, corridor plans, zoning code updates, affordable housing and economic development.

Land Use Director

Huérfano County, CO. Managed the land use and building department. Projects included supporting an update to the comprehensive plan, writing an ordinance to regulate the marijuana industry with a licensing system rather than using conditional use permits, and passing changes to the land use code to streamline the process such that land use applications requiring a public hearing can be processed in as little as six weeks. Facilitated the implementation of an online permitting system for building permits and contractor licenses. Worked on a master planned community to revitalize the village of Gardner. 7/2022 - 1/2024.

Author

Functional Zoning is a book that presents several innovative and paradigm-shifting approaches to land use. It is written for elected officials, planning professionals, architects, and advocates for housing and multi-modal transportation to offer a blueprint for a new regulatory and philosophical framework for the development of neighborhoods or whole cities. [Link to manuscript.](#)

Planning Director

City of Trinidad, CO. Oversaw the planning and building departments and worked with the public and outside organizations to coordinate development projects, implemented the land use code and comprehensive plan, applied for and managed grants and initiated a zoning code reform process. Collaborated with consultants to conduct a housing needs assessment, a housing incentives study, and a transportation study. Coordinated with other City departments, and interacted with the public. 7/2021-4/2022.

Urban and Regional Planner-- NMDOT

New Mexico Department of Transportation. Coordinating the Congestion Mitigation and Air Quality Improvement, Transportation Alternatives and Recreational Trails programs. The three programs represent roughly \$18.5 million in federal aid grants. Writing draft state climate change policy; working with active transportation and drafting a Complete Streets policy; managing federal grants. 11/2018- 7/2021.

Staff Development Specialist -- NMHSD

New Mexico Human Services Department. Developed and facilitated workshops on leadership, management, customer service, business English and other soft skills. 1/2018-11/2018.

Bicycle and Pedestrian Advisory Council - member

Appointed to serve as member of the City of Santa Fe's Bicycle and Trails Advisory Council. 2018-2021.

Social Studies Teacher

The MASTERS Program, Early College High School. Taught Civics, US and World History with an emphasis on Socratic seminar. Pedagogy focused on critical thinking through text analysis, discussion, and extensive reading and writing. Also taught Model UN and led a service project with Habitat for Humanity. Helped create and develop many aspects of school newly formed in 2010. 7/2010-8/2016.

English Teacher

Kai City, Japan. Taught English as a second language in public primary schools. Created curriculum for grades 1 - 6, taught 20 – 25 lessons per week. 8/2005–7/2006.

Interpreter, English-German

CB Promotion. English-German. Interpreted for EU companies involved in business negotiations in Graz, Austria. 3/2004-5/2004.

AWARDS AND CERTIFICATES

AICP	American Institute of Certified Planners
Professional Licensure	New Mexico Teaching License, Level II, social studies endorsement. 2014-2023.
Turkish Cultural Foundation	Recipient of a grant for teachers from the Turkish Cultural Foundation to travel to Turkey and develop curriculum. 2013.
Language Certificate	Österreichische Sprachdiplom (ÖSD) Mittlestufe (C1). 2004.
Scholarship Honors	Recipient of Pai Scholarship at St. John's College. 2015
Foreign Exchange	Member of Phi Alpha Theta History Honor Society Academic exchange to Germany with Congress-Bundestag scholarship.2000-2001. Academic exchange to Austria, studied history. 2003-2004

Interests

Smart Growth, land use, affordable housing, economic development, urban design, sustainability. Philosophy, history, politics, literature, languages, poetry, cycling, photography.

2023 reading list highlights – in urbanism: *Order Without Design*, by Alain Bertaud, and *Emergent Tokyo, Designing the Spontaneous City*, by Jorge Almazán. Other reading: *The Unnamable Present* and *Tablet of Destinies*, by Roberto Calasso.

Experience



Bio - Electra Johnson Partner in Charge/ Planning/ Urban Design/ Project Management/ Community Engagement / Site Planning & Design

Electra Johnson is the principal and founder of EJD+P LLC, a woman-owned Design and Planning firm whose focus is regenerative and sustainable planning and design. She has three-generation-deep roots in rural Southern Colorado. The focus of Electra's work has been empowering communities, from her pioneering work 20 years ago on urban transit to a shift towards infrastructure and planning in rural Colorado. As an urban, architectural and community designer whose focus has been the use of design as a maverick force that can transform and create community that transcends scale and time, she

brings a broad range of experience from construction management, industrial design, interior design to commercial/ retail, hospitality, residential, restaurant design and historic preservation work. Currently she is working with the community of Gardner Colorado from their master plan that she wrote to design a community services co-op to begin to meet the housing, economic and infrastructure needs of rural Coloradans who have been left out for far too long in the planning process.

Having grown up in Huerfano County, she has deep understanding of the community, its challenges, and its assets as well as a deep love for the County's natural environment. Electra got her start in planning working at VMWP. Electra Johnson was the project lead and collaborated on the following urban design projects: Meridian Station, Phoenix Central Station Transit-Oriented Development Study, Falls Creek in Kelowna British Columbia, Ho'opili in Oahu Hawaii, Westcreek and Mount Sanitas. As part of the design team for the Environmental Protection Agencies Smart Growth National Technical Assistance Team, she has worked on projects and studies in the following projects; Paseo del Pueblo Sur Corridor study in Taos New Mexico; Cheyenne Wyoming smart growth challenge; and McCall, Idaho smart growth study. Electra wrote Transit Oriented Design Guidelines and Standards for the City of Thornton, Colorado. She also illustrated Traditional Neighborhood Design Guidelines for the City of Westminster Colorado. Electra has also been the Urban Design Project Manager for the Boulder Transit Village. She is currently the Urban Design Project Manager for Northend Station TOD, McKenzie Junction, and County Line TOD. Electra has been involved with a TOD Best Practices Committee for the Urban Land Institute. She has spent almost 20 years as a designer of well loved places and an advocate for communities and landowners to help build consensus and to work to make communities more resilient.

Electra Johnson

Partner in charge EJD+P

Architectural | Urban | Infrastructure Design



Electra is a founding principal at Electra Johnson Design & Planning LLC.; a woman owned collaborative planning and design firm. Her hands-on approach to design through listening and translating and being an advocate for the needs of a client or community is focused on sustainable regenerative design solutions. She has studied and practiced architecture in Greece, Turkey, Italy, Japan and Scandinavia, but her deepest connections are her 3rd generation labor and rural roots in Southern Colorado. Her holistic approach to community is reflected in her focus on design and planning in Rural Colorado.

Education

MArch Masters in Architecture @ University of Colorado - Boulder, Colorado
Planning May 2008

MUD Masters in Urban Design @ University of Colorado - College of Architecture and Planning May 2008

Cum Laude Bachelor of Science Interior Design @ Colorado State University, College of Applied Human Sciences, Fort Collins, CO May 2002

Cum Laude Bachelor of Science Construction @ Colorado State University, College of Applied Human Sciences, Fort Collins, CO May 2002

University Of Colorado- Boulder, Colorado, 80301 Major in Studio Arts

Experience

Architectural, Interior & Urban Design Director and Design Principal

@ Electra Johnson Design & Planning llc. Colorado Springs, Colorado 2020-Present

Plannings: Commercial | Residential

- + City Of Rocky Ford - Arkansas Valley and Crystal Lake Master Plan (\$160,000 GOCO TAB GRANT) currently in the second Phase working to build the \$18 million capital stack
- + Gardner Main Street Board- Huerfano County Economic Master Plan and Mixed Use Development Plan (\$200,000 DOLA GRANT PROJECT)
- + Monaghan Park Regenerative Agriculture and Wildlife habitat Demonstration Ranch/ Local park and amenities - Huerfano County, Colorado
- + Johnson Studio Arts Management Company- Colorado Springs, CO Sustainable agriculture, hospitality and event venue plan for Tutor tree farm
- + Colorado Wolf and Wildlife Center- Divide, Colorado- Master plan- Custom fencedesign- Swift Fox Habitat- Redfox Habitat
- + Sunwater Spa- Master plan- conditional use permit/ parking variance/ renovations
- + Ranchfood Direct Local food hub – collaboration with local food producers to create a market and venue
- + Mountain Song Community School Master plan, Building and Playground Updates
- + New Build Custom Home Design 2020-2022
 - Roger and Mary Miller House, Patty Jewett, Colorado Springs- Built during covid for under \$200/sqfoot
 - Garland Street Farmhouse Renovation and Addition- Lakewood, Colorado
 - Hillcrest Avenue addition and Renovation- Colorado Springs CO Skye & Allison Lewis Santa Maria - Manitou Springs, CO
 - Lyn & Laura Ettinger Harwell Addition- Colorado Springs, CO
 - Anna & Kevin Harshman , New Build and Renovation Lafayette, CO
 - Kristin Cole and Michael Pagett- Manitou Springs, CO
 - Noel Black in Old Colorado City- New Build
 - Janine DiSalvatore and Steve Thomas in Canon City
 - Oak Placehouse- For Scott, Walker & Electra Johnson
 - Pine Oaks Way Addition| Colorado Springs CO
 - John Weiss residential Renovation, Manitou Springs
 - Whitney and Marc Luckett Renovation, Colorado Springs, CO
- + Art Curation Curation of Fissure- Scott Johnson Artist Retrospective- Center for Contemporary Art, Santa Fe New Mexico

Awards

- +2018- Norm Pleger Award for representing Labor
- +2009 Governors Office - Department of Labor - outstanding project
- + 2018 Best of Colorado Springs- Gazette
- + Colorado Independent - Best of Colorado Springs 2016



Electra Johnson

Partner in charge EJD+P
Architectural | Urban | Infrastructure Design

Experience

Architectural, Interior & Urban Design Director and Design Principal @ Saltworkshop Denver & Colorado Springs, Colorado 2014-2020

Educational | Public Grant | Commercial | Residential

- +Colorado College East Campus Housing Exteriors and Interiors Colorado Springs, CO (\$2,000,000 construction budget - complete)
- +Huerfano Canibus Campus design for Nick Farris property between I-25 and Hwy 69
- +Colorado College Shove Chapel Remodel- Colorado Springs, CO (\$120,000 construction budget - complete)
- +Colorado College - East Campus Cottage renovations - 20 houses in total- (Ongoing renovations)
- +Colorado College- Interfaith House Design/ Kosher Airstream Design/ New Interfaith House (On going)
- +Colorado College- Butler Center for Diversity and Inclusion Renovation (Ongoing)
- +Colorado College- Worner Center 2nd floor remodel (Ongoing)
- +Colorado College- Gates Common Room ReDesign- Palmer Hall (\$40,000)
- +Colorado College Nevada Street Faculty ArBnB Housing (\$400,000)
- +Colorado College- Tutt Alumni House
- +Colorado College- Entry Design and Narrowing Bike Lanes on Cascade
- +Winter Park Village Improvement Project & Grant Procurement - Smokehouse Restaurant | Winter Park CO (\$120,000 construction budget - \$30,000 grant complete)
- +Winter Park Village Improvement Project & Grant Procurement - Divide Board Shop/Hideaway Park Brewery | Winter Park CO (\$75,000 construction budget - \$25,000 grant received - complete)
- +Business Streetscape Grant Procurement - One Love Grill | Fraser, CO (\$28,000 construction budget - \$11,000 grant received - complete)
- +The Dairy Barn Event Center | Johnstown CO
- +f.LUX Denver 8-Unit Prefabricated Modular Unit live-work creative studios | Denver CO (\$1,700,000 construction budget)
- +Hideaway Village Clubhouse Remodel | Winter Park, CO (\$350,000 Construction Budget)

Experience

Continued...

- +StreetCar 520 Restaurant- Colorado Springs, CO (\$350,000)
- +Mountain Fold Books and Coffee Shop | Colorado Springs CO
- +Hernandez Residence | Denver, CO (\$650,000 construction budget)
- +Schilling Residence | Lyons CO (\$300,000 construction budget)
- +Bretz Residence | Golden, Colorado (\$560,000 construction budget)
- +SanctuaryLofts | Highlands Neighborhood Denver | (\$1.5 million)
- +Montrose Compressed Earth Block Forever Home | Montrose CO (\$650,000)
- +Gentle Shepherd Respite Care Office Addition | Colorado Springs CO

Architectural, Interior & Urban Design Director and Design Principal @ Librelnk Eldorado Springs, Colorado 2008-2013 Educational | Public Grant | Commercial | Residential

- Colorado College Shove Chapel Remodel- Colorado Springs, CO
- Bristol Lofts renderings
- Shilling house Architectural Drawings
- Sutton Lexington house 8000sq foot architectural house plans
- Interfaith House Programming, Client advocate and Architectural Design – Chaplin's Office Colorado College
- Trail River Ranch Facilities Master Plan with Munn Architecture
- Smokebrush Foundation Community Opening
- Mining Exchange Hotel Interior Design and Rendering with Bobby Hill Design
- Colorado Springs Depot Arts District Master Plan
- Heller Kitchen Renovation, Cherry Hills, Colorado
- Trestle Building Master Plan
- Colorado Springs Downtown Redevelopment Conceptual Master Plan
- Colorado Springs to Manitou- Bike path infrastructure Development
- Smokebrush Eco-Art Mart Collaboration with Director Holly Parker
- Colorado College- Tutt Alumni Center Renovation and Garden Master Plan
- Colorado College- Gates Common Room Remodel and Historic Preservation Project
- Libre Artist Community Water Plan
- Design of 20,000sf art space for Imagination Celebration Community Art Foundation, Colorado Springs
- Box Fort Building Workshop for kids
- Riverwalk Project- Walsenburg Colorado- Huerfano County Social Services
- CREW- Project director with Huerfano County Youth Services
- Huerfano County Parks & Recreation Master Plan with National Parks Service
- Vince Varia Salon – Denver, Colorado
- Odom Kitchen Remodel- Longmont, Colorado
- Vintage Villas- Austin, Texas- Master Plan/ Travis Ballroom and administrative office building
- Vintage Villas- Austin, Texas- Colorado Ballroom Remodel
- Cain Residence Remodel- Louisville, Colorado
- Carpenter Bungalow remodel and renovation, Longmont, Colorado
- Spruce Street Exterior redesign for curb appeal. Boulder, Colorado
- Medical Office Building design for Neurology group in Colorado Springs



Papers Studies

- +2003 Urban Land Institute Transit Oriented Development study on lessons learned in the Front Range
- +2005 Phoenix Central Station Transit Oriented Development Study: synopsis of process and outcomes
- +2006 Houston Urban Transit Corridors Plan- Phase 1 Report
- +2007 Arapahoe Urban Center Sub Area Plan

Professional Boards & Affiliations

- +AIA Associate member
- +ACLU member
- +League of Women Voters

- +Touch Mongolia NGO- Board of Directors
- +Libre Artist Community- Board of Directors
- +Longmont- Art in Public Places art

Former associations

- +EPA Smart Growth National Technical Assistance Team w/ VMWP
- +Urban Land Institute - Transit Oriented Development Best Practices Committee
- Formerly sat on Congress of New Urbanism- Special Events Chair for Congress XVII

Experience

Lead Urban Designer & Project Manager @VanMeter Williams Pollock Denver, Colorado 2004-2008

Transit Oriented Development

- Northend Station TOD, Thornton, Colorado
- McKenzie Junction, Boulder, Colorado
- County Line TOD, Denver, Colorado
- Kailua Road multifamily housing, Oahu, Hawaii
- Meridian Station TOD, Denver, Colorado
- Falls Creek, Kelowna, British Columbia, Canada
- Arapahoe centennial station area plan, Centennial Colorado
- Bellevue TOD, Englewood, Colorado
- Boulder transit village station area plan, Boulder, Colorado
- Phoenix central station TOD Study, Phoenix, Arizona
- Colorado crossing, Colorado Springs, Colorado
- County line station TOD, Denver, Colorado
- Fannin Station TOD, Houston, Texas
- Urban Corridors study, Houston, Texas
- Redeemer Church Transit Oriented Development, Austin, Texas
- 28th street Urban Infill, Boulder, Colorado
- Grant Place, Denver, Colorado
- Houston Gillette Street Urban Infill, Houston, Texas
- Salida Infill, Salida, Colorado
- Ho'Opili New Town, Oahu, Hawaii
- Westcreek, Denver, Colorado
- Mount Sanitas, Boulder, Colorado
- Waipahu TOD Station Area Plans, Oahu, Hawaii
- Leoku Station Area Plan, Oahu, Hawaii
- Moukoola Station Area Plan, Oahu, Hawaii
- Bainbridge Island TOD, Bainbridge Island, Washington
- South Westminster TOD, Westminster, Colorado
- Superior New Town Center, Superior, Colorado
- Environmental Protection Agencies Smart Growth National Technical Assistance Team
- Paseo del Pueblo Sur Corridor Study in Taos New Mexico
- Cheyenne Wyoming smart growth charette
- McCall, Idaho smart growth study.
- Guidelines, Standards and Policies (wrote/ illustrated)
- North End Station Transit Oriented Design Planned Development Standards- City of Thornton, Colorado.
- South Westminster Transit Oriented Development Design Guidelines, City of Westminster, Colorado
- Policies for City of Centennial, Arapahoe Urban Center Sub Area Plan, Centennial, Colorado
- Traditional Mixed- Use Neighborhood Design Guidelines, City of Westminster, Colorado
- City of Dallas, Texas Form Based Codes with Code Studio (Austin, Texas)
- Architectural Drawings
- Belmar Urban Apartments
- Bradburn Village
- Uptown Broadway
- Rail yard Lofts
- Rue 32
- Belmar Block 6
- Material Selection/ Color Studies/ Interior Design
- Uptown Broadway
- VMWP, Denver Office
- Off Broadway
- Rail yard lofts

Personnel and Qualifications

Resumes:

See Above.

Availability and Commitment:

Both members of this team have the capacity and availability for this work.

Organizational Structure:

Urban Atelier will serve as the primary consultant on this job, with support as needed from Electra Johnson Design and Planning.

Understanding and Approach

When land use applications are received, they are first reviewed for completeness. If an application is complete, a staff report is prepared, referral agencies are notified and sent application materials for review and a Planning Commission review or hearing is scheduled and notified as necessary.

The consultant will review materials, prepare the staff reports and present them to the Planning Commission and Board of County Commissioners as needed. Consultant will coordinate with Department staff on notifying and communications with applicants.

The consultant will also work with any applicants applying for marijuana licenses to guide them through the process, prepare staff reports and present applications at public hearings.

The approach we will take as consultants is to prepare staff reports that provide an in-depth analysis of applications, context, alignment with the land use code, Comprehensive Plan and other planning documents, and identification of any other potential issues, including those raised by referral agencies. Where appropriate, we will make recommendations, otherwise it is our preference to offer Commissioners an in-depth analysis of a proposal and the options for action.

Depending on the complexity of applications and the wishes of the Planning Commission, consultants are able to attend meetings in person or virtually.

Additional potential projects include proposing changes to the land use code in accordance with recommendations made in the update to the Comprehensive Plan. This would likely be an iterative process working with the Planning Commission over a series of work sessions to reach consensus on proposed changes.

Given Sky's familiarity with the Huerfano County Land Use Department, the onboarding process should be relatively easy. We are available to attend meetings in-person, as requested, and are available to be contacted by phone, email or virtual meetings. We understand the inflexibility of regularly scheduled public meetings and are prepared to work with Huerfano County's meeting schedule to keep applications on track and processed in a timely manner.

Fee Proposal

As this is an on-call contract, hours will be billed at a rate of \$100/hr, billed monthly. For special or ongoing projects, we will be open to negotiate for overall project cost.

Conflicts of Interest

Sky Tallman is involved in assisting one applicant in a land use application that has been submitted in Huerfano County, and would recuse himself from involvement in that process. There are no other conflicts of interest.