



BLUE RIVER BOARD OF TRUSTEES MAY 2024

May 09, 2024 at 5:00 PM
0110 Whispering Pines Circle, Blue River, CO

AGENDA

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

5:00 PM WORK SESSION:

Swearing of Trustee Heckman

Board of Trustees Training

6:00 PM REGULAR MEETING:

I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF CONSENT AGENDA

A. Minutes for April 25, 2024

B. Approval of Bills-\$41,018.75

III. COMMUNICATIONS TO TRUSTEES

Citizen Comments (Non-Agenda Items Only- 3-minute limit please). Any written communications are included in the packet.

IV. PUBLIC HEARING

C. Variance Request 0034 Rustic Terrace

V. NEW BUSINESS

D. Appointment of Mayor Pro Tem

E. Committee Assignments

Finance Committee

Planning & Zoning Commission Liaison

Citizen Advisory Committee Liaison

Wildfire Council

Transit Authority

VI. RESOLUTIONS

[F.](#) Resolution 2024-02 Resolution of Thanks Finley

[G.](#) Resolution 2024-03 Resolution of Thanks Fossett

[H.](#) Resolution 2024-04 Resolution of Thanks Dixon

[I.](#) Resolution 2024-05 Resolution of Thanks Babich

VII. OTHER BUSINESS

[J.](#) Meeting Dates Discussion

VIII. REPORTS

K. Mayor

L. Trustee Reports

M. Attorney

[N.](#) Staff Reports

O. Short-term Rental Review Discussion-June 2024 Work Session

IX. EXECUTIVE SESSION

P. Pursuant to CRS 24-6-402(4)(b) and (e) to receive legal advice and to instruct negotiators concerning a potential land acquisition.

X. ADJOURN

NEXT MEETING -

Reports from the Town Manager, Mayor and Trustees; Scheduled Meetings and other matters are topics listed on the Regular Trustees Agenda. If time permits at the work session, the Mayor and Trustees may discuss these items. The Board of Trustees may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item.



BLUE RIVER BOARD OF TRUSTEES APRIL 2024

April 25, 2024 at 5:00 PM
0110 Whispering Pines Circle, Blue River, CO

MINUTES

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/board-of-trustees>

Please note that seating at Town Hall is limited.

5:00 PM WORK SESSION:

Current and newly elected officials to discuss the transition of Town Government.

Mayor Babich called the work session to order at 5:00 p.m.

Mayor Babich noted the work session is to provide the newly elected officials information on ongoing projects and items they need to be made aware of as they begin their terms of office. Discussion and review of the staff report provided on ongoing projects and processes in place for the Town of Blue River.

Discussion to have Board review the plow contract with the contractor in May.

Decision to leave approval of the Spruce Creek Road project to the current Board.

6:00 PM REGULAR MEETING:

I. CALL TO ORDER, ROLL CALL

Mayor Babich called the regular meeting to order at 6:00 p.m.

PRESENT

Mayor Toby Babich

Trustee Joel Dixon

Trustee Kelly Finley
Trustee Elect Barrie Stimson
Mayor Elect Nick Decicco
Trustee Elect Jodie Willey
Trustee Ted Pilling
Trustee Ted Slaughter

Excused
Trustee Mark Fossett
Trustee Jonathon Heckman
Trustee Noah Hopkins

Also present: Town Manager Michelle Eddy; Town Attorney Bob Widner; Chief of Police David Close; Deputy Clerk John DeBee.

II. APPROVAL OF CONSENT AGENDA

Motion made by Trustee Pilling, Seconded by Trustee Slaughter to approve the consent agenda. Voting Yea: Mayor Babich, Trustee Dixon, Trustee Finley, Trustee Pilling, Trustee Slaughter. Motion passed unanimously.

A. Minutes for March 14, 2024

B. Approval of Bills-\$17,494.27

III. COMMUNICATIONS TO TRUSTEES

Citizen Comments (Non-Agenda Items Only- 3-minute limit please). Any written communications are included in the packet.

It was noted no written communications were received.

Dan Cleary-Rustic Terrace thanked both outgoing and incoming elected officials for serving. He remarked on the security window.

Paul Semmer-Blue Grouse thanked the outgoing and incoming elected officials.

IV. NEW BUSINESS

C. Staff Presentation

Trustee Dixon remarked on his term and wished the new Board the best of luck in their service.

Mayor Babich thanked Bob for his assistance and guidance as the Town Attorney. He thanked Chief Close for the development of a professional Police Department and all of the officers. He thanked Town Manager Eddy and Deputy Clerk DeBee for their work and dedication. He thanked all of the Trustees who have served. He thanked the community for the opportunity to serve.

The Town Manager, Deputy Clerk, and Chief of Police presented the outgoing Board of Trustees with plaques and thank you gifts for their service to the Town of Blue River.

D. Swearing In of New Board of Trustees

Town Manager/Clerk Eddy conducted the oath of office for the newly elected officials: Mayor Nick Decicco; Trustee Barrie Stimson; and Trustee Jodie Willey. It was noted Trustee Jonathon Heckman will be sworn in on May 9th.

E. Spruce Creek Road Bid Package and Timeline Approval

Engineers from Muller Engineering provided an overview of the design option that was approved at the March 14, 2024, meeting. Included in the packet was the bid the packet to send the project out to bid with plans to award the bid June for work in July/August. The project and timeline for bidding and work were reviewed. It was noted that traffic control will necessitate diversion from Spruce Creek Road to Crown or through Breckenridge. Signage and working with Google Maps will be necessary to notify visitors. Discussion of the drainage and it proposed for a paved ditch on the upper portion and then graded ditch. The engineers reviewed additional measures for the ditch due to concerns of the length of pipe/culvert that would be necessary.

Discussion of speed humps and reasons it was not included in the plan. Discussion to include it in the bid packet and then it can be determined whether or not it is ultimately included in the project. Discussion of options for review after evaluation of speeds or issues after the project is complete. Suggestion to review the Traffic Calming Policy and potential adding a stop sign at Gold Nugget.

Motion made by Trustee Pilling, Seconded by Trustee Dixon to approve the Spruce Creek Road bid packet. Voting Yea: Mayor Babich, Trustee Dixon, Trustee Finley, Trustee Pilling, Trustee Slaughter. Motion passed unanimously.

F. 2024-2025 Plow Contract

It was asked during the work session to provide the current contract and invite Highland Galloway to the May meeting for review and discussion.

V. REPORTS

G. Mayor

No report

H. Trustee Reports

No reports.

I. Attorney

No report.

J. Staff Report

No additional report was provided.

VI. OTHER BUSINESS

K. New Board of Trustees Introduction & Training

Attorney Widner provided a presentation and introduction to town government, the roles and responsibilities of the Board of Trustees. It was noted there will be additional training at the May work session on May 9th.

Additional discussion was made on upcoming items including committees, adding and additional meeting day and potentially moving the meetings back to the original schedule; and passing an ordinance for raises for Board members in the future.

VII. EXECUTIVE SESSION

VIII. ADJOURN

Motion made by Trustee Stimson, Seconded by Trustee Willey to adjourn the meeting at 8:24 p.m. Voting Yea: Trustee Stimson, Mayor Decicco, Trustee Willey, Trustee Pilling, Trustee Slaughter. Motion passed unanimously.

NEXT MEETING -

May 9, 2024

Respectfully Submitted:

Michelle Eddy, MMC

Town Clerk

Reports from the Town Manager, Mayor and Trustees; Scheduled Meetings and other matters are topics listed on the Regular Trustees Agenda. If time permits at the work session, the Mayor and Trustees may discuss these items. The Board of Trustees may make a Final Decision on any item listed on the agenda, regardless of whether it is listed as an action item.

Town of Blue River

Section II, Item B.

A/P Aging Summary

As of May 8, 2024

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
AM Signal, Inc	3,960.00					\$3,960.00
CivicPlus LLC	1,099.39					\$1,099.39
Fresh & Clean Ltd.	47.00					\$47.00
G &G Services	900.00					\$900.00
Galls, LLC	318.33					\$318.33
Marchetti & Weaver, LLC	2,378.63					\$2,378.63
Muller Engineering Co	25,211.25					\$25,211.25
Northwest Colorado Auto and Truck Parts	20.98					\$20.98
RR Donnelley	2,555.17					\$2,555.17
Widner Juran LLP	4,528.00					\$4,528.00
TOTAL	\$41,018.75	\$0.00	\$0.00	\$0.00	\$0.00	\$41,018.75



Town of Blue River Memorandum

TO: Mayor Decicco & Members of the Board of Trustees

FROM: Town Manager Michelle Eddy;

DATE: April 30, 2024

SUBJECT: **Variance Request 0034 Rustic**

Variance Request

The owner of 0034 Rustic Terrace has requested and applied for a variance request to allow for an addition to be placed onto their existing home. The home was built in 1988. The home currently does not meet set back requirements, requiring the variance request. Set back requirements state structures must be 25' from the front and back property lines and 15' on the sides. As there is a platted road easement on the property, structures must measure off of the road easement. The current structure is currently non-conforming.

The application and required public notice requirements have been found to be complete and in conformance with Town Code.

Planning & Zoning Commission

The application was presented to the Planning and Zoning Commission in a public hearing held April 9, 2024. There was one member of the public present to speak on the project. Minutes of the meeting are included in this memo. The Planning and Zoning Commission recommended approval.

Land Use Code

16-B(b) Chapter 16B – Design or Development Variance. Variance Authorized. An owner of property may request a variance for any design or development standard or requirement imposed upon the property by Chapter 16B (e.g., to allow a berm to exceed the maximum berm height or to allow an otherwise prohibited structure to be located outside of the buildable area). This Article applies to any application for a variance to standards or requirements of Chapter 16B

Sec. 16-4-30. Nonconforming Use of Building or Structure. The use of a building, structure, or land undertaken and existing lawfully on the effective date of the Land Use Code, or any later amendment of the Code, but which use does not conform to the use regulations of the zone district in which the use is located, shall be a nonconforming use. A nonconforming use may continue so long as it remains otherwise lawful and does not constitute a public nuisance, subject to the following provisions: (a) Alteration or Reconstruction of a Building or Structure Occupied by a Nonconforming Use. No building or structure occupied by a nonconforming use shall be reconstructed or structurally altered in any manner unless the use of the building or structure is changed to a use permitted in the zone district in which the building or structure is located. Customary repair and maintenance are permitted. (b) Change, Enlargement, or Expansion of Nonconforming Use. A nonconforming use of a building, structure, or land shall not be changed

to another nonconforming use, or physically enlarged, expanded, or relocated to a part of the land that was not occupied by the use at the time it became nonconforming.

Sec. 16-4-40. Nonconforming Building or Structure. A building or structure existing lawfully on the effective date of this Land Use Code, or any later amendment of the Code, but which building or structure does not conform to the required minimum setback, maximum building height, encroaches on land outside of the applicable buildable area, design requirements, or other dimensional, size, or character regulations of the zone district in which the building or structure it is located, shall be a nonconforming building or nonconforming structure. A nonconforming building or structure may continue to be used or occupied by a use permitted in the zone district in which it is located so long as it remains otherwise lawful and does not constitute a public nuisance, subject to the following provisions: (a) Maintenance and Repair. Ordinary repairs, or repair or replacement of non-bearing walls, fixtures, wiring, residential driveways or plumbing may be performed on a nonconforming structure or building or on any portion provided, however, no structural parts shall be replaced except when required by law to restore such building or structure to a safe condition or to make the building or structure conform to the regulations of the zone district in which it is located. (b) Enlargements or Extensions. A nonconforming building or structure shall not be enlarged or extended unless: (1) The original building or structure is made to conform to the regulations of the zone district in which it is located; or (2) The proposed enlargement or extension is in compliance with the regulations of the zone district in which it is located, and will not increase any existing nonconformity in any other portion of the building or structure; or (3) The building extension will result in a significant reduction of a nonconforming condition as determined administratively by the Planning Commission.

(d) Board of Adjustment Public Hearing. All applications for a variance shall require a public hearing before the Board of Adjustment. The following process shall apply: (1) The Town Manager shall set the date and time of a public hearing to be held by the Board of Adjustment. (2) Public notices of the public hearing required by this Article shall be made in accordance with Section 16-7-50. (3) At the public hearing, the Board of Adjustment shall review the application for conformance with this Article, the Municipal Code, state law, and the applicable review standards for the application. (4) Any public hearing or other action of the Board of Adjustment may be continued or postponed at any time indefinitely or to a specified date and time in order to permit preparation of additional information for further review by the Board. (5) The Board of Adjustment shall conduct a public hearing and shall, at the conclusion of the hearing, approve, approve with conditions, deny the application, or continue the matter to a date certain. (6) Notwithstanding the imposition by the Board of Adjustment of other express of specific condition of approval, all approvals shall be conditioned upon the payment in full of all fees and charges for the review and processing of the application. Town of Blue River, Colorado Land Use Code Page 47 Copyright © 2023 Robert C. Widner Execution and recordation of any final approved resolution or ordinance shall not be completed by the Town unless and until all fees and charges are paid in full. (7) The Owner for any zoning variance shall bear the burden of presenting sufficient competent evidence at the public hearing to support the standards for approval set forth by this Article. Any decision by the Board to approve, conditionally approve, or deny an application shall be based upon consideration of all evidence presented during the public hearing. Where evidence presented is contradictory, the Board shall weigh such evidence and judge the credibility and sufficiency of the evidence prior to rendering a decision. A finding by the Board of Adjustment that the application or evidence fails to meet one or more of the criteria for review shall require denial of the application. (8) The Board of Adjustment may impose reasonable conditions upon any approval of a variance necessary to ensure continued conformance with the Land Use Code, the Municipal Code, or that may be necessary to protect the health, safety and welfare of the Town and its residents. (9) Variances shall be approved by resolution or ordinance of the Board of Adjustment in a form approved by the Town attorney.

STAFF REPORT

Section IV, Item C.

TO: Planning and Zoning Commission

FROM: Kyle Parag, Building Official

RE: Variance Request 0034 Rustic Terrace

DATE: March 21, 2024

BACKGROUND/ANALYSIS:

The current homeowners for the property are proposing an addition to the existing single family home. Initial design drawings for the proposed footprint have been provided and reviewed, and it was determined the proposed design is not in accordance with the definition and dimensions for the front setback. The existing home is also not in accordance with current zoning regulations for the front setback. It is determined the existing home footprint is currently in existing non-compliant status. No previous variances have been brought to my attention.

After thorough review of the site conditions, it is determined that the site and proposed structure qualify for a variance request, and meet the minimum factors, most notably that a hardship exists.

It is my opinion to the board that the variance request to reduce the setback should be approved.

Factors in my determination are as follows:

- Limited size of current structure
- Limitations for other buildable options (geography)
- Future expansion of Rustic Terrace
- Location of currently plotted easements
- Effects on adjoining properties

I recommend conditions of the approval of the setback variance as follows:

- Shall only apply to the front setback
- The front setback shall be reduced to no less than 9'-9", which is consistent with the existing building
- The variance shall not apply to any future additions or renovations that are not depicted in the drawings provided in this application

Kyle Parag
Building Official
Town of Blue River



PLANNING & ZONING COMMISSION APRIL MEETING

April 09, 2024 at 6:00 PM
0110 Whispering Pines Circle, Blue River, CO

MINUTES

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

<https://townofblueriver.colorado.gov/planning-zoning>

Please note that seating at Town Hall is limited.

I. CALL TO ORDER, ROLL CALL

Chair Johnson called the meeting to order at 6:00 p.m.

PRESENT

- Tim Johnson
- Doug O'Brien
- Ben Stuckey
- Troy Watts

ABSENT

- Travis Beck
- Mike Costello
- Gordon Manin-Excused

Also present: Town Manager Michelle Eddy; Building Official Kyle Parag and Board Liaison Noah Hopkins attended via Zoom.

II. APPROVAL OF MINUTES

- A. Minutes from March 5, 2024

Motion made by Watts, Seconded by O'Brien to approve the minutes of March 5, 2024.

Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

III. PUBLIC HEARING

B. Variance Request

Manager Eddy reviewed the request for a variance for a proposed home addition. It was noted all of the proper documents had been submitted and notifications made. No comments were received at Town Hall concerning the variance request.

Chair Johnson opened the public hearing at 6:01 p.m.

Dan Cleary Lot 4,5,6 Blue Rock Springs noted a date with the meeting notice. It was noted it got moved due to the election. He remarked on the parking issue but noted he didn't have an issue with the project and items within the setbacks and the road access easement that exist on the plat. He asked if the road access easement would be vacated. He asked about sewer lift station allowed in the setback and if uses have been allowed how it affects future impacts.

Watts addressed how variances are addressed and the laws to be considered.

Tom Fitzgerald 0034 Rustic Terr. owner noted he is seeking a variance for the driveway and the addition. The architect noted that it is not creating any further restriction on the site.

Chair Johnson closed the public hearing at 6:24 p.m.

Discussion on this type of variance where the existing home is non-compliant, and the addition would be non-compliant in addition to the driveway.

Discussion on if it falls under the definition of "hardship". Discussion that if it was required to fall completely in the setback, it would not meet the architectural aesthetics. Discussion that it isn't creating additional restrictions.

Motion made by Watts, Seconded by Stuckey to approve the variance for 0034 Rustic Terrace based on facts presented to planning and zoning commission today. Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

IV. PROJECT APPROVAL

C. 0039 Lodestone New Construction

Building Official Parage reviewed the proposed new construction project and recommended approval.

Discussion on project and the parking. It was noted that it is in a cul-de-sac.

Motion made by O'Brien, Seconded by Watts to approve the new construction at 0059 Lodestone. Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

D. 0097 97 Circle New Construction

Building Official Parage reviewed the proposed new construction project and recommended approval.

Motion made by Watts, Seconded by O'Brien to approve the new construction at 0097 97 Circle new construction. Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

V. ADJOURN

Motion made by O'Brien, Seconded by Stuckey adjourn the meeting at 6:54 p.m. Voting Yea: Johnson, O'Brien, Stuckey, Watts motion passed unanimously.

NEXT MEETING -

May 7, 2024

0034 Rustic Terrace – Variance

- Existing Structure pre-dates town code and is non-conforming
 - Would need to be demolished to conform or variance required for any addition
- Public Notices Sent out - No objections
- Planning & Zoning Commission recommended 4-0
- Neighbors Supportive
 - Adjacent neighbors provided ‘No Objection’ letters
 - Owners of lot 9 granted a sewer easement in support of the project



Variance – Approval Criteria

Sec. 16-7-50. Criteria for Approval. (a) The Town Board may grant a variance where the owner establishes all of the following:

(1) The existence of extraordinary physical conditions or circumstances, such as the property's size, shape, location, topography, floodplain, or steep slope imposes an unreasonable hardship in the development of the property; and

Building envelope is limited by the existing non-conforming structure (encroaches on Front setback) and is further impaired due to the wetlands, the river easement, power line easement and access easements.

(2) The hardship deprives the owner of privileges associated with development enjoyed by most other properties within the neighborhood; and

The existing structure is non-conforming. Per section 16-4-40, the property requires a variance to make any Enlargements or Extensions unless the "original building or structure is made to conform".

As nearly 50% of the existing structure is non-conforming, it would be a hardship and unreasonable to demolish the current structure to enlarge it.

(3) Compliance with the standard or requirement would impose an extraordinary and wholly unreasonable cost or expense upon the owner which cost or expense essentially makes the property undevelopable and unmarketable given economic conditions; and

Bringing the existing structure into conformance to add an addition would require demolishing it which is an extraordinary and whole unreasonable cost or expense.

Variance – Approval Criteria

(4) The need for a variance is not the result of the owner's or the owner's predecessor's decisions, actions, or inactions; and

The current structure pre-dates the town code that makes it non-conforming. No decisions, actions, or inactions have been taken by the current or previous owners that would have caused this hardship.

(5) The granting of the variance will not be materially detrimental to the public welfare or injurious to other *properties* in the *neighborhood* which are located within the Town; and

- *All property owners within 300' were noticed. No objections were received*
- *Owners of Adjacent Blue Rocks Springs lots 9, 10 and 12 all reached out in support and have provided no objection statements*
- *The owner of Lot 9 granted a private sewer easement in support of the project*

(6) The variance granted will be the least modification possible to permit the owner's reasonable use of the owner's *property*.

- *Addition is not encroaching further into the setback*
- *Addition meets strict chapter 16A front setback requirement of 25'*
- *Addition is the least modification to allow for an addition (size, form, extra improvements)*



VARIANCE APPLICATION

Legal Description: Lot LOT 8 Subdivision BLUE ROCK SPRINGS SUB
Street Address: 0034 RUSTIC TER (CR 603) - BLUE RIVER, CO

Homeowner Name: TOM AND ALEX FITZGERALD Phone: 408-802-1233
Mailing Address: PO Box 2710 - Breckenridge CO 80424 Email: ataylor.fitz@gmail.com

Variance Being Requested:

We are requesting a variance to the front property setback for a proposed addition to an existing non-conforming home. The site is restricted by wetlands, topography, and existing overhead power lines.

Zoning Ordinance to which the variance is requested, and specify the nature of the variance requested:

Sec. 16-5-50. Site and structure requirements

a. Front yard. The front yard requirement shall be twenty-five (25) feet

We are requesting that the front setback as measured from road easement be reduced as shown on attached site plan.

State if the variance requested meets each of the following six (6) conditions. Please explain for each one:

- 1. That the granting of the variance will not authorize a use not permitted by the zoning regulations of the Town:

There is no proposed change to the existing use of this lot with the approval of this variance.

- 2. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitation on other properties having the same classification in the same zone district:

We believe that any other property with similar existing hardships could apply for similar setback variances.

- 3. That the granting of the variance will not be detrimental to the public health, safety or welfare, materially injurious to properties or improvements in the vicinity, or prevent the proper access of light and air to adjacent properties:

The requested variance presents no detrimental effects to the health, safety, and welfare of the public.

- 4. That the strict, literal interpretation and enforcement of the specified regulation would result in unnecessary hardship inconsistent with the objectives of the Title:

A majority of this site is determined to be unbuildable area due to existing utilities, wetlands, and topography conditions.

A setback of 25' from the existing road easement further limits the buildable area and creates complications for adding on to the existing structure.

- 5. That the circumstances found to create a hardship were not created by the owner, and are not due to, or the result of, general conditions in the zone district and cannot reasonably be corrected:

The hardship circumstances were created outside of the control of the existing homeowner. Previous zoning allowances, utility providers, and natural lot features have contributed to the hardships on this site.

- 6. That the variance would not be out of harmony with the intent and purpose of the zoning code:

Approval of this variance does not promote any development that is not in harmony with the intent and purpose of the zoning code.

Efforts have been made to reduce the addition footprint and minimize lot disturbance.

NO VARIANCE AUTHORIZING A CHANGE IN THE PERMITTED USE OF THE PROPERTY SHALL BE GRANTED.

The following documents are submitted herewith for the Commission's information and review:

- 1. Completed Application Form / Application Fee
- 2. Site plan diagram with proposed addition and setbacks / Proposed plans and elevations.
- 3. Adjacent neighbor mailing list.
- 4. _____

I/We the applicant named herein understand the following:

- 1. That the main function of the Planning and Zoning Commission is to provide for reasonable interpretations of codes and ordinances with relation to their intent, so that the spirit of the ordinance(s) shall be observed, public safety and welfare secured and justice adhered to.
- 2. Notice of hearings to be given at the expense of the applicant by publication in a newspaper of general circulation within the Town by posting on the premises and by mailing to all property owners within three hundred (300) feet of the property in question. Notices shall be posted, published and mailed at least ten (10) days before the hearing date and shall contain the time and date of the hearing, the name of the applicant, a general description of the property indicating its location (which may be shown by map), what relief is being sought and the grounds on which the relief is being sought. The owners within three hundred (300) feet of the affected property were notified of the variance request. This letter shall contain all the names and addresses of those notified, and shall be submitted to the Building Department at least ten (10) days prior to the scheduled hearing. The application must be submitted to the Building Department at least twenty (20) days prior to the date of the hearing.
- 3. I/We (the applicant) shall be notified of the Commission's decision within thirty (30) days after the date of the hearing.
- 4. That any decision made by the Planning and Zoning Commission is not binding as to covenants, which apply to the property in question. Applicant is responsible for obtaining any necessary approvals from the Homeowner's Associations or Committees, which administer the covenants within the subdivision where the property is located.
- 5. Within seven (7) days following action by the Planning and Zoning Commission, written findings and decision, in the form of a resolution, shall be transmitted to the applicant and to the Board of Trustees. Such decision of the Planning and Zoning Commission, with respect

to variances, is final and is subject to appeal only through a court competent jurisdiction pursuant to §31-23-307, C. R. S.

Signature:  Date: 3.12.24

Findings of the Planning & Zoning Commission:



ROOTED
ARCHITECTURE

SEAL:

NOT FOR CONSTRUCTION

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

FITZGERALD ADDITION

34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
 Stage: VARIANCE REQUEST
 Date: 03/11/2024
 Scale: As indicated

DRAWING TITLE:

ENLARGED SITE PLAN

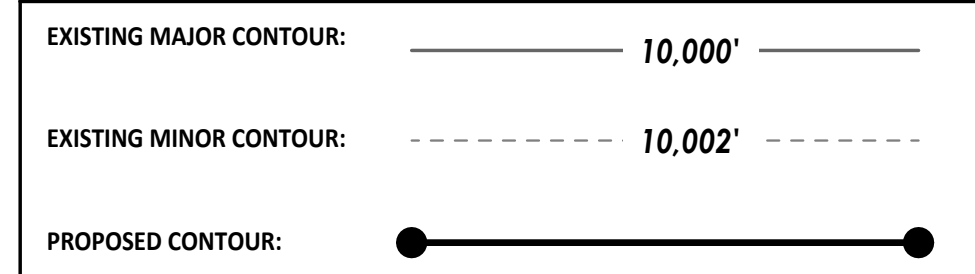
DRAWING NO:

A0.3

NOTES: SITE PLAN

1. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.
3. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE.
4. FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVAL.
5. PROTECT REMAINING TREES WITH APPROVED BARRIER DURING CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL ZONING AND SUBDIVISION CONDITIONS.
7. FINISHED GRADING SHALL BE A MINIMUM OF 6" BELOW FOUNDATION REFERENCE ADOPTED IRC.
8. CONTRACTOR TO TRIM OR REMOVE ANY TREES ADJACENT TO BUILDING FOUNDATION AS REQUIRED, VERIFY WITH OWNER PRIOR TO REMOVAL.

NOTES: SITE CONTOUR LEGEND



NOTES: SITE DRAINAGE

1. CONTRACTOR SHALL PROVIDE PROPER SITE GRADING THAT DIRECTS SURFACE WATER AWAY FROM BUILDING FOUNDATIONS, WALLS AND NEIGHBORING PROPERTIES.
 2. GRADING AND LANDSCAPING SHOULD BE PLANNED WITH A SURFACE GRADE
 3. OF AT LEAST 4% AROUND AND AWAY FROM THE ENTIRE STRUCTURE. REFER TO DALLAS DEVELOPMENT CODE FOR SITE DRAINAGE REQUIREMENT.
 4. PROPOSED SITE DRAINAGE INDICATED ON SITE PLAN WITH FLOW ARROWS:
-

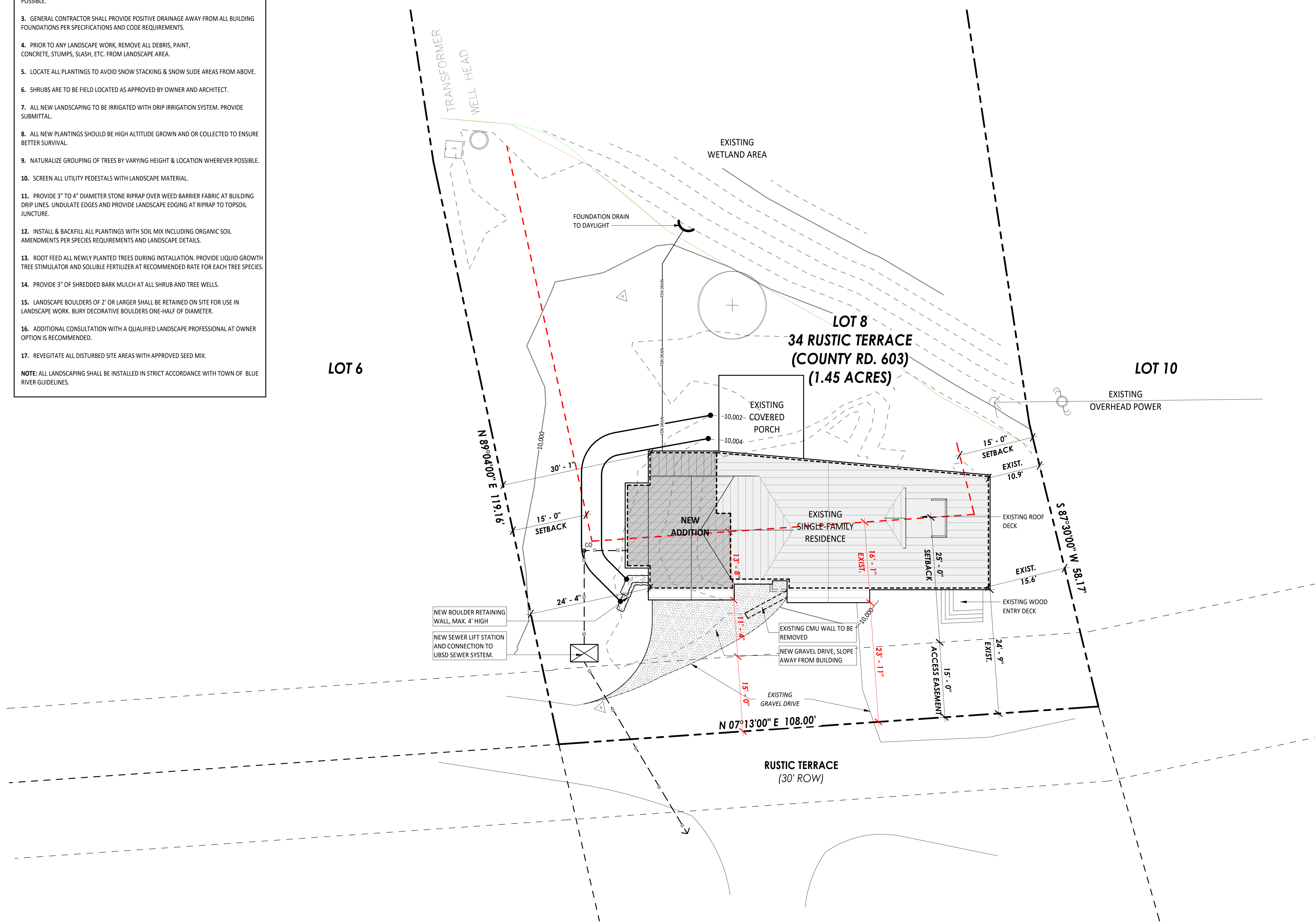
NOTES: FOUNDATION DRAIN

- INSTALL DRAIN TILE (PERFORATED PLASTIC DRAINAGE PIPE) ALONG THE EXTERIOR OF THE FOOTINGS OF BASEMENT OR CRAWLSPACE WALLS TO PROVIDE DRAINAGE AROUND FOUNDATION PERIMETER.
1. INSTALL DRAIN PIPE TO SIT OUTSIDE OF, NOT ON TOP OF, THE FOOTINGS AND BELOW THE BOTTOM OF THE CONCRETE SLAB OR CRAWLSPACE FLOOR.
 2. LAY THE PIPE WITH ENOUGH SLOPE TO DRAIN TO A NON-PERFORATED PIPE THAT CARRIES THE COLLECTED WATER TO DAYLIGHT, TO A DRYWELL, TO A STORM SEWER IF APPROVED BY THE LOCAL MUNICIPALITY, OR TO A SUMP PUMP THAT WILL TRANSPORT IT TO DAYLIGHT, A STORM SEWER, OR A DRYWELL.
 3. LAY THE DRAIN PIPE, PERFORATIONS DOWN, IN A GRAVEL TRENCH WITH AT LEAST 6 INCHES OF 1/2-INCH TO 3/4-INCH WASHED GRAVEL OR STONE ABOVE THE PIPE AND AT LEAST 2 INCHES BELOW (IRC).
 4. INSTALL LANDSCAPE FABRIC UNDER, AROUND, AND OVER THE WASHED GRAVEL (IRC) ALTERNATELY, USE DRAIN PIPE ENCASED IN A FILTER-FABRIC SOCK AND SURROUND THE CLOTH-COVERED PIPE WITH GRAVEL. OR, INSTALL A CODE-APPROVED COMPOSITE FOUNDATION DRAINAGE SYSTEM (CFDS) (IRC).

NOTES: LANDSCAPE

1. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND. PROVIDE 2"-3" (MIN.) CLAY FREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUMMIT CO. SHORT SEED MIX (AS APPROVED BY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
2. KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
4. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
7. ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
8. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
9. NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
10. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
11. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
12. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
13. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
14. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
15. LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.
16. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
17. REVEGETATE ALL DISTURBED SITE AREAS WITH APPROVED SEED MIX.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TOWN OF BLUE RIVER GUIDELINES.



1 SITE PLAN - ENLARGED
1" = 10'-0"





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ARCHITECTURE

SEAL:

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FITZGERALD ADDITION

34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
 Stage: VARIANCE REQUEST
 Date: 03/11/2024
 Scale: As indicated

DRAWING TITLE:

FLOOR PLAN - LOWER

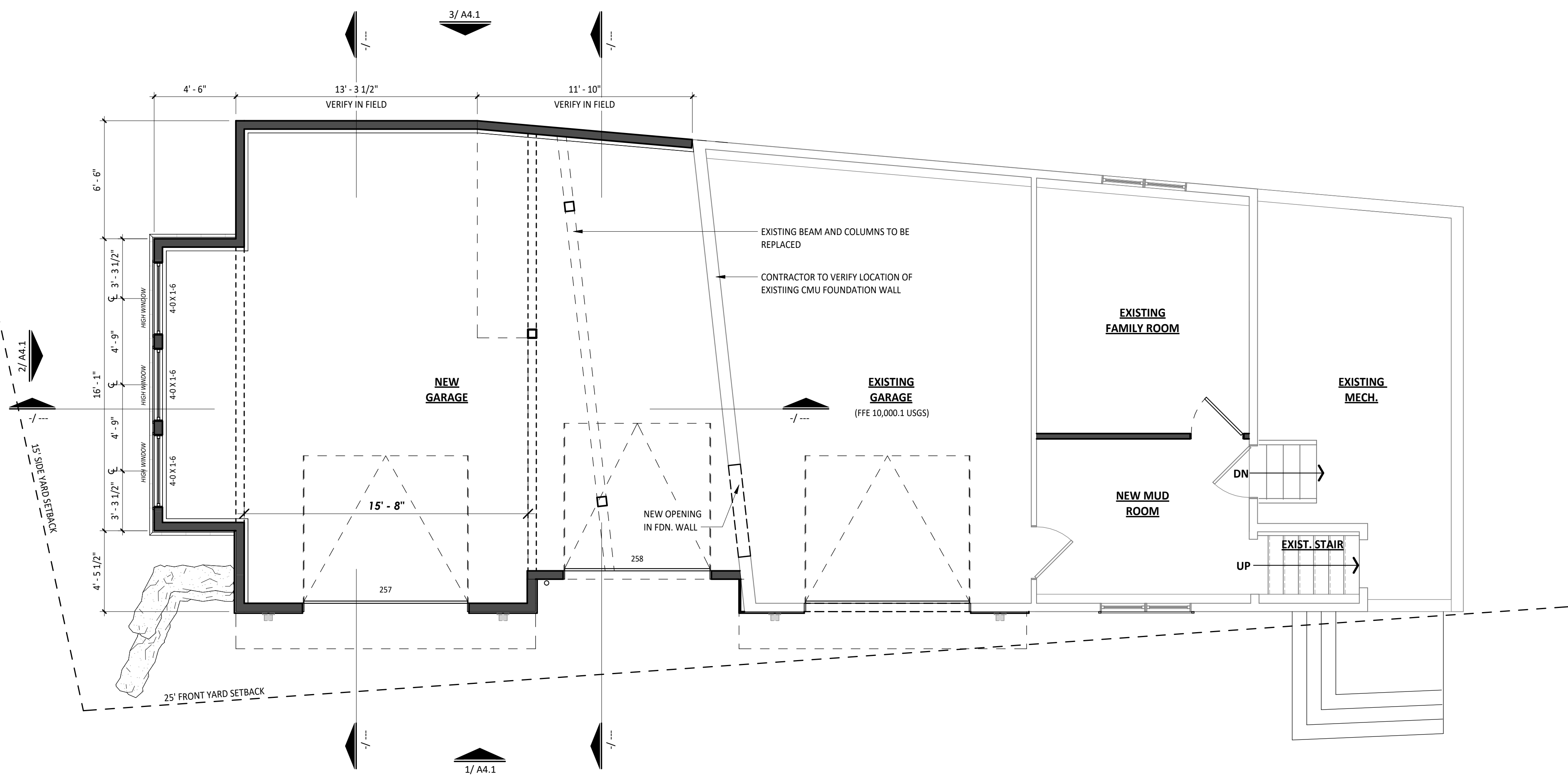
DRAWING NO:

A1.1

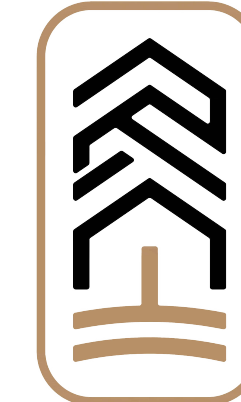
- NOTES: FLOOR PLAN**
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 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL CONTRACTORS TO SEE THAT ALL ITEMS MEET OR EXCEED CODE REQUIREMENTS.
 3. BUILDING SHALL VERIFY ALL DIMENSIONS, INTERIOR & EXTERIOR FINISHES, CONSTRUCTION & FRAMING METHODS PRIOR TO CONSTRUCTION.
 4. ALL MATERIALS & WORKMANSHIP INVOLVED IN THE CONSTRUCTION OF THIS PROJECT ARE TO CONFORM WITH ALL LOCAL, STATE, NATIONAL, & INTERNATIONAL BUILDING CODES AS DESCRIBED IN THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE.
 5. DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O. ALL DIMENSIONS LABELED "CLEAR" ARE TO FACE OF FINISH MATERIAL.
 6. ALL INTERIOR GYPSUM BOARD TO BE 1/2" MINIMUM. USE WATER-RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS. USE 5/8" TYPE "X" DRYWALL SEPARATIONS BETWEEN LIVING SPACES AND GARAGES AS REQUIRED BY CODE.
 7. ALL TUB & SHOWER UNITS TO HAVE ANTI-SCALDING DEVICES INSTALLED.
 8. GARAGE DOORS TO BE CERTIFIED BY MANUFACTURER FOR LOCAL WIND REQUIREMENTS
 9. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND HEATING WORK WITH SUBCONTRACTORS PRIOR TO STARTING WORK. PROVIDE ARCHITECT AND OWNER WITH SUBMITTALS WHERE APPLICABLE.
 10. ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
 11. MILLWORK SUBCONTRACTOR TO PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECTS, OWNER, AND CONTRACTOR FOR APPROVAL PRIOR TO COMMENCING FABRICATION.

- NOTES: DOOR AND WINDOW**
1. ALL WINDOWS ARE DIMENSIONED TO THE CENTERLINE OF WINDOW; CONTRACTOR TO COORDINATE ACTUAL REQUIRED ROUGH OPENING WITH WINDOW MANUFACTURER. PRIOR TO ANY FRAMING WORK, VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 2. SEE PLANS / DOOR AND WINDOW SCHEDULES FOR WINDOW / DOOR OPERATION, SIZES AND TYPES. VERIFY JAMB WIDTHS WITH WALL THICKNESS PRIOR TO INSTALLATION
 3. PROVIDE WEATHER STRIPPING AND ALUMINUM THRESHOLD SET IN SEALANT AT ALL EXTERIOR DOORS.
 4. PROVIDE SAFETY GLASS TO COMPLY WITH CODE REQUIREMENTS (SEE CURRENT I.R.C.). WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE AND LESS THAN 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED SHALL HAVE OPENING CONTROL DEVICES IN ACCORDANCE WITH IRC R312.2.2. WINDOWS / DOORS LOCATED IN SLEEPING ROOMS SHALL ACT AS EMERGENCY ESCAPE AND RESCUE OPENINGS PER IRC R310.1
 5. ALL GLAZING SYSTEMS SHALL BE RATED FOR USE AT HIGH ALTITUDES PER MANUFACTURER'S REQUIREMENTS. GLAZED FENESTRATION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF IRC AND SUMMIT COUNTY SUSTAINABILITY CODE.
 6. WRAP ALL EXTERIOR OPENINGS WITH WEATHER RESISTIVE BARRIER PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 1-1/2" X 1-1/2" HEAD FLASHING AT ALL EXTERIOR OPENINGS (PRIME AND PAINT OR COLOR CLAD). INSULATE ALL EXTERIOR SHIM SPACES AT WINDOWS AND DOORS.
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- WALL LEGEND**
- NEW 2X4 / 2X6 WOOD STUD WALL
 - EXISTING 2X4 / 2X6 WOOD STUD WALL
 - EXISTING WALL TO BE REMOVED



1 FLOOR PLAN - LOWER LEVEL
1/4" = 1'-0"



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FITZGERALD ADDITION

34 RUSTIC TERRACE
BLUE RIVER, CO

NOTES: FLOOR PLAN

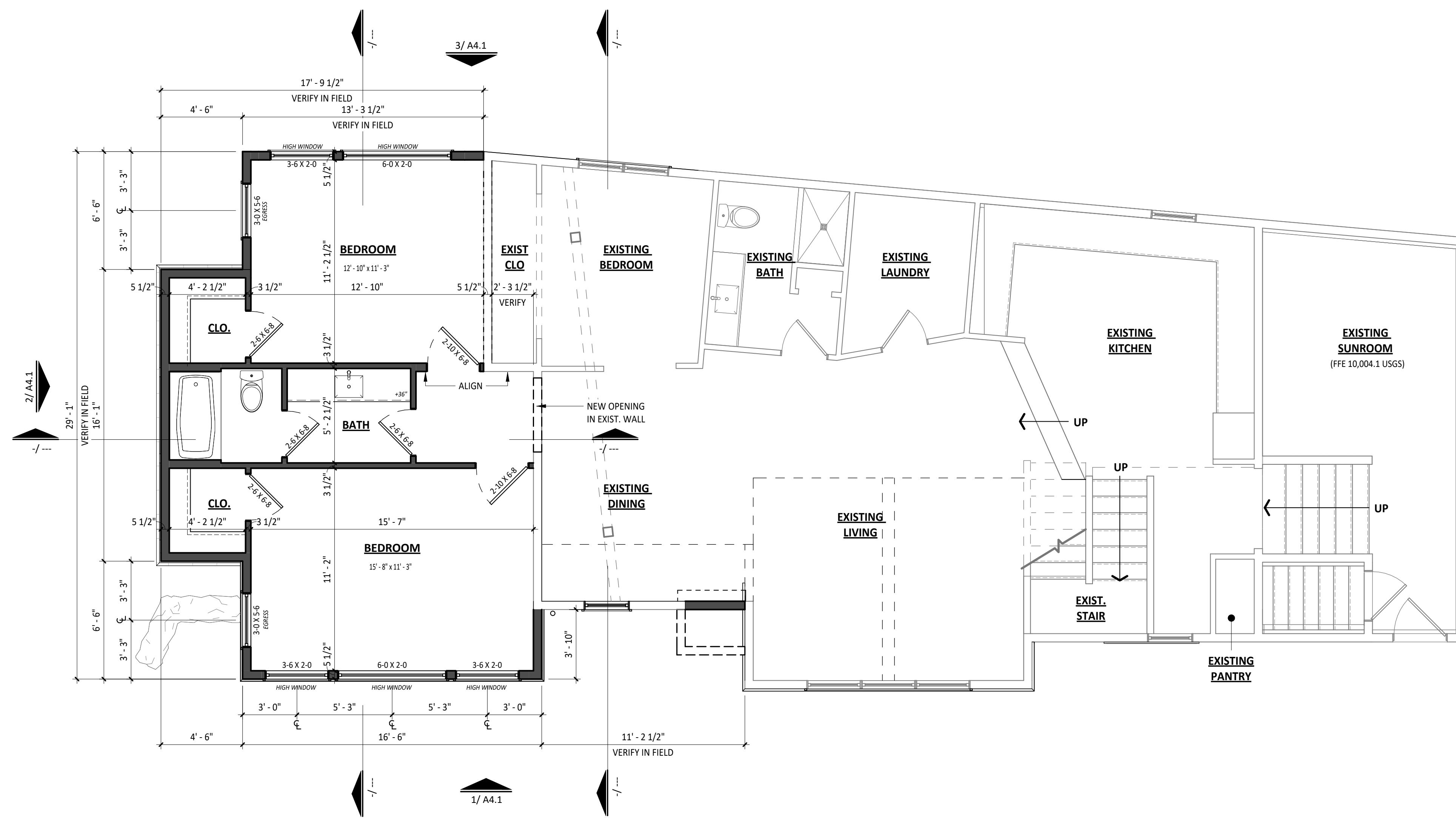
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1 FLOOR PLAN - MAIN LEVEL
1/4" = 1'-0"

No.	Date	Revisions

Project No: 2023-16
 Stage: VARIANCE REQUEST
 Date: 03/11/2024
 Scale: As indicated

DRAWING TITLE:
FLOOR PLAN - MAIN
 DRAWING NO:

A1.2



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FITZGERALD ADDITION

34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
 Stage: VARIANCE REQUEST
 Date: 03/11/2024
 Scale: As indicated

DRAWING TITLE:

FLOOR PLAN - UPPER

DRAWING NO:

A1.3

NOTES: FLOOR PLAN

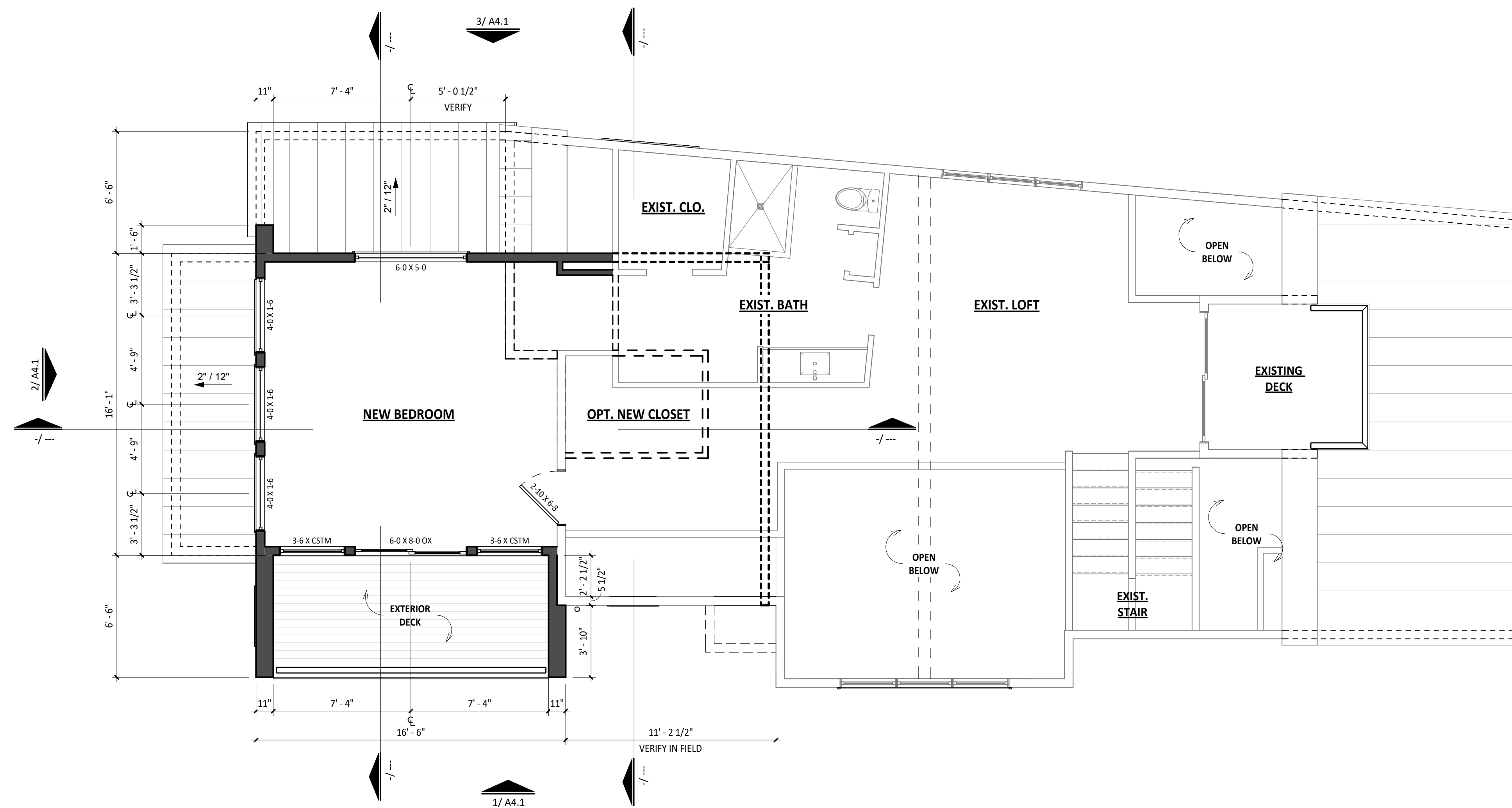
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WALL LEGEND

- NEW 2X4 / 2X6 WOOD STUD WALL
- EXISTING 2X4 / 2X6 WOOD STUD WALL
- EXISTING WALL TO BE REMOVED



1 FLOOR PLAN - UPPER LEVEL
 1/4" = 1'-0"



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FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

NOTES: ROOF PLAN

1. COORDINATE INSTALLATION OF NEW ROOFING WITH OTHER TRADES. REPORT ANY CONFLICTS WITH ITEMS INSTALLED BY OTHER TRADES TO DESIGNER.
2. REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
3. ALL PLUMBING VENTS SHALL EXTEND ABOVE THE FINISHED SURFACE OF THE ROOF SYSTEM AS REQUIRED TO PROVIDE FOR A MINIMUM OF 8" BASE FLASHING.
4. ALL EXPOSED METAL FLASHING/ TRIM PIECES TO BE PRE-FINISHED 24 GA. STL. U.N.O.. PROVIDE PRE-FINISHED OR FIELD PAINT FLASHING ONLY AS NOTED.
5. GUTTERS - ALL GUTTERS TO BE PRE-FINISHED. PROVIDE PRE-FINISHED SUPPORTS AND SPACERS @ 36" O.C. MAX. MATCH EXISTING GUTTER PROFILE AND FINISH.
6. ALL DOWNSPOUTS TO BE PRE-FINISHED, REFERENCE ELEVATIONS FOR LOCATIONS.
7. PROVIDE HEAT TAPE AT GUTTERS AND DOWNSPOUTS. REFER TO ROOF PLAN FOR ADDITIONAL FUTURE HEAT TAPE OUTLETS. SEE ROOF PLAN FOR WATERPROOF OUTLETS AT SIDEWALL AREAS. ALL GUTTERS AND DOWNSPOUTS TO BE HEATED. REFER TO PLAN FOR ALL SOLAR AND HEAT TAPE.
8. PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF
9. PROVIDE VALLEY FLASHING AT ALL VALLEYS AS INDICATED ON PLANS.
10. OVERHANG DIMENSIONS ARE TO END OF RAFTER OR TRUSS AS INDICATED ON PLANS.
11. PROVIDE KICK-OUT FLASHING AT ALL EAVE/WALL JUNCTURES.
12. PROVIDE ILC AS REQUIRED.
13. CONTRACTOR TO COORDINATE HEATED GUTTER AND DOWNSPOUT LOCATIONS WITH ARCHITECT.
14. DOWNSPOUTS SHALL NOT DISCHARGE ONTO FLATWORK OR DECKS BELOW. CONTRACTOR TO ROUTE DISCHARGE BELOW SURFACE OR PROVIDE CHANNEL DRAIN IN FLATWORK WITH HEAT TAPE.
15. REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
16. UNVENTED ROOFS SHALL HAVE A MINIMUM 60% AIR IMPERMEABLE CLOSED CELL INSULATION AT UNDERSIDE OF DECK.

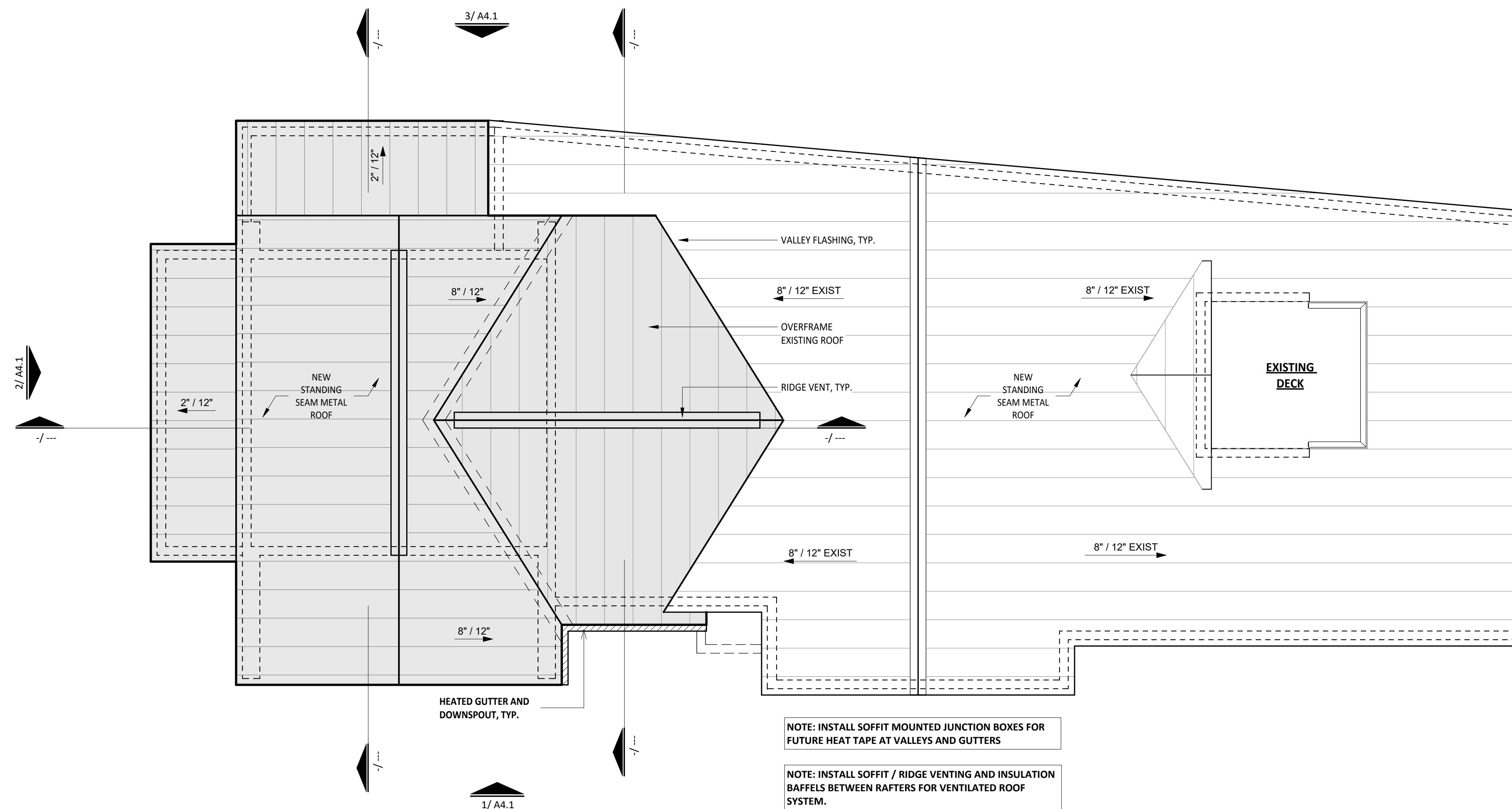
NOTES: ROOF MAINTENANCE

THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED RELATIVELY FREE OF SNOW & ICE.

RIDGE HEIGHT CALCULATIONS

RIDGE	RIDGE HEIGHT (USGS)	PROP. GRADE (USGS)	EXIST. GRADE (USGS)	ROOF HEIGHT
A	XXX	XXX	XXX	XXX
B	---	---	---	---
C	---	---	---	---
D	---	---	---	---

NOTE:



1 ROOF PLAN
1/4" = 1'-0"

No. Date Revisions

Project No: 2023-16
Stage: VARIANCE REQUEST
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Scale: As indicated

DRAWING TITLE:

ROOF PLAN

DRAWING NO:

A3.1



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FITZGERALD ADDITION

34 RUSTIC TERRACE
BLUE RIVER, CO

NOTES: AIR BARRIER / VAPOR BARRIER

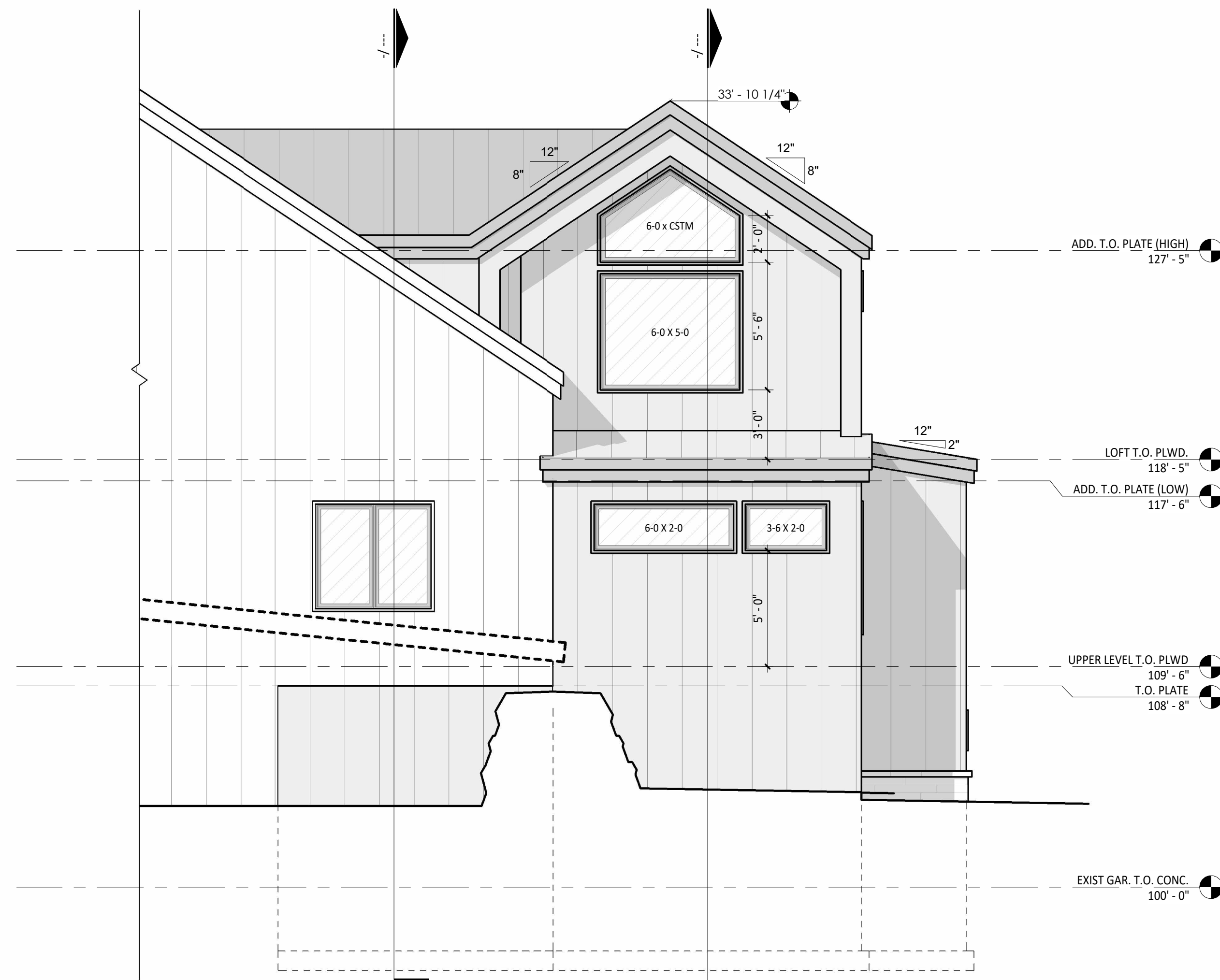
IN COMPLIANCE WITH ENERGY CODE REQUIREMENTS, PROVIDE CONTINUOUS, SOLID AIR BARRIERS OVER ALL INSULATION SURFACES. PROVIDE AIR BARRIERS BEHIND ALL CONCEALED AREAS, SUCH AS TUBS, DROPPED CEILING AREAS, SOFFITS DECORATIVE BEAMS AND STRUCTURAL BEAMS ADJACENT TO THERMAL ENVELOPE WALLS. THESE BARRIERS SHOULD BE COORDINATED AND INSTALLED AT THE TIME OF FRAMING AND MUST BE CONTINUOUS AND UNBROKEN. PROVIDE AIR BARRIERS AND INSULATION AT THE THERMAL ENVELOPE LINE OF ALL CHIMNEYS. AIR BARRIERS CAN BE 6 MIL POLYFILM PLASTIC, DRYWALL OR SOLID SHEATHING. COORDINATE ALL AIR BARRIERS WITH VAPOR BARRIERS AND INSULATION REQUIREMENTS AS OUTLINED IN DIVISION VII. PROVIDE AND SCHEDULE A PRE-MEETING WITH THE ARCHITECT AND FRAMER TO REVIEW THESE REQUIREMENTS PRIOR TO ANY FRAMING WORK.

NOTES: WEATHER RESISTIVE BARRIER

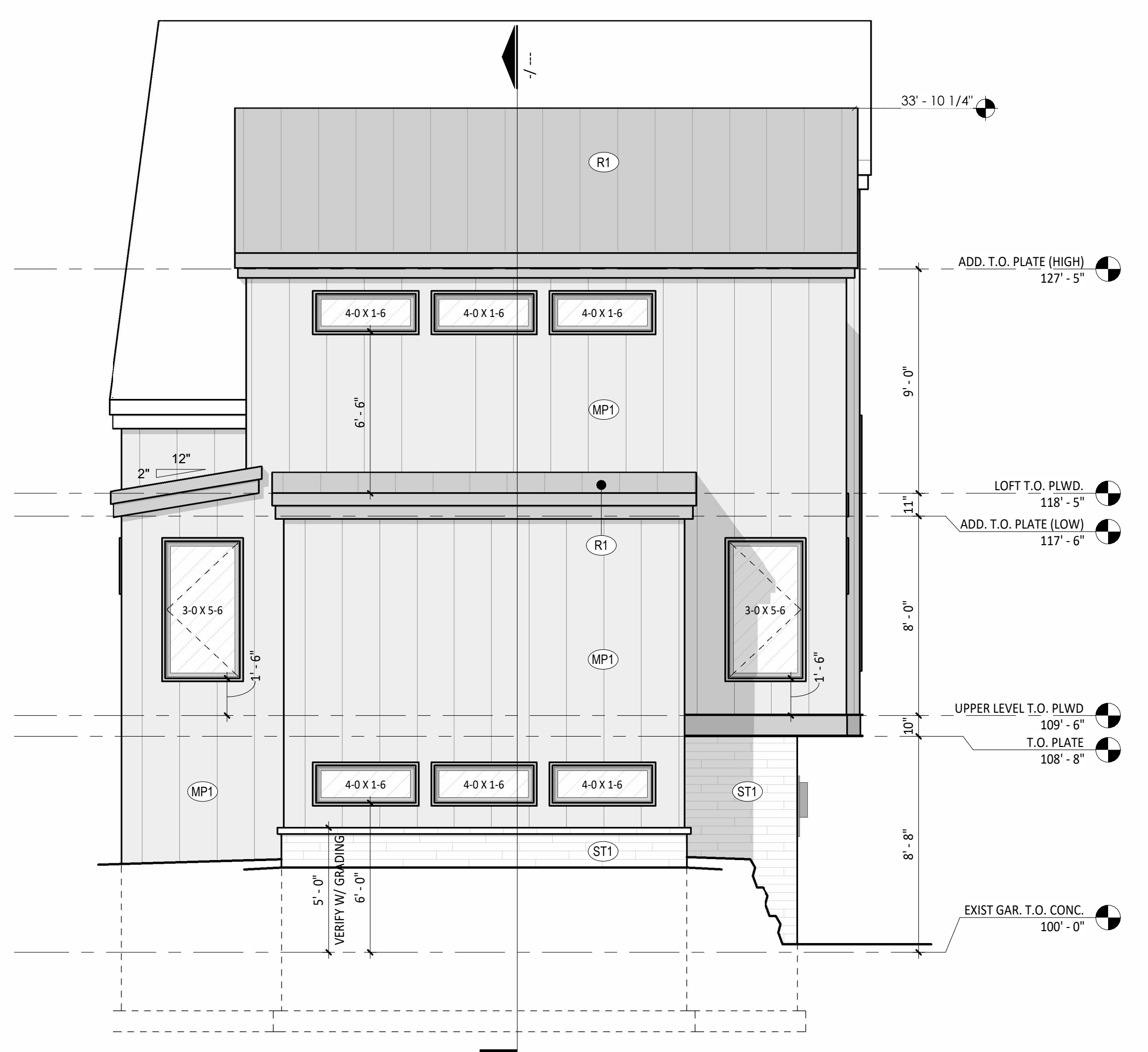
1. INSTALL WEATHER RESISTIVE BARRIER IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS AND DETAILS. USE ONLY APPROVED PRODUCTS AND FASTENING METHODS.
2. REFERENCE LOCAL AND NATIONAL BUILDING CODES AND REGULATIONS PRIOR TO INSTALLATION. INSTALL PER GOVERNING CODE REQUIREMENTS. NOTIFY ARCHITECT IF ANY CONFLICT ARISES.



1 WEST ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

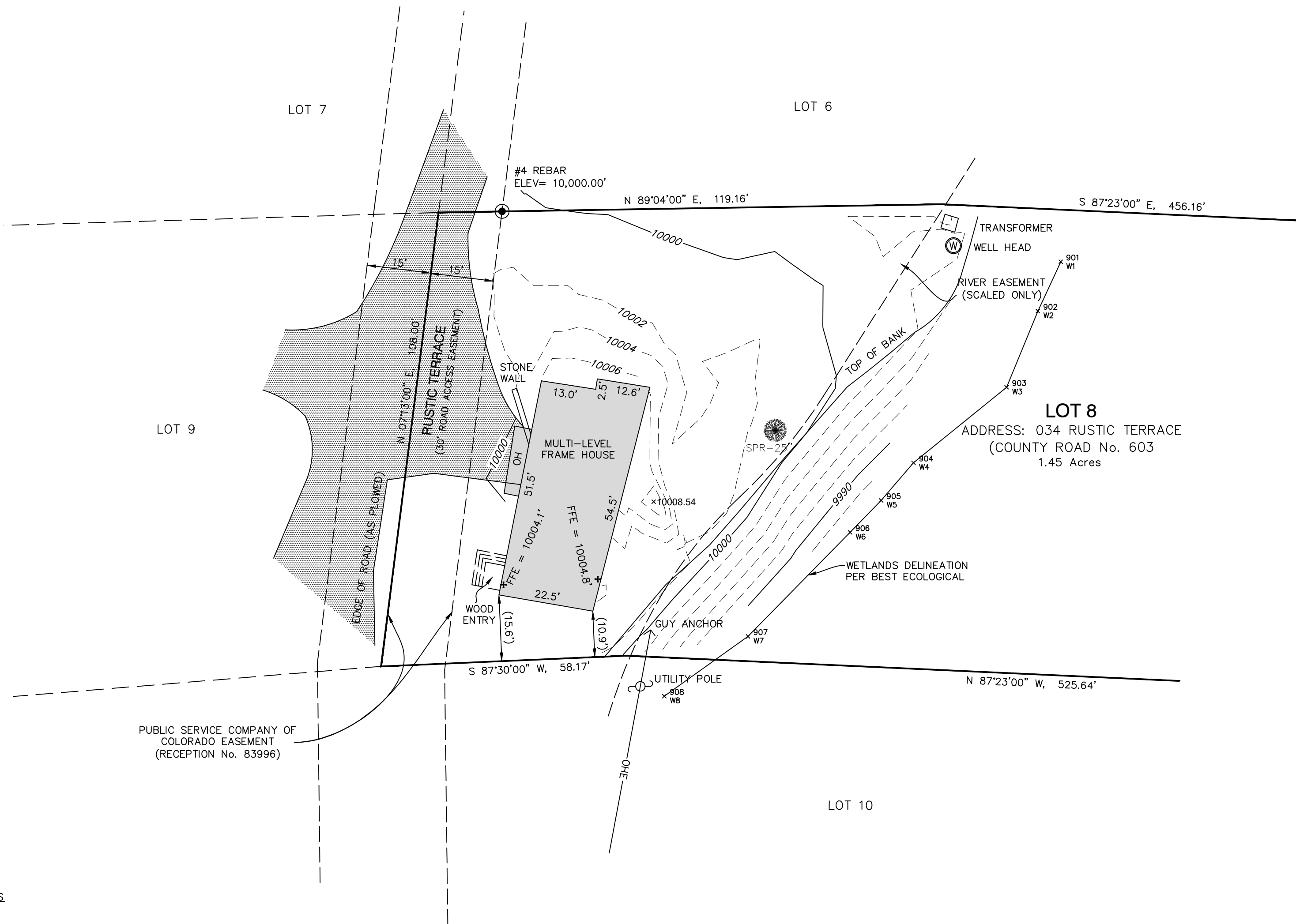
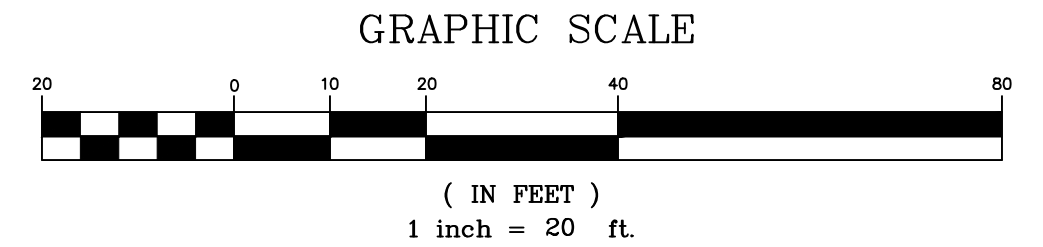
No.	Date	Revisions

Project No: 2023-16
 Stage: VARIANCE REQUEST
 Date: 03/11/2024
 Scale: As indicated

DRAWING TITLE:
EXTERIOR ELEVATIONS
 DRAWING NO:

A4.1

A PARTIAL TOPOGRAPHIC MAP OF LOT 8, BLUE RIVER ESTATES INC, BLUE ROCK SPRINGS SUBDIVISION TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



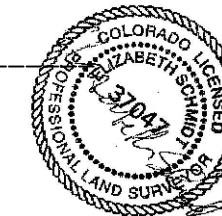
LEGEND

	#4 REBAR
	UTILITY POLE
	WELL HEAD
	WETLANDS FLAGGING WITH NUMBER
	SPRUCE TREE WITH TRUNK DIAMETER
	OHE OVERHEAD ELECTRIC LINE

SURVEYOR'S CERTIFICATE

I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

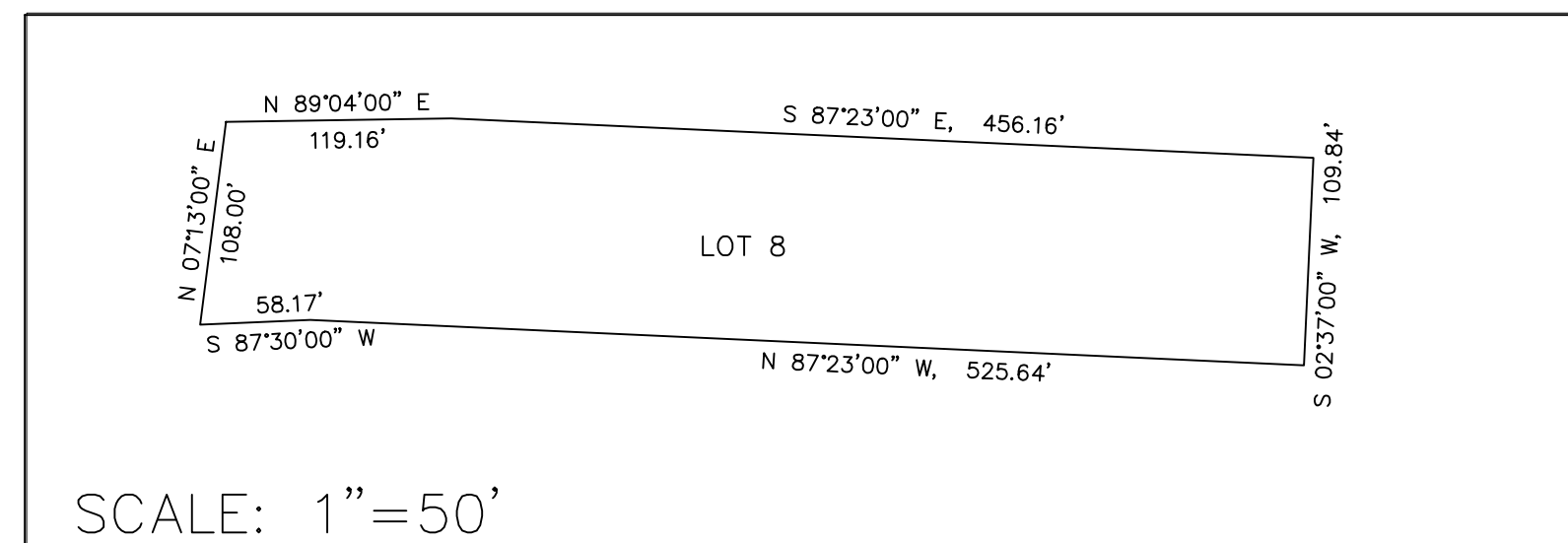
DATE: _____



Elizabeth Schmidt
ELIZABETH K. SCHMIDT
COLORADO P.L.S. 37047

GENERAL NOTES

1. DATE OF SURVEY: MARCH 11, 2022. ADD WETLANDS JUNE 13, 2023.
2. CONTOUR INTERVAL = TWO FEET.
3. PROJECT BENCHMARK: HELD ELEVATION 10,000.0' AT NORTHWEST CORNER LOT 8, INTERPOLATED FROM SUMMIT COUNTY GIS WEBSITE.
4. THE PLAT FOR LOT 8, BLUE RIVER ESTATES INC, BLUE ROCK SPRINGS SUBDIVISION, WAS RECORDED AUGUST 7, 1961 AT RECEPTION No. 93729 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE.
5. TWO TO FOUR FEET OF SNOW ON SITE AT TIME OF SURVEY. OTHER FEATURES MAY EXIST THAT WERE NOT VISIBLE NOR SHOWN HERON.
6. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.



NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Drawn TMB	Dwg 2724 TP.dwg	Project 2724
Date 6/13/23	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT

LAND SURVEYING, INC.
P.O. Box 5761
FRISCO, CO 80443 970-409-9963

RESOLUTION 2024-02

**A RESOLUTION OF THANKS FOR THE
SERVICES OF KELLY FINLEY AS TRUSTEE
OF THE TOWN OF BLUE RIVER.**

WHEREAS, Kelly Finley was elected to the office of Trustee of the Town of Blue River in 2020 and thereafter served as Trustee until 2024; and

WHEREAS, Kelly Finley has served the Town well; and

WHEREAS, her presence will be missed.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The thanks of the Board of Trustees and the residents of the Town of Blue River are extended to Kelly Finley.
2. This Resolution shall be spread at large in the minutes of this meeting and a certified copy thereof delivered to his.

ADOPTED at a regular meeting of the Board of Trustees the 9th of May 2024.

Mayor

ATTEST:

Town Clerk

RESOLUTION 2024-03

**A RESOLUTION OF THANKS FOR THE
SERVICES OF MARK FOSSETT AS TRUSTEE
OF THE TOWN OF BLUE RIVER.**

WHEREAS, Mark Fossett was appointed to the office of Trustee in 2018 and elected to the office of Trustee of the Town of Blue River in 2020 and thereafter served as Trustee until 2024; and

WHEREAS, Mark Fossett has served the Town well; and

WHEREAS, his presence will be missed.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The thanks of the Board of Trustees and the residents of the Town of Blue River are extended to Mark Fossett.
2. This Resolution shall be spread at large in the minutes of this meeting and a certified copy thereof delivered to his.

ADOPTED at a regular meeting of the Board of Trustees the 9th of May 2024.

Mayor

ATTEST:

Town Clerk

RESOLUTION 2024-04

**A RESOLUTION OF THANKS FOR THE
SERVICES OF JOEL DIXON AS TRUSTEE OF
THE TOWN OF BLUE RIVER.**

WHEREAS, Joel Dixon was elected to the office of Trustee of the Town of Blue River in 2020 and thereafter served as Trustee until 2024; and

WHEREAS, Joel Dixon has served the Town well; and

WHEREAS, his presence will be missed.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The thanks of the Board of Trustees and the residents of the Town of Blue River are extended to Joel Dixon.

2. This Resolution shall be spread at large in the minutes of this meeting and a certified copy thereof delivered to his.

ADOPTED at a regular meeting of the Board of Trustees the 9th of May 2024.

Mayor

ATTEST:

Town Clerk

RESOLUTION 2024-05

**A RESOLUTION OF THANKS FOR THE
SERVICES OF TOBY BABICH AS TRUSTEE OF
THE TOWN OF BLUE RIVER.**

WHEREAS, Toby Babich was appointed as Mayor in 2016, elected to the office of Mayor 2018 and elected to the office of Mayor of the Town of Blue River in 2020 and thereafter served as Trustee until 2024; and

WHEREAS, Toby Babich has served the Town well; and

WHEREAS, his presence will be missed.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The thanks of the Board of Trustees and the residents of the Town of Blue River are extended to Toby Babich.
2. This Resolution shall be spread at large in the minutes of this meeting and a certified copy thereof delivered to his.

ADOPTED at a regular meeting of the Board of Trustees the 9th of May 2024.

Mayor

ATTEST:

Town Clerk



Town of Blue River Memorandum

TO: Mayor Babich & Members of the Board of Trustees

FROM: Town Manager Michelle Eddy, Town Attorney Bob Widner

DATE: November 15, 2023

SUBJECT: **2024 Meeting Day/Times & Publication of Ordinances**

Background

- Town Code 2-2-90 sets the regular meeting of the Board of Trustees as the third Tuesday of each month at Town Hall at 6:00 p.m.

Request for Discussion and Possible Change

- Due to increasing conflicts with other meetings and obligations, it has been requested to have a discussion of moving the designated meeting day beginning in 2024. If approved and agreed, an ordinance will be brought forward in December.

Potential Meeting Days

Mondays
Wednesdays
Thursdays

Current Schedules of other Summit County Municipalities

- Dillon-1st & 3rd Tuesdays
- Breckenridge-2nd & 4th Tuesdays
- Frisco-2nd & 4th Tuesdays
- Dillon-1st & Tuesdays
- Silverthorne-2nd & 4th Wednesdays

Publication of Ordinances

Currently the Town publishes the full ordinances in the newspaper. State Statute allows for statutory towns to publish by title only saving on costs. This must be approved via election of the citizens. It is recommended this question be put on the April ballot to publish by title only in the newspaper and publish the full ordinance on the Town website.



Blue River Staff Report
May 2024

Town of Blue River 0110 Whispering Pines Circle Blue River, CO 80424	970-547-0545 michelle@townofblueriver.org https://townofblueriver.colorado.gov
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Goose Pasture Tarn

- Outreach with the Theobalds continues.
- Fish for stocking of the Tarn have been ordered and will be delivered in June.
- Resident passes and boat permits are now available through the Citizen Serve Portal. You must register through the portal to obtain a pass. In the portal permits are found under Building Permits.

School Bus Stop

- A formal agreement between the School District, Theobalds and Town is awaiting signatures by the Theobalds and School District.

Summer Road Maintenance

- Pothole touch ups will take place May 10-12th. Summer grading will take place beginning June 6th.

Citizen Survey

- Per the Trustees request, the Citizen Advisory Committee developed a citizen survey based on the priorities outlined by the Board of Trustees. The survey was sent out on February 19th and closed on March 18th. There were 157 unique surveys completed. Results are being reviewed by the Citizen Advisory Committee and will be discussed at their May 16th meeting with a recommendation made to the Trustees in June.

Wildfire Mitigation Projects

- Staff is meeting with representative from Red, White and Blue and the Colorado State Forest Service to discuss upcoming mitigation projects including the Blue River East project. A webinar is tentatively planned for May 30th. More information will be provided soon.

Town Clean Up Day

- The Countywide Clean Up Day is set for June 1st. Residents are encouraged to clean up along Highway 9, the roads and Town Park. Trash bags will be available at Town Hall leading up to clean up day. Any bags left along the roads will be picked up on Tuesday June 4th. There will not be any dumpsters this year at Town Hall. Summit County Resource Allocation Park (SCRAP) and High Country Conservation Center (HC3) work in conjunction with the towns to provide support for the countywide Town Cleanup Day, and once again this year they are also helping citizens dispose of hard-to-recycle and personal items. Summit County will be hosting a free, drive-through drop-off for electronics, textiles, pharmaceuticals and household hazardous wastes on Saturday, June 1 from 8 a.m. to 2 p.m. at the Summit Stage Bus Barn, 0222 County Shops Road, next to the County Commons in Frisco. For a list of accepted items and for additional information, please go to High Country Conservation Center's website at HighCountryConservation.org or call (970) 668-5703. The Summit County Landfill will be open on June 1st for any landfill items.

Town Statistics

Facebook Page Likes
Town-1,300
Police Department-911
Instagram-1,257 followers
Twitter (X)-79 followers
Threads-156
Residents on Email List-983
Blue River News-1,169
TextMyGov-134

Business Licenses-257

Lodging Registrations-221

Municipal Court May 2024

Total tickets written for April Court: 13
Total on the May Docket: 4
Total May Failure to appear(s): 1
Total May OJW(s): 0

Building Statistics

March 2024

Permits Issued: 15

YTD: 33

Inspections: 45

New Construction 2024: 0

Certificates of Occupancy New

Construction 2024:0

Financial Summary Report

Prepared by: Michelle Eddy, Town Manager
 Month Ending April 30, 2024

Revenues/Expenditures:

Revenues are ahead of budget for the by 16.34%. Sales tax, lodging tax, and franchise fees of budget. In addition the Town received a backfill for property taxes in the amount of \$39,418. Court fees are tracking slightly behind. Expenses are tracking below budget by 6.48%

Reserve Accounts *As of 4/30/24

Unrestricted	
Reserve accounts Alpine Bank:	\$1,428,641.19
CD's Citywide Bank:	\$211,498.41
Colorado Trust Assigned to Capital:	\$3,086,005.57
Colorado Trust Assigned to Broadband:	\$207,265.68
CSAFE:	\$100.00
Illiquid Trust Funds:	\$1,187.42
Total Unrestricted	\$4,934,698.27
Restricted	
American Rescue Plan Funds:	\$192,029.91
Conservation Trust:	\$148,875.34
Total Reserves Restricted	\$339,905.25

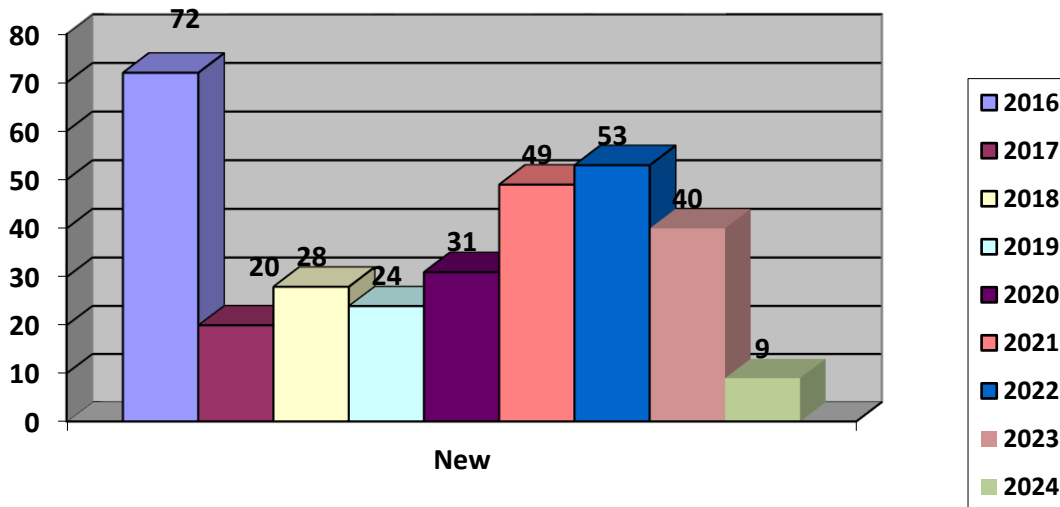


Town of Blue River

Staff Report
Short-term Rental Update
March 31, 2024
Submitted By: Michelle Eddy, Town Manager

Statistics

Total Active Licenses as of 4/30/2024: 221



Annual Revenue

Year	Sales Tax	Lodging Tax
2016	\$264,757.05	\$123,742.00
2017	\$237,468.92	\$126,585.55
2018	\$286,968.54	\$155,511.07
2019	\$425,616.72	\$166,883.33
2020	\$842,141.13	\$176,339.81
2021	\$844,558.23	\$228,743.34
2022	\$1,002,256.27	\$327,762.62
2023	\$996,818.50	\$303,230.72
2024	\$408,807.26	\$151,755.54

Percentage of STRs by Subdivision

*****Please note the percentage of STRS is based on total homes built within each subdivision and NOT buildable lots.***

Subdivision	# STR	%STR **	% Build Out	% Full-Time Res.
96 Sub	9	24%	90%	30%
97 Sub	11	27%	84%	37%
Aspen View	7	44%	80%	13%
Blue Rock Springs	13	24%	93%	46%
Bryce Estates	1	25%	57%	0%
Clyde Lode	0	0%	50%	0%
Coronet	10	32%	78%	35%
Crown	23	34%	93%	28%
DOT Condo	5	14%	100%	31%
DOT Placer	0	0%	50%	100%
Golden Crown	3	60%	63%	20%
Lakeshore	13	33%	93%	23%
Leap Year	8	38%	91%	43%
Louise Placer	4	50%	73%	13%
McCullough Gulch	1	33%	43%	67%
Misc Sec TR7-77 Land	0	0%	22%	40%
Mountain View	13	27%	96%	34%
New Eldorado Sub	4	50%	73%	38%
New Eldorado Townhomes	1	11%	100%	56%
Pennsylvania Canyon	0	0%	100	0%
Pomeroy	0	0%	0%	0%
Rivershore	0	0%	63%	0%
Royal	16	24%	94%	31%
Sherwood Forest	19	24%	90%	23%
Silverheels	1	25%	67%	29%
Spillway	3	15%	90%	25%
Spruce Valley Ranch	0	0%	68%	20%
Sunnyslope	12	40%	86%	33%
Timber Creek Estates	29	41%	89%	7%
Wilderness	14	25%	96%	33%

General Statistics

- Total Percentage of short-term rentals 27%

Code Violations 2024

Total: 15

- Advertising Violations: 13
- Dog Violation: 1
- Snow Removal Violation: 1