



Grand Lake Planning Commission

Wednesday, April 06, 2022 at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes from 3-2-22
4. Unscheduled Citizen Participation: *This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.*
5. Conflicts of Interest
6. Items of Business
 - A. Public Hearing- Resolution 04-2022 Consideration to Recommend a Special Use Permit (SUP) to Allow a Commercial Use on Property Located at Block 3, Lot 4-6, Town of Grand Lake.
 - B. Public Hearing - Resolution 05-2022 Consideration of a Conditional Use Permit Application for a Business That Generates Income From The Use and Utilization of Animals, Located at Lots 15-16, Block 26, Town of Grand Lake
 - C. Public Hearing - Resolution 06-2022 To Consider the Construction of an Inland Boatslip at Subd. Shadow Point Lot 6, Also Known As 300 Lakeside Drive.
 - D. Art Space/ Space to Create - Conditional Use Permit Review
 - E. Rocky Mountain Repertory Theatre - Off-Broadway Housing- Sketch Plan
7. Items for Discussion
8. Future Agenda Items
9. Adjourn Meeting

For live streaming (listening only) scan the QR code.
You will not be able to actively participate via the web streaming.



<https://us06web.zoom.us/j/96360206519?pwd=VHcwODFTNnQ2SWNOTDA1M2d5NFYwUT09>

You can also dial in using your phone. 1 (346) 248-7799

Access Code: 642153

Meeting ID: 963 6020 6519



Grand Lake Planning Commission

Wednesday, March 02, 2022 at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

1. Call to Order: 6:32pm

2. Roll Call

PRESENT

Commissioner Heather Bishop
Vice Chairman Heather MacSllarrow
Commissioner John Murray
Chairman James Shockey
Commissioner Judy Burke
Commissioner Ernie Bjorkman

3. Consideration to approve Meeting Minutes: 1-19-2022

Motion made by Commissioner Bishop to approve the minutes, Seconded by Commissioner Murray.

Voting Yea: Commissioner Bishop, Vice Chairman MacSllarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke, Commissioner Bjorkman

Motion Passed 6:0

4. Unscheduled Citizen Participation

None

5. Conflicts of Interest

Voting Nay: Commissioner Bishop, Vice Chairman MacSllarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke, Commissioner Bjorkman

6. Items of Business

A. Consideration to Adopt Resolution 02-2022 to Grant a Variance to Municipal Code 12-2-29(A) Stream and Lake Setbacks and Resolution 03-2022 Grant the Expansion and Enlargement of a Non-Conforming Structure Located at Block 14, Grand Lake Estates 2nd Filing; More Commonly Referred to as 700 Lake Front Road (A.K.A. Shadow Mountain Recreation Park) #12

Planner White spoke about this item of Business. Planner White stated that certified letters were sent 15 days prior to this hearing as well as properly noticed. The HOA began a planned development in 2007, but it was not completed, thus anytime a trailer is replaced, a variance must be approved due to the non-conforming use of a trailer in the Resort-zoned district. The proposed trailer has a smaller footprint than the existing trailer and is within the square footage restriction of the HOA guidelines. The actual dimensions are expanding in width while decreasing in length. The owner states that there is a hardship due to the water leak that has caused mold; trailers are no longer made in the existing

dimension, and the HOA has not completed the PD. The trailer is located within the 30' shoreline setback. The Planning Commission must find items a-g of the non-conforming code to exist.

- (a) The use is a non-conforming use as defined by this Article and is in full compliance with all requirements of this Article applicable to non-conforming uses;
- (b) That, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this Article regarding non-conforming uses will result in unnecessary hardship;
- (c) That the exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same zone district or other zone districts;
- (d) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- (e) That the exception will not weaken the general purposes of this Article or the regulations established herein for the specific district;
- (f) That the exception will be in harmony with the spirit and purposes of this Article.
- (g) That the exception will not adversely affect the public health, safety, or welfare.

Planner White stated that the applicant would like to have approval to put in footers, if the structural report finds this necessary.

The commissioners asked the planner if there was existing slab foundation and there is not.

The applicant Bob Mathisen (551 Columbine, Broomfield CO) spoke: He stated that he acquired the property around July 2021. He said that the trailer is on blocks with axels and may want to put in piers. The commissioners asked if the deck would be any closer to the water than the existing deck and the applicant said it would not be.

Christensen is the secretary and treasurer of the HOA. He discussed that the trailer park lease with GLE ended after about 2 years, stating their insurance wouldn't allow the continued use. Commissioner Burke stated that she thought there was a lease for 99 years. Mr. Christensen said that the Town couldn't find any documentation about the 99 year lease. He said the park was founded in 1975. It used to be called El Navajo, owned by Esil Scott- possibly 1952. The trailers were put in the current configuration in 1980, in order to connect to the three lakes sewer system. Commissioner Burke asked if a 401 permit was required. It is not disturbing a wetland and is not in the water and the HOA owns the land.

Motion made by Commissioner Murray to recommend resolutions 02-2022 and 3-2022 with the conditions:

- 1. The Applicant obtains an approved Building Permit for the Property; and,**
- 2. The Applicant complies with all other federal, state, and local regulations; and,**
- 3. In granting this Request the Commission is not obligated to grant similar requests in the future nor does granting this Request set precedent for any future requests; and,**
- 4. The Applicant has one (1) year to comply with all the conditions and requirements above or this authorization shall become null in void.**
- 5. Adequate protection of the shoreline with erosion control devises during the placement of the proposed structure.**

Seconded by Vice Chairman MacSllarrow. **Voting Yea:** Commissioner Bishop, Vice Chairman MacSllarrow, Commissioner Murray, Chairman Shockey, Commissioner Bjorkman **Voting Nay:** Commissioner Burke

Motion Passed 5:1

7. Future Agenda Items

The following items were not on the agenda: Commissioner Murray brought up the survey that was sent out to the community in which one question asked to where the public would like to see the public works building moved, since it has to be moved from it's current location. Commissioner Bjorkman read an email that was sent 3/2/22 at 5:53 pm from Donna Ready pertaining to the the Rapids property. There was discussion about nightly rental at that location which will be handled by the Town attorney.

8. Adjourn Meeting: **7:24pm**

Motion made by Chairman Shockey, Seconded by Commissioner Bishop.

Voting Yea: Commissioner Bishop, Vice Chairman MacSarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke, Commissioner Bjorkman



Date: 04/06/2022

To: Chairman Shockey and Commissioners
From: Kim White, Town Planner

RE: **PUBLIC HEARING** - Consideration to approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to allow a commercial use on property located at Block 3, Lot 4-6, Town of Grand Lake.



Purpose

The Town has received a special use permit (SUP) application from TruePenny Pitstop, LTD. to operate a food truck on occupied commercial lots 4-6 Block 3, Town of Grand Lake, more commonly known as 1016 Grand Avenue. This request requires Planning Commission recommendation and Board of Trustees review. The primary land owner is Buck Blessing and has given his permission for the use.



Background

Blake Barbiche of TruePenny Pitstop LTD. has submitted a special use application to run a seasonal stationary food truck business at the 1016 Grand Ave. lot for the summer of 2022.

The Municipal code for the Special Use Permit states:

- (b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more businesses present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility; or when the total square footage of the unit/structure does not meet the minimum floor area for the zoning district where it is located.

The parcel is zoned Commercial and, while the business is a use by right (*eating and drinking places; frozen food locker- M.C. 12-2-18 (A) 2*), because the business is being run at the same location as another business and is a non-fixed/ temporary structure, a Special Use Permit is required per Municipal Code 12-2-31. A Special Use permit will allow this use of a temporary structure for a maximum of six months.

The applicant has met submission requirements by providing the Town with the application form, a cover letter detailing the business operation, a copy of a current lease for the summer, a site plan, and a copy of a valid State of Colorado Sales Tax license and will obtain a current Town Business License.

Certified letters were sent to property owners within 200 feet of the site and Legal Notice was posted in the Sky-Hi News. Staff has received one positive verbal comment as a result of the notices (transcribed below).

The Mortensons stopped by to look at the plans and stated that they “think that anything would be better than what is there, and the plans for the property looked nice.” -3/28/22.

Municipal Code

Municipal Code section 12-2-18 (A) Uses Permitted by Right Commercial District:

- 2. Amusement and/or recreational businesses other than those provided for in 12-2-18(A)8; automobile parking lot; bank; bus terminal; eating and drinking places; frozen food locker; offices; drugstore; laundromat; liquor store; gift store; jewelry store; bakery; clothing store; grocery; hardware store; sporting goods store; general store; said businesses being of a retail or service nature, and limited as set forth.*

Municipal Code section 12-2-31 [Special and Conditional Use Regulations]

General SUP- A permit for the temporary use (six months or less) of private property.



(b) For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more businesses present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility; or when the total square footage of the unit/structure does not meet the minimum floor area for the zoning district where it is located.

(f) Commission Processing and Review Criteria for a General SUP:

1. The Planning Commission shall review the SUP application in a Public Hearing to receive testimony and comment of interested citizens, businesses, and adjoining property owners prior to making a recommendation to the Town Board of Trustees.

*2. In making determination of a recommendation of approval or denial of the SUP application, the **Commission shall consider the following factors:***

- _____ (i) Relationship of the proposed Special Use to the economic development objectives of the Town and the anticipated impact of the SUP on existing businesses.*
- _____ (ii) Effect upon traffic, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, access, maneuverability, and (if applicable) snow removal from the streets and parking areas.*
- _____ (iii) Effect upon the character of the area in which the proposed Special Use is to be located, including the scale and bulk of the proposed Special Use in relation to surrounding uses and neighborhood.*
- _____ (iv) Such other factors and criteria as the Commission deems applicable to the proposed Special Use including but not limited to: proposed length of use; specific businesses, land owners or other interested parties to be notified; or proposed conditions of SUP issuance.*

*3. At the Public Hearing, after receiving comment and testimony, **the Commission shall make a recommendation to the Board of Trustees in the form of a Resolution.** Nothing in this Section shall preclude the Commission from tabling or continuing the Public Hearing to another time and place. **If the Resolution is to approve the request, it shall contain the following findings:***

- (i) That the proposed location of the use is in accord with the purposes of this Chapter and the purposes of the district in which the SUP site is located.*
- (ii) That the proposed location of the Special Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor will the proposed use be materially injurious to nearby land uses, properties, or improvements.*
- (iii) That the proposed use will comply with all of the applicable provisions of the Code of Ordinances.*
- (iv) That the applicant shall comply with such terms and conditions as the Commission determines are necessary to carry out the letter and intent of the Special Use Permit process.*
- (v) That the SUP shall be valid for a specific duration of time, citing specific dates.*



1. In the case of reoccurring applications, the Planning Commission may make recommendation to the Town Board of Trustees for the Board’s approval of an annually-reoccurring Special Use Permit not to exceed three years.

Staff Comments

Staff has the following comments regarding the applicant’s Special Use Permit request.

The Applicant’s submission includes all required materials and supporting documentation:

- Application Main Form
- Narrative description of the nature of the Special Use
- Copy of Grand Lake Sales Tax License
- Letter from Owner stating a lease agreement is in place.
- Letter from neighboring business in support
- Images of the proposed site and plan of the site

The Applicant’s proposed Special Use is a seasonal commercial business offering “nutritious, whole-food smoothies and smoothie bowls” known as TruePenny Pitstop LTD. The business would operate summer months only. The proposed days and hours of operation are Thursday-Sunday 10am-5pm; July Thursday -Monday 10am-5pm with potential to expand hours with demand. The truck will stay in the same location for the summer and not move each evening and will have a small sitting area and not run off a generator to limit noise.

Public Hearing Process

The public hearing should be conducted as follows:

1. Open the Public Hearing
2. Allow staff to present the matter
3. Allow the applicant to address the commission
4. Take all public comment
5. Close the Public Hearing
6. Have Commission discuss amongst themselves
7. Commission make a motion

Commission Action

The Commission has the following options:

1. Adopt Resolution 04 – 2022 as presented; OR
2. Adopt Resolution 04 – 2022 with the following additional conditions; OR
3. Deny Resolution 04 – 2022



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
• Phone: 970-627-3435 • Fax: 970-627-9290
• Email: glplanning@townofgrandlake.com • Website: townofgrandlake.com

SPECIAL USE PERMIT APPLICATION FORM

APPLICATION DEADLINE IS 90 DAYS PRIOR TO THE PROPOSED USE

PROPERTY LOCATION OF SPECIAL USE:

Street Address (or general location if not addressed): 1016 GRAND AVENUE
Legal Description: Lot 4 Block 5 Subdivision TOWN OF GRANDLAKE
Lot Area (in square feet or acres): 100 SQFT STREET SIDE PORTION OF LOT 4 (EAST)
Existing Use of Property: NONE

APPLICANT INFORMATION:

TRUCPENNY PITSTOP LTD.
Name: Blake Barbiche Email: blake_barbiche@gmail.com
Address: 89 COUNTY ROAD 4056 Phone: 908.500.1241
City: GRANBY State: CO Zip: 80446 Fax: _____
Contact Person (if not applicant): _____ Email: _____
Address (MAILING) PO 2523 Phone: _____
City: GRANBY State: CO Zip: 80446 Fax: _____

PROPERTY OWNER INFORMATION: Is the applicant the property owner? YES NO

• Name: RIVER MOUNTAIN LLC Email: BUCK@GB85.COM
• Address: 260 N. JOSEPHINE ST. Phone: 719.499.1234
• City: DENVER State: CO Zip: 80206 Fax: _____
• Address: SUITE 600 Phone: _____

REQUIRED INFORMATION CHECKLIST:

- Description of Proposed Use (including hours of operation, operating characteristics, anticipated impacts, and measures to make the use compatible with the surrounding properties)
 - Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
 - Copy of current Colorado Sales Tax License
 - Copy of current Grand Lake Sales Tax License
 - Copy of current Grand Lake Business License
 - Agreement for Services
 - \$250 application deposit
 - Additional Information (other helpful information for review or if required by Town Staff)
- APPLICATIONS SUBMITTED / INCLUDED

AFFIDAVIT:

BY MY SIGNATURE, I attest that the information contained or attached to this Special Use Permit application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.

Print Name: Blake Barbiche
Signed: [Signature] Date: 3/2/22

STAFF USE ONLY

Application Received By: [Signature] Date / Time: 3/4/22
File Name: _____
Fee Paid: _____ Amount: 250 Reimbursement Form Signed: yes

**TOWN OF GRAND LAKE
AGREEMENT FOR PAYMENT OF
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE TOWN
SUBDIVISION, ANNEXATION AND ZONING PROCESS**

THIS AGREEMENT (“the Agreement” is entered into this 4th day of MARCH, 2022, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, (“the Town”) and Blake Barbiche, a Business owner (homeowner, type of corporation, LLC, etc. if applicable), (collectively, “the Owner”).

WHEREAS, the Owner owns certain property situated in the Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, (“the Property”);

WHEREAS, the development review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Owner desires to develop the Property and has made application to the Town for approval of subdivision, annexation and/or zoning of the Property, and

WHEREAS, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town’s expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses through the entire development review process until final completion of the development including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Owner and the Town will apply those fees against the development review expenses incurred by the Town while processing the Owner’s development review proposal. In the event the Town incurs development review expenses greater than the monies collected from the Owner, the Owner agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Owner shall pay all invoices submitted by the Town within ten (10) days of the Town’s delivery of such invoice. Failure by the Owner to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.
2. Except where the law or an agreement with the Town provides otherwise, the Owner may terminate its application at any time by giving written notice to the Town. The Town

shall take all reasonable steps necessary to terminate the accrual of costs to the Owner and file such notices as are required by the Town's regulations. The Owner shall be liable for all costs incurred by the Town in terminating the processing of the application.

- 3. If the Owner fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized bylaw to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Owner all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
- 4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of the development review of the application throughout the development process. Statements of expenses incurred will be made available to the Owner by the Town. Expenses to be charged to the Owner's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Owner with a statement of account and will refund to the Owner any funds paid by the Owner that were not expended by the Town, except where the Parties expressly agree to the contrary.
- 5. Owner's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Owner's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Owner prior to a final decision in the process.

IN WITNESS WHEREOF, the Town and the Owner have caused this Agreement to be duly executed on the day and year first above written.

PRINTED OWNER'S NAME: Blake Barbiche

OWNER OF PROPERTY: *Blake Barbiche*
Signature

TOWN OF GRAND LAKE

By: *Kimberly White*
Kimberly White, Town Planner

Attest: *Jennifer Thompson*
Jennifer Thompson, Town Clerk



but it will automatically close your account. In order to close your account and cease any future liability, you must

DR 0140 (02/16/11)
DEPARTMENT OF REVENUE
DENVER CO 80261-0013

STATE COLORADO COUNTY GRAND

Must collect taxes for:

SALES TAX LICENSE

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION			ISSUE DATE			LICENSE VALID TO DECEMBER 31
	county	city	industry type	month	day	year	
94489133-0000	53-0206-010	L	010121	Dec	03	21	2023

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION

IN A CONSPICUOUS PLACE: 89 COUNTY ROAD 4056 GRANBY CO 80446

THIS LICENSE IS NOT TRANSFERABLE

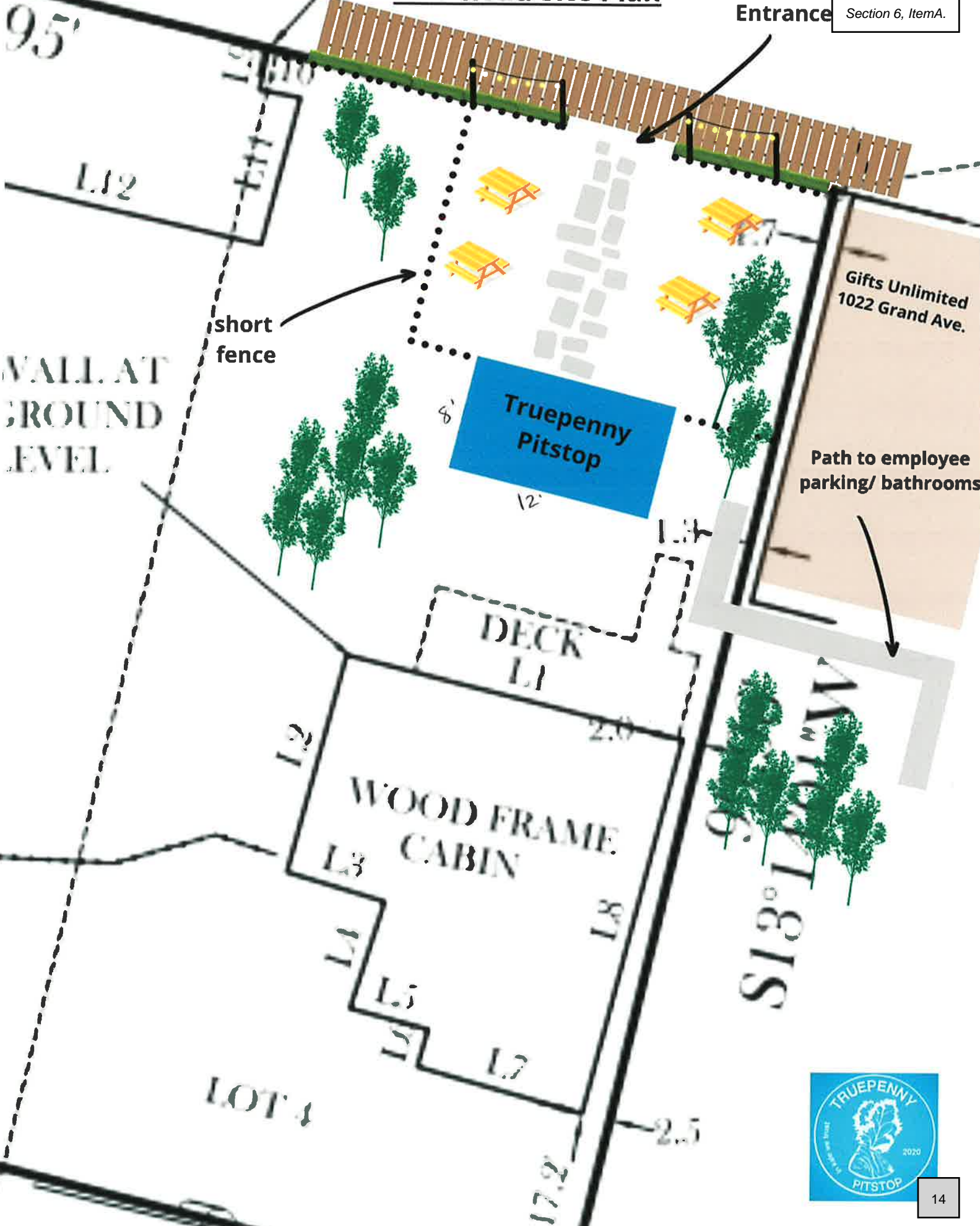
TRUEPENNY PITSTOP LTD.
89 COUNTY ROAD 4056
GRANBY CO 80446

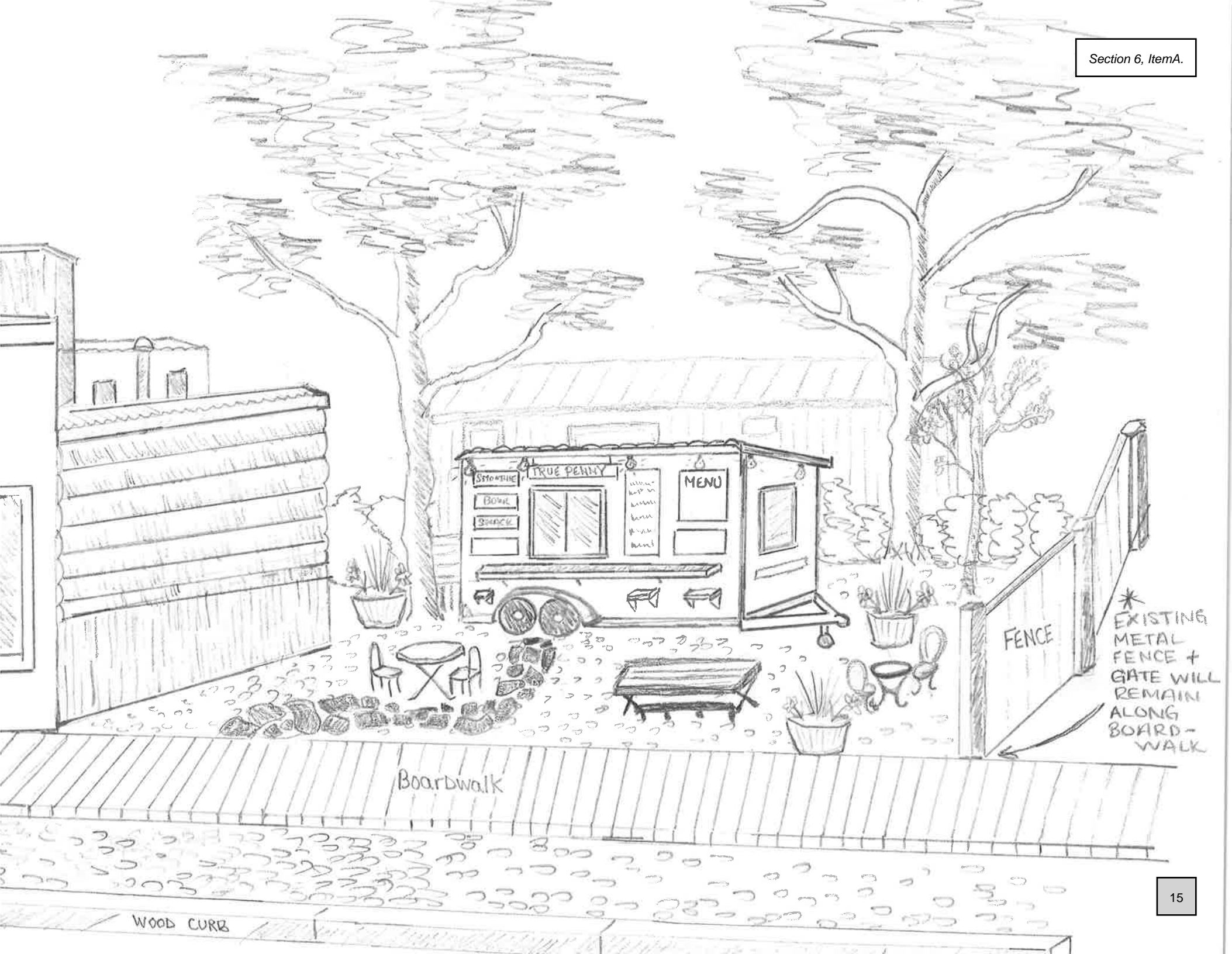


Executive Director
Department of Revenue

Overhead Site Plan

Entrance Section 6, Item A.





Description of Proposed Use

Hours of operation:

Intent to operate June through September.
Standard hours will be Thursday - Sunday 10am - 5pm.
Month of July will run Thursday - Monday 10am - 5pm.
Potential to expand hours with demand.

Operating characteristics:

Truepenny Pitstop serves nutritious, whole food smoothies and smoothie bowls that are made to order. We do not use fruit concentrates or water our smoothies down with ice so that they may be a satisfying, balanced snack or light meal. We bake our own granola, and provide a unique and healthy assortment of toppings for smoothie bowls. Our menu is gluten free, with an abundance of options for nut-free, dairy-free, vegan and other dietary restrictions and preferences.

Another notable quality of the Pitstop is its prioritising of environmentally sustainable business practices. Smoothies, bowls and other treats are served in reusable containers, encouraging visitors to keep and reuse or return their vessels.

Being an 8' x 12' trailer, Truepenny provides "take away" window service, but this location will allow for a small seating area to be created so that visitors may enjoy their smoothies and snacks on site if they wish.

Logistically, electricity and water will be provided by Gifts Unlimited, just next door to the site.

Anticipated impacts:

One of the most positive impacts of Truepenny Pitstop utilising this site for the summer of 2022 is that it will provide the space with at least a temporary purpose and reinvigoration for the town's busiest months.

As discussed with the owners of 1016 Grand Avenue, the entire property will be cleaned up to an aesthetically pleasing, safe and usable standard. Lot 4, where Truepenny would sit, will be transformed to meet the needs of the business, and include a walkway and seating area.

Having the Pitstop on the town's main boardwalk will bring life to this otherwise vacant outdoor space in the centre of town. As the owner of Truepenny Pitstop, Blake Barbiche will accept responsibility for tending to and up-keeping the property as part of the lease agreement for the summer season.

Another significant impact is that Grand Lake will have a light and healthy snack or meal option for its visitors. Dietary restrictions are abundant, and can cause travelers distress in trying to find restaurants that can accommodate. This gap in Grand County food and beverage is one that Truepenny strives to help fill. Our menu is unlike any other current businesses in town, and therefore will not conflict or detract, but rather contribute to the greater collective of what Grand Lake can offer its visitors.

As stated above, Truepenny is mindful of its waste and environmental impact. Since its switch to reusables for the 2021 season, the Pitstop has saved over 3,500 single use plastic cups and straws from landfill.

Measures to make the use compatible with the surrounding properties:

As previously mentioned, Truepenny's menu and manner of operation will not impinge on any existing permanent businesses in Grand Lake.

The property at 1016 Grand Avenue will be reinvigorated to a standard that will compliment its neighbouring businesses. Rather than skipping past a vacant lot, visitors may enjoy a flow of energised spaces along the boardwalk.

In past, the Truepenny trailer has run off of a generator. This locale and relationship with Gifts Unlimited will enable the trailer to go generator free, and thus, noise free.

To The Town of Grand Lake,

In signing this document, I give my approval and support for Blake Barbiche, owner of Truepenny Pitstop smoothie trailer, to lease and conduct business on Lot 4 of 1016 Grand Avenue, Grand Lake for the summer season (June-September) of 2022.

Signed

Marco A. Dzib [Signature], of El Pacifico
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Diane Temple [Signature], of RESIDENT
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Christy Smith [Signature], of Mush Love
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Eric Bishop [Signature], of Wild About Birds
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Michelle Pepp [Signature], of Whispering Pine
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Becky Meadors [Signature], of Charlies Sports Bar & Grill
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Sage Bradley [Signature], of Sage Massage & Acupuncture
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

DEB Mulliner [Signature], of mPCorp, inc
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Bob Scott [Signature], of Bob Scott's Indian Jewelry
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Jeanclark Cavaler [Signature], of Remax Peak To Peak
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Jennifer Brown [Signature], of Quacker Gift Shop & The Mountain Gal
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

Brenda Freeman [Signature], of LIV Sotheby's Realty
PRINT NAME SIGNATURE BUSINESS/ORGANISATION

To The Town of Grand Lake,

In signing this document, I give my approval and support for Blake Barbiche, owner of Truepenny Pitstop smoothie trailer, to lease and conduct business on Lot 4 of 1016 Grand Avenue, Grand Lake for the summer season (June-September) of 2022.

Signed

Amanda Freeman
PRINT NAME

Amanda Freeman, of
SIGNATURE

Sagebrush
BUSINESS/ORGANISATION

Catherine Elliott
PRINT NAME

Catherine Elliott, of
SIGNATURE

The Wake Coffee Shop
BUSINESS/ORGANISATION

David Freeman
PRINT NAME

[Signature], of
SIGNATURE

Sagebrush
BUSINESS/ORGANISATION

Jessie Mullinex
PRINT NAME

[Signature], of
SIGNATURE

Mtn Mongrels
BUSINESS/ORGANISATION

Rebecca Smyth
PRINT NAME

Rebecca Smyth, of
SIGNATURE

DayBakin LLC
BUSINESS/ORGANISATION

Lisa Currington Lee Smyth
PRINT NAME

[Signature], of
SIGNATURE

Remax-Grand Lake
BUSINESS/ORGANISATION

Andrea Cox
PRINT NAME

[Signature], of
SIGNATURE

REIMAX Resorts of GC
BUSINESS/ORGANISATION

Seon Mali
PRINT NAME

Seon Mali, of
SIGNATURE

Renas Resort of GC
BUSINESS/ORGANISATION

CRAD CRANSTON
PRINT NAME

[Signature], of
SIGNATURE

CRAB TREE Co.
BUSINESS/ORGANISATION

Nancy Negri
PRINT NAME

Nancy Negri, of
SIGNATURE

Resident
BUSINESS/ORGANISATION

Julianne Zieff
PRINT NAME

Julianne Zieff, of
SIGNATURE

Grand Lake Chocolates
BUSINESS/ORGANISATION

JAY JACKSON
PRINT NAME

Jay R. Jackson, of
SIGNATURE

GRAND PIZZA
BUSINESS/ORGANISATION

To The Town of Grand Lake,

In signing this document, I give my approval and support for Blake Barbiche, owner of Truepenny Pitstop smoothie trailer, to lease and conduct business on Lot 4 of 1016 Grand Avenue, Grand Lake for the summer season (June-September) of 2022.

Signed

Martin Alejandro Lessa Quiroga PRINT NAME, Martin Lessa SIGNATURE, of The Hub BUSINESS/ORGANISATION

Becky McBride PRINT NAME, Becky McBride SIGNATURE, of Stalk Market BUSINESS/ORGANISATION

Lauren Lake PRINT NAME, Lauren Lake SIGNATURE, of Spirit Lake Lodge BUSINESS/ORGANISATION

Kathi Michel PRINT NAME, Kathi Michel SIGNATURE, of Cabin Quilts + Stitches BUSINESS/ORGANISATION

JOHN FLEMING PRINT NAME, John Fleming SIGNATURE, of G.C. WINE + SPIRITS BUSINESS/ORGANISATION

Ashley North PRINT NAME, Ashley North SIGNATURE, of Western Ruca BUSINESS/ORGANISATION

Amanda Cluck PRINT NAME, Amanda Cluck SIGNATURE, of Never Summer BUSINESS/ORGANISATION

SHELLEY RICHMOND PRINT NAME, Shelley Richmond SIGNATURE, of Gifts Unlimited, Inc BUSINESS/ORGANISATION

Melina Jakubun PRINT NAME, Melina Jakubun SIGNATURE, of Grand Mountain Rentals BUSINESS/ORGANISATION

MChris-Stans PRINT NAME, M. Chris Stans SIGNATURE, of Bighorn Baskets BUSINESS/ORGANISATION

Katie Ellis PRINT NAME, Katie Ellis SIGNATURE, of Mountain Lake Properties BUSINESS/ORGANISATION

FLORIN ANDRISAN PRINT NAME, Florin Andrisan SIGNATURE, of ROCKIES BUSINESS/ORGANISATION

March 4, 2022

To Town of Grand Lake,

This letter is to state my approval of the Special Use Permit submitted by Blake Barbiche of Truepenny Pitstop on March 4, 2022. I am in favor of the site plan and scope of business operations highlighted in the permit.

A handwritten signature in cursive script that reads "Shelley Richmond". The signature is written in black ink and is positioned to the right of the typed name.

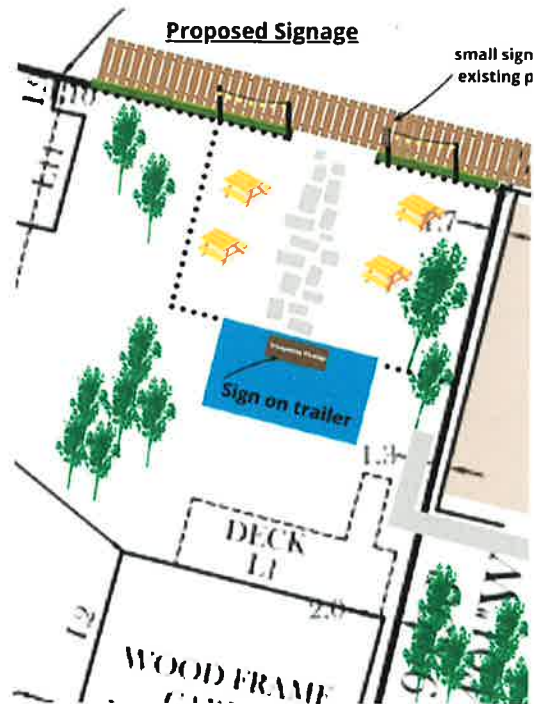
Shelley Richmond
Gifts Unlimited Inc.
1022 Grand Ave.
970-531-2554

March 2, 2022

Dear Town of Grand Lake,

As the property owners of 1016 Grand Ave, we are in support of the Special Use Permit that Blake Barbiche of Truepenny Pitstop is applying for to put her food cart on the property for the summer/fall 2022 season. We are currently finalizing the plans for the lease and a clean-up on the east side of 1016 Grand Ave this Spring for Ms. Barbiche to create an atmosphere that will be conducive to inviting customers into the grounds at 1016 Grand Ave.

We are collaborating with our neighbor, Bradley Hilton of Gifts Unlimited, to ensure the Truepenny cart will have easy access to the property. We are happy to provide any additional details you may need as we get things finalized with Ms. Barbiche. We recognize that cleaning up this central Grand Ave property is long overdue and we are excited to work with Mr. Hilton and Ms. Barbiche on this site improvement.



Sincerely,
Buck Blessing and partners

Outline of Logistics & Utilities for Truepenny Pitstop use at Lot 4, 1016 Grand Ave

Lot 4 will be cleared and cleaned, to make the property level and safe.

Lot 5 will also be cleaned up for safety, and to create continuity between the spaces, even if it is not all being utilised by Truepenny Pitstop.

To drive our 8'x12' trailer into place, a section of the metal fencing along the front edge of the property will be temporarily removed and a ramp will be used to get the trailer up over the boardwalk.

The trailer will be positioned in front of the uninhabited residence at the rear of the property. There will be space to walk behind the trailer, but this will not be accessible by the public. The residence will be blocked from public access on all sides as a safety precaution.

The Lilli Putt structure at the centre of the property will also be blocked from public access. Any hazards, such as the portion of dangling railing on its East side, will be removed.

At this point, with the snow coverage, it is unclear exactly what will need to be removed to create a clean, safe and level property, but Blake has permission from the property owners to alter the site as necessary. These alterations will be of a temporary nature, in that no new structures will be built and no major earthwork will be undertaken, but the plans will ensure a safe, sightly and enjoyable space for the summer of 2022.

The plan for Lot 4 would be to remove any mini golf features which are hazardous, create obstacle or make the space unlevel. Once achieved, the area would likely be topped with gravel and lined with vegetation. The space in front of the trailer would mainly be seating, small patio tables and benches etc., with an aisle down the centre leading to the entry/exit gate. Since Lot 5 is visible from this area (Lot 6 is partitioned by a fence), it will also be cleaned up, both for visual appeal and for use as a potential solution to an extensive queue, allowing it to wind through the property, rather than entering the boardwalk. Please refer to site drawing for a more detailed projection of the space.

In terms of utilities, electricity and water will be acquired from Gifts Unlimited just next door. This agreement is independent to the lease agreement with the owners of the property for proposed use. The trailer has a fridge and freezer which will need to remain plugged in at all times. The blenders, water pump, water heater and lights will just be powered for use throughout the working day. There will be an outdoor outlet on the West side of Gifts Unlimited, which can be easily reached via extension cord from the trailer. The trailer has previously been powered by a 7,000 watt Honda generator, but the space would be better enjoyed without the hum of even a quiet generator in the background.

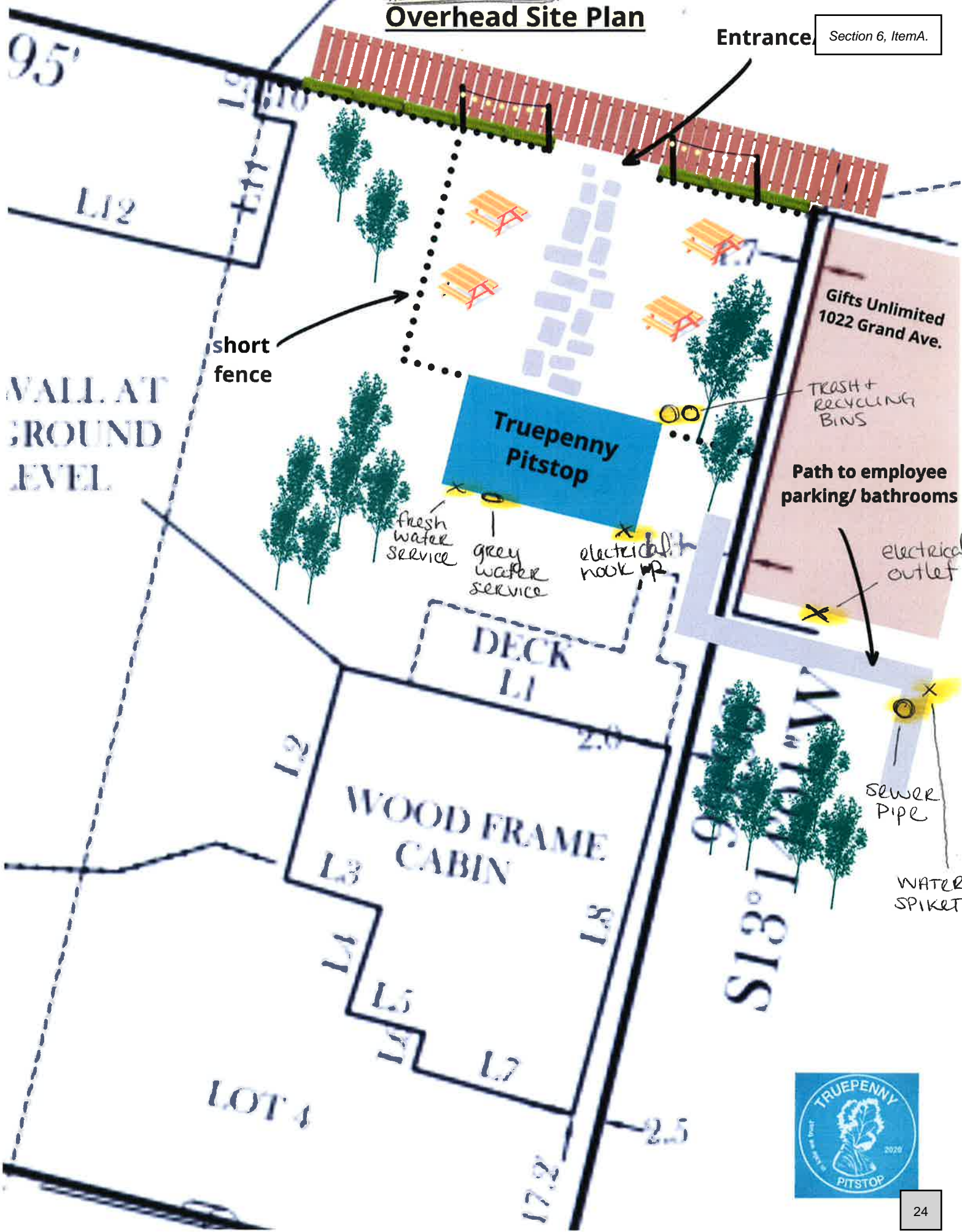
Also along the rear West wall of Gifts Unlimited is a sewer pipe for water disposal as well as an outdoor spicket to replenish the trailer's water supply. The trailer is equipped with a 35 gallon fresh water tank and 40 gallon grey water tank. A hundred foot garden hose is used to refill the fresh water (only used for dishes, not drinking), and a PVC hose and water pump are used to extract the grey water. If for any reason directing the grey water into the sewer pipe next door is not an approved solution, it can be pumped into a tank in Blake's vehicle that can be driven to and disposed of at the nearest RV dump station.

Trash and recycling will be taken off site by Blake at the end of the day, and disposed of at a transfer station.

Visitors will be directed to the public restrooms across the street. Public Health approves this solution so long as it is okay with the town.

UTILITIES
Overhead Site Plan

Entrance Section 6, Item A.



Overhead Site Plan
(Update 3/30)

Entrance/Exit Section 6, Item A.



Truepenny Pitstop Business History

Established in August of 2020.

Opening location was the Visitor's Centre in Granby, then moved to the CarQuest parking lot just outside of town.

Going into Winter of 2020, the Pitstop was offered a place in Two Pines Supply on Agate Avenue, Granby. We were based there from October 2020, through September 2021.

Moving forward, the intention is to primarily be a summer business, operating out of our trailer from June through September.

October 2021, we began retailing pre-prepared versions of our smoothies, granola and other snacks via our website. Orders are placed online, then picked up from locations in Winter Park and Granby. This will continue through May of 2022, until the trailer reopens.

In February 2022, we began supplying Simple Coffee Co with pre-prepared smoothies to be blended and served in their shop. They also purchase our granola for use on their menu. We are currently working to secure more wholesale accounts of this nature, with a particular focus on retailing our granola in local shops and markets.

Truepenny Pitstop trailer will operate June through September of 2022.



Blake Barbiche

May 28, 2021 · 🌐

HAPPY SUMMER GRAND COUNTY !!

smoothie season is here and we're ready to rock it ! 🍌🍌🍌

TRUEPENNY PITSTOP
smoothies + healthful treats

Located inside
TWO PINES SUPPLY
150 East Agate, Granby

THURSDAY - SUNDAY
10AM - 4PM

We are a reusable cup business, so please bring your favourite 16oz+ vessel or purchase one of ours !

All smoothies made to order ! So modifications, substitutions and "make me anything"s are always welcome 🙌

Come check out our new grab n' go freezer ! Always stocked with rotating flavours of smoothie pops and other clean tasty treats that focus on gluten free, nut free, dairy free and other dietary restrictions/preferences !

We are also carrying sourdough bread and dog treats from THE BAKERY AT ST GALLENS KITCHEN in Grand Lake !

AND do keep an eye out for our sweet little trailer to pop up at local events this summer 🍌

Look forward to seeing you soon and whipping up your perfect sipper !

Best,
B





\$1 - GRANBY, CO

Truepenny Pitstop Smoothies !

Mark as Sold

Nanette Barbiche, Brian Barbiche and 81 others

8 Comments

Like

Comment

Brian Barbiche
The best!!! 2
[Like](#) [Reply](#) 43w

Katie Hornbaker
We love this place!!!



[Love](#) [Reply](#) 43w

4

Mary Reed
That's so exciting Blake!! You & I chatted for a bit when you were outside of Carquest!! I've been wondering where you ended up relocating! I'll definitely check you out in GL!!
[Like](#) [Reply](#) 43w 2

Blake Barbiche
Mary Reed thanks so much ! please do ! would be lovely to see you. I'm inside of Two Pines in Granby 😊
[Like](#) [Reply](#) 43w

Mary Reed
Gotcha, super tired right now & just read everything thoroughly!! Two Pines is a great store, & now it's just that much better!!
[Love](#) [Reply](#) 43w

Lacey Love
The best smoothies ever!
[Love](#) [Reply](#) 43w 2

Zuzana Compel
Where is exactly located?
[Like](#) [Reply](#) 43w

Blake Barbiche
Zuzana Compel Two Pines Supply, 150 E Agate, Granby
[Like](#) [Reply](#) 43w

Write a comment...

TRUEPENNY PITSTOP MENU

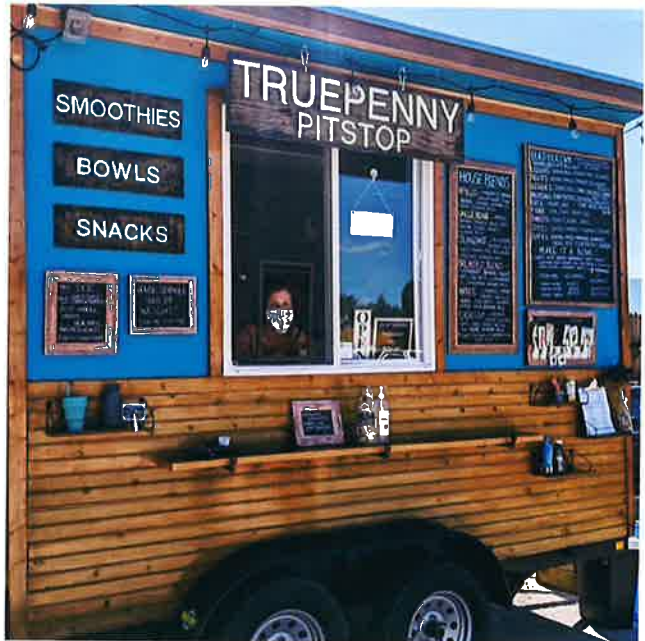
Section 6, Item A.

(tax included in pricing)

SMOOTHIES: a well rounded meal or snack. 16oz = \$8

sub or skip anything you're not into (but, i promise, you won't even taste the veggies !)

- + **breakfast blend** (breakfast, blended.) - strawberry, banana, yogurt, egg white, oats, honey, cinnamon, elderberry, oj, almond milk.
- + **steamroller** (energy dense) - banana, yogurt, sweet potato, peanut butter, egg white, oats, agave, coconut milk.
- + **arnie** (muscle recovery) - mango, carrot, yogurt, egg white, agave, turmeric, pepper, maca, vanilla, almond milk.
- + **alpenglow** (creamsicle-like) - mango, yogurt, cauliflower, chia, baobab, vanilla, agave, oj, coconut milk.
- + **apple** (immune booster) - pineapple, banana, cauliflower, flax, lemon, ginger, honey, baobab, oj, almond milk.
- + **garden party** (ok, you'll definitely taste the veg in this one...) - banana, spinach, kale, sweet potato, cauliflower, carrot, zucchini, dates, ginger, almond milk.
- + **greenña colada** (exactly as it sounds!) - banana, pineapple, lime, spinach, hemp seed, moringa, agave, coconut milk.
- + **uncle reggie** (sweet n' green) - mango, banana, spinach, kale, avo, lemon, honey, matcha, alm milk.
- + **kraken** (alkalising and hydrating) - apple, cucumber, zucchini, spinach, a liittle bit of pineapple, avocado, spirulina, ginger, coconut water, dash of oj.
- + **schoolyard** (basically a pbj) - strawberry, blueberry, banana, sweet potato, peanut butter, maca, chia, agave, almond milk.
- + **bob ross** (a little sip of calm) - blueberry, cucumber, mango, avocado, lemon, honey, vanilla, ashwaghandha, lavender, almond milk.
- + **slingshot** (sustained energy) - blueberry, banana, sweet potato, chia, avocado, agave, cayenne, açai, almond milk
- + **almond latte** (the guiltless frapp) - banana, yogurt, espresso, carrot, almond butter, chia seed, honey, coconut milk.
- + **masala chai** (spiced like the tea, but caffeine free) = banana, yogurt, sweet potato, egg whites, vanilla, maple, spice blend, almond milk.
- + **cacao cup** (think healthier peanut butter cup !) = banana, zucchini, yogurt, peanut butter, chia, agave, cacao, almond milk.
- + **powder day** (a minty power up !) = yogurt, banana, cauliflower, oats, egg whites, hemp seed, agave, coconut milk, peppermint.
- + **smokey bear** (detox lemonade) = pineapple, mango, yogurt, cucumber, lemon, agave, coconut activated charcoal.
- + **straight up** (O.G.) - fruit(s) of your choice, yogurt, and a little agave.
- + **BYO** (mine aren't good enough for ya, huh?) = build a smoothie with any ingredients you see above !
consult B with any questions on ingredients or combos so we can create your perfect sipper !



**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 04-2022**

**CONSIDERATION TO RECOMMEND A SPECIAL USE PERMIT (SUP) TO ALLOW A
COMMERCIAL USE ON PROPERTY LOCATED AT BLOCK 3, LOT 4-6, TOWN OF GRAND
LAKE; MORE COMMONLY REFERRED TO AS 1016 GRAND AVENUE**

WHEREAS, the Town of Grand Lake (the “Town”) received a Special Use Permit (SUP) Application (the “Application”) from Blake Barbiche of TruePenny Pitstop LTD; (the “Applicant”); and

WHEREAS, Lots 4-6, Block 3, Town of Grand Lake (the “Property”) is zoned commercial; and

WHEREAS, the Property is owned by River Mountain LLC & Partners; and

WHEREAS, Municipal Code 12-2-31(A) General SUP states:

- 2. *A [SUP] permit [is required] for the temporary use (six months or less) of private property.*
- (b) *For Commercial/Mixed Use, the permit shall be utilized for the approval of proposed accessory uses, not incidental to the primary use of the property, or when there are two or more business present, with at least one business that is proposed to be located in a non-fixed structure, or a temporary facility.....*
- 3. *At a Public Hearing, after receiving comment and testimony, the Commission shall make recommendation to the Board of Trustees in the form of a resolution.; and*

WHEREAS, Municipal Code 12-2-18 (A) Uses Permitted by Right in a Commercial District states: eating and drinking places; frozen food locker; and

WHEREAS, the Applicant is requesting a temporary, non-fixed food/drink facility (the “Use”) on the Property; and

WHEREAS, the Commission reviewed the Application at a Public Hearing on April 6th, 2022; and

WHEREAS, the Commission considered the following factors when reviewing the Application:

- (i) Relationship of the proposed Special Use to the economic development objectives of the Town and the anticipated impact of the SUP on existing businesses.
- (ii) Effect upon traffic, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, access, maneuverability, and (if applicable) snow removal from the streets and parking areas.
- (iii) Effect upon the character of the area in which the proposed Special Use is to be located, including the scale and bulk of the proposed Special Use in relation to surrounding uses and neighborhood.
- (iv) Such other factors and criteria as the Commission deems applicable to the proposed Special Use including but not limited to: proposed length of use; specific businesses; land owners or other interested parties to be notified; or proposed conditions of SUP issuance.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the proposed location of the Use is in accord with the purposes of this Chapter and the purposes of the Commercial District; and

THAT, the proposed location of the Use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor will the proposed use be materially injurious to nearby land uses, properties, or improvements; and

THAT, the proposed Use will comply with all of the applicable provisions of the Code of Ordinances; and

THAT, the Applicant shall comply with such terms and conditions as the Commission determines are necessary to carry out the letter and intent of the Special Use Permit process; and

THAT, the Planning Commission hereby forwards a favorable recommendation to grant the Special Use Permit for a temporary "Use" located on the Property with the recommended following conditions of approval:

1. The hours of operation are limited to 10 am to 5pm, four to five (4-5) days a week.
2. The SUP is valid beginning May 1st and shall expire on October 31st, 2022.
3. The Applicant shall provide signage for TruePenny, such signage to be approved by the Town of Grand Lake.
4. Any changes to this Special Use Permit shall be reviewed and approved by the Planning Commission and Board of Trustees.
5. Review of this Special Use Permit may be warranted by the Commission and Board of Trustees, if two (2) or more written complaints are received by the Town in any six (6) month period.
6. This SUP has a penalty clause included specifying a Fifty Dollar (\$50.00) per day fine for each and every day the business is out of compliance with the Date of this permit.
7. The Applicant complies with all other federal, state, and local regulations.
8. Failure to adhere to these conditions shall be cause for Town Staff to either suspend or revoke the SUP without notice or hearing.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO, THIS 6th DAY OF APRIL, 2022.

(S E A L)

Votes Approving:	0
Votes Opposed:	0
Absent:	0
Abstained:	0

ATTEST:

TOWN OF GRAND LAKE

/s/
Jenn Thompson, Town Clerk

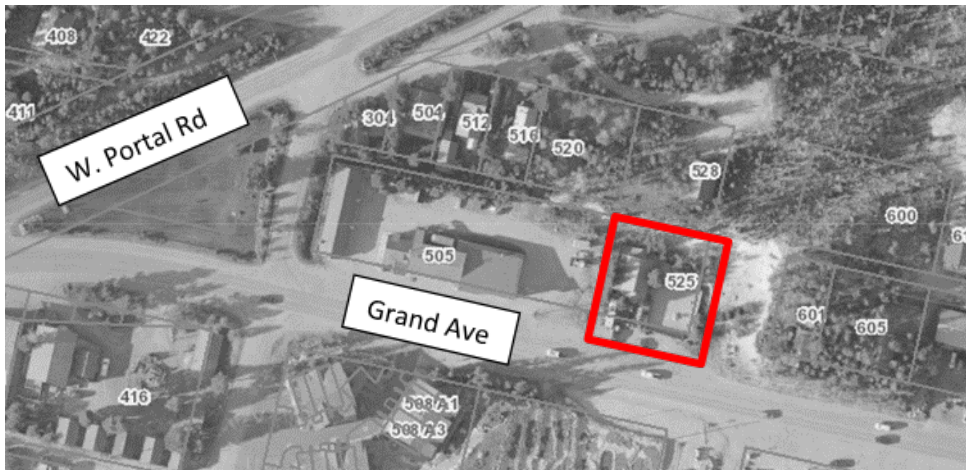
/s/
James Shockey, Chairman



April 6th, 2022

To: Chairman Shockey and Planning Commissioners
From: Kim White, Town Planner

RE: **PUBLIC HEARING** – Consideration of a Conditional Use Permit Application for a business that generates income from the use and utilization of animals (dog boarding and training) located at Lots 15-16, Block 26, Town of Grand Lake.



Purpose

The Town has received a Conditional Use Permit (CUP) application from Heather Williams for a for a business that generates income from the use and utilization of animals (dog boarding and training) located at Lots 15-16, Block 26, Town of Grand Lake, also known as 525 Grand Avenue, which requires Planning Commission review and recommendation, and Board of Trustees Approval with possible public hearing.

Background

Public notice was made in the sky-hi newspaper and certified letters were sent to neighbors within 200’ of the property. There has only been one email response, which was in favor of the business and is attached.

Facts about the application

- Applicant is under contract with the owners at 525 Grand Ave., also known as Mountain Mongrels, which currently boards dogs.
- The current owners have provided a letter to allow the applicant to pursue the conditional use permit while the sale of the property is pending.
- The current owners have a conditional use by right permit to board dogs in the commercial zone.
- Commercial zoning allows by conditional use: the operation of businesses that generate income from the use of animals (12-2-18)
- Applicant has submitted the Conditional Use permit with the business plan and a narrative.



The applicant has submitted the conditional use application, application fee, and information about the business.

The facility will have the same entrance, exit, snow storage, trash area, parking plan, open space, operational hours (7am-7pm) and functions, and assessed neighborhood compatibility and impact. Management responsibilities would be performed by Heather Williams and Justin Williams.

Parking assessment shows that 6 spaces are required and are met. This includes 1 space/8 students, 1 guest space, 1 unloading space. For this commercial lot, an on-street parking credit is available for the 100' of frontage for 8.5 spaces.

Municipal Code pertaining to this application:

12-2-18 Regulations for Commercial District – C

(B) Conditional Uses

5. Fixed-business kennels, boarding facilities, horseback riding facilities, and other businesses that generate income from the use and utilization of animals.

Conditional Use Permits (CUP)

1. Types of Conditional Use Permits

(a) General Conditional Use Permits (CUPs) - permitted uses allowed in a district, in addition to the uses by right, where so authorized, are designated by individual zoning districts. Please refer to Sections 12-2-81 through 12-2-25 for individual zone listing.

(b) Nightly Rental Conditional Use Permits

2. General CUP General Information – Conditional Uses are those uses allowed in a district, in addition to the uses by right, where so authorized, when and if a Conditional Use Permit (CUP) is granted, in accordance with special procedures and requirements. The CUP review process herein is intended to assure compatibility and harmony between the proposed conditional use with both the surrounding properties and the town at large.

(a) The Town of Grand Lake shall not review requests of this nature unless the applicant (its constituents or members) are current with the Town and all Town enterprises for all fees, assessments, charges, taxes, or amount due of any type.

3. Processing and Review Criteria - Unless identified in Section 12-2-31(B)4 Nightly Rental Conditional Use Permits, requests for Conditional Use Permits will be processed and reviewed according to the following criteria:

(a) Procedure Before the Planning Commission

The applicant may propose a Conditional Use Permit request by submitting, to Town Staff, written material outlining the proposed use.

Included in this narrative should include (but not be limited to: operational hours and functions, management responsibilities, assessed neighborhood compatibility and impact). Written material must be accompanied by supporting documentation, including (if applicable) but not limited to:

1. A site plan depicting the layout of the structure with the proposed use, ingress and egress point, parking and vehicular ingress and egress points, snow storage, trash receptacles, and any other item that may be pertinent to the site plan of the property and proposed use.

2. Landowner or Homeowners Association approval....

2. Schedule a Public Hearing for a later date but no sooner than twenty-eight (28) days from receipt of the application. At least fifteen (15) days prior to the scheduled date, Town Staff shall cause a legal notice to run in a local newspaper of general circulation advertising the time, date, and location of the CUP Public Hearing and



certified letters to be mailed to all property owners within two hundred (200') feet of any portion of the property proposed for the SUP indicating the time, date, and location of the CUP Public Hearing.

3. After taking evidence in relation to said Condition Use application, the Planning Commission shall formulate a recommendation, including such terms and conditions as it may deem necessary and appropriate. The recommendation shall be placed on the next agenda of the Board of Trustees.

(i) The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:

- _____ (a) Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences.
- _____ (b) Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood.
- _____ (c) Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance.

Commission Discussion

The Commission should conduct the meeting as follows:

1. Open the Public Hearing
2. Allow Staff to present the matter
3. Allow the Applicant to address the Commission
4. Take all public comment
5. Close the Public Hearing
6. Allow for Commission discussion
7. Take action as appropriate

Commission Action

Suggested Motions:

1. **I move to recommend approval of the Conditional Use Permit for a business that generates income from the use and utilization of animals (dog boarding and training) located at Lots 15-16, Block 26, Town of Grand Lake more commonly known as 525 Grand Ave. with the following conditions _____.**

Or

2. **I move to deny the Conditional Use Permit for a business that generates income from the use and utilization of animals (petting zoo) located at Lots 15-16, Block 26, Town of Grand Lake more commonly known as 525 Grand Ave.**



**TOWN OF GRAND LAKE
AGREEMENT FOR PAYMENT OF
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE TOWN
SUBDIVISION, ANNEXATION AND ZONING PROCESS**

THIS AGREEMENT (“the Agreement” is entered into this 1 day of April, 2021, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, (“the Town”) and Moving Mountains Dog Training LLC, a _____ (homeowner, type of corporation, LLC, etc. if applicable), (collectively, “the Owner”).

WHEREAS, the Owner owns certain property situated in the Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, (“the Property”);

WHEREAS, the development review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Owner desires to develop the Property and has made application to the Town for approval of subdivision, annexation and/or zoning of the Property, and

WHEREAS, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town’s expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses through the entire development review process until final completion of the development including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Owner and the Town will apply those fees against the development review expenses incurred by the Town while processing the Owner’s development review proposal. In the event the Town incurs development review expenses greater than the monies collected from the Owner, the Owner agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Owner shall pay all invoices submitted by the Town within ten (10) days of the Town’s delivery of such invoice. Failure by the Owner to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.
2. Except where the law or an agreement with the Town provides otherwise, the Owner may terminate its application at any time by giving written notice to the Town. The Town

shall take all reasonable steps necessary to terminate the accrual of costs to the Owner and file such notices as are required by the Town's regulations. The Owner shall be liable for all costs incurred by the Town in terminating the processing of the application.

- 3. If the Owner fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized bylaw to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Owner all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
- 4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of the development review of the application throughout the development process. Statements of expenses incurred will be made available to the Owner by the Town. Expenses to be charged to the Owner's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Owner with a statement of account and will refund to the Owner any funds paid by the Owner that were not expended by the Town, except where the Parties expressly agree to the contrary.
- 5. Owner's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Owner's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Owner prior to a final decision in the process.

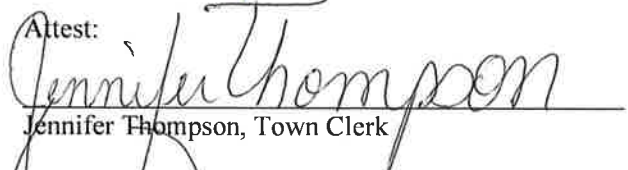
IN WITNESS WHEREOF, the Town and the Owner have caused this Agreement to be duly executed on the day and year first above written.

PRINTED OWNER'S NAME: Heather Williams

OWNER OF PROPERTY: 
Signature

TOWN OF GRAND LAKE

By: 
Kimberly White, Town Planner

Attest: 
Jennifer Thompson, Town Clerk





Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
• Phone: 970-627-3435 • Fax: 970-627-9290
• Email: glplanning@townofgrandlake.com • Website: townofgrandlake.com

LAND USE REVIEW APPLICATION FORM

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED MEETING

PROPERTY

- Street Address (or general location if not addressed): 525 Grand Ave
- Legal Description: Lot 15/16 Block 26 Subdivision Town of Grand Lake
- Lot Area (in square feet or acres): 100 x 100 double lot
- Existing Use of Property: Dog daycare + boarding

TYPE OF REVIEW (circle one): • Rezoning • Subdivision • Minor Subdivision • Annexation • Planned Development
• Conditional Use • Vacation – Public right-of-way • Amendments to approved Subdivision or PD • Other (explain below)

PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable):

We are seeking a conditional use permit for 525 Grand Ave (block 26, lots 15+16) for the purpose of a dog daycare + training facility.

- Name of Development: _____
- Name of Applicant: Heather + Justin Williams Email: ~~both~~ info@movingmountainsdogtraining.com
- Address: PO Box 1498 Phone: 303-641-3516
- City: Grand Lake State: CO Zip: 80447 Fax: _____
- Contact Person (if not applicant): _____ Email: _____
- Address: _____ Phone: _____
- City: _____ State: _____ Zip: _____ Fax: _____

STAFF USE ONLY

Application Received By: Kwhite Date / Time: _____
File Name: _____
Fee Paid: ch# 1003 Amount: 250.00 Reimbursement Form Signed: yes

Moving Mountains Dog Training (MMDT) has been an established business in Grand County since 2016. Over the last six years, MMDT has been steadily grown into a successful operation with a large clientele from Grand Lake to Winter Park. The time has come for us to expand to a brick and mortar building so we can help more people and their dogs in a 24 hour period.

We have also seen first-hand the need and desire for a doggie daycare in Grand Lake. After relying the previous daycare for socialization and safe supervision, there is an entire daycare's worth of dogs waiting for the chance to play with their friends again. Several training clients, as well as members of the local community work force, have come to us with the need for daycare. In our current state, as a mobile training company only, it isn't a niche we've been able to fill for them. We want to change that!

525 Grand Ave is a great location for MMDT to expand its services and provide Grand Lake with much needed daycare. The property is already set up for daycare, so we would very little to do to begin business operations. It is "in town" and close for locals, but far enough out of the way, that it won't interfere with the other businesses in Grand Lake.

Because MMDT is a training company first, the daycare dogs, as well as the training dogs, will be expected to follow some rules and boundaries while having fun and playing with their comrades. Grand Lake and Grand County as a whole, is such a dog friendly community, why not help those dogs to be mannerly and polite and bring out their greatest potential? This also means that barking will not be allowed in our facility. Barking will be constantly managed both indoors and out to prevent any noise complaints, as well as keep all the dogs calm, balanced, and happy.

MMDT's founder, Heather Williams, has over ten years of experience working with dogs. She has even had the pleasure of managing a daycare, boarding, and training facility in the Denver Metro area. She is prepared and backed with knowledge on how to make this facility beneficial to every dog and human that walk through the doors. Between Heather and Justin, the dogs will either be supervised in playgroup, participating in training exercising, or having a break in their kennel. Safety is our utmost priority for everyone involved.

Part of providing a safe environment is keeping everything clean and sanitary. MMDT is dedicated to clearing the play yards of excrement as it happens and cleaning regularly with a dog safe enzymatic cleaner. We would also love to keep the waste bag station currently on the property, provided by the Town of Grand Lake. We are also committed to following all rules and guidelines required for proper licensing by the state.

Please consider our application for a conditional use permit at 525 Grand Ave. We are a local company that wants to serve the community the best way we possibly can.

Business Plan

01



01

Presentation Highlights

Executive summary
Company description
The team
Industry outlook
Target market
Company objectives
Strengths and weaknesses of competitors
Our services
Services and income projections
Marketing
Funding
Expenses
Contact us

2022



Executive summary

Moving Mountains Dog Training LLC is intending to expand its services from remote training only, to localized onsite training, as well as structured doggie daycare. This includes purchasing a physical location at 525 Grand Ave in Grand Lake, CO. Demand for daycare already exists in the Grand Lake area and we will be filling that niche. Additionally, MMDT will continue to do what it does well (private and group training) on a grander scale.

As the only professional dog trainer in Grand County, we will continue to dominate the market and grow beyond past ability. We will also be located on "Main St" in Grand Lake and all persons entering and exiting town will pass by us twice.

The business is seeking funding to provide the brick and mortar facility and some start up costs to prepare said facility and get going for the first few months.

Company description

Moving Mountains Dog Training is and will continue to run as an LLC in Grand County CO. MMDT will operate under the laws and regulations of the state of Colorado, and will be run by Heather and Justin Williams who will serve as the Business owners and operators.

MMDT will provide both training and daycare services to citizens of Grand County and its tourists. Heather will continue to be the main trainer and both Heather and Justin will run playgroup as well as other business operations.



The team

05



HEATHER WILLIAMS
Founder and Head Trainer



JUSTIN WILLIAMS
Owner



Industry outlook

06

There is little competition with doggie daycare services. Mountain Mongrels in Granby provides both daycare and boarding services. They are selling their location in Grand Lake (525 Grand Ave which we are looking to acquire). We will not be providing boarding services, only daycare and training.

There are no other trainers in the county that we are aware of. Some dog walkers exist, but there is little else in the pet industry outside of vet offices. MMDT has been active in the county for seven years and already has a healthy clientele.

Target market

We are targeting all dog owners in Grand County, both resident, local dog owners, and those visiting our tourist town with their dogs.

We will have a slightly different target group for daycare services than training. Daycare services are needed more by working full time residents, while training could be required by full time, part time, or vacation residents.

Dog training and doggie daycare are both considered luxury services, so our ideal client has a steady job with some disposable income. There is a large population of second home owners in the area, as well as retirees. Both of which tend to have extra income and the desire for well behaved and well taken care of dogs.

Section 6, ItemB.



Company Objectives

08

Section 6, Item B.

OBJECTIVE 1

Expand training services to double the current capability, as well as add daycare services for 15-20 dogs per day, 5 days a week.

OBJECTIVE 2

Continue to solidify Moving Mountains Dog Training's glowing reputation as accomplished and professional by always exceeding the client's expectations and providing them with genuine care and knowledge for their dogs.

OBJECTIVE 3

Increase gross profit from \$65,000 in 2021 (without a physical location or daycare) to \$200,000 in the first 12 months.



COMPETITORS' STRENGTHS AND WEAKNESSES

09

The main competitor, Mountain Mongrels, has the benefit of providing overnight boarding services to their clients. If clients board there, they are likely to use them for daycare as well.

They have the disadvantage of not offering training services. In addition to not providing training, the playgroups aren't as structured or controlled to provide the utmost safety for each and every dog that participates. They are also located on a back county road. People won't see them from main highways.

10

Our services

Moving Mountains Dog Training is separated above other dog services in the county due to Heather's 10 year ongoing education and experience in dog training, dog behavior, and hands on management of a doggie daycare from 2014-2016.

We are also an already established and successful business in Grand County with a growing clientele.

Moving Mountains Dog Training has over 200 clients in Grand County and supply and demand has never been more in our favor.

This puts both our training and daycare services above our competition.



Services and Sales

Daycare
\$30 per day per
dog
20 dogs per day
\$12,000
per month

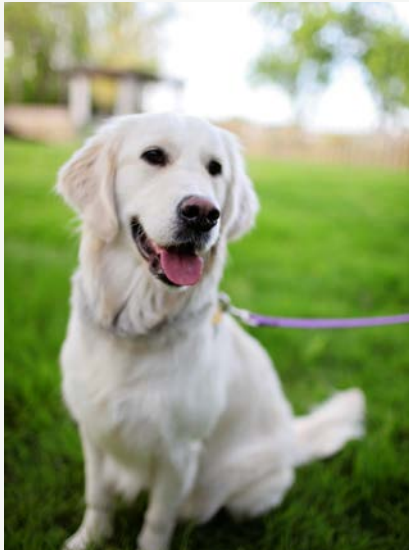
Day School
Training
\$1,700 per dog
1-3 dogs per
month
\$1,700-\$5,100
total per month

Private Training
\$100 per
session
6-10 sessions
per week
\$2,400-\$4,000
per month

Group Classes
\$250 per class
1 classes per
month
10 dogs per
class
\$2,500 per
month

Training
Equipment
Sales
\$200-\$1,000
per month

Expected to start: \$18,800 per month – \$225,600
Potential Growth to:\$24,600 per month – \$295,200



MARKETING

Marketing for Moving Mountains Dog Training will focus on word of mouth and referral as it has in the past. We will also be expanding our social media presence and using advertisements there. Lastly, we have the benefit of being on the main street in Grand Lake with a lot of drive bys.

\$799,000

COST TO PURCHASE PHYSICAL
LOCATION

\$20,000

SMALL BUSINESS LOAN TO COVER
START UP COSTS

Expenses

2021 Expenses for Moving Mountain Section 6, Item B. g

- \$16,000
- Insurance
- Training Equipment
- Advertising
- Uniform
- Accounting
- Web Domain etc

Yearly Expenses for 525 Grand Ave

- \$67,000
- Mortgage
- Internet
- Taxes
- Utilities
- Inventory/Supplies

Total Projected Yearly
Expenses \$83,000

Contact us

FOR INQUIRIES AND CONCERNS

MAILING ADDRESS

PO Box 1498
Grand Lake, CO
80447

EMAIL ADDRESS

info@movingmountainsdogtraining.
com

PHONE NUMBER

303-641-3516
720-280-5963



**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 05 – 2022**

A RESOLUTION RECOMMENDING APPROVAL OF THE CONDITIONAL USE PERMIT FOR A BOARDING FACILITY LOCATED AT BLOCK 26, LOT 15-16, TOWN OF GRAND LAKE; MORE COMMONLY REFERRED TO AS 525 GRAND AVENUE

WHEREAS, Municipal Code 12-2-18: Regulations for Commercial District allows for conditional uses including “*fixed-business kennels, boarding facilities, horseback riding facilities, and other businesses that generate income from the use and utilization of animals*”; and

WHEREAS, Municipal Code 12-2-31(B): Conditional Use Permits, allows the Planning Commission the option of scheduling a Public Hearing prior to consideration; and

WHEREAS, Municipal Code 12-2-31(B): Conditional Use Permits states:

The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:

- 1. Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences.*
- 2. Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood.*
- 3. Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance.*

WHEREAS, the Town of Grand Lake has made efforts to support local “brick and mortar” businesses; and

WHEREAS, the Zoning Regulations limits the location of boarding facilities to the Commercial District.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO,

THAT, the Planning Commission has reviewed the Conditional Use Permit application for a boarding facility located at Block 26, Lot 15-16, Town of Grand Lake during a properly noticed public hearing; and

THAT, the applicant has operated a successful business in the County similar to the proposed use; and

THAT, after taking into consideration of the expected relationship, probable effect, and anticipated impact of the proposed use on the Town of Grand Lake; the Planning Commission forwards a favorable recommendation for approval of the Conditional Use Permit application limited by the following conditions:

1. The applicant comply with the requirements of Municipal Code Chapter 8: Regulation of Animals; and
2. The applicant is the considered the responsible party and/or “person” of the animals relating to Municipal Code Chapter 8: Regulation of Animals; and
3. The applicant obtain all permits and comply with inspections required by the State of Colorado; and
4. The outdoor operating hours are limited to 7am to 7pm; and
5. If a written noise complaint is received by the Town, the applicant will be required to timely install acoustic tiling inside the kennel; and
6. The breeding of animals is NOT permitted; and
7. The applicant is responsible for maintaining a clean facility including the area immediately surrounding the premise, as determined by the Town; and
8. The play area shall graded, drained and maintained by the applicant to prohibit off premise discharge of any and all animal waste; and
9. All animal care activities such as grooming and washing shall be conducted inside the facility; and
10. The applicant shall maintain the existing wood fence; and
11. All structures, including shade shelters, shall be constructed less than 6’ in height and in accordance with the Municipal Code; and
12. The applicant shall adhere to the site plan provided in Exhibit A; and
13. All permits necessary to comply with the Municipal Code shall be obtained by the applicant.
14. The Town shall supply a doggy pick up station at the property and supply dog the waste bags so long as the applicant empties the waste basket; and
15. The Town shall review the Conditional Use Permit if two (2) or more written complaints, including citations, which are received by the Town in any twelve (12) month period. The review shall be conducted according to Municipal Code 12-2-18(B);

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 6th day of April, 2022.

(S E A L)

Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

TOWN OF GRAND LAKE

/s/ _____
Jenn Thompson
Town Clerk

/s/ _____
James Shockey
Planning Commission Chairman



April 6th, 2022

To: Chairman Shockey and Planning Commissioners
From: Kim White, Town Planner

RE: **PUBLIC HEARING** – Consideration to adopt Resolution 06-2017; a resolution recommending approval for a new boatslip located at Lots 6, Shadow Point Subdivision, also known as 300 Lakeside Drive.

Purpose

The Town has received a request for a new boatslip at 300 Lakefront Dr. The request includes repairing existing stairs down to the water, excavating a boatslip in the back yard area and reinforcing it with poured concrete retaining walls with a stamped, integrated color-finish. The work is within the 30’ shoreline setback and the walls are over the 6’ allowable height without a variance (and up to 4’ without being engineered by a Colorado Professional engineer), thus variances have been requested.

Background:

February- March 2017- Application was reviewed at a public meeting to request a boat slip.

April 11, 2017- Permit issued to install boat slip on. Applicants installed erosion control waddles and then paused the project, due to legal issues with neighboring HOA.

November 6th, 2018- The Chapdelaine’s sent a letter to the Town, to request an extension, due to a legal matter that has since been resolved.

The Permit was eventually expired by the County in 2019.

July 7th, 2020 County re-issued the permit with a new permit number (B20-0296GL)

July, 7th, 2021, Staff contacted Devon Cotsamire, Recreation Special Uses Specialist in the Sulphur Ranger District and she said “We issued Chapdelaine a construction permit last year with a one year term, however due to the ET fire they pushed back construction to this fall. They have a current permit with the USFS. This is the first time I have seen these current plans and they appear to be different than the original plans that were approved last year.... We’ll have to extend their current construction permit which expired in 2021. Or will issue another construction permit. It shouldn’t be to much of a workload.”

January 3rd, 2022 - Email received from Candace Knight Regulatory Assistant USACE
“Attached is notification that a Department of the Army permit is not required for the Chapdelaine Boat Slip located along the entry channel to Shadow Mountain Estates Marina, at 300 Lakeside Drive, Grand



County, Colorado. This document is provided on behalf of Mr. Tyler Adams, Project Manager, Northwestern Colorado Branch, U.S. Army Corps of Engineers. Mr. Adams can be reached at 970-243-1199, ext. 1013.” (letter from the USACE attached).

January 7th, 2022, Applicant requested information on how to proceed with the building. Staff stated that the application has changed from the original building permit and new permit must be reviewed. Staff did not locate any shoreline variance on file for the project.

March 16th, 2022 - Applicants submitted completed application for building permit, shoreline variance, retaining wall height variance.

Municipal Code

Municipal Code 12-2-29 Shoreline and Surface Water Regulations:

(A) STREAM AND LAKE SETBACKS

1. In order to help preserve the environmental quality of the water in the Grand Lake, a thirty (30) foot stream and lake setback from the mean identifiable high water mark shall be maintained for buildings, parking, snow storage areas and other improvements to a site. ...

2. When activities are proposed within the 30’ setback, a variance may be requested by an Applicant.

9. RETAINING WALLS

(b) Height – Retaining walls may not exceed 6 feet in height and require a 4’ shelf between walls. Any walls exceeding 6’ will require a variance.

Staff Analysis

Upon review of original ecological assessment, the site has no significant habitat value to wildlife, including waterfowl, no fens, springs, or Critical Resource Waters, No proposed structures in the waterway and no existing structures.

The applicant has submitted all the required paperwork for the project. The applicant has stated they will be performing the work themselves, and have unstamped architectural drawings and minimal erosion control details. The proposed design has significantly changed from the originally approved design in every way except for the location of the boatslip. This includes the material, the erosion control detail, and the design of the soil retainage, leading Staff to require a new permit review and variance requests.

Per code 12-2-29 (B) Setbacks: All structures, including uncovered boat docks, shall meet the side setback requirements of the zoning district. Notwithstanding any other provision of this zoning code, freestanding uncovered docks, or docks attached to the sides of boathouses shall be allowed to encroach five (5') feet into the side setback requirements of the zoning district.

The proposal is a use by right in this single family high density zone and complies with most municipal code regulations pertaining to boatslip construction, including setbacks, and distances, as laid out in section 12-2-29. However, the walls of the boatslip are 8’ high. The code only allows for up to 4’ high walls without being engineered by a Colorado Professional Engineer; and up to 6’ foot walls without a



variance. The applicant's representative has also furnished the required supplemental information, including material and color samples, minimal erosion/sediment control details, and potential disturbed landscapes.

The excavation will create a large amount of cut soil to be transported offsite, with potential of erosion into the lake, as well as possibility of spill or contamination from concrete during the wall pour. Much detail to erosion control and containment is required to avoid any spill from occurring. The applicant has signed the required 404 permit disclaimer, agreeing to obtain the Army Corp of Engineers Permit. The applicant has obtained feedback from the USACE indicating that this is a non-discharge project in their opinion and does not require a permit.

Staff caused publication of this Public Hearing in the Middle Park Times and contacted the surrounding properties owners as required by the Municipal Code. The Town received zero (0) written comments regarding the application.

Commission Discussion

The Commission should conduct the Public Hearing as follows:

1. Open the Public Hearing
2. Allow Staff to present the matter
3. Allow the Applicant to address the Commission
4. Open the meeting for public comment
5. Close the Public Hearing
6. Take action as appropriate

The Planning Commission shall review the request at a Public Hearing and make a recommendation to the Town Board of Trustees, who shall make the final determination.

Shoreline setback discussion:

(b) The following factors will be considered in determining whether to issue a variance:

- 1. The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property.*
- 2. The locations of all bodies of water on the property, including along property boundaries.*
- 3. The location and extent of the proposed setback intrusion.*
- 4. Whether alternative designs are possible which require less intrusion or no intrusion.*
- 5. Sensitivity of the body of water and affected critical habitats.*
- 6. Intensity of land use adjacent to the body of water proposed to intrusion.*
- 7. Impact on floodplains and stream functions (a variance shall not be approved when the reduction would result in the setback being narrower than the floodplain)*

Retaining wall discussion:

Variance requests will only be granted if the applicant can demonstrate all of the following:



- 1. *That by reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of these Regulations;*
- 2. *That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these Regulations.*
- 3. *That the special conditions and circumstances do not result from the actions of the applicant;*
- 4. *That granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district;*
- 5. *That the granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of the Zone Plan and these Regulations.*

Commission Suggested Motion

- 1. **I Move to Adopt Resolution 06-2022; Recommending the Approval of the Variance to Shoreline and Surface Water Regulations and a Retaining Wall over Eight Feet High at Lot 6, Shadow Point Subdivision, as presented.**

Or

- 1. **I Move to Adopt Resolution 06-2022; Recommending the Approval of the Variance to Shoreline and Surface Water Regulations and a Retaining Wall over Eight Feet High at Lot 6, Shadow Point Subdivision, with the following conditions _____.**

Or

- 2. **I Move to Deny the Resolution**

BUILDING PERMIT APPLICATION

Section 6, Item C.

JURISDICTION: Town of Grand Lake

BUILDING PERMIT NUMBER: B- 17 - 0076 GL

DATE OF ISSUE 04 / 11 / 2017

PARCEL I.D. NUMBER: _____

SCHEDULE NUMBER: R _____

REQUIRED WITH SUBMISSION OF APPLICATION:

- **CONTRACTOR VERIFICATION FORM**
- OR**
- **ACKNOWLEDGEMENT OF CONTRACTOR INSURANCE**

CONTACT NAME: Linda Chapdelaine

CONTACT PHONE: 970-274-8042

CONTACT EMAIL: L_Chapdelaine@hotmail.com

1. Mark and Linda Chapdelaine PO Box 5134
OWNER NAME MAILING ADDRESS

Snowmass Village CO 81615 970-274-8042
CITY STATE ZIP CODE OWNER PHONE NUMBER

2. LEGAL DESCRIPTION: 6 Shadow Pointe
LOT NUMBER BLOCK NUMBER SUBDIVISION NAME

OR METES AND BOUNDS
SECTION TOWNSHIP RANGE

3. JOB ADDRESS: 300 Lakeside Drive, Grand Lake, CO 80447

4. ARCHITECT OR DESIGNER: NA

5. ENGINEER: Jared Veenstra, Ascent Structural Engineering 79050 US Highway 40, Unit 1C
CITY STATE ZIP PHONE

Winter Park CO 80481 970-363-6100
CITY STATE ZIP PHONE

6. CONTRACTOR EMAIL: NA

7. HOMEOWNER EMAIL: L_Chapdelaine@hotmail.com

8. USE OF BUILDING: NA

9. CLASS OF WORK: NEW ADDITION ALTERATION REPAIR MOVE REMOVE

10. DESCRIBE WORK: Install Boat Slip

NOTICE: This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is Suspended or abandoned for a period of 365 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to Violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

11. SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT: *L Chap* 3-4-22
SIGNATURE OF OWNER (IF OWNER BUILDER) DATE

DO NOT WRITE BELOW THIS LINE

VALUATION OF WORK		BUILDING PERMIT FEE		TOTAL FEE	
		ZONING FEE			
SEPTIC PERMIT FEE		DRIVEWAY PERMIT FEE			
SEPTIC PERMIT #		TYPE OF CONSTRUCTION		OCCUPANCY GROUP	
ZONING APPROVAL		SIZE OF BUILDING TOTAL SF		No. of Stories	
		Max Occ Load		USE ZONE	
		SET BACKS		BACK	
		FRONT		SIDE	
		SIDE		SIDE	
		SPECIAL APPROVAL		APPROVED	
		NOT REQUIRED			
		WATER			
		SEWER			
SPECIAL CONDITIONS:		P&Z SIGNOFF			
		3 LAKES DESIGN REVIEW			
		DRIVEWAY PERMIT			
APPLICATION ACCEPTED BY	PLANS CHECKED BY	ISSUED BY	APPLICATION #		
DATE	DATE	DATE			



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
• Phone: 970-627-3435 • Fax: 970-627-9290
• Email: glplanning@townofgrandlake.com • Website: townofgrandlake.com

GRAND LAKE PLANNING DEPARTMENT CONSENT FORM

Pursuant to Town of Grand Lake Ordinance No. 04-2013, by signing this document;

The property owner hereby acknowledges that he/she is responsible for building on their own property within the setbacks or building envelopes and affirmatively represents that they are the owner of or have the right to build on all property on which construction will occur.

Owners Name or Representative: Linda + mark Chapdelaine

Signature: [Handwritten Signature] Date: 3-4-22



TOWN OF GRAND LAKE



TAXES AND FEES CALCULATION SHEET

Date 3-10-22

Building Permit Number _____

- 1. Owner Name CHAPDELAINE
 - 2. Owner Address 300 LAKE SIDE DRIVE, GRAND LAKE, CO 80447
 - 3. Owner Phone and Email 970 274 8042 L-CHAPDELAINE@HOTMAIL.COM
 - 4. Job Address 300 LAKE SIDE DRIVE, GRAND LAKE, CO 80447
- Subdivision SHADOW POINTE Block _____ Lot(s) 6

USE TAX CALCULATION

<u>Total Project Cost (\$)</u>		<u>Cost of Material</u>		<u>Use Tax (0.05)</u>		<u>Total Use Tax (\$)</u>
<u>\$ 55,000</u>	X	<u>50%</u>	X	<u>5%</u>	=	<u>1375.00 (1)</u>

AFFORDABLE HOUSING FEE CALCULATION

Category	Total Square Feet	Exemptions (Sq. Ft.)	Fee per Sq. Ft. (\$)	Subtotal Fee (\$)
<u>ACC</u>	<u>517.82</u>	--	<u>.25</u>	= <u>129.46</u>
_____	_____	--	X _____	= _____
_____	_____	--	X _____	= _____
Total Affordable Housing Fee				= <u>129.46 (2)</u>

COMBINED TAXES AND FEES

(1) \$ 1375.00 + (2) \$ 129.46 = \$ 1,504.46

Permit Number: _____

Date Issued: _____

TO ALL BUILDING PERMIT APPLICANTS:

As a part of building permit issuance, you are required to pay a five percent (5%) use tax for the building materials you anticipate using in the course of your construction project.

The purpose and philosophy of use tax is to serve as an "in-lieu-of" sales tax to:

1. Make our local merchants more cost competitive because of lower sales tax rates charged elsewhere; and,
2. Capture tax revenues which might otherwise be lost to the Town due to purchase of construction materials outside of the Town but used in the Town.

Because two-thirds of general fund revenues are derived from sales tax, the Town has adopted a use tax to help pay for basic municipal services which you, as a property owner, deserve and expect from your Town. The payment of use tax is a credit against local sales tax you will pay either here in Grand Lake or in another municipality, up to (but not to exceed) the total amount of use tax paid.

You have two options available to you in order to realize your credit:

Option A. As you purchase building materials, you may present your building permit showing "Use Tax Paid" and NOT be charged up to 5% of the municipal tax on the items so purchased.

Option B. If a local sales tax is charged on your construction material purchases, save your receipts. Please note the building permit number, date of purchase, and construction site location for the purchases and present the receipts to the Town Clerk. After verifying the items submitted and computing the taxes paid, you will be reimbursed for the local sales tax paid up to (but not exceeding) the total amount of use tax paid.

ALL RECEIPTS MUST BE SUBMITTED TO THE TOWN WITHIN THIRTY (30) DAYS AFTER THE CERTIFICATE OF OCCUPANCY, A LETTER OF FINAL INSPECTION, OR OTHER DOCUMENT DENOTING ACKNOWLEDGMENT OF SUBSTANTIAL COMPLETION HAS BEEN ISSUED, OR THE PERMIT IS CLOSED FOR ANY OTHER REASON BY THE TOWN OF GRAND LAKE OR THE GRAND COUNTY BUILDING AND SANITATION DEPARTMENT.

Failure to submit all documentation for reimbursement within this period shall relieve the Town of any obligation to refund any use tax which would otherwise be due. A receipt should be obtained when a request for reimbursement is received by the Town. Mailed requests must be sent certified, return receipt requested.

Please feel free to ask any questions about use tax prior to signing the acknowledgment below.

I, Linda Chapdekine, who is requesting a Building Permit for construction at the
 (Print Name)
 following site: 300 LAKE SIDE DR, Grand Lake, CO 80447
 (legal description or street address)

have read the above and by my signature, agree and acknowledge that I understand the use tax refunding procedures of the Town of Grand Lake. I further understand, per Municipal Code 4-3-33, that if I do not submit receipts for the use tax paid for this permit within thirty (30) days after the Town of Grand Lake or the Grand County Building and Sanitation Department has closed this permit, I forfeit any right to claim a use tax refund for this Building Permit.

Signature 

ARMY CORPS OF ENGINEERS 404 PERMIT REQUIREMENT DISCLAIMER

THIS FORM IS TO BE FILLED OUT AND SIGNED FOR ANY PROJECT WHICH BORDERS U.S. WATERS: WETLANDS, STREAMS, RIVERS, PONDS, LAKES OR OTHER WATERWAYS.

If the project requires an Army Corps of Engineers 404 Permit, a copy of the 404 Permit application and the 404 Permit must be submitted to the Town of Grand Lake with the Building Permit application.

Please see <http://www.spk.usace.army.mil/missions/regulatory.aspx> for more information about the Army 404 Permit, or you may also contact:

Tyler Adams, Project Manager
Colorado West Regulatory Branch
400 Rood Avenue, Room 224
Grand Junction, CO 81501
(970) 243-1199 #1013
Tyler.R.Adams@usace.army.mil

Property Legal Address: 300

Property Street Address: LAKE SIDE DRIVE

Property Owner Name: LINDA + MARK CHAPPELVAINE

Contractor Name: SELF

I understand that this project which borders United States waters (any wetland, stream, river, pond, lake or other waterway) obligates me to comply with the Federal Clean Water Act. I understand that it is my responsibility to obtain a Department of the Army 404 Permit prior to the placement of any fill materials into waters of the United States. I understand that placement of such fill into the waters of the United States without a 404 Permit is a violation of the Clean Water Act, 33 U.S.C. §1251, and is subject to Federal actions.

I agree to obtain an Army Corps of Engineers 404 Permit, if required. I understand the penalties for failure to obtain a permit, if required.

Signature LChap

Printed Name LINDA CHAPPELVAINE Date 3-4-22

**TOWN OF GRAND LAKE
AGREEMENT FOR PAYMENT OF
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE TOWN
SUBDIVISION, ANNEXATION AND ZONING PROCESS**

THIS AGREEMENT (“the Agreement” is entered into this 3 day of MARCH 2021, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, (“the Town”) and MARK & Linda Chapdelaine, a homeowner (homeowner, type of corporation, LLC, etc. if applicable), (collectively, “the Owner”).

WHEREAS, the Owner owns certain property situated in the Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, (“the Property”);

WHEREAS, the development review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Owner desires to develop the Property and has made application to the Town for approval of subdivision, annexation and/or zoning of the Property, and

WHEREAS, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town’s expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses through the entire development review process until final completion of the development including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Owner and the Town will apply those fees against the development review expenses incurred by the Town while processing the Owner’s development review proposal. In the event the Town incurs development review expenses greater than the monies collected from the Owner, the Owner agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Owner shall pay all invoices submitted by the Town within ten (10) days of the Town’s delivery of such invoice. Failure by the Owner to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.
2. Except where the law or an agreement with the Town provides otherwise, the Owner may terminate its application at any time by giving written notice to the Town. The Town

shall take all reasonable steps necessary to terminate the accrual of costs to the Owner and file such notices as are required by the Town's regulations. The Owner shall be liable for all costs incurred by the Town in terminating the processing of the application.

- 3. If the Owner fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized bylaw to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Owner all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
- 4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of the development review of the application throughout the development process. Statements of expenses incurred will be made available to the Owner by the Town. Expenses to be charged to the Owner's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Owner with a statement of account and will refund to the Owner any funds paid by the Owner that were not expended by the Town, except where the Parties expressly agree to the contrary.
- 5. Owner's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Owner's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Owner prior to a final decision in the process.

IN WITNESS WHEREOF, the Town and the Owner have caused this Agreement to be duly executed on the day and year first above written.

PRINTED OWNER'S NAME: Linda & MARK CHAPDELAINE

OWNER OF PROPERTY: Wchap
Signature

TOWN OF GRAND LAKE

By: [Signature]
Kimberly White, Town Planner

Attest: Jennifer Thompson
Jennifer Thompson, Town Clerk



**GRAND COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
PROPERTY OWNER
ACKNOWLEDGEMENT OF CONTRACTOR INSURANCE**

This acknowledgement pertains only to homeowner/builders. Grand County requires that all applications for a building permit include evidence that property owners are informed of the liability protection provided by their contractors and subcontractors. Uninsured contractors expose the property owner to considerable financial risk including injured workers, unpaid suppliers, property damage, fire, and theft.

Typically owners protect themselves by:

1. Obtaining certificates of liability and workers compensation insurance from all contractors and subcontractors, preferably naming the property owners as additional insured parties;
2. Alternatively, requiring the general contractor to guarantee all subcontractors are adequately insured;
3. Requiring the contractor and subcontractors to keep these policies in full force throughout the construction project;
4. Obtaining builder's risk insurance to protect against fire and theft;
5. Seeking the advice of an insurance professional before signing a building contract.

I, Linda + mark Chapdelaine, the owner of property located at
300 LAKESIDE DR, Grand Lake, CO 80447

understand the risks of employing uninsured contractors.

Lmap
Owners Signature

3-4-22
Date



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, ALBUQUERQUE DISTRICT
400 ROOD AVENUE, ROOM 224
GRAND JUNCTION, CO 81501-2520

Section 6, Item C.

January 3, 2022

Regulatory Division

SUBJECT: No Permit Required – Action No. SPK-2017-00127, Chapdelaine Boat Slip

Linda Chapdelaine
P.O. Box 5134
Snowmass Village, CO 81615
l_chapdelaine@hotmail.com

Dear Ms. Chapdelaine:

This letter responds to your request for a determination of Department of the Army (DA) permit requirements for the *Chapdelaine Boat Slip* project. The subject area is located along the entry channel to Shadow Mountain Estates Marina, at 300 Lakeside Drive, within the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 3 North, Range 75 West, Latitude 40.2494725°, Longitude -105.8331203°, Grand County, Colorado. A no-permit-required letter was issued by Corps in 2017 (*SPK-2017-00127*), for a boat slip. However, the structural engineer has modified the boat slip plans in order to reinforce the excavation area and provide better retainage to protect an existing house foundation. We have assigned Action No. *SPK-2017-00127* to this project. Please reference this number in all future correspondence concerning the project.

Based on the information provided, the project involves the excavation of fill material to construct a boat slip with excavated materials being placed directly onto a truck for off-site disposal in an upland location. After review, we have determined that a DA permit is not required because the project does not involve a discharge of materials (i.e., excavation only) into waters of the United States (WOTUS). This determination applies only to this project and any proposed modifications within WOTUS should be coordinated with our office prior to implementation.

Please note that a Corps permit decision does not constitute approval of project design features, nor does it imply that the construction is adequate for its intended purpose. Additionally, a Corps permit decision does not authorize any injury to property or invasion of rights or any infringement of federal, state, or local laws or regulations. The responsible party and/or any contractors acting on behalf of the responsible party must possess the authority and any other approvals required by law, including property rights, in order to undertake the proposed work.

- 2 -

We would appreciate your feedback on this permit action including your interaction with our staff and processes. For more information about our program or to complete our Regulatory Program national customer service survey, visit our website at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. If you have any questions, please contact me at the Northwestern Colorado Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at Tyler.R.Adams@usace.army.mil, or telephone at 970-243-1199, extension 1013.

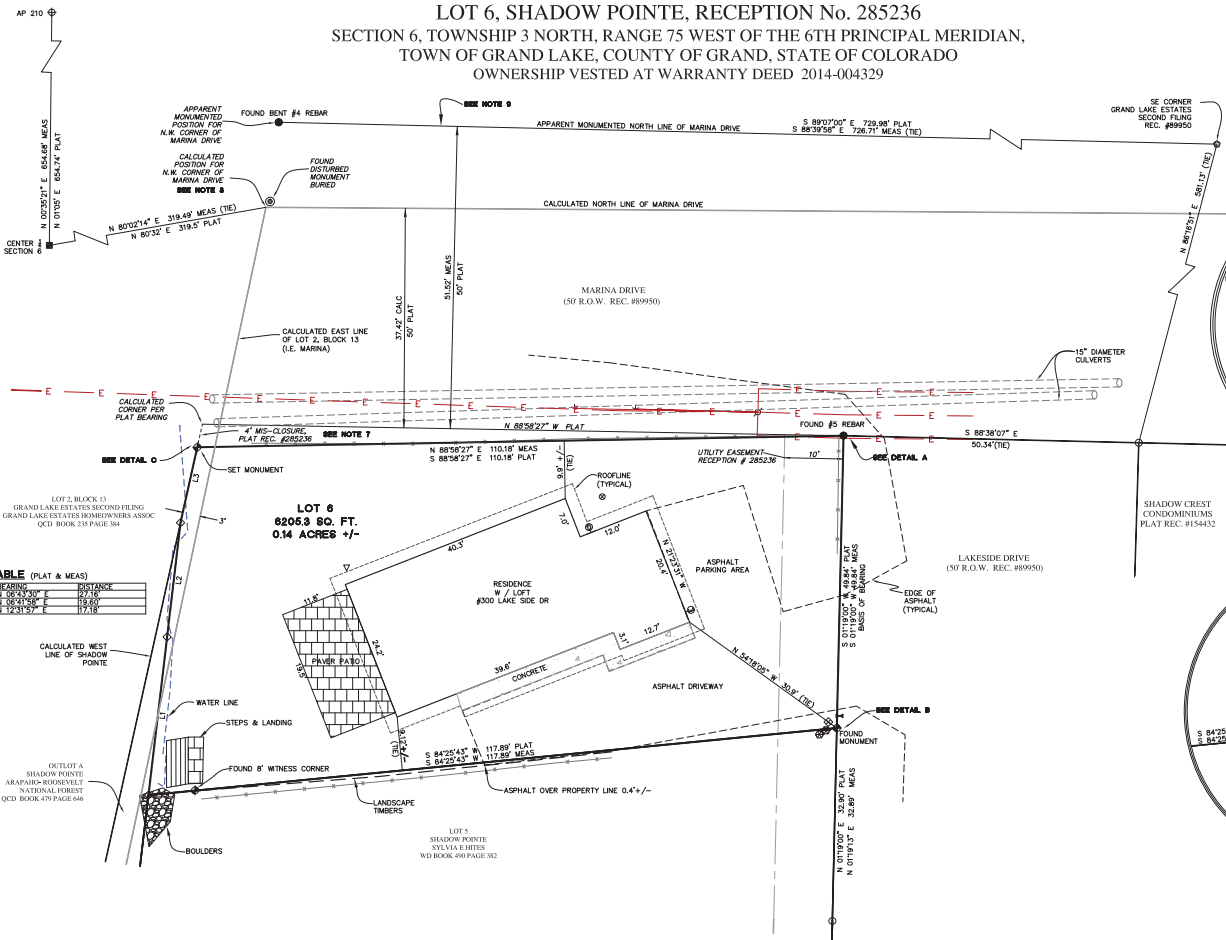
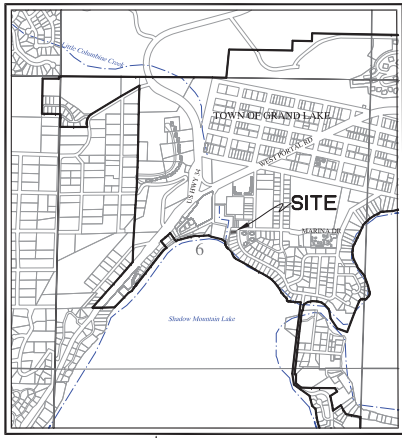
Sincerely,

Tyler R. Adams
Project Manager
NW Colorado Branch

cc:
Kimberly White, Town of Grand Lake, kwhite@toglco.com
Steve Dahmer, Environmental Solutions, Inc., steve.dahmer@esinc.biz

IMPROVEMENT SURVEY PLAT

LOT 6, SHADOW POINTE, RECEPTION No. 285236
 SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
 OWNERSHIP VESTED AT WARRANTY DEED 2014-004329



LINE TABLE (PLAT & MEAS)

LINE	BEARING	DISTANCE
13	N 08°29'00" E	27.16'
14	N 12°31'57" E	17.18'

- NOTES**
- THE FOLLOWING PLAT DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
 - A. GRAND COUNTY RECORDS, GRAND LAKE ESTATES SECOND FILING, RECEPTION NO. 80990.
 - B. GRAND COUNTY RECORDS, RECEPTION NO. 285236, "FINAL PLAT SHADOW POINTE".
 - C. GRAND COUNTY RECORDS, RECEPTION NO. 194740, SHADOW GRAND MARINA.
 - D. GRAND COUNTY RECORDS, RECEPTION NO. 154432, CONDOMINIUM MAP OF SHADOW CREST CONDOMINIUMS.
 - E. GRAND COUNTY SURVEYOR'S RECORDS, LS 870, LAND SURVEY PLAT OF LOT 19, BLOCK 7 GRAND LAKE ESTATES AND LOT 1 SHADOW POINTE.
 - F. TITLE POLICY NO. 6000483 WITH THE EFFECTIVE DATE OF JULY 1, 2015 ISSUED BY LAND TITLE GUARANTEE COMPANY.
 - FIELDWORK FOR THIS SURVEY PERFORMED SEPTEMBER 20-21, 2017.
 - THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAYS, VARIANCES, AND/OR AGREEMENTS AS OF RECORD MAY APPEAR.
 - UNDERGROUND UTILITIES (IF ANY) ARE NOT SHOWN.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED GRAND LAKE "RESIDENTIAL-HIGH DENSITY". ADDITIONALLY, THE SUBJECT PARCELS ARE SITUATED IN THE THREE LAKES DESIGN REVIEW AREA.
 - ALL MEASUREMENTS ARE EXPRESSED IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
 - LOT 6 OF SHADOW POINTE (SUBJECT PROPERTY) HAS A MIS-CLOSURE OF +/- 4". THE MIS-CLOSURE IS SITUATED AT THE N.W. CORNER OF SAID LOT 6. ASSUMING THE PLAT BEARING OF S 88°58'27" E IS UTILIZED, THE RESULTANT DISTANCE FOR THE NORTHERMOST PORTION OF THE WEST LINE OF SAID LOT 6 WOULD BE N 12°30'07" E FOR A DISTANCE OF 12.59' RATHER THAN THE PLATTED DISTANCE OF 13.17'. CONVERSELY, ASSUMING THE PLAT BEARING IS S 88°58'27" W, (RATHER THAN S 88°58'27" E) THE MIS-CLOSURE IS ELIMINATED. THE RESULTANT AREA OF 6205.3 SQUARE FEET IS A MATCH TO THE SHADOW POINTE PLAT OF 6206 SQUARE FEET. THE MORE NORTHERLY LINE (S 88°58'27" E) IS MORE CONSISTENT TO THE OVERALL WIDTH OF 50' FOR MARINA DRIVE WHEN MEASURED TO THE APPARENT MONUMENTED NORTH LINE, HOWEVER THE MORE SOUTHERLY LINE (S 88°58'27" W) ENABLES CLOSURE AND MATCHES THE PLATTED AREA. NEITHER LINE ENABLES A 50' RIGHT OF WAY IF MEASURED TO THE CALCULATED NORTH LINE. FOR PURPOSES OF THIS SURVEY, THE SOUTHERLY LINE HAS BEEN UTILIZED.
 - THE CALCULATED POSITION OF THE N.W. CORNER OF MARINA DRIVE IS SIGNIFICANTLY DIFFERENT THAN THE APPARENT MONUMENTED POSITION. ADDITIONALLY, AN OVERLAP APPEARS TO EXIST BETWEEN THE WEST LINE OF SHADOW POINTE (ORIGINALLY TRACT A, BLOCK 7, GRAND LAKE ESTATES FIRST FILING) AND THE EAST LINE OF LOT 2, BLOCK 13, GRAND LAKE ESTATES SECOND FILING (MARINA). SAID OVERLAP APPEARS TO BE RELATED TO THE LACK OF SPECIFICITY IN THE 1974 & 1976 CALLS FOUND IN THE ORIGINAL PLAT OF FILING 1 AND A CONTRASTING BASIS OF BEARING BETWEEN SHADOW POINTE SUBDIVISION AND THE BOUNDARY OF FILING 2 (WHEN ADJUSTED ALONG THE WEST BY APPROX. 4" AT THE CENTER 1 CORNER). IT IS THIS SURVEYOR'S OPINION THAT SAID OVERLAP IS "THEORETICAL" IN NATURE AND THAT THE TRUE WEST LINE OF TRACT A (FIRST FILING, NOW KNOWN AS SHADOW POINTE) IS AS MONUMENTED BY SHADOW POINTE AND THIS RE-SURVEY. ADDITIONALLY, IT IS THIS SURVEYOR'S OPINION THAT THE WEST LINE OF SHADOW POINTE IS SENIOR TO THE EAST LINE OF LOT 2, BLOCK 13 (MARINA) PROPERTY. LEGAL COUNSEL AND ADDITIONAL LAND SURVEYING IS REQUIRED IF RESOLUTION OF THIS MATTER IS NECESSARY.
 - THE MONUMENTED NORTH LINE OF MARINA DRIVE IS SIGNIFICANTLY DIFFERENT (+/- 14") THAN THE CALCULATED LINE AS SHOWN HEREIN. ONCE AGAIN, THIS APPEARS TO BE RELATED TO LACK OF SPECIFICITY IN FILING 1 AND VARIATIONS IN MONUMENTS IF AND WHEN FILING 1 IS COMPARED WITH FILING 2. LEGAL COUNSEL AND ADDITIONAL LAND SURVEYING IS REQUIRED IF RESOLUTION OF THIS MATTER IS NECESSARY.
 - 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LAND SURVEYOR'S CERTIFICATE

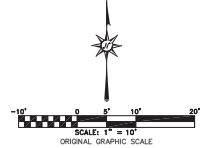
I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT OF LOT 6, SHADOW POINTE, TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THAT THE MONUMENTS, REQUIRED BY SAID STATUTE, HAVE BEEN PLACED ON THE GROUND.

DATED THIS 13TH DAY OF OCTOBER, 2017.



TIMOTHY R. SHENK, COLORADO P.L.S. #31942
 PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

- LEGEND**
- - CALCULATED CORNER ONLY, NO MONUMENT FOUND OR SET
 - - ALUMINUM CAP, P.L.S. #31942 ON 18" LONG #5 REBAR (FOUND OR SET AS NOTED)
 - - FOUND ALUMINUM CAP, P.L.S. #35086
 - ⊙ - FOUND SPIKE & WASHER
 - - FOUND SPIKE
 - - FOUND HEK BOLT WITH WASHER
 - ⊙ - FOUND REBAR (SIZE AS NOTED)
 - ⊙ - FOUND ALUMINUM CAPPED REBAR, P.L.S. #25971
 - ⊙ - FOUND PIN & CAP, P.L.S. #1415
 - ⊙ - FOUND BLM BRASS CAP, AP 210
 - ⊙ - ELECTRIC METER
 - ⊙ - GAS METER
 - ⊙ - PHONE PEDestal
 - ⊙ - UTILITY PEDESTAL
 - ⊙ - POWER POLE
 - ⊙ - GUY WIRE
 - ⊙ - WATER VALVE
 - ⊙ - 4" DIAMETER PVC CLEAN OUT
 - ⊙ - WOOD FENCE
 - ⊙ - OVERHEAD ELECTRIC
 - ⊙ - IRRIGATION VALVE BOX



TIM SHENK
LAND SURVEYING, INC.
 P.O. BOX 1670
 GRANBY, CO 80446
 (970) 887-1046

SHEET 1 OF 1:

JOB: 17119	SCALE: 1" = 10'	DATE: 10/13/2017	CHECKED BY: TRS
DWG: 17119.05	CRD: 17119.07	DRAWN BY: JL/TRS	REVISED:

REQUEST FOR VARIANCE FROM STREAM AND LAKE SETBACK ZONING REGULATIONS

TOWN OF GRAND LAKE
P.O. BOX 99
GRAND LAKE, CO 80447
Phone: 970.627.3435
Fax: 970.627.9290
Email: glplanning@townofgrandlake.com

PLEASE FILL OUT THE FOLLOWING INFORMATION.

Property Legal Description: Lot 6, Shadow Point

Property Street Address: 300 Lakeside Drive, Grand Lake, Colorado 80447

Property Owner: Linda and Mark Chapdelaine

Applicant's Name: Linda and Mark Chapdelaine Day Phone: 970-274-8042

Applicant's Mailing Address: PO Box 5134, Snowmass Village, Colorado 81615

Variance Requested:
We would like to request to build a boat slip.

At a minimum, a variance request shall include the following information:

I. Application Deposit and executed Agreement for Development Fees

II. Documentation of unusual hardship via answers to the criteria listed below (only need to prove ONE)

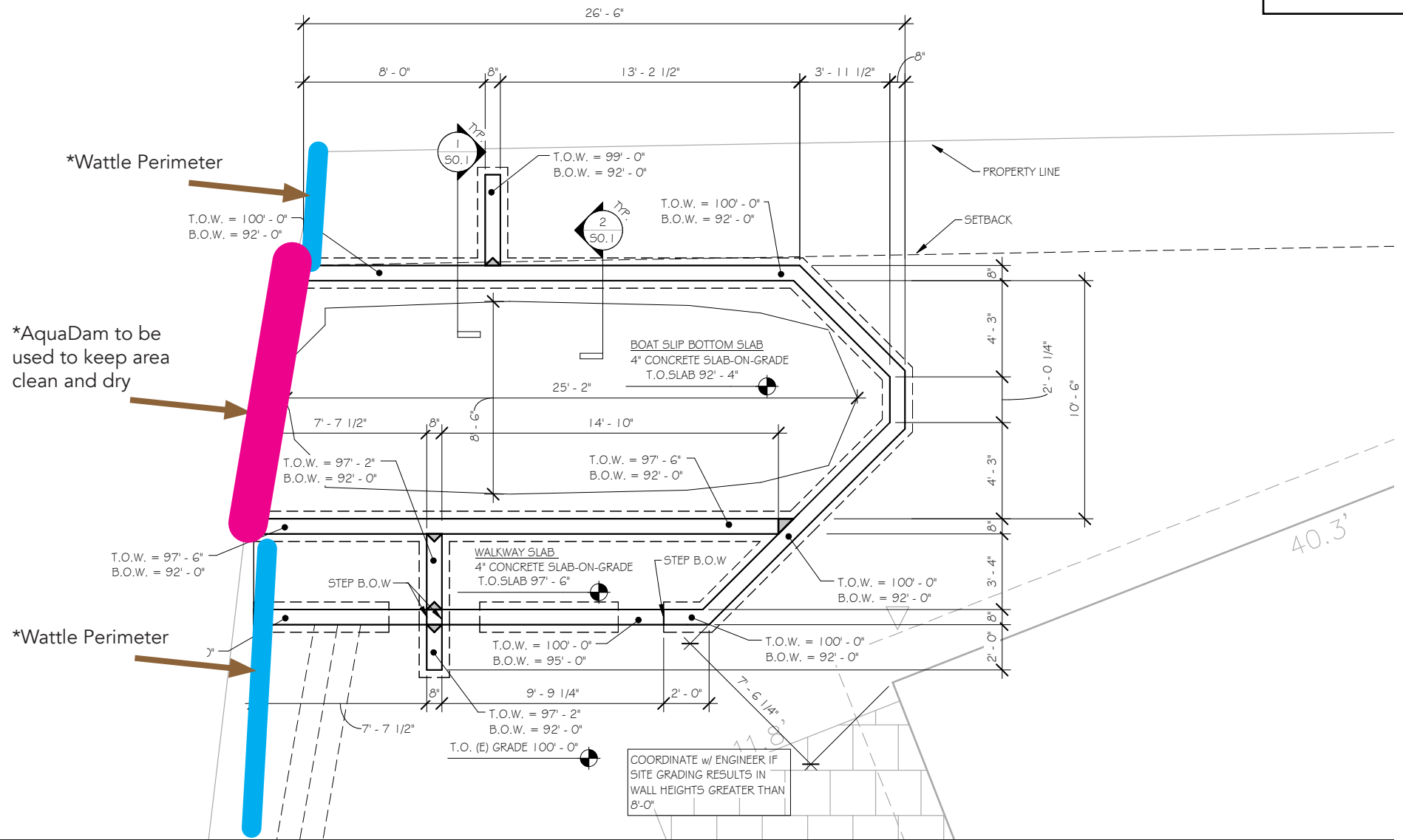
1. *By reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of Municipal Code 12-2-29 [Shoreline and Surface Water Regulations]*
2. *Literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of Municipal Code 12-2-29*
3. *The special conditions and circumstances do not result from the actions of the applicant*
4. *Granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district*
5. *The granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of Municipal Code 12-2-29*

III. A topographic survey that includes locations of all streams, wetlands, floodplain boundaries, slope, topography, and other natural features

IV. A detailed site plan that shows the locations of all existing and proposed activities/improvements, both inside and outside the setback.

1. A calculation of the total area (square footage) of the proposed improvements shall be indicated
2. The exact area of the 30' setback to be affected shall be accurately and clearly indicated.

- V. At least one alternative plan, which does not include a setback intrusion, or an explanation of why such a plan is not possible**
- VI. An erosion and sedimentation control plan (i.e. temporary and permanent interventions such as retaining walls, straw wattles and silt fencing, french drains, or other practices)**
- VII. A stormwater control plan, if applicable.**



SHORELINE VARIANCE REQUEST: CHAPDELAINÉ

300 LAKESIDE DRIVE, GRAND LAKE, CO

NOTES:

- 1) Erosion and sedimentation control plan.

SHORELINE VARIANCE REQUEST: CHAPDELAINE
300 LAKESIDE DRIVE, GRAND LAKE, CO

DOCUMENTATION OF UNUSUAL HARDSHIP:

1) Due to the properties proximity to the water and our love for boating we would like to request a shoreline variance to construct a boat slip on our property. Most of our neighbors that have properties on the water have boat slips and can enjoy all that Grand Lake has to offer as a lakeside community.



SITE PLAN: CHAPDELAINE
300 LAKESIDE DRIVE, GRAND LAKE, CO

- NOTES:
- 1) Boat slip footprint as close as practicable to North property line to reduce risk to house foundation.
 - 2) Grading slip site in preparation for the slip foundation.
 - 3) Slip structure to be poured concrete with a warm medium brown color and appealing concrete facade finish.
 - 3) Repairing existing stairs.



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
• Phone: 970-627-3435 • Fax: 970-627-9290
glplanning@townofgrandlake.com • www.townofgrandlake.com

ZONING VARIANCE REQUEST APPLICATION

PROPERTY LOCATION:
 Street Address: 300 Lakeside Dr., Grand Lake, CO 80447
 Legal Description: Lot 6 Block _____ Subdivision Shadow Pointe

PROPERTY OWNER INFORMATION:
 Name: Mark and Linda Chapdelaine Email: L_Chapdelaine@hotmail.com
 Mailing Address: PO Box 5134 Phone: 970-274-8042
 City: Snowmass Village State: CO Zip: 81615 Fax: _____

APPLICANT INFORMATION: Is the Applicant the Property Owner? YES NO
 Name: _____ Email: _____
 Mailing Address: _____ Phone: _____
 City: _____ State: _____ Zip: _____ Fax: _____

CONTACT INFORMATION: Is the Contact Person the Applicant? YES NO
 Contact Person (if not Applicant): _____ Email: _____
 Mailing Address: _____ Phone: _____
 City: _____ State: _____ Zip: _____ Fax: _____

VARIANCE REQUEST (Brief Description): Construction of boat slip with the North foundation wall to be a height of 8'.

REQUIRED INFORMATION CHECKLIST:

- Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
- Explanation of Hardship (See Municipal Code for review criteria)
- Statement of Authority (If applicable. Required for representatives of entities and property owners.)
- Property Survey
- Agreement for Services Form
- Application Deposit (See Fee and Deposit schedule for amount)
- Additional Information (If applicable. Staff may require other helpful information for review.)

AFFIDAVIT:

BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.

Print Name: Linda Chapdelaine

Signature : *lnap* Date: 3/16/22

STAFF USE ONLY

Application Received By: _____ Date & Time: _____

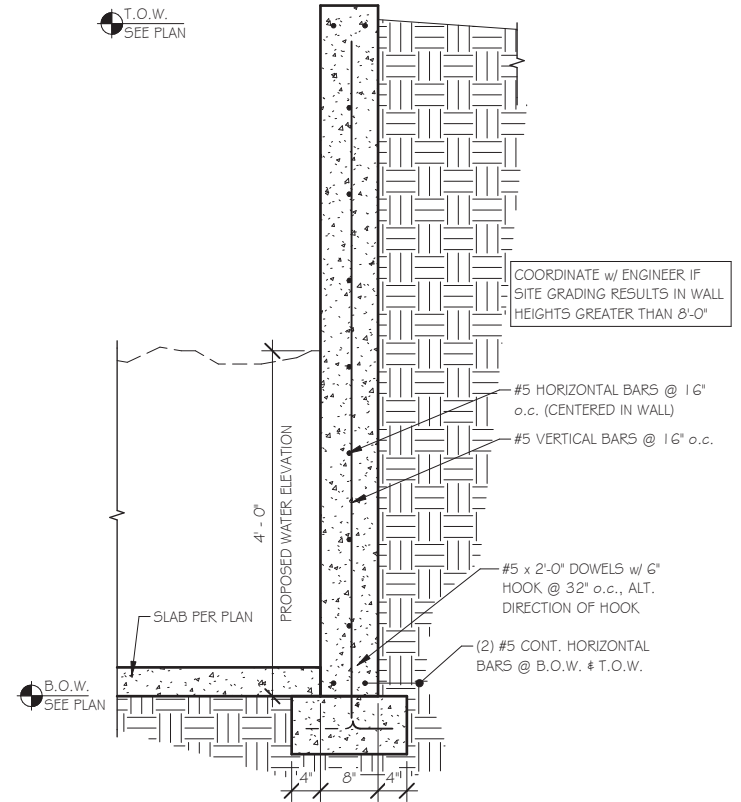
File Name: _____ Deposit: YES NO Amount: \$ _____

Agreement for Services Form Signed? YES NO

Revised 4/2015

RETAINING WALL VARIANCE REQUEST: CHAPDELAINÉ
300 LAKESIDE DRIVE, GRAND LAKE, CO
DOCUMENTATION OF UNUSUAL HARDSHIP

1) Due to the layout of the property and the slip location being close to the house, we had an structural engineer design our boat slip. He suggests that the boat slip be constructed of poured concrete. We will need to grade the site, but in keeping with the natural look of the existing berm that runs down the side of our house, the foundation wall will be approximately 8'. We would color the concrete and stamp it with a pleasing brick look for general aesthetic appeal and the visible portion above the water will be approximately 4'.



2 TYP. FOUNDATION WALL
50.1 3/4" = 1'-0"

SITE PLAN: CHAPDELAINÉ
300 LAKESIDE DRIVE, GRAND LAKE, CO

NOTES:

- 1) Foundation walls to be poured concrete with a warm medium brown color and appealing concrete facade finish. (similar to picture on the right)
- 2) As pictured above: Foundation walls visible above the water is about 4'.

BUILDING PERMIT APPLICATION

Jurisdiction of TOWN OF GRAND LAKE

BUILDING PERMIT NUMBER: B- 17 - 0076 GL

DATE OF ISSUE 4 / 11 / 17

THE CONTRACTOR VERIFICATION FORM MUST ACCOMPANY THIS APPLICATION.

CONTACT NAME: Geoff Elliott

APPLICANT MUST COMPLETE ALL NUMBERED SPACES

CONTACT PHONE #: (970) 509-0199

1.	Mark Chappelaine <small>OWNER NAME</small>	Po Box 5134 <small>MAILING ADDRESS</small>
	Snowmass Village <small>CITY</small>	CO 81615 <small>STATE ZIP</small>
2.	LEGAL DESCRIPTION 6 <small>LOT NUMBER</small>	Shadow Pointe <small>SUBDIVISION NAME</small>
	OR MEETS AND BOUNDS <small>SECTION</small>	TOWNSHIP RANGE
3.	JOB ADDRESS: <u>300 Lakeside Dr.</u>	
4.	ARCHITECT OR DESIGNER: <u>Grand Environmental #0072</u>	
	Grand Lake <small>CITY</small>	CO 80447 <small>STATE ZIP</small>
5.	ENGINEER: <u>NA</u>	
	<small>CITY</small>	<small>STATE ZIP</small>
6.	LENDER: <u>NA</u>	
	<small>CITY</small>	<small>STATE ZIP</small>
7.	USE OF BUILDING: <u>N/A</u>	
8.	CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE	
9.	DESCRIBE WORK: <u>install boat slip</u>	
10.	NOTICE: This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 365 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.	

[Signature]
8 Feb 17
[Signature]

DO NOT WRITE BELOW THIS LINE

TOTAL FEE <u>1,258.06</u>	VALUATION OF WORK <u>22,632.00</u>	BUILDING PERMIT FEE <u>258.06</u>
PREPAYMENT <u>1,258.06</u>	DATE PREPAYMENT PAID <u>---</u>	ZONING FEE <u>\$1,000</u>
TOTAL BALANCE DUE	TYPE OF CONSTRUCTION <u>V-B</u>	OCCUPANCY GROUP
ZONING APPROVAL <u>DOB 3-15-17</u>	SIZE OF BUILDING TOTAL SF <u>600</u> No. of Stories <u>---</u> Max Occ Load <u>---</u> USE ZONE <u>---</u>	FRONT <u>30</u> SIDE <u>10</u> SIDE <u>10</u> BACK <u>with</u>
SPECIAL CONDITIONS: <u>Need As-Builts</u>	SPECIAL APPROVAL NOT REQUIRED WATER SEWER P&Z SIGNOFF 3 LAKES DESIGN REVIEW OTHER	APPROVED
APPLICATION ACCEPTED BY <u>[Signature]</u> <u>3.17.17</u>	PLANS CHECKED BY <u>DWR</u> <u>3-21-17</u>	APPROVED FOR ISSUANCE BY <u>APP #161</u> <u>4.11.17</u>

Town of Grand Lake
Attn: Nate Shull
PO Box 99
Grand Lake, CO 80447

November 6, 2018

REQUEST FOR A BUILDING PERMIT EXTENSION

Dear Nate,

We would like to submit a request to receive an extension on our building permit issued to Mark Chapdelaine, 300 Lakeside Drive, Grand Lake, CO 80447 for a boat slip.

We were issued a building permit in April 2017. At that time we posted our permit and commenced work preparing the site for excavation. We installed the straw wattles in the water and removed all of our cement decking tiles from the lawn. Once we started the project we immediately began to get pushback from the Grand Lake Homeowners Association. They sent us a letter from their lawyer and had our Special Use Permit put on hold from the US Forest Service. To be respectful of the GLHOA's concerns we removed the wattles from the water and stopped work immediately in hopes to resolve the issue quickly and continue to be allowed to move forward. At that point our project became dormant.

Since April 2017 we have had Tim Shenk do a thorough survey of our property and have found that there is a sliver of land which is owned by the Forest Service and that borders our property. With this new information the Forest Service has granted us permission to build our boat slip and will be issuing us a Special Use Permit.

Our building permit lapsed during the course of our efforts to resolve things amicably with the GLHOA and our research. We are ready to move forward at this time with the project and our hope is that you will consider reissuing our building permit due to the circumstances beyond our control that held up our project.

Thank you for your consideration.

Sincerely,



Mark and Linda Chapdelaine
300 Lakeside Drive
Grand Lake, CO 80477

BUILDING PERMIT APPLICATION

Jurisdiction of TOWN OF GRAND LAKE

BUILDING PERMIT NUMBER: B- 17 - 0076 GL

DATE OF ISSUE 4 / 11 / 17

THE CONTRACTOR VERIFICATION FORM MUST ACCOMPANY THIS APPLICATION.

APPLICANT MUST COMPLETE ALL NUMBERED SPACES
 CONTACT NAME: Geoff Elliott
 CONTACT PHONE #: (970) 509-0199

1.	Mark Chappelaine <small>OWNER NAME</small>	Po Box 5134 <small>MAILING ADDRESS</small>
	Snowmass Village <small>CITY</small>	CO 81615 <small>STATE ZIP</small>
	970 948 0005 <small>PHONE</small>	
2.	LEGAL DESCRIPTION 6 <small>LOT NUMBER</small>	Shadow Pointe <small>SUBMISSION TITLE</small>
	OR MEETS AND BOUNDS	
3.	JOB ADDRESS: 300 Lakeside Dr.	
4.	ARCHITECT OR DESIGNER: Grand Environmental # 0072 Grand Lake <small>CITY</small>	
	CO <small>STATE</small>	80447 970-509-0199 <small>ZIP PHONE</small>
5.	ENGINEER: NA <small>CITY STATE ZIP PHONE</small>	
6.	LENDER: NA <small>CITY STATE ZIP PHONE</small>	
7.	USE OF BUILDING: N/A	
8.	CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE	
9.	DESCRIBE WORK: install boat slip	
10.	NOTICE: This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 365 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.	

[Signature]
8 Feb 17

DO NOT WRITE BELOW THIS LINE **DO NOT WRITE BELOW THIS LINE**

TOTAL FEE <u>1,258.06</u>	VALUATION OF WORK <u>22,632.00</u>	BUILDING PERMIT FEE <u>258.06</u>
PREPAYMENT <u>1,258.06</u>	DATE PREPAYMENT PAID: <u> </u>	ZONING FEE <u>\$1,000</u>
TOTAL BALANCE DUE: <u> </u>	TYPE OF CONSTRUCTION <u>V-B</u>	OCCUPANCY GROUP <u> </u>
ZONING APPROVAL [Signature] 3-15-17 [Signature] 1-23-19	SIZE OF BUILDING TOTAL SF <u>600</u>	NO. OF STORES <u> </u>
	SET BACKS: FRONT <u>30</u> SIDE <u>10</u> REAR <u>10</u>	Max Occ Load <u> </u>
SPECIAL CONDITIONS: Need As-Builts & Final Pre/ zoning & Final Inspections	SPECIAL APPROVAL NOT REQUIRED: <u> </u>	
	APPROVED: <u> </u>	
APPLICATION ACCEPTED BY: <u>[Signature]</u> 3-17-17	PLAN CHECKED BY: <u>DWR</u> 3-21-17	APPROVED FOR ISSUANCE BY: <u>[Signature]</u> 4-11-17

Llhap 1-23-19

[Signature] 1-23-19

**GRAND COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
PROPERTY OWNER
ACKNOWLEDGEMENT OF CONTRACTOR INSURANCE**

This acknowledgement pertains only to homeowner/builders. Grand County requires that all applications for a building permit include evidence that property owners are informed of the liability protection provided by their contractors and subcontractors. Uninsured contractors expose the property owner to considerable financial risk including injured workers, unpaid suppliers, property damage, fire, and theft.

Typically owners protect themselves by:

1. Obtaining certificates of liability and workers compensation insurance from all contractors and subcontractors, preferably naming the property owners as additional insured parties;
2. Alternatively, requiring the general contractor to guarantee all subcontractors are adequately insured;
3. Requiring the contractor and subcontractors to keep these policies in full force throughout the construction project;
4. Obtaining builder's risk insurance to protect against fire and theft;
5. Seeking the advice of an insurance professional before signing a building contract.

I, MARK CHAPDELAINÉ, the owner of property located at
300 LAKESIDE DR, GRAND LAKE, CO 80447

understand the risks of employing uninsured contractors.



Owners Signature

1-23-19

Date

Permit Number: _____

Date Paid: _____

**TOWN OF GRAND LAKE
USE TAX CALCULATION SHEET**

Owner Name: Mark Chapdelaine

Job Address: 300 Lakeside Dr.

Subdivision: Shadow Pointe Block _____ Lot(s) 6

Use Tax for all construction (Based on total cost of project: labor and material):

Total cost of project: \$ 40,000 x .50 x .05 = TOTAL USE TAX \$ 1,000

TOWN OF GRAND LAKE
AFFORDABLE HOUSING FEE CALCULATION SHEET
 (For use until March 15, 2010)

Owner Name: Mark Chapdelaine

Job Address: 300 Lakeside Dr Grand Lake CO 80447

NEW CONSTRUCTION

Category	Building Types (including, but not limited to)	Fee Per Sq. Ft.
Single-Family Residential (SFR)	Single Family Dwelling/ Factory Built Home/ /Manufactured (HUD) Home	\$1.00
Multi-Family Residential (MFR)	Townhome/Condominium/Apartment/Residential Building with 2 or more dwelling units	\$1.00
Commercial (COM)	Hotel/Motel/Office/Store/Restaurant/Bank/Theater/Service Station/Church/Hospital/Library	\$1.00
Accessory Use (ACC)	Garage/Boathouse/Boat Dock/Deck/Porch/Unattached Storage Shed	\$0.25

EXEMPTIONS

Types of Exemptions	
Single-Family Residential	1. 800 square feet is exempted for buildings less than 2000 square feet (excluding garage and deck). 2. No exemptions for any additions to existing structures.
Multi-Family Residential	1. 400 square feet per unit is exempted for any unit less than 1000 square feet (excluding garage and deck). 2. No exemptions for any additions to existing structures.

Category	Total Square ft.	Exemptions	Fee	Total
<u>ACC</u>	<u>125</u>	<u>(-)</u>	<u>X \$ 0.25 = \$</u>	<u>31²⁵</u>
_____	_____	<u>(-)</u>	<u>X \$ _____ = \$</u>	_____
_____	_____	<u>(-)</u>	<u>X \$ _____ = \$</u>	_____

TOTAL AFFORDABLE HOUSING FEE = \$ 31²⁵

ARMY CORPS OF ENGINEERS 404 PERMIT REQUIREMENT DISCLAIMER

THIS FORM IS TO BE FILLED OUT AND SIGNED FOR ANY PROJECT WHICH BORDERS U.S. WATERS: WETLANDS, STREAMS, RIVERS, PONDS, LAKES OR OTHER WATERWAYS.

If the project requires an Army Corps of Engineers 404 Permit, a copy of the 404 Permit application and the 404 Permit must be submitted to the Town of Grand Lake with the Building Permit application.

Please see <http://www.spk.usace.army.mil/organizations/cespk-co/regulatory/program.html> for more information about the Army 404 Permit, or you may also contact:

Nick Mezei, Environmental Engineer
Colorado West Regulatory Branch
400 Rood Avenue, Room 142
Grand Junction, CO 81501

(970) 243-1199 x. 18
nick.mezei@usace.army.mil

Property Legal Address: Subd: Shadow Pointe Lot: 6


Property Street Address: 300 Lakeside Dr. Grand Lake CO 80447

Property Owner Name: Mark Chapdelaine

Contractor Name: Grand Environmental Services

I understand that this project which borders United States waters (any wetland, stream, river, pond, lake or other waterway) obligates me to comply with the Federal Clean Water Act. I understand that it is my responsibility to obtain a Department of the Army 404 Permit prior to the placement of any fill materials into waters of the United State. I understand that placement of such fill into the waters of the United States without a 404 Permit is a violation of the Clean Water Act, 33 U.S.C. §1251, and is subject to Federal actions.

I agree to obtain an Army Corps of Engineers 404 Permit, if required. I understand the penalties for failure to obtain a permit, if required.

 Geoff Elliott, Agent
Signature

Mark Chapdelaine
Printed Name

8 Feb 17
Date

see Pre-Application Consultation dated 31 Jan 17



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1326 J STREET
SACRAMENTO CA 95814-2922

March 13, 2017

Regulatory Division (SPK-2017-00127)

Attn: Mr. Mark Chapdelaine
Post Office Box 5134
Snowmass Village, Colorado 81615

Dear Mr. Chapdelaine:

This concerns your proposed Chapdelaine Boat Slip project which would construct a boat slip. The project site is located along the entry channel to Shadow Mountain Estates Marina, at 300 Lakeside Drive, within the SW ¼ NE ¼ of Section 6, Township 3 North, Range 75 West, Latitude 40.2494725°, Longitude -105.8331203°, Grand County, Colorado.

Based on the information you have provided, we have determined that the proposed work will not result in the discharge of dredged or fill material within waters of the United States. Therefore, a Department of the Army Permit is not required for this work. Measures should be taken to prevent construction materials and/or activities from entering any waters of the United States. Appropriate soil erosion and sediment controls should be implemented onsite to achieve this end.

Our disclaimer of jurisdiction is only for this activity as it pertains to Section 404 of the Federal Clean Water Act and does not refer to, nor affect jurisdiction over any waters present on site. Other Federal, State, and local laws may apply to your activities. Therefore, in addition to contacting other Federal and local agencies, you should also contact state regulatory authorities to determine whether your activities may require other authorizations or permits.

Please refer to identification number SPK-2017-00127 in any correspondence concerning this project. If you have any questions, please contact Tyler Adams at the Colorado West Regulatory Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at Tyler.R.Adams@usace.army.mil, or telephone at (970) 243-1199, extension 1013. For more information regarding our program, please visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

-2-

We would appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey on our website under Customer Service Survey.

Sincerely,



Sof Susan Bachini Nall
Chief, Colorado West Branch
Regulatory Division

cc: (w/o encls)
Mr. Joe Biller, Town Planner, Town of Grand Lake, Post Office Box 99, Grand Lake,
Colorado 80447
Mr. Geoff Elliott, Grand Environmental Services, Post Office Box 857, Grand Lake,
Colorado 80447

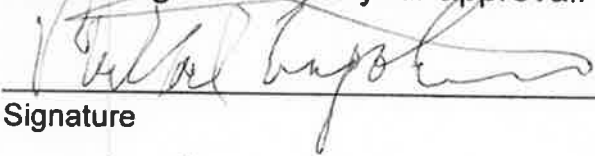
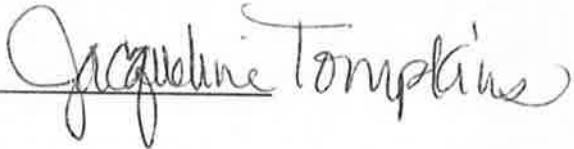
Mike & Jackie Tompkins
Shadow Pointe Lot #2

Dear Mike & Jackie,

Hope you guys are having a nice winter so far.

The Town is ready to reissue our previous building permit for our boat slip and Nate Shull is asking for a written letter stating our HOA approval from all the owners of Shadow Pointe HOA. We have received approval from the Forest Service as well and have been issued a Special Use Permit.

Please sign below for your approval.

Signature

12/10/2018

Date

If you have any questions give us a call at 970-948-0005 or 970-274-8042.

Thanks so much,

Mark and Linda Chapdelaine

QUIT CLAIM DEED

NOT REAL PROPERTY DECLARATION RECEIVED. DATE 05/30/91

THIS DEED, Made this 22nd day of May, 1991.

between Daystar VI, Inc.
478 17th Ave.
Longmont, Co. 80501

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado,

grantor, and Arapaho-Roosevelt National Forest
240 W. Prospect
Ft. Collins, Co. 80526

whose legal address is 240 W. Prospect
Ft. Collins, Co. 80526

of the said Grand County of Grand, State of Colorado, grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of \$1.00 (One Dollar and 00/100)

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

QUIT CLAIM, the receipt and satisfaction of which is hereby acknowledged, has caused, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee, his heirs and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property together with improvements, if any, situate, lying and being in the County of Grand and State of Colorado, described as follows:

Outlot A
Shadow Pointe Subdivision

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

also known by street and number as:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee, his heirs and assigns forever. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its Corporate President and its corporate seal to be hereunto affixed, attested by its Corporate Secretary, the day and year first above written.

UNOFFICIAL COPY
Kevin R. Miller
Secretary

UNOFFICIAL COPY
Daystar VI, Inc.
By *[Signature]*
President

STATE OF COLORADO
Longmont County of Boulder

The foregoing instrument was acknowledged before me this 22nd day of May, 1991, by Andrew J. Terranova as Corporate President and Kevin R. Miller as Corporate Secretary of Daystar VI, Inc., a corporation.

My notarial commission expires: 08/03/93

Witness my hand and official seal.

*If in Denver, insert "City and."

Rita Norstrud
Notary Public
11 James Circle
Longmont, Co. 80501

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 06-2022**

A RESOLUTION RECOMMENDING APPROVAL FOR A NEW BOATSLIP LOCATED AT LOTS 6, SHADOW POINT SUBDIVISION, ALSO KNOWN AS 300 LAKESIDE DRIVE.

WHEREAS, the Town of Grand Lake (the “Town”) received a Building Permit Application (the “Application”) From Linda and Marc Chapdelaine (the “Applicant”); and

WHEREAS, the Applicant is requesting to construct a boatslip at Lots 6, Shadow Point Subdivision (the “Property”); and

WHEREAS, Municipal Code 12-2-29 Shoreline and Surface Water Regulations:

- 1. In order to help preserve the environmental quality of the water in the Grand Lake, a thirty (30) foot stream and lake setback from the mean identifiable high water mark shall be maintained for buildings, parking, snow storage areas and other improvements to a site. ...*
 - 2. When activities are proposed within the 30’ setback, a variance may be requested by an Applicant.*
- ; and

WHEREAS, Municipal Code 11-2-4 (D) (9) States:

Retaining walls may not exceed 6 feet in height and require a 4’ shelf between walls. Any walls exceeding 6’ will require a variance.; and

WHEREAS, the Planning Commission reviewed the Application at a Public Hearing on April 6th, 2022

WHEREAS, the Planning Commission considered all of the following factors to determine whether to issue a variance from Shoreline Regulations:

- 1. The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property.
- 2. The locations of all bodies of water on the property, including along property boundaries.
- 3. The location and extent of the proposed setback intrusion.
- 4. Whether alternative designs are possible which require less intrusion or no intrusion.
- 5. Sensitivity of the body of water and affected critical habitats.
- 6. Intensity of land use adjacent to the body of water proposed to intrusion.
- 7. Impact on floodplains and stream functions (a variance shall not be approved when the reduction would result in the setback being narrower than the floodplain); and

WHEREAS, The Planning Commission Found that the applicant demonstrated all of the following in regards to the Retaining Wall Variance:

- 1. That by reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of these Regulations;
- 2. That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these Regulations.
- 3. That the special conditions and circumstances do not result from the actions of the applicant;
- 4. That granting the variance request will not confer on the applicant any special privilege that is

denied by this ordinance to other lands, structures, or buildings in the same district;
5. That the granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of the Zone Plan and these Regulations.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO,

THAT, the proposed boatslip complies with all applicable provisions from section 12-2-29 (B) and 11-2-4 (D)(9) of the Town of Grand Lake Municipal Code; and,

THAT, the Commission hereby forwards a favorable recommendation onto the Board of Trustees for approval of the Application.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 6th Day of April, 2022

(S E A L)

Votes Approving:
Votes Opposed:
Absent:
Abstained:

ATTEST:

TOWN OF GRAND LAKE

Jenn Thompson
Town Clerk

James Shockey
Planning Commission Chairman



Date: April 6th, 2022
To: Chairman Shockey and the Planning Commission

From: Kimberly White, Town Planner

Re: ArtSpace/ Space to Create- Conditional Use Permit Review at Subdivision: Town of Grand Lake, Lots 1-4, Block 3, also known as 1128 Park Ave..

Background

ArtSpace/ Space to Create has proposed to build residential units with a live/work or commercial component on a site currently zoned as Public-District. The Applicant is a non-profit organization which qualifies the project as a Conditional Use permitted in the zone. The purpose of the presentation is to identify any terms and conditions as it may deem necessary and appropriate while formulating a recommendation to the Board of Trustees or to request a public hearing.

Municipal Code:

12-2-24 Regulations for Public District – PUB

(C) Conditional Uses

- 1. Accessory housing unit(s) for principal public building.
- 2. Public and Private non-profit uses providing a community service.

Conditional Use Permits (CUP)

1. Types of Conditional Use Permits

(a) General Conditional Use Permits (CUPs) - permitted uses allowed in a district, in addition to the uses by right, where so authorized, are designated by individual zoning districts. Please refer to Sections 12-2-81 through 12-2-25 for individual zone listing.

2. General CUP General Information – Conditional Uses are those uses allowed in a district, in addition to the uses by right, where so authorized, when and if a Conditional Use Permit (CUP) is granted, in accordance with special procedures and requirements. The CUP review process herein is intended to assure compatibility and harmony between the proposed conditional use with both the surrounding properties and the town at large.

(a) The Town of Grand Lake shall not review requests of this nature unless the applicant (its constituents or members) are current with the Town and all Town enterprises for all fees, assessments, charges, taxes, or amount due of any type.

3. Processing and Review Criteria - Unless identified in Section 12-2-31(B)4 Nightly Rental Conditional Use Permits, requests for Conditional Use Permits will be processed and reviewed according to the following criteria:

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099
PH. 970/627-3435
FAX 970/627-9290
E-MAIL: town@townofgrandlake.com



(a) Procedure Before the Planning Commission

The applicant may propose a Conditional Use Permit request by submitting, to Town Staff, written material outlining the proposed use.

Included in this narrative should include (but not be limited to: operational hours and functions, management responsibilities, assessed neighborhood compatibility and impact). Written material must be accompanied by supporting documentation, including (if applicable) but not limited to:

1. A site plan depicting the layout of the structure with the proposed use, ingress and egress point, parking and vehicular ingress and egress points, snow storage, trash receptacles, and any other item that may be pertinent to the site plan of the property and proposed use.
2. Landowner or Homeowners Association approval.

(i)...Within fourteen (14) days, staff will determine if the submitted application, and supplemental materials, are complete and schedule the Conditional Use Permit request for the next Planning Commission. The Planning Commission shall either:

1. Formulate a recommendation concerning the Conditional Use including such terms and conditions as it may deem necessary and appropriate. The recommendation shall be placed on the next agenda of the Board of Trustees, or
2. Schedule a Public Hearing for a later date but no sooner than twenty-eight (28) days from receipt of the application. At least fifteen (15) days prior to the scheduled date, Town Staff shall cause a legal notice to run in a local newspaper of general circulation advertising the time, date, and location of the CUP Public Hearing and certified letters to be mailed to all property owners within two hundred (200') feet of any portion of the property proposed for the SUP indicating the time, date, and location of the CUP Public Hearing.

Commission Discussion

3. After taking evidence in relation to said Condition Use application, the Planning Commission shall formulate a recommendation, including such terms and conditions as it may deem necessary and appropriate. The recommendation shall be placed on the next agenda of the Board of Trustees.

(i) The Planning Commission shall take the following factors into consideration prior to making recommendation to the Town Board of Trustees:

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099
PH. 970/627-3435
FAX 970/627-9290
E-MAIL: town@townofgrandlake.com



(a) Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences.

(b) Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood.

(c) Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance.

Suggested Motions:

1. I Move recommend approval by the Board of Trustees for the Conditional Use Permit with the following conditions

Or

2. I move to Schedule a Public Hearing for a later date but no sooner than twenty-eight (28) days from receipt of the application.

Or

3. I Move To Deny The Request As Presented.



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
• Phone: 970-627-3435 • Fax: 970-627-9290
• Email: glplanning@townofgrandlake.com • Website: townofgrandlake.com

LAND USE REVIEW APPLICATION FORM

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED MEETING

PROPERTY

- Street Address (or general location if not addressed): 1128 PARK AVE., GRAND LAKE, CO 80447
- Legal Description: Lot 1 - 4 Block 3 Subdivision GRAND LAKE
- Lot Area (in square feet or acres): 0.460 ACRES
- Existing Use of Property: 9000 - TAX EXEMPT

TYPE OF REVIEW (circle one): • Rezoning • Subdivision • Minor Subdivision • Annexation • Planned Development
 Conditional Use • Vacation – Public right-of-way • Amendments to approved Subdivision or PD • Other (explain below)

PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable):

THE APPLICANT IS SEEKING A CONDITIONAL USE PERMIT TO CONSTRUCT RESIDENTIAL UNITS WITH A LIVE/WORK OR COMMERCIAL COMPONENT ON A SITE LOCATED IN A PUBLIC-ZONED DISTRICT. THE APPLICANT IS A NON-PROFIT ORGANIZATION WHICH QUALIFIES THEM FOR A C.U.P. PER TOWN MUNICIPAL CODE [12-2-24 (C)-2]. THE PROPOSED DESIGN INCLUDES ONE 2-STORY BUILDING WITH (18) LIVING UNITS, (3) COMMERCIAL STUDIO UNITS, AND A COMMON/FLEXIBLE SPACE WITH STORAGE AREA AND OFFICE. THE TOTAL BUILDING AREA IS 25,247 SF. FURTHER INFO REGARDING BUILDING SIZE CAN BE FOUND ON INCLUDED A3.01 & A3.02 SHEETS. SEE INCLUDED NARRATIVE RESPONSE FOR ADDITIONAL INFORMATION.

- Name of Development: GRAND LAKE SPACE TO CREATE
- Name of Applicant: ARTSPACE Email: info@artspace.org
- Address: 250 THIRD AVENUE NORTH, SUITE 400 Phone: 612.333.9012
- City: MINNEAPOLIS State: MN Zip: 55401 Fax: _____
- Contact Person (if not applicant): ANDREW MICHAELSON Email: andrew.michaelson@artspace.org
- Address: 250 THIRD AVENUE NORTH, SUITE 400 Phone: 612.306.1145
- City: MINNEAPOLIS State: MN Zip: 55401 Fax: _____

STAFF USE ONLY

Application Received By: _____ Date / Time: _____

File Name: _____

Fee Paid: _____ Amount: _____ Reimbursement Form Signed: _____

TOWN OF GRAND LAKE

AGREEMENT FOR FEE OR DEPOSIT PAYMENT ASSOCIATED WITH LAND USE REVIEW AND PROFESSIONAL SERVICES

THIS AGREEMENT ("the Agreement") is entered into this 3 day of March, 2022 by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, ("the Town") and ArtSpace, ("the Applicant").

RECITALS

WHEREAS, the Applicant owns certain property situated in Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, (the Property"); and,

WHEREAS, the Applicant requests a change in land use for the Property and has made application to the Town for approval; and

WHEREAS, the review and processing include review of all aspects of land use including, but not limited to, subdivision, planned developments, zoning and rezoning, variances, annexation, road vacations, installation of public improvements, dedication of lands and the availability of and feasibility of providing utility services; and,

WHEREAS, in accordance with Ordinance No. 06(B)-2018, a fee and deposit schedule was approved by the Board of Trustees establishing fee and deposit amounts for specific land use application procedures from which the Applicant is required to either pay a fee or submit a deposit to cover costs including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents incurred by the Town, as well as any potential engineering fees, surveyor fees, geologist fees, hydrologist fees, landscape architect fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements; and,

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is agreed as follows:

Section 1: Deposit Cost. In accordance with section 12-6-6(B) of the Town of Grand Lake Municipal Code, the Applicant is required to pay a deposit to cover the cost of professional engineering fees, administrative costs, attorney fees, expert consultation fees, and inspection fees in its review of Applicant's land use change ("Project"). The Board of Trustees has determined that the deposit for the legal and administrative undertakings, as well as professional services incurred by the Town shall be \$ 250, which amount must be paid in full in cash or certified check to the Town concurrent with the completion of this agreement.

Section 2: Accounting of Deposit. The Town will keep track of the professional costs incurred by the Town in the review of Applicant's Project. Monthly

statements of professional service expenses incurred by The Town will be made available to the Applicant. Should the costs exceed the amount of the deposit, The Town shall promptly notify the Applicant who shall within ten (10) days of the date of the notification, submit in full additional funds in the amount determined by the Town.

Section 3: Completion of Review. Upon completion of its review and determination of the costs of all professional services, The Town shall provide a final invoice to the Applicant. The Town shall either refund the Applicant any amount of the deposit that was not expended by the Town, or request the Applicant reimburse the Town for the additional expenses and fees noted in the invoice.

Section 4: Payment of Invoice Required. Applicant shall pay all invoices submitted by the Town within ten (10) days of the Town's delivery of such invoice. Failure by the Applicant to pay any invoice within the specified time shall result in immediate suspension of the issuance or granting of any building permits, certificates of occupancy or other Town approvals. Additionally, the Town may exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.

Section 5: Application Early Termination. Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant and promptly refund any remaining deposit balance. The Applicant shall be liable for all costs incurred by the Town in terminating the processing of the application.

Section 6: Collection of Costs and Remedies. If the Applicant fails to pay the Town the cost of any professional service within the specified time periods set forth herein, the Town may take those steps necessary and authorized by law to collect the fees and costs due, in addition to exercising those remedies set forth in Section 4, above. The Town shall be entitled to all costs incurred, including attorney's fees in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.

Section 7: Payment of Cost Independent. Applicant's obligation to pay costs and expenses provided for in this Agreement shall exist and continue independent of whether the Owner's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Owner prior to a final decision in the process.

Section 8: Miscellaneous

Section 7.1 Colorado Law: This Agreement is to be governed by the laws of the

State of Colorado. Venue for any litigation shall be in the District Court, County of Grand, State of Colorado.

Section 7.2 Amendments: This Agreement may only be amended, supplemented or modified in a written document executed by both parties.

Section 7.3 Counterparts. This Agreement may be executed in two or more counterparts, using manual or facsimile signature, each of which shall be deemed an original and all of which together shall constitute one and the same document.


Section 7.4. Severability: If any term, covenant, or condition of this Agreement is deemed by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be binding upon the parties.

Section 7.5. Entire Agreement: This Agreement constitutes the entire agreement between the parties and supersedes all other prior and contemporaneous agreements, representations, and understandings of the parties regarding the subject matter of this Agreement. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by the parties. No representations or warranties whatever are made by any party to this Agreement except as specifically set forth in this Agreement or in any instrument delivered pursuant to this Agreement.

Section 7.6. Default/Attorney's Fees: In the event of default of any of the provisions herein, the defaulting party shall be liable to the non-defaulting party for all reasonable attorney fees, legal expenses and costs incurred as a result of the default.

Section 7.7. No Waiver: Delays in enforcement or the waiver of any defaults of this Agreement by either party shall not constitute a waiver of any of the other terms or obligations of this Agreement.

IN WITNESS WHEREOF, The Town and the Owner have caused this Agreement to be duly executed on the day and year first above written.

TOWN OF GRAND LAKE
By: 
Name: Kimberly White
Title: Town Planner

ATTEST:
By: _____
Name: Jennifer Thompson
Title: Town Clerk

APPLICANT:
By: 



Munn Architecture, LLC
315 East Agate Ave.
Granby, CO 80446
(970) 887-9366

Conditional Use Narrative

Project: Grand Lake Space to Create

The project will create 18 new units of affordable workforce housing along with resident amenities, flexible community space, and creative studio/retail spaces. The project will address immediate housing density needs identified in the current Town of Grand Lake Comprehensive Plan. The proposed site is located at the transition point from Grand Avenue commercial activity to the south and lower density single family homes to the north. This project will complement both uses by providing ties to the commercial activity along Hancock Street with street-level studio bays leading to a corner community amenity which will include storefront style entry directly to Hancock and Park Avenue. Turning the corner along Park the building face and uses will be entirely residential, creating a natural transition to the single-family homes and quieter surface parking lots to the west. All residential units will have separate entries at the inside or non-street face of the building with a direct path to parking as well as adjoining sidewalks. Parking will be included on-site at a surface lot on the western portion of site, which will tie to the existing alleyway. Daily activity will include comings and goings of residents as well as typical retail business hours in the studio bays. An open-air courtyard will provide access to green space as well as gathering opportunities for residents and community users.



STAMP:
 NOT FOR CONSTRUCTION
 FOR REFERENCE ONLY

SPACE TO CREATE
 ARTSPACE
 1128 PARK AVE., GRAND LAKE, CO 80447
 PROJECT #: 2025

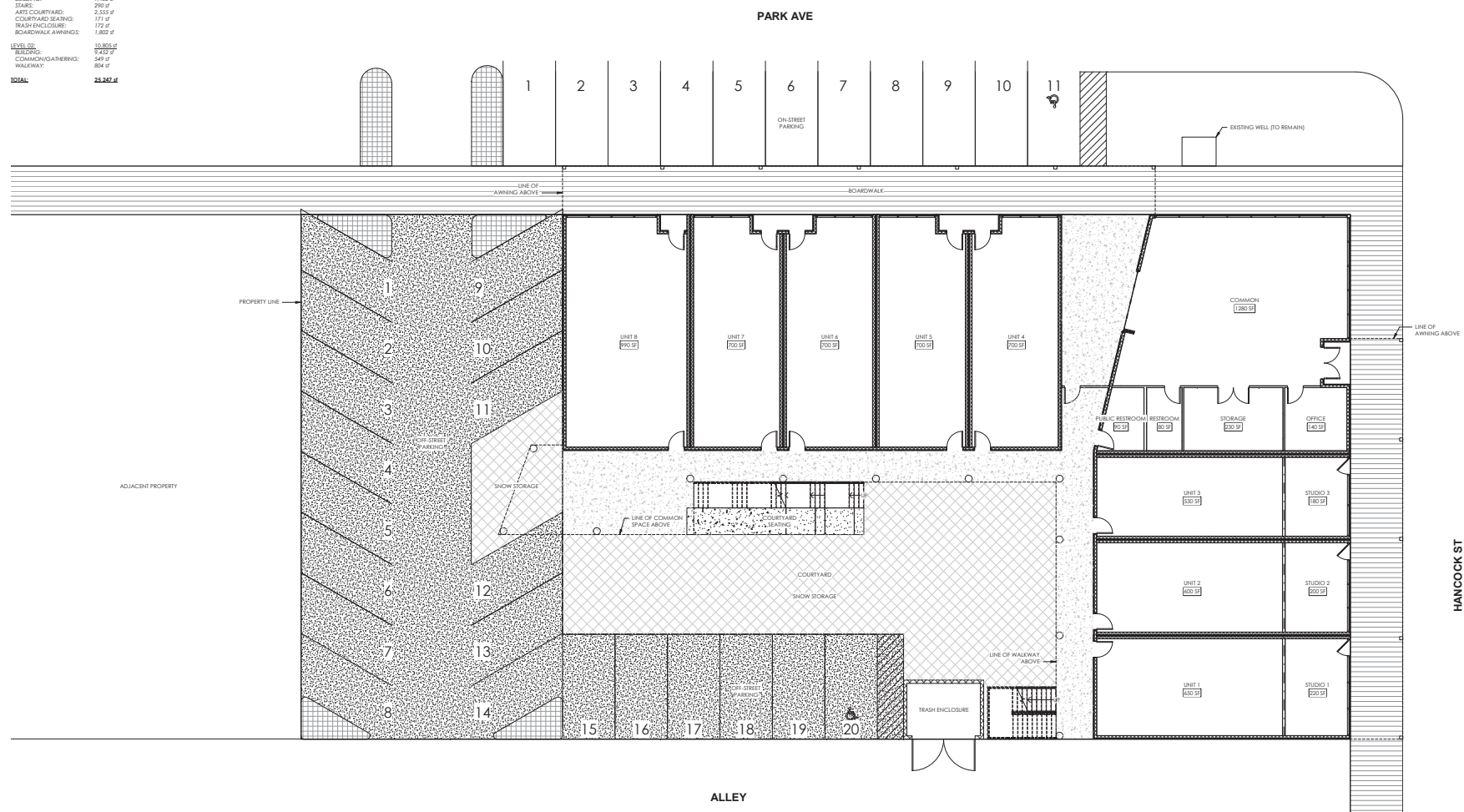
ISSUANCE: DATE:
 SCHEMATIC DESIGN 2023-0201

SHEET TITLE:
 OVERALL FLOOR PLAN -
 LEVEL 01

SHEET NUMBER:
 104

**TOTAL GROSS
 SQUARE FOOTAGE:**

LEVEL 01:	14,442 SF
BUILDING:	9,432 SF
DRIVE:	295 SF
ARTS COURTYARD:	2,555 SF
COURTYARD SEATING:	172 SF
TRASH ENCLOSURE:	172 SF
BOARDWALK AWNING:	1,802 SF
LEVEL 02:	13,805 SF
BUILDING:	9,432 SF
COMMONS/GATHERING:	547 SF
WALKWAY:	804 SF
TOTAL:	28,247 SF



OVERALL FLOOR PLAN - LEVEL 01
 SCALE: 1/8" = 1'-0" BACK REF:

PLAN LEGEND:

[Pattern]	NEW PROPOSED CONCRETE	[Pattern]	NEW PROPOSED ASPHALT
[Pattern]	SNOW STORAGE	[Pattern]	BOARDWALK



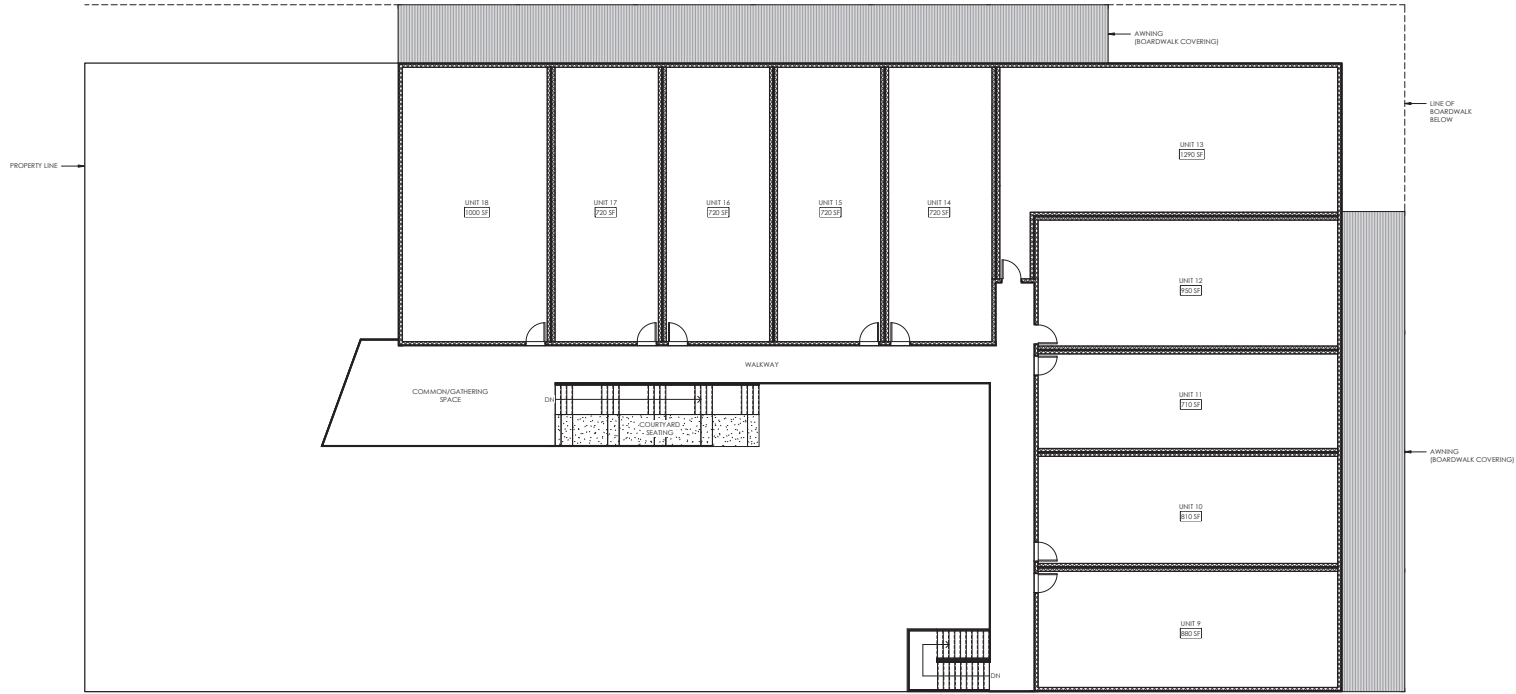
3/17/2023 12:56:37 PM
 L:\Projects\new\2025 - Space to Create\VA_MA_2025_Space to Create_822.rvt
 ALL DRAWINGS AND WRITTEN DOCUMENTS HEREBY CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNN ARCHITECTURE, LLC.

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3/17/2022 12:56:38 PM
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**TOTAL GROSS
 SQUARE FOOTAGE:**

LEVEL 01:	14,442 sf
BUILDING:	9,432 sf
DRIVE:	296 sf
ARTS COURTYARD:	2,555 sf
COURTYARD SEATING:	171 sf
TRASH ENCLOSURE:	172 sf
BOARDWALK AWNING:	1,802 sf
LEVEL 02:	10,805 sf
BUILDING:	9,432 sf
COMMON/GATHERING:	147 sf
WALKWAY:	804 sf
TOTAL:	25,247 sf



1 OVERALL FLOOR PLAN - LEVEL 02
 SCALE: 1/4" = 1'-0" BACK REF.



Section 6, Item D.



Munn Architecture, LLC
 315 EAST AGATE AVENUE
 P.O. BOX 211
 GRAND LAKE, CO 80446
 P: 970.887.8544
 WWW.MUNNARCH.COM

STAMP:
 NOT FOR CONSTRUCTION
 FOR REFERENCE ONLY

SPACE TO CREATE
 ARTSPACE
 1128 PARK AVE., GRAND LAKE, CO 80447
 PROJECT #: 2025

ISSUANCE: DATE:
 SCHEMATIC DESIGN 2022-0201

SHEET TITLE:
 OVERALL FLOOR PLAN -
 LEVEL 02

SHEET NUMBER:
 105



Date: April 6th, 2022
To: Chairman Shockey and the Planning Commission

From: Kimberly White, Town Planner

Re: Rocky Mt Repertory Theatre - Off-Broadway Housing- Sketch Plan for Subdivision:
Town of Grand Lake, Lots 9, 10 & 11, Block 19, also known as 450 Broadway St.

Background

Any property owner requesting an application for a Land Use Development shall be subject to a three-phased review process composed of the following:

- 1. Sketch Plan
- 2. Preliminary Development Application
- 3. Final Development Application

Sketch Plan: Prior to actual submission of the Preliminary Development Application, and prior to constructing any site improvements, each applicant shall confer with the Planning Commission at a regular meeting and other appropriate governmental departments and agencies in connection with the preparation of said application in order to obtain and exchange information. The Sketch Plan will enable the Town Planning Commission to render an informal preliminary review of the project and determine conditions which might affect Preliminary Development Application submission requirements. The general outlines of the proposal, evidenced schematically by sketch plans, are to be considered.

2. Submittal Requirements

- (a) Land Use Development Application Deposit.
- (b) Consent from the landowner
- (c) A map of the general location of the development
- (d) Description of the water distribution system and amount contemplated.
- (e) Description of the sewer system and amount contemplated.
- (f) The acreage and square footage of the entire tract.
- (g) The scale of the Sketch Plan shall be not less than one inch (1”) equals 200 feet. The name of the proposed development, and block and lot numbers.

3. At the time of review of the Sketch Plan, the Planning Commission shall discuss and establish requirements for public sites for schools, parks and other public uses.

4. Either staff or the Planning Commission may furnish the applicant with written comments regarding said conference, to inform and assist the applicant prior to the preparation of the Preliminary Development Application.

5. Within twelve (12) months of approval of the Sketch Plan, the developer shall officially submit one copy of a complete Preliminary Development Application, together with all supporting documents, to the Grand Lake Planning Commission.

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099
PH. 970/627-3435
FAX 970/627-9290
E-MAIL: town@townofgrandlake.com



Analysis

The owner of the property has submitted all the required documentation listed above. The applicant has an existing lot agreement that was completed prior to the Town having a process for lot consolidations. This agreement is recorded at the County Clerk and Recorder. We do have the option of honoring this agreement and allowing the applicant to record the plat at the end of the project with the lots consolidated.

The proposed density and coverage of buildings will increase, as will with water and sewer usage, but it has not been calculated yet. The Town requires walkway improvements adjacent to all streets in commercial transitional. The parking backs directly into the alley. The design scheme fits in the Town of Grand Lakes design requirements for materials and the buildings are within the correct setbacks locations and height restrictions.

Commission Action

The Commission has several options to consider including:

1. Grant the request to proceed to preliminary development application.
2. Grant the request to proceed with preliminary development application with certain conditions; or
3. Not grant the request to proceed to Preliminary development application

Suggested Motions for non-conforming request:

1. **I Move to Recommend Off-Broadway Housing Project Proceed to Submit the Preliminary Development Application Plan.**

Or

2. **I Move to Recommend Off-Broadway Housing Project Proceed to Submit the Preliminary Development Application Plan with the Following Modifications _____.**

Or

3. **I Move To Deny The Request As Presented.**



PLANNING COMMISSION STAFF MEMORANDUM

Section 6 Item E –AMENDED

DATE: April 6, 2022
 TO: Chairman Shockey and Planning Commission members
 FROM: Kimberly White, Town Planner
 SUBJECT: Rocky Mountain Repertory Theatre – Off Broadway Housing Sketch Plan review
 Town of Grand Lake, Lots 9,10 & 11 Block 19 (450 Broadway Street)

SUMMARY OF

REQUEST: The Site Plan proposes to:

- Demolish and replace eight of the nine existing cabins.
- Develop two new 2-story residential apartment buildings.
- The existing home is to remain.

The new residential buildings proposed are modular buildings (Heritage Homes). Each of the new proposed buildings will have three two story residential units, for a total of six units between the two buildings. Each unit will have four bedrooms for a total of (24) bedrooms in six apartment units. Each apartment contains a kitchen, bathroom, and storage). A centrally located covered gazebo is proposed.

Planning Commission is asked to **discuss** the Land Use Development proposed for the subject property. This is an **informal** review. There is no formal motion or action required by the Planning Commission. In addition to Planning Commissions remarks which may affect the submittal, Staff requests specific direction on the following items:

- 1) PROCESS - If the Planning Commission supports the sketch plan concept, does the Planning Commission agree to hear the Preliminary and Final development plan and subdivision plat applications concurrently, subject to the submittals meeting all Code criteria?
- 2) VARIANCES - Does the Planning Commission support the exceptions to the Town’s development standards proposed with the sketch plan submittal?
 - a. The Property is zoned Commercial Transitional (CT). No commercial space is provided.
 - b. Others? (As identified by applicant.)
- 3) AFFORDABLE HOUSING – Discuss the proposed purpose and use of the existing and proposed units. Provide direction on the mitigation of affordable housing needs and terms for an agreement with the Town related to Town Code 12-10-3.

If the applicant has specific questions or seeks directions, those items should be discussed with the Planning Commission at this meeting.

Staff has completed a review of the materials presented (*attached*). These comments have been provided to the applicant requesting revisions and supplemental information with the Preliminary Development Plan.

Attachment



Attachment 1
STATEMENT OF AUTHORITY
(Section 38-30-172, C.R.S.)

- 1. This Statement of Authority relates to an Entity named
- 2. The type of entity is a trust, LLC or other Colorado Corporation.
- 3. The entity is formed under the laws of the State of Colorado
- 4. The mailing address of the entity is:
PO Box 1682
Grand Lake, CO 80447
- 5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is (are):

<u>NAME</u>	<u>POSITION</u>
(a) <u>Judy Jensen</u>	<u>President</u>
(b) <u>Susan Brandt</u>	<u>Vice President</u>
(c) <u>Bill Herbert</u>	<u>Treasurer</u>
(d) <u>Dot Weber</u>	<u>Secretary</u>

6. The authority of the foregoing person(s) to bind the entity is limited as follows (if no limits, say "No Limitation"):
No Limitation

- 7. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
- 8. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

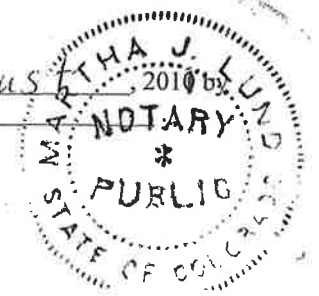
Executed this 17th day of August, 2010.

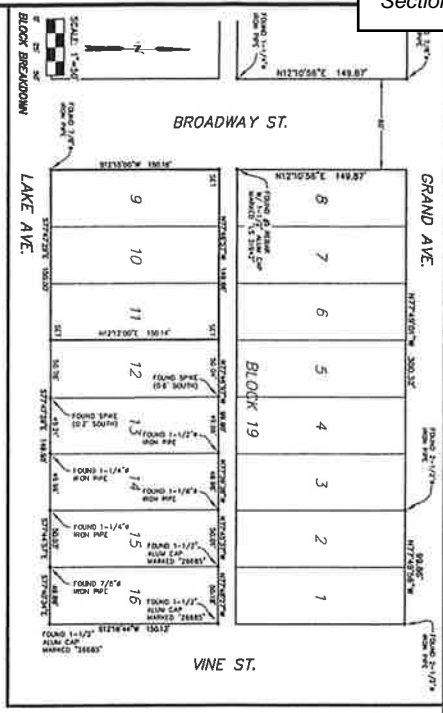
Name: Judy Jensen President
Type or print

Judy Jensen President RMRT
Signature

STATE OF Colorado)
) ss
COUNTY OF Grand)

The foregoing instrument was acknowledged before me this 17 day of August, 2010 by Judy Jensen
Witness my hand and official seal.
My commission expires: 11/07/2014 Martha J Lund
Notary Public





NOTES

1. All dimensions shown on this improvement survey are based on the assumption that the boundary line of the block is as shown on the plan view.
2. All dimensions shown on this improvement survey are based on the assumption that the boundary line of the block is as shown on the plan view.
3. All dimensions shown on this improvement survey are based on the assumption that the boundary line of the block is as shown on the plan view.

LEGAL DESCRIPTION

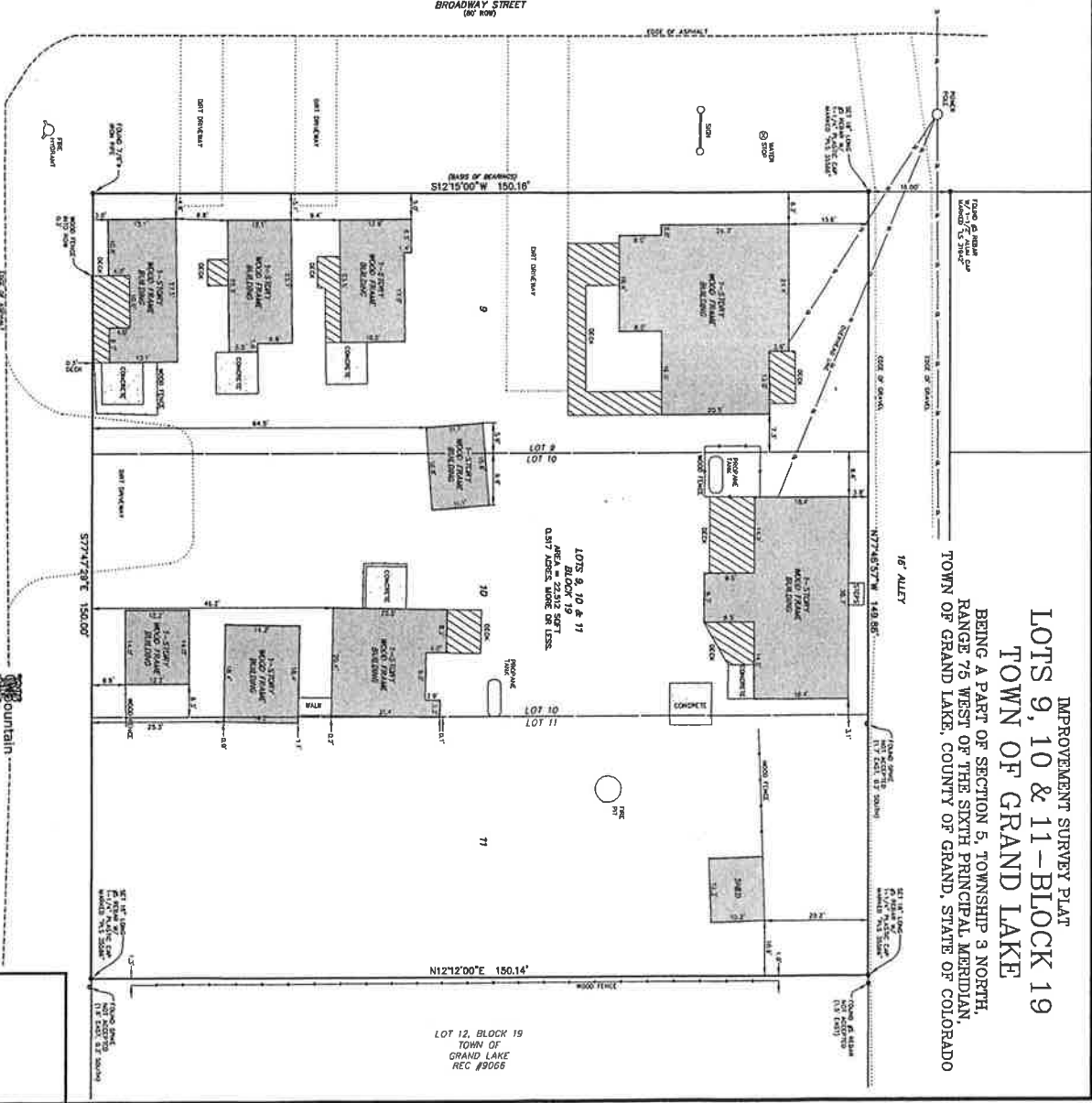
Block 19, containing Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, is situated in the Township of Grand Lake, Range 75 West of the Sixth Principal Meridian, County of Grand, State of Colorado.

ADDITIONS

Improvements to be shown on this improvement survey are as follows: 1. All improvements shown on this improvement survey are based on the assumption that the boundary line of the block is as shown on the plan view.

REMARKS

1. The block is shown as a single lot on the plan view.



IMPROVEMENT SURVEY PLAT
LOTS 9, 10 & 11 - BLOCK 19
TOWN OF GRAND LAKE
 BEING A PART OF SECTION 5, TOWNSHIP 3 NORTH,
 RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

States
 Surveying

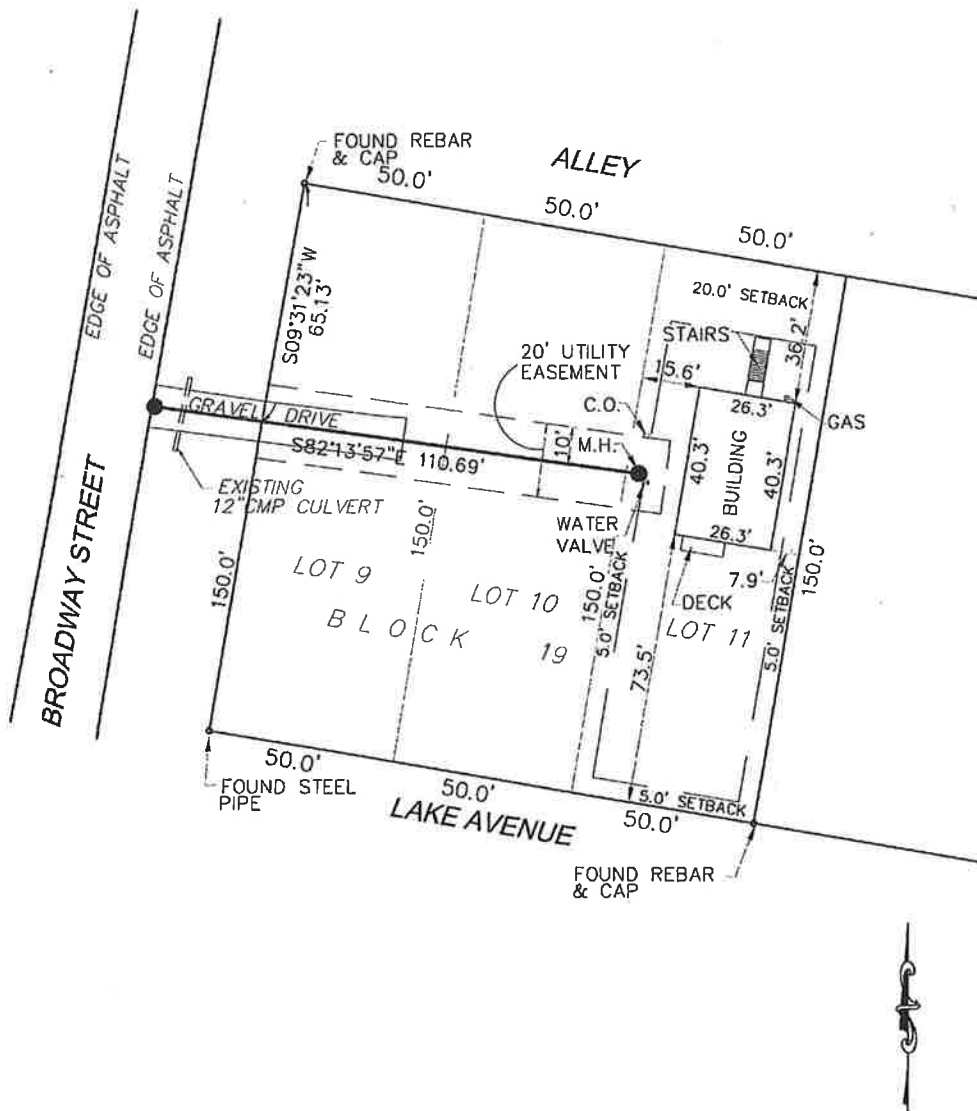
P.O. Box 1381 Fraser, CO 80442
 Phone: (970) 725-5385

JOB NO. 08-022 SHEET 1 OF 1

RECEIVED JAN 23 2012

IMPROVEMENT SURVEY PLAT

LOT 11, BLOCK 19, TOWN OF GRAND LAKE,
COUNTY OF GRAND, STATE OF COLORADO



SCALE: 1" = 40'

SURVEYORS CERTIFICATION:

I, JERALD W. RICHMOND BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED ON JANUARY 12, 2012, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JERALD W. RICHMOND P.L.S. 26298
FOR AND ON BEHALF OF
DIAMONDBACK ENGINEERING & SURVEYING, INC



Diamondback
Engineering & Surveying, Inc.
12640 West Cedar Drive, Suite C,
Lakewood, CO 80228-2030
Office: 303-985-4204
Fax: 303-985-4214
www.diamondbackeng.com



Munn Architecture, LLC
315 East Agate Ave.
Granby, CO 80446
(970) 887-9366

Project Impact Statement

Project: Rocky Mountain Repertory Theatre – Off-Broadway Housing

General Info:

The Rocky Mountain Repertory Theatre currently houses their seasonal staff in existing cabins located on a 0.516-acre site at 450 Broadway Street in Grand Lake. The Repertory Theatre would like to demolish and replace eight of the nine existing cabins with two new 2-story buildings. Each of the new proposed buildings will have three units, for a total of six units between the two buildings. Each unit will have four bedrooms for a total of (24) bedrooms between the six units.

Use and Character of the Project:

The new proposed buildings will maintain the existing use, and every attempt has been made to make the buildings fit the architectural vernacular of the Town of Grand Lake as to not affect the character of the development. The proposed design includes building elements like covered boardwalks, complex rooflines, and overall massing in keeping with buildings and building elements seen throughout the Town. Additionally, material and color choices meet Three Lakes design criteria.

Overall Coverage of the Structures:

The existing buildings on the site have a combined total area of 7,385 square feet. One of the nine existing cabins on the site (Judy’s House) is to remain and has a total area of 3,152 square feet spread across three levels. The total combined area of existing buildings to be demolished is 4,233 square feet. The new proposed 2-story buildings have a combined total area of 8,288 square feet.

Intensity and Density of Use:

The existing cabins – excluding Judy’s House, which is to remain – have (19) bedrooms and can accommodate the same amount of people. Judy’s House has (6) bedrooms, each of which has two beds, for a total of (12) people. Between the existing cabins to be demolished and Judy’s House, the existing buildings can accommodate a total of (31) people.

The new proposed buildings can house a total of (24) people, which is a net gain of five people over the existing cabins to be demolished. With the (12) beds in Judy’s House, plus (24) new proposed beds, the reconfigured campus can accommodate (36) people total.

Traffic Circulation and Public Utilities/Drainage:

The total number of required off-street parking spaces – before consideration of on-street parking credits – is (21) spaces. On-street parking credits have been calculated at (24.99) credits which is greater than the required number of off-street parking spaces.

The existing gravel parking lot South of Judy’s House is to remain and will be undeveloped beyond any required regrading for proper drainage. The new proposed design includes the addition of (2) handicap accessible spaces and (12) standard parking spaces on the site, despite them not being required by Town Code.

All existing trees in the Town Right-of-Way are to be preserved and there will be no downstream impact to neighboring properties. The total disturbance area for the project is less than a half-acre, with the proposed design improving the existing conditions. The site has been graded to follow historic drainage patterns, with no additional burden on any of the adjacent properties. No storm sewer infrastructure is available in the area, which limits drainage design options. Following historic drainage patterns with no increase in runoff is the best option. Runoff on the northerly portion of the site will continue to travel west to the roadside ditch along the easterly right-of-way of Broadway. Drainage on the southerly portion of the site will drain to a small, proposed infiltration area south of Building B and north of Lake Avenue to reduce runoff from crossing the public street as it does in the current condition. In the event of a significant event and the capacity of the infiltration area is exceeded, runoff will sheet flow across Lake Ave and follow its historic drainage pattern to the south. There is no additional burden on the property on the south side of Lake Avenue.

Utility service sizes and locations have yet to be finalized.

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNN ARCHITECTURE, LLC.



GENERAL NOTES

- 1) COPYRIGHT:**
ALL PLANS, DESIGNS AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF MUNN ARCHITECTURE, AIA, LLC AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED FOR ANY PURPOSE WHATSOEVER WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
- 2) CODES:**
THIS PROJECT IS GOVERNED BY THE LOCALLY ENFORCED BUILDING CODES AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION (A/E/C COMPLIANCE IS MANDATORY). THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.
- 3) FIELD VERIFICATION:**
VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.
- 4) DIMENSIONS:**
WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN DIMENSIONS ARE TO THE FACE OF THE FRAMING MEMBERS, FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF FLYWHEEL, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.
- 5) DISCREPANCIES:**
THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT THAT ADDITIONAL DETAILS OR GUIDANCE ARE NEEDED BY THE CONTRACTOR FOR THE CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE OR SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY, DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTIONS FROM THE ARCHITECT.
- 6) DUTY OF COOPERATION:**
RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION BETWEEN THE OWNER AND/OR OWNER'S REPRESENTATIVE, HIS OR HER CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.
- 7) CHANGES TO WORK:**
ANY ITEMS DESCRIBED HEREIN THAT IMPACT PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN CHANGE ORDER REQUEST PRIOR TO SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES THE GENERAL CONTRACTORS ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME, CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.
- 8) WORKSMANSHIP:**
IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.
- 9) SUBSTITUTIONS:**
SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH THE ARCHITECT'S WRITTEN APPROVAL.
- 10) CONSTRUCTION SAFETY:**
THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
- 11) EXCAVATION PROCEDURES:**
UPON COMPLETION OF ANY EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF FOUNDATION DESIGN. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER.
- 12) FIELD CUTTING OF STRUCTURAL MEMBERS:**
THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING. REFER TO 2009 I.A.C. - MANUFACTURER'S OR SUPPLIER'S INSTRUCTIONS, AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- 13) WEATHER CONDITIONS:**
THE OWNER HAS BEEN ADVISED THAT DUE TO HARSH WINTER CONDITIONS, ROOF AND DECK SURFACE MUST BE MAINTAINED REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES. ALL ROOFING, ROOFING MEMBRANE AND WATERPROOFING SHALL BE APPROVED IN WRITING BY PRODUCT MANUFACTURER (I.E. GRADE OR BUTYRENE, ETC.) PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO PROVIDE THESE WRITTEN APPROVALS REMOVES ALL RESPONSIBILITY FOR THE WORK FROM THE ARCHITECT.

- 14) BUILDING AREA:**
BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER USE.
- 15) PROJECT STAKING:**
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE ALL BUILDING CORNERS AND DRIVEWAY LOCATION FOR OWNER/ARCHITECT AND DESIGN REVIEW BOARD APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.
- 16) SITE DISTURBANCE:**
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION.
- 17) PROJECT GRADES:**
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES INCLUDING PAVED AREAS SLOPES PRIOR TO POURING ANY FOUNDATION. SURVEY WORK SHOULD BE VERIFIED IN DETAIL.
- 18) SEPTIC DESIGN:**
IF A SEPTIC SYSTEM IS REQUIRED, THE GENERAL CONTRACTOR IS TO BID NEW SEPTIC FIELD AND ALL NECESSARY PLUMBING PER COUNTY REQUIREMENTS AND PER SEPTIC DESIGN BY A SOILS ENGINEER.

SUSTAINABLE CONSTRUCTION PRACTICES

- 1) ENVIRONMENTAL HEALTH:**
IT IS THE ARCHITECT'S INTENT THAT THE CLIENT RECEIVE A PRODUCT THAT IS BOTH FUNCTIONAL AND DESIGNED WITH THE HEALTH AND WELL-BEING OF THE CLIENT IN MIND. TO THIS END, IT IS ASSUMED THAT MATERIALS SPECIFIED WILL BE, WHENEVER AND WHEREVER POSSIBLE, OF THE HIGHEST QUALITY AND OF AN ENVIRONMENTALLY SOUND NATURE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINTS AND CARPETS WITH LOW VOLATILE ORGANIC COMPOUND EMISSIONS.
- 2) RECYCLED MATERIALS & PRODUCTS:**
FULLY OR PARTIALLY RECYCLED MATERIALS & PRODUCTS ARE TO BE USED AS ALTERNATIVES TO ORIGINAL PRODUCTS WHENEVER APPROPRIATE (E.G. LUMBER, FLOORING, ETC.). IT IS FURTHER EXPECTED THAT THE CONTRACTOR WILL PURCHASE MATERIALS THAT ARE MANUFACTURED AS PHYSICALLY CLOSE TO THE LOCATION OF THE PROJECT AS CAN BE REASONABLY EXPECTED, WITH THE CONSIDERATION OF CARBON EMISSIONS IN MIND.
- 3) INSULATIONS:**
WHERE CELLULOSE INSULATION IS USED AS AN ALTERNATIVE TO FIBERGLASS BATT OR FOAM, CONTRACTOR IS TO ADHERE STRICTLY TO MANUFACTURER'S GUIDELINES FOR INSTALLATION AND MOISTURE CONTROL. R-VALUES MUST EQUAL OR EXCEED SPECIFIED R-VALUES ON PLANS.
- 4) GLUES AND ADHESIVES:**
LOW V.O.C. GLUES AND ADHESIVES ARE TO BE USED WHEN THEY MEET PROJECT TOLERANCES. EXAMPLES INCLUDE: DAP9 2008 Heavy-Duty Projects VOC-Compliant Construction Adhesive & PL 400B Low VOC Heavy Duty Construction Adhesive.
- 5) PAINTS AND SOLVENTS:**
USE LOW- OR ZERO V.O.C. PAINTS SUCH AS KELLY-MOORE 'ENVIRO-COTE' OR DEVCO 'WONDERPURE' TYPE PAINTS. EXTERIOR OIL BASED PAINTS ARE TO BE THINNED OR CLEANED WITH TURPENTINE, OR OTHER NATURAL SOLVENTS. USE NATURAL PAINTS WHERE POSSIBLE, AS THE CLIENT REQUESTS.
- 6) RESOURCES:**
USE THE LEED ONLINE GUIDELINES FOR SUSTAINABLE OPTIONS. ADDITIONAL RESOURCES CAN BE FOUND AT: <http://www.green-building.com/products/certification> THE NAHB GREEN ICC 700 NATIONAL GREEN BUILDING STANDARD CAN ALSO BE USED TO INFORM THE SUSTAINABLE BUILDING PRACTICES PLAN OUTLINED BELOW. <http://www.nahbgreen.org>
- 7) THE CONTRACTOR IS TO PRESENT A SUSTAINABLE BUILDING PRACTICES PLAN TO THE ARCHITECT & CLIENT DETAILING THE PROPOSED SUSTAINABLE ALTERNATIVES HE OR SHE INTENDS TO IMPLEMENT.**

SPECIAL TESTING

- 1) THE CONTRACTOR IS TO PROVIDE LABOR AND MATERIAL FOR THE TESTING, MANUFACTURE AND INSTALLATION OF THE FOLLOWING AS REQUIRED PER CODE:**
 - RADON TESTING AND MITIGATION

CONTACT INFO:

ARCHITECT: MUNN ARCHITECTURE, LLC SCOTT MUNN, AIA 315 E. AGATE AVENUE GRANBY, CO 80446 PH: 970-887-9366	SUBVEOR: CORE CONSULTANTS MICHAEL KEVIN 78967 US HWY 40 WHEAT PARK, CO 80482 PH: 970.564.3900
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MINIMUM DESIGN CRITERIA

GRAND COUNTY, COLORADO - CLIMATE ZONES 7 & 8 (IECC 2015, TABLE R402.1.2, RESIDENTIAL ENERGY EFFICIENCY):

1. ROOF R-VALUE (MIN) - ATTIC AND OTHER:	R-49
2. WALL R-VALUE (MIN) - ABOVE GRADE / WOOD FRAMED:	R-13 + R-7.5ci OR R-20 + R-3.8ci
3. MASS WALL R-VALUE (MIN):	R-15.2ci
4. FLOOR R-VALUE (MIN) - JOIST FRAMING:	R-16.7ci
5. BASEMENT WALL R-VALUE (MIN):	R-10ci
6. SLAB-ON-GRADE FLOOR R-VALUE / DEPTH (MIN):	R-15 FOR 24" BELOW
7. CRAWLSPACE WALL R-VALUE (MIN):	R-15/19
8. FENESTRATION (FIXED) U-FACTOR (MAX):	0.29
9. FENESTRATION (OPERABLE) U-FACTOR (MAX):	0.37
10. SIGHTLIGHT MAXIMUM U-FACTOR:	0.50
11. GLAZED FENESTRATION SHGC (MAX):	NR
12. DESIGN SNOW LOAD:	91 PSF (ROOF)
13. WIND LOAD (ULTIMATE):	115 MPH
14. SEISMIC DESIGN:	CATEGORY B
15. FROST DEPTH:	3'-0" MIN (TOP OF FOOTING)

ENERGY CODE REQUIREMENTS

- 1) AIR LEAKAGE:**
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SEALED, WEATHER TIGHT BUILDING THERMAL ENVELOPE AS REQUIRED PER IECC R402.4 WITH CAULKING, GASKETS, WEATHERSTRIPPING OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL, AT THE FOLLOWING LOCATIONS:
 - BUILDING THERMAL ENVELOPE - AT ALL EXTERIOR BREAKS, JOINTS, SEAMS AND PENETRATIONS.
 - CEILING / ATTIC
 - WALLS
 - WINDOWS, SKYLIGHTS AND DOORS.
 - E. RIM JOISTS
 - F. FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)
 - G. CRAWL SPACE WALLS
 - H. SHIMTS, PENETRATIONS
 - I. NARROW CAVITIES
 - K. GARAGE SEPARATION - AIR SEALING BETWEEN THE GARAGE AND CONDITIONED SPACES
 - L. RECESSED LIGHTING
 - M. PLUMBING AND WIRING
 - N. SHOWER / TUB ON EXTERIOR WALL
 - O. ELECTRICAL / PHONE BOX ON EXTERIOR WALLS
 - P. HVAC REGISTER BOOTS
 - Q. CONCEALED SPRINKLERS
 - R. COMMON WALLS BETWEEN UNITS
 - S. OTHER SOURCES OF INFILTRATION

APPLICABLE CODES AND STANDARDS

JURISDICTION	THE TOWN OF GRAND LAKE GRAND COUNTY BUILDING DEPARTMENT THREE LAKES WATER AND SANITATION DISTRICT GRAND LAKE FIRE PROTECTION DISTRICT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
APPLICABLE CODES	2015 IECC - INTERNATIONAL BUILDING CODE 2015 IECC - INTERNATIONAL ENERGY CONSERVATION CODE 2015 IFC - INTERNATIONAL FIRE CODE 2015 IFGC - INTERNATIONAL FUEL GAS CODE 2015 IMC - INTERNATIONAL MECHANICAL CODE 2015 IPC - INTERNATIONAL PLUMBING CODE 2017 NEC - NATIONAL ELECTRIC CODE
ACCESSIBILITY STANDARDS	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2017 ICC / ANSI A117.1 - ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES

SHEET INDEX LEGEND:

<input checked="" type="checkbox"/> ISSUED	<input checked="" type="checkbox"/> ISSUED FOR REFERENCE ONLY
<input type="checkbox"/> NOT ISSUED	<input type="checkbox"/> REMOVED FROM DRAWING SET

SHEET INDEX

SHEET #	SHEET TITLE
00.00	COVER SHEET
00.05	BUILDING CODE SUMMARY - IBC
CIVIL	
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1 OF 2	UTILITY & SITE PLAN
2 OF 2	GRADING PLAN
LANDSCAPE	
1.00	LANDSCAPE PLAN
ARCHITECTURAL	
A0.00	OVERALL DEMO PLAN - LEVEL 01
A0.01	ARCHITECTURAL ABBREVIATIONS AND SYMBOLS LEGEND
A0.02	WALL, ROOF AND FLOOR TYPE SCHEDULES
A0.20	DOOR & WINDOW SCHEDULES
A0.28	DOOR & WINDOW DETAILS
A0.30	FRESH SCHEDULE AND MATERIALS LEGEND
A1.00	PROJECT SITE PLAN
A1.05	SITE ELEMENTS PLAN & PROJECT IMPACT
A3.01	OVERALL FLOOR PLAN - LEVEL 01
A3.02	OVERALL FLOOR PLAN - LEVEL 02
A3.03	OVERALL ROOF PLAN
A4.01	OVERALL REFLECTED CEILING PLAN - LEVEL 01
A4.02	OVERALL REFLECTED CEILING PLAN - LEVEL 02
A5.01	OVERALL EXTERIOR ELEVATIONS - BUILDING "A"
A5.02	OVERALL EXTERIOR ELEVATIONS - BUILDING "A"
A5.03	OVERALL EXTERIOR ELEVATIONS - BUILDING "B"
A5.04	OVERALL EXTERIOR ELEVATIONS - BUILDING "B"
A5.21	OVERALL EXTERIOR PERSPECTIVES
A6.10	OVERALL BUILDING SECTIONS
A6.11	OVERALL BUILDING SECTIONS
A6.40	SECTION DETAILS
A6.50	EXTERIOR SECTION DETAILS - FOUNDATION
A6.58	EXTERIOR SECTION DETAILS - ROOF
STRUCTURAL	
S0.1	GENERAL NOTES
S0.2	STRUCTURAL DETAILS
S1.1	FOUNDATION PLAN BLDG A
S1.2	FOUNDATION PLAN BLDG B
S2.1	LOWER ROOF FRAMING PLAN BLDG A
S2.2	LOWER ROOF FRAMING PLAN BLDG B
S3.1	UPPER ROOF FRAMING PLAN BLDG A
S3.2	UPPER ROOF FRAMING PLAN BLDG B
S4.0	FOUNDATION AND ROOF FRAMING PLAN GARBO

GENERAL:

00.00	COVER SHEET	••
00.05	BUILDING CODE SUMMARY - IBC	••

CIVIL:

1 OF 1	SURVEY	••
1 OF 2	UTILITY & SITE PLAN	••
2 OF 2	GRADING PLAN	••

LANDSCAPE:

1.00	LANDSCAPE PLAN	••
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ARCHITECTURAL:

A0.00	OVERALL DEMO PLAN - LEVEL 01	••
A0.01	ARCHITECTURAL ABBREVIATIONS AND SYMBOLS LEGEND	••
A0.02	WALL, ROOF AND FLOOR TYPE SCHEDULES	••
A0.20	DOOR & WINDOW SCHEDULES	••
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A0.30	FRESH SCHEDULE AND MATERIALS LEGEND	••
A1.00	PROJECT SITE PLAN	••
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A3.02	OVERALL FLOOR PLAN - LEVEL 02	••
A3.03	OVERALL ROOF PLAN	••
A4.01	OVERALL REFLECTED CEILING PLAN - LEVEL 01	••
A4.02	OVERALL REFLECTED CEILING PLAN - LEVEL 02	••
A5.01	OVERALL EXTERIOR ELEVATIONS - BUILDING "A"	••
A5.02	OVERALL EXTERIOR ELEVATIONS - BUILDING "A"	••
A5.03	OVERALL EXTERIOR ELEVATIONS - BUILDING "B"	••
A5.04	OVERALL EXTERIOR ELEVATIONS - BUILDING "B"	••
A5.21	OVERALL EXTERIOR PERSPECTIVES	••
A6.10	OVERALL BUILDING SECTIONS	••
A6.11	OVERALL BUILDING SECTIONS	••
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A6.50	EXTERIOR SECTION DETAILS - FOUNDATION	••
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STRUCTURAL:

S0.1	GENERAL NOTES	••
S0.2	STRUCTURAL DETAILS	••
S1.1	FOUNDATION PLAN BLDG A	••
S1.2	FOUNDATION PLAN BLDG B	••
S2.1	LOWER ROOF FRAMING PLAN BLDG A	••
S2.2	LOWER ROOF FRAMING PLAN BLDG B	••
S3.1	UPPER ROOF FRAMING PLAN BLDG A	••
S3.2	UPPER ROOF FRAMING PLAN BLDG B	••
S4.0	FOUNDATION AND ROOF FRAMING PLAN GARBO	••

ARCHITECT :

Munn Architecture, LLC
315 EAST AGATE AVENUE
P.O. BOX 21
GRANBY, CO 80446
970-887-9366
WWW.MUNNARCH.COM

STAMP:

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

OFF-BROADWAY HOUSING
ROCKY MOUNTAIN REPERTORY PROPERTIES, INC
450 BROADWAY ST, GRAND LAKE, CO 80447
PROJECT # - 1914

ISSUANCE :	DATE :
RFP PRICING	2022-02-11
SET	2022-03-21
T&G	
PLANNING	
COORDINATIO	
N	

SHEET TITLE :
COVER SHEET

SHEET NUMBER :
G0.00

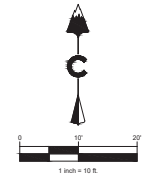
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I:\Project-new\1914 - RWRF-RMPP\03_VA - RWRF-RMPP_A22_v5 - RFP.rvt

IMPROVEMENT LOCATION CERTIFICATE /
TOPOGRAPHIC MAP
LOTS 9, 10 & 11, BLOCK 19
A PART OF THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE SIXTH
PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF
COLORADO

LAND DEVELOPMENT
ENGINEER
PUBLIC INFRASTRUCTURE
CORE CONSULTANTS, INC.
ENDEAVOR, CO 80113
LIVE YOUR CORE.COM

CORE

IMPROVEMENT LOCATION CERTIFICATE
SEC. 5, T3N., R75W., 6TH P.M.
GRAND COUNTY, COLORADO



LEGAL DESCRIPTION
ALL OF LOTS 9, 10 & 11, BLOCK 19, TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO.

- GENERAL NOTES**
- 1) THE BASIS OF BEARINGS SHOWN ON THIS IMPROVEMENT LOCATION CERTIFICATE ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF LOT 9, BLOCK 18 BEARS N12°36'04\"E, AS MONUMENTED AND SHOWN HEREON.
 - 2) THE BASIS OF ELEVATIONS SHOWN ON THIS MAP ARE BASED ON NGS STATION 11361, A STANDARD NGS BRASS CAP MARKED 'M 361', PUBLISHED ELEVATION = 8318.17 U.S. SURVEY FEET, ON-SITE ELEVATIONS TRANSFERRED BY RTK METHODS.
 - 3) THIS IMPROVEMENT LOCATION CERTIFICATE IS NOT A LAND SURVEY PLAT AS SET FORTH IN CES 38-51-102(12) OR AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN CES 38-51-102(9). NOR DOES IT ESTABLISH PROPERTY BOUNDARIES OR THE TRUE RELATIONSHIP OF IMPROVEMENTS TO THEM. IMPROVEMENTS ARE GENERALLY SITUATED AS SHOWN AND ONLY APPARENT IMPROVEMENTS AND ENCROACHMENTS ARE NOTED. IT IS PREPARED FOR THE SOLE PURPOSE OF THE PARTIES STATED HEREON. CORE CONSULTANTS INC. AND J MICHAEL S. KERVIN WILL NOT BE LIABLE FOR MORE THAN THE COST OF THIS IMPROVEMENT LOCATION CERTIFICATE AND THEREIN ONLY TO THE CLIENT SPECIFICALLY SHOWN HEREON. THE CERTIFICATION OF THIS SURVEY SHALL NOT AND DOES NOT EXTEND TO THIRD PARTIES. ACCEPTANCE AND/OR USE OF THIS INSTRUMENT FOR ANY PURPOSE CONSTITUTES AGREEMENT BY ALL PARTIES TO ALL TERMS STATED HEREON.
 - 4) THE EXTERIOR BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING IMPROVEMENT LOCATION CERTIFICATE AS DISCLOSED ON THE FINAL PLAT. AT THE REQUEST OF THE OWNER NO ADDITIONAL RESEARCH WAS PERFORMED BY CORE CONSULTANTS INC. SEE NOTES ON THE RECORDED PLAT.
 - 5) CERTIFICATION NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
 - 6) FIELDWORK WAS COMPLETED 11-8-21 BY BRIAN MILLER AND JOHN INGLE.
 - 7) ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION.

ADDRESS
450 BROADWAY AVENUE, GRAND LAKE, CO

NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 150 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
MUNN ARCHITECTURE

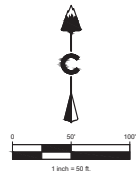
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR THE USE OF THE CLIENT AND CORE CONSULTANTS, INC AND DESCRIBES THE PARCELS APPEARANCES ON NOVEMBER 8, 2021. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL, ON THIS DATE, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE PARCEL, EXCEPT AS NOTED.

MICHAEL SEAN KERVIN, CO REGISTERED SURVEYOR
DATE: 11-19-21
CORE PROJ: 21-221
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.



RELEASE:	11/19/21
DESIGNED:	CAC
DRAWN:	RSK
QA/QC:	RSK
JOB NO. 21-221	
SHEET 1 OF 1	

Section 6, Item E.



LEGEND

- EASEMENT
 - DRAINAGE SWALE
 - EXISTING FENCE - CHAIN LINK
 - STREET SIGNS
 - POWER POLES
 - SANITARY MANHOLES
 - SANITARY CLEAN OUT
 - PROPOSED STORM & SEWER OUT
 - EXISTING STORM & SEWER OUT
- EXISTING DRY UTILITIES**
- EXISTING ELECTRIC
 - EXISTING TELEPHONE
 - EXISTING FIBER OPTIC
 - EXISTING GAS
 - EXISTING OVER HEAD ELECTRIC

NOTE:

1. ALL EXISTING TREES ARE TO REMAIN UNLESS LABELED OTHERWISE
2. UTILITY CONNECTIONS ARE TO BE FIELD-VERIFIED PRIOR TO CONSTRUCTION
3. ALL EXISTING WATER SERVICES ARE TO BE REMOVED OR ABANDONED IN PLACE

2021-09-11 (4:30 PM) X:\21-211\211 Grand Lake_RMRT\CAD\Plans Utility Plans.dwg Utility Plans.dwg

2021-09-11 (4:30 PM) X:\21-211\211 Grand Lake_RMRT\CAD\Plans Utility Plans.dwg Utility Plans.dwg

DESIGNED BY: ASK
DRAWN BY: BJZ
CHECKED BY: ASK

JOB NO. 21-211
SHEET 1 OF 2

ROCKY MOUNTAIN REPERTORY THEATRE
GRAND LAKE, CO
CONSTRUCTION PLAN SET
UTILITY & SITE PLAN

REVISION DESCRIPTION
1 PREPARED

DATE: 09/11/21
DWTSD: JAL

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
3472 S. BROADWAY
DENVER, CO 80113
303.733.8444
INFO@CORE.COM

CORE

Section 6, Item E.

2021-09-11 (4:30 PM) X:\21-211 Lot 9-11 Block 10 Grand Lake_RMRT\CAD\Plans Grading Plan.dwg



LEGEND

	5280	PROPOSED MAJOR CONTOUR
	5270	PROPOSED MINOR CONTOUR
	5260	EXISTING MAJOR CONTOUR
	5250	EXISTING MINOR CONTOUR
	1950	SPOT ELEVATION
		EASEMENT
		RETAINING WALL
		EXISTING STORM MANHOLES
		PROPOSED STORM & STUB OUT
		EXISTING STORM & STUB OUT

ABBREVIATIONS:

BOTM	BOTTOM
FLN	FLOORPLAN
TF	TOP OF FOUNDATION
HF	HIGHPOINT
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
TOS	TOP OF STAIR
BOS	BOTTOM OF STAIR
FL	FLOW LINE
FO	FINISHED GRADE

NOTE:

- ALL EXISTING TREES ARE TO REMAIN UNLESS LABELED OTHERWISE
- UTILITY CONNECTIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
- ALL EXISTING WATER SERVICES ARE TO BE REMOVED OR ABANDONED IN PLACE

CORE	CORE CONSULTANTS, INC. 3472 S. BROADWAY DENVER, CO 80113 303.733.6444 INFO@CORE.COM
	LAND DEVELOPMENT ENERGY PUBLIC INFRASTRUCTURE
ROCKY MOUNTAIN REPERTORY THEATRE GRAND LAKE, CO CONSTRUCTION PLAN SET GRADING PLAN	DESIGNED BY: ASH DRAWN BY: BJZ CHECKED BY: ASH JOB NO.: 21-211 SHEET 2 OF 2

Section 6, Item E.

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNN ARCHITECTURE, L.L.C.

- DEMOLITION NOTES:**
- DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT REUSE, RECYCLE OR DISPOSAL OF THE EXISTING BUILDINGS MATERIALS AS INDICATED ON THE DRAWINGS.
 - THE DESIGN DOCUMENTS ARE BASED UPON OWNER-PROVIDED DRAWINGS, PHOTOGRAPHS AND FIELD MEASUREMENTS. DIMENSIONS SHOWN ON THE DEMOLITION DRAWINGS ARE APPROXIMATE. VERIFY REQUIREMENTS OF PROPOSED CONSTRUCTION PRIOR TO COMMENCING DEMOLITION WORK.
 - CONTRACTOR SHALL CONDUCT A PRE-DEMOLITION MEETING PRIOR TO BEGINNING ANY DEMOLITION RELATED ACTIVITIES W/ ARCHITECT AND OWNER TO VERIFY ALL ITEMS TO BE SALVAGED, RELOCATED, MODIFIED AND/OR REMOVED FROM THE PROJECT, AND PRODUCE WRITTEN DOCUMENTATION OF THE CONDITION OF EACH ITEM PRIOR TO REMOVAL.
 - CONTRACTOR SHALL PROVIDE CARE IN THE REMOVAL OF ALL ITEMS LISTED AS OWNER SALVAGE AND COORDINATE TEMPORARY STORAGE WITH OWNER. IF INDICATED TO BE LOCATED IN PROJECT, INSTALL SALVAGED ITEMS TO FULLY FUNCTIONAL CONDITION PER THE CONTRACT DOCUMENTS.
 - THE PREFERRED ORDER OF DEMOLISHED ITEMS:
 - OWNER REUSE
 - O.C. TO RECYCLE ITEMS AS MUCH AS POSSIBLE, W/ DOCUMENTATION.
 - ITEMS GO TO TRASH.
 - ITEMS TO BE REUSED ARE TO BE STOCKPILED AND PROTECTED UNTIL PUT BACK IN SERVICE.
 - THE GENERAL CONTRACTOR SHALL COORDINATE ALL CUTTING AND PATCHING WITH THEIR SUBCONTRACTORS DURING BEDDING AND DURING CONSTRUCTION. IT IS NOT THE INTENTION OF THESE DOCUMENTS TO ASSIGN TASKS.
 - ALL CONTRACTORS SHALL VISIT THE JOB SITE AND COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO BID.
 - PLAN DIMENSIONS ARE TO THE FACE OF THE FRAMING MEMBERS, FACE OF WOOD FLOORING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL SAWCUT AND CORE DRILL AS REQ'D TO ACCOMMODATE PROPOSED MECHANICAL AND ELECTRICAL PENETRATIONS.
 - CONTRACTOR SHALL PERFORM DEMOLITION IN AN ORDERLY AND CAREFUL MANNER IN WHICH TO ACCOMMODATE PROPOSED CONSTRUCTION PER THE CONTRACT DOCUMENTS.
 - CONTRACTOR SHALL PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER. RETURN STRUCTURES AND SURFACES TO THE CONDITION EXISTING PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.
 - RELOCATION OF PIPES, CONDUIT, DUCTS, AND OTHER MECHANICAL OR ELECTRICAL WORK IS SPECIFIED BY THESE RESPECTIVE TRADES. REFER TO MECHANICAL OR ELECTRICAL DEMOLITION REQUIREMENTS, PATCH AREAS AT MECHANICAL AND ELECTRICAL DEMOLITION AREAS TO MATCH ADJACENT SURFACES.
 - "CUTTING AND PATCHING" SHALL INCLUDE CUTTING INTO EXISTING CONSTRUCTION TO PROVIDE FOR THE INSTALLATION OR PERFORMANCE OF OTHER WORK AND SUBSEQUENT FINISHING AND PATCHING REQUIRED TO RESTORE SURFACES TO THEIR ORIGINAL CONDITION.
 - CONTRACTOR SHALL NOT CUT PATCH WORK IN A MANNER THAT WOULD RESULT IN SUBSTANTIAL VISUAL EVIDENCE OF CUT AND PATCH WORK. REMOVE AND REPLACE WORK, JUDGED BY THE ARCHITECT TO HAVE BEEN CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER.
 - CONTRACTOR SHALL REMOVE HVAC, PLUMBING, ELECTRICAL AND ARCHITECTURAL ELEMENTS INDICATED FOR DEMOLITION IN THEIR ENTIRETY. DO NOT ABANDON IN PLACE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PATCH AND PREPARE EXISTING WALLS SCHEDULED TO REMAIN TO AN ACCEPTABLE SUBSTRATE CONDITION FOR REVISED FINISH LOCATIONS.
 - CONTRACTOR SHALL PROTECT EXISTING FINISH WORK, EQUIPMENT, AND FIXTURES FROM DAMAGE DUE TO DEMOLITION AND SUBSEQUENT CONSTRUCTION. PROVIDE FLOOR COVERING AS REQ'D TO PROTECT EXISTING FLOOR FINISH TO REMAIN.
 - CONTRACTOR SHALL REMOVE AND RECYCLE/DISPOSE OF ALL MATERIALS, EQUIPMENT, AND DEMOLITION DEBRIS AT THE END OF EACH WORKING DAY. UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLITION DEBRIS FROM SITE. REMOVE PROTECTIVE COVERINGS AND LEAVE INTERIOR AREAS BROOM CLEAN.
 - IN AREAS SCHEDULED TO RECEIVE A CHANGE IN ROOM FINISHES:
 - REMOVE EXISTING FLOOR FINISHES, ADHESIVES OR SETTING BED. TO CONCRETE SUBSTRATE. PATCH & REPAIR TO PROVIDE ACCEPTABLE SUBSTRATE TO RECEIVE FLOOR FINISH SCHEDULED.
 - REMOVE EXISTING RESILIENT BASE AND ADHESIVE. PATCH & REPAIR GYPSUM BOARD & CHALK TO PROVIDE AN ACCEPTABLE SURFACE FOR SCHEDULED BASE.
 - REMOVE EXISTING WALL FINISHES, ADHESIVES OR SETTING BED. REFINISH WALL TO PROVIDE AN ACCEPTABLE SURFACE FOR SCHEDULED WALL FINISH.
 - REMOVE EXISTING CEILING FINISH AND SUPPORT SYSTEM IN ITS ENTIRETY. PATCH & REPAIR WALLS TO ACCEPT SCHEDULED CEILING FINISH AT HEIGHT INDICATED.
 - REMOVE ALL EXISTING SIGNAGE, DISPLAY BOARDS AND OTHER ITEMS ATTACHED TO WALLS. RETAIN FOR OWNER REUSE.
 - THE CONTRACTOR MAINTAIN EXISTING FIRE RATINGS AT ALL EXISTING TENANT DEMISING AND CORRIDOR WALLS WHERE APPLICABLE.
 - ALL EXISTING SECURITY AND FIRE ALARM / SUPPRESSION SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMOLITION AND CONSTRUCTION UNLESS NOTED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY RELOCATING ANY DEVICES IN WALLS OR CEILINGS SCHEDULED TO BE DEMOLISHED AND COORDINATING THE FINAL DEVICE LOCATIONS PER THE CONTRACT DOCUMENTS.
 - CONTRACTOR TO WALK THE SITE WITH OWNER REP AND/OR ARCHITECT TO VERIFY DEMOLITION SCOPE.
 - ENVIRONMENTAL REPORT TO BE PROVIDED BY OWNER. GC TO ASSUME SOME LEVEL OF ABATEMENT AS PART OF DEMOLITION.



OVERALL DEMO PLAN
SCALE: 1" = 10'-0"
BACK REF:



DEMOLITION WORK KEYED NOTES:

- REMOVE HATCHED EXTENT OF EXISTING WALL WINDOW OR DOOR ASSEMBLY
- REMOVE EXISTING GYP / WALL FINISH AND COORD SCHED PLUMB / ELEC SERVICE MODIFICATIONS PER PLANS
- REMOVE EXISTING FLOOR FINISH AND ALL ASSOCIATED ADHESIVE / GROUT RESIDUE, VERIFY CONDITIONS IN FIELD
- REMOVE EXISTING CEILING AS INDICATED
- REMOVE EXISTING CASWORK / FURNITURE. CONFIRM ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION W/ OWNER
- REMOVE EXISTING TOILET PARTITIONS
- REMOVE EXISTING WALL BASE
- REMOVE EXISTING LIGHT FIXTURES, AND ASSOCIATED CONDUIT, RECEPTACLES, J-BOXES, ETC AS REQ'D UON, RE-ELEC DWGS. CONFIRM ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION W/ OWNER
- REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING NOT SCHEDULED TO REMAIN. VERIFY IN FIELD EXTENT OF REMOVAL BACK TO MAIN SERVICE ELEMENTS. COORD W/ PLUMBING DWGS.
- REMOVE/MODIFY HVAC SYSTEM COMPONENTS: COORD EXTENT OF MODIFICATIONS PER ARCH AND MECH DWGS
- REMOVE EXISTING EQUIPMENT, CONFIRM ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION W/ OWNER
- REMOVE EXISTING GUARD RAIL AT FLOOR OPENING AND PREP AREA TO SCHED FLOOR IN/FILL. RE-PLANS / STRUCT. CONFIRM ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION W/ OWNER
- REMOVE ALL EXISTING RESTROOM ACCESSORIES
- REMOVE/DEMO ENTIRE BUILDING AND ALL ASSOCIATED TO INCLUDE THE ABOVE AND ANY ITEMS NOT SPECIFICALLY MENTIONED. CUT & CAP OR REMOVE EXISTING UTILITIES AS NECESSARY FOR FUTURE CONSTRUCTION.
- CUT & CAP OR REMOVE AS NECESSARY FOR FUTURE CONSTRUCTION.
- REMOVE AND STORE FOR POTENTIAL REUSE. CONFIRM W/ OWNER.
- REMOVE FENCE AND ALL ASSOCIATED.
- REMOVE DECK/PAD AND ALL ASSOCIATED.
- CONTRACTOR TO COORDINATE WITH ELECTRICAL COMPANY TO REMOVE AND/OR RELOCATE POWER POLE.
- REMOVE TREE(S) AND ASSOCIATED ROOTS
- PREP SITE FOR NEW UTILITIES AND FUTURE CONSTRUCTION.

PLAN HATCH LEGEND:

- EXISTING WALLS AND ELEMENTS SCHED TO REMAIN
- EXISTING WALLS AND ELEMENTS SCHED TO BE REMOVED
- EXISTING ELEMENTS TO BE SALVAGED, VERIFY W/ OWNER
- TO BE DEMOLISHED
- EXISTING ELEMENT TO REMAIN (GRAY LINES)
- EXISTING TREE (# = TRUNK DIAMETER IN INCHES)

ISSUANCE: DATE:
RFP PRICING: 2022-02-11
SET: 2022-03-21
TOGL: 2022-03-21
PLANNING: N
COORDINATION: N

SHEET TITLE:
OVERALL DEMO PLAN - LEVEL 01

SHEET NUMBER:
A0.00

SCALE: 1" = 10'-0"

ARCHITECT:

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ROOF ASSEMBLIES			
ROOF TYPE	SECTION	DESCRIPTION	FIRE RATING
R-01		LIFETIME GRADE HEAVY TAB ASPHALT SHINGLES OVER GRADE HEAT-RESISTANT ICE & WATER SHIELD UNDERLAYMENT (DASHED) 5/8" PLY WOOD EXTERIOR SHEATHING CLOSED-CELL POLYURETHANE FOAM INSULATION (R-49 MIN) W/IN ROOF FRAMING PER ASTM C 1029, TYPE II, W/ MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDICES OF 75 AND 450, PER ASTM E 84. PROVIDE 15 LB/CU FT. MIN DENSITY, AND THERMAL RESISTIVITY OF 6.2 DEG F x H x SQ. FT./BTU x IN. AT 75 DEG F. (EQUIVALENTS SHALL BE APPROVED BY ARCHITECT). ROOF FRAMING PER STRUCTURAL 1/2" GYP WALL BOARD (TAPED, TEXTURED, & PAINTED) OVER VAPOR BARRIER (DASHED)	N/A

SOFFIT ASSEMBLIES			
SOFFIT TYPE	SECTION	DESCRIPTION	FIRE RATING
S-01		SCHED ROOF ASSEMBLY, SHING-1 CLOSED SOFFIT (VENTED) W/ CONCEALED ROOF FRAMING PER STRUCT 3/8" ROUGH-TEX CEDAR SOFFIT 1x6 OVER 2x12 CEDAR FASCIA	N/A
S-02		SCHED ROOF ASSEMBLY, SHING-1 OPEN SOFFIT W/ EXPOSED ROOF FRAMING PER STRUCT	N/A

FLOOR ASSEMBLIES			
FLOOR TYPE	SECTION	DESCRIPTION	FIRE RATING
F-01		SCHED REINFORCED CIP CONC SLAB ON-GRADE PER STRUCT RIGID INSUL (R-15 MIN) W/ TAPE AT ALL JOINTS VAPOR / RADON BARRIER (DASHED) O/ GRAVEL PER GEOTECH REPORT RECOMMENDATIONS FOR PREPARED SUBGRADE	N/A

EXTERIOR WALL ASSEMBLIES			
WALL TYPE	SECTION	DESCRIPTION	FIRE RATING
EWA-01		SCHED SIDING, RE: EXT ELEV FOR TYPE AND ORIENTATION 1-1/2" ZIP SYSTEM SHEATHING / INSULATION / WEATHER BARRIER PANEL (R-5 MIN) FASTEN TO SCHED FRAMING AND SEAL EDGES PER MFR OPEN-CELL SPRAY FOAM INSULATION (DEMILEC 'AGRIBALANCE', R-20 MIN) INSTALLED (U/W ESR 2600 W/IN STUD CAVITY (EQUIVALENTS SHALL BE APPROVED BY ARCHITECT)) 2x6 WD STUD FRAMING PER STRUCTURAL 1/2" GYP WALL BOARD (TAPED, TEXTURED, & PAINTED) OVER VAPOR BARRIER (WARM-SIDE OF WALL)	N/A
EWA-02		SCHED METAL PANEL (RE: EXT ELEV FOR TYPE) OVER GRADE HEAT-RESISTANT ICE & WATER SHIELD UNDERLAYMENT (DASHED) 1-1/2" ZIP SYSTEM SHEATHING / INSULATION / WEATHER BARRIER PANEL (R-5 MIN) FASTEN TO SCHED FRAMING AND SEAL EDGES PER MFR OPEN-CELL SPRAY FOAM INSULATION (DEMILEC 'AGRIBALANCE', R-20 MIN) INSTALLED (U/W ESR 2600 W/IN STUD CAVITY (EQUIVALENTS SHALL BE APPROVED BY ARCHITECT)) 2x6 WD STUD FRAMING PER STRUCTURAL 1/2" GYP WALL BOARD (TAPED, TEXTURED, & PAINTED) OVER VAPOR BARRIER (DASHED - WARM-SIDE OF WALL)	N/A
EWA-03		SCHED SIDING, RE: EXT ELEV FOR TYPE AND ORIENTATION 3/4" FOIL-FACED RIGID FOAM BOARD R-5 OR BETTER, ALL SEAMS TAPED FOR WEATHER RESISTIVE BARRIER OVER 7/16" O.S.B. SHEATHING R-21 HIGH DENSITY FIBERGLASS INSULATION 2x6 WD STUD 16" O.C. 1/2" GYP WALL BOARD (TAPED, TEXTURED, & PAINTED) OVER VAPOR BARRIER (DASHED - WARM-SIDE OF WALL)	N/A

NOTE: IF OPEN CELL INSULATION IS USED IN CONJUNCTION W/ INTERIOR VAPOR BARRIER & EXTERIOR RIGID INSULATION W/ PERMEANCE LEVEL <1.0 PERM, USE SMART BREATHABLE VAPOR BARRIER SYSTEM AT INTERIOR

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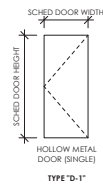
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 COORDINATION
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SHEET TITLE :
 WALL, ROOF AND FLOOR TYPE SCHEDULES

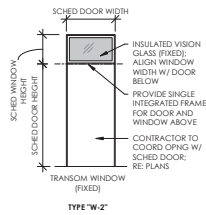
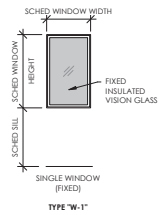
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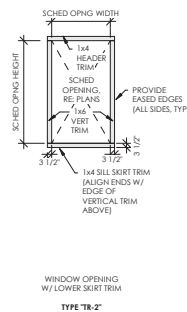
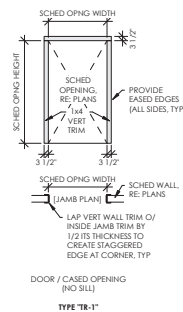
DOOR TYPES LEGEND



WINDOW TYPES LEGEND



TRIM TYPES LEGEND



NOTE: WALL TRIM MAY VARY ON EACH SIDE OF OPENING. RE: DOOR / WINDOW SCHEDULE

NOTE: SEE TYPE 'TR'-2' FOR SILL NOTES COMMON

DOOR NUMBER	DOOR TYPE	DOOR							FRAME / TRIM					COMMENTS	
		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	UNDER CUT	FIRE RATING	HARDWARE SET	TYPE	MATERIAL	FINISH	JAMB DETAIL		SILL DETAIL
I.O. LVL 1 GYPCRETE															
BLDGA-ST OR	D-3	4'-0"	7'-0"	0'-2"	METAL										1,8,9,10 - SUPLD BY GC, NOT HERITAGE HOMES
BLDGB-STOR	D-3	4'-0"	7'-0"	0'-2"	METAL										1,8,9,10 - SUPLD BY GC, NOT HERITAGE HOMES

DOOR SCHEDULE COMMENTS / ACCESSORIES LEGEND

- KEYED ENTRY LOCK SET W/ THUMB TURN AT INTERIOR (EXTERIOR GRADE), FINISH TBD
- PRIVACY LOCK SET W/ PIN HOLE AT EXTERIOR AND PUSH-BUTTON AT INTERIOR (BEDROOMS AND BATHROOMS), FINISH TBD
- PASSAGE KNOB / LEVER SET - NO LOCK (CLOSETS), FINISH TBD
- SINGLE CYLINDER DEADBOLT LOCK SET W/ THUMB TURN AT INTERIOR (BUMP KEY RESISTANT), FINISH TBD
- PEEP-HOLE DOOR VIEWER (EXTERIOR-GRADE), FINISH TO MATCH DOOR HARDWARE
- DOOR CHAIN SET AT INTERIOR, FINISH TO MATCH DOOR HARDWARE
- BASEBOARD-MOUNTED DOOR STOP (SOLID WITH RUBBER TIP - NO SPRINGS), FINISH TO MATCH DOOR HARDWARE
- ALUM THRESHOLD / DOOR TRANSITION (ADA COMPLIANT) W/ BLACK ANODIZED FINISH IN CONTIN BED OF SEALANT
- KICK PLATE (EXTERIOR-GRADE), FINISH TO MATCH DOOR HARDWARE
- INSULATED DOOR (EXTERIOR-GRADE) WITH CONTN WEATHER SEAL / DOOR SWEEP PER MFR

DOOR NOTES:

- ALL EXTERIOR DOORS SHALL BE INSULATED AND WEATHER STRIPPED PER DOOR MFR.
- ALL ROUGH OPENINGS TO BE PROVIDED BY DOOR MFR AND FIELD VERIFIED BY THE CONTRACTOR.
- DOOR MANUFACTURER SHALL PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- CONTRACTOR SHALL VERIFY DOOR ACCESSORIES AND FINISHES WITH OWNER PRIOR TO ORDERING.
- CONTRACTOR SHALL VERIFY DOOR MODEL NUMBERS / SIZES / QUANTITIES WITH MANUFACTURER PRIOR TO STARTING CONSTRUCTION AND INSTALL PER MFR'S WRITTEN INSTRUCTIONS.
- WHERE TRANSOM WINDOWS ARE SCHEDULED ABOVE DOORS, UNITS / FRAMES SHALL BE MULLED TOGETHER PER WINDOW / DOOR MFR AS A SINGLE CONSTRUCTED UNIT, UOIN.
- CONTRACTOR SHALL PROVIDE DOOR SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO CONSTRUCTION.
- DOOR MANUFACTURER SHALL PROVIDE A BLACK ANODIZED SPACER AT ALL INSULATED GLASS ASSEMBLIES WHERE SCHEDULED WITH A WOOD DOOR FINISH, TYP UOIN. FOR ALL OTHER FRAME FINISHES, PROVIDE CLEAR ANODIZED SPACERS.
- WHERE SCHED DOOR COLOR / STAIN FINISH IS TBD, CONTRACTOR SHALL PROVIDE SAMPLES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- CONTRACTOR SHALL FIELD VERIFY DIMS FOR ALL EXISTING DOORS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.

WINDOW NUMBER	WINDOW TYPE	WINDOW					HARDWARE SET	TRIM						COMMENTS	
		WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	TYPE		MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
I.O. LVL 1 GYPCRETE															
BLDGA-ST OR	W-2	4'-0"	1'-4"	5'-8"	7'-0"										PROVIDED BY GC, INSTALLED BY GC
BLDGB-STRG	W-2	4'-0"	1'-4"	5'-8"	7'-0"										PROVIDED BY GC, INSTALLED BY GC
I.O. LVL 2 GYPCRETE															
BLDGA-A1	W-1	4'-0"	2'-6"	4'-6"	7'-0"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGA-A2	W-1	2'-6"	5'-0"	2'-0"	7'-0"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGA-A3	W-1	4'-0"	2'-6"	6'-6"	9'-0"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGA-B1	W-1	2'-6"	5'-0"	2'-0"	7'-0"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGA-B2	W-1	4'-0"	2'-6"	6'-0"	8'-6"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGA-C1	W-1	2'-6"	5'-0"	2'-0"	7'-0"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGA-C2	W-1	4'-0"	2'-6"	6'-0"	8'-6"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGB-A1	W-1	4'-0"	2'-6"	4'-6"	7'-0"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGB-A2	W-1	2'-6"	5'-0"	2'-0"	7'-0"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGB-A3	W-1	4'-0"	2'-6"	6'-6"	9'-0"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGB-B1	W-1	2'-6"	5'-0"	2'-0"	7'-0"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGB-B2	W-1	4'-0"	2'-6"	6'-0"	8'-6"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGB-C1	W-1	2'-6"	5'-0"	2'-0"	7'-0"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC
BLDGB-C2	W-1	4'-0"	2'-6"	6'-0"	8'-6"										PROVIDED BY HERITAGE HOMES, INSTALLED BY GC

WINDOW NOTES:

- ALL EXTERIOR WINDOWS SHALL BE INSULATED AND WEATHER STRIPPED PER WINDOW MFR.
- ALL ROUGH OPENINGS TO BE PROVIDED BY WINDOW MFR AND FIELD VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY LOCAL CODE EGRES WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
- WINDOW MANUFACTURER SHALL PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- WINDOW MANUFACTURER SHALL CONFIRM WINDOW SWING / ORIENTATION PER ARCHITECTURAL EXTERIOR ELEVATIONS.
- CONTRACTOR SHALL VERIFY WINDOW MODEL NUMBERS / SIZES / QUANTITIES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION AND INSTALL PER MFR'S WRITTEN INSTRUCTIONS.
- WHERE MULTIPLE WINDOWS ARE SHOWN CONNECTED PER PLANS / ELEVATIONS, UNITS SHALL BE MULLED TOGETHER PER WINDOW MFR AS A SINGLE CONSTRUCTED UNIT, UOIN.
- CONTRACTOR SHALL PROVIDE WINDOW SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO CONSTRUCTION.
- REFER TO A0.20 FOR TYPICAL WINDOW JAMB, SILL AND HEAD DETAILS.
- WINDOW MANUFACTURER SHALL PROVIDE A BLACK ANODIZED SPACER AT ALL INSULATED GLASS ASSEMBLIES WHERE SCHEDULED FOR BRONZE WINDOW FRAMES, TYP UOIN. FOR ALL OTHER FRAME FINISHES, PROVIDE CLEAR ANODIZED SPACERS.
- WHERE SCHED WINDOW FRAME COLOR / STAIN FINISH IS TBD, CONTRACTOR SHALL PROVIDE SAMPLES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- CONTRACTOR SHALL FIELD VERIFY DIMS FOR ALL EXISTING WINDOWS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.



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ROCKY MOUNTAIN REPERTORY PROPERTIES, INC
450 BROADWAY ST, GRAND LAKE, CO 80447
PROJECT # : 1914

ISSUANCE : DATE :
RFP PRICING 2022-02-11
SET
T&G PLANNING 2022-03-21
COORDINATIO
N

SHEET TITLE :
DOOR & WINDOW
SCHEDULES

SHEET NUMBER :
A0.20

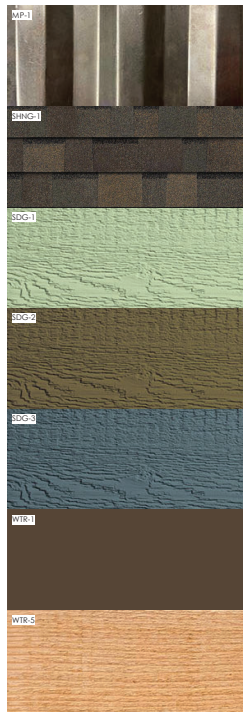
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MATERIALS AND FINISHES LEGEND

- PART COLOR SELECTION KEY
- | KEY | SHEEN | GLOSS RANGE |
|-----|------------|-------------|
| A | FLAT | BELOW 15 |
| B | EGGSHELL | 15 TO 30 |
| C | SEMI-GLOSS | 30 TO 45 |
| D | GLOSS | OVER 45 |
- PAINTING
- PI-1 INTERIOR COLOR 1, TBD
 PI-2 INTERIOR COLOR 2, TBD
- (FINAL COLOR SELECTION AND ACCENT WALLS TO BE FIELD VERIFIED WITH OWNER AND ARCHITECT PRIOR TO BEGINNING WORK)
- METAL PANEL
- MP-1 MFR: RECLA METALS
 PRODUCT: 9'16" x 50" PANEL SYSTEM W/ EXPOSED FASTENERS PER MFR
 FINISH: 22 GA "ANTIQUÉ SILVER" NATURAL COLOR
- SHINGLE (ROOF)
- SHNG-1 MFR: OWENS CORNING
 PRODUCT: TRUDEFINITION ARCHITECTURAL SERIES, DURATION BRAND
 LIFETIME-GRADE, HEAVY TAB ASPHALT SHINGLES
 FINISH: TEAK
- SIDING (EXTERIOR)
- SDG-1 MFR: LP
 PRODUCT: SMARTSIDE LAP SIDING, 3/8" WIDE BOARDS
 FINISH: CEDAR TEXTURE, "HARSHLAND WOOD" COLOR
- SDG-2 MFR: LP
 PRODUCT: SMARTSIDE LAP SIDING, 7/8" WIDE BOARDS
 FINISH: CEDAR TEXTURE, "CANYON BROWN" COLOR
- SDG-3 MFR: LP
 PRODUCT: SMARTSIDE VERTICAL SIDING
 FINISH: SMOOTH FINISH, "CAVERN STEEL" COLOR
- TRIM & TIMBER ACCENTS (EXTERIOR)
- WTR-1 MFR: LP
 PRODUCT: ROUGH SAWN DF#2 2x4 EXTERIOR GRADE CORNER TRIM
 FINISH: EXTERIOR GRADE SHERWIN WILLIAMS SW 7027 "HICKORY SMOKE"
- WTR-2 MFR: TBD
 PRODUCT: 1x4 EXTERIOR GRADE WALL TRIM
 FINISH: TO MATCH WTR-1 CORNER TRIM
- WTR-3 MFR: TBD
 PRODUCT: 1x4 EXTERIOR-GRADE WINDOW & DOOR TRIM (HEADER, SIDES & SILL)
 FINISH: TO MATCH WTR-1 CORNER TRIM
- WTR-4 MFR: TBD
 PRODUCT: BUILT-UP FASCIA WITH EXTERIOR-GRADE 1x4 OVER 2x12
 FINISH: TO MATCH WTR-1 CORNER TRIM
- WTR-5 MFR: TBD
 PRODUCT: 3/8" ROUGH TEX CEDAR PLYWOOD SOFFIT
 FINISH: SHERWIN WILLIAMS EXTERIOR WATERBORNE CLEAR SEALER
- WTR-6 MFR:
 PRODUCT: ROUGH-SAWN 2x12 EXTERIOR-GRADE EXPOSED RAFTERS
 FINISH: CLEAR STAIN TO MATCH WTR-5 SOFFIT
- WTR-7 MFR: TBD
 PRODUCT: VARIOUS EXTERIOR-GRADE TIMBER MEMBERS PER STRUCTURAL
 FINISH: TO MATCH WTR-1 CORNER TRIM

ROOM FINISH SCHEDULE								
ROOM NAME	AREA	FLOOR FINISH	WALL BASE	WAINSCOT	MOULDING	WALL FINISH	CEILING FINISH	COMMENTS
T.O. LVL 1 GYPCRETE								
BLDG A - STORAGE	100 SF	SEALED CONCRETE						
BLDG B - STORAGE	110 SF	SEALED CONCRETE						



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ARCHITECT :

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 ROCKY MOUNTAIN REPOSITORY PROPERTIES, INC
 450 BROADWAY ST, GRAND LAKE, CO 80447
 PROJECT #: 1914

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COORDINATION	
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SHEET TITLE :
 FINISH SCHEDULE
 AND MATERIALS
 LEGEND

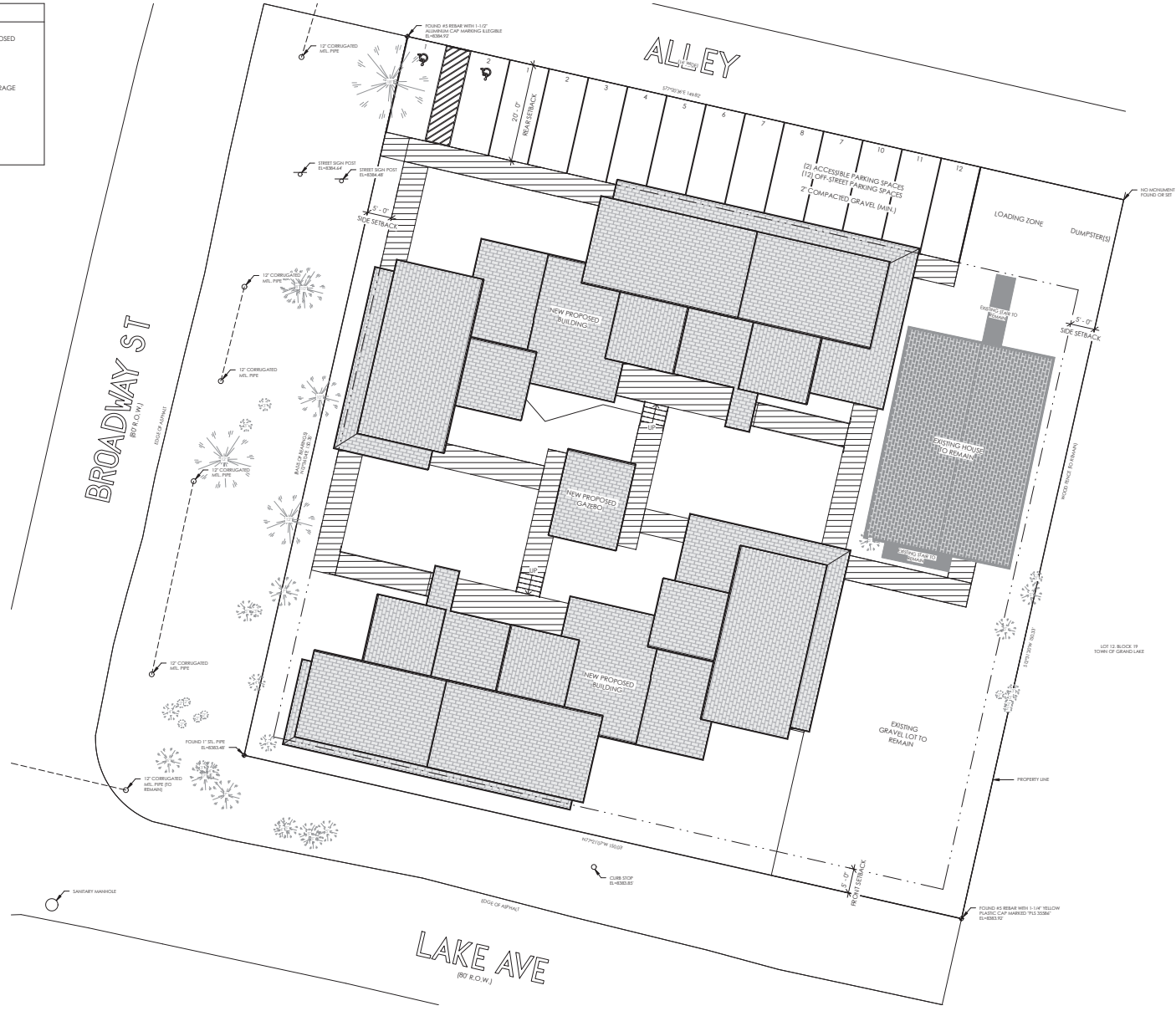
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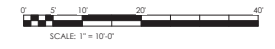
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SITE PLAN LEGEND:

-  EXISTING BUILDING TO REMAIN
-  NEW PROPOSED BUILDINGS
-  NEW PROPOSED BOARDWALK
-  SNOW STORAGE
-  EXISTING TREE (TO REMAIN)



PROJECT SITE PLAN
 SCALE: 1" = 10'-0"
 BACK REF.



ARCHITECT :



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 PROJECT SITE PLAN

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PROJECT IMPACT

SITE AREA: 0.516 ACRE

EXISTING BUILDING SQUARE FOOTAGES:

RESIDENTIAL OCCURRENCE 1:	425 sf
RESIDENTIAL OCCURRENCE 2:	288 sf
RESIDENTIAL OCCURRENCE 3:	292 sf
RESIDENTIAL OCCURRENCE 4:	1,082 sf
RESIDENTIAL OCCURRENCE 5:	934 sf
RESIDENTIAL OCCURRENCE 6:	494 sf
RESIDENTIAL OCCURRENCE 7:	252 sf
RESIDENTIAL OCCURRENCE 8:	3,152 sf
*JUDY'S HOUSE (TO REMAIN)	
EXTRA FEATURE OCCURRENCE 1:	1 sf
EXTRA FEATURE OCCURRENCE 2:	120 sf
EXTRA FEATURE OCCURRENCE 3:	168 sf
EXTRA FEATURE OCCURRENCE 4:	1 sf
EXTRA FEATURE OCCURRENCE 5:	174 sf
TOTAL:	7,385 sf

NEW PROPOSED BUILDING SQUARE FOOTAGES:

BUILDING A:	4,143 sf
BUILDING B:	4,145 sf
TOTAL:	8,288 sf
*DOES NOT INCLUDE JUDY'S HOUSE	

EXISTING NUMBER OF BEDS/BEDROOMS:

RESIDENTIAL OCCURRENCES 1-7:	(19) BEDS
RESIDENTIAL OCCURRENCE 8:	(12) BEDS/(6) BEDROOMS
*JUDY'S HOUSE (TO REMAIN)	
TOTAL:	(31) BEDS

NEW PROPOSED NUMBER OF BEDS/BEDROOMS:

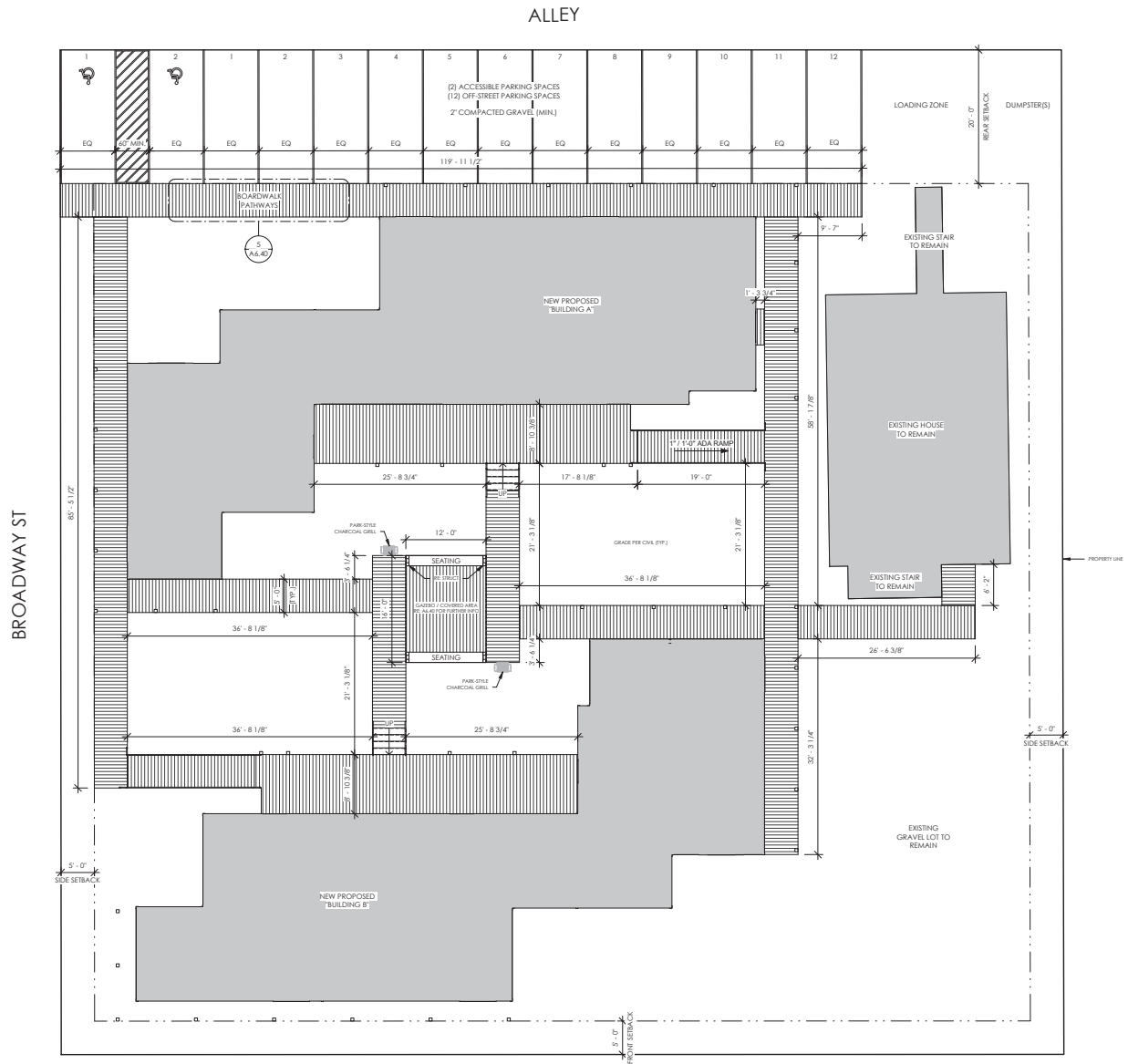
BUILDING A:	(12) BEDS/(12) BEDROOMS
BUILDING B:	(12) BEDS/(12) BEDROOMS
TOTAL:	(24) BEDS/(24) BEDROOMS
*DOES NOT INCLUDE JUDY'S HOUSE	

PARKING:

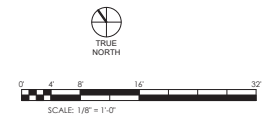
REQUIRED OFF-STREET SPACES:	(21) TOTAL SPACES
ON-STREET PARKING CREDITS:	(24.99) CREDITS
TOTAL:	(-3.99) OFF-STREET SPACES REQUIRED

EXISTING PARKING SPACES: (0) STRIPED/PAINTED SPACES PROVIDED

NEW PROPOSED PARKING SPACES: (14) TOTAL OFF-STREET SPACES
 (2) ADA, (12) STANDARD



1 SITE ELEMENTS PLAN
 SCALE: 1/8" = 1'-0" BACK REF.



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OFF-BROADWAY HOUSING
ROCKY MOUNTAIN REPOSITORY PROPERTIES, INC
 450 BROADWAY ST, GRAND LAKE, CO 80447
 PROJECT #: 1914

ISSUANCE :	DATE :
RFP PRICING	2022-02-11
SET	ToGL
PLANNING	2022-03-21
COORDINATION	N

SHEET TITLE :
 SITE ELEMENTS PLAN
 & PROJECT IMPACT

SHEET NUMBER :
A1.05

GROSS AREA CALCULATIONS

PROPOSED BUILDING SQUARE FOOTAGES:
BUILDING A: 4,143 sf
 LEVEL 01 = 2,520 sf
 LEVEL 02 = 1,623 sf

BUILDING B: 4,145 sf
 LEVEL 01 = 2,522 sf
 LEVEL 02 = 1,623 sf

A & B TOTAL: 8,288 sf

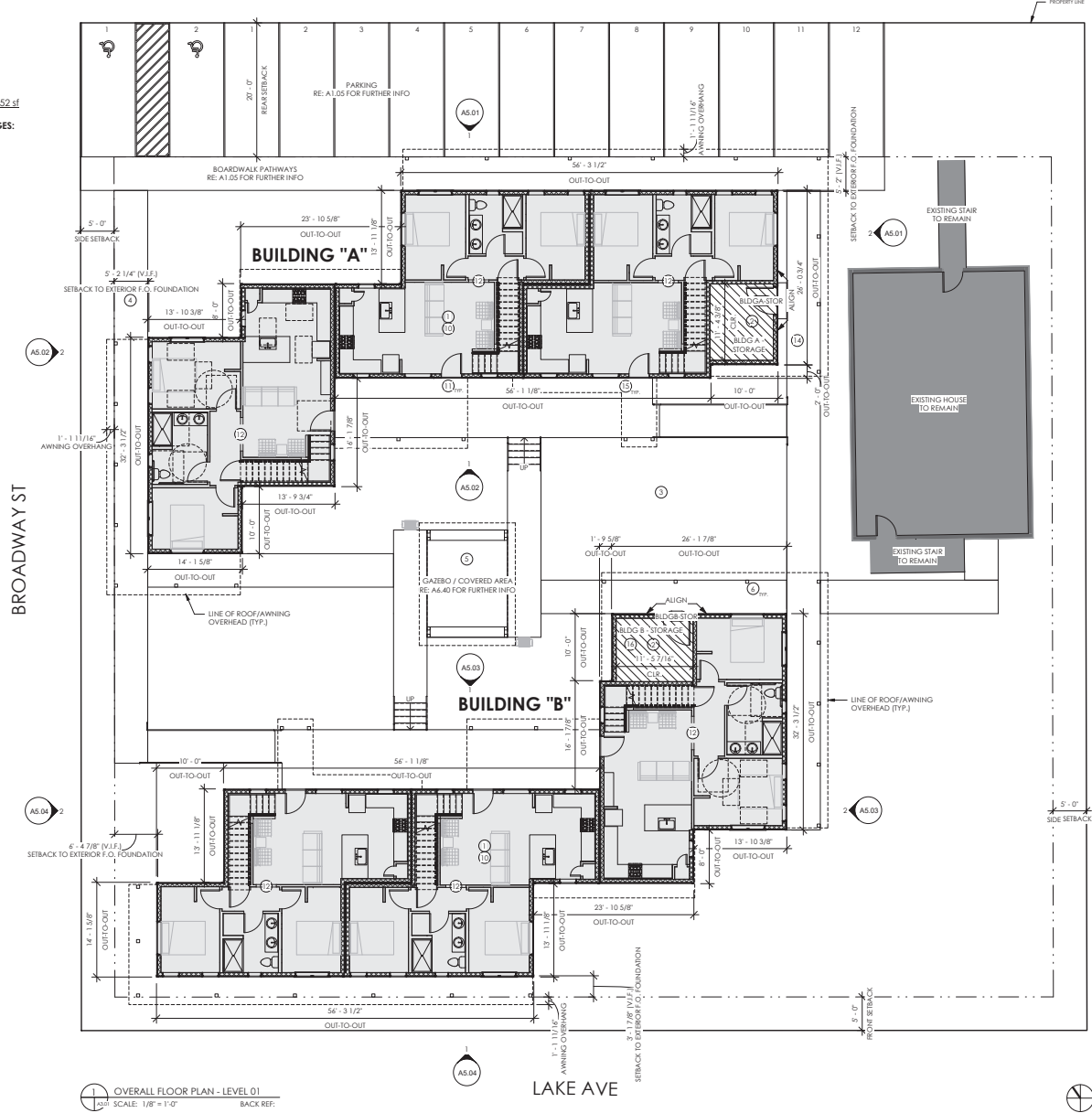
EXISTING HOUSE (TO REMAIN): 3,152 sf

PROPOSED OUTDOOR SQUARE FOOTAGES:
PARKING: 2,399 sf

BOARDWALKS: 3,227 sf
OPEN SPACE: 10,642 sf

TOTAL PROPERTY = 22,541 sf
 *LEVEL 02 AREAS NOT INCLUDED

ALLEY



FLOOR PLAN LEGEND:

- EXISTING BUILDING TO REMAIN
- CONSTRUCTED AND PROVIDED BY HERITAGE HOMES
- AREA OR A PORTION THEREOF INCLUDES BUILDING ELEMENTS TO BE CONSTRUCTED BY GENERAL CONTRACTOR

- FLOOR PLAN KEYED NOTES:**
- 1 MODULAR BUILDINGS TO BE PERMITTED AND SUPPLIED BY HERITAGE HOMES. EACH BUILDING IS COMPRISED OF MULTIPLE MODULAR "BOXES". UPON DELIVERY MODULAR BOXES WILL BE PUT IN PLACE ON FOUNDATION SYSTEM BY "SET CREW". ONCE SET, GC WILL "TIE" BOXES TOGETHER. GC IS RESPONSIBLE FOR MEP CONNECTIONS BETWEEN MODULAR BOXES AND CONNECTION OF APPLICABLE SYSTEMS TO UTILITY SUPPLIERS.
 - 2 GC TO CONSTRUCT STORAGE ROOM WALLS, SLAB AND ROOF AND INSTALL DOOR AND ASSOCIATED CLEERESTY WINDOW.
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 - 5 GC TO CONSTRUCT/INSTALL SITE ELEMENTS TO INCLUDE PARKING, BOARDWALKS, GAZEBO, ADA BOARDWALK RAMPS & CONC. STAIRS & ASSOCIATED RAILINGS, LANDSCAPING AND DARK SKY COMPLIANT SITE LIGHTING.
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 - 8 GC TO INSTALL HERITAGE HOMES PROVIDED CAP TRUSSES AND ASSOCIATED ROOFING SYSTEM TO INCLUDE SHEATHING, GRACE ICE & WATER SHIELD, SHINGLES, FASCIA AND SORTIE.
 - 9 GC TO CONSTRUCT WALLS AND ROOF AND ALL ASSOCIATED TO INCLUDE WINDOWS ABOVE HERITAGE HOMES LEVEL 01 TOP PLATE IN DOUBLE HEIGHT SPACE ABOVE STAIRS.
 - 10 GC TO INSTALL ALL EXTERIOR SIDING, WAINSCOTING, TRIM AND ALL ROOFING SHINGLES.
 - 11 GC TO INSTALL ALL HARDWARE AT EXTERIOR DOORS.
 - 12 GC TO CUT WALL OPENING AT MARRIAGE WALLS.
 - 13 GC TO CUT WALL ABOVE 42" AND INSTALL HERITAGE PROVIDED CAP.
 - 14 OWNER CONTRACTED SPRINKLER SUBCONTRACTOR TO INSTALL SPRINKLER SYSTEM THROUGHOUT MODULAR BUILDINGS. PER LOCAL FIRE DISTRICT AWNING DO NOT NEED TO BE SPRINKLERED OTHER THAN THE AWNING ADJACENT TO EXISTING HOUSE TO REMAIN (LADY'S HOUSE).
 - 15 GC TO INSTALL EXTERIOR LIGHTING FIXTURES. FIXTURE SELECTION AND PLACEMENT TO BE COORDINATED WITH OWNER AND ARCHITECT.
 - 16 OWNER CONTRACTED SECURITY CONSULTANT TO COORDINATE WITH GC ABOUT PLACEMENT OF EXTERIOR SECURITY CAMERAS AND SECURITY SYSTEM.

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 450 BROADWAY ST, GRAND LAKE, CO 80447
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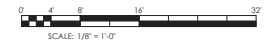
SHEET TITLE :
OVERALL FLOOR PLAN - LEVEL 01

SHEET NUMBER :
A3.01

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1 OVERALL FLOOR PLAN - LEVEL 01
 SCALE: 1/8" = 1'-0" BACK REF.

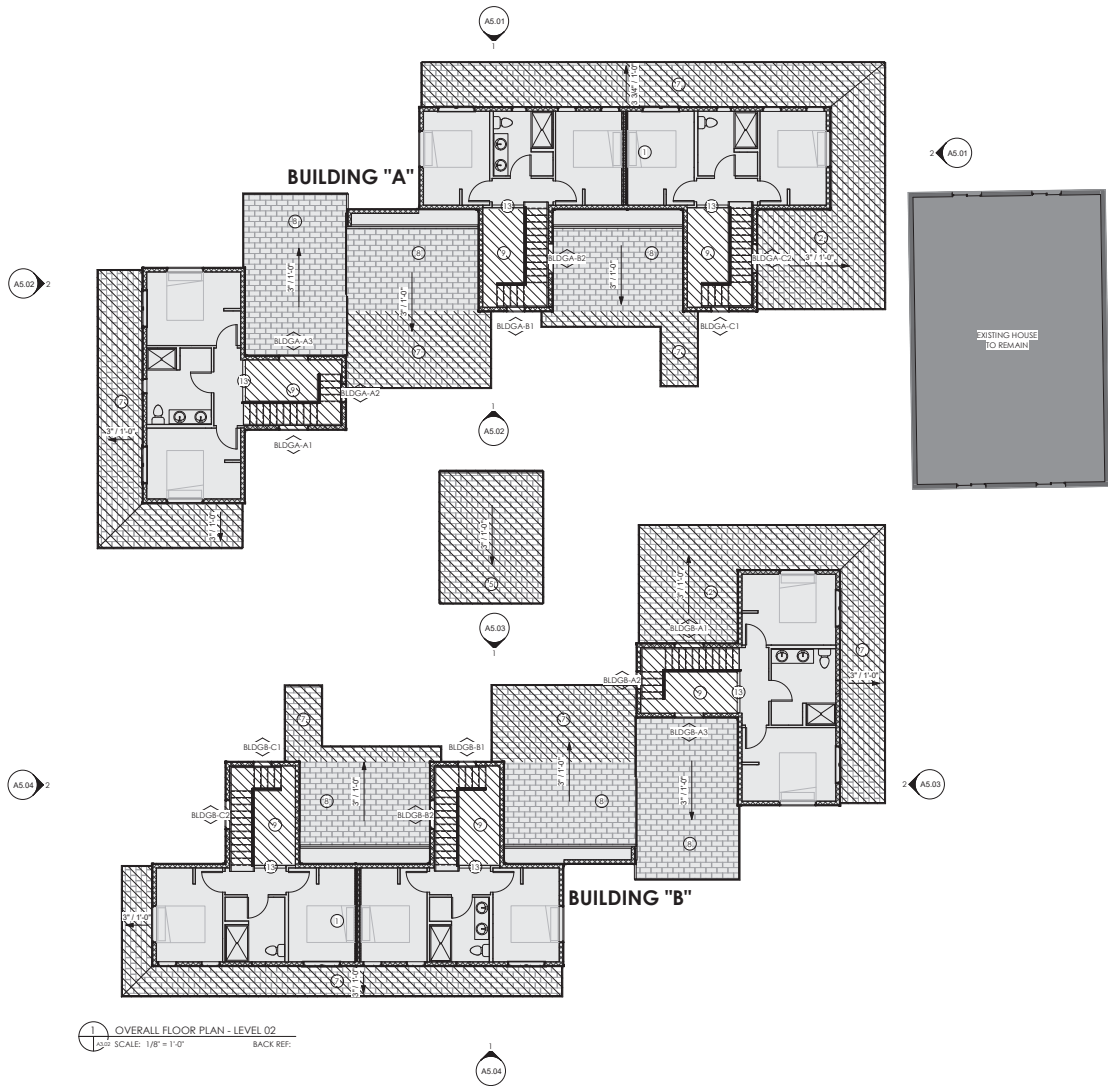


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GROSS AREA CALCULATIONS

PROPOSED BUILDING SQUARE FOOTAGES:
BUILDING A: 4,143 sf
 LEVEL 01 = 2,520 sf
 LEVEL 02 = 1,623 sf
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 LEVEL 01 = 2,522 sf
 LEVEL 02 = 1,623 sf
A & B TOTAL: 8,288 sf
EXISTING HOUSE (TO REMAIN): 3,152 sf
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PARKING: 2,399 sf
BOARDWALKS: 3,227 sf
OPEN SPACE: 10,642 sf
TOTAL PROPERTY = 22,541 sf
 *LEVEL 02 AREAS NOT INCLUDED



FLOOR PLAN LEGEND:

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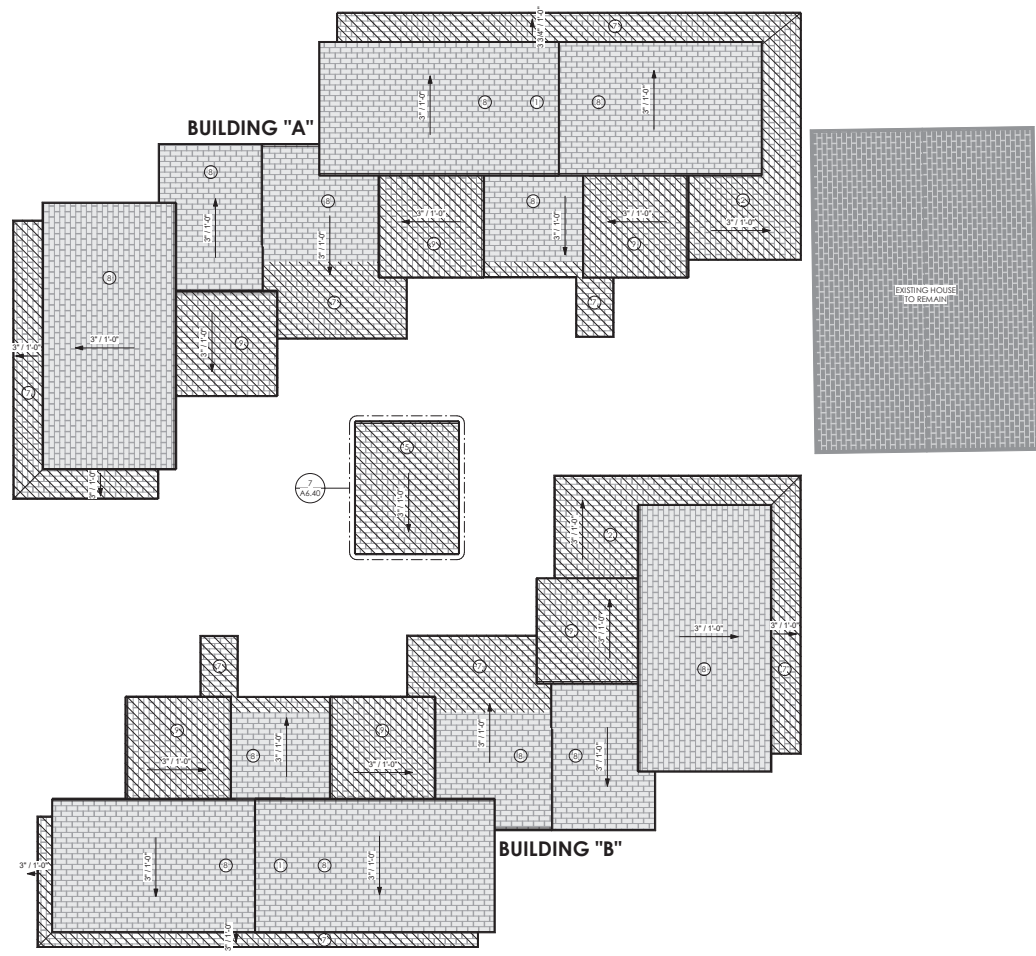
SHEET TITLE :
 OVERALL FLOOR PLAN - LEVEL 02
 SHEET NUMBER :
A3.02



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TYPICAL ROOF NOTES:

- CONTRACTOR TO PLACE HEAT TAPE WHERE REQUIRED TO PREVENT ICE AND SNOW BUILDUP. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- ROOF EAVES SHALL BE GUTTERED ONLY WHERE NECESSARY TO PROMOTE A PEDESTRIAN FRIENDLY ENVIRONMENT. GUTTERS MUST BE BUILT OF DURABLE METAL MATERIALS APPROPRIATE TO THE BUILDING DESIGN, AND HEAT-TAPED TO PREVENT ICE BUILDUP. WHERE REQUIRED, DOWNSPOUTS SHALL BE 20" ST MAX OC AND DISCHARGE BEYOND THE EXTENT OF THE FOUNDATION BACKFILL.
- ROOF VENTS, IF INSTALLED, SHALL BE SHINGLED TO MATCH THE COLOR OF ROOF. ALL EXPOSED ROOF VENTS AND STACKS SHALL BE PAINTED TO MATCH THE ADJACENT ROOF MATERIAL.
- IT IS THE GENERAL CONTRACTOR'S AND ROOFING CONTRACTOR'S RESPONSIBILITY TO PROVIDE HEAT-TAPING AND FLASHING TO PREVENT ICE BUILDUP AND CONSEQUENT MOISTURE INFILTRATION TO THE ROOF SYSTEM. THE CONTRACTOR SHALL THEREFORE INSPECT THE ROOF DURING THE WINTER MONTHS AFTER COMPLETION OF CONSTRUCTION TO ENSURE THAT THERE IS NO DAMAGE INCURRED FROM ICE BUILDUP, AND TO ADD APPROPRIATE HEAT-TAPING WHERE NECESSARY TO PREVENT FUTURE ICE BUILDUP OR DAMAGE.
- ALL METAL WORK SHOULD BE A MINIMUM 24 GAUGE GALVANIZED OR STAINLESS STEEL. 240 INCH ALUMINUM OR 3 LBS. LEAD FOR FABRICATED FLASHINGS. LESSER GAUGE STEEL MATERIALS MAY BE USED FOR COUNTER FLASHING OR DRIP EDGES WITH A STRETCH-OUT OF 5 INCH OR LESS. METAL WILL NOT BE USED AS COMPONENTS OF BASE FLASHING AT INTERSECTIONS OF THE ROOF AND VERTICAL SURFACES. HORIZONTAL FLANGES SHOULD BE AT LEAST 4 INCH WIDE.
- ASSEMBLY FLASHING SYSTEMS MUST BE INSTALLED AT ALL ROOF TO WALL TRANSITIONS, ROOF FRAME OR DIRECTION CHANGES, AND FLAT TO PITCHED ROOF INTERSECTIONS. THE PURPOSE IS TO REINFORCE, AND PROTECT THESE CRITICAL JUNCTIONS FROM DAMAGE RESULTING FROM WATER INTRUSION AND FOOT TRAFFIC.
- IT IS THE ROOFING APPLICATOR'S RESPONSIBILITY TO PURCHASE QUALITY MATERIALS AND APPLY THEM IN A PROFESSIONAL MANNER. ALL ROOFING MATERIALS AND SYSTEMS ARE TO BE APPLIED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MATERIAL'S MANUFACTURER AND GOOD ROOFING PRACTICE. THE CONTRACTOR MUST ALSO COMPLY WITH ALL REGULATORY REQUIREMENTS, GOVERNMENTAL REQUIREMENTS AND THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE ANY ROOF PENETRATIONS WITH STRUCTURAL PRIOR TO FRAMING.
- MINIMUM ROOF SLOPE TO BE 1/4" PER 1'-0" PER IRC, CHAPTER 15, TYP. WHERE REQUIRED, CONTRACTOR IS TO PROVIDE GREATER SLOPES PER ROOFING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR WARRANTY.
- FIELD VERIFY ALL LOCATIONS OF ROOF WALKABLE SURFACES.
- ALL PRE-FINISHED METAL FLASHINGS, COPINGS, ETC. EXPOSED TO VIEW ARE TO BE FINISHED AS NOTED IN EXT ELEVATIONS, VIF W/ ARCHITECT.
- REFER TO A5.21 FOR EXTERIOR PERSPECTIVE VIEWS.
- REFER TO THE REFLECTED CEILING PLANS FOR OVERHANG DIMS. TYP.

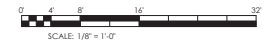


1 OVERALL FLOOR PLAN - ROOF
SCALE: 1/8" = 1'-0" BACK REF:

FLOOR PLAN LEGEND:

- EXISTING BUILDING TO REMAIN
- CONSTRUCTED AND PROVIDED BY HERITAGE HOMES
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OFF-BROADWAY HOUSING
ROCKY MOUNTAIN REPERTORY PROPERTIES, INC
450 BROADWAY ST, GRAND LAKE, CO 80447
PROJECT #: 1914

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RFP PRICING	2022-02-11
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SHEET TITLE :
OVERALL ROOF PLAN

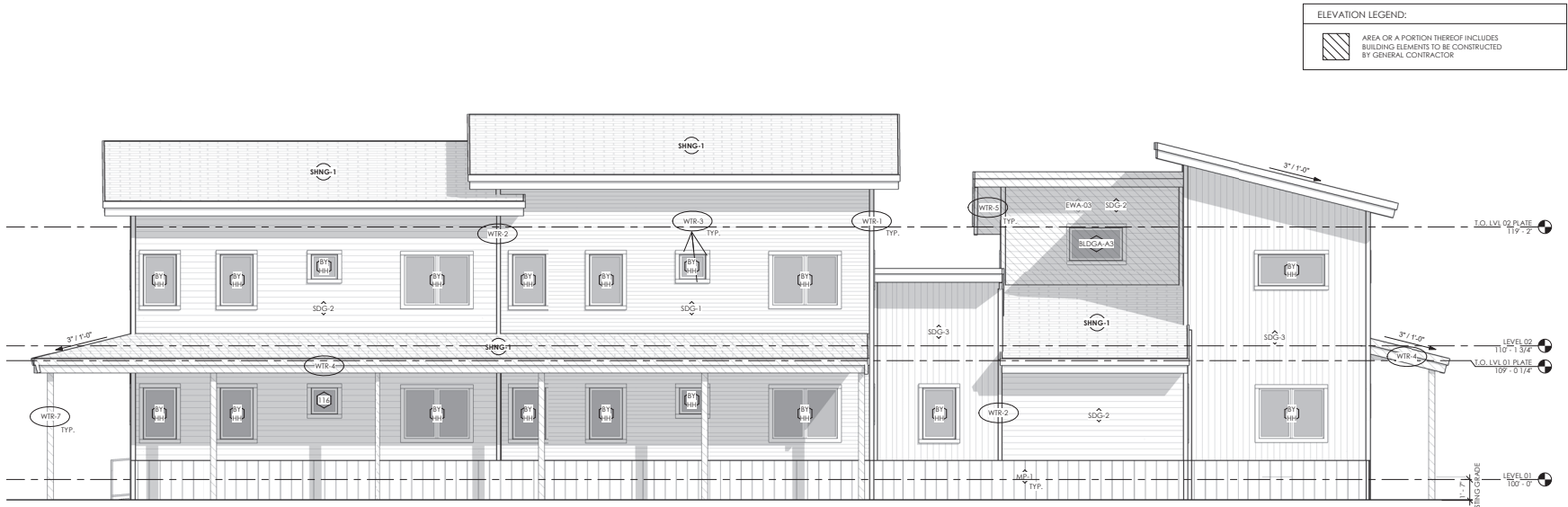
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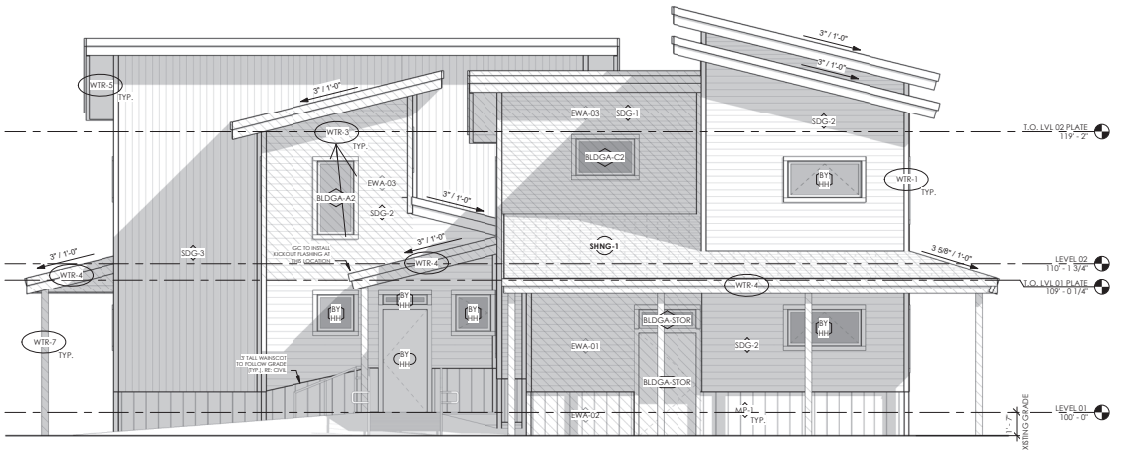
Section 6, Item E.

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1 OVERALL BUILDING ELEVATION - BUILDING A - NORTH
SCALE: 1/4" = 1'-0" BACK REF: A3.01



2 OVERALL BUILDING ELEVATION - BUILDING A - EAST
SCALE: 1/4" = 1'-0" BACK REF: A3.01

ELEVATION LEGEND:
 AREA OR A PORTION THEREOF INCLUDES BUILDING ELEMENTS TO BE CONSTRUCTED BY GENERAL CONTRACTOR



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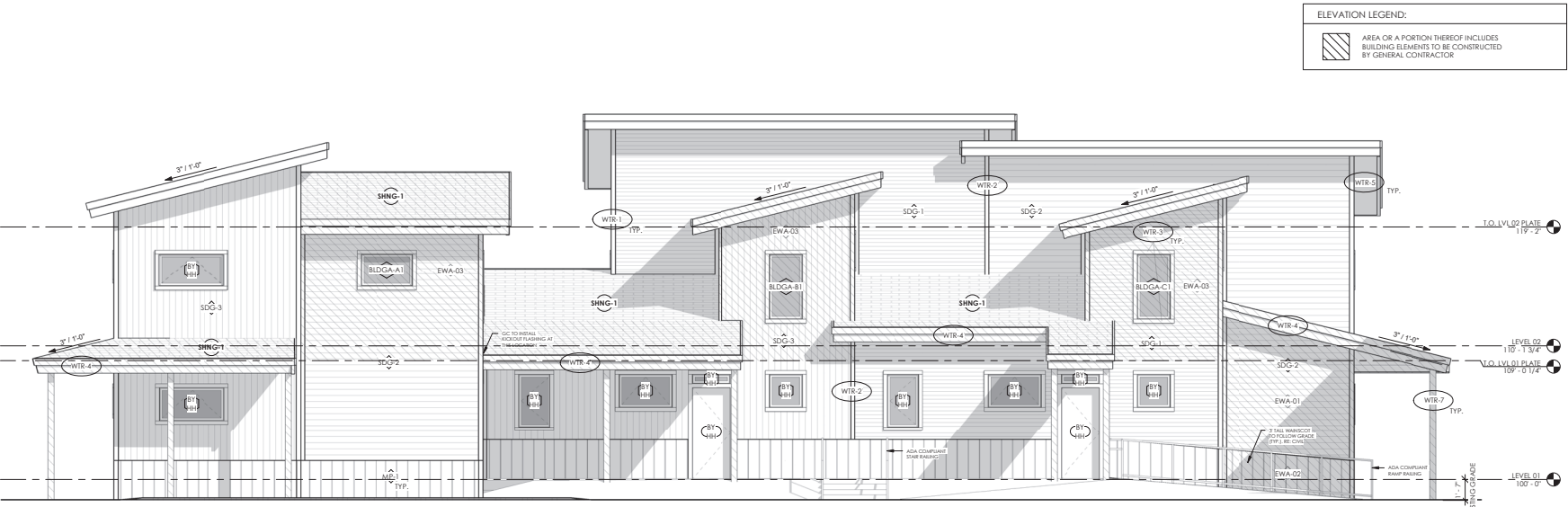
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SHEET NUMBER:
A5.01

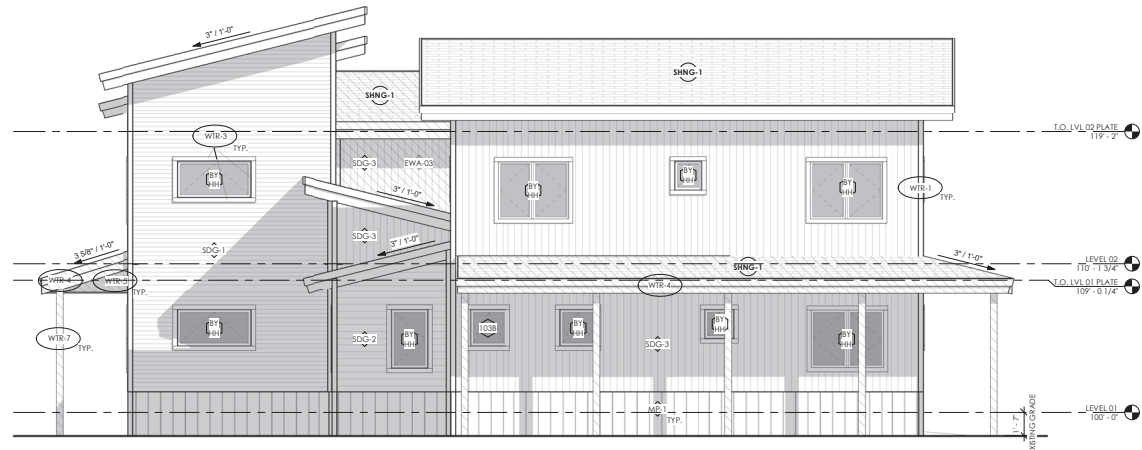
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1 OVERALL BUILDING ELEVATION - BUILDING A - SOUTH
SCALE: 1/4" = 1'-0" BACK REF: A3.01



2 OVERALL BUILDING ELEVATION - BUILDING A - WEST
SCALE: 1/4" = 1'-0" BACK REF: A3.01

ELEVATION LEGEND:

AREA OR A PORTION THEREOF INCLUDES BUILDING ELEMENTS TO BE CONSTRUCTED BY GENERAL CONTRACTOR

ARCHITECT:

MA

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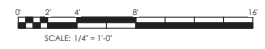
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COORDINATION
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SHEET TITLE:
OVERALL EXTERIOR
ELEVATIONS -
BUILDING "A"

SHEET NUMBER:
A5.02



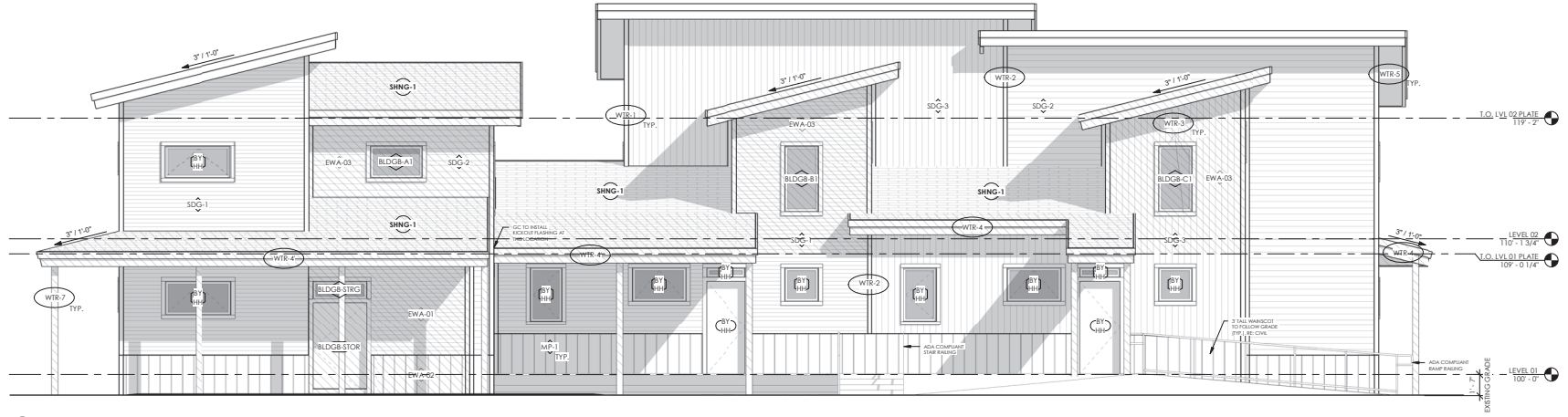
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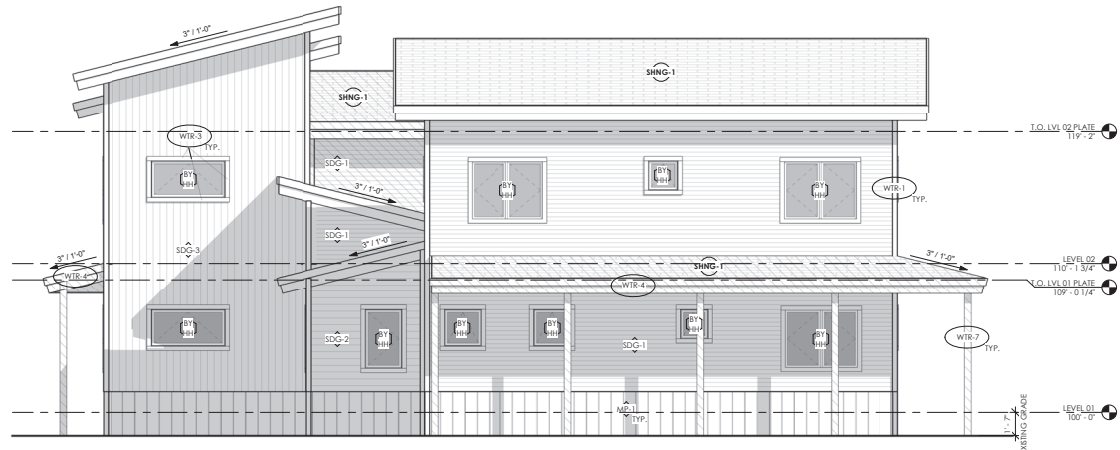
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ELEVATION LEGEND:

AREA OR A PORTION THEREOF INCLUDES BUILDING ELEMENTS TO BE CONSTRUCTED BY GENERAL CONTRACTOR



1 OVERALL BUILDING ELEVATION - BUILDING B - NORTH
SCALE: 1/4" = 1'-0" BACK REF: A3.01



2 OVERALL BUILDING ELEVATION - BUILDING B - EAST
SCALE: 1/4" = 1'-0" BACK REF: A3.01



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COORDINATIO	
N	

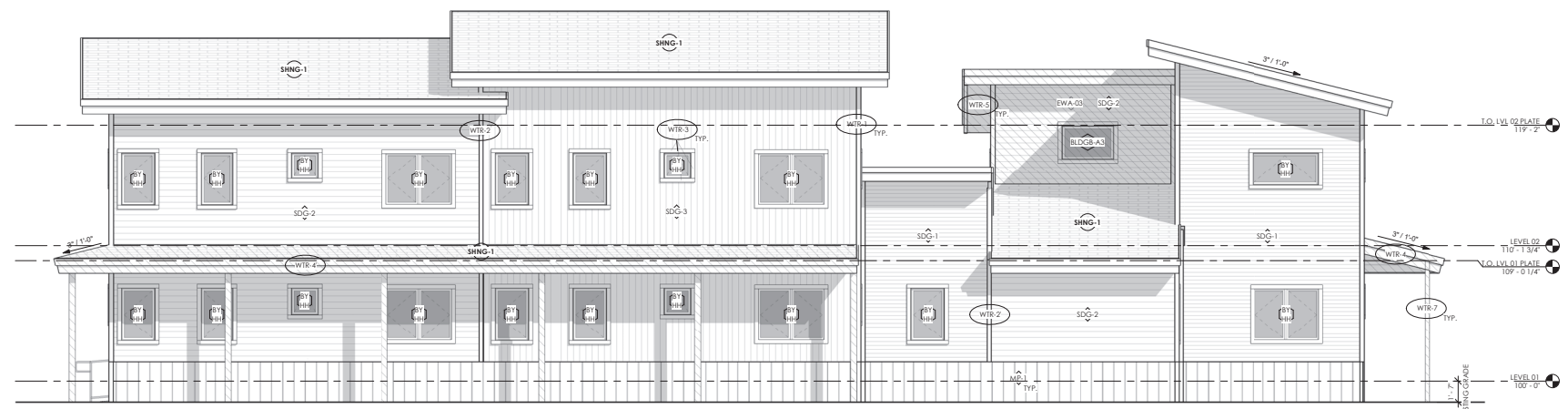
SHEET TITLE :
OVERALL EXTERIOR
ELEVATIONS -
BUILDING "B"

SHEET NUMBER :
A5.03

Section 6, Item E.

ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNN ARCHITECTURE, LLC.

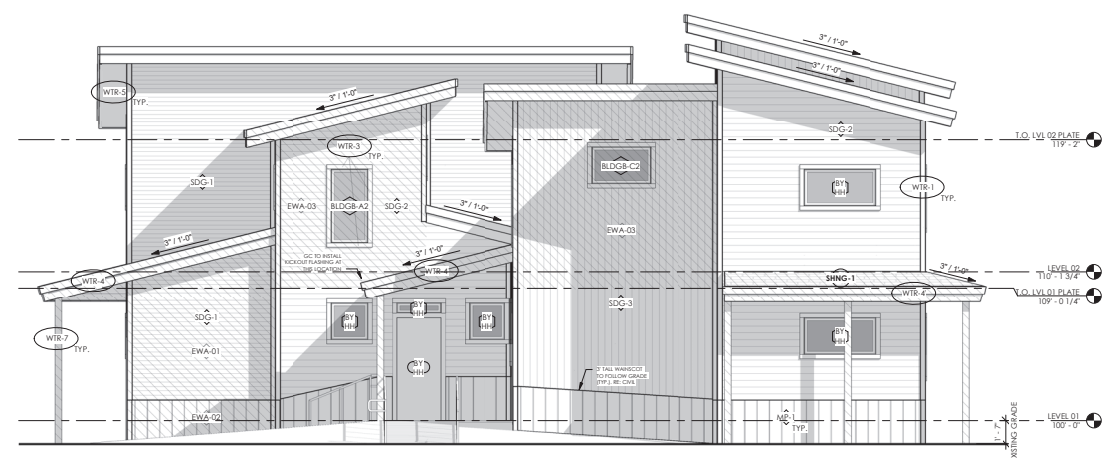
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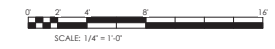
1 OVERALL BUILDING ELEVATION - BUILDING B - SOUTH
 SCALE: 1/4" = 1'-0" BACK REF: A3.01

ELEVATION LEGEND:

AREA OR A PORTION THEREOF INCLUDES BUILDING ELEMENTS TO BE CONSTRUCTED BY GENERAL CONTRACTOR



2 OVERALL BUILDING ELEVATION - BUILDING B - WEST
 SCALE: 1/4" = 1'-0" BACK REF: A3.01



ARCHITECT:

Munn Architecture, LLC
 315 EAST AGATE AVENUE
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 GRANBY, CO 80446
 970-887-9366
 WWW.MUNNARCH.COM

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OFF-BROADWAY HOUSING
 ROCKY MOUNTAIN REPOSITORY PROPERTIES, INC
 450 BROADWAY ST, GRAND LAKE, CO 80447
 PROJECT #: 1914

ISSUANCE: DATE:
 RFP PRICING 2022-02-11
 SET 2022-03-21
 TOGL PLANNING COORDINATION
 N

SHEET TITLE:
 OVERALL EXTERIOR ELEVATIONS - BUILDING "B"

SHEET NUMBER:
 A5.04

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NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE ARCH DRAWINGS FOR MORE DETAILED INFORMATION.



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 315 EAST AGATE AVENUE
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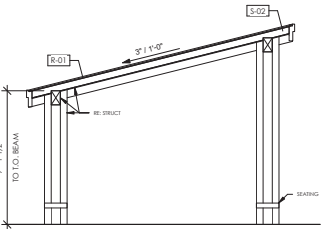
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 ROCKY MOUNTAIN REPOSITORY PROPERTIES, INC
 450 BROADWAY ST, GRAND LAKE, CO 80447
 PROJECT #: 1914

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RFP PRICING	2022-02-11
SET	2022-03-21
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PLANNING	
COORDINATIO	
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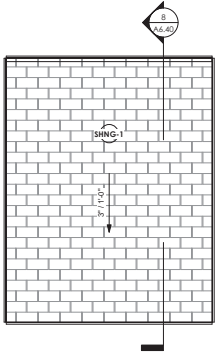
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 OVERALL EXTERIOR PERSPECTIVES
 SHEET NUMBER :
A5.21

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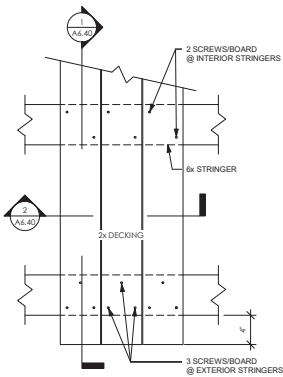
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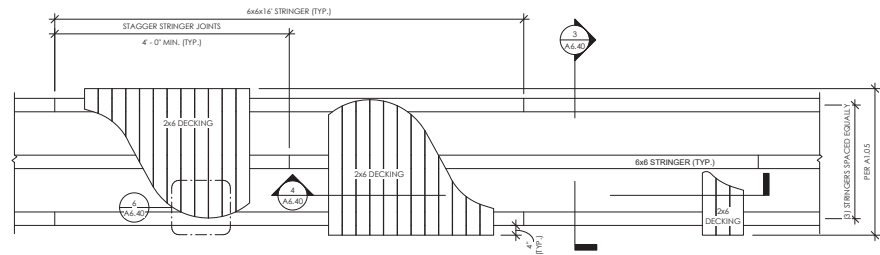
8 SECTION - GAZEBO
SCALE: 1/4" = 1'-0" BACK REF.



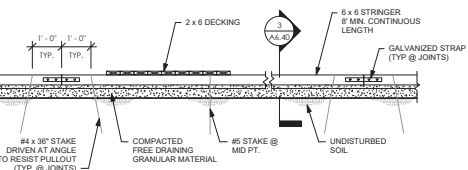
7 ENLARGED ROOF PLAN - GAZEBO
SCALE: 1/4" = 1'-0" BACK REF.



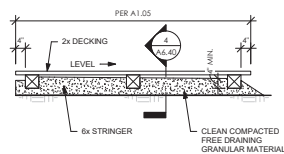
6 ENLARGED PLAN - BOARDWALK
SCALE: 1 1/2" = 1'-0" BACK REF.



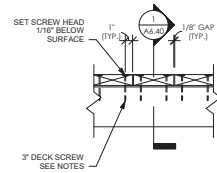
5 PLAN - BOARDWALK
SCALE: 1/2" = 1'-0" BACK REF.



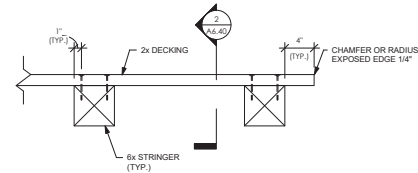
4 SECTION - BOARDWALK LONGITUDINAL
SCALE: 1/2" = 1'-0" BACK REF.



3 SECTION - BOARDWALK TRANSVERSE
SCALE: 1/2" = 1'-0" BACK REF.



2 ENLARGED SECTION - BOARDWALK LONGITUDINAL
SCALE: 1 1/2" = 1'-0" BACK REF.



1 ENLARGED SECTION - BOARDWALK TRANSVERSE
SCALE: 1 1/2" = 1'-0" BACK REF.

- BOARDWALK GENERAL NOTES:**
1. STRINGERS SHALL BE 6 x 6 x 16' HEM FIR #2 & BETTER TREATED FOR GROUND CONTACT.
 2. DECKING SHALL BE 2 x 6 S4S KILN DRIED CONSTRUCTION COMMON REDWOOD, BOARDS TO PRE-STAINED FACES EDGES AND ENDS WITH TWO COATS OF SEAL ONCE MULTI SEALANT WATERPROOFER OR APPROVED EQUAL, TRIMMED ENDS AND RIPPED EDGES TO BE RE-TREATED.
 3. WHERE RIPPED BOARDS ARE REQUIRED, THE RIPPED EDGE OF THE BOARD SHALL BE RADIUS BY MEANS OF SANDING OR ROUTING.
 4. DECK BOARDS SHALL BE INSTALLED SQUARE TO STRINGERS WITH A UNIFORM GAP BETWEEN BOARDS AND A MAXIMUM BOARD TO BOARD VERTICAL DISPLACEMENT OF 1/16" INCH.
 5. DECK BOARDS TO BE FASTENED AS SHOWN USING SIMPSON STRONG DRIVE SDWS2200DB STRUCTURAL WOOD SCREWS DRIVEN TO 1/16" INCH BELOW THE BOARD SURFACE. PRE-DRILL FOR SCREWS INSTALLED AT BOARD ENDS TO PREVENT SPLITTING.
 6. SCREWS SHALL BE INSTALLED TO UNIFORM LINES AT THE LOCATIONS SHOWN.
 7. REFER TO CHAPTER 11: MUNICIPAL PROPERTY REGULATIONS ARTICLE 6: BOARDWALKS, SIDEWALKS AND COMMUNITY GREENWAYS SECTION 11-44 FOR ADDITIONAL REQUIREMENTS.

ARCHITECT :

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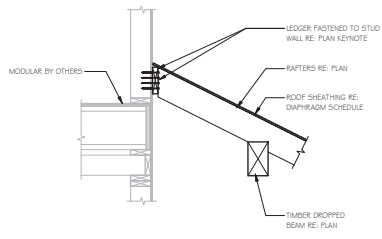
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ROCKY MOUNTAIN REPOSITORY PROPERTIES, INC
450 BROADWAY ST, GRAND LAKE, CO 80447
PROJECT #: 1914

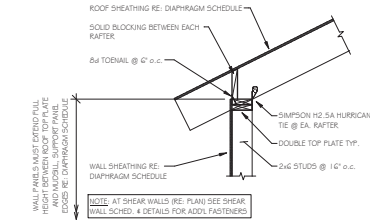
ISSUANCE : DATE :
RFP PRICING 2022-02-11
SET ToGL 2022-03-21
PLANNING COORDINATIO
N

SHEET TITLE :
SITE DETAILS

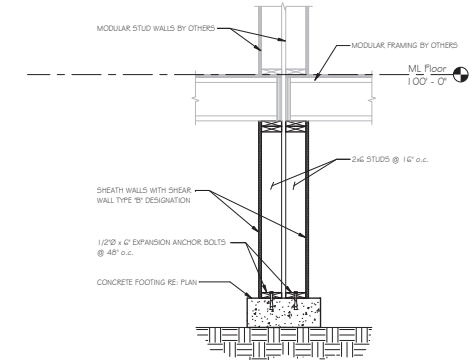
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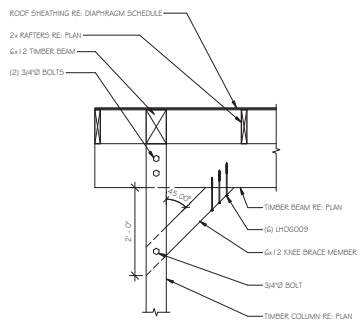
6 RAFTER TO MODULAR WALL CONNECTION
 3/4" = 1'-0"



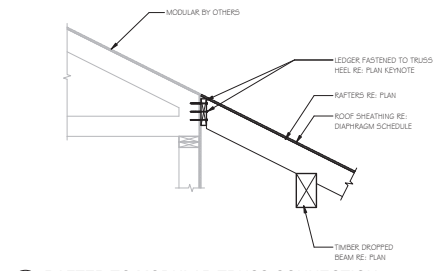
3 TYP. RAFTER BEARING
 3/4" = 1'-0"



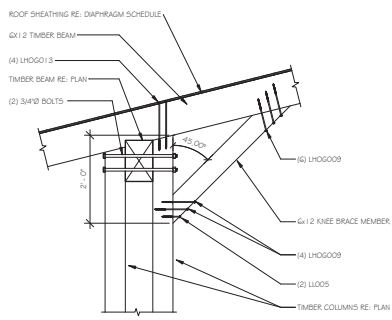
1 MATING WALLS FOUNDATION
 3/4" = 1'-0"



EAST-WEST ELEVATION VIEW

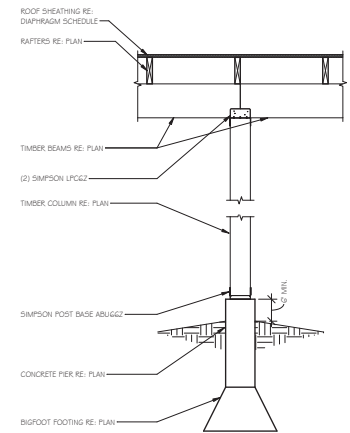


4 RAFTER TO MODULAR TRUSS CONNECTION
 3/4" = 1'-0"

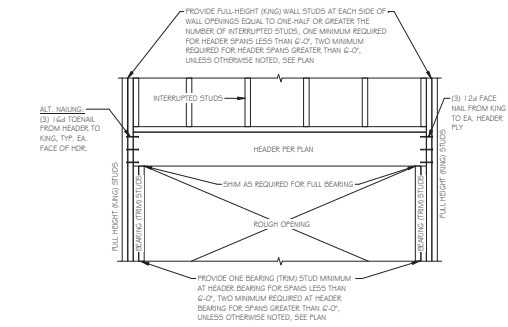


NORTH-SOUTH ELEVATION VIEW

7 KNEE BRACES CONNECTION AT GAZEBO
 3/4" = 1'-0"



5 EXTERIOR COLUMN TO DROPPED BEAMS DETAIL
 3/4" = 1'-0"



2 TYP. WALL OPENING
 3/4" = 1'-0"

Drawn By	Review By	Date	Description
RS	JLV	10/20/22	FOR PRELIM

PROJECT NUMBER
 2022-0285

NOT FOR CONSTRUCTION
 STRUCTURAL DETAILS
 ROCKY MOUNTAIN REPERATORY THEATRE
 460 Parkway St
 Grand Lake, CO

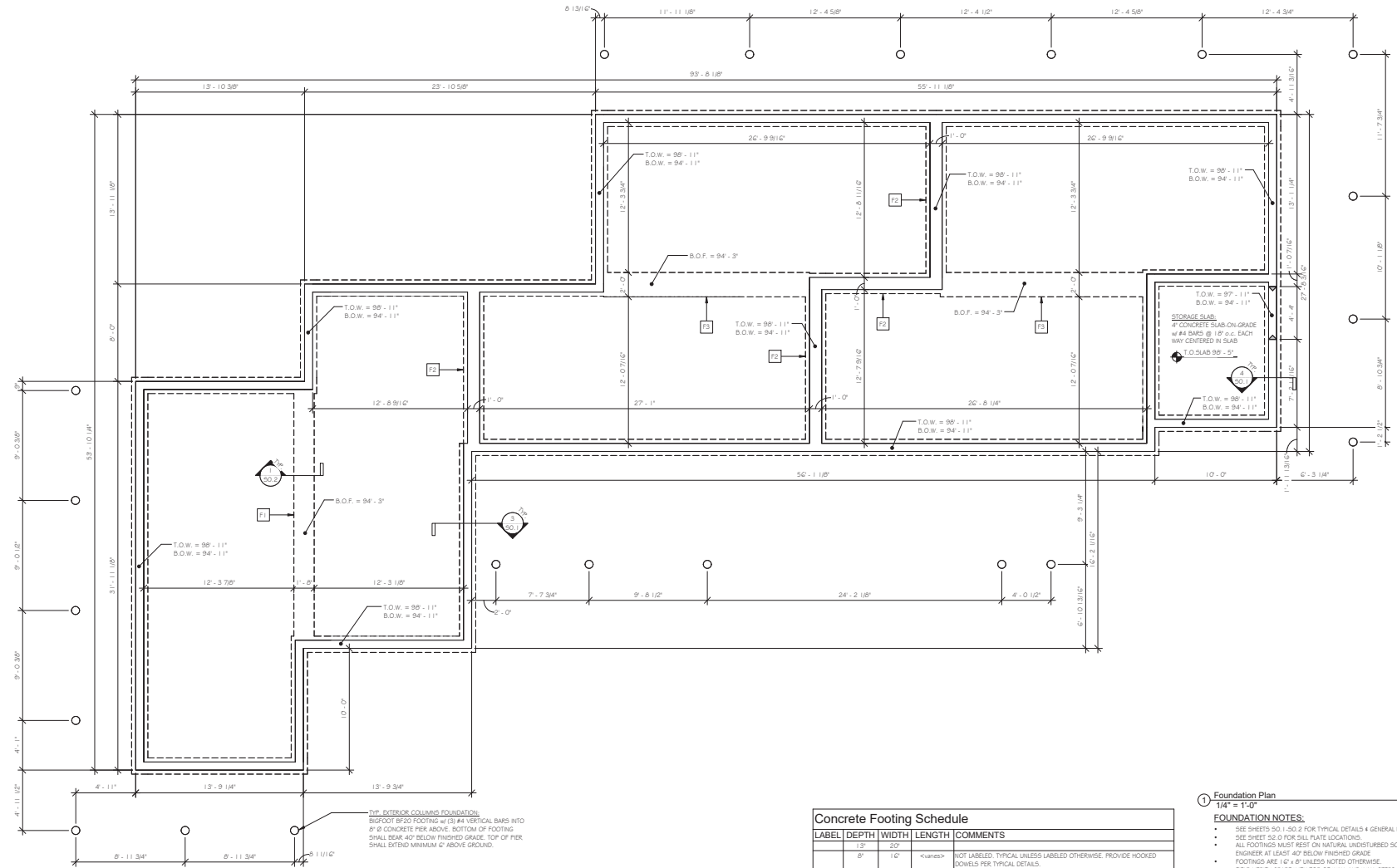
Drawn By	Reviewed By	Date	Description
RS	JLV	10/20/2022	FOR PRELIM

PROJECT NUMBER
2022-0285

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 FOUNDATION PLAN BLOG A
ROCKY MOUNTAIN REPERATORY THEATRE
 460 Broadway St
 Grand Lake, CO

S1.1
 Sheet 3 of 9

- PROJECT KEY:**
- POST BELOW (2) 2x4 OR (2) 2x6 MIN. POSTS TO MATCH WALL STUD SIZE U.N.O.
 - POST FROM ABOVE
 - ▨ INTERIOR BEARING WALL LOCATION OF 2x4 OR 2x6 @ 16" o.c.
 - ▨ OVERFRAMING OF 2x6 @ 24" o.c. w/ 2x4 VERTS @ 24" o.c. (ALIGN W/ TRUSS/RAFTER SPACING)
 - HANGER
 - CONCEALED FLANGE HANGER
 - COST BEARING
 - STEP IN TOP OF WALL
 - STANDARD ABC SHEAR CONNECTION, V = BOXED VALUE
 - 2x6x LEDGER ATTACHED w/ (4) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS.
 - 2x10 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 24" o.c. INTO MODULAR TRUSS HEADS.
 - 2x11 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS.
 - ATTACH PORTION OF LEDGER BEYOND STORAGE WALL WITH (1) ROWS OF #9 x 4" WOOD SCREWS.



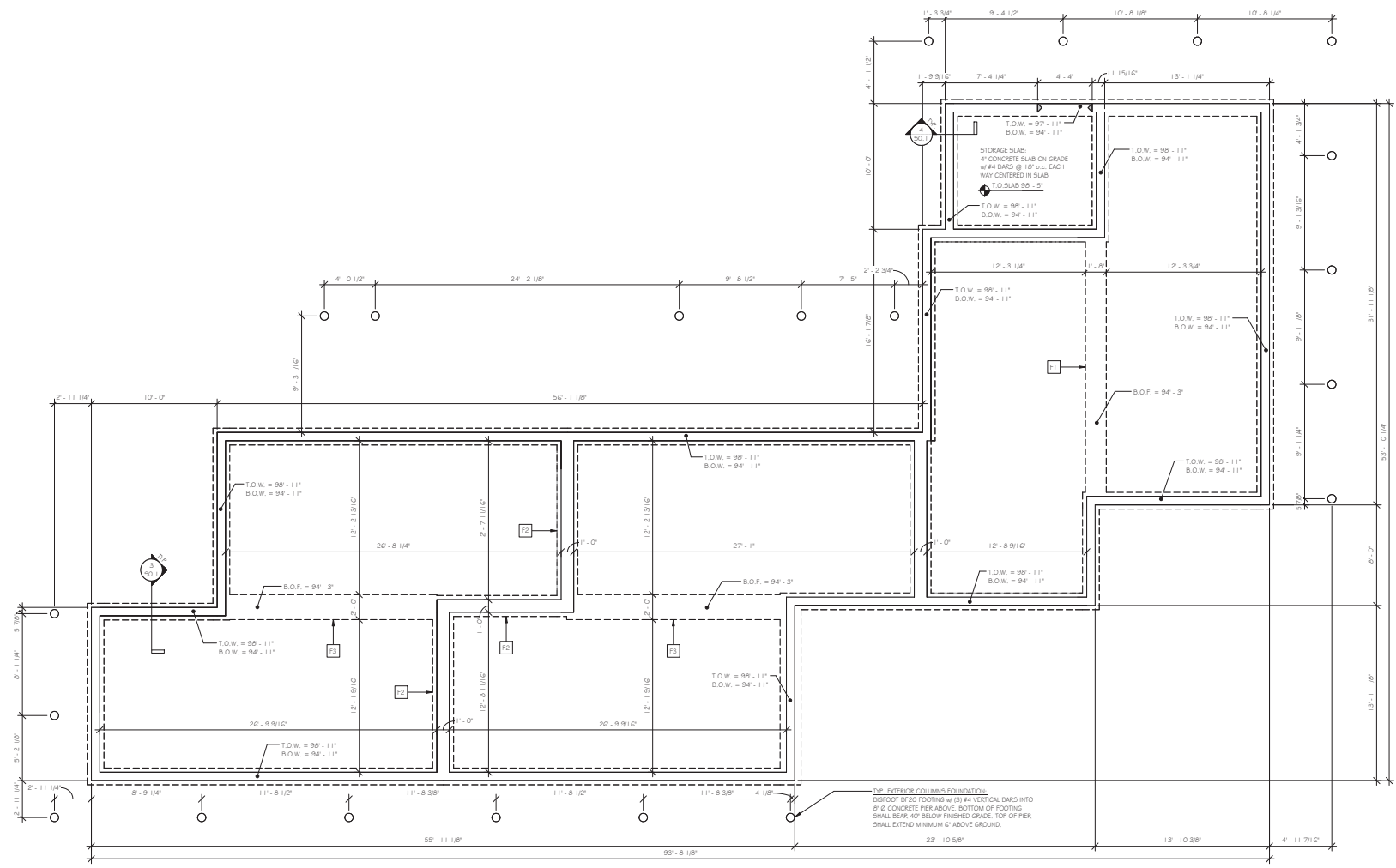
Concrete Footing Schedule

LABEL	DEPTH	WIDTH	LENGTH	COMMENTS
	12"	20"		
	8"	16"	<typ>	
F1	8"	20"	247"	NOT LABELED, TYPICAL UNLESS LABELED OTHERWISE, PROVIDE HOOKED DOWELS PER TYPICAL DETAILS.
F2	8"	20"	<typ>	
F3	8"	24"	<typ>	PROVIDE DOWELS PER TYPICAL DETAILS.

- Foundation Plan**
 1/4" = 1'-0"
- FOUNDATION NOTES:**
- SEE SHEETS S0.1-S0.2 FOR TYPICAL DETAILS & GENERAL NOTES.
 - SEE SHEET S2.0 FOR SILL PLATE LOCATIONS.
 - ALL FOOTINGS MUST REST ON NATURAL UNDISTURBED SOIL OR COMPACTED FILL PER SOils.
 - FOOTINGS ARE AT LEAST 40" BELOW FINISHED GRADE.
 - FIELD VERIFY GRADE WITH TOP OF WALL AND WALL STEPS AND COORDINATE WITH ENGINEER.

TOP EXTERIOR COLUMN FOUNDATION.
 BIGFOOT BF20 FOOTING w/ (3) #4 VERTICAL BARS INTO
 2'-0" CONCRETE PER ABOVE. BOTTOM OF FOOTING
 SHALL BEAR 40" BELOW FINISHED GRADE. TOP OF PER.
 SHALL EXTEND MINIMUM 6" ABOVE GROUND.

- PROJECT KEY:**
- POST BELOW (2) 2x4 OR (2) 2x6 MIN. POSTS TO MATCH WALL STUD SIZE U.N.O.
 - POST FROM ABOVE
 - INTERIOR BEARING WALL LOCATION OF 2x4 OR 2x6 @ 16" o.c.
 - OVERFRAMING OF 2x6 @ 24" o.c. w/ 2x4 VERTS @ 24" o.c. (ALIGN w/ TRUSS/RAFTER SPACING)
 - HANGER
 - CONCEALED FLANGE HANGER
 - JOIST BEARING
 - STEP IN TOP OF WALL
 - STANDARD ABCS CONNECTION, V = BOXED VALUE
 - 2x6 LEDGER ATTACHED w/ (4) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS.
 - 2x10 LEDGER ATTACHED w/ (5) ROWS OF #9 x 4" WOOD SCREWS @ 24" o.c. INTO MODULAR TRUSS HEADS.
 - 2x12 LEDGER ATTACHED w/ (6) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS. ATTACH PORTION OF LEDGER BEYOND STORAGE WALL WITH (1) ROWS OF #9 x 4" WOOD SCREWS.



Concrete Footing Schedule

LABEL	DEPTH	WIDTH	LENGTH	COMMENTS
F1	13"	20"	<varies>	NOT LABELED. TYPICAL UNLESS LABELED OTHERWISE. PROVIDE HOOKED DOWELS PER TYPICAL DETAILS.
F2	8"	20"	547"	PROVIDE DOWELS PER TYPICAL DETAILS.
F3	8"	24"	<varies>	PROVIDE DOWELS PER TYPICAL DETAILS.

- ① Foundation Plan
1/4" = 1'-0"
- FOUNDATION NOTES:**
- SEE SHEETS 501-050.2 FOR TYPICAL DETAILS & GENERAL NOTES.
 - SEE SHEET 502.0 FOR SILL PLATE LOCATIONS.
 - ALL FOOTINGS MUST REST ON NATURAL UNDISTURBED SOIL OR COMPACTED FILL PER SOils ENGINEER AT LEAST 40" BELOW FINISHED GRADE.
 - FOOTINGS ARE 16" x 8" UNLESS NOTED OTHERWISE.
 - FIELD VERIFY GRADE WITH TOP OF WALL AND WALL STEPS AND COORDINATE WITH ENGINEER.

ASCENT
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1711 Pearl St., Suite 300
Boulder, CO 80502
Phone: 303-449-3022 Fax: 303-449-3032

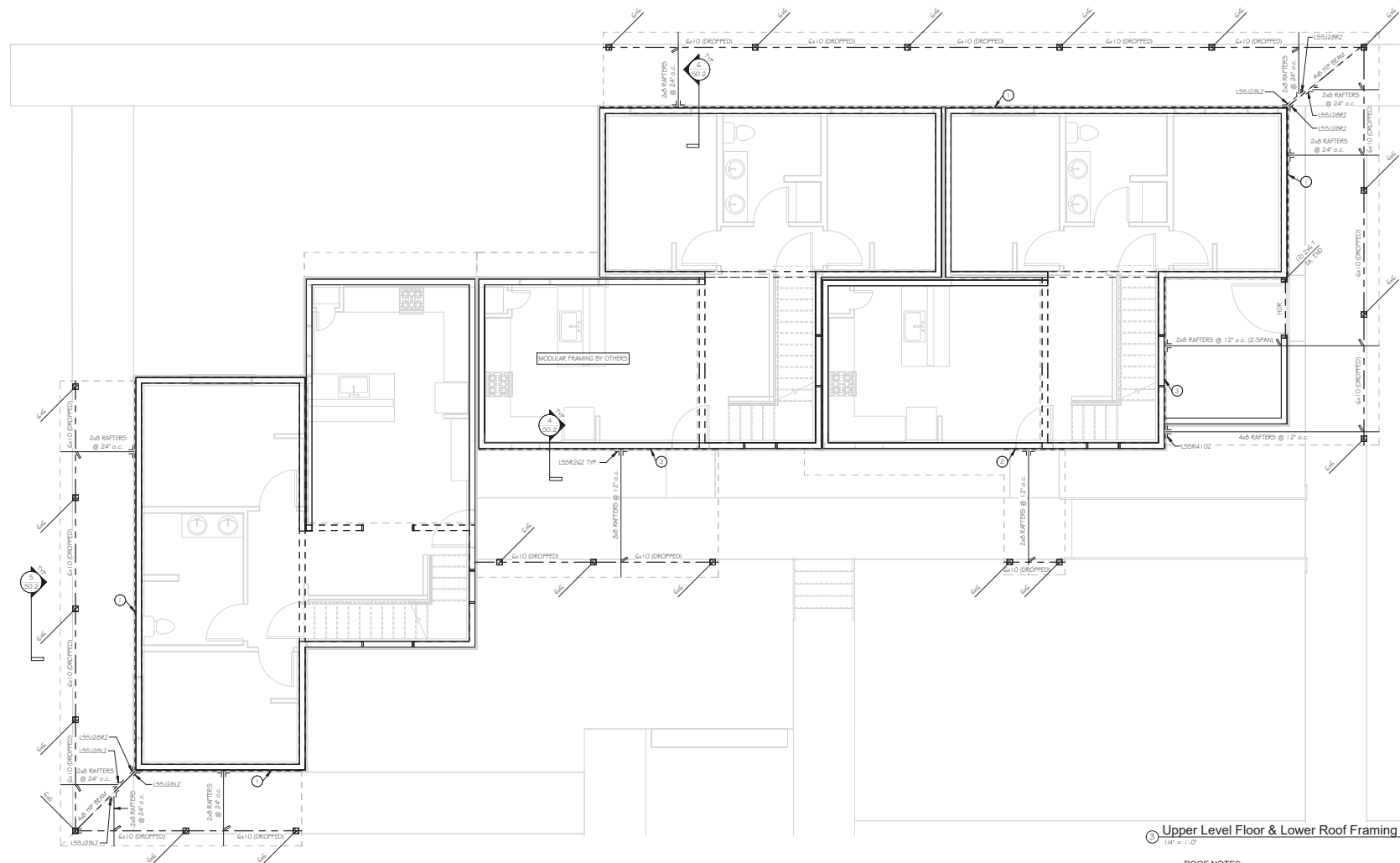
Drawn By	Review By	Date	Description
RS	JLV	10/20/22	FOR PRELIM

PROJECT NUMBER
2022-0285

NOT FOR CONSTRUCTION
FOUNDATION PLAN BLDG B
ROCKY MOUNTAIN REPERATORY THEATRE
460 Parkway St
Grand Lake, CO

S1.2
Sheet 4 of 9

- PROJECT KEY:**
- POST BELOW (2) 2x4 OR (2) 2x6 MIN. POSTS TO MATCH WALL STUD SIZE U.N.O.
 - POST FROM ABOVE
 - ▨ INTERIOR BEARING WALL LOCATION OF 2x4 OR 2x6 @ 16" o.c.
 - ▨ OVERFRAMING OF 2x6 @ 24" o.c. w/ 2x4 VERTS @ 24" o.c. (ALIGN w/ TRUSS/RAFTER SPACING)
 - HANGER
 - CONCEALED FLANGE HANGER
 - JOIST BEARING
 - STEP IN TOP OF WALL
 - STANDARD ABCS SHEAR CONNECTION, V = BOXED VALUE
 - 2x6 LEDGER ATTACHED w/ (4) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS.
 - 2x10 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 24" o.c. INTO MODULAR TRUSS HEADS.
 - 2x12 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS. ATTACH PORTION OF LEDGER BEYOND STORAGE WALL WITH (1) ROWS OF #9 x 4" WOOD SCREWS.



3 Upper Level Floor & Lower Roof Framing Plan
1/4" = 1'-0"

- ROOF NOTES:**
- SEE SHEETS 50.1-50.2 FOR TYPICAL DETAILS & GENERAL NOTES.
 - PROVIDE SIMPSON H2.5 AT ALL TRUSSES AND RAFTERS.
 - ALL GABLE END WALLS TO BE BALLOON FRAMED FROM FLOOR TO CEILING.
 - ALL HEADERS (3) 2x6 OR (2) 2x10 UNLESS NOTED OTHERWISE.

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STRUCTURAL ENGINEERING
1711 Pearl St., Suite 300
Boulder, CO 80502
Phone: 303-449-3022 Fax: 303-449-3032

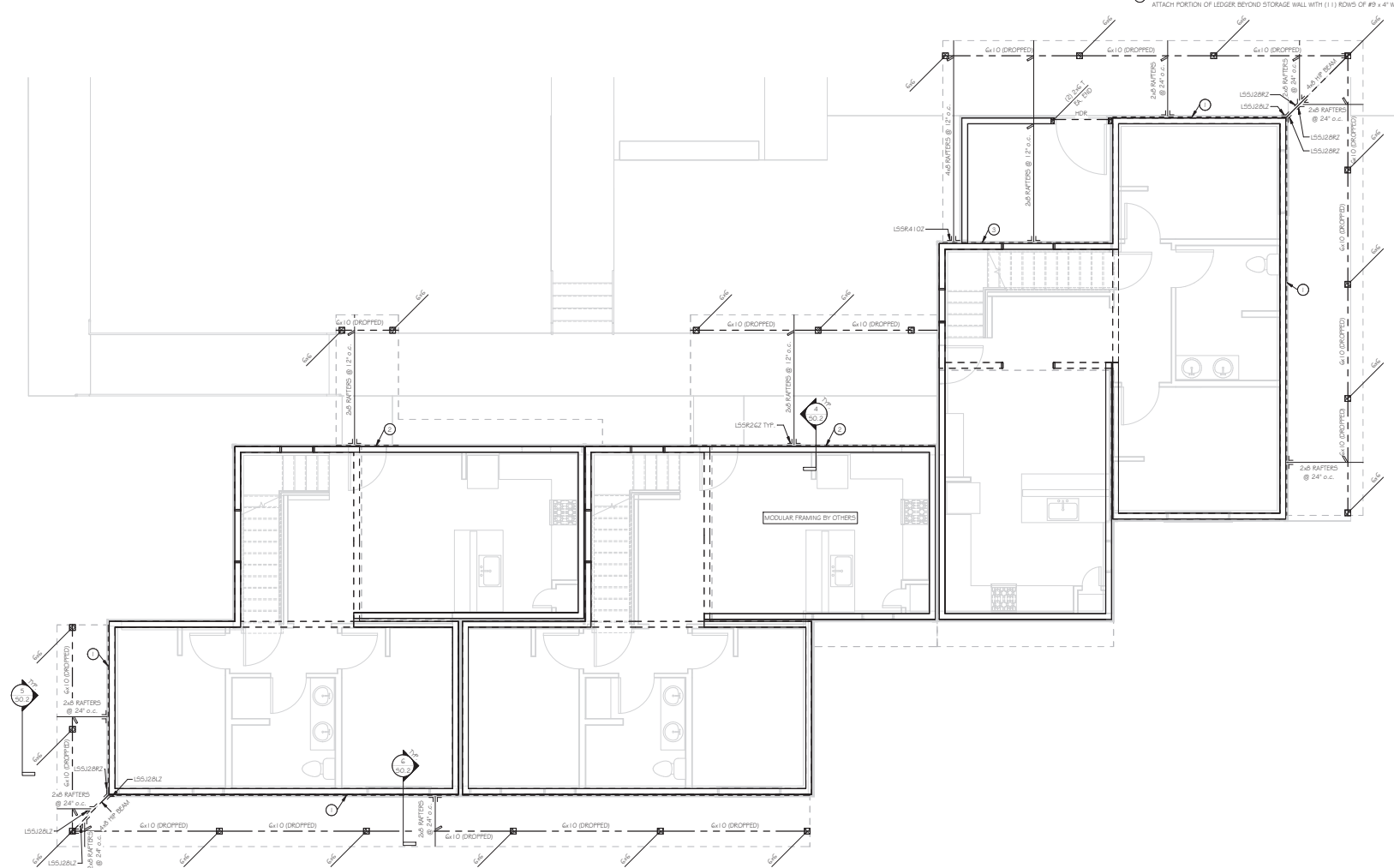
Drawn By	Review By
RS	JLV

No.	Date	Description
1	10/20/2022	FOR PRELIM

PROJECT NUMBER
2022-0285

NOT FOR CONSTRUCTION
LOWER ROOF FRAMING PLAN BLDG A
ROCKY MOUNTAIN REPERATORY THEATRE
460 Broadway St
Grand Lakes, CO

S2.1
Sheet 5 of 9



- PROJECT KEY:**
- POST BELOW (2) 2x4 OR (2) 2x6 MIN. POSTS TO MATCH WALL STUD SIZE U.N.D.
 - POST FROM ABOVE
 - ▨ INTERIOR BEARING WALL LOCATION OF 2x4 OR 2x6 @ 16" o.c.
 - ▨ OVERFRAMING OF 2x6 @ 24" o.c. w/ 2x4 VERTS @ 24" o.c. (ALIGN w/ TRUSS/RAFTER SPACING)
 - ▨ HANGER
 - ▨ CONCEALED FLANGE HANGER
 - ▨ JOIST BEARING
 - ▨ STEP IN TOP OF WALL
 - STANDARD ABCS CONNECTION, V = BOXED VALUE
 - 2x6 LEDGER ATTACHED w/ (4) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS.
 - 2x10 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 24" o.c. INTO MODULAR TRUSS HEADS.
 - 2x12 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS.
 - ATTACH PORTION OF LEDGER BEYOND STORAGE WALL WITH (1) ROWS OF #9 x 4" WOOD SCREWS.

1 Upper Level Floor & Lower Roof Framing Plan
 1/4" = 1'-0"

- ROOF NOTES:**
- SEE SHEETS 50.1-50.2 FOR TYPICAL DETAILS & GENERAL NOTES.
 - PROVIDE SIMPSON HD-3 AT ALL TRUSSES AND RAFTERS.
 - ALL GABLE END WALLS TO BE BALLOON FRAMED FROM FLOOR TO CEILING.
 - ALL HEADERS (S) 2x6 OR (2) 2x10 UNLESS NOTED OTHERWISE.

ASCENT
 STRUCTURAL ENGINEERING
 1711 Pearl St., Suite 300
 Boulder, CO 80502
 Phone: 303-449-3022 Fax: 303-449-3032

Drawn By	Review By
RS	JLV

Rev.	Date	Description
1	10/20/2022	FOR PRELIM

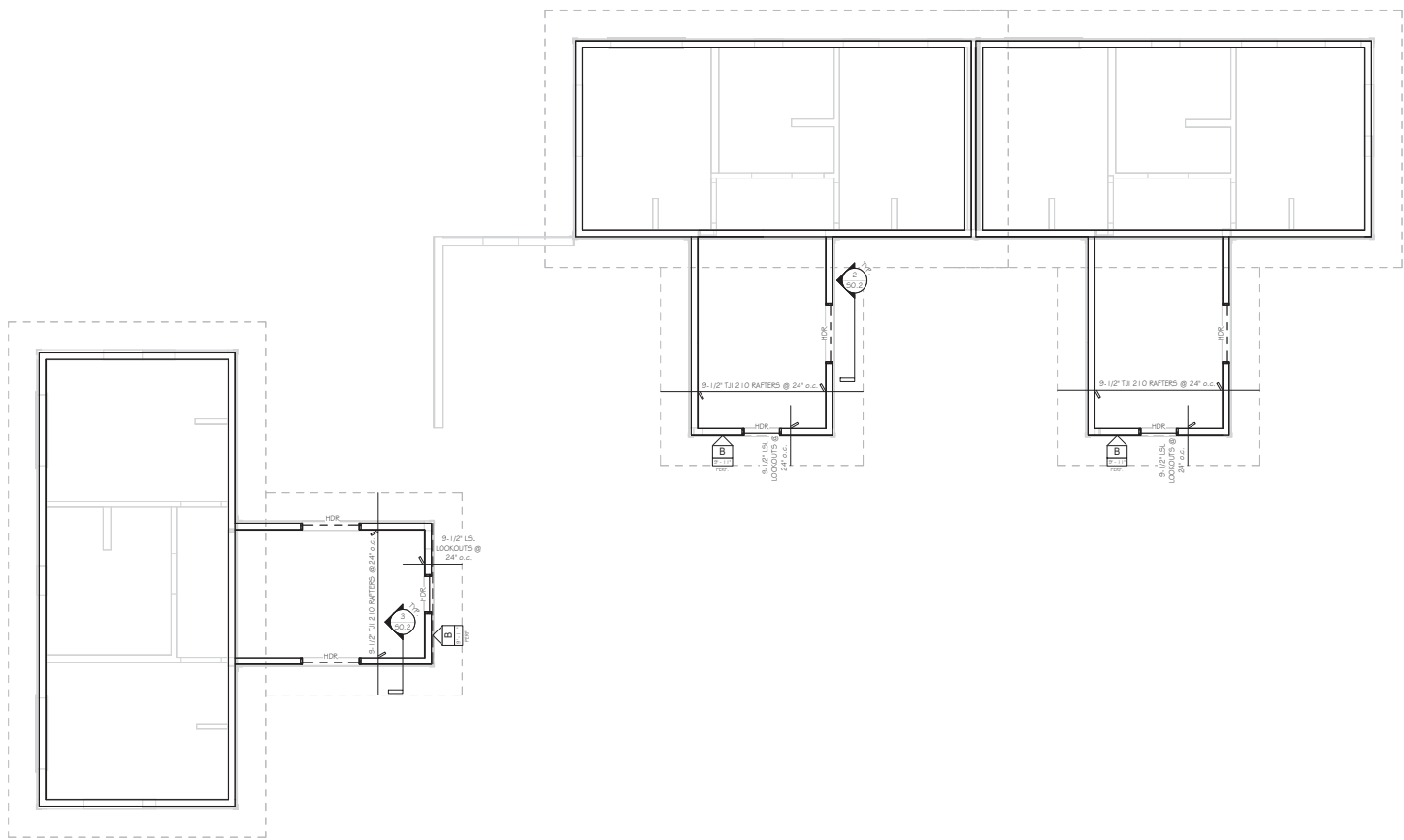
PROJECT NUMBER
 2022-0285

NOT FOR CONSTRUCTION
 LOWER ROOF FRAMING PLAN BLDG B
ROCKY MOUNTAIN REPERATORY THEATRE
 460 Parkway St
 Grand Lakes, CO

S2.2
 Sheet 6 of 9

PROJECT KEY:

- POST BELOW (2) 2x4 OR (2) 2x6 MIN. POSTS TO MATCH WALL STUD SIZE U.N.D.
- POST FROM ABOVE
- INTERIOR BEARING WALL LOCATION OF 2x4 OR 2x6 @ 16" o.c.
- OVERFRAMING OF 2x6 @ 24" o.c. w/ 2x4 VERTS @ 24" o.c. (ALIGN w/ TRUSS/RAFTER SPACING)
- HANGER
- CONCEALED FLANGE HANGER
- JOIST BEARING
- STEP IN TOP OF WALL
- STANDARD ABCS SHEAR CONNECTION, V = BOXED VALUE
- 2x6 LEDGER ATTACHED w/ (4) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS.
- 2x10 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 24" o.c. INTO MODULAR TRUSS HEADS.
- 2x12 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS.
- ATTACH PORTION OF LEDGER BEYOND STORAGE WALL WITH (1) ROWS OF #9 x 4" WOOD SCREWS.



3 Roof Framing Plan
1/4" = 1'-0"

ROOF NOTES:

- SEE SHEET 50.1-50.2 FOR TYPICAL DETAILS 4 GENERAL NOTES.
- PROVIDE SIMPSON H2.5 AT ALL TRUSSES AND RAFTERS.
- ALL GABLE END WALLS TO BE SILLON FRAMED FROM FLOOR TO CEILING.
- ALL HEADERS (2) 2x6 OR (2) 2x10 UNLESS NOTED OTHERWISE.

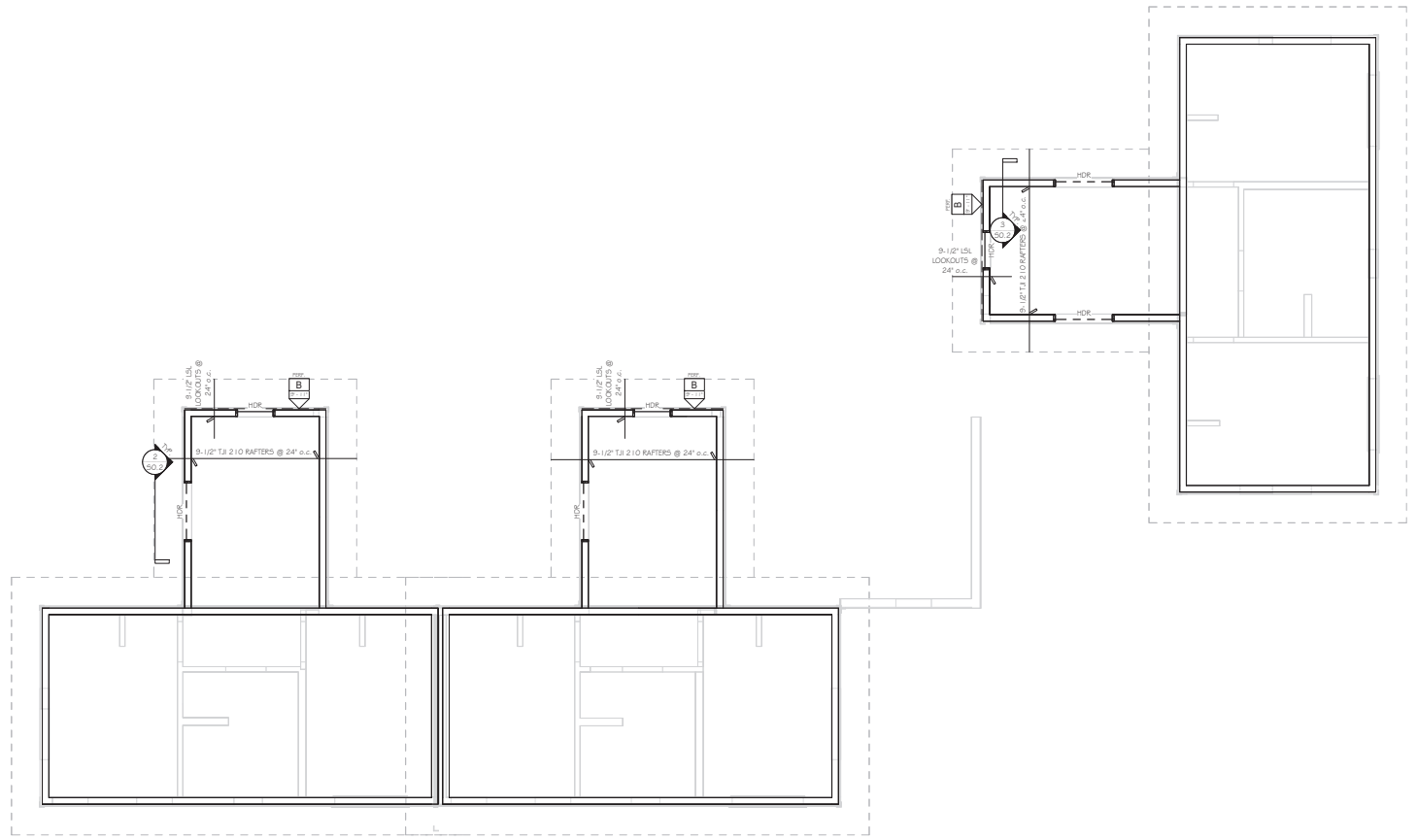
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STRUCTURAL ENGINEERING
1711 Pearl St., Suite 300
Boulder, CO 80502
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Rev.	Date	Description	Drawn By	Review By
1	10/20/2022	FOR PRELIM	RS	JLV

PROJECT NUMBER
2022-0285

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 UPPER ROOF FRAMING PLAN BLDG A
ROCKY MOUNTAIN REPERATORY THEATRE
 460 Broadway St
 Grand Lake, CO

S3.1
Sheet 7 of 9



- PROJECT KEY:**
- POST BELOW (2) 2x4 OR (2) 2x6 MIN. POSTS TO MATCH WALL STUD SIZE U.N.D.
 - POST FROM ABOVE
 - ▨ INTERIOR BEARING WALL LOCATION OF 2x4 OR 2x6 @ 16" o.c.
 - ▧ OVERFRAMING OF 2x6 @ 24" o.c. w/ 2x4 VERTS @ 24" o.c. (ALIGN w/ TRUSS/RAFTER SPACING)
 - HANGER
 - CONCEALED FLANGE HANGER
 - JOIST BEARING
 - STEP IN TOP OF WALL
 - STANDARD ABCS SHEAR CONNECTION, V = BOXED VALUE
 - 2x8 LEDGER ATTACHED w/ (4) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS.
 - 2x10 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 24" o.c. INTO MODULAR TRUSS HEELS.
 - 2x12 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 16" o.c. INTO MODULAR STUDS. ATTACH PORTION OF LEDGER BEYOND STORAGE WALL WITH (1) ROWS OF #9 x 4" WOOD SCREWS.

3 Roof Framing Plan
1/4" = 1'-0"

- ROOF NOTES:**
- SEE SHEETS 50.1-50.2 FOR TYPICAL DETAILS & GENERAL NOTES.
 - PROVIDE SIMPSON H2.5 AT ALL TRUSSES AND RAFTERS.
 - ALL GABLE END WALLS TO BE SHALLOON FRAMED FROM FLOOR TO CEILING.
 - ALL HEADERS (2) 2x6 OR (2) 2x10 UNLESS NOTED OTHERWISE.

ASCENT
STRUCTURAL ENGINEERING
1711 Pearl St., Suite 300
Boulder, CO 80502
Phone: 303-449-3022 Fax: 303-449-3032

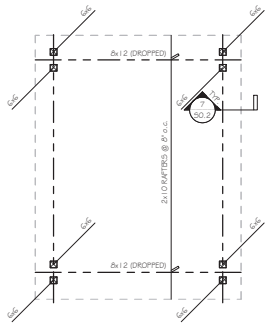
Rev.	Date	Description	Drawn By	Review By
1	10/20/2022	FOR PRELIM	RS	JLV

PROJECT NUMBER
2022-0285

NOT FOR CONSTRUCTION
UPPER ROOF FRAMING PLAN BLDG B
ROCKY MOUNTAIN REPERATORY THEATRE
460 Broadway St
Grand Lakes, CO

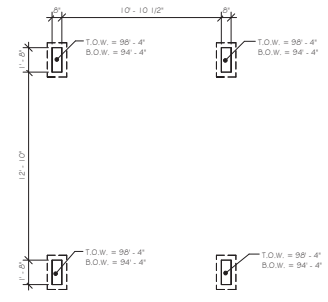
S3.2
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- PROJECT KEY:**
- - POST BELOW (2) 2x4 OR (2) 2x6 MIN. POSTS TO MATCH WALL STUD SIZE U.N.D.
 - - POST FROM ABOVE
 - ▨ - INTERIOR BEARING WALL LOCATION OF 2x4 OR 2x6 @ 1'0" o.c.
 - ▨ - OVERFRAMING OF 2x6 @ 2'4" o.c. w/ 2x4 VERTS @ 2'4" o.c. (ALIGN w/ TRUSSRAFTER SPACING)
 - — — - HANGER
 - — — - CONCEALED FLANGE HANGER
 - — — - JOIST BEARING
 - — — - STEP IN TOP OF WALL
 - - STANDARD ABCS SHEAR CONNECTION, V = BOXED VALUE
 - - 2x6 LEDGER ATTACHED w/ (4) ROWS OF #9 x 4" WOOD SCREWS @ 1'0" o.c. INTO MODULAR STUDS.
 - - 2x10 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 2'4" o.c. INTO MODULAR TRUSS HEELS.
 - - 2x12 LEDGER ATTACHED w/ (2) ROWS OF #9 x 4" WOOD SCREWS @ 1'0" o.c. INTO MODULAR STUDS.
 - - ATTACH PORTION OF LEDGER BEYOND STORAGE WALL WITH (1) ROWS OF #9 x 4" WOOD SCREWS.



1 Roof Framing Plan - Gazebo
1/4" = 1'-0"

- ROOF NOTES:**
- SEE SHEETS SO 1-50.2 FOR TYPICAL DETAILS 4 GENERAL NOTES.
 - PROVIDE SIMPSON H2.5 AT ALL TRUSSES AND RAFTERS.
 - ALL GABLE END WALLS TO BE BALLOON FRAMED FROM FLOOR TO CEILING.
 - ALL HEADERS (3) 2x6 OR (2) 2x10 UNLESS NOTED OTHERWISE.



2 Foundation Plan - Gazebo
1/4" = 1'-0"

- FOUNDATION NOTES:**
- SEE SHEETS SO 1-50.2 FOR TYPICAL DETAILS 4 GENERAL NOTES.
 - SEE SHEET S2.0 FOR SILL PLATE LOCATIONS.
 - ALL FOOTINGS MUST REST ON NATURAL UNDISTURBED SOIL OR COMPACTED FILL PER SOILS ENGINEER AT LEAST 4" BELOW FINISHED GRADE.
 - FOOTINGS ARE 16" x 8" UNLESS NOTED OTHERWISE.
 - FIELD VERIFY GRADE WITH TOP OF WALL AND WALL STEPS AND COORDINATE WITH ENGINEER.

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Drawn By	Review By	Date	Description
RS	JLV	10/20/22	FOR PRELIM

PROJECT NUMBER
2022-0285

NOT FOR CONSTRUCTION
 FOUNDATION AND ROOF FRAMING PLAN GAZEBO
ROCKY MOUNTAIN REPERATORY THEATRE
 460 Broadway St
 Grand Lakes, CO

S4.0
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