



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, May 12, 2025 at 4:30 PM

Town Hall Board Room – 1026 Park Avenue

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

Please join my meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/83877636765>

You can also dial in using your phone.

United States: 719-359-4580

Meeting ID: 838 7763 6765

WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. Grand County Library District Update
 - B. ADA Update
 - C. CDT Update
 - D. Dark Sky Update

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Manager's Report
 - A. May 12, 2025

7. Public Comments (Limited to 3 Minutes)
8. Consent Agenda
 - A. Accounts Payable- May 12, 2025
 - B. Meeting Minutes- April 28, 2025
9. Items of Discussion
 - A. **QUASI JUDICIAL (PUBLIC HEARING)** CONSIDERATION OF APPROVAL FOR A LIQUOR LICENSE TRANSFER OF A HOTEL & RESTAURANT LIQUOR LICENSE FROM WILD BEAR TAVERN INC. TO WILD BEAR TAVERN, INC.
 - B. **QUASI-JUDICIAL (PUBLIC HEARING)** Consideration to Approve Resolution 26-2025, a Shoreline Variance on Lot 6, Shadow Pointe, More Commonly Referred to as 300 Lakeside Drive
 - C. Consideration of Ordinance 04-2025, Amending Town Code Section 12-2-9(A)(4) Regarding Horses in the Residential Estate District
 - D. Space to Create Status Update
10. Future Items for Consideration
11. Mayor's Report
12. Adjourn Meeting



2025: A Year to Come

Boundless Opportunities

Diverse Services & Collection

Curate valuable resources and services for every user to foster lifelong connections to the Library.

Access

Make our diverse collection, expertise, and services available when, where, and how users need them.

Community Resource

Be an essential service for our community.

2025 Initiatives

Marketing

Digital
Access

Civic
Engagement

Open Hours

Teens

Diversify Staff

Early
Childhood

Professional
Development

Connecting
Community

Active changes in 2025
Continuing previous work in 2025

Digital Access

Projects

- Self service library at HSS
- Granby Library Community Meeting Room audio visual update

Analysis

- Digital resource use
- Cloud-based security system access and tools

Civic Engagement

Projects

- Entrepreneur Program
- Sensory Garden
- **Story Strollers Book Club**

Analysis

- Incubation (Maker) Space

Open Hours

Projects

- Self service library at HSS
- Tuesday programming at HSS
- Solar Umbrellas

Analysis

- Program time for non-English population

Marketing

Projects

- Freedom of Information Day
- Outreach Read Day
- KFFR
- Book Madness
- Outreach Events with Community Partners

Teens

Projects

- Implement Teen Hangouts
- 3 District Wide Tag Developed Teen Events
- 100 Books Before Graduation

Analysis

- Youth Space Analysis at FVL, Granby, Juniper libraries

Boundless Opportunities

Diverse Services & Collection

Curate valuable resources and services for every user to foster lifelong connections to the Library.

Access

Make our diverse collection, expertise, and services available when, where, and how users need them.

Community Resource

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MANAGER UPDATE

Meeting Date: 5/12/2025

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Lake is Open!

Friday May 9th at 6am was the official opening for the East Inlet boat ramp. During the week, public works was able to install the docks at the launch and the Town docks next to Headwaters Marina. Additionally, Accord completed the rehab of the Boat Ramp.



Mayor Managers Commissioners Meeting

The Bi-Monthly meeting of Mayors Managers and Commissioners was held earlier today. Topics included the Grand County Historical Society, Pet Pals and Headwaters Trail Alliance. Additionally, we received updates regarding CDOT projects in the area this summer.

Lucy Lane Development

Phaze Construction mobilized and has begun work on Lucy Lane at the Mathews tract. It's a big project for the Town and we are excited to be a participant on the development.



Cemetery Committee Meeting

The Cemetery Committee met with Town staff in anticipation of the opening Memorial Day weekend. We have begun using iWorq as a tool to improve communications and ensure a positive experience throughout the season. Special thanks to Alayna Carrell for managing the cemetery.

Look! It's a BEAR.

The Bears are awake (along with Marmots and others) scooting around town. Here in Grand Lake, we don't feed them, even if they are super friendly. Remind those you see – just don't feed the bears!

This & That

- The State of the River meeting will be held at Sun Rocky Mountains on Tuesday May 13, 2025 at 5:30pm. This is presented by the Colorado River District
- The Colorado Ballet performed this Saturday. Those attending saw an outstanding show.
- Spring road patching has begun. The operators are able to use crack fill and cold patch products as the road becomes warm enough.
- Board retreat is looking like the 1st week of June
- We are planning a joint work session with the Planning Commission on May 21, 2025 regarding the Downtown Business District.

Upcoming Event Highlights:

- 05/13/2025: Grand Lake Area Historical Society: Happenings at the House
- 5/17/2025: Town Cleanup.
- 5/24/2025: Comedy Night at the House
- 6/26/2025: Memorial Day Parade, Remembrance and Flyover
- 6/5/2025: Town Picnic at the Grand Lake Center

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the May newsletter on the Town's website.

Next Board Meeting: June 9, 2025



To: Mayor Bergquist & Trustees
From: Melissa Jackson, Town Bookkeeper
Date: May 12, 2025
RE: Accounts Payable- May 12, 2025

BACKGROUND:

At every Board meeting, the Town Board of Trustees approves the accounts payable.

FISCAL NOTE

Accounts Payable documents were distributed to the board on Friday May 9, 2025.

STAFF RECOMMENDATION

Approve

SUGGESTED MOTIONS

I make a motion to approve/(deny) the accounts payable for May 12, 2025.



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, April 28, 2025, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

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

1. Call to Order

Mayor Berquist called the Board of Trustees meeting to order at 6:00 P.M. in the Town Hall Board Room.

2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

3. Announcements

Mayor Bergquist requested that all cell phones be turned off during the meeting.

4. Roll Call

Mayor Bergquist, Mayor Pro-Tem Sobon, Trustees Arntson, Miller, Town Manager Kudron, and Town Clerk Pro-Tem Weekes were present.

Mayor Pro-Tem Sobon made a motion to excuse Trustee Schoenherr and Causseaux from tonight’s regular meeting. Trustee Miller seconded the motion. Town Clerk Carrell, called the vote:

Trustee Miller	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Absent
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

5. Conflicts of Interest

None.

6. Manager's Report

Summer Season preparations

As the remnants of Winter melt away, the birds and bears return, it’s time to remember and remind our community that trash kills bears, we don’t feed the wildlife and never, ever pet a moose! It’s really cold in the water, yes animals live here all the time and no, you cannot pet a moose, even the friendly ones.

Grand Places 2050

The monthly meeting of Grand Places was held last Friday. This group of partners discussed the future of our visitors access and amenities within the forests and parks that surround us. The National Forest did share they were not

allocated seasonal workers. As a result, the Town may be asked to help with some of the maintenance of Point Park, Hilltop and East Shore Trailheads.

Holiday Lights Removal

Twinkle Time has removed the seasonal lights for the winter season. They were also able to repair the big lighted tree at Hancock and Grand. Thank you!

District Board Elections

Both the Three Lakes Water & Sanitation District and the Grand Lake Metropolitan Recreation District are holding Board elections the first week of May. Methods for receiving ballots vary. Both Districts are valuable partners for the Town and their Boards are important resources in shaping our community's future

Mayor Managers Meeting with Grand County Association of Realtors

I attended the annual meeting with the Grand County Association of Realtors, held last Thursday in Granby. It is a good opportunity to share issues related to housing needs in the private market. I have attached a recent report on Grand Lake that was provided.

This & That

- Parking improvement on Mountain Ave has started. We are looking to add 20 spaces
- The Ice Rinks have been shuttered and put up for the season. Buoys come out soon.
- Spring road patching has begun. The operators are able to use crack fill and cold patch products as the road becomes warm enough.
- New residential buildings are breaking ground in town. Please let staff know of any concerns regarding these projects.
- Would the Board like to be in the Memorial Day Parade?
- Board Retreat tentatively May 28-30, 2025. Conflicts?

Upcoming Event Highlights

04/26/2025: Grand Arts Council presents: Comedy Night with James Zingelman
05/13/2025: Grand Lake Area Historical Society: Happenings at the House
05/17/2025: Mark your calendars for our annual Town Cleanup. More details will follow.

05/24/2025: Comedy Night at the House

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the March newsletter on the Town's website.

Next Board Meeting

May 12, 2025

7. Public Comments (Limited to 3 Minutes)

None.

8. Consent Agenda

A. Accounts Payable- April 28, 2025

B. Meeting Minutes- April 14, 2025

Trustee Miller motioned to approve the consent agenda, with Trustee Arntson seconding. Town Clerk Carrell then called for a vote.

Trustee Miller	Aye
Trustee Arntson	Aye
Trustee Causseaux	Absent
Trustee Schoenherr	Absent
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

9. Financial Review

A. Financial Statements Ending March 31, 2025

B. Cash & Fund Balances March 2025

Presented by Town Manager Kudron.

10. Items of Discussion

A. Consideration of Resolution 25-2025, a Resolution Appointing a New Trustee to Fill a Vacancy on the Grand Lake Board of Trustees

Presented by Town Clerk Carrell.

Trustees voted privately using sticky notes, and Town Clerk Carrell tallied the votes. Trustee Mills was appointed until April 2026 and received the oath of office from Mayor Bergquist.

B. Consideration of Approval for a Special Use Permit & Special Event Permit Needed for: Camping, Parking and Noise Ordinance for the Colorado Headwater Festival, July 9-12, 2026

Presented by Town Code Enforcement-Permit Technician Kracke.

Trustee Arntson moved to approve Yarmony Music’s LLC noise variance to extend to 11:00 pm as opposed to 10:00 pm for the dates stated. Trustee Mills the motion, and Town Clerk Carrell called for a vote.

Trustee Miller	Nay
Trustee Arntson	Aye
Trustee Mills	Aye
Trustee Causseaux	Absent
Trustee Schoenherr	Absent
Mayor Pro-Tem Sobon	Nay
Mayor Bergquist	Nay

Trustee Arntson moved to address Yarmony Music’s LLC’s request for variance code 7-6-15 allowing festivity attendees to camp on public and private spaces until the June 9, 2025, meeting. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Miller	Aye
Trustee Arntson	Aye

Trustee Mills	Aye
Trustee Causseaux	Absent
Trustee Schoenherr	Absent
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

Trustee Arntson motioned to address Yarmony Music, LLC.’s request for variance 7-10-2 allowing the festival attendees to park on public and private spaces to include RV parking and on street parking throughout town, motion to be addressed along with 7-6-15 on June 9, 2025, board meeting. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Miller	Aye
Trustee Arntson	Aye
Trustee Mills	Aye
Trustee Causseaux	Absent
Trustee Schoenherr	Absent
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

C. Request to Approve the Space to Create Owners Rep/Financing Workshop With Artaic Group

Presented by Town Manager Kudron.

Trustee Arntson moved to not recommend the Mayor sign the contract with Artaic Group for Owners Rep services. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Miller	Aye
Trustee Mills	Abstain
Trustee Causseaux	Absent
Trustee Schoenherr	Absent
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

11. Future Items for Consideration

- May 26th Board Meeting
- ADA Update
- CDT Update
- Dark Sky Update
- Grand Lake Rotary Club, “Peace Pole Project”
- Liquor License Transfer

12. Mayor's Report

Mayor Bergquist has been reflecting on the future and the changes the Board wants to implement. She encourages everyone to share their input, concerns, and visions. As spring approaches, she emphasizes the importance of planning for summer events by leveraging the enthusiasm and attention to detail from the Board. Mayor Bergquist appreciates the community's engagement and looks forward to a vibrant summer at the lake.

13. Adjourn Meeting

Trustee Miller moved to adjourn the meeting, and Trustee Sobon seconded. Town Clerk Carrell called for a vote.

Trustee Miller	Aye
Trustee Arntson	Aye
Trustee Mills	Aye
Trustee Causseaux	Absent
Trustee Schoenherr	Absent
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

This meeting of the Board of Trustees was adjourned at 8:04 PM.

(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor



**TOWN OF GRAND LAKE
LIQUOR LICENSING AUTHORITY**

May 12, 2025

**CONSIDERATION TO APPROVE A LIQUOR LICENSE TRANSFER OF A HOTEL &
RESTAURANT LIQUOR LICENSE TO A TAVERN LIQUOR LICENSE FROM WILD
BEAR TAVERN, INC. TO WILD BEAR TAVERN, INC.**

Applicant: Wild Bear Tavern, Inc.

Initiated by: Robbie Muck, Owner

Presented By: Alayna Carrell, Town Clerk

Establishment Name and Address: Wild Bear Tavern
120 Lake Avenue
Grand Lake, CO 80447

BACKGROUND

On April 2, 2025, Wild Bear Tavern filed a liquor license transfer application to initiate the transition from a Hotel & Restaurant License to a Tavern License and update their address. This transition aligns with their vision to enhance the tavern experience for their patrons and better serve our community.

All documentation has been reviewed and accepted.

GROUND FOR DENIAL

Based on the provided information, when considering a liquor license transfer, the Local Liquor Licensing Authority is limited to evaluating only two factors:

1. **Age of the Applicant:** The applicant must be older than 21 years old.
2. **Moral Character:** The applicant's "moral character" as defined by C.R.S. § 44-3-307.



MOTIONS

I motion to approve/deny the liquor license transfer application from Wild Bear Tavern, Inc., d/b/a Wild Bear Tavern, located at 120 Lake Avenue.

I motion to approve the liquor license transfer application from Wild Bear Tavern, Inc., d/b/a Wild Bear Tavern, located at 120 Lake Avenue with the following conditions.

RECEIVED
APR 09 2025

Colorado Liquor Retail License Application

* Note that the Division will not accept cash Paid by Check Paid Online Date Uploaded to Movelt

New License New-Concurrent Transfer of Ownership State Property Only Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: SBG.Colorado.gov/Liquor

Applicant is applying as a/an Individual Limited Liability Company Association or Other
 Corporation Partnership (includes Limited Liability and Married Couple Partnerships)

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation
Wild Bear Tavern, Inc.

FEIN Number State Sales Tax Number

Trade Name of Establishment (DBA) Business Telephone

Wild Bear Tavern

Address of Premises (specify exact location of premises, include suite/unit numbers)
120 Lake Ave

City County State ZIP Code

Grand Lake Grand CO 80447

Mailing Address (Number and Street) City or Town State ZIP Code

Grand Lake CO 80447

Email Address

If the premises currently has a liquor or beer license, you **must** answer the following questions.

Present Trade Name of Establishment (DBA)
Wild Bear Tavern, Inc.

Present State License Number Present Class of License Present Expiration Date

Hotel & Restaurant 5/18/2025

Section A Nonrefundable application fees*

<input type="checkbox"/>	Application Fee for New License	\$1,100.00
<input type="checkbox"/>	Application Fee for New License with Concurrent Review	\$1,200.00
<input checked="" type="checkbox"/>	Application Fee for Transfer.....	\$1,100.00

Section B Liquor License Fees*

<input type="checkbox"/>	Add Optional Premises to H & R	\$100.00 X	<input type="text"/>	Total	<input type="text"/>
<input type="checkbox"/>	Add Sidewalk Service Area.....				\$75.00
<input type="checkbox"/>	Arts License (City).....				\$308.75
<input type="checkbox"/>	Arts License (County)				\$308.75
<input type="checkbox"/>	Beer and Wine License (City).....				\$351.25
<input type="checkbox"/>	Beer and Wine License (County).....				\$436.25
<input type="checkbox"/>	Brew Pub License (City)				\$750.00
<input type="checkbox"/>	Brew Pub License (County).....				\$750.00
<input type="checkbox"/>	Campus Liquor Complex (City)				\$500.00
<input type="checkbox"/>	Campus Liquor Complex (County)				\$500.00
<input type="checkbox"/>	Campus Liquor Complex (State)				\$500.00
<input type="checkbox"/>	Club License (City)				\$308.75
<input type="checkbox"/>	Club License (County).....				\$308.75
<input type="checkbox"/>	Distillery Pub License (City).....				\$750.00
<input type="checkbox"/>	Distillery Pub License (County)				\$750.00
<input type="checkbox"/>	Entertainment Facility License (City).....				\$500.00
<input type="checkbox"/>	Entertainment Facility License (County).....				\$500.00
<input type="checkbox"/>	Hotel and Restaurant License (City).....				\$500.00
<input type="checkbox"/>	Hotel and Restaurant License (County)				\$500.00
<input type="checkbox"/>	Hotel and Restaurant License with one optional premises (City).....				\$600.00
<input type="checkbox"/>	Hotel and Restaurant License with one optional premises (County).....				\$600.00

Section B Liquor License Fees* (Continued)

<input type="checkbox"/> Liquor-Licensed Drugstore (City).....	\$227.50
<input type="checkbox"/> Liquor-Licensed Drugstore (County).....	\$312.50
<input type="checkbox"/> Lodging Facility License (City).....	\$500.00
<input type="checkbox"/> Lodging Facility License (County).....	\$500.00
<input type="checkbox"/> Manager Registration - H & R.....	\$30.00
<input type="checkbox"/> Manager Registration - Tavern.....	\$30.00
<input type="checkbox"/> Manager Registration - Lodging & Entertainment.....	\$30.00
<input type="checkbox"/> Manager Registration - Campus Liquor Complex.....	\$30.00
<input type="checkbox"/> Optional Premises License (City).....	\$500.00
<input type="checkbox"/> Optional Premises License (County).....	\$500.00
<input type="checkbox"/> Racetrack License (City).....	\$500.00
<input type="checkbox"/> Racetrack License (County).....	\$500.00
<input type="checkbox"/> Resort Complex License (City).....	\$500.00
<input type="checkbox"/> Resort Complex License (County).....	\$500.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (City).....	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (County).....	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (State).....	\$160.00
<input type="checkbox"/> Retail Gaming Tavern License (City).....	\$500.00
<input type="checkbox"/> Retail Gaming Tavern License (County).....	\$500.00
<input type="checkbox"/> Retail Liquor Store License - Additional (City).....	\$227.50
<input type="checkbox"/> Retail Liquor Store License - Additional (County).....	\$312.50
<input type="checkbox"/> Retail Liquor Store (City).....	\$227.50

Section B Liquor License Fees* (Continued)

<input type="checkbox"/> Retail Liquor Store (County).....	\$312.50
<input checked="" type="checkbox"/> Tavern License (City).....	\$500.00
<input type="checkbox"/> Tavern License (County).....	\$500.00
<input type="checkbox"/> Vintners Restaurant License (City).....	\$750.00
<input type="checkbox"/> Vintners Restaurant License (County).....	\$750.00

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Do not write in this space - For Department of Revenue use only

Liability Information

License Account Number

Liability Date

License Issued Through (Expiration Date)

Total

\$

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

Questions? Visit: SBG.Colorado.gov/Liquor **for more information**

Items submitted, please check all appropriate boxes completed or documents submitted

I. Applicant information

- Applicant/Licensee identified
- State sales tax license number listed or applied for at time of application
- License type or other transaction identified
- Return originals to local authority (additional items may be required by the local licensing authority)
- All sections of the application need to be completed
- Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

II. Diagram of the premises

- No larger than 8½" X 11"
- Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
- Separate diagram for each floor (if multiple levels)
- Return originals to local authority (additional items may be required by the local licensing authority)
- Kitchen - identified if Hotel and Restaurant
- Bold/Outlined Licensed Premises

III. Proof of property possession (One Year Needed)

- Deed in name of the applicant (or) (matching Applicant Name provided on page 1) date stamped / filed with County Clerk
- Lease in the name of the applicant (or) (matching Applicant Name provided on page 1)
- Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- Other agreement if not deed or lease. (matching Applicant Name provided on page 1)

IV. Background information (DR 8404-I) and financial documents

- Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State
Do not complete fingerprint cards prior to submitting your application.
 The Vendors are as follows:
IdentoGO
 Appointment Scheduling Website: <https://uenroll.identogo.com/workflows/25YQHT>
 Phone: 844-539-5539 (toll-free)
 IdentoGO FAQs: <https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/biometric-identification-and-records-unit-faqs>
 State Liquor Code for IdentoGO: 25YQHT
Colorado Fingerprinting
 Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>
 Phone: 720-292-2722 833-224-2227 (toll free)
 State Liquor Code for Colorado Fingerprinting: C030LIQI

- Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- List of all notes and loans (Copies to also be attached)

V. Sole proprietor/husband and wife partnership (if applicable)

- Form DR 4679 Lawful Presence Affidavit
- Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

- Certificate of Incorporation
- Certificate of Good Standing
- Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

- Partnership Agreement (general or limited).
- Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

- Copy of articles of organization
- Certificate of Good Standing
- Copy of Operating Agreement (if applicable)
- Certificate of Authority if foreign LLC (out of state applicants only)

IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- \$30.00 fee
- If owner is managing, no fee required

- 1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... Yes No
- 2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):
 - a. Been denied an alcohol beverage license?..... Yes No
 - b. Had an alcohol beverage license suspended or revoked?..... Yes No
 - c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... Yes No

If you answered yes to a, b or c above, explain in detail on a separate sheet.

- 3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years?..... Yes No

If "yes", explain in detail.

- 4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? Yes No

or

Waiver by local ordinance? Yes No

Other

- 5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... Yes No

6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,0000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... Yes No

For additional Retail Liquor Store only.

a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... Yes No

b. Are you a Colorado resident?..... Yes No

7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any **current** financial interest in said business including any loans to or from a licensee..... Yes No

8. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership**, lease or other arrangement?..... Yes No

Ownership Lease Other (Explain in detail)

a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord	Tenant	Expires
Gateway Inn, Inc.	Wild Bear Tavern, Inc.	Annually June 30

b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question on page 9..... Yes No

c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".

9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

10. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:

Has a local ordinance or resolution authorizing optional premises been adopted?... Yes No

Number of additional Optional Premise areas requested. (See license fee chart)

For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

11. Liquor Licensed Drugstore (LLDS) applicants, answer the following:

a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?..... Yes No

If "yes" a copy of license must be attached.

12. Club Liquor License applicants answer the following: **Attach a copy of applicable documentation**

a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?..... Yes No

b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?..... Yes No

c. How long has the club been incorporated?.....

d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?..... Yes No

13. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:

a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)..... Yes No

14. Campus Liquor Complex applicants answer the following:

a. Is the applicant an institution of higher education?..... Yes No

b. Is the applicant a person who contracts with the institution of higher education to provide food services?..... Yes No

If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

15. For all on-premises applicants.

a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager

First Name of Manager

16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number..... Yes No

Name

Type of License

Account Number

17. Related Facility - Campus Liquor Complex applicants answer the following:

- a. Is the related facility located within the boundaries of the Campus Liquor Complex?..... Yes No

If yes, please provide a map of the geographical location within the Campus Liquor Complex.

If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

b. Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

First Name of Manager

18. Entertainment Facility License

If Applicant is applying for an Entertainment Facility License, you affirm that your business model and aligns with the statutory privileges and requirements: Yes No

Pursuant to 44-3-103(15.5) C.R.S., an Entertainment Facility means an establishment in which the primary business is to provide the public with sports or entertainment activities within its licensed premises; and that, incidental to its primary business, sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

If Applicant is applying for a Lodging Facility License, you affirm that your business model and aligns with the statutory privileges and requirements: Yes No

Pursuant to 44-3-103(29) C.R.S., a Lodging Facility means an establishment in which the primary business is to provide the public with sleeping rooms and meeting facilities; and that sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

19. Tax Information.

- a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... Yes No

- b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... Yes No

If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant**. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name	Date of Birth (MM/DD/YY)
Robbie Muck	

Street Address

City	State	ZIP Code	Position	% Owned
			Owner/CFO	100%

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

I would like to apply for a Two-Year Renewal..... Yes No

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name	Title
Robbie V. Muck	CFO
Authorized Signature	Date (MM/DD/YY)
	4/2/2025

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

For Transfer Applications Only - Is the license being transferred valid?..... Yes No

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

- Fingerprinted
- Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

- Date of inspection or anticipated date
- Will conduct inspection upon approval of state licensing authority
- Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000? Yes No

Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000? Yes No

NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? Yes No

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority Approves this license for a two-year renewal..... Yes No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

Proof of Violation

Local Licensing Authority for Telephone Number Town, City County

Printed Name Title

Signature Date (MM/DD/YY)

Printed Name Title

Signature Date (MM/DD/YY)

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Robbie V. Muck

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Wild Bear Tavern, Inc.

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Wild Bear Tavern, Inc.

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

Street Address

120 Lake Avenue

City

Grand Lake

State

CO

ZIP Code

80447

Printed name of person signing on behalf of the Applicant/Licensee

Robbie V. Muck

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

[Handwritten Signature]

Date Signed

4/2/2025

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



BOARF OF TRUSTEES STAFF MEMORANDUM

DATE: May 12, 2025

TO: Board of Trustees

FROM: Angela Snyder, Contract Staff - Planning Department
Steve Kudron, Town Manager

SUBJECT: UPDATE TO ORIGINAL MEMO FOR **QUASI-JUDICIAL (PUBLIC HEARING)** Resolution 05-2025 – Consideration of a Shoreline Variance on Lot 6, Shadow Pointe, More Commonly Referred to as 300 Lakeside Drive

Background

The proposed shoreline variance for a boat dock was continued from March 19, 2025, in order to afford the applicant time to collect more information.

One of the items requested by the Planning Commission was a survey of the bed of the channel between Shadow Mountain Lake and the Grand Lake Marina. The applicant has communicated often with Town Staff, exploring all avenues to procure this with no success. The applicant searched for navigational charts, topographical maps, surveys, floodplain elevation studies or engineering reports. Their surveyor, Tim Shenk, indicated in correspondence (attached) dated April 4, 2025, that to create a new study is not something a normal surveyor can complete. It would require a firm that does hydrographic surveying. Staff would like the Planning Commission to consider that the request for a hydrographic survey is not in proportion to the request and may be considered a regulatory burden.

Staff would like to clarify comments made at the March 19, 2025, meeting regarding an Army Corps of Engineers approval issued for the original boat slip design. There was public concern raised that the permit didn't cover the new location. Staff explored the concern. The original design called for excavation of the channel for the creation of a boat slip perpendicular to the channel. The new design does not require an ACOE permit, because it does not disturb the ground underneath the waterline.

However, the applicant has supplied exhibits in addition to those already in the record to aid the Planning Commission's decision.

U.S. Forest Service Permit #SUL749

The USFS boat dock permit has been submitted by the applicant. The permit was issued for the purpose of "The construction and maintenance of a private boat dock (slip) on Shadow Mountain Reservoir with occupancy of no more than 600 square feet of reservoir surface..." For a full list of conditions, see the attached permit.

Improvement Survey Plat

Tim Shenck supplied the applicant with a survey he created for the property in 2017 with a report detailing the property boundaries. The applicant has submitted this and emailed correspondence for the record.

Construction Documents

The applicant has submitted the full-size construction documents and foundation cross section showing now physical disturbance of the channel.

Fire District Response

Seth St. Germain of the Grand Lake Fire Protection District has recommended that three conditions be added to the variance, if approved. Staff is in agreement with the recommended conditions and asks Planning Commission to add them to their recommendation to the Board of Trustees.

1. Property owners should only dock one vessel at a time. The docked vessel should not exceed the standard width of a “water recreational” craft of approximately 8’ (pontoons range from 10’ to 12’ and houseboats range from 15’ to 18’). a. If the property is used in the form of “transient occupancy (such as Short-Term Rental) the owners should create a clause stating that renters must follow the above recommendation.
2. The dock is engineered in a way that allows vessels to be docked parallel to structure. However, owners should ensure that two security cleats are provided on the dock to secure both the “bow” and “stern” to prevent any docked vessel from drifting further into the channels way of travel.
3. Property owners should install lower illumination lights at the point of the dock where a vessel would be secured. This illumination should only be broadcast onto the secured vessel to provide better visibility of said vessel at night.

The cantilevered dock meets municipal, county and federal requirements. The foundation is fully on the subject property, so shoreline impact is minimized. Staff recommends approval of the shoreline variance with the added conditions from the fire district.

Planning Commission Outcomes

On May 7, 2025, the Planning Commission resumed their Public Hearing to allow additional testimony. After deliberation, the Commission voted 3-1 to NOT recommend the Shoreline Variance as requested by the applicant. Two Commissioners attended via Zoom and did not vote on the Quasi Judicial item.

Sample Motions

Approval

I move to approve Resolution 26-2025, a resolution recommending approval of a Shoreline Variance for a boat dock as presented at 300 Lakeside Drive to the Board of Trustees with the recommended conditions from Grand Lake Fire Protection District.

Denial

I move to approve Resolution 26-2025, a resolution recommending denial of a Shoreline Variance for a boat dock as presented at 300 Lakeside Drive to the Board of Trustees.

Authorization ID: SUL749
Contact Name: MARK CHAPDELAINE
Expiration Date: 12/31/2029
Use Code: 111

FS-2700-4 (VER. 03/17)
OMB 0596-0082

**U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE**

SPECIAL USE PERMIT

**Authority: FEDERAL LANDS RECREATION ENHANCEMENT ACT, TITLE VIII, DIV. J, OF PL 108-447
December 8, 2004**

MARK CHAPDELAINE of PO BOX 5134 SNOWMASS VILLAGE CO 81615 (hereinafter "the holder") is authorized to use or occupy National Forest System lands in the Arapaho-Roosevelt National Forests, Sulphur Ranger District unit of the National Forest System, subject to the terms and conditions of this special use permit (the permit).

This permit covers .01 acres and is described as T3N R75W SEC 6, ("the permit area"), as shown on the location map (Appendix A) attached to and made part of the permit.

The permit is issued for the purpose of:

Construction and maintenance of a private boat dock (slip) on Shadow Mountain Reservoir with occupancy of no more than 600 square feet of reservoir surface. If the dock is not removed from National Forest System lands in the winter, it must be adequately marked so as to be visible to winter recreationalists. The Arapaho National Recreation Area Private Dock Standards (Appendix B) are attached to and made a part of this permit.

TERMS AND CONDITIONS

I. GENERAL TERMS

A. AUTHORITY. This permit is issued pursuant to the FEDERAL LANDS RECREATION ENHANCEMENT ACT, TITLE VIII, DIV. J, OF PL 108-447 December 8, 2004 and 36 CFR Part 251, Subpart B, as amended, and is subject to their provisions.

8. AUTHORIZED OFFICER. The authorized officer is the Forest or Grassland Supervisor or a subordinate officer with delegated authority.

C. TERM. This permit shall expire at midnight on 12/31/2029.

D. CONTINUATION OF USE AND OCCUPANCY. This permit is not renewable. Prior to expiration of this permit, the holder may apply for a new permit for the use and occupancy authorized by this permit. Applications for a new permit must be submitted at least 6 months prior to expiration of this permit. Issuance of a new permit is at the sole discretion of the authorized officer. At a minimum, before issuing a new permit, the authorized officer shall ensure that (1) the use and occupancy to be authorized by the new permit is consistent with the standards and guidelines in the applicable land management plan; (2) the type of use and occupancy to be authorized by the new permit is the same as the type of use and occupancy authorized by this permit; and (3) the holder is in compliance with all the terms of this permit. The

authorized officer may prescribe new terms and conditions when a new permit is issued.

E. AMENDMENT. This permit may be amended in whole or in part by the Forest Service when, at the discretion of the authorized officer, such action is deemed necessary or desirable to incorporate new terms that may be required by law, regulation, directive, the applicable forest land and resource management plan, or projects and activities implementing a land management plan pursuant to 36 CFR Part 215.

F. COMPLIANCE WITH LAWS, REGULATIONS, AND OTHER LEGAL REQUIREMENTS. In exercising the rights and privileges granted by this permit, the holder shall comply with all present and future federal laws and regulations and all present and future state, county, and municipal laws, regulations, and other legal requirements that apply to the permit area, to the extent they do not conflict with federal law, regulation, or policy. The Forest Service assumes no responsibility for enforcing laws, regulations, and other legal requirements that fall under the jurisdiction of other governmental entities.

G. NON-EXCLUSIVE USE. The use or occupancy authorized by this permit is not exclusive. The Forest Service reserves the right of access to the permit area, including a continuing right of physical entry to the permit area for inspection, monitoring, or any other purpose consistent with any right or obligation of the United States under any law or regulation. The Forest Service reserves the right to allow others to use the permit area in any way that is not inconsistent with the holder's rights and privileges under this permit, after consultation with all parties involved. Except for any restrictions that the holder and the authorized officer agree are necessary to protect the installation and operation of authorized temporary improvements, the lands and waters covered by this permit shall remain open to the public for all lawful purposes.

H. ASSIGNABILITY. This permit is not assignable or transferable.

I. TRANSFER OF TITLE TO THE IMPROVEMENTS.

1. Notification of Transfer. The holder shall notify the authorized officer when a transfer of title to all or part of the authorized improvements is planned.

2. Transfer of Title. Any transfer of title to the improvements covered by this permit shall result in termination of the permit. The party who acquires title to the improvements must submit an application for a permit. The Forest Service is not obligated to issue a new permit to the party who acquires title to the improvements. The authorized officer shall determine that the applicant meets requirements under applicable federal regulations.

II. IMPROVEMENTS

A. LIMITATIONS ON USE. Nothing in this permit gives or implies permission to build or maintain any structure or facility or to conduct any activity, unless specifically authorized by this permit. Any use not specifically authorized by this permit must be proposed in accordance with 36 CFR 251.54. Approval of such a proposal through issuance of a new permit or permit amendment is at the sole discretion of the authorized officer.

B. PLANS. All plans for development, layout, construction, reconstruction, or alteration of improvements in the permit area, as well as revisions to those plans must be prepared by a professional engineer, architect, landscape architect, or other qualified professional based on federal employment standards acceptable to the authorized officer. These plans and plan revisions must have written approval from the authorized officer before they are implemented. The authorized officer may require the holder to furnish as-built plans, maps, or surveys upon completion of the work.

C. **CONSTRUCTION.** Any construction authorized by this permit shall be completed by 12/31/2020.

III. **OPERATIONS.**

A. **PERIOD OF USE.** Use or occupancy of the permit area shall be exercised at least 30 days each year.

B. **CONDITION OF OPERATIONS.** The holder shall maintain the authorized improvements and permit area to standards of repair, orderliness, neatness, sanitation, and safety acceptable to the authorized officer and consistent with other provisions of this permit. Standards are subject to periodic change by the authorized officer when deemed necessary to meet statutory, regulatory, or policy requirements or to protect national forest resources. The holder shall comply with inspection requirements deemed appropriate by the authorized officer.

C. **MONITORING BY THE FOREST SERVICE.** The Forest Service shall monitor the holder's operations and reserves the right to inspect the permit area and transmission facilities at any time for compliance with the terms of this permit. The holder shall comply with inspection requirements deemed appropriate by the authorized officer. The holder's obligations under this permit are not contingent upon any duty of the Forest Service to inspect the permit area or transmission facilities. A failure by the Forest Service or other governmental officials to inspect is not a justification for noncompliance with any of the terms and conditions of this permit.

IV. **RIGHTS AND LIABILITIES**

A. **LEGAL EFFECT OF THE PERMIT.** This permit, which is revocable and terminable, is not a contract or a lease, but rather a federal license. The benefits and requirements conferred by this authorization are reviewable solely under the procedures set forth in 36 CFR 214 and 5 U.S.C. 704. This permit does not constitute a contract for purposes of the Contract Disputes Act, 41 U.S.C. 601. The permit is not real property, does not convey any interest in real property, and may not be used as collateral for a loan.

B. **VALID EXISTING RIGHTS.** This permit is subject to all valid existing rights. Valid existing rights include those derived under mining and mineral leasing laws of the United States. The United States is not liable to the holder for the exercise of any such right.

C. **ABSENCE OF THIRD-PARTY BENEFICIARY RIGHTS.** The parties to this permit do not intend to confer any rights on any third party as a beneficiary under this permit.

D. **SERVICES NOT PROVIDED.** This permit does not provide for the furnishing of road or trail maintenance, water, fire protection, search and rescue, or any other such service by a government agency, utility, association, or individual.

E. **RISK OF LOSS.** The holder assumes all risk of loss associated with use or occupancy of the permit area, including but not limited to theft, vandalism, fire and any fire-fighting activities (including prescribed burns), avalanches, rising waters, winds, falling limbs or trees, and other forces of nature. If authorized temporary improvements in the permit area are destroyed or substantially damaged, the authorized officer shall conduct an analysis to determine whether the improvements can be safely occupied in the future and whether rebuilding should be allowed. If rebuilding is not allowed, the permit shall terminate.

F. **DAMAGE TO UNITED STATES PROPERTY.** The holder has an affirmative duty to protect from damage the land, property, and other interests of the United States. Damage includes but is not limited to fire suppression costs and damage to government-owned improvements covered by this permit.

1. The holder shall be liable for all injury, loss, or damage, including fire suppression, prevention and control of the spread of invasive species, or other costs in connection with rehabilitation or restoration of natural resources resulting from the use or occupancy authorized by this permit. Compensation shall include but not be limited to the value of resources damaged or destroyed, the costs of restoration, cleanup, or other mitigation, fire suppression or other types of abatement costs, and all administrative, legal (including attorney's fees), and other costs. Such costs may be deducted from a performance bond required under clause IV.J.

2. The holder shall be liable for damage caused by use of the holder or the holder's heirs, assigns, agents, employees, contractors, or lessees to all roads and trails of the United States to the same extent as provided under clause IV.F.1, except that liability shall not include reasonable and ordinary wear and tear.

G. HEALTH AND SAFETY. The holder shall take all measures necessary to protect the health and safety of all persons affected by the use and occupancy authorized by this permit. The holder shall promptly abate as completely as possible and in compliance with all applicable laws and regulations any physical or mechanical procedure, activity, event, or condition existing or occurring in connection with the authorized use and occupancy during the term of this permit that causes or threatens to cause a hazard to the health or safety of the public or the holder's employees or agents. The holder shall as soon as practicable notify the authorized officer of all serious accidents that occur in connection with these procedures, activities, events, or conditions. The Forest Service has no duty under the terms of this permit to inspect the permit area or operations of the holder for hazardous conditions or compliance with health and safety standards.

H. ENVIRONMENTAL PROTECTION.

1. For purposes of clause IV.H and section V, "hazardous material" shall mean (a) any hazardous substance under section 101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. 9601(14); (b) any pollutant or contaminant under section 101(33) of CERCLA, 42 U.S.C. 9601(33); (c) any petroleum product or its derivative, including fuel oil, and waste oils; and (d) any hazardous substance, extremely hazardous substance, toxic substance, hazardous waste, ignitable, reactive or corrosive materials, pollutant, contaminant, element, compound, mixture, solution or substance that may pose a present or potential hazard to human health or the environment under any applicable environmental laws.

2. The holder shall avoid damaging or contaminating the environment, including but not limited to the soil, vegetation (such as trees, shrubs, and grass), surface water, and groundwater, during the holder's use and occupancy of the permit area. Environmental damage includes but is not limited to all costs and damages associated with or resulting from the release or threatened release of a hazardous material occurring during or as a result of activities of the holder or the holder's heirs, assigns, agents, employees, contractors, or lessees on, or related to, the lands, property, and other interests covered by this permit. If the environment or any government property covered by this permit becomes damaged in connection with the holder's use and occupancy, the holder shall as soon as practicable repair the damage or replace the damaged items to the satisfaction of the authorized officer and at no expense to the United States.

3. The holder shall as soon as practicable, as completely as possible, and in compliance with all applicable laws and regulations abate any physical or mechanical procedure, activity, event, or condition existing or occurring in connection with the authorized use and occupancy during or after the term of this permit that causes or threatens to cause harm to the environment, including areas of vegetation or timber, fish or other wildlife populations, their habitats, or any other natural resources.

I. INDEMNIFICATION OF THE UNITED STATES. The holder shall indemnify, defend, and hold harmless the United States for any costs, damages, claims, liabilities, and judgments arising from past, present, and future acts or omissions of the holder in connection with the use or occupancy authorized by this permit. This indemnification provision includes but is not limited to acts and omissions of the holder or the holder's heirs, assigns, agents, employees, contractors, or lessees in connection with the use or occupancy authorized by this permit which result in (1) violations of any laws and regulations which are now or which may in the future become applicable; (2) judgments, claims, demands, penalties, or fees assessed against the United States; (3) costs, expenses, and damages incurred by the United States; or (4) the release or threatened release of any solid waste, hazardous waste, hazardous materials, pollutant, contaminant, oil in any form, or petroleum product into the environment. The authorized officer may prescribe terms that allow the holder to replace, repair, restore, or otherwise undertake necessary curative actions to mitigate damages in addition to or as an alternative to monetary indemnification.

J. BONDING. The authorized officer may require the holder to furnish a surety bond or other security for any of the obligations imposed by the terms and conditions of this permit or any applicable law, regulation, or order.

V. RESOURCE PROTECTION

A. COMPLIANCE WITH ENVIRONMENTAL LAWS. The holder shall in connection with the use or occupancy authorized by this permit comply with all applicable federal, state, and local environmental laws and regulations, including but not limited to those established pursuant to the Resource Conservation and Recovery Act, as amended, 42 U.S.C. 6901 et seq., the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq., the Oil Pollution Act, as amended, 33 U.S.C. 2701 et seq., the Clean Air Act, as amended, 42 U.S.C. 7401 et seq., CERCLA, as amended, 42 U.S.C. 9601 et seq., the Toxic Substances Control Act, as amended, 15 U.S.C. 2601 et seq., the Federal Insecticide, Fungicide, and Rodenticide Act, as amended, 7 U.S.C. 136 et seq., and the Safe Drinking Water Act, as amended, 42 U.S.C. 300f et seq.

B. VANDALISM. The holder shall take reasonable measures to prevent and discourage vandalism and disorderly conduct and when necessary shall contact the appropriate law enforcement officer.

C. PESTICIDE USE.

1. **Authorized Officer Concurrence.** Pesticides may not be used outside of buildings in the permit area to control pests, including undesirable woody and herbaceous vegetation (including aquatic plants), insects, birds, rodents, or fish without prior written concurrence of the authorized officer. Only those products registered or otherwise authorized by the U.S. Environmental Protection Agency and appropriate State authority for the specific purpose planned shall be authorized for use within areas on National Forest System lands.

2. **Pesticide-Use Proposal.** Requests for concurrence of any planned uses of pesticides shall be provided in advance using the Pesticide-Use Proposal (form FS-2100-2). Annually the holder shall, on the due date established by the authorized officer, submit requests for any new, or continued, pesticide usage. The Pesticide-Use Proposal shall cover a 12-month period of planned use. The Pesticide-Use Proposal shall be submitted at least 60 days in advance of pesticide application. Information essential for review shall be provided in the form specified. Exceptions to this schedule may be allowed, subject to emergency request and approval, only when unexpected outbreaks of pests require control measures which were not anticipated at the time a Pesticide-Use Proposal was submitted.

3. **Labeling, Laws, and Regulations.** Label instructions and all applicable laws and regulations shall be strictly followed in the application of pesticides and disposal of excess materials and containers. No

pesticide waste, excess materials, or containers shall be disposed of in any area administered by the Forest Service.

D. ARCHAEOLOGICAL-PALEONTOLOGICAL DISCOVERIES. The holder shall immediately notify the authorized officer of all antiquities or other objects of historic or scientific interest, including but not limited to historic or prehistoric ruins, fossils, or artifacts discovered in connection with the use and occupancy authorized by this permit. The holder shall follow the applicable inadvertent discovery protocols for the undertaking provided in an agreement executed pursuant to section 106 of the National Historic Preservation Act, 54 U.S.C. 306108; if there are no such agreed-upon protocols, the holder shall leave these discoveries intact and in place until consultation has occurred, as informed, if applicable, by any programmatic agreement with tribes. Protective and mitigation measures developed under this clause shall be the responsibility of the holder. However, the holder shall give the authorized officer written notice before implementing these measures and shall coordinate with the authorized officer for proximate and contextual discoveries extending beyond the permit area.

E. NATIVE AMERICAN GRAVES PROTECTION AND REPATRIATION ACT (NAGPRA). In accordance with 25 U.S.C. 3002(d) and 43 CFR 10.4, if the holder inadvertently discovers human remains, funerary objects, sacred objects, or objects of cultural patrimony on National Forest System lands, the holder shall immediately cease work in the area of the discovery and shall make a reasonable effort to protect and secure the items. The holder shall follow the applicable NAGPRA protocols for the undertaking provided in the NAGPRA plan of action or the NAGPRA comprehensive agreement; if there are no such agreed-upon protocols, the holder shall as soon as practicable notify the authorized officer of the discovery and shall follow up with written confirmation of the discovery. The activity that resulted in the inadvertent discovery may not resume until 30 days after the forest archaeologist certifies receipt of the written confirmation, if resumption of the activity is otherwise lawful, or at any time if a binding written agreement has been executed between the Forest Service and the affiliated Indian tribes that adopts a recovery plan for the human remains and objects.

F. PROTECTION OF THREATENED AND ENDANGERED SPECIES, SENSITIVE SPECIES, AND SPECIES OF CONSERVATION CONCERN AND THEIR HABITAT.

1. **Threatened and Endangered Species and Their Habitat.** The location of sites within the permit area needing special measures for protection of plants or animals listed as threatened or endangered under the Endangered Species Act (ESA) of 1973, 16 U.S.C. 1531 et seq., as amended, or within designated critical habitat shall be shown on a map in an appendix to this permit and may be shown on the ground. The holder shall take any protective and mitigation measures specified by the authorized officer as necessary and appropriate to avoid or reduce effects on listed species or designated critical habitat affected by the authorized use and occupancy. Discovery by the holder or the Forest Service of other sites within the permit area containing threatened or endangered species or designated critical habitat not shown on the map in the appendix shall be promptly reported to the other party and shall be added to the map.

2. **Sensitive Species and Species of Conservation Concern and Their Habitat.** The location of sites within the permit area needing special measures for protection of plants or animals designated by the Regional Forester as sensitive species or as species of conservation concern pursuant to FSM 2670 shall be shown on a map in an appendix to this permit and may be shown on the ground. The holder shall take any protective and mitigation measures specified by the authorized officer as necessary and appropriate to avoid or reduce effects on sensitive species or species of conservation concern or their habitat affected by the authorized use and occupancy. Discovery by the holder or the Forest Service of other sites within the permit area containing sensitive species or species of conservation concern or their habitat not shown on the map in the appendix shall be promptly reported to the other party and shall be added to the map.

G. CONSENT TO STORE HAZARDOUS MATERIALS. The holder shall not store any hazardous materials at the site without prior written approval from the authorized officer. This approval shall not be unreasonably withheld. If the authorized officer provides approval, this permit shall include, or in the case of approval provided after this permit is issued, shall be amended to include specific terms addressing the storage of hazardous materials, including the specific type of materials to be stored, the volume, the type of storage, and a spill plan. Such terms shall be proposed by the holder and are subject to approval by the authorized officer.

H. CLEANUP AND REMEDIATION.

1. The holder shall immediately notify all appropriate response authorities, including the National Response Center and the authorized officer or the authorized officer's designated representative, of any oil discharge or of the release of a hazardous material in the permit area in an amount greater than or equal to its reportable quantity, in accordance with 33 CFR Part 153, Subpart B, and 40 CFR Part 302. For the purposes of this requirement, "oil" is as defined by section 311(a)(1) of the Clean Water Act, 33 U.S.C. 1321(a)(1). The holder shall immediately notify the authorized officer or the authorized officer's designated representative of any release or threatened release of any hazardous material in or near the permit area which may be harmful to public health or welfare or which may adversely affect natural resources on federal lands.

2. Except with respect to any federally permitted release as that term is defined under Section 101(10) of CERCLA, 42 U.S.C. 9601(10), the holder shall clean up or otherwise remediate any release, threat of release, or discharge of hazardous materials that occurs either in the permit area or in connection with the holder's activities in the permit area, regardless of whether those activities are authorized under this permit. The holder shall perform cleanup or remediation immediately upon discovery of the release, threat of release, or discharge of hazardous materials. The holder shall perform the cleanup or remediation to the satisfaction of the authorized officer and at no expense to the United States. Upon revocation or termination of this permit, the holder shall deliver the site to the Forest Service free and clear of contamination.

VI. LAND USE FEE AND DEBT COLLECTION

A. LAND USE FEES. The holder shall pay an initial annual land use fee of \$485.50 for the period from 01/01/2020 to 12/31/2020, and thereafter on January 1st. The annual land use fee shall be adjusted annually using the federal deflator rate indexing factor.

B. MODIFICATION OF THE LAND USE FEE. The land use fee may be revised whenever necessary to reflect the market value of the authorized use or occupancy or when the fee system used to calculate the land use fee is modified or replaced.

C. SEE PAYMENT ISSUES.

1. Crediting of Payments. Payments shall be credited on the date received by the deposit facility, except that if a payment is received on a non-workday, the payment shall not be credited until the next workday.

2. Disputed Fees. Fees are due and payable by the due date. Disputed fees must be paid in full. Adjustments will be made if dictated by an administrative appeal decision, a court decision, or settlement terms.

3. Late Payments

(a) Interest. Pursuant to 31 U.S.C. 3717 et seq., interest shall be charged on any fee amount not paid within 30 days from the date it became due. The rate of interest assessed shall be the higher of the Prompt Payment Act rate or the rate of the current value of funds to the United States Treasury (i.e., the Treasury tax and loan account rate), as prescribed and published annually or quarterly by the Secretary of the Treasury in the Federal Register and the Treasury Fiscal Requirements Manual Bulletins. Interest on the principal shall accrue from the date the fee amount is due.

(b) Administrative Costs. If the account becomes delinquent, administrative costs to cover processing and handling the delinquency shall be assessed.

(c) Penalties. A penalty of 6% per annum shall be assessed on the total amount that is more than 90 days delinquent and shall accrue from the same date on which interest charges begin to accrue.

(d) Termination for Nonpayment. This permit shall terminate without the necessity of prior notice and opportunity to comply when any permit fee payment is 90 calendar days from the due date in arrears. The holder shall remain responsible for the delinquent fees.

4. Administrative Offset and Credit Reporting. Delinquent fees and other charges associated with the permit shall be subject to all rights and remedies afforded the United States pursuant to 31 U.S.C. 3711 et seq. and common law. Delinquencies are subject to any or all of the following:

(a) Administrative offset of payments due the holder from the Forest Service.

(b) If in excess of 60 days, referral to the United States Department of the Treasury for appropriate collection action as provided by 31 U.S.C. 3711(g)(1).

(c) Offset by the Secretary of the Treasury of any amount due the holder, as provided by 31 U.S.C. 3720 et seq.

(d) Disclosure to consumer or commercial credit reporting agencies.

VII. REVOCATION, SUSPENSION, AND TERMINATION

A. REVOCATION AND SUSPENSION. The authorized officer may revoke or suspend this permit in whole or in part:

1. For noncompliance with federal, state, or local law.
2. For noncompliance with the terms of this permit.
3. For abandonment or other failure of the holder to exercise the privileges granted.
4. With the consent of the holder.
5. For specific and compelling reasons in the public interest.

Prior to revocation or suspension, other than immediate suspension under clause VII.B, the authorized officer shall give the holder written notice of the grounds for revocation or suspension and a reasonable period, typically not to exceed 90 days, to cure any noncompliance.

8. IMMEDIATE SUSPENSION. The authorized officer may immediately suspend this permit in whole or in part when necessary to protect public health or safety or the environment. The suspension decision shall be in writing. The holder may request an on-site review with the authorized officer's supervisor of the adverse conditions prompting the suspension. The authorized officer's supervisor shall grant this request within 48 hours. Following the on-site review, the authorized officer's supervisor shall promptly affirm, modify, or cancel the suspension.

C. APPEALS AND REMEDIES. Written decisions by the authorized officer relating to administration of this permit are subject to administrative appeal pursuant to 36 CFR Part 214, as amended. Revocation or suspension of this permit shall not give rise to any claim for damages by the holder against the Forest Service.

D. TERMINATION. This permit shall terminate when by its terms a fixed or agreed upon condition, event, or time occurs without any action by the authorized officer. Examples include but are not limited to expiration of the permit by its terms on a specified date and termination upon change of control of the business entity. Termination of this permit shall not require notice, a decision document, or any environmental analysis or other documentation. Termination of this permit is not subject to administrative appeal and shall not give rise to any claim for damages by the holder against the Forest Service.

E. RIGHTS AND RESPONSIBILITIES UPON REVOCATION OR TERMINATION WITHOUT ISSUANCE OF A NEW PERMIT. Upon revocation or termination of this permit without issuance of a new permit, the holder shall remove all structures and improvements, except those owned by the United States, within a reasonable period prescribed by the authorized officer and shall restore the site to the satisfaction of the authorized officer. If the holder fails to remove all structures and improvements within the prescribed period, they shall become the property of the United States and may be sold, destroyed, or otherwise disposed of without any liability to the United States. However, the holder shall remain liable for all costs associated with their removal, including costs of sale and impoundment, cleanup, and restoration of the site.

VIII. MISCELLANEOUS PROVISIONS

A. MEMBERS OF CONGRESS. No member of or delegate to Congress or resident commissioner shall benefit from this permit either directly or indirectly, except to the extent the authorized use provides a general benefit to a corporation.

8. CURRENT ADDRESSES. The holder and the Forest Service shall keep each other informed of current mailing addresses, including those necessary for billing and payment of land use fees.

C. SUPERIOR CLAUSES. If there is a conflict between any of the preceding printed clauses and any of the following clauses, the preceding printed clauses shall control.

D. AQUATIC NUISANCE SPECIES (ANS) PREVENTUION OF INTRODUCTION, TRANSPORT AND SPREAD (R2-D-110).

1. The holder shall be responsible for preventing transport and spread of Aquatic Nuisance Species (ANS) of concern on the area authorized by this authorization. ANS of concern are those species listed in the Rocky Mountain Region Invasive Species Management Strategy, dated June 09, 2009 or subsequent policy.

2. When determined to be necessary by the authorized officer, the holder shall develop a site-specific/activity specific plan that addresses the prevention of introduction, transport and spread of ANS. Such plan shall be subject to Forest Service approval. Upon Forest Service approval, the prevention of transport and spread of ANS control plan shall become a part of this authorization, and its provisions shall be enforceable under the terms of this authorization.

E. SURVEYS, LANDS CORNERS (D-4). The holder shall protect, in place, all public land survey monuments, private property corners, and Forest boundary markers. In the event that any such land markers or monuments are destroyed in the exercise of the privileges permitted by this authorization, depending on the type of monument destroyed, the holder shall see that they are reestablished or referenced in accordance with (1) the procedures outlined in the "Manual of Instructions for the Survey of the Public Land of the United States," (2) the specifications of the county surveyor, or (3) the specifications of the Forest Service.

Further, the holder shall cause such official survey records as are affected to be amended as provided by law. Nothing in this clause shall relieve the holder's liability for the willful destruction or modification of any Government survey marker as provided at 18 U.S.C. 1858.

F. GROUND SURFACE PROTECTION AND RESTORATION (D-9). The holder shall prevent and control soil erosion and gulying on National Forest System lands in and adjacent to the permit area resulting from construction, operation, maintenance, and termination of the authorized use. The holder shall construct authorized improvements so as to avoid accumulation of excessive amounts of water in the permit area and encroachment on streams. The holder shall revegetate or otherwise stabilize (for example, by constructing a retaining wall) all ground where the soil has been exposed as a result of the holder's construction, maintenance, operation, or termination of the authorized use.

G. PROTECTION OF ENDANGERED, THREATENED, AND SENSITIVE SPECIES (X-8). The location of sites within the permit area needing special measures for protection of plants or animals listed as threatened or endangered under the Endangered Species Act (ESA) of 1973, 16 U.S.C. 531 *et seq.*, as amended, or as sensitive by the Regional Forester under Forest Service Manual (FSM) 2670, pursuant to consultation conducted under section 7 of the ESA, may be identified on the ground or shown on a separate map. The map shall be attached to this permit as an appendix. The holder shall take any protective and mitigative measures specified by the Authorized Officer. If protective and mitigative measures prove inadequate, if other sites within the permit area containing threatened, endangered, or sensitive species are discovered, or if new species are listed as threatened or endangered under the ESA or as sensitive by the Regional Forester under the FSM, the Authorized Officer may specify additional protective and mitigative measures. Discovery of these areas by the holder or the Forest Service shall be promptly reported to the other party.

H. DISPUTES (X-96). Appeal of any provisions of this authorization or any requirements thereof shall be subject to the appeal regulations at 36 CFR 214, as amended or revisions thereto.

THIS PERMIT IS ACCEPTED SUBJECT TO ALL ITS TERMS AND CONDITIONS.

BEFORE ANY PERMIT IS ISSUED TO AN ENTITY, DOCUMENTATION MUST BE PROVIDED TO THE AUTHORIZED OFFICER OF THE AUTHORITY OF THE SIGNATORY FOR THE ENTITY TO BIND IT TO THE TERMS AND CONDITIONS OF THE PERMIT.

ACCEPTED:



MARK CHAPDELAINE

5-4-20

DATE

APPROVED:

MONTE WILLIAMS, DATE
FOREST SUPERVISOR,
ARAPAHO AND ROOSEVELT NATIONAL FOREST AND PAWNEE NATIONAL GRASSLAND

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a *valid* OMB control number. The *valid* OMB control number for this information collection is 0596-0082. The time required to complete this information collection is estimated to *average* one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and, where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD).

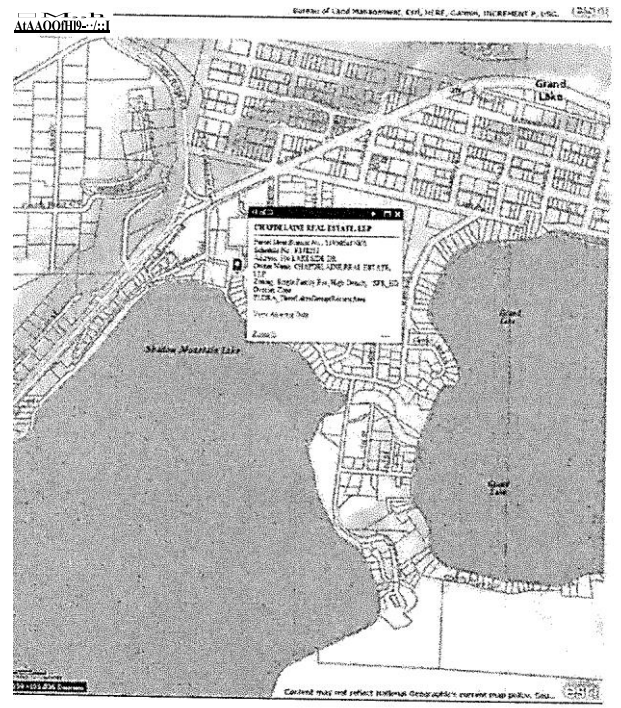
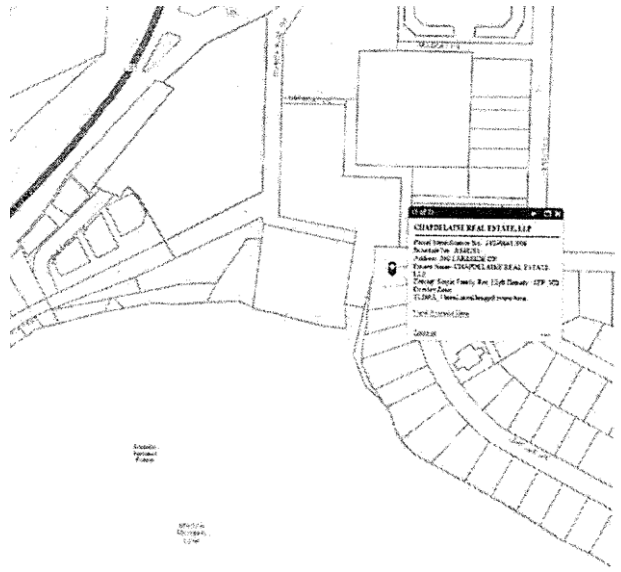
To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call toll free (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice). USDA is an equal opportunity provider and employer.

The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) *govern* the confidentiality to be provided for information received by the Forest Service.

Authorization ID: SUL749
Contact Name: MARK CHAPDELAINE
Expiration Date: 01/01/2029
Use Code: 111

APPENDIX A

6th PM T3N R75W SEC6



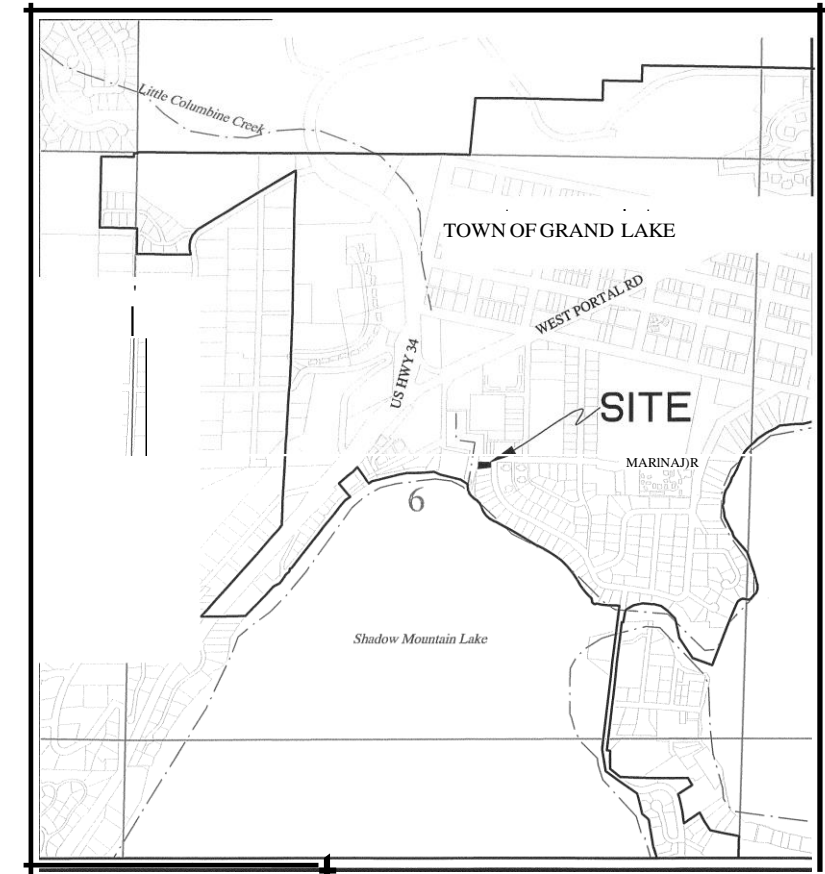
**APPENDIX B
ARAPAHO NATIONAL RECREATION AREA
PRIVATE BOAT DOCK STANDARDS**

An individual private boat dock is defined as a facility providing boat storage for up to two boats in slips exclusively for the use of the owner/occupant of shore front property.

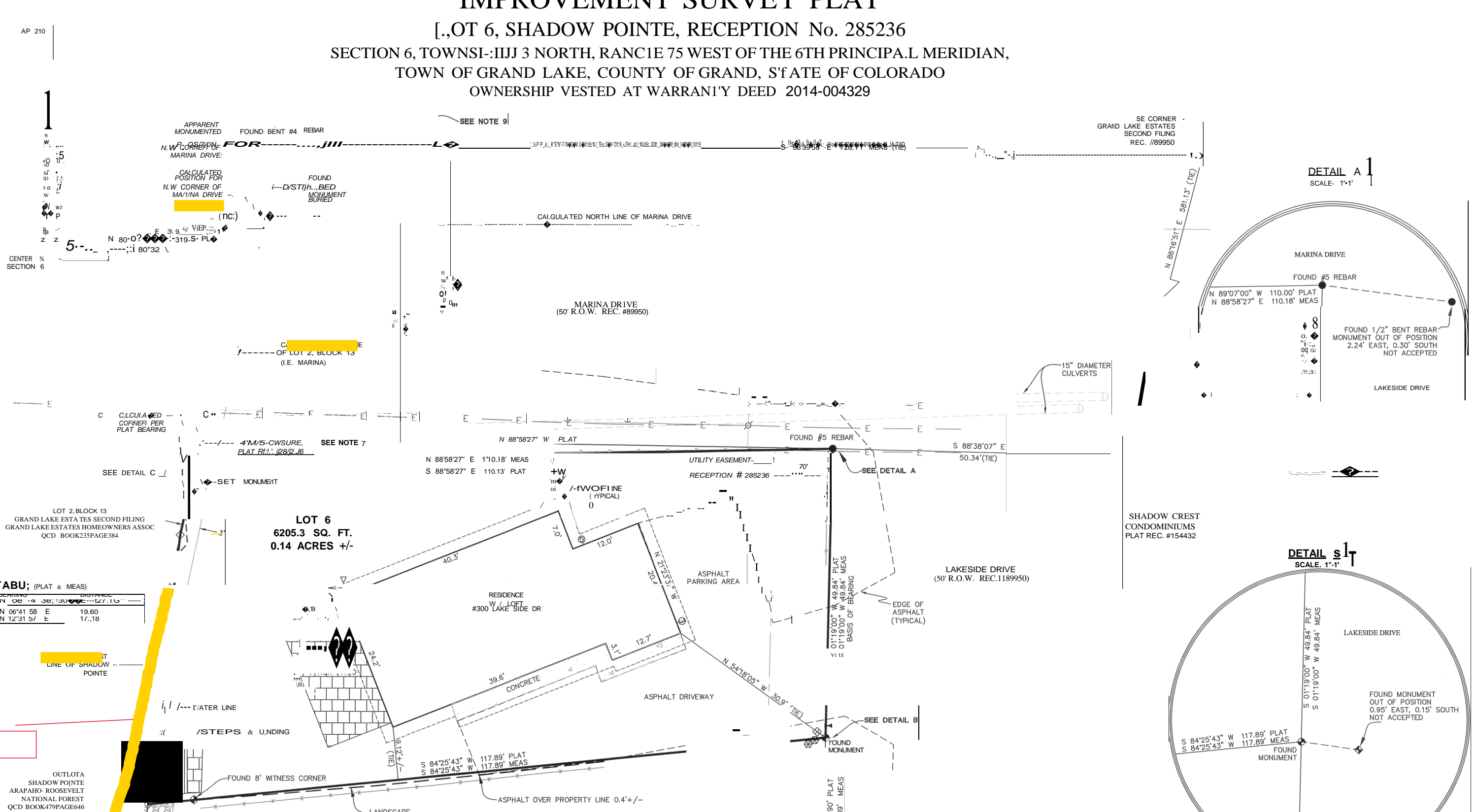
- a. An individual private dock {excluding the gangway) and associated boats must occupy no more than 600 square feet of reservoir surface as determined by the exterior dimensions of dock and/or boats. A gangway to the dock may be permitted, if appropriate, but in no case can it exceed 4 feet in width and 20 feet in length.
- b. Dock decking should be of a non-slip surface.
- c. The dock flotation, if used, must be of a type designed and manufactured for marine use. Flotation must be plastic encased.
- d. Non-reflecting coatings and colors must be compatible with the surrounding landscape as determined by the Forest Service.
- e. Covered docks will be allowed with designs approved by the Forest Service on a case-by-case basis. Covered docks must have profile and color schemes that blend in with the summer visual desires for the area.
- f. Permit individual docks dug into the shoreline on a case-by-case basis.
- g. Permit new boat garages on a case-by-case basis which do not have living space and/or storage rooms attached to the structure.

IMPROVEMENT SURVEY PLAT

[.OT 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



VICINITY MAP
SCALE: 1" = 1000'



LINE TABULATIONS (PLAT & MEAS)

LINE	BEARING	DISTANCE	MEASUREMENT
L1	N 08°41'58" E	19.60	
L2	N 06°41'58" E	19.60	
L3	N 12°31'57" E	17.18	

- NOTES**
- THE FOLLOWING PLAT DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
 - GRAND COUNTY RECORDS, GRAND LAKE ESTATES SECOND FILING, RECEPTION NO. 90690.
 - GRAND COUNTY RECORDS, RECEPTION NO. 285236, "FINAL PLAT SHADOW POINTE".
 - GRAND COUNTY RECORDS, RECEPTION NO. 194740, SHADOW GRAND MANOR
 - GRAND COUNTY RECORDS, RECEPTION NO. 154432, CONDOMINIUM MAP OF SHADOW CREST CONDOMINIUMS.
 - GRAND COUNTY SURVEYOR'S RECORDS, LS 870, LAND SURVEY PLAT OF LOT 19, BLOCK 7 GRAND LAKE ESTATES AND LOT 1 SHADOW POINTE
 - TITLE POLICY NO. 60006483 WITH THE EFFECTIVE DATE OF JULY 1, 2015 ISSUED BY LAID TITLE GUARANTEE COMPANY.
 - FIELDWORK FOR THIS SURVEY PERFORMED SEPTEMBER 20-21, 2017.
 - THESE PREMISES ARE SUBJECT TO ANY 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 NORTHERNMOST PORTION OF THE WEST LINE OF SAID LOT 6 WOULD BE N 12°30'00" E FOR A DISTANCE OF 17.19' RATHER THAN THE PLATTED DISTANCE OF 13.17'. CONVERSELY, ASSUMING THE PLAT BEARING IS S 88°58'27" W, (FAATHER THAN S 88°58'27" E) THE MIS-CLOSURE IS ELIMINATED AND THE RESIDUAL 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 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 LAID 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 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 10, COLORADO REVISED STATUTES, 1973, AND THAT THE MONUMENTS, REQUIRED BY SAID STATUTE HAVE BEEN PLACED ON THE GROUND.

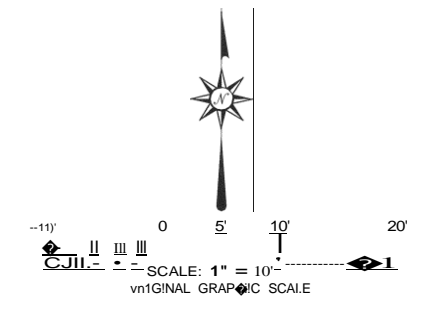
DATED THIS 13TH DAY OF OCTOBER, 2017.



TIMOTHY R. SHENK, COLORADO P.L.S. #31942
PJE/PAJ/D ON BEHALF OF M.A. SHENK LAND SURVEYING, INC.

LSI 191

- 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)
 - 1111 -FOUND ALUMINUM CAP, P.L.S. #35586
 - @ -FOUND SPIKE & WASHER
 - 0 -FOUND SPIKE
 - 0 -FOUND HEX BOLT WITH WASHER
 - 0 -FOUND REBAR (SIZE AS NOTED)
 - GJ& -FOUND ALUMINUM CAPPED REBAR, P.L.S. #29171
 - ◆ -FOUND PIN & CAP, P.L.S. #11415
 - Ⓢ -FOUND BLM BRASS CAP, AP 210
 - (D) -ELECTRIC METER
 - @ -GAS METER
 - 0 -PHONE PEDISTAL
 - 0 -UTILITY PEDISTAL
 - 0 -POWER POLE
 - ◆ -GUY WIRE
 - ... -WATER VALVE
 - 0 -4" DIAMETER PVC CLEAN OUT
 - ... -WOOD FENCE
 - ... -OVERHEAD ELECTRIC
 - v -IRRIGATION VALVE BOX



STATE OF COLORADO
County of GRAND
Filed for record this 10th day of July, 2018 at 10:00 a.m.
Recorded in Book 1000 Page 1000
Karin C. Brown, Recorder
Fees \$ 20.00 Deputy

SHEET 1 OF 1:

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

LAND SURVEYOR'S REPORT

TIM SHENK LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY CO. 80446
PHONE 970-887-1046
tshenk@tslsi.com

DATE: 05/13/2022

PROJECT: Response to Kim White E-mail dated April 28, 2022 at 2:51:49 PM

ATTENTION: Kimberly G. White, Community Development Director, Town of Grand Lake

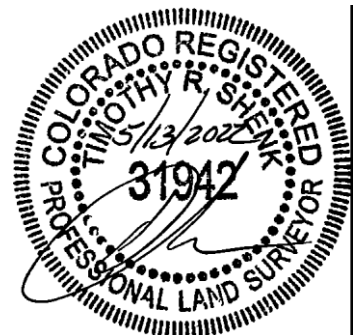
Regarding the 3' difference between the calculated east line of Lot 2, Block 13 (Marina) and the calculated and monumented west line of Shadow Pointe, Lot 6:

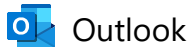
Plat note 8) The calculated position of the N.W. corner of Marina Drive is significantly different than the apparent monumented position. Additionally, an overlap appears to exist between the west line of Shadow Pointe (originally Tract A, Block 7, Grand Lake Estates First Filing) and the East Line of Lot 2, Block 13, Grand Lake Estates Second Filing (marina). Said overlap appears to be related to the lack of specificity in the 15th & 16th 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 aligned along the west by AP 210 & the center 1/4 corner). It is this surveyors 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 surveyors 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.

What does this plat note mean? It means that the plats of Grand Lake Estates First Filing and Second Filing don't fit together mathematically. They inherently cannot fit mathematically because of the lack of specificity in the 15th and 16th calls of the Filing 1 plat. Therefore, what is the solution? The solution lies in the 5th call of the Filing 2 plat. The language "along the west line of Lot A, Block 7, Grand Lake Estates, First Filing" is the true location of the line. In other words, regardless of the math, this line must be contiguous with Lot A, Block 7, which is now known as Shadow Point Subdivision.

The correct west line of Outlot A, Shadow Pointe is indicated on my survey.

Prepared by Timothy R. Shenk, Co. PLS #31942 on 05/13/2022





RE: Survey of the Channel

From Snyder, Angela <SnyderA@AyresAssociates.com>
Date Tue 2025-04-29 4:01 PM
To Linda Chapdelaine <l_chapdelaine@hotmail.com>
Cc acarrell@toglco.com <acarrell@toglco.com>

Thanks, Linda, I've made a copy and it will go in my packet.

Angela Snyder, CFM | Planning Lead

Office: 970.223.5556 | **Direct:** 970.821.6366

Ayres Associates Inc. | www.AyresAssociates.com

Ingenuity, Integrity, and Intelligence.

From: Linda Chapdelaine <l_chapdelaine@hotmail.com>
Sent: Tuesday, April 29, 2025 2:17 PM
To: Snyder, Angela <SnyderA@AyresAssociates.com>
Subject: Fw: Survey of the Channel

Here is the response from Tim Shenk about obtaining a topo/hydrographic survey of the channel.

Please include this in our packet.

From: Tim Shenk <TShenk@tslsi.com>
Sent: Friday, April 4, 2025 3:53 PM
To: Linda Chapdelaine <l_chapdelaine@hotmail.com>
Subject: RE: Survey of the Channel

I don't have any topo of the channel, and that is not something that I have equipment for.

You (We) need to find a company that performs hydrographic surveying.

The Planning Commission is requesting something that is not easy to do.

I will ask around.

TIMOTHY R. SHENK on behalf of

Tim Shenk Land Surveying, Inc.

Box 1670, Granby Co. 80446

970-887-1046

From: Linda Chapdelaine <l_chapdelaine@hotmail.com>
Sent: Friday, April 4, 2025 3:33 PM
To: Tim Shenk <TShenk@tslsi.com>
Subject: Survey of the Channel

Hi Tim,

Wondering if you had a chance to chat about some survey needs that I have. We are trying to get the dock still at 300 Lakeside and the planning commission wants us to get a topographical map of the channel/survey of the channel. Do you happen to have anything like that or know how I could get that.

Thanks,

Linda

970-274-8042

GENERAL STRUCTURAL NOTES

1.0 **GOVERNING BUILDING CODE:** 2015 INTERNATIONAL BUILDING CODE

2.0 **DESIGN LOADS**

A. DEAD LOADS: 5 psf

B. LIVE LOADS: a. SNOW (ROOF): 70 psf b. DECKS: 60 psf

3.0 **GENERAL**

A. THE STRUCTURAL DOCUMENTS ILLUSTRATE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED AND BRACED. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION TO WITHSTAND ALL LOADS, STOCKPILES OF MATERIALS AND EQUIPMENT. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS REQUIRED UNTIL THE CONSTRUCTION OF THE STRUCTURE IS COMPLETED.

B. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF PERSONS AND PROPERTY EITHER ON OR ADJACENT TO THE PROJECT AND SHALL PROTECT SAME AGAINST INJURY, DAMAGE OR LOSS DURING CONSTRUCTION.

C. WHERE PERIODIC OR CONTINUOUS INSPECTIONS AND / OR TESTING ARE REQUIRED BY THESE DOCUMENTS, GOVERNING BUILDING CODE OR THE GOVERNING BUILDING OFFICIAL, ENGINEER OR AN INDEPENDENT INSPECTION AND / OR TESTING AGENCY SHALL BE RETAINED BY THE OWNER TO PERFORM REQUIRED INSPECTIONS AND / OR TESTING.

D. THE CONTRACTOR SHALL INFORM ARCHITECT AND ENGINEER CLEARLY IN WRITING AND PROVIDE DOCUMENTATION FOR THE REVIEW OF ANY SUBSTITUTIONS OR DEVIATIONS OF REQUIREMENTS OF THE CONTRACT DOCUMENTS.

E. THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER LOCATION.

F. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. PLANS AND DETAILS ARE TO SCALE UNLESS NOTED. WHILE DRAWING SCALE IS BELIEVED TO BE RELIABLE, THE ACCURACY AND COMPLETENESS IS NOT GUARANTEED BY THE ENGINEER. CONSULT THE ARCHITECT OR ENGINEER OF RECORD FOR DIMENSION VERIFICATION. NOTIFY ARCHITECT OR ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS BETWEEN THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS BEFORE PROCEEDING WITH THE WORK.

G. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS ALLOWED BY MANUFACTURER, SPECIFICALLY SHOWN ON THESE DOCUMENTS OR APPROVED BY THE ENGINEER IN ADVANCE.

H. SECTIONS OR DETAILS SHOWN OR NOTED APPLY TO SIMILAR CONDITIONS ELSEWHERE NOT SPECIFICALLY SHOWN OR NOTED.

I. THESE CONSTRUCTION DOCUMENTS ARE BASED ON THE WORK BEING COMPLETED IN A WORKMAN LIKE MANNER BY A CONTRACTOR EXPERIENCED WITH SIMILAR CONSTRUCTION.

4.0 **FOUNDATIONS**

A. TYPICAL CODE MINIMUM SOIL DESIGN VALUES SHOWN BELOW HAVE BEEN ASSUMED FOR USE IN THE FOUNDATION DESIGN, AND AT OWNER'S OPTION AND RISK ARE TO BE VERIFIED BY OPEN HOLE INSPECTION BY A SOILS ENGINEER RETAINED BY THE OWNER. ANY CHANGES IN THE STATED SOIL DESIGN VALUES MAY REQUIRE REVISIONS TO THE FOUNDATION DESIGN.

B. FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED NATURAL SOIL OR COMPACTED FILL, TESTED AND APPROVED BY A SOILS ENGINEER.

C. PRIOR TO BACKFILLING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING FOUNDATION WALLS TO RETAIN EARTH AGAINST BACKFILLING PRESSURES UNTIL SUPPORTING ELEMENTS INCLUDING FLOOR SLABS ARE IN PLACE.

D. FOUNDATION WALLS AND GRADE BEAMS HAVING EARTH PLACED ON BOTH SIDES SHALL HAVE BOTH SIDES FILLED SIMULTANEOUSLY TO MAINTAIN A COMMON ELEVATION.

E. DO NOT BACKFILL WITH EXPANSIVE SOILS, VERIFY FILL TYPE WITH SOILS ENGINEER PRIOR TO BACKFILLING.

F. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRIDLINES UNLESS NOTED OTHERWISE ON DOCUMENTS.

5.0 **CONCRETE AND REINFORCEMENT**

A. CONCRETE DESIGN IS BASED ON "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318).

B. CONCRETE SHALL CONFORM TO THE APPLICABLE PROVISIONS OF "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301).

C. CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) WITH STONE AGGREGATE AND DEVELOP A MINIMUM 28-DAY COMPRESSIVE STRENGTH PER THE CONCRETE MIX TABLE ON THE STRUCTURAL DRAWINGS.

D. CEMENT SHALL BE OF THE TYPE SPECIFIED ON THE CONCRETE MIX TABLE ON THE STRUCTURAL PLANS, CONFORMING TO ASTM C150.

E. FLY ASH SHALL CONFORM TO ASTM C618, CLASS C OR F. FLY ASH SHALL NOT EXCEED 20% OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIAL.

F. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED IN ANY CONCRETE.

G. COLD WEATHER CONCRETING: WHEN TEMPERATURES DROP BELOW 40 DEGREES AT ANY TIME DURING CONCRETE PLACING AND CURING, THE PROVISIONS OF ACI308R SHALL BE FOLLOWED TO PROTECT CONCRETE FROM FREEZING.

H. HOT WEATHER CONCRETING: PLACE AND CURE CONCRETE IN ACCORDANCE WITH ACI 305. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE SLUMP AT TIME OF PLACEMENT BELOW 90 DEGREES F.

I. CONCRETE MUST BE CONTINUOUSLY PLACED WITHOUT HORIZONTAL COLD JOINTS. IF COLD JOINTS ARE NECESSARY, ADEQUATE REINFORCING AND HORIZONTAL KEYS OR A ROUGHENED SURFACE MUST BE PROVIDED; COORDINATE REQUIREMENTS WITH ENGINEER. ALL REINFORCING STEEL SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS.

J. DEFORMED REINFORCEMENT: ASTM A615, GRADE 60 EXCEPT TIES OR STIRRUPS: ASTM A615, GRADE 40.

K. REINFORCING BARS TO BE WELDED SHALL BE ASTM A706, GRADE 60.

L. WELDED WIRE FABRIC: ASTM A185 (LAP ONE FULL MESH AND TIE SECURELY, CUT ALTERNATE WIRES AT CONTROL JOINTS).

M. REINFORCEMENT SHALL BE FABRICATED AND PLACED AS PER THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" (ACI-315).

N. SPLICE LENGTH, DOWEL PROJECTION OR EMBEDMENT SHALL BE A MINIMUM OF 58 BAR DIAMETERS.

O. MINIMUM CONCRETE COVERAGE FOR REINFORCING STEEL:

a. UNFORMED SURFACE CAST AGAINST EARTH 3"

b. FORMED SURFACE EXPOSED TO EARTH OR WEATHER

1. #6 THROUGH #18 BARS 2"

2. #5 AND SMALLER BARS 1 1/2"

c. FORMED SURFACE NOT EXPOSED TO EARTH OR WEATHER

1. SLABS, WALLS AND JOISTS

(a) #14 THROUGH #18 BARS 1 1/2"

(b) #11 AND SMALLER BARS 3/4"

2. BEAMS AND COLUMNS 1 1/2"

P. MAINTAIN CONTINUITY OF ALL HORIZONTAL REINFORCEMENT AT CORNERS, INTERSECTIONS AND AT STEPS IN THE TOP AND BOTTOM OF WALLS OR FOOTINGS.

6.0 **WOOD FRAMING**

A. ALL DIMENSIONAL LUMBER AND TIMBERS USED FOR STRUCTURAL FRAMING SHALL BE AT A MOISTURE CONTENT OF 19% OR LESS AND HAVE THE FOLLOWING MINIMUM VISUAL GRADE STAMP WITH UNFACTORED ALLOWABLE STRESSES:

a. 2x STUDS, < 8'-0" HEM FIR, STUD GRADE (Fb=675 psi, Fc= 800 psi, E=1,200,000psi)

b. 2x STUDS, > 8'-0", <10'-0": HEM FIR, NO. 2 (Fb=850 psi, Fc = 1300 psi, E=1,300,000psi)

c. 2x/4x JOISTS/RAFTER: HEM FIR, NO. 2 (Fb=850 psi, E=1,300,000psi)

d. 4x POSTS: DOUGLAS FIR, NO. 1 (Fb=1000psi, Fc=1500psi, E=1,700,000psi)

e. POSTS AND TIMBERS (5x5 AND LARGER): DOUGLAS FIR, NO.1 (Fb=1200psi, Fc=1000 psi, E=1,600,000psi)

f. BEAMS AND STRINGERS (5x6 AND LARGER): DOUGLAS FIR, NO.1 (Fb=1350psi, Fc=925 psi, E=1,600,000psi).

B. PROVIDE PRESSURE TREATED LUMBER OR ICC APPROVED BARRIER AT LOCATIONS WHERE MEMBER IS TO BE IN CONTACT WITH CONCRETE, MASONRY, SOIL OR EXPOSED TO WEATHER, UNLESS NOTED OTHERWISE.

C. PRESSURE TREATED LUMBER: ALL FASTENERS AND HANGERS FOR USE WITH ACQ TREATED LUMBER SHALL BE GALVANIZED WITH A GLEBS COATING OR SHALL BE STAINLESS STEEL. LUMBER IN CONTACT WITH CONCRETE BUT NOT EXPOSED TO WEATHER SUCH AS MUDSILLS MAY BE TIMBERSTRAND STRANDGUARD AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL IN LIEU OF CORROSIVE ACQ TREATED LUMBER.

D. METAL HANGERS AND CONNECTORS SHALL BE "SIMPSON STRONG-TIE" OR AN APPROVED EQUAL. UNLESS NOTED OTHERWISE PROVIDE ALL MANUFACTURER RECOMMENDED FASTENERS FOR THE MAXIMUM CAPACITY OF THE HANGER.

E. NAILING SHALL CONFORM TO INTERNATIONAL BUILDING CODE, TABLE 2304.10.1, UNLESS MORE OR LARGER NAILING IS OTHERWISE SPECIFIED.

F. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS UNLESS NOTED OTHERWISE, WHERE POWER NAILS ARE USED THEY SHALL BE EQUIVALENT IN DIAMETER TO THE COMMON NAIL INDICATED. PREDRILL NAIL HOLES AS REQUIRED TO PREVENT SPLITTING OF THE WOOD MEMBERS.

7.0 **STRUCTURAL INSPECTIONS**

A. CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL OR SPECIAL INSPECTORS AND SUCH CONSTRUCTION SHALL REMAIN VISIBLE AND ABLE TO BE ACCESSED FOR INSPECTION PURPOSES UNTIL APPROVED.

B. AS REQUIRED BY THE BUILDING OFFICIAL, THE BUILDING OFFICIAL OR SPECIAL INSPECTORS EMPLOYED BY THE OWNER MAY BE REQUIRED TO PROVIDE STRUCTURAL INSPECTIONS FOR THE FOLLOWING TYPES OF CONSTRUCTION PER INTERNATIONAL BUILDING CODE. CONTRACTOR SHALL COORDINATE WITH THE BUILDING OFFICIAL ON REQUIRED INSPECTIONS. IF SPECIAL INSPECTORS ARE EMPLOYED A SIGNED FINAL REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER.

a. PREPARATION OF FOUNDATION SURGRADE INCLUDING FILLING AND COMPACTION.

b. CONCRETE PLACEMENT INCLUDING REINFORCING STEEL AND POST-TENSIONING STRANDS, EXCEPT NON POST-TENSIONED SLABS-ON-GRADE.

CONCRETE MIX MATRIX						
INTENDED USE OF CONCRETE	COMPRESSIVE STRENGTH (28 DAYS)	MAX. W/C RATIO	MAX. AGG. SIZE (1)	SLUMP LIMITS (2)	CEMENT TYPE	AIR CONTENT (3)
FOUNDATION WALLS & GRADE BEAMS	4,500 PSI	0.50	1"	3" - 5"	I / II	5% - 8%
FOOTINGS	4,000 PSI	--	1"	3" - 5"	I / II	--
DRILLED PIERS	4,000 PSI	--	1"	7"	I / II	--
INTERIOR SLABS-ON-GRADE	4,000 PSI	0.45	3/4"	3" - 5"	I / II	0% - 2%
STRUCTURAL SLABS	4,500 PSI	0.45	3/4"	3" - 5"	I / II	5% - 7%

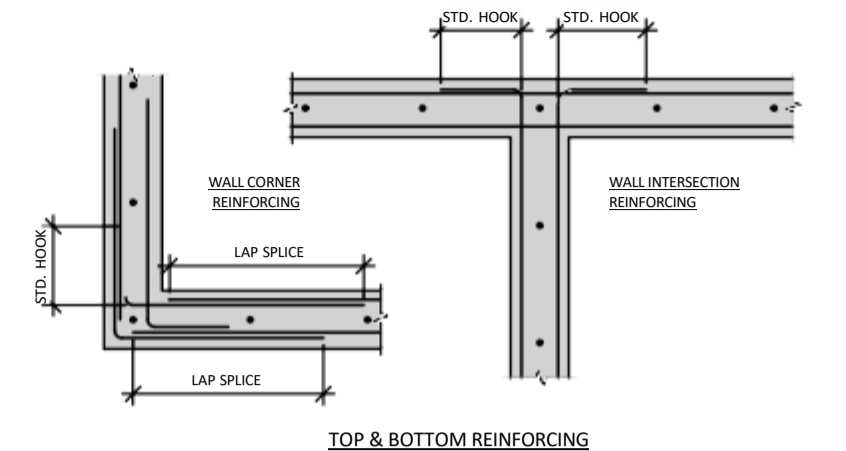
NOTES:
 1. NORMAL WEIGHT AGGREGATE UNLESS NOTED OTHERWISE
 2. RANGE INDICATES MINIMUM AND MAXIMUM LIMITS

ABBREVIATIONS

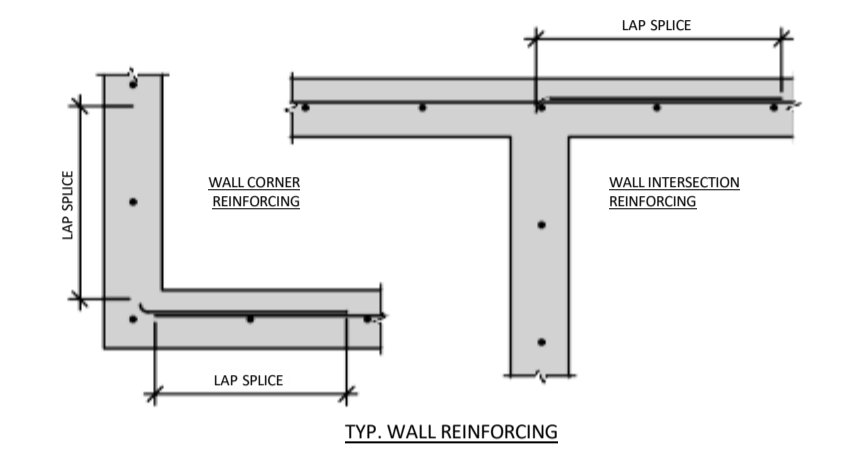
AB	ANCHOR BOLT
ADDL	ADDITIONAL
ALT	ALTERNATE
ARCH	ARCHITECTURAL
ATR	ALL THREAD ROD
BLDG	BUILDING
BM	BEAM
BOB	BOTTOM OF BEAM
BOS	BOTTOM OF SLAB
BO	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
CI	CONST/CONTROL JOINT
CIP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CMU	CONC MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DIM	DIMENSION
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
EMBED	EMBEDMENT
(E), EXTG	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FF	FINISHED FLOOR
FLR	FLOOR
FDN	FOUNDATION
FOW	FACE OF WALL
FO	FACE OF
FRMG	FRAMING
FTAO	FORCE TRANSFER AROUND OPENING (SEE SHEAR WALL DETAILS)
FTG	FOOTING
FS	FAR SIDE
GEN	GENERAL
GLB	GLU-LAM BEAM
HAS	HEADED ANCHOR STUDS
HORIZ	HORIZONTAL
HT	HEIGHT
INT	INTERIOR
K	KING STUD(S)
LAT	LATERAL
LLH	LONG LEG HORIZ
LLV	LONG LEG VERT
LONG	LONGITUDINAL
MFR	MANUFACTURER(S)
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
(N)	NEW
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
PCF	POUNDS PER CUBIC FOOT
PERF.	PERFORATED SHEAR WALL
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED / POST-TENSIONED REINFORCEMENT
REINF	REINFORCEMENT
REQD	REQUIRED
RET	RETAINING
SOG	SLAB ON GRADE
SCH	SCHEDULE
SHTG	SHEATHING
SIM	SIMILAR
SIP	STRUCTURAL INSULATING PANEL
STD	STANDARD
STL	STEEL
SW	SHEARWALL
T	TRIM STUD(S)
TOB	TOP OF BEAM
TOP	TOP OF PLATE
TOS	TOP OF SLAB / TOP OF STEEL
TO	TOP OF
THK	THICK, THICKNESS
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WWF	WELDED WIRE FABRIC

SYMBOL LEGEND

	STEP IN TOP OF WALL OR GRADE BEAM
	STEP IN BOTTOM OF WALL OR GRADE BEAM
	CONCRETE MASONRY UNIT (CMU) WALL
	INTERIOR WOOD BEARING WALL
	POST BELOW, (2) 2x4 OR (2) 2x6 MIN., POSTS TO MATCH WALL STUD SIZE U.N.O.
	POST FROM ABOVE, SEE PLAN ABOVE FOR SIZE
	JOIST HANGER
	CONCEALED FLANGE JOIST HANGER
	JOIST BEARING ON BEAM
	STEEL MOMENT CONNECTIONS TO BEAM
	STEEL MOMENT CONNECTION TO COLUMN
	STEEL BEAM SPLICE
	ELEVATION
	KEYNOTE
	FOOTING RE: SCHEDULE, P = PAD FOOTING, F = CONTINUOUS WALL FOOTING
	REVISION NUMBER
	HOLDDOWN
	STANDARD AISC SHEAR CONNECTION, V = BOXED VALUE (KIPS, UNFACTORED)
	SECTION CUT & VIEW REFERENCE
	WOOD SHEAR WALL RE: SCHEDULE
	FIELD WELD: MAY BE PERFORMED IN THE FIELD OR THE SHOP
	SHOP WELD: MUST BE PERFORMED IN THE SHOP
	CAISSON CALLOUT
	BEAM REACTION (SEE ABOVE)
	TOP OF STEEL ELEVATION
	BEAM SIZE (XXX-XX) c = 3/4"
	CAMBER (in)



TOP & BOTTOM REINFORCING

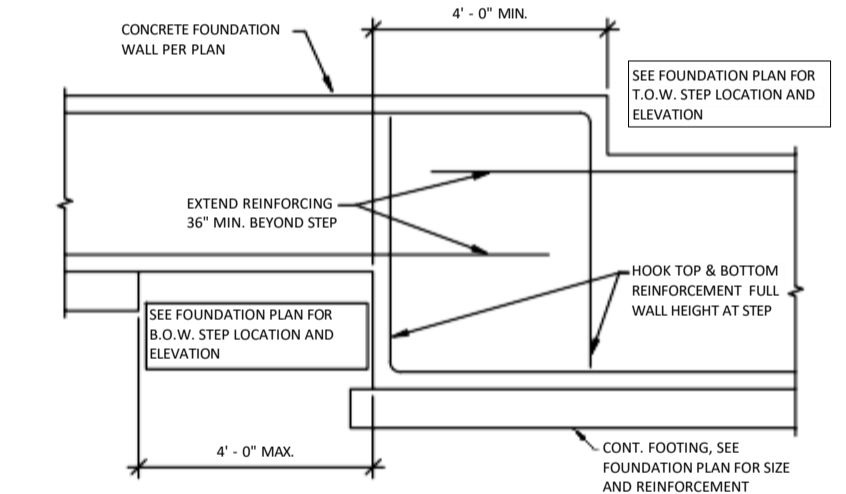


TYP. WALL REINFORCING

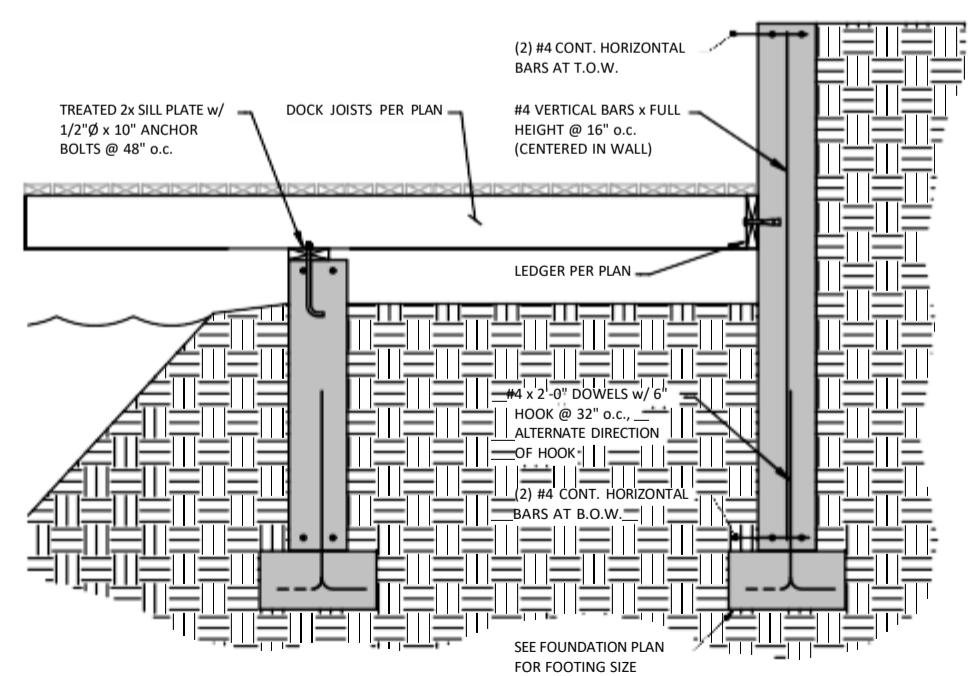
TYP. VALUES:
 #5 LAP SPLICE = 38", STD HOOK = 10"
 #4 LAP SPLICE = 31", STD HOOK = 8"

NOTE: LAP SPLICES MAY BE REPLACED w/ CONTINUOUS BARS

4 TYP. CORNER REINFORCEMENT
 SO.1 3/4" = 1'-0"



5 TYP. FOUNDATION WALL STEP
 SO.1 1/2" = 1'-0"



6 TYP. DOCK SECTION
 SO.1 3/4" = 1'-0"

Section 9, Item B.

ASCENT
 STRUCTURAL ENGINEER

79050 US Hwy 40, Suite 1C
 Winter Park, CO 80482
 Phone: 970-363-6100 Fax: 303-499-3

Drawn By	Review By
JLV	JLV

Description	Date	No.
CONSTRUCTION SET	1/17/2023	1

PROJECT NUMBER
 2020-0247

GENERAL NOTES
BOAT DOCK
 300 LAKE SIDE DR
 GRAND LAKE, COLORADO

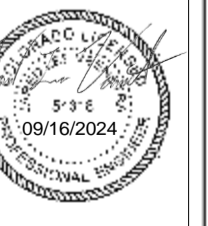


SO.1
 Sheet 1 of 2 63

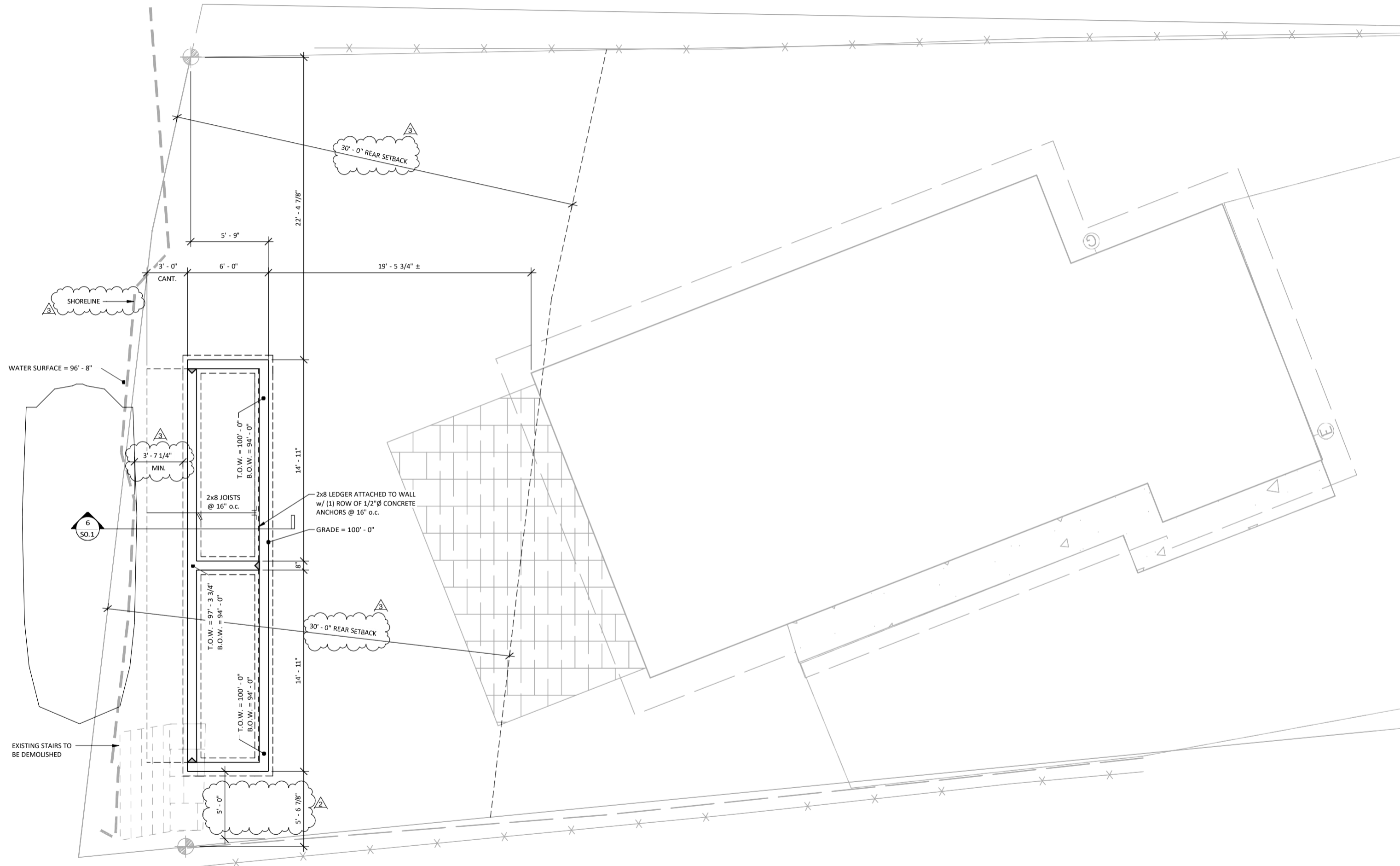
No.	Date	Description	Drawn By	Review By
1	1/16/23	CONSTRUCTION SET	JLV	JLV
2	2/22/24	REVISED SET	JLV	JLV
3	9/16/24	REVISED SET	JLV	JLV

PROJECT NUMBER
2020-0247

FOUNDATION PLAN
BOAT DOCK
 300 LAKESIDE DR
 GRAND LAKE, COLORADO



S1.0
 Sheet 2 of 2



Concrete Footing Schedule				
LABEL	DEPTH	WIDTH	LENGTH	COMMENTS
	8"	16"	<varies>	NOT LABELED. TYPICAL UNLESS LABELED OTHERWISE. PROVIDE HOOKED DOWELS PER TYPICAL DETAILS.

1 Foundation & Framing Plan
 1/4" = 1'-0"

- FOUNDATION NOTES:**
- SEE SHEET 50.1 FOR TYPICAL DETAILS & GENERAL NOTES.
 - ALL FOOTINGS MUST REST ON NATURAL UNDISTURBED SOIL OR COMPACTED FILL PER SOILS ENGINEER AT LEAST 30" 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.



GENERAL STRUCTURAL NOTES

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- 2.0 **DESIGN LOADS**
- A. DEAD LOADS:
 - a. DECK: 5 psf
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 - b. DECKS: 60 psf
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 - E. THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER LOCATION.
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 - B. FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED NATURAL SOIL OR COMPACTED FILL, TESTED AND APPROVED BY A SOILS ENGINEER.
 - a. MAXIMUM DESIGN SOIL BEARING PRESSURE: 2,000 PSF.
 - b. MINIMUM DEAD LOAD: N/A
 - c. FOOTINGS SHALL BE PLACED A MINIMUM OF 30" BELOW FINAL FINISHED GRADE (FROST DEPTH)
 - d. DESIGN LATERAL SOIL PRESSURE (EQUIVALENT FLUID PRESSURE, AT REST CONDITION, USING ON-SITE GRANULAR SOILS AS BACKFILL): 50 PSF/FT.
 - C. PRIOR TO BACKFILLING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING FOUNDATION WALLS TO RETAIN EARTH AGAINST BACKFILLING PRESSURES UNTIL SUPPORTING ELEMENTS INCLUDING FLOOR SLABS ARE IN PLACE.
 - D. FOUNDATION WALLS AND GRADE BEAMS HAVING EARTH PLACED ON BOTH SIDES SHALL HAVE BOTH SIDES FILLED SIMULTANEOUSLY TO MAINTAIN A COMMON ELEVATION.
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 - E. FLY ASH SHALL CONFORM TO ASTM C618, CLASS C OR F. FLY ASH SHALL NOT EXCEED 20% OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIAL.
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 - G. COLD WEATHER CONCRETING: WHEN TEMPERATURES DROP BELOW 40 DEGREES AT ANY TIME DURING CONCRETE PLACING AND CURING, THE PROVISIONS OF ACI308R SHALL BE FOLLOWED TO PROTECT CONCRETE FROM FREEZING.
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 - b. FORMED SURFACE EXPOSED TO EARTH OR WEATHER
 - 1. #6 THROUGH #18 BARS 2"
 - 2. #5 AND SMALLER BARS 1 1/2"
 - c. FORMED SURFACE NOT EXPOSED TO EARTH OR WEATHER
 - 1. SLABS, WALLS AND JOISTS
 - (a) #14 THROUGH #18 BARS 1 1/2"
 - (b) #11 AND SMALLER BARS 3/4"
 - 2. BEAMS AND COLUMNS 1 1/2"
 - P. MAINTAIN CONTINUITY OF ALL HORIZONTAL REINFORCEMENT AT CORNERS, INTERSECTIONS AND AT STEPS IN THE TOP AND BOTTOM OF WALLS OR FOOTINGS.
- 6.0 **WOOD FRAMING**
- A. ALL DIMENSIONAL LUMBER AND TIMBERS USED FOR STRUCTURAL FRAMING SHALL BE AT A MOISTURE CONTENT OF 19% OR LESS AND HAVE THE FOLLOWING MINIMUM VISUAL GRADE STAMP WITH UNFACTORED ALLOWABLE STRESSES:
 - a. 2x STUDS, < 8'-0" HEM FIR, STUD GRADE (Fb=675 psi, Fc= 800 psi, E=1,200,000psi)
 - b. 2x STUDS, > 8'-0", <10'-0": HEM FIR, NO. 2 (Fb=850 psi, Fc = 1300 psi, E=1,300,000psi)
 - c. 2x/4x JOISTS/RAFTER: HEM FIR, NO. 2 (Fb=850 psi, E=1,300,000psi)
 - d. 4x POSTS: DOUGLAS FIR, NO. 1 (Fb=1000psi, Fc=1500psi, E=1,700,000psi)
 - e. POSTS AND TIMBERS (5x5 AND LARGER): DOUGLAS FIR, NO.1 (Fb=1200psi, Fc=1000 psi, E=1,600,000psi)
 - f. BEAMS AND STRINGERS (5x6 AND LARGER): DOUGLAS FIR, NO.1 (Fb=1350psi, Fc=925 psi, E=1,600,000psi)
 - B. PROVIDE PRESSURE TREATED LUMBER OR ICC APPROVED BARRIER AT LOCATIONS WHERE MEMBER IS TO BE IN CONTACT WITH CONCRETE, MASONRY, SOIL OR EXPOSED TO WEATHER, UNLESS NOTED OTHERWISE.
 - C. PRESSURE TREATED LUMBER: ALL FASTENERS AND HANGERS FOR USE WITH ACQ TREATED LUMBER SHALL BE GALVANIZED WITH A GLEB COATING OR SHALL BE STAINLESS STEEL. LUMBER IN CONTACT WITH CONCRETE BUT NOT EXPOSED TO WEATHER SUCH AS MUDSILLS MAY BE TIMBERSTRAND STRANDGUARD AS MANUFACTURED BY WEYERHAEUSER OR APPROVED EQUAL IN LIEU OF CORROSIVE ACQ TREATED LUMBER.
 - D. METAL HANGERS AND CONNECTORS SHALL BE "SIMPSON STRONG-TIE" OR AN APPROVED EQUAL. UNLESS NOTED OTHERWISE PROVIDE ALL MANUFACTURER RECOMMENDED FASTENERS FOR THE MAXIMUM CAPACITY OF THE HANGER.
 - E. NAILING SHALL CONFORM TO INTERNATIONAL BUILDING CODE, TABLE 2304.10.1, UNLESS MORE OR LARGER NAILING IS OTHERWISE SPECIFIED.
 - F. FASTEN ALL WOOD MEMBERS WITH COMMON NAILS UNLESS NOTED OTHERWISE, WHERE POWER NAILS ARE USED THEY SHALL BE EQUIVALENT IN DIAMETER TO THE COMMON NAIL INDICATED. PREDRILL NAIL HOLES AS REQUIRED TO PREVENT SPLITTING OF THE WOOD MEMBERS.
- 7.0 **STRUCTURAL INSPECTIONS**
- A. CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL OR SPECIAL INSPECTORS AND SUCH CONSTRUCTION SHALL REMAIN VISIBLE AND ABLE TO BE ACCESSED FOR INSPECTION PURPOSES UNTIL APPROVED.
 - B. AS REQUIRED BY THE BUILDING OFFICIAL, THE BUILDING OFFICIAL OR SPECIAL INSPECTORS EMPLOYED BY THE OWNER MAY BE REQUIRED TO PROVIDE STRUCTURAL INSPECTIONS FOR THE FOLLOWING TYPES OF CONSTRUCTION PER INTERNATIONAL BUILDING CODE. CONTRACTOR SHALL COORDINATE WITH THE BUILDING OFFICIAL ON REQUIRED INSPECTIONS. IF SPECIAL INSPECTORS ARE EMPLOYED A SIGNED FINAL REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER.
 - a. PREPARATION OF FOUNDATION SURGRADE INCLUDING FILLING AND COMPACTION.
 - b. CONCRETE PLACEMENT INCLUDING REINFORCING STEEL AND POST-TENSIONING STRANDS, EXCEPT NON POST-TENSIONED SLABS-ON-GRADE.

CONCRETE MIX MATRIX						
INTENDED USE OF CONCRETE	COMPRESSIVE STRENGTH (28 DAYS)	MAX. WC RATIO	MAX. AGG. SIZE (1)	SLUMP LIMITS (2)	CEMENT TYPE	AIR CONTENT (3)
FOUNDATION WALLS & GRADE BEAMS	4,500 PSI	0.50	1"	3" - 5"	I / II	5% - 8%
FOOTINGS	4,000 PSI	--	1"	3" - 5"	I / II	--
DRILLED PIERS	4,000 PSI	--	1"	7"	I / II	--
INTERIOR SLABS-ON-GRADE	4,000 PSI	0.45	3/4"	3" - 5"	I / II	0% - 2%
STRUCTURAL SLABS	4,500 PSI	0.45	3/4"	3" - 5"	I / II	5% - 7%

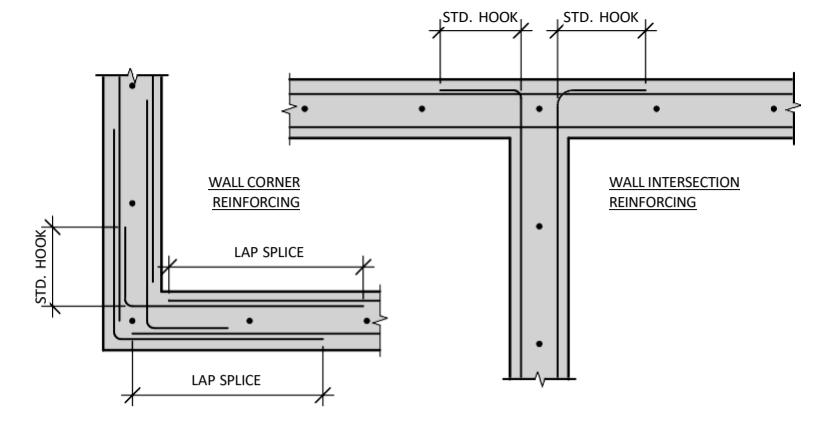
NOTES:
 1. NORMAL WEIGHT AGGREGATE UNLESS NOTED OTHERWISE
 2. RANGE INDICATES MINIMUM AND MAXIMUM LIMITS

ABBREVIATIONS

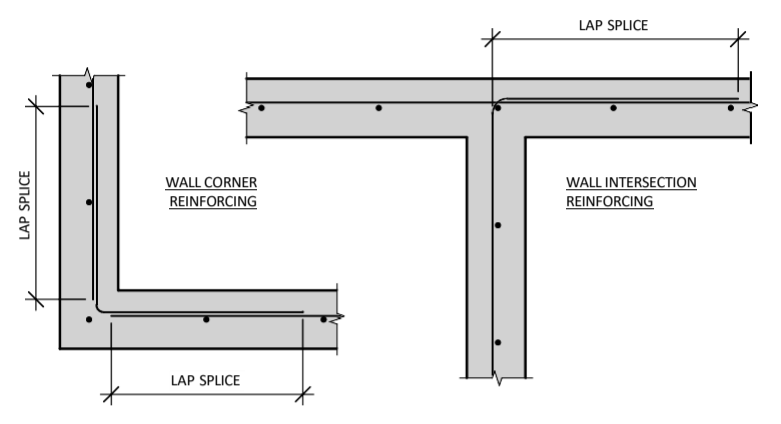
AB	ANCHOR BOLT
ADDL	ADDITIONAL
ALT	ALTERNATE
ARCH	ARCHITECTURAL
ATR	ALL THREAD ROD BUILDING
BLDG	BUILDING
BM	BEAM
BOB	BOTTOM OF BEAM
BOS	BOTTOM OF SLAB
BO	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
CI	CONST/CONTROL JOINT
CIP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CMU	CONC MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DIM	DIMENSION
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
EMBED	EMBEDMENT
(E), EXTG	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FF	FINISHED FLOOR
FLR	FLOOR
FDN	FOUNDATION
FW	FACE OF WALL
FO	FACE OF
FRMG	FRAMING
FTAO	FORCE TRANSFER AROUND OPENING (SEE SHEAR WALL DETAILS)
FTG	FOOTING
FS	FAR SIDE
GEN	GENERAL
GLB	GLU-LAM BEAM
HAS	HEADED ANCHOR STUDS
HORIZ	HORIZONTAL
HT	HEIGHT
INT	INTERIOR
K	KING STUD(S)
LAT	LATERAL
LH	LONG LEG HORIZ
LLV	LONG LEG VERT
LONG	LONGITUDINAL
MFR	MANUFACTURER(S)
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
(N)	NEW
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
PCF	POUNDS PER CUBIC FOOT
PERF.	PERFORATED SHEAR WALL
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED / POST-TENSIONED REINFORCEMENT
REINQ	REINFORCEMENT REQUIRED
RET	RETAINING
SOG	SLAB ON GRADE
SCH	SCHEDULE
SHTG	SHEATHING
SIM	SIMILAR
SIP	STRUCTURAL INSULATING PANEL
STD	STANDARD
STL	STEEL
SW	SHEARWALL TRIM STUD(S)
T	TOP OF BEAM
TOB	TOP OF PLATE
TOS	TOP OF SLAB / TOP OF STEEL
TO	TOP OF
THK	THICK, THICKNESS
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WWF	WELDED WIRE FABRIC

SYMBOL LEGEND

	STEP IN TOP OF WALL OR GRADE BEAM
	STEP IN BOTTOM OF WALL OR GRADE BEAM
	CONCRETE MASONRY UNIT (CMU) WALL
	INTERIOR WOOD BEARING WALL
	POST BELOW, (2) 2x4 OR (2) 2x6 MIN., POSTS TO MATCH WALL STUD SIZE U.N.O.
	POST FROM ABOVE, SEE PLAN ABOVE FOR SIZE
	JOIST HANGER
	CONCEALED FLANGE JOIST HANGER
	JOIST BEARING ON BEAM
	STEEL MOMENT CONNECTIONS TO BEAM
	STEEL MOMENT CONNECTION TO COLUMN
	STEEL BEAM SPLICE
	ELEVATION
	KEYNOTE
	FOOTING RE: SCHEDULE, P = PAD FOOTING, F = CONTINUOUS WALL FOOTING
	REVISION NUMBER
	HOLDOWN
	STANDARD AISC SHEAR CONNECTION, V = BOXED VALUE (KIPS, UNFACTORED)
	DETAIL NUMBER
	SECTION CUT & VIEW REFERENCE
	WOOD SHEAR WALL RE: SCHEDULE
	FIELD WELD: MAY BE PERFORMED IN THE FIELD OR THE SHOP
	SHOP WELD: MUST BE PERFORMED IN THE SHOP
	CAISSON CALLOUT
	BEAM REACTION (SEE ABOVE)
	TOP OF STEEL ELEVATION
	BEAM SIZE (XXX-XX")
	CAMBER (in)



TOP & BOTTOM REINFORCING

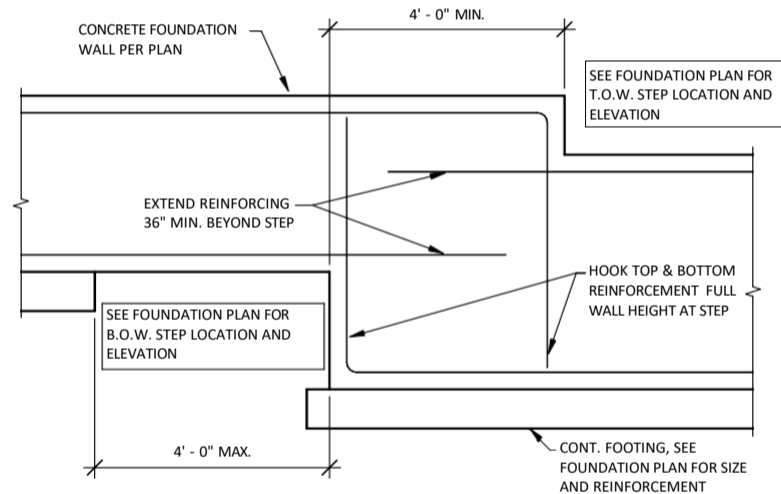


TYP. WALL REINFORCING

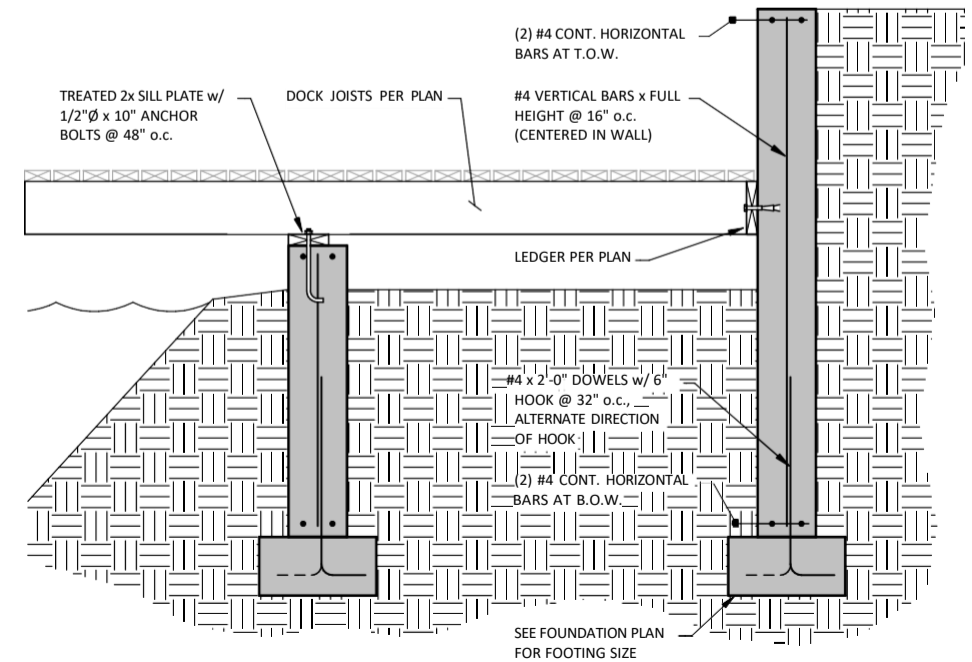
TYP. VALUES:
 #5 LAP SPICE = 38", STD HOOK = 10"
 #4 LAP SPICE = 31", STD HOOK = 8"

NOTE: LAP SPLICES MAY BE REPLACED w/ CONTINUOUS BARS

4 TYP. CORNER REINFORCEMENT
 SO.1 3/4" = 1'-0"



5 TYP. FOUNDATION WALL STEP
 SO.1 1/2" = 1'-0"



6 TYP. DOCK SECTION
 SO.1 3/4" = 1'-0"

Section 9, Item B.

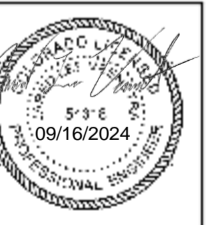
ASCENT
STRUCTURAL ENGINEER

79050 US Hwy 40, Suite 1C
 Winter Park, CO 80482
 Phone: 970-363-6100 Fax: 303-499-3

Drawn By	Review By	Description	Date	No.
JLV	JLV	CONSTRUCTION SET	11/16/23	1

PROJECT NUMBER
 2020-0247

GENERAL NOTES
BOAT DOCK
 300 LAKE SIDE DR
 GRAND LAKE, COLORADO

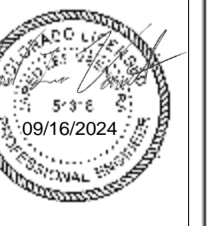


S0.1
 Sheet 1 of 2 65

No.	Date	Description	Drawn By	Review By
1	1/16/23	CONSTRUCTION SET	JLV	JLV
2	2/22/24	REVISED SET	JLV	JLV
3	9/16/24	REVISED SET	JLV	JLV

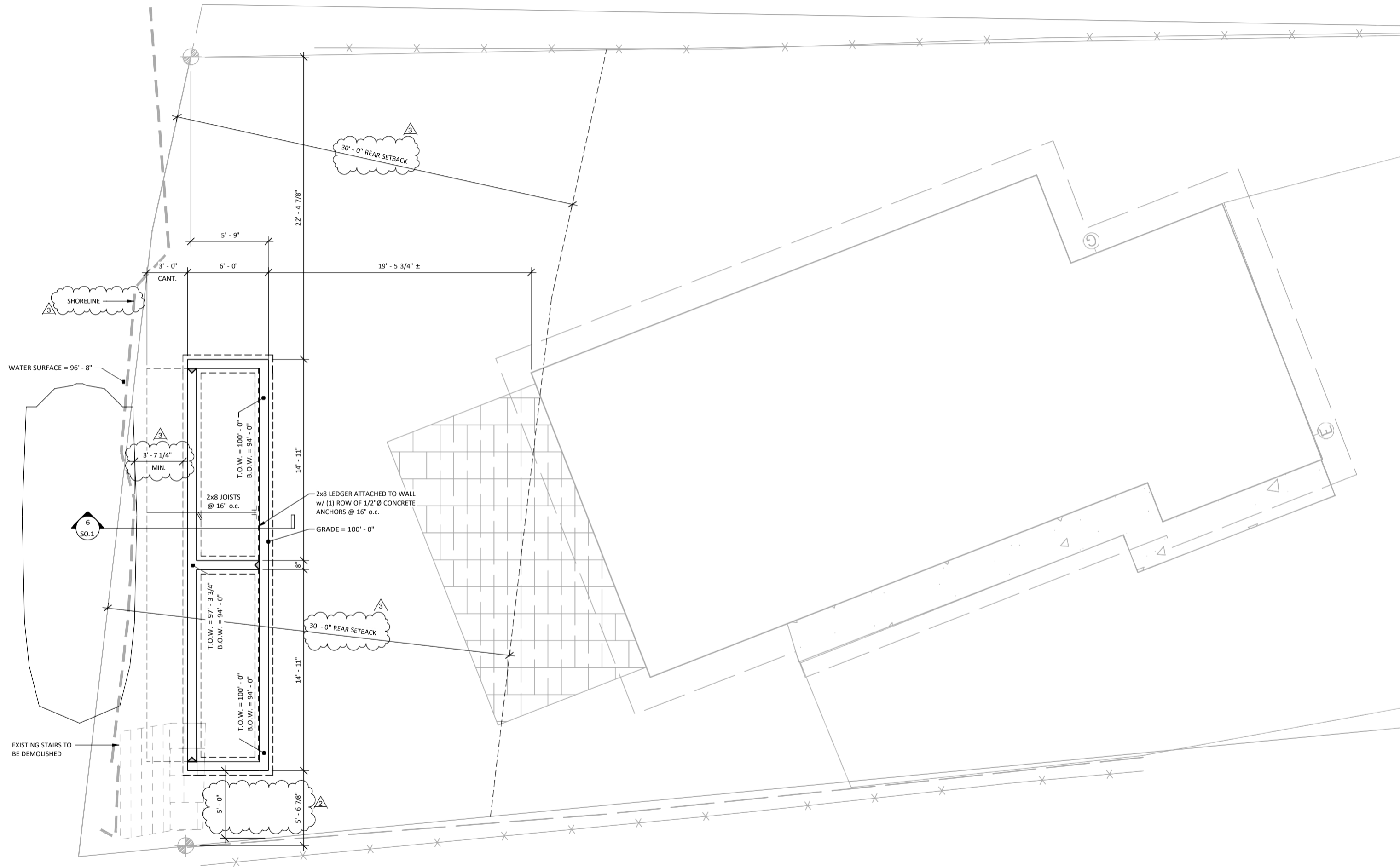
PROJECT NUMBER
2020-0247

FOUNDATION PLAN
BOAT DOCK
 300 LAKESIDE DR
 GRAND LAKE, COLORADO



S1.0
 Sheet 2 of 2

9/16/2024 2:16:51 PM



Concrete Footing Schedule				
LABEL	DEPTH	WIDTH	LENGTH	COMMENTS
	8"	16"	<varies>	NOT LABELED. TYPICAL UNLESS LABELED OTHERWISE. PROVIDE HOOKED DOWELS PER TYPICAL DETAILS.

1 Foundation & Framing Plan
 1/4" = 1'-0"

- FOUNDATION NOTES:**
- SEE SHEET S0.1 FOR TYPICAL DETAILS & GENERAL NOTES.
 - ALL FOOTINGS MUST REST ON NATURAL UNDISTURBED SOIL OR COMPACTED FILL PER SOILS ENGINEER AT LEAST 30" 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.

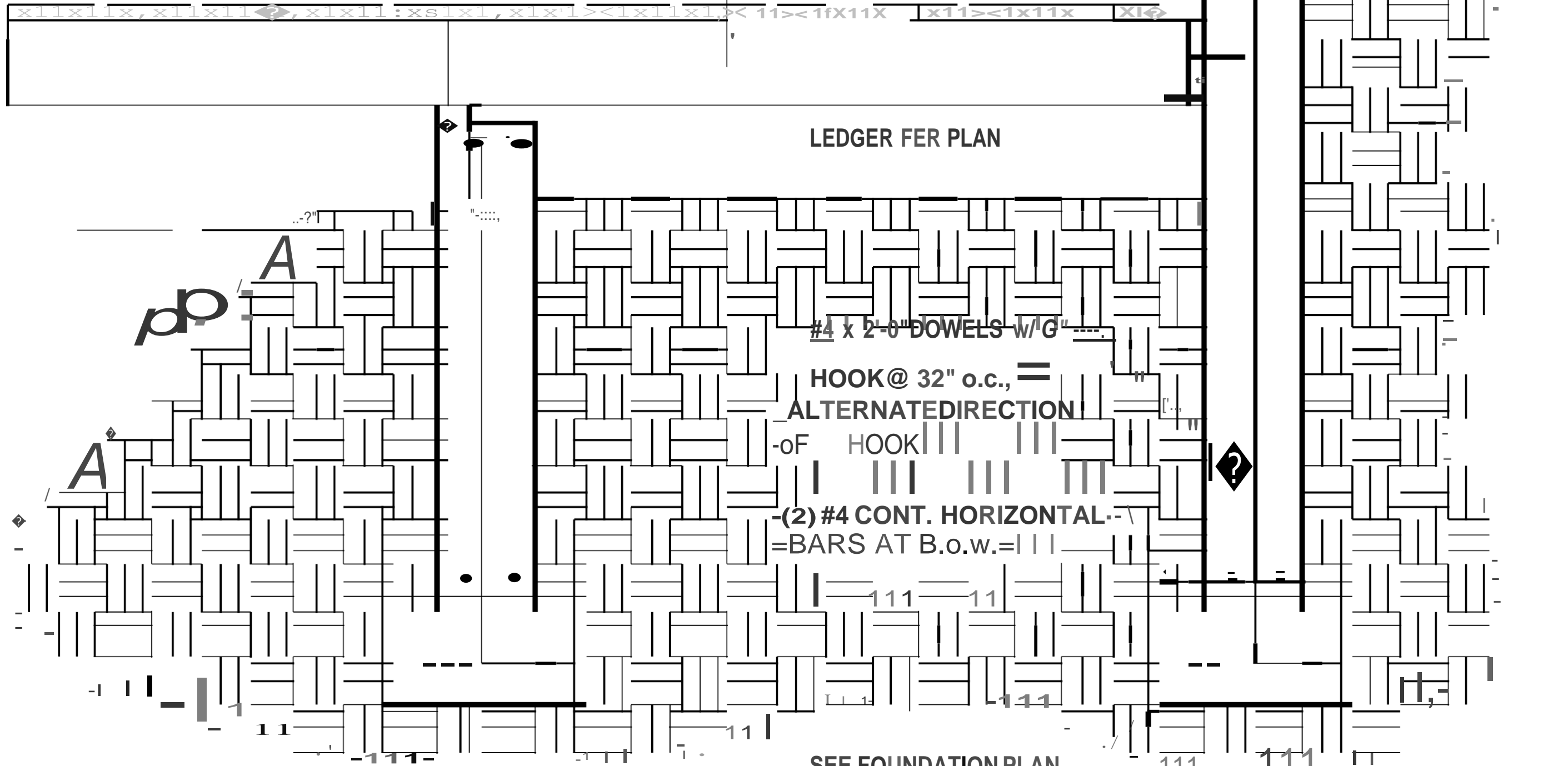


TREATED 2x SILL PLATE w/
1/2"Ø x 10"ANCHOR
BOLTS @ 48" o.c.

DOCK JOISTS PER PLAN,

(2) #4 CONT. HORIZONTAL
BARS AT T.O.W.

#4 VERTICAL BARS x FULL
HEIGHT @ 16" o.c.
(CENTERED IN WALL)



LEDGER FER PLAN

#4 x 2'-0" DOWELS w/ G

HOOK @ 32" o.c.,
ALTERNATED DIRECTION
OF HOOK

(2) #4 CONT. HORIZONTAL
BARS AT B.O.W.

SEE FOUNDATION PLAN
FOR FOOTING SIZE



GRAND LAKE FIRE PROTECTION DISTRICT

Section 9, Item B.



DATE: April 7th, 2025

TO: Whom it may concern

RE: Private Boat Dock – 300 Lakeside Grand Lake Colorado

FROM: Fire Chief Seth St. Germain - GLFPD

Following review of the submitted “Boat Dock” plans (see attached “Ascent Structural Engineering – Project # 2020-0247”), the Fire and Life Safety Authority Having Jurisdiction finds:

- The only relatable International Fire Code pertaining to “Private Boat Docks” falls under International Fire Code Chapter 36:
 - Section 3603 – Combustible debris and rubbish shall not be deposited or accumulated on land beneath the structure.
 - Section 3604 – While a vessel is “docked” at the structure, a portable fire extinguisher of the ordinary hazard type (Class ABC) shall be provided.

The property owner requested input from Grand Lake Fire Protection District regarding any safety concerns with the attached plans and the location of the dock.

Following review of the attached plans and related dimensions, the Grand Lake Fire Protection District only finds three safety concerns.

1. Channel width. The number of vessels docked at one time and docked vessel width.
2. Channel width. An improperly secured vessel could greatly reduce the available “travel space” in the channel.
3. Nighttime visibility of docked vessel.

Recommendations:

1. Property owners should only dock one vessel at a time. The docked vessel should not exceed the standard width of a “water recreational” craft of approximately 8’ (pontoons range from 10’ to 12’ and houseboats range from 15’ to 18’).
 - a. If the property is used in the form of “transient occupancy (such as Short-Term Rental) the owners should create a clause stating that renters must follow the above recommendation.
2. The dock is engineered in a way that allows vessels to be docked parallel to structure. However, owners should ensure that two security cleats are provided on the dock to secure both the “bow” and “stern” to prevent any docked vessel from drifting further into the channels way of travel.



GRAND LAKE FIRE PROTECTION DISTRICT

Section 9, Item B.



3. Property owners should install lower illumination lights at the point of the dock where a vessel would be secured. This illumination should only be broadcast onto the secured vessel to provide better visibility of said vessel at night.

It must be clear that GLFPD authority over any body of water, or waterway only extends to fire suppression and rescue. GLFPD does not have the legal authority to supersede or overrule any private property HOA CC&R, or State / Federal Regulations or Statues in a non-emergency capacity.


FIRE CHIEF GRAND LAKE FIRE PROTECTION DISTRICT

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 26 – 2025**

**A RESOLUTION
APPROVING A
SHORELINE VARIANCE**

WHEREAS, Mark and Linda Chapdelaine (the “Applicant”) is the owner of certain real property located at 300 Lakeside Drive, within the Town of Grand Lake, more particularly described as Lot 6, Shadow Pointe, Town of Grand Lake, State of Colorado; and

WHEREAS, the Town received a shoreline variance request application (the “Application”) from the Applicant, requesting to place a cantilevered boat slip within the thirty (30) foot water quality setback; and

WHEREAS, Section 12-2-29 (A) of the Grand Lake Municipal Code (the “Code”) establishes regulations for allowing activities within the thirty (30) foot water quality setback, also referred to in the Code as the stream and lake setback, including the following consideration factors:

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, Section 12-2-29 (A) of the Code requires the Applicant to establish the activity conforms to one (1) or more of the exception set in Section 12-3-5-(A)(4); and

WHEREAS, on May 7, 2025, the Planning Commission reviewed the Application request at a public hearing; and

WHEREAS, on May 12, 2025, the Board of Trustees reviewed the Application; and

WHEREAS, the Board of Trustees found the Application to have satisfactorily addressed the consideration factors in Section 12-2-29 (A) of the Code; and

WHEREAS, the Board of Trustees found the Application conforms to exceptions ‘a’ through ‘e’ set in Section 12-3-5-(A)(4); and

WHEREAS, upon thorough consideration of the Application, the testimony of those present, applicable Code requirements, the Board of Trustees finds such factors weigh in favor of approval of the Application.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO,

1. The Board of Trustee’s approval is based on the following conditions:
 - a. Payment by the Applicant of all legal, engineering, and administrative fees incurred by the Town in connection with the review, processing, consideration, and action on the Application prior to issuance of a building permit related to the Application; and
 - b. Compliance by the Owner with all representations made to the Planning Commission during all public hearings or meetings related to the Application; and
 - c. The Applicant complies with all other federal, state, and local regulations; and
 - d. In granting this Request, the Board is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests; and
 - e. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.

- 2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of Trustees declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

- 3. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 12th DAY OF MAY 2025.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist
Mayor

Votes Approving:
Votes Opposed:
Absent:
Abstained:



1026 Park Ave · PO Box 99
Grand Lake, CO 80447
970-627-3435
www.townofgrandlake.com

Section 9, Item B.

REQUEST FOR VARIANCE
STREAM AND LAKE SETBACK
ZONING REGULATIONS

PLEASE FILL OUT THE FOLLOWING INFORMATION.

Property Legal Description: Lot 6, Shadow Pointe

Property Street Address: 300 Lakeside Drive, Grand Lake, CO 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, CO 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)

- a. 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]
- b. 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
- c. The special conditions and circumstances do not result from the actions of the applicant
- d. 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
- e. 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.

- a. A calculation of the total area (square footage) of the proposed improvements shall be indicated
- b. 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)

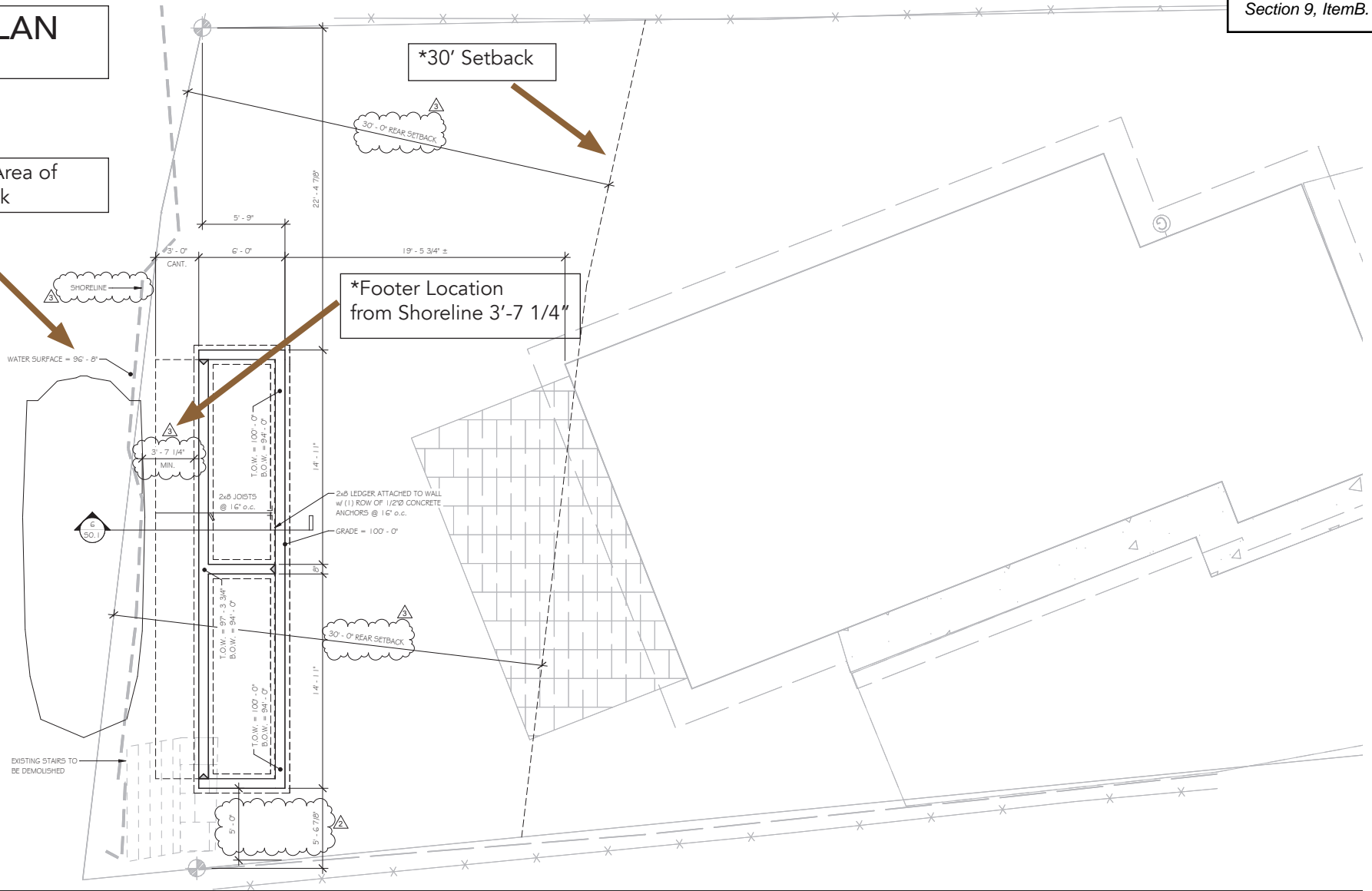
VII. A stormwater control plan, if applicable.

SITE PLAN

*Affected Area of 30' Setback

*30' Setback

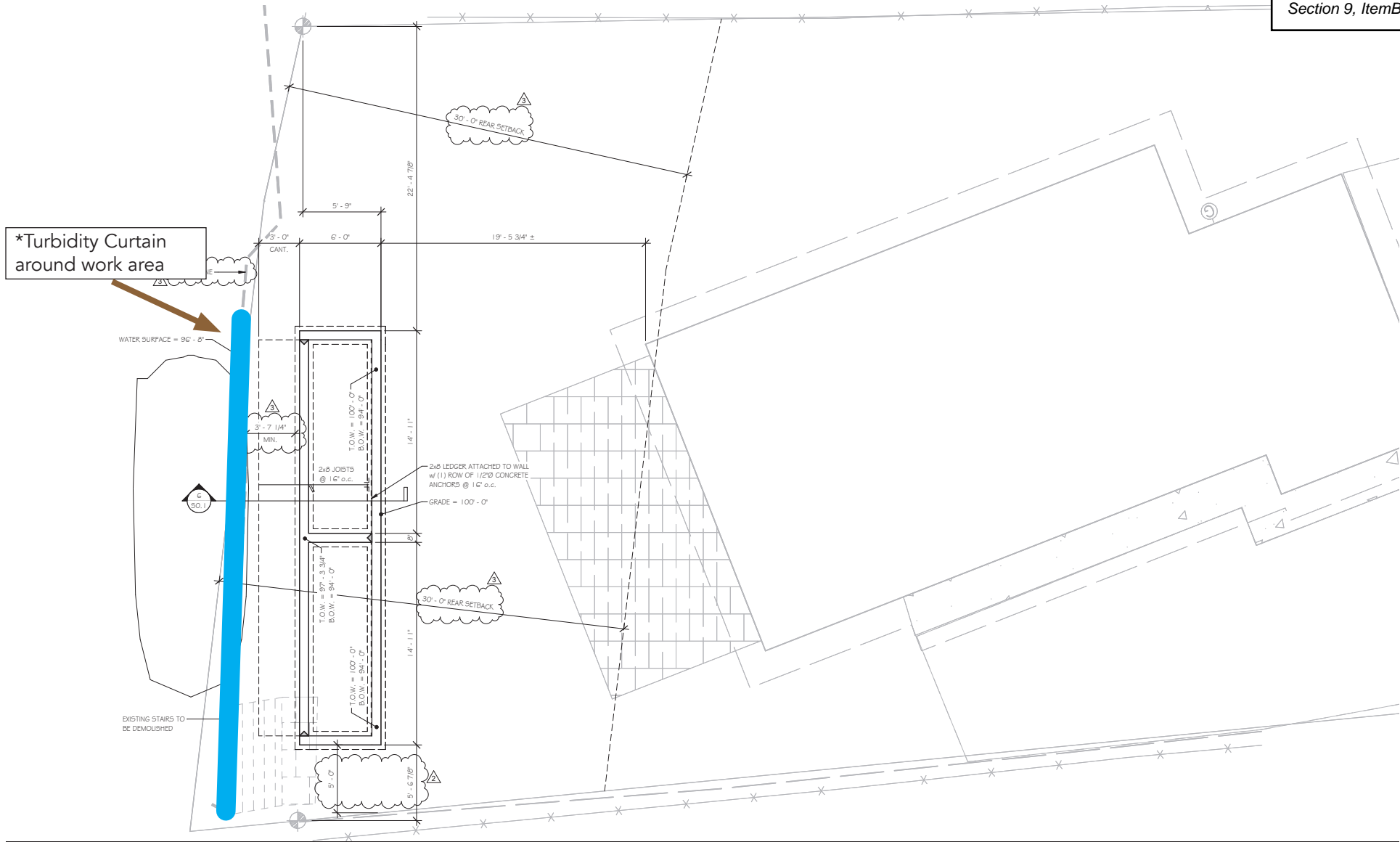
*Footer Location from Shoreline 3'-7 1/4"



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

NOTES:

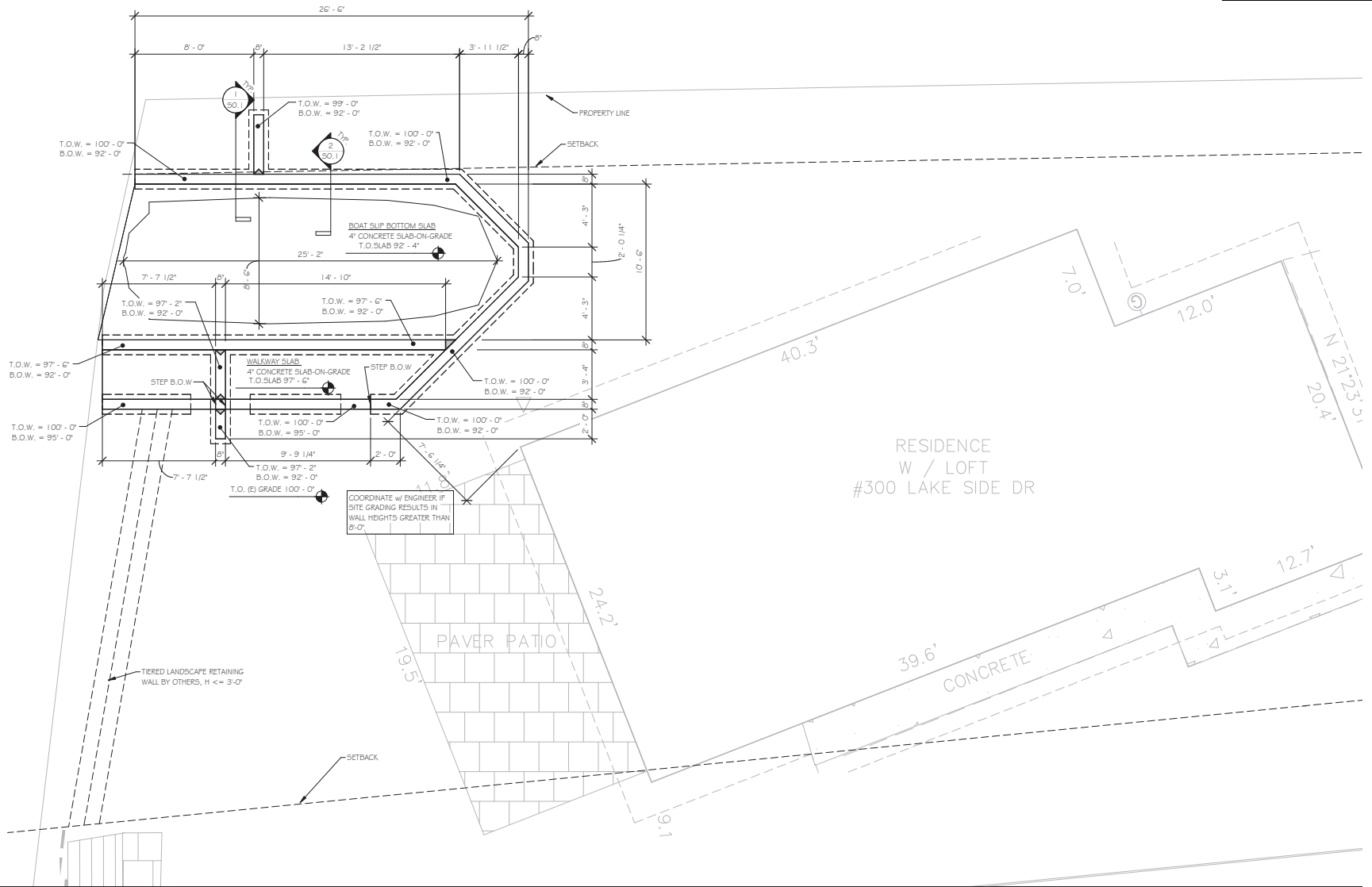
- 1) The size of the foundation for the cantilever dock and decking over water is 9' wide x 30' 6" long. The soils and vegetation are normal.
- 2) Total Area: 274.5 square feet.
- 3) There are no other options for an alternative plan that would not require a shoreline variance request.



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

NOTES:

- 1) Erosion and sediment control plan. Installing a turbidity curtain/barrier.



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

EXAMPLE OF PREVIOUS PLANS SUBMITTED FOR SHORELINE VARIANCE AND WHY THIS NEW DESIGN IS BEST:

- 1) Above is the design previously submitted for the shoreline variance. We are unable to use this design due to the shared northern property line.
- 2) The new cantilever dock design will be completely constructed on our property and in the section where our property touches the US Forest Service Outlet A.
- 3) Shoreline impact will be less invasive due to the foundation being constructed on our property.

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

DOCUMENTATION OF UNUSUAL HARDSHIP:

A) Due to the properties proximity to the water and our love for boating we would like to request a shoreline variance for the purpose of constructing a boat dock on our property.

B) Zoning Regulations would deprive us of rights commonly enjoyed by other properties in the same district under the terms of Municipal Code Sections Section 12-2-8 to 12-2-24 and Section 12-2-29 (if applicable) Zoning Regulations. Boat slips and docks are commonly enjoyed by other properties along and the shoreline in Grand Lake. 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.

C) No special conditions and/or circumstances have resulted from our actions.

D) Granting this variance does not confer any special privileges to us, the applicant, that is denied by this ordinance to other lands, structures, or buildings in the same district; and

E) Granting this variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of Municipal Code Sections 12-2-8 to 12-2-24 and Section 12-2-29 (if applicable) Zoning Regulations.



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

Section 9, Item B.

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

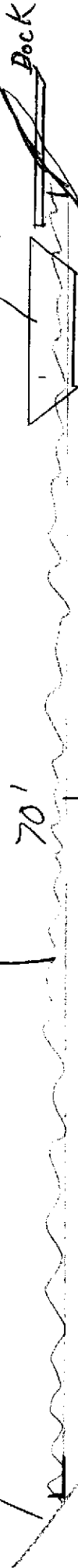
cc:
Kimberly White, Town of Grand Lake, kwhite@toglco.com
Steve Dahmer, Environmental Solutions, Inc., steve.dahmer@esinc.biz

Chapdelaine

Water Level

Shoreline

Boat sits
here



FW: [External Email]300 Lakeside Drive

From Steve Kudron (Manager) <skudron@toglco.com>
Date Mon 4/28/2025 7:17 PM
To Alayna Carrell <acarrell@toglco.com>

For CORA

From: Cotsamire, Devon - FS, CO
Sent: Wednesday, March 19, 2025 3:56 PM
To: Linda Chapdelaine ; Snyder, Angela
Kudron (Manager) <skudron@toglco.com>
Subject: RE: [External Email]300 Lakeside Drive

Caution! This message was sent from outside your organization.

Hi Linda,
Thank you for your patience while we reviewed your proposal. Have you contacted the US Army Corp. Engineers for approval for these design drawings stamped on September 16th, 2024? Will dredging occur? It appears your house is listed for sale and listed for short time rentals on VRBO. I have concerns about the width size of boats that will be docked parallel in the canal that are renters or your own. Typically, the average width of a class 1 boat is 7 ft and a pontoon is 8 ft and as we know the canal is extremely shallow thus causing the potential of conflict of Grand Lake Estates.
Thank you
Devon



Devon Cotsamire
Mt. Resorts Program Lead/ Recreation Special Uses
Forest Service
Arapaho & Roosevelt National Forests and Pawneed
National Grassland

c:

From: Linda Chapdelaine <
Sent: Monday, February 3, 2025 2:08 PM
To: Cotsamire, Devon - FS, CO ; Snyder, Angela
Steve Kudron (Manager) <skudron@toglco.com>
Subject: [External Email]300 Lakeside Drive

[External Email]

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;
Use caution before clicking links or opening attachments.

Section 9, Item B.

Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Hi All,

Just checking in on the paperwork approval for the boat dock at 300 Lakeside Drive. I have attached our Special Use Permit that we received in 6/8/2020 from the Forest Service. We have been paying for this every year since it was issued in 2020, so it is current. I have also attached the sealed engineered drawings of the new design.

Please advise.

Sincerely,
Linda Chapdelaine

This electronic message contains information generated by the USDA solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.

Forest Service Response

From Snyder, Angela

Date Tue 5/6/2025 5:19 PM

To Alayna Carrell

Cc Dan Krob ; Sarah Weekes ; Steve Kudron (Manager)

Caution! This message was sent from outside your organization.

Please add this letter to the exhibits for the boat dock variance hearing.

Angela Snyder, CFM | Planning Lead

Office: | Direct:

Ayres Associates Inc. | www.AyresAssociates.com

Ingenuity, Integrity, and Intelligence.

From: Cotsamire, Devon - FS, CO

Sent: Tuesday, May 06, 2025 12:52 PM

To: Snyder, Angela

Subject: RE: 300 Lakeside Drive

Angela,

I'm not sure which questions you're referring too as the Chapdelaine haven't submitted an updated letter from the Corp based off the new drawing which were submitted to the Forest Service on Feb 3rd, 2025. The previous letter from the Corp dated January 3rd 2022 is null since the letter was response to another set of drawings which were not approved due to encroachment on adjacent land.

Prior to issuing any dock permit, the Forest Service approves or denies engineered drawings for a dock or boat house. The Chapdelaine's were issued a permit without going through the proper design review and acceptance for their designs of the dock in 2022, which was an oversight on our part. Even though, the Chapdelaine's have a dock permit, they are required approval from Forest Service prior to construction.

This is the third round of designs the Chapdelaine's have submitted to the Forest. GLEHOA is authorized for the purpose of the operation and maintenance of the association boat docks and dredged access channel on Shadow Mt. In the late 1950's and early 1960's, GLEHOA excavated their private land to provide on water boat storage (marina)a water channel from its marina to Shadow. GLEHOA applied with the National Park Service (NPS) for a license or permit to excavate the area between the marina and Shadow Mountain Reservoir (SMR) Between the Bureau of Reclamation (BOR) and NPS a license was issued to GLE to open a channel between the marina and SMR. The license was issued by BOR in May of 1963.

Each permit has the following clause within the permit: G. NON-EXCLUSIVE USE. The use or occupancy authorized by this permit is not exclusive. The Forest Service reserves the right of access to

the permit area, including a continuing right of physical entry to the permit area for inspection, monitoring, or any other purpose consistent with any right or obligation of the United States under any law or regulation. The Forest Service reserves the right to allow others to use the permit area in any way that is not inconsistent with the holder's rights and privileges under this permit, after consultation with all parties involved. Except for any restrictions that the holder and the authorized officer agree are necessary to protect the installation and operation of authorized temporary improvements, the lands and waters covered by this permit shall remain open to the public for all lawful purposes.

Since GLEHA is authorized access through the channel via permit and the Chapdelaine's are requesting the same use of GLEHOA as well as docking boats for extended period of time. We need more information at this time before making a decision and determine if the occupancy and use will impact the other permit. Granted, the Arapaho National Recreation Area (ANRA) maintains federal oversight to safeguard environmental quality, ensure safe navigation and jurisdiction.

Chapdelaine's width research document lacks the depth of the channel. The document shows a boat farthest away from their house which floating in less than 1 ft of water. The channel is extremely shallow thus boats float directly in the middle of the channel.

Devon



Devon Cotsamire
Mt. Resorts Program Lead/ Recreation Special Uses
Forest Service
Arapaho & Roosevelt National Forests &
Pawnee National Grassland

c:

This electronic message contains information generated by the USDA solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.

RE: Survey of the Channel

From Snyder, Angela < >
Date Tue 4/29/2025 4:02 PM
To Linda Chapdelaine
Cc Alayna Carrell <acarrell@toglco.com>

Caution! This message was sent from outside your organization.

Thanks, Linda, I've made a copy and it will go in my packet.

Angela Snyder, CFM | Planning Lead

Office: | Direct: '
Ayres Associates Inc. | www.AyresAssociates.com
Ingenuity, Integrity, and Intelligence.

From: Linda Chapdelaine
Sent: Tuesday, April 29, 2025 2:17 PM
To: Snyder, Angel
Subject: Fw: Survey of the Channel

Here is the response from Tim Shenk about obtaining a topo/hydrographic survey of the channel.

Please include this in our packet.

From: Tim Shenk
Sent: Friday, April 4, 2025 3:53 PM
To: Linda Chapdelaine
Subject: RE: Survey of the Channel

I don't have any topo of the channel, and that is not something that I have equipment for.

You (We) need to find a company that performs hydrographic surveying.

The Planning Commission is requesting something that is not easy to do.

I will ask around.

TIMOTHY R. SHENK on behalf of

Tim Shenk Land Surveying, Inc.

From: Linda Chapdelaine ·
Sent: Friday, April 4, 2025 3:33 PM
To: Tim Shenk
Subject: Survey of the Channel

Hi Tim,

Wondering if you had a chance to chat about some survey needs that I have. We are trying to get the dock still at 300 Lakeside and the planning commission wants us to get a topographical map of the channel/survey of the channel. Do you happen to have anything like that or know how I could get that.

Thanks,

Linda

Tim Lagerborg

Board Member, Grand Lake Estates HOA

April 28, 2025

RECEIVED
APR 28 2025

Grand Lake Planning Commission

Town of Grand Lake

1026 Park Avenue

Grand Lake, CO 80447

Re: Opposition to Chapdelaine Shoreline Variance Request – 300 Lakeside Drive

Dear Members of the Planning Commission,

Thank you for your continued dedication to the stewardship of Grand Lake’s resources and property matters. As a board member of the Grand Lake Estates Homeowners Association (GLEHOA), I appreciate your commitment to balancing property rights, safety, and environmental protection. We look forward to working collaboratively with the Commission on future projects and appreciate the opportunity to provide input on this important matter.

I write to respectfully oppose the shoreline variance request submitted by Mark and Linda Chapdelaine for 300 Lakeside Drive. This proposal raises significant concerns regarding private property rights, operational safety, and federal permitting compliance. It also reflects a fundamental misapplication of navigable waters doctrine in the context of our privately owned marina channel.

1. History of Prior Dock Proposals

The Chapdelaines have submitted multiple dock proposals over several years-each ultimately unsuccessful due to conflicts with GLEHOA’s property rights and permitting requirements:

- **2017:** Permit from the Town for a boat slip was halted after GLEHOA raised encroachment concerns.
- **2018–2019:** Attempted permit extension failed due to unresolved boundary conflicts.
- **2022:** Shoreline variance for a cantilevered dock was approved by the Town but denied by federal agencies due to encroachment concerns raised by GLEHOA.

Each proposal has failed because the Chapdelaines have not secured GLEHOA's consent or satisfied the requirements under federal and private property regulations. The current request raises the same unresolved issues.

2. GLEHOA Ownership of Marina Channel

GLEHOA holds legal title to both the marina and the submerged lands beneath its navigational channel, as confirmed by deed records and Special Use Permit SUL450 issued by the U.S. Forest Service (USFS). This exclusive ownership grants GLEHOA full authority to manage access and usage within the channel for the benefit of our members.

The proposed cantilevered dock—regardless of whether it physically crosses the property line—would enable the Chapdelaines to dock a boat within GLEHOA's privately owned channel. This constitutes unauthorized use of our submerged lands and an infringement on our exclusive rights as both landowners and federal permit holders.

3. Clarification on Navigable Waters Doctrine

At the March 19, 2025 meeting, it was suggested that navigable waters doctrine might grant public access or override private property rights in this instance. This is a misunderstanding.

Navigable-in-Fact vs. Legally Navigable

- **Navigable-in-fact** means a water body is physically capable of floating a boat.
- **Legally navigable** (for title and public access) is a distinct status, determined by whether a waterway was used for commerce at statehood. In Colorado, only the state can assert this, and no such finding has ever been made for this channel.

Colorado Law

- The Colorado Supreme Court (*People v. Emmert*, 1979) held that the public status of water does not grant the public a right to use privately owned beds and banks.
- The owner of the streambed (here, GLEHOA) controls access and use, even for floating or boating.
- *Hill v. Warsewa* (2023) reaffirmed that only the state, not private parties, can assert navigability for title.

Driveway Analogy:

Just as a car can physically drive onto a private driveway, that does not make the driveway public. The ability to float a boat in the channel does not make it public or grant docking rights.

4. Why the Channel and Marina Are Legally Private

- **Artificial Origin:** The channel and marina are artificial, created by altering private uplands-not natural streams. Under Colorado law, beds of such waterways remain private.
- **Ownership and Maintenance:** GLEHOA's deeded ownership and responsibility for maintenance further confirm the private character.
- **No Legal Designation for Public Use:** No court or agency has ever declared these waters navigable for title or public access. Federal law (*Kaiser Aetna v. U.S.*, 1979) holds that even if a private waterway becomes navigable-in-fact, public access cannot be imposed without compensation.

5. Special Use Permit and Federal Oversight

GLEHOA operates under Special Use Permit SUL450 from the USFS, which:

- Strictly limits use to GLEHOA members.
- Mandates compliance with safety and environmental standards.
- Requires that any non-member use or new construction be authorized by GLEHOA and the USFS.

Permitting non-member use-such as docking by the Chapdelaines-would violate the permit's terms, introduce safety risks in a narrow, high-traffic channel, and jeopardize GLEHOA's standing with the USFS.

6. ANRA Jurisdiction and Private Property Rights

While the Arapaho National Recreation Area (ANRA) and USFS oversee environmental quality and navigation, their authority does **not** extend to overriding private property rights. ANRA

cannot reclassify private lands for public use without the owner's explicit consent. Previous Chapdelaine proposals have been denied for this reason.

7. Operational and Safety Concerns

Even if technically confined to their property, the proposed dock would still facilitate boat mooring within GLEHOA's channel, creating these risks:

- **Navigation Obstruction:** The marina channel is narrow and serves as the primary access point for members and emergency vessels. A docked boat would obstruct safe passage and create congestion.
- **Hazardous Precedent:** Approval could set a precedent for further encroachments by non-members, threatening both safety and the operational integrity of our private marina.

8. Failure to Meet Variance Criteria

The Chapdelaines' request fails to meet the legal criteria for hardship under Colorado law and Grand Lake's municipal code:

- **No Unique Hardship:**
Colorado law requires applicants to prove "practical difficulty or unnecessary hardship" due to exceptional property characteristics (such as size, shape, or topography). The Chapdelaines' claim of hardship-lack of dock access-is self-created and stems from bordering private property that they do not have access to. The inability to dock is not a unique hardship, but a foreseeable result of owning a lot that borders private property to which the applicant has no legal right of access.
- **Misrepresentation of Boundaries:**
Their proposal extends their boundary into GLEHOA's channel, violating Colorado trespass law and federal permit terms. (See attached diagram)
- **Safety and Operational Risks:**
The narrow channel cannot safely accommodate a docked boat; non-member docking violates the USFS permit.

- **Legal Precedent:**
Colorado courts reject public access claims to privately owned waterways. Only the state can assert navigability for title (*Hill v. Warsewa*, 2023).
- **Disregard for Neighborhood Rights:**
Granting this variance, especially with overwhelming neighborhood opposition, **disregards the private property rights of 144 property owners.**

Conclusion and Recommendation

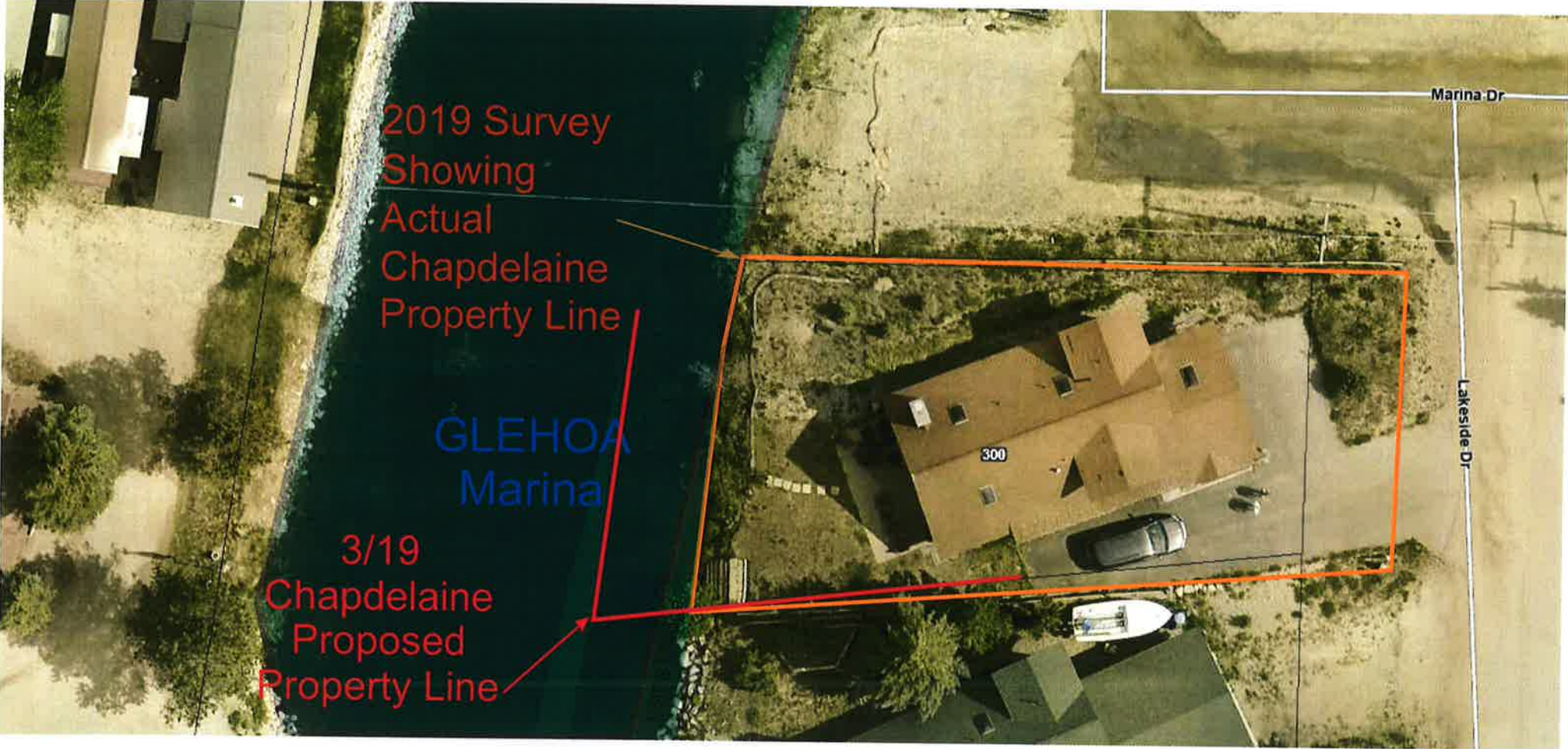
The Chapdelaines' hardship is self-inflicted and not inherent to their property. Granting this variance would illegally transfer control of GLEHOA's channel, violate federal permits, and endanger public safety. The Planning Commission must deny the request to uphold property rights and legal integrity.

GLEHOA remains committed to working in partnership with the Town to support responsible developments and the continued vitality of our community.

Sincerely,

Tim Lagerborg

Board Member, Grand Lake Estates HOA

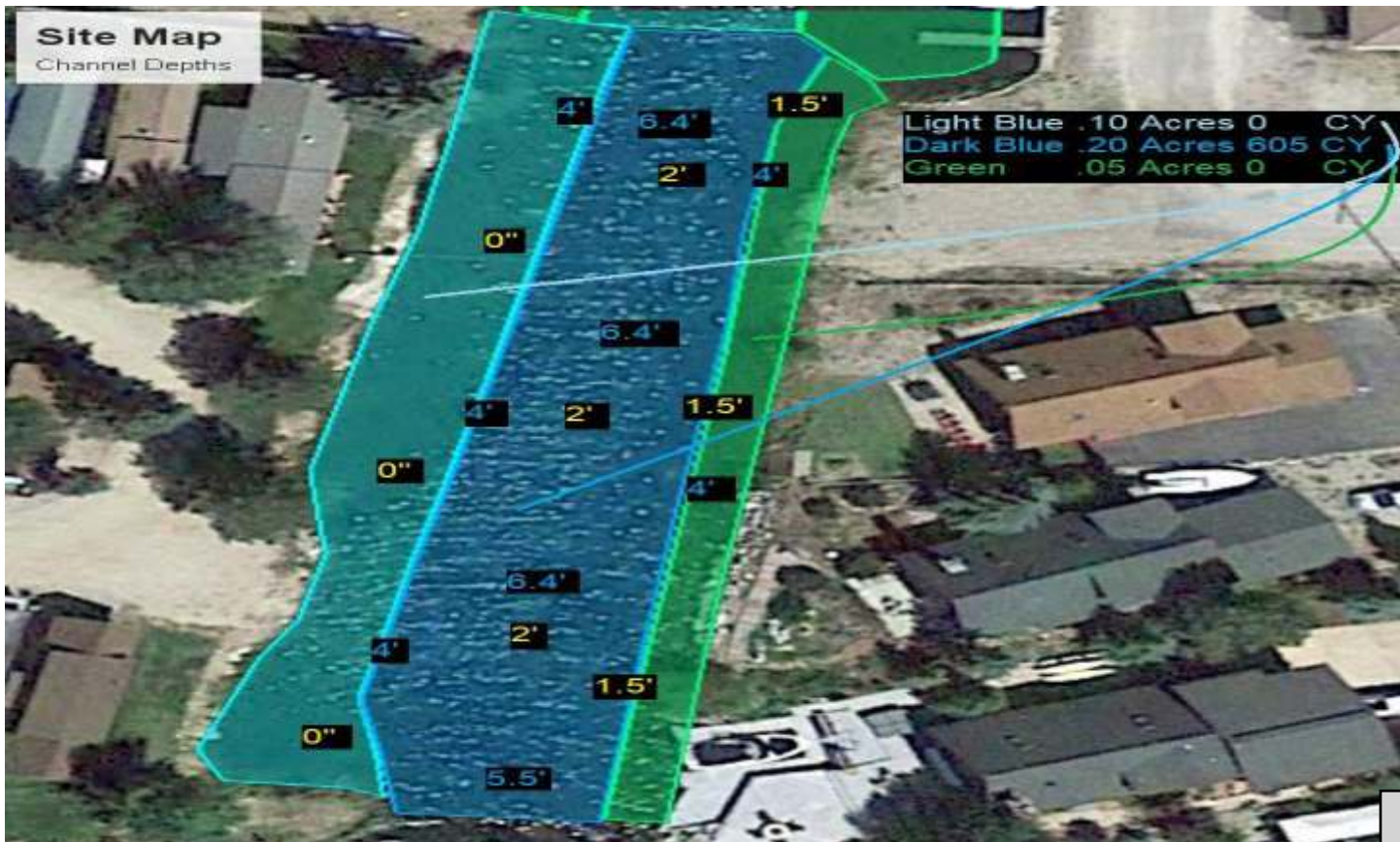


Arial view of the Chapdelaine property with the Chapdelaine proposed property line and the surveyed property line.



Winter's Park

108 ft
232 ft
133 ft
124 ft
184 ft
135 ft
47 ft





SITE PLAN

*Affected Area of 30' Setback

*30' Setback

*Footer Location from Shoreline 3'-7 1/4"

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

NOTES:

- 1) The size of the foundation for the cantilever dock and decking over water is 9' wide x 30' 6" long.
- 2) Total Area: 274.5 square feet.
- 3) There are no other options for an alternative plan that would not require a shoreline variance request.



MEMORANDUM

Meeting Date: 5/12/2025

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: AMENDING TOWN CODE SECTION 12-2-9(A)(4) REGARDING HORSES IN THE RESIDENTIAL ESTATE DISTRICT

The Town of Grand Lake Municipal Code (the “Code”) Section 12-2-9(A)(4) currently permits one horse per parcel of land at least one acre in area, subject to health and nuisance laws as a use permitted by right within the Residential Estate District (“RE”)

Horses by nature are not solitary, and boarding horses in pairs or herds is beneficial to the health and wellbeing of the animals. Currently, the Residential Estate District only allows one horse per one-acre minimum parcel. An acre is sufficient to sustain more than one horse subject to health and nuisance laws. It is the staff’s opinion that changing the code to allow for two horses on a parcel of at least one acre will result in a healthy horse population that is allowed by our code.

The Board should discuss the merits of the amendment and decide as appropriate.

Suggested Motion:

I move to approve Ordinance 04-2025, amending Town code Section 12-2-9 (A)(4) to permit two (2) horses per parcel of land of not less than one (1) acre as a use permitted by right in the Residential Estate District, subject to health and nuisance laws.

Or

I move to deny Ordinance 04-2025, that Town code Section 12-2-9 (A)(4) shall NOT be amended to permit two (2) horses per parcel of land of not less than one (1) acre as a use permitted by right in the Residential Estate District, subject to health and nuisance laws.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
ORDINANCE NO. 04-2025**

**AN ORDINANCE AMENDING TOWN CODE SECTION 12-2-9(A)(4) REGARDING HORSES
IN THE RESIDENTIAL ESTATE DISTRICT**

WHEREAS, the Board of Trustees (the “Board”) of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the provisions of the Grand Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado (the “Town”); and

WHEREAS, the Town of Grand Lake Municipal Code (the “Code”) Section 12-2-9(A)(4) currently permits one horse per parcel of land at least one acre in area, subject to health and nuisance laws as a use permitted by right within the Residential Estate District (“RE”); and

WHEREAS, the Board has reviewed this provision and determined horses are not solitary animals and it is beneficial to the health and well being of horses to be permitted to have a greater density than one per parcel of not less than one acre in area; and

WHEREAS, the Board further finds that a one acre or larger parcel is sufficient to sustain more than one horse subject to health and nuisance laws.

WHEREAS, the Board of Trustees of the Town of Grand Lake has determined that Section 12-2-9 (A)(4) shall be amended to permit two (2) horses per parcel of land of not less than one (1) acre as a use permitted by right in the Residential Estate District, subject to health and nuisance laws.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE, COLORADO, THAT:**

1. The definition for Accent Exterior Material found in Section 12-2-9(A)(4) of the Municipal Code of the Town of Grand Lake is hereby amended by removing the ~~striketrough language~~ and adding the **bold underlined language** to read in its entirety as follows:

4. **Two (2)** ~~One (1)~~ horses per parcel of land, not less than one (1) acre in area, subject to health and nuisance laws.

2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part hereof irrespective of the fact that any one part or parts are declared unconstitutional or otherwise invalid.

3. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with

the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance. Except as specifically amended by this ordinance, all other provisions of the Grand Lake Town Code shall remain in full force and effect.

INTRODUCED, APPROVED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 12TH DAY OF MAY 2025.

Votes Approving: _____
Votes Opposed: _____
Absent: _____
Abstained: _____

ATTEST:

BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO

Alayna Carrell
Town Clerk

By: _____
Christina Bergquist
Mayor



MEMORANDUM

Meeting Date: 5/12/2025

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: Space to Create Status Update

Trustees:

At the Board’s April 14, 2025, regular meeting, staff reviewed current cost projections and the funding stack and shortfall for the project. Faced with the prospect of a \$5.5m shortfall, the team look at approaches that would not only satisfy the immediate affordable workforce housing needs of the Town but also create a place where the creative industries and the arts intersect to develop an economic drive for the Town, every month of the year.

Working to reduce the gap in financing, staff investigated public/private partnerships, bond financing, conventional loans and others. Adding the cost of financing to develop our project just didn’t make fiscal sense. A fiscal partner would then be able to drive rents based upon both maintenance and capital return.

The team looked out the box at not one, but two projects the Town is actively engaged in. We created a plan that brings the Rocky Mountain Folk School’s Creative Hub from Winter’s Pioneer Park into the mix at the S2C site. Next, design modifications were made to reduce vertical cost by reducing the scale of residential units from 18 to 9. The result we achieved is a mixed-use development with more than 50% commercial space in the form of 8 studios and a foundry for industrial arts. The residential units are a mix of 5 studio and 4 1-bedroom units that have capacity to expand to two bedrooms. Importantly, the resulting development is almost fully funded. With contingency cost, the current projected gap is \$1.4m.

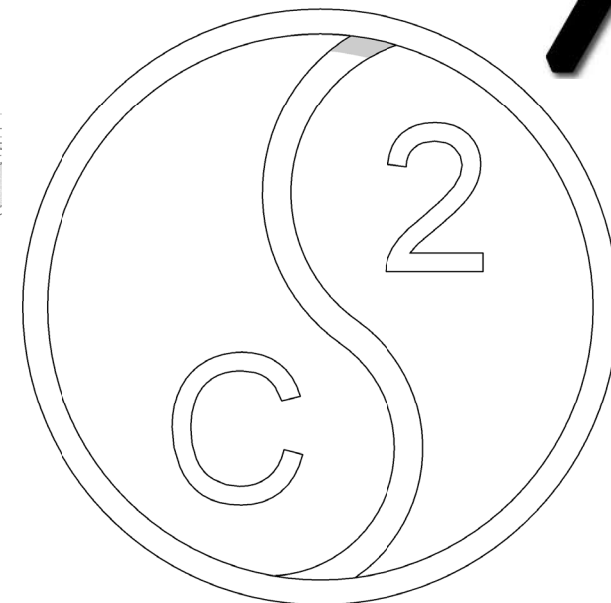
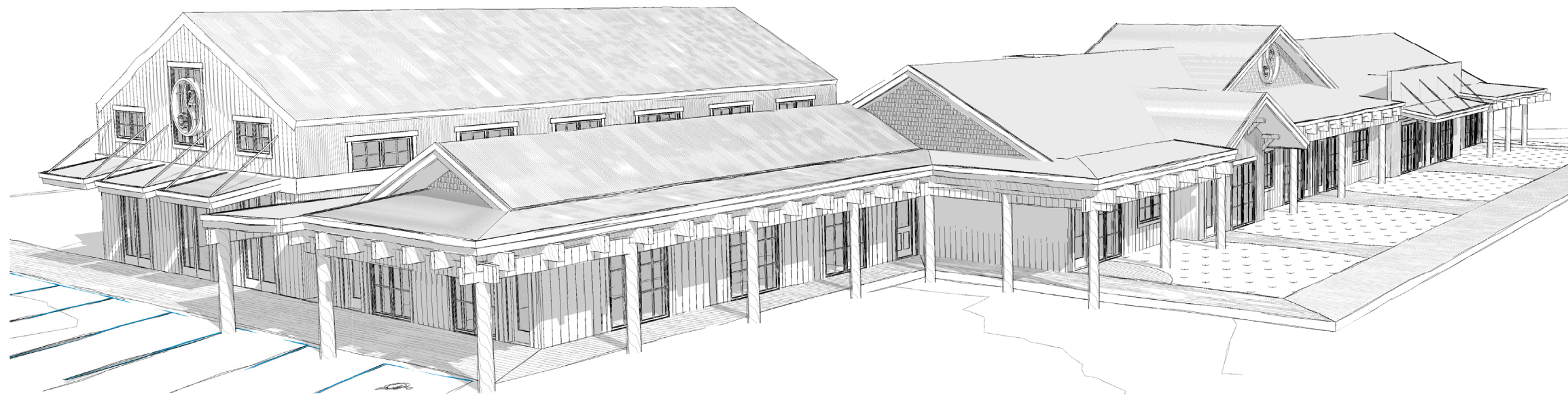
Because of the change in scope, staff returned to our partners and renewed commitments for funding. The result is:

- \$4m in Stronger Communities funding. This funding is approved for horizontal infrastructure for Space to Create residential and the Creative Hub

- Funding for the Vertical construction for the Creative Hub building is being fundraised by the Grand Lake Creative District. Upon C.O., the building will be deeded to the Town who will assume maintenance of the exterior (much like the Pitkin House lease is structured)
- \$3m Colorado Creative Industries Community Revitalization Grant has been reconfirmed for the full granted amount. Additionally, we were made aware of an additional \$15k available for predevelopment costs.
- The Boettcher Foundation and CCI were very supportive in helping to provide avenues to secure the final funding. This includes a 25% tax credit program we will apply for at the end of this year for final completion costs.

All the Town’s partners in the past seven years see this iteration of Grand Lake’s Space to Creative to be the embodiment of a true creative live-work space. Developing the project in this form will truly build a sustainably priced affordable rental solution in the Town of Grand Lake for years to come.

Included is the presentation made to the Colorado Creative Industries on May 8, 2025

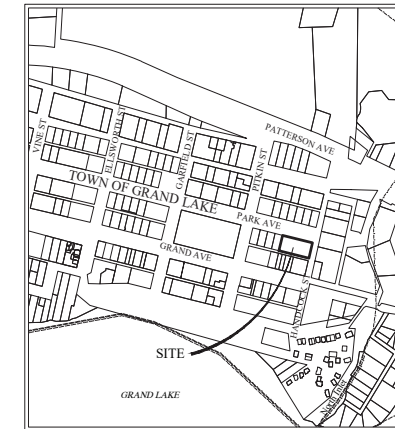


Space 2 Create

Town of Grand Lake, CO

Preliminary Concept Design
05/08/2025





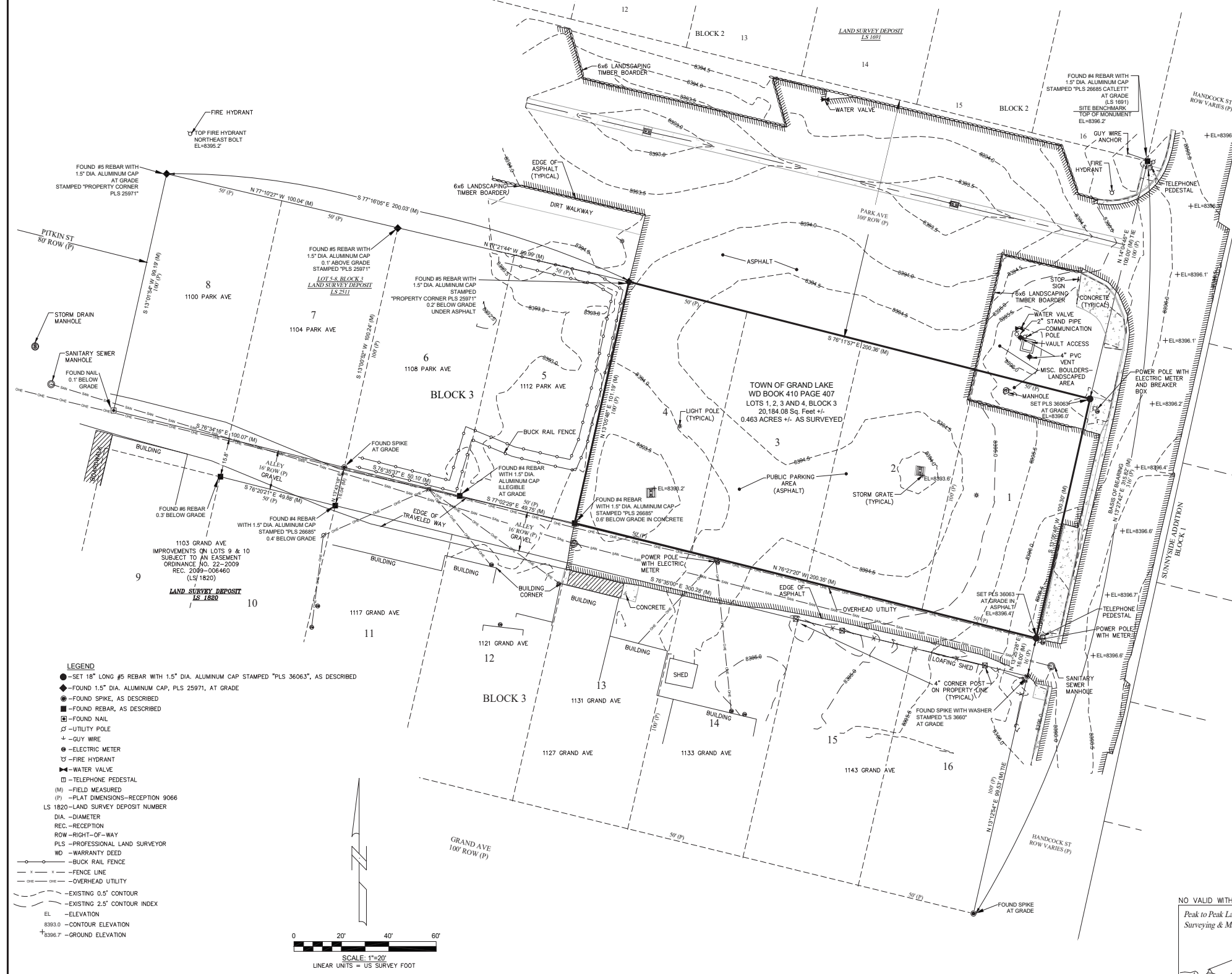
VICINITY MAP
SCALE: 1" = 500'

IMPROVEMENT SURVEY WITH TOPOGRAPHY

LOTS 1, 2, 3, AND 4, BLOCK 3, TOWN OF GRAND LAKE

ACCORDING TO THE PLAT RECORDED AT RECEPTION 9066

SITUATED IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO



PROPERTY DESCRIPTION: (PER WARRANTY DEED AT BOOK 410 PAGE 407)
LOTS 1, 2, 3, AND 4, BLOCK 3, TOWN OF GRAND LAKE.

TOWN OF GRAND LAKE:
ZONING IS COMMERCIAL (C) & COMMERCIAL/TRANSITIONAL (CT) AND INCLUDED IN THE THREE LAKES DESIGN REVIEW AREA.
SETBACKS PER TOWN OF GRAND LAKE LAND USE REGULATIONS CHAPTER 12 ARTICLE 2:
COMMERCIAL (C) FRONT= 0' SIDE= 0' REAR= 0'
COMMERCIAL TRANSITIONAL (CT) FRONT= 5' SIDE= 5' REAR= 20'
SETBACKS SHOULD BE VERIFIED BY HOMEOWNERS ASSOCIATION, ARCHITECTURAL COMMITTEE OR PERMITTING MUNICIPALITY BEFORE DESIGN

GRAND COUNTY ASSESSOR INFORMATION:
PARCEL NUMBER 1193-052-14-001
1128 PARK AVE

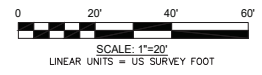
- SURVEY NOTES:**
- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
U.S. LAND OFFICE RECORDS:
a. GRAND LAKE TOWNSITE, BLM MAP C00600300750W0, DATED JUNE 29, 1889.
GRAND COUNTY CLERK AND RECORDER RECORDS:
b. RECEPTION 9066, TOWN OF GRAND LAKE, RECORDED AUGUST 15, 1903.
GRAND COUNTY LAND SURVEY DEPOSITS:
c. LS 2511, DEPOSITED APRIL 6, 2022 BY PLS 25971, LOTS 5, 6, 7, AND 8, BLOCK 3.
d. LS 1820, DEPOSITED MAY 9, 2009 BY CATLETT ENGINEERING SERVICES, LLC, PLS 26685, LOTS 9 AND 10, BLOCK 3.
e. LS961, DEPOSITED JULY 13, 1999 BY PLS 26685, LOTS 5, 6, 7, AND 8, BLOCK 3.
 - THE BASIS OF BEARING FOR THIS SURVEY IS N 132°7'42" E, AS MEASURED BY REAL TIME KINEMATICS (RTK) GPS METHODS FROM FOUND MONUMENTS AT THE NORTHWEST CORNER BLOCK 3 TO THE NORTHWEST CORNER OF LOT 4, BLOCK 3, TOWN OF GRAND LAKE, AS SHOWN HEREON.
 - FIELD WORK PERFORMED OCTOBER 24, 29, AND 31, 2024.
 - UNDERGROUND UTILITIES EXIST IN THE AREA AND ARE SHOWN BY SURFACE EVIDENCE ONLY. A UTILITY LOCATE SERVICE IS RECOMMENDED TO SHOW FURTHER DETAIL.
 - ADDRESSES ON IMPROVED AND VACANT LANDS PER GRAND COUNTY ASSESSOR WEBSITE.
 - ELEVATIONS SHOWN HEREON WERE DERIVED FROM A STATIC GPS SURVEY SUBMITTED TO THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USERS SERVICE (OPUS) ON OCTOBER 24, 2024 TO ESTABLISH THE ELEVATIONS OF THE NAVD88 DATUM.
CONTOUR INTERVALS = 0.5'
CONTOUR INDEX INTERVAL = 2.5'
SITE BENCHMARK IS THE TOP OF THE MONUMENT AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 2, AS SHOWN HEREON HAVING AN ELEVATION OF 8396.2'. LINEAR UNITS SHOWN ARE IN U.S. SURVEY FOOT AND DECIMALS THEREOF.

SURVEYORS CERTIFICATE:
I, KEITH E. LUTTRELL, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND COMPLIES WITH THE REQUIREMENTS AND THAT IT IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

KEITH E. LUTTRELL, PLS 36063
For and on behalf of:
Peak to Peak Land Surveying & Mapping, Inc.



- LEGEND**
- - SET 18" LONG #5 REBAR WITH 1.5" DIA. ALUMINUM CAP STAMPED "PLS 36063", AS DESCRIBED
 - ◆ - FOUND 1.5" DIA. ALUMINUM CAP, PLS 25971, AT GRADE
 - - FOUND SPIKE, AS DESCRIBED
 - - FOUND REBAR, AS DESCRIBED
 - ⊠ - FOUND NAIL
 - ⊙ - UTILITY POLE
 - ⊕ - GUY WIRE
 - ⊖ - ELECTRIC METER
 - ⊗ - FIRE HYDRANT
 - ⊘ - WATER VALVE
 - ⊚ - TELEPHONE PEDESTAL
 - (M) - FIELD MEASURED
 - (P) - PLAT DIMENSIONS-RECEPTION 9066
 - LS 1820 - LAND SURVEY DEPOSIT NUMBER
 - DIA. - DIAMETER
 - REC. - RECEPTION
 - ROW - RIGHT-OF-WAY
 - PLS - PROFESSIONAL LAND SURVEYOR
 - WD - WARRANTY DEED
 - - - - - BUCK RAIL FENCE
 - - - - - FENCE LINE
 - - - - - OVERHEAD UTILITY
 - - - - - EXISTING 0.5' CONTOUR
 - - - - - EXISTING 2.5' CONTOUR INDEX
 - EL. - ELEVATION
 - 8393.0 - CONTOUR ELEVATION
 - 8396.7 - GROUND ELEVATION



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 TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NO VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



IMPROVEMENT SURVEY WITH TOPOGRAPHY
LOTS 1, 2, 3, AND 4, BLOCK 3,
TOWN OF GRAND LAKE
ACCORDING TO THE PLAT RECORDED AT RECEPTION 9066
SITUATED IN SECTION 5, T-3-N, R-75-W, 6TH P.M.,
TOWN OF GRAND LAKE, COUNTY OF GRAND,
STATE OF COLORADO

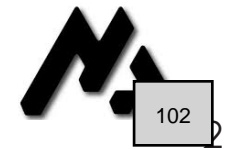
Draftsman: JL Checked by: KL Date: 11/04/2024 JOB #: 2024-0145 TOWN OF GRAND LAKE-MUNN

SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

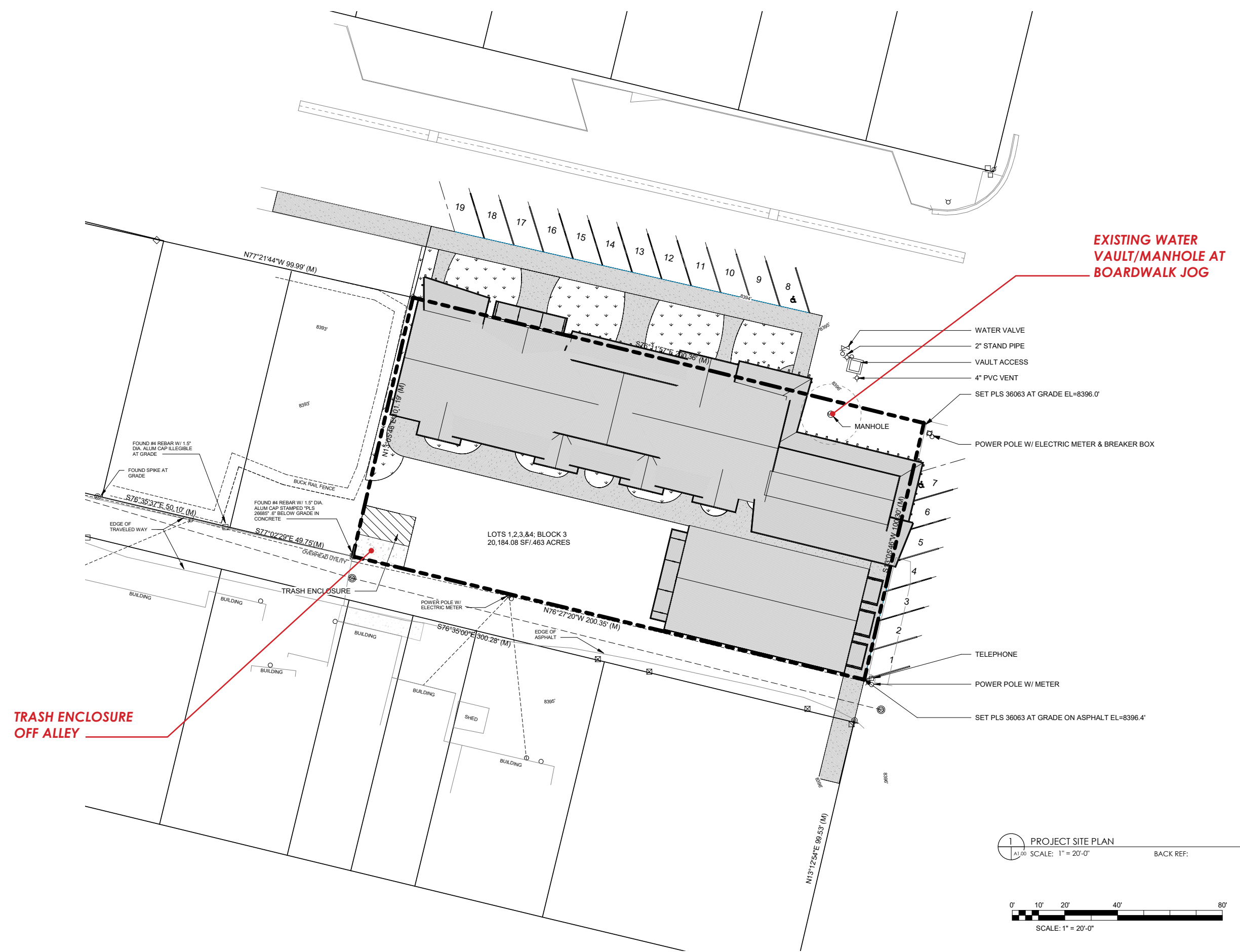
SITE SURVEY: EXISTING



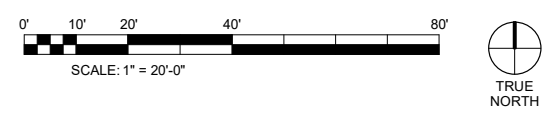
SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435



1 PROJECT SITE PLAN
SCALE: 1" = 20'-0" BACK REF:



SITE PLAN & EXISTING UTILITIES

Preliminary
Concept
Design

05/08/2025

SPACE 2 CREATE

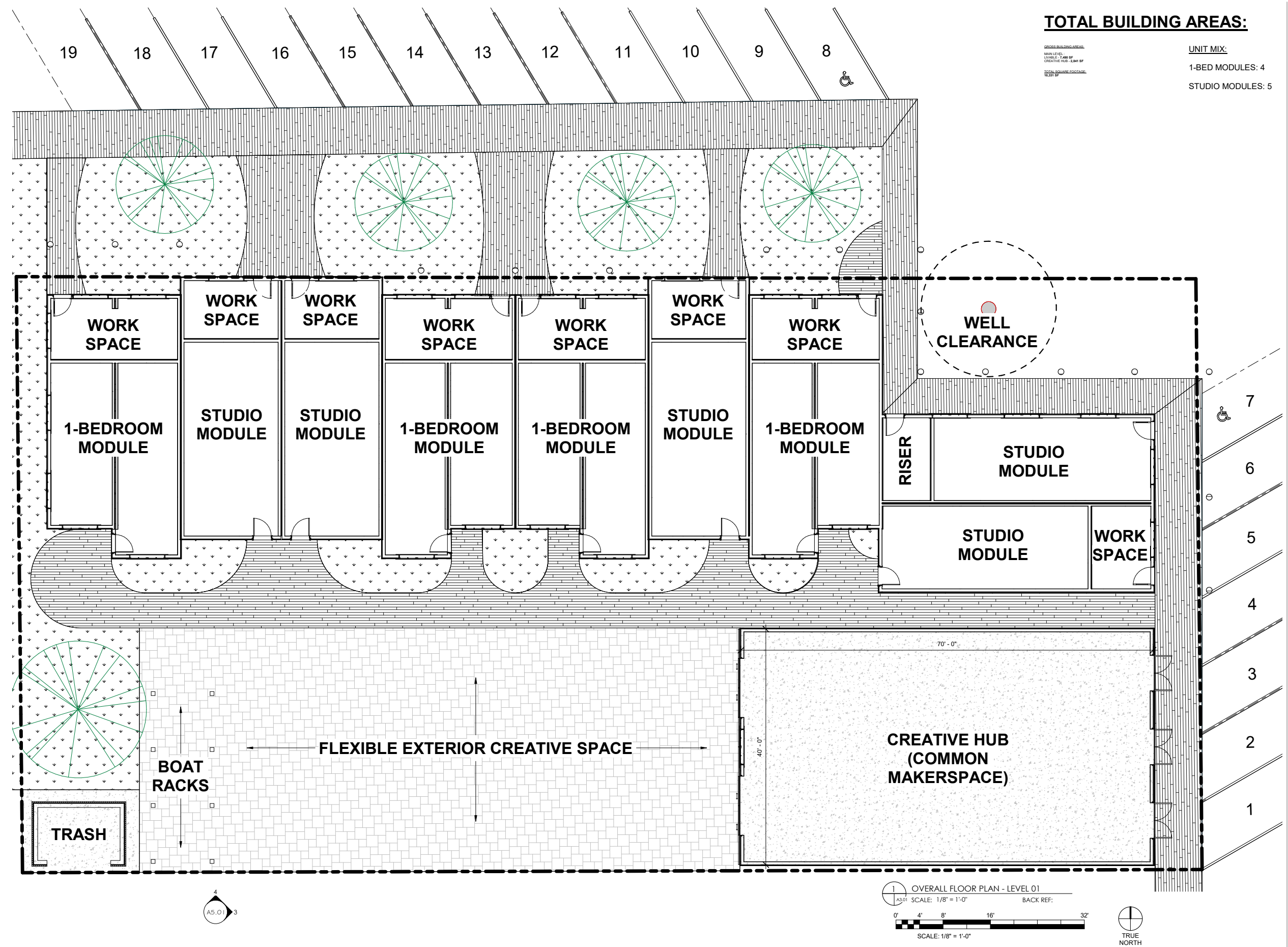
Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

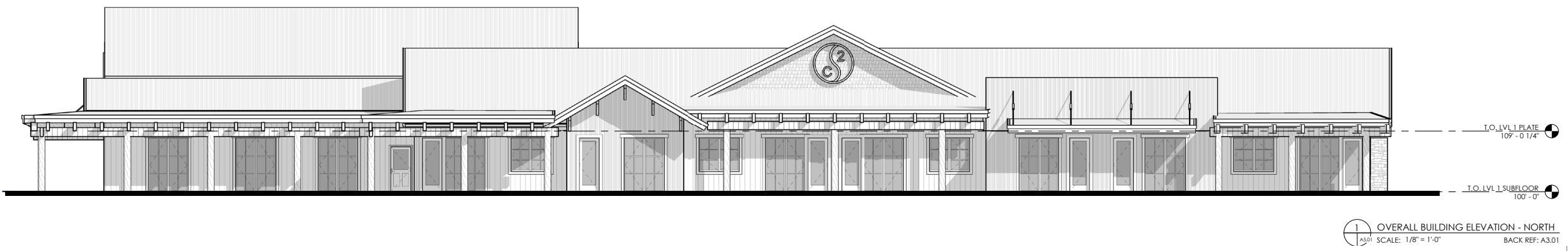
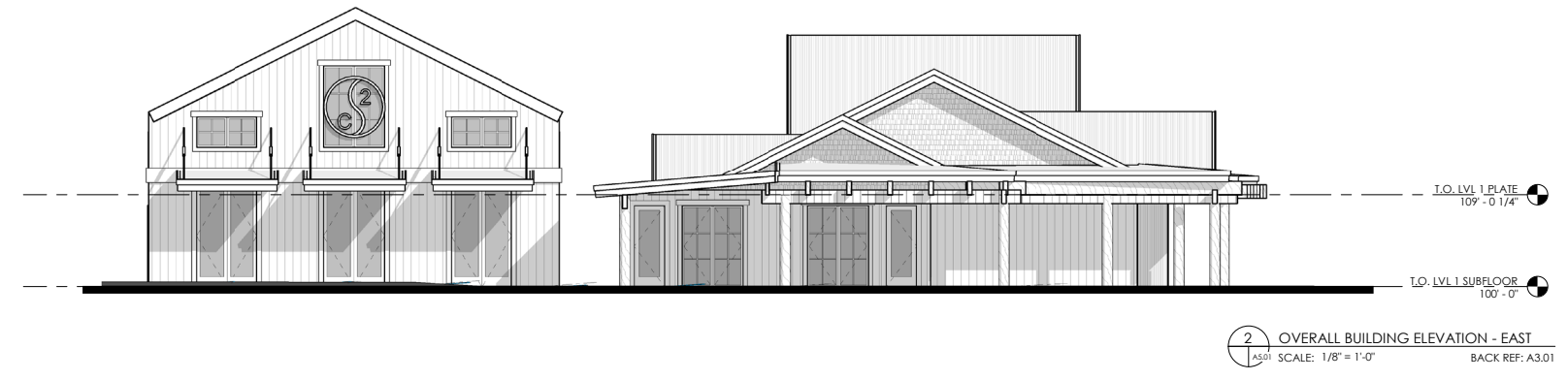
TOTAL BUILDING AREAS:

PERMITTED BUILDING AREA:
MAIN LEVEL: 1,485 SF
CREATIVE HUB - 2,841 SF
TOTAL SQUARE FOOTAGE:
4,326 SF

UNIT MIX:
1-BED MODULES: 4
STUDIO MODULES: 5



SITE PLAN: MODULAR FLOOR PLAN CONCEPT



SPACE 2 CREATE

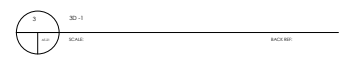
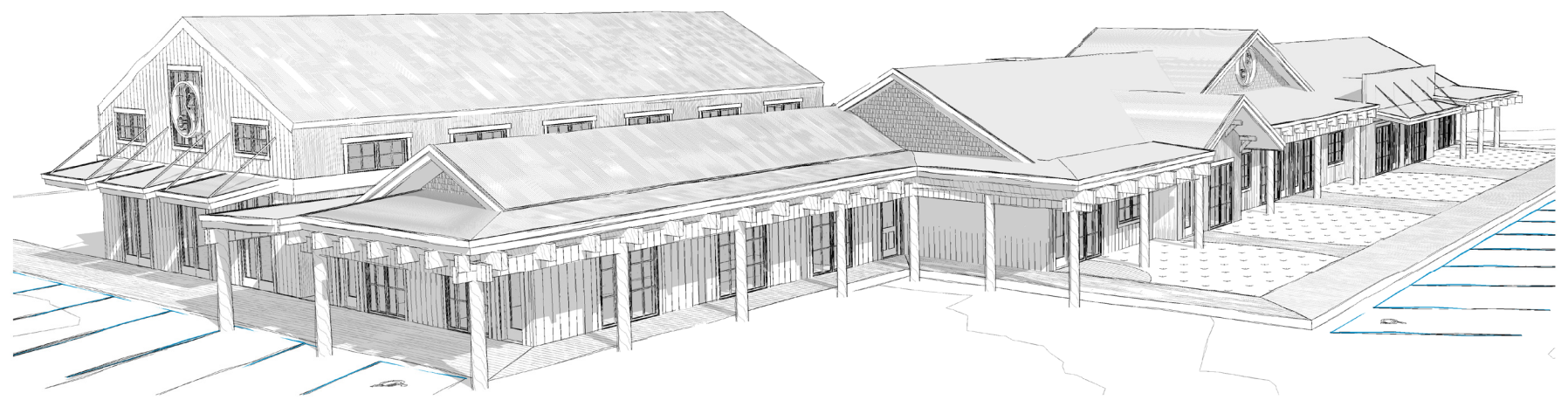
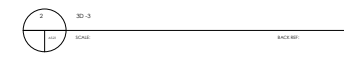
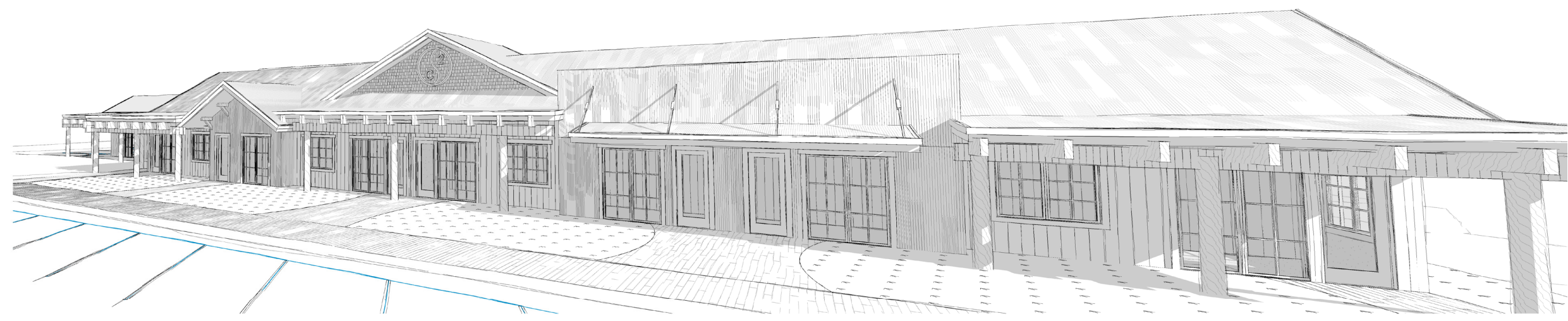
Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

CONCEPTUAL ELEVATIONS

Preliminary
Concept
Design

05/08/2025



CONCEPTUAL MASSING

SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435



Section 9, Item D.

MA
STUDIOS

Preliminary
Concept
Design

05/08/2025

SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

GRAND LAKE PALETTE



SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

CONCEPTUAL RENDERINGS

Preliminary
Concept
Design

05/08/2025



SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

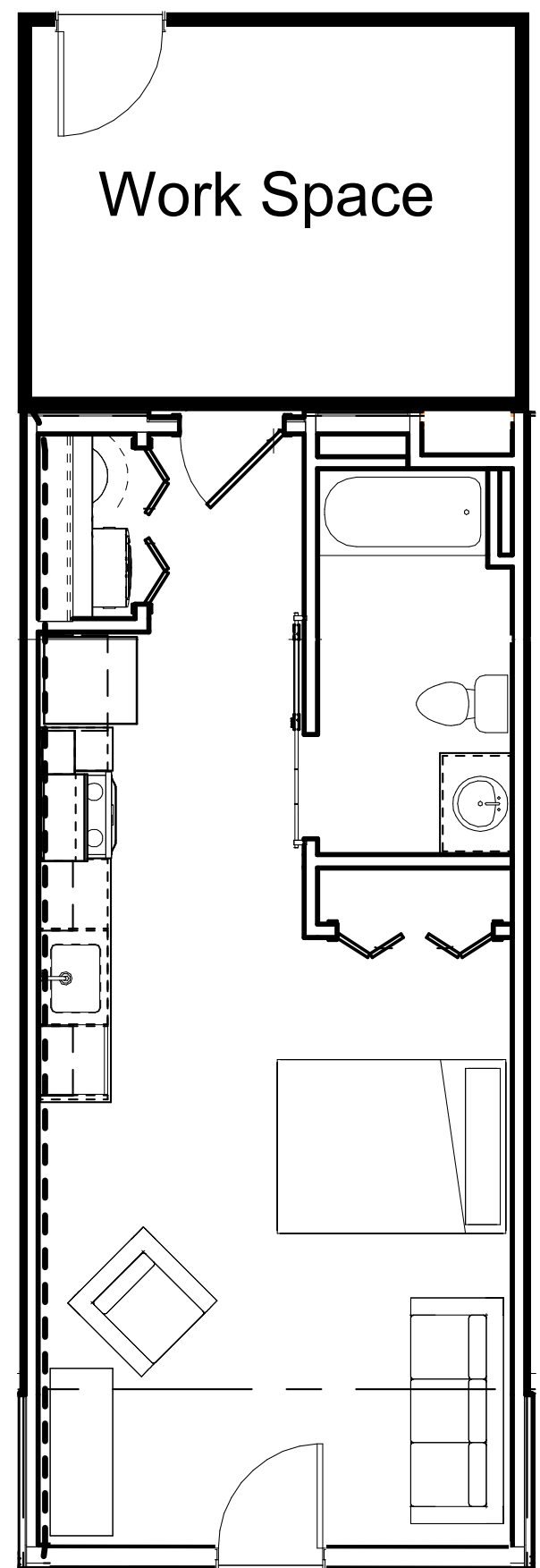
CONCEPTUAL RENDERINGS

SPACE 2 CREATE

Town of Grand Lake, CO

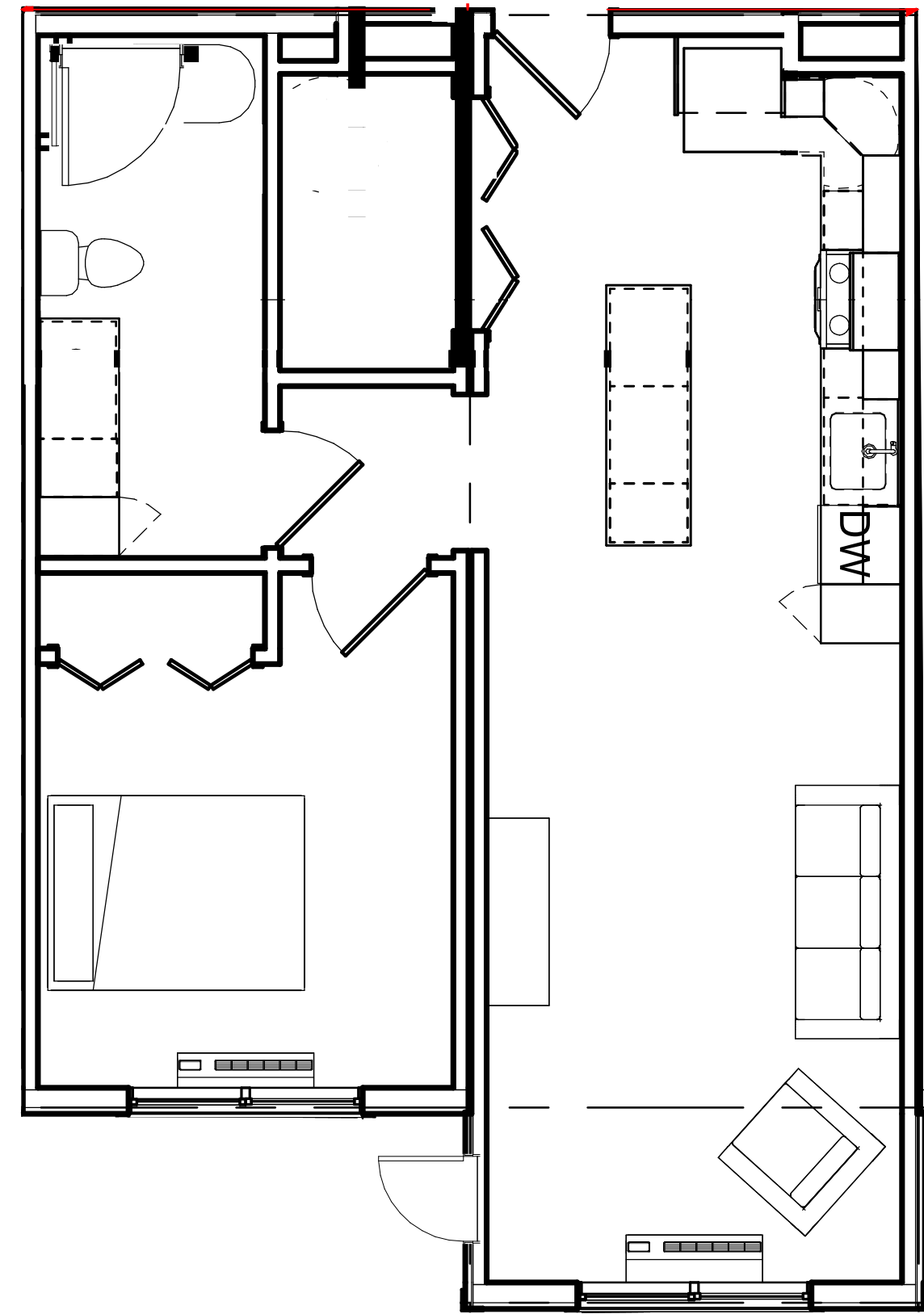
LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

STUDIO



STUDIO

1-BEDROOM



1-BEDROOM

MODULAR PLANS - SCHEMATIC