



# Grand Lake Planning Commission

Wednesday, June 15, 2022 at 6:30 PM

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

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

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## AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes: 6/1/2022
4. Unscheduled Citizen Participation  
*This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.*
5. Conflicts of Interest
6. Items of Business
  - A. RMRT- Concurrent Preliminary and Final Development Plan
7. Items for Discussion
8. Future Agenda Items
9. Adjourn Meeting

For live streaming (listening only) scan the QR code.

You will not be able to actively participate via the web streaming.

<https://us06web.zoom.us/j/93672888470?pwd=d21QNm5XYXdCS0VHWSxMW12NDJCdz09>



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

**Meeting ID: 936 7288 8470**

**Access Code: 141859**



# Grand Lake Planning Commission

Wednesday, June 01, 2022 at 6:30 PM- Minutes

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

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1. Call to Order: Chairman Shockey called the meeting to order at 6:31pm
2. Roll Call  
PRESENT  
Commissioner Heather Bishop  
Vice Chairman Heather MacSllarrow  
Commissioner John Murray  
Chairman James Shockey  
Commissioner Judy Burke  
Commissioner Christina Bergquist
3. Consideration to approve Meeting Minutes: 5-18-2022  
Motion made by Commissioner Burke, Seconded by Commissioner Murray. **All in favor 6:0**  
Voting Yea: Commissioner Bishop, Vice Chairman MacSllarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke, Commissioner Bergquist
4. Unscheduled Citizen Participation  
Carey Barnes 604 Marina Dr. approached the commission to discuss changing her parcel lines. Mrs. Barnes passed out maps that showed her intent. Currently parcel 3 contains cabins controlled by an HOA; she would like to move parcel lines to give the laundry and tool room and land at the SW of the lots, to the HOA; portion off the lodge and kitchen in the NE; portion off the SE corner for a future home site. Commissioner Shockey said that she should work with the planner and bring it back to the planning commission when it is ready.  
Donna Ready 1133 Grand Ave. Stated that the Board needs to tell the people that there are meetings. The meetings need to be posted.
5. Conflicts of Interest: None
6. Items of Business
  - A. Consideration to Recommend Appointment of Greg Finch to the Planning Commission  
Mr. Finch said that he has been in front of many PC's doing different developments in GC, Vail Valley and more. Commissioner MacSllarrow asked why he would like to be part of the Commission at this point? Mr. finch replied that has time since he tendered his resignation to Grand Foundation. Commissioner Murray asked how long he has been a full time resident, to which Mr. Finch responded since 2018. There was discussion about his wooden boat. Commissioner Bergquist stated that he would bring a lot of experience to the commission.  
**Motion made by Commissioner Burke to recommend Mr. Finch to the Planning Commission,**  
Seconded by Commissioner Murray.  
Voting Yea: Commissioner Bishop, Vice Chairman MacSllarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke, Commissioner Bergquist **All in Favor 6:0**

7. Items for Discussion

A. Discussion of Attached Dwelling Unit Municipal Code

Planner White stated that the current rules state that ADU's must share a wall with the primary structure and asked each of the commissioners if they saw any unintended consequence or positive outcomes of separating the ADU from the primary structure? Commissioner Bishop asked if an ADU require additional water tap or sewer tap? otherwise no problem; tiny homes would be good. Commissioner MacSllarrow is concerned that there could be less wildlife corridors; there should be minimum lot sizes to allow for parking. Commissioner Bergquist was concerned with parking issues- make sure we have the parking; design code to match the existing house. Commissioner Burke asked about parking; common driveways; stuff in the yard may increase if there are long term rentals; how it would affect sewers? She stated she was in favor of ADU's with restrictions. Commissioner Bergquist was concerned with the increased sewer utility and it's affects on the existing lines. Commissioner Murray stated that most lots are 50' x 100' and this wouldn't leave much room for and ADU Commissioner McSllarrow was concerned about increased year clutter increasing the fire hazard and wondered if the ADU's would need to register with emergency services. Also, concerned about the existing utility infrastructure and that improving the infrastructure would be put onto a renter. Commissioner Bergquist said that it could be a positive to employ contractors/revenue/jobs/ taxing/ water tap requirement. Chairman Shockey said that we don't charge extra for /Nightly rental STR water and they use lots of utilities when they are being rented, especially to large groups. commissioner Bishop suggested that there could be a discount for ADU's if used for local housing. Commissioner Burke said that 3 Lakes Sanitation calculates sewer charges by the number of faucets, and this could be a model the Town could use. Commissioner Bishop stated that tiny homes look better than a camper and Commissioner Bergquist wanted the Town to stay away from campers and allow camper in driveway for 7 days as the code states. Commissioner Bishop stated that tying it to a housing crisis is a bad idea, since we have been in a housing crisis for a long time and it could go on forever; The commissioners said that a conditional use permit may be the way to go with any unattached ADU. Commissioner Burke suggested that a water tap and sewer tap could be refunded if used for local housing. Commissioner Bergquist said that code enforcement would be a huge factor in all of these suggestions. Chairman Shockey stated that this would be great to look into for next summer, not this summer. Commissioner Bergquist mentioned that there will be a short term rental discussion about pro/con on June 13th at the Board meeting Workshop.

8. Future Agenda Items: none

9. Adjourn Meeting : **Meeting adjourned at 7:52pm**

Motion made by Commissioner Bishop, Seconded by Vice Chairman MacSllarrow.

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

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Clerk/Attest

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Chairman Shockey/Date



## PLANNING COMMISSION STAFF MEMORANDUM

DATE: June 15th, 2022  
 TO: Chairman Shockey and Planning Commission members  
 FROM: Kimberly White, Planning Department  
 SUBJECT: Rocky Mountain Repertory Theatre – Off Broadway Housing Concurrent Review of the Preliminary/ Final Development of Town of Grand Lake, Lots 9,10 & 11 Block 19 (450 Broadway Street)

### SUMMARY OF

REQUEST: The Site Plan proposes to:

- Demolish and replace eight of the nine existing cabins.
- Develop two new 2-story residential apartment buildings.
- One existing home is to remain (Judy’s House).
- Consolidate lots 9, 10, 11 Block 19, Town of Grand Lake

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

Exceptions requested by applicant:

- Buildings separation from 20’ to 10’ per 2015 IBC
- Commercial units not in the first 50’ of the property
- 3.2 parking space reduction
- Affordable housing requirement waived

### Background:

At the April 6<sup>th</sup> Planning Commission meeting, the commission discussed the Land Use Development sketch proposal for the subject property. No formal motion was made, nor was required. Staff received specific direction on the following items:

- 1) PROCESS – At the April 6<sup>th</sup>, Planning Commission meeting, the planning commission agreed to the applicants request to hear the Preliminary, Final development plan and subdivision plat concurrently (lot consolidation). This is allowed per MC 12-9-2 (A).
- 2) VARIANCES - At the April 6<sup>th</sup> Planning Commission meeting, the planning commission verbalized support of the exceptions to the Town’s development standards proposed with the sketch plan submittal listed below:
  - a. The Property is zoned Commercial Transitional (CT). No commercial space is provided and has not been provided in the past at this location for the same use.
  - b. Spacing required between buildings is listed in MC 12- at 20’, but the applicant followed International Building Code requirement of 10’. The applicant obtained approval from the fire department for the 10’ separation (attachment).

pg34



pg39-50 3) AFFORDABLE HOUSING – At the April 6<sup>th</sup> Planning Commission meeting, a discussion of the existing affordable housing agreement with the Town and the applicant provided direction on the mitigation of affordable housing needs and terms for an agreement with the Town related to Town Code 12-10-3.

**Required Submittal for Preliminary and Final Development Application:**

- pg28-32 \_\_ One (1) copy of title work.
- pg 9 \_\_ Summary Statement of Proposal
  - \_\_ Total acres and square feet to be developed.
  - \_\_ Total number of proposed dwelling units.
  - \_\_ Total number of square feet of non-residential floor space.
  - \_\_ Total number of off-street parking spaces, including those associated with single family residential use.
  - \_\_ Estimated construction cost
- pg13 \_\_ Drainage engineering plan
- pg15 \_\_ Snow storage plan
- pg12-13 \_\_ Grading plan
- pg 14 \_\_ Landscape Plan, including dark-sky compliant lighting plan
- pg9 \_\_ Utility design and installation plans/existing conditions
- pg9-19 \_\_ Full set of Plans and design documentation
  - \_\_ Conversion report, not applicable
- pg 39-50 \_\_ Affordable housing Statement
  - \_\_ Draft Improvement Agreement
- pg 9 \_\_ Solar Orientation statement
  - \_\_ Open Space and Land Dedication statement

pg 35-38 Letters were sent to the referral agencies (*attached responses*).

**Analysis:**

- pg24
  - The applicant has submitted all the required documentation listed above.
  - The applicant has addressed the referral agency observations or concerns.
  - In reference to the consolidation of the three lots, the applicant has an existing lot agreement that was recorded prior to the Town having a process for lot consolidations. However, now that the Town has a procedure for lot consolidation (M.C. 12-6-8(B)), the lots must be consolidated via a recorded plat. The commission has the option of honoring this agreement by allowing the applicant to record the consolidated plat at the end of the project with the new final development plat.
- pg9
  - The proposed density and coverage of buildings will increase by about 4055sf
  - The number of beds are shown as staying the same on the plan.
- pg 14
  - Parking spaces required are 20.2 (rounded to 21) spaces, which include loading/unloading, guest, and ADA. The applicant is providing 17, but is requesting an exception to parking standards. The applicant states that, historically, vehicles are not the primary form of transportation for the residents of this property.
- pg 14
  - Trash screening wall required and shown.
- pg15
  - Snow storage requirement of 1857sf is exceeded at 2273sf



- pg 9 • Solar orientation has been taken into consideration with awnings and orientation of buildings.
- pg39-50 • The applicant has requested that the affordable housing agreement be renewed that is still in place from the previous development agreement at this location and based on their non-profit status.
- pg 13 • Drainage calculation included and do not cause additional burden on adjacent properties.
- pg 14 • The design scheme fits in the Town of Grand Lakes design requirements for materials and the buildings are within the correct setbacks locations and height restrictions.

**Planning Commission Discussion:**

The Planning Commission shall consider the application at the Public Hearing, and after weighing all evidence presented to it, shall either, in writing, approve said application as presented, approve said application subject to specified conditions, or disapprove it citing desired specific changes.

**Proposed Motions:**

I move to approve Resolution 07-2022, the Development Application as written.

OR

I move to approve Resolution 07-2022, the Development Application with the following conditions:

OR

I move to deny Resolution 07- 2022.



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

## **Project Impact Statement**

**Project:** Rocky Mountain Repertory Theatre – Off-Broadway Housing

### **General Info:**

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

### **Use and Character of the Project:**

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

### **Overall Coverage of the Structures:**

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

### **Intensity and Density of Use:**

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

The new proposed buildings can house a total of (24) people, which is a net gain of five people over the existing cabins to be demolished. Upon completion of the new buildings, five existing beds in Judy’s House will be moved to the new residences, leaving only (7) beds in Judy’s House. With these (7) beds plus the (24) new proposed beds, the reconfigured campus can accommodate (31) people total.

**Traffic Circulation and Public Utilities/Drainage:**

The total number of required off-street parking spaces is (21) spaces. The new proposed design includes the addition of (2) handicap accessible spaces and (15) standard parking spaces on the site. A variance is to be requested for the (4) additional required parking off-street parking spaces that aren't being provided.

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

Utility service sizes and locations have yet to be finalized.

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



**APPLICABLE CODES AND STANDARDS**

**JURISDICTION:** THE TOWN OF GRAND LAKE  
GRAND COUNTY BUILDING DEPARTMENT  
THREE LAKES WATER AND SANITATION DISTRICT  
GRAND LAKE FIRE PROTECTION DISTRICT  
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

**APPLICABLE CODES:** 2015 IBC - INTERNATIONAL BUILDING CODE  
2015 IECC - INTERNATIONAL ENERGY CONSERVATION CODE  
2015 IFCC - INTERNATIONAL FIRE CODE  
2015 IFGC - INTERNATIONAL FUEL GAS CODE  
2015 IMC - INTERNATIONAL MECHANICAL CODE  
2015 IPC - INTERNATIONAL PLUMBING CODE  
2017 NEC - NATIONAL ELECTRIC CODE  
THE TOWN OF GRAND LAKE MUNICIPAL CODE

**ACCESSIBILITY STANDARDS:** 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
2017 ICC / ANS I 117.1 - ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES

**SITE INFO**

MUNICIPALITY: TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO  
TOWNSHIP: 3 NORTH  
RANGE: 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
SECTION: A PART OF THE NORTHWEST QUARTER OF SECTION 5  
BLOCK: 19  
LOT NUMBERS: 9, 10 & 11

**SITE DATA**

**MAX. BUILDING HEIGHT:** 29' 2" / 12'

**OPEN SPACE/LANDSCAPING:**  
OPEN SPACE REQUIREMENTS WILL BE GOVERNED BY THE SETBACK REQUIREMENTS PER TOWN OF GRAND LAKE MUNICIPAL CODE (12-2-7.02B). ALL REQUIRED SETBACKS HAVE BEEN INCORPORATED IN TO THE PROJECT DESIGN AND ARE SHOWN ON PLAN DOCUMENTS.

**SITE LIGHTING:**  
LIGHTING SHALL BE CONSISTENT WITH THE DARK SKY CONCEPT THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. LIGHTING SHALL BE DOWN-CAST TO THE FULLEST EXTENT POSSIBLE. ACCENT ORNAMENTAL LIGHTING SHALL BE PERMITTED AND IS HIGHLY RECOMMENDED. SEASONAL ORNAMENTAL LIGHTING SHALL BE PERMITTED BUT SHALL BE KEPT IN PROPERLY WORKING ORDER. OTHER EXTERIOR ORNAMENTAL LIGHTING SHALL BE REVIEWED ON A CASE-BY-CASE BASIS.

**PARKING:**  
REQUIRED # OF OFF-STREET PARKING SPACES PER LOT:  
NEW CONSTRUCTION:  
(6) UNITS x (2.5) SPACES = (15) SPACES  
EXISTING ADU TO REMAIN: (2.5) SPACES

**ADDITIONAL REQUIREMENTS:**  
GUEST PARKING: (1) SPACES  
LOADING/UNLOADING: (1-5) SPACES  
ACCESSIBLE PARKING: (1) SPACE REQD, (2) TO BE PROVIDED.

**TOTAL OFF-STREET PARKING SPACES:**  
(20.2) SPACES ROUNDED UP TO (21) TOTAL REQ'D OFF-STREET PARKING SPACES

**(17) TOTAL OFF-STREET PARKING SPACES PROVIDED**  
\*VARIANCE TO BE REQUESTED

**REFUSE/TRASH ENCLOSURE:**  
NO TRASH ENCLOSURE/RECEPTACLE REQUIREMENT IS LISTED UNDER TOWN OF GRAND LAKE MUNICIPAL CODE SECTION (12-2-17). REGULATIONS FOR COMMERCIAL TRANSITIONAL DISTRICT (CT), ACCESSING WALL WILL BE PROVIDED TO MINIMIZE VISUAL IMPACT OF TRASH RECEPTACLES ON THE PUBLIC R.O.W.

**SNOW STORAGE:**  
REQUIRED SNOW STORAGE IS CALCULATED AT 33% OF THE TOTAL PARKING, PATHWAYS, AND DRIVING AREAS:  
PARKING AREA: 2,399 sf  
PATHWAYS (BOARDWALKS): 3,227 sf  
DRIVING AREAS: N/A  
TOTAL: 5,626 sf

**5,626 sf x 33% = 1,867 sf REQ'D SNOW STORAGE AREA**  
\*2,273 sf PROVIDED PER SITE PLAN

**SUMMARY STATEMENT**

TOTAL ACREAGE: 0.314  
TOTAL SQUARE FOOTAGE TO BE DEVELOPED: 8,289 sf  
TOTAL SQUARE FEET OF NON-RESIDENTIAL FLOOR SPACE: 248 sf  
ESTIMATED CONSTRUCTION COST: \$4.1M  
PROPOSED METHOD OF FINANCING: THE PROPOSED PROJECT IS TO BE FINANCED BY PRIVATE DONATIONS.

**DRAINAGE NARRATIVE**

THE TOTAL DISTURBANCE AREA FOR THE PROJECT IS ONE-HALF ACRE. WITH THE PROPOSED DESIGN IMPROVING EXISTING CONDITIONS, THE SITE HAS BEEN GRADED TO FOLLOW HISTORIC DRAINAGE PATTERNS, WITH NO ADDITIONAL BURDEN ON ANY OF THE ADJACENT PROPERTIES. DUE TO THERE BEING NO STORM SEWER INFRASTRUCTURE IN THE AREA THE DESIGN TEAM IS LIMITED ON DRAINAGE OPTIONS AND IS FOLLOWING HISTORIC DRAINAGE PATTERNS WITH NO INCREASE IN RUNOFF. RUNOFF ON THE NORTHERLY PORTION OF THE SITE WILL CONTINUE TO TRAVEL WEST TO THE ROADSIDE DITCH ALONG THE EASTERLY RIGHT-OF-WAY OF BROADWAY. DRAINAGE ON THE SOUTHERLY PORTION OF THE SITE WILL DRAIN TO A SMALL PROPOSED INFILTRATION AREA SOUTH OF THE PROPOSED BUILDING 'B' AND NORTH OF LAKE AVENUE TO REDUCE RUNOFF FROM CROSSING THE PUBLIC STREET AS IT DOES IN THE CURRENT CONDITION. IN THE EVENT OF A SIGNIFICANT EVENT AND THE CAPACITY OF THE INFILTRATION AREA IS EXCEEDED, RUNOFF WILL SHEET FLOW ACROSS LAKE AVENUE AND FOLLOW ITS HISTORIC DRAINAGE PATTERN TO THE SOUTH. THERE IS NO ADDITIONAL BURDEN ON THE PROPERTY ON THE SOUTH SIDE OF LAKE AVENUE. DRAINAGE CALCULATIONS ARE SHOWN ON THE INCLUDED CIVIL ENGINEERING SHEETS.

**AFFORDABLE HOUSING COMPLIANCY**

THE OWNER REQUESTS THAT GRAND LAKE AFFORDABLE HOUSING REQUIREMENTS BE WAIVED BASED ON THEIR NOT-FOR-PROFIT STATUS. A FORMAL REQUEST AND ADDITIONAL INFO HAS BEEN PROVIDED TO THE TOWN PLANNING DEPARTMENT. THE TOWN OF GRAND LAKE BOARD OF TRUSTEES WILL DETERMINE IF THIS IS ACCEPTABLE PER TOWN MUNICIPAL CODE.

**SOLAR ORIENTATION STATEMENT**

THE DESIGN TEAM HAS MADE EVERY ATTEMPT TO WORK WITHIN THE LARGER CONSTRAINTS OF THE PROJECT TO ENSURE THAT THE PROPOSED BUILDINGS PERFORM WELL WITH REGARDS TO SOLAR HEAT GAIN. THE PRIMARY VOLUMES OF THE PROPOSED STRUCTURES ARE EAST/WEST ORIENTED. THE PROJECT SITE IS COMPARATIVELY FLAT WITH LIMITED VEGETATIVE COVER. THE DESIGN INCLUDES AWNINGS TO LIMIT SOUTHERN SUN EXPOSURE AS WELL AS PROTECT SITE USERS FROM RAIN, SNOW AND ICE.

**EXISTING BUILDING ADJACENCY**

PROPOSED BUILDING 'A' FOUNDATION TO BE APPROX. 10' # FROM EXTERIOR WALL OF EXISTING HOUSE TO REMAIN (JUDY'S HOUSE). THE PROPOSED DESIGN MEETS THE INTERNATIONAL BUILDING CODE REQUIREMENT FOR MINIMUM DISTANCE BETWEEN BUILDINGS (10' REQUIRED). THE TOWN OF GRAND LAKE MUNICIPAL CODE REQUIRES 20' BETWEEN BUILDINGS. THE TOWN OF GRAND LAKE FIRE MARSHAL HAS REVIEWED THE DESIGN AND PROVIDED A LETTER STATING THAT THE PROPOSED DISTANCE IS ACCEPTABLE AND THAT THE BUILDING 'A' BOARDWALK AWNING ADJACENT TO JUDY'S HOUSE DOES NOT NEED TO BE PERMITTED. VARIANCE TO BE REQUESTED FOR THE DISTANCE BETWEEN BUILDING 'A' AND JUDY'S HOUSE.

**COMMERCIAL REQUIREMENT PER ZONING**

PROJECT SITE ZONED AS COMMERCIAL TRANSITIONAL (CT). PER TOWN MUNICIPAL CODE SO OF FIRST FLOOR AREA MEASURED FROM THE FRONTAGE SHALL BE DEDICATED TO COMMERCIAL SPACE. THE PROPOSED DESIGN DOES NOT INCLUDE COMMERCIAL SPACE. VARIANCE TO BE REQUESTED AS PART OF SITE DEVELOPMENT PLAN.

**SUBDIVISION PLAN**

AN EXISTING LOT LINE AGREEMENT BETWEEN THE TOWN AND SITE OWNERSHIP ALLOWS THE OVERALL PROJECT SITE TO BE COMPRISED OF THREE SEPARATE LOTS. A SUBDIVISION PLAN IS REQUIRED TO COMBINE THE THREE EXISTING LOTS IN TO ONE LOT. THIS IS TO BE COMPLETED AS PART OF THE PROPOSED PROJECT. THE PLAN WILL SUPERSEDE THE 2011 LOT LINE AGREEMENT.

**CONTACT INFO:**

<p><b>ARCHITECT:</b> MUNN ARCHITECTURE, L.L.C. SCOTT MUNN, AIA 315 E. AGATE AVENUE GRANBY, CO 80446 PH: 970-887-9366</p>	<p><b>SURVEYOR:</b> CORE CONSULTANTS MICHAEL KEVIN 78967 US HWY 40 WINTER PARK, CO 80482 PH: 970.564.3900</p>	<p><b>SOILS ENGINEER:</b> KUMAR &amp; ASSOCIATES, INC. JAMES PARKER 240 ANNIE ROAD PO DRAWER 1887 SILVERTHORNE, CO 80498 PH: 970.468.1989</p>	<p><b>CIVIL ENGINEER:</b> CORE CONSULTANTS ANDREW KESNER 3473 SOUTH BROADWAY ENGLEWOOD, CO 80113 PH: 303.730.5990</p>	<p><b>STRUCTURAL ENGINEER:</b> ASCENT GROUP INC. JARED VEENSTRA 7050 US HWY 40 WINTER PARK, CO 80482 PH: 970.363.6100</p>
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**PROJECT IMPACT**

**EXISTING BUILDING SQUARE FOOTAGES:**  
RESIDENTIAL OCCURRENCE 2: 425 sf  
RESIDENTIAL OCCURRENCE 4: 268 sf  
RESIDENTIAL OCCURRENCE 3: 292 sf  
RESIDENTIAL OCCURRENCE 4: 1,082 sf  
RESIDENTIAL OCCURRENCE 3: 934 sf  
RESIDENTIAL OCCURRENCE 4: 494 sf  
RESIDENTIAL OCCURRENCE 7: 252 sf  
RESIDENTIAL OCCURRENCE 4: 3,152 sf  
\*JUDY'S HOUSE (TO REMAIN): 1 sf  
EXTRA FEATURE OCCURRENCE 1: 120 sf  
EXTRA FEATURE OCCURRENCE 2: 120 sf  
EXTRA FEATURE OCCURRENCE 3: 146 sf  
EXTRA FEATURE OCCURRENCE 4: 1 sf  
EXTRA FEATURE OCCURRENCE 5: 172 sf  
**TOTAL: 7,285 sf**

**NEW PROPOSED BUILDING SQUARE FOOTAGES:**  
BUILDING 2: 4,145 sf  
BUILDING 4: 4,145 sf  
RESIDENTIAL OCCURRENCE A\*: 3,152 sf  
\*JUDY'S HOUSE (TO REMAIN):  
**TOTAL: 11,440 sf**

**EXISTING NUMBER OF BEDS/BEDROOMS:**  
RESIDENTIAL OCCURRENCE 1,2: (19) BEDS  
RESIDENTIAL OCCURRENCE 8\*: (12) BEDS/(4) BEDROOMS  
\*JUDY'S HOUSE (TO REMAIN):  
**TOTAL: (31) BEDS**

**NEW PROPOSED NUMBER OF BEDS/BEDROOMS:**  
BUILDING 2A: (12) BEDS/(12) BEDROOMS  
BUILDING 4: (12) BEDS/(12) BEDROOMS  
RESIDENTIAL OCCURRENCE 8\*: (7) BEDS/(6) BEDROOMS  
\*JUDY'S HOUSE (TO REMAIN):  
**TOTAL: (31) BEDS/(30) BEDROOMS**

**PARKING**

**REQUIRED OFF-STREET SPACES:** (21) TOTAL SPACES  
**EXISTING OFF-STREET SPACES:** (8) STRIPED/PAINTED SPACES PROVIDED  
**NEW PROPOSED PARKING SPACES:** (17) TOTAL OFF-STREET SPACES  
\*10' ADA, 115' STANDARD  
\*VARIANCE TO BE REQUESTED

**PARKING SURFACING**

PROPOSED PARKING SURFACE TO BE 2" OF COMPACTED GRAVEL. GRAVEL SURFACING FOR RESIDENTIAL UNITS IN CT ZONING DISTRICTS MAY BE PERMITTED BY THE PLANNING COMMISSION WITHOUT OBTAINING A VARIANCE (12-2-2B C-3-C-4).

**VICINITY MAP (N.T.S.)**



**AREA MAP (N.T.S.)**



**SHEET INDEX LEGEND:**

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

**SHEET INDEX**

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ARCHITECT :

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

STAMP :

NOT FOR CONSTRUCTION  
FOR REFERENCE ONLY

OFF-BROADWAY HOUSING  
FINAL DEVELOPMENT PLAN  
450 BROADWAY ST, GRAND LAKE, CO 80447  
PROJECT #: 1914

ISSUANCE :      DATE :  
FINAL DEVELOPMENT PLAN      2022-04-08

SHEET TITLE :  
COVER SHEET

SHEET NUMBER :  
1 of 11

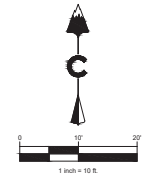
**IMPROVEMENT LOCATION CERTIFICATE /  
TOPOGRAPHIC MAP**  
**LOTS 9, 10 & 11, BLOCK 19**  
A PART OF THE NORTHWEST QUARTER OF SECTION 5,  
TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN,  
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF  
COLORADO

LAND DEVELOPMENT  
ENGINEER  
PUBLIC INFRASTRUCTURE

**CORE**

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

RELEASE: 11/19/21  
DESIGNED: CAC  
QA/QC: MSK  
JOB NO. 21-221  
SHEET 2 of 11



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

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

**ADDRESS**  
450 BROADWAY AVENUE, GRAND LAKE, CO

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

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

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

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



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**SITE PLAN LEGEND:**

	EXISTING BUILDING TO REMAIN		NEW PROPOSED BUILDINGS
	NEW PROPOSED BOARDWALK		SNOW STORAGE
	EXISTING TREE (TO REMAIN)		NON-RESIDENTIAL
	DARK SKY COMPLIANT LIGHTING FIXTURE		

**SITE LIGHTING**

LIGHTING SHALL BE CONSISTENT WITH THE DARK SKY CONCEPT THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. LIGHTING SHALL BE DOWN-CAST TO THE FULLEST EXTENT POSSIBLE. ACCENT ORNAMENTAL LIGHTING SHALL BE PERMITTED AND IS HIGHLY RECOMMENDED. SEASONAL ORNAMENTAL LIGHTING SHALL BE PERMITTED BUT SHALL BE KEPT IN PROPERLY WORKING ORDER. OTHER EXTERIOR ORNAMENTAL LIGHTING SHALL BE REVIEWED ON A CASE-BY-CASE BASIS.

**GROSS AREA CALCULATIONS**

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

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

**A & B TOTAL:** 8,288 sf

**EXISTING HOUSE (TO REMAIN):** 3,152 sf

**TOTAL UNIT-TYPE AREAS:**  
**UNIT A:** 1,429 sf  
 LEVEL 01 = 852 sf  
 LEVEL 02 = 577 sf

**UNIT B:** 1,292 sf  
 LEVEL 01 = 769 sf  
 LEVEL 02 = 523 sf

**UNIT C:** 1,292 sf  
 LEVEL 01 = 769 sf  
 LEVEL 02 = 523 sf

**DENSITY PER UNIT TYPE:**  
**BUILDING A:** (12) PEOPLE  
 UNIT A: (4) PEOPLE  
 UNIT B: (4) PEOPLE  
 UNIT C: (4) PEOPLE

**BUILDING B:** (12) PEOPLE  
 UNIT A: (4) PEOPLE  
 UNIT B: (4) PEOPLE  
 UNIT C: (4) PEOPLE

**NON-RESIDENTIAL FACILITY SQUARE FOOTAGES:**  
**BUILDING A:**  
 STORAGE: 119 sf

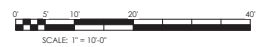
**BUILDING B:**  
 STORAGE: 120 sf

**PROPOSED OUTDOOR SQUARE FOOTAGES:**  
**PARKING:** 2,399 sf

**BOARDWALKS:** 3,227 sf

**OPEN SPACE:** 10,642 sf

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



ARCHITECT :

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 315 EAST AGATE AVENUE  
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 WWW.MUNNARCH.COM

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**OFF-BROADWAY HOUSING**  
 FINAL DEVELOPMENT PLAN  
 450 BROADWAY ST, GRAND LAKE, CO 80447  
 PROJECT #: 1914

ISSUANCE : DATE :  
 FINAL DEVELOPMENT PLAN 2022-04-08

SHEET TITLE :  
 SITE PLAN

SHEET NUMBER :  
**3 of 11**



ARCHITECT :  
**MA**  
 Mann Architecture, LLC  
 315 EAST AGATE AVENUE  
 P.O. BOX 21  
 GRANBY, CO 80446  
 970.860.7364  
 WWW.MANNARCH.COM



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

ISSUANCE :      DATE :  
 SHEET TITLE :  
 EXISTING DRAINAGE PLAN  
 SHEET NUMBER :  
 4 OF 11

**Rocky Mountain Repertory Theatre**  
 CORE Project #: 21-211  
 Prepared By: J.R.T.

%Imperv.	Impervious & Unimproved							Landscape Area			Soil Type					
	0.25 acres or less	0.25 - 0.75 acres	0.75 - 1.25 acres	1.25 - 2.5 acres	2.5 - 5.0 acres	5.0 - 10.0 acres	10.0 acres or larger	Attached	Roof/Concrete	Asphalt/Paved Water	Packed Gravel	2-7% Slope	7-15% Slope	Historic	Soil Type A Area	Soil Type B Area
Design Point	45.00%	30.00%	12.00%	75.00%	90.00%	100.00%	40.00%	2.00%	2.00%	2.00%	0	19.373	47.4%	19.373	0	0
EX-A	1	1.32	7.701	6.034	0	14.867	28.4%	14.867	0	0	0	0	0	0	0	0
EX-B	2	1.32	7.701	6.034	0	14.867	28.4%	14.867	0	0	0	0	0	0	0	0

**Rocky Mountain Repertory Theatre**  
 CORE Project #: 21-211  
 Prepared By: J.R.T.

Table 6.4 - Roof runoff coefficients based on NRCS soil group and storm return period

Soil Type	1 Year	5 Year	10 Year	25 Year	50 Year	100 Year
A	0.30	0.35	0.40	0.45	0.50	0.55
B	0.35	0.40	0.45	0.50	0.55	0.60
C	0.40	0.45	0.50	0.55	0.60	0.65
D	0.45	0.50	0.55	0.60	0.65	0.70
E	0.50	0.55	0.60	0.65	0.70	0.75
F	0.55	0.60	0.65	0.70	0.75	0.80
G	0.60	0.65	0.70	0.75	0.80	0.85
H	0.65	0.70	0.75	0.80	0.85	0.90
I	0.70	0.75	0.80	0.85	0.90	0.95
J	0.75	0.80	0.85	0.90	0.95	1.00

**COMPOSITE DEVELOPED BASIN WEIGHTED "C" CALCULATIONS**  
 REFERENCE USFCD Vol. I RUNOFF Table 6.4

$I = \% \text{ Imperviousness}$  (00 expressed as a decimal)  
 $C_w = \text{Runoff coefficient for NRCS HSG-A soil}$   
 $C_s = \text{Runoff coefficient for NRCS HSG-B soil}$   
 $C_d = \text{Runoff coefficient for NRCS HSG-C and D soils}$   
 National Resource Conservation Service (NRCS)

Basin ID	% Imperv.	I	Soil Type	Runoff Coefficients, C				Basin Area	Total Area	Weighted Runoff Coefficients, C			
				2-Year	5-Year	10-Year	100-Year			2-Year	5-Year	10-Year	100-Year
EX-A	47.4%	0.47	A	0.32	0.33	0.35	0.48	0.44	0.44	0.32	0.33	0.35	0.48
EX-B	28.4%	0.28	A	0.16	0.17	0.18	0.33	0.34	0.34	0.16	0.17	0.18	0.33

**TIME OF CONCENTRATION CALCULATIONS**  
 REFERENCE USFCD Vol. I Section 2.4

USFCD Conversion Factors K - REFERENCE USFCD Vol. I RUNOFF Table 6.2

Soil Type	Heavy Meadow	3 Short Grass Pasture & Lawns	7 Paved Area & Shallow Gutter	15 Grassed Waterway
SP-2	5	5	10	20

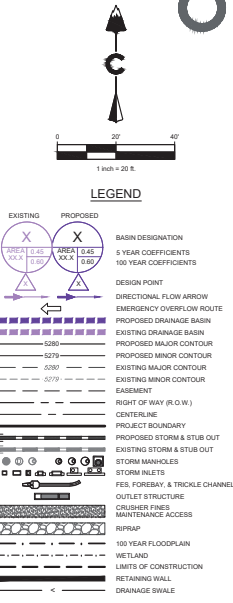
SUB-BASIN DATA	INITIAL / OVERLAND TIME				CHANNEL / TRAVEL TIME				[C] CHECK [UNBRANCHED BASINS]	[C] CHECK [BRANCHED BASINS]		
	AREA ac	[C]S	Length ft.	Slope %	Length ft.	Slope %	Coef.	Velocity fps			[C]	FINAL [C] CHECK
EX-A	0.45	0.33	188	0.9	18.2	0.35	0.42	0.48	0.68	18.2	0.5	18.2
EX-B	0.34	0.17	199	0.2	29.2	1.0	1.0	7	0.7	3.7	0.3	23.2

**RATIONAL METHOD PEAK RUNOFF**  
 5-Year STORM      Rainfall Depth-Duration-Frequency (1-hr) = 0.68  
 REFERENCE USFCD Vol. I EQ 5-1 & EQ 5-1

DESIGN POINT	DRAIN BASIN	AREA ac.	SYR RUNOFF COEFF	DIRECT RUNOFF			
				[C]	C x A	I	Q
1	EX-A	0.45	0.33	18.2	0.13	1.81	0.27
2	EX-B	0.34	0.17	23.2	0.06	1.40	0.09

**RATIONAL METHOD PEAK RUNOFF**  
 100-YR STORM      Rainfall Depth-Duration-Frequency (1-hr) = 1.47  
 REFERENCE USFCD Vol. I EQ 5-1 & EQ 5-1


DESIGN POINT	DRAIN BASIN	AREA ac.	SYR RUNOFF COEFF	DIRECT RUNOFF			
				[C]	C x A	I	Q
1	EX-A	0.45	0.48	18.2	0.21	3.03	0.45
2	EX-B	0.34	0.33	23.2	0.11	2.47	0.30



**NOTE:**  
 CORE HAS NOT BEEN PROVIDED WITH GUIDANCE FROM THE PUBLIC WORKS DEPARTMENT ON WHAT IMPROVEMENTS ARE REQUIRED WITHIN THE PUBLIC RIGHT-OF-WAY ON EITHER FRONTAGE. THE RIGHT-OF-WAY IMPROVEMENTS WILL BE DESIGNED WHEN DIRECTION IS PROVIDED.

CORE CONSULTANTS, INC.  
3473 S. BROADWAY  
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303.733.4440  
WWW.CORECONS.COM

ARCHITECT :  
**MA**  
Munn Architecture, LLC  
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GRANBY, CO 80446  
970.860.7364  
WWW.MUNNARCH.COM

STAMP :  
  
06/08/22

OFF-BROADWAY HOUSING  
ROCKY MOUNTAIN REPERTORY PROPERTIES, INC  
450 BROADWAY ST. GRAND LAKE, CO 80447  
PROJECT #: 17-14

ISSUANCE :      DATE :

SHEET TITLE :  
PROPOSED  
DRAINAGE PLAN

SHEET NUMBER :  
5 OF 11

**Rocky Mountain Repertory Theatre**

CORE Project #: 21-211

BASIN	Design Point	Residential & Commercial									Landscape Area			Soil Type			
		0.25 acres less	0.25 - 0.75 acres	2.5 acres or larger	Attached	Roof/Concrete	Asphalt/Paved Water	Packed Gravel	2-7% Slope	>7% Slope	Historic	Area (sf)	Area (sf)	Area (sf)	Soil Type A Area	Soil Type B Area	Soil Type C/D Area
PR-A	1						3,890	3,571	2,148			1,715	11,025	43.0%	11,025		
PR-B	2						4,358	5,143	9,652			4,112	23,215	26.9%	23,215		

**Rocky Mountain Repertory Theatre**

CORE Project #: 21-211

**COMPOSITE DEVELOPED BASIN WEIGHTED "C" CALCULATIONS**  
REFERENCE USFCD Vol. 1 RUNOFF Table 4-4

*i* = % Imperviousness/100 expressed as a decimal  
*C<sub>1</sub>* = Runoff coefficient for NRCS HSG A sub  
*C<sub>2</sub>* = Runoff coefficient for NRCS HSG B sub  
*C<sub>3</sub>* = Runoff coefficient for NRCS HSG C and D sub  
 Natural Resource Conservation Service (NRCS)

Basin ID	% Imperv.	<i>i</i>	Soil Type	Runoff Coefficient, C				Basin Area	Total Area	Weighted Runoff Coefficient, C			
				2-Year	5-Year	10-Year	100-Year			2-Year	5-Year	10-Year	100-Year
PR-A	43.0%	0.43	A	0.28	0.29	0.31	0.45	0.25	0.28	0.29	0.31	0.45	
PR-B	26.9%	0.27	A	0.15	0.16	0.17	0.32	0.53	0.15	0.16	0.17	0.32	

**TIME OF CONCENTRATION CALCULATIONS**  
REFERENCE USFCD Vol. 1 Section 2-4

NRCS Conversion Factors, K - REFERENCE USFCD Vol. 1 RUNOFF Table 4-2

SUB-BASIN DATA	INITIAL / OVERLAND TIME	CHANNEL / TRAVEL TIME	FINAL TIME					
AREA (ac)	Length (ft)	Slope (%)	Length (ft)	Slope (%)	Velocity (ft/s)	Time (min)	COMB. TIME (min)	USFCD T <sub>c</sub> (min)
PR-A	0.25	0.29	188	1.1	19.6	7	7	19.6
PR-B	0.53	0.16	193	0.6	27.7	1.54	0.9	7

**Rocky Mountain Repertory Theatre**

CORE Project #: 21-211

**RATIONAL METHOD PEAK RUNOFF**  
5-YR STORM      Rainfall Depth/Duration/Frequency (1-hr) = 0.88  
SF-3      REFERENCE USFCD Vol. 1 EQ 5-1 & EQ 5-1

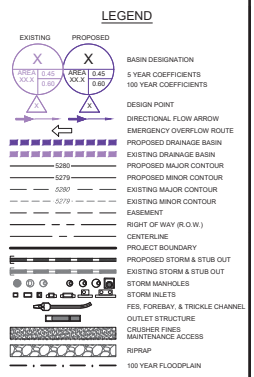
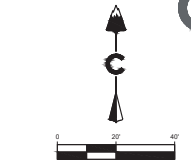
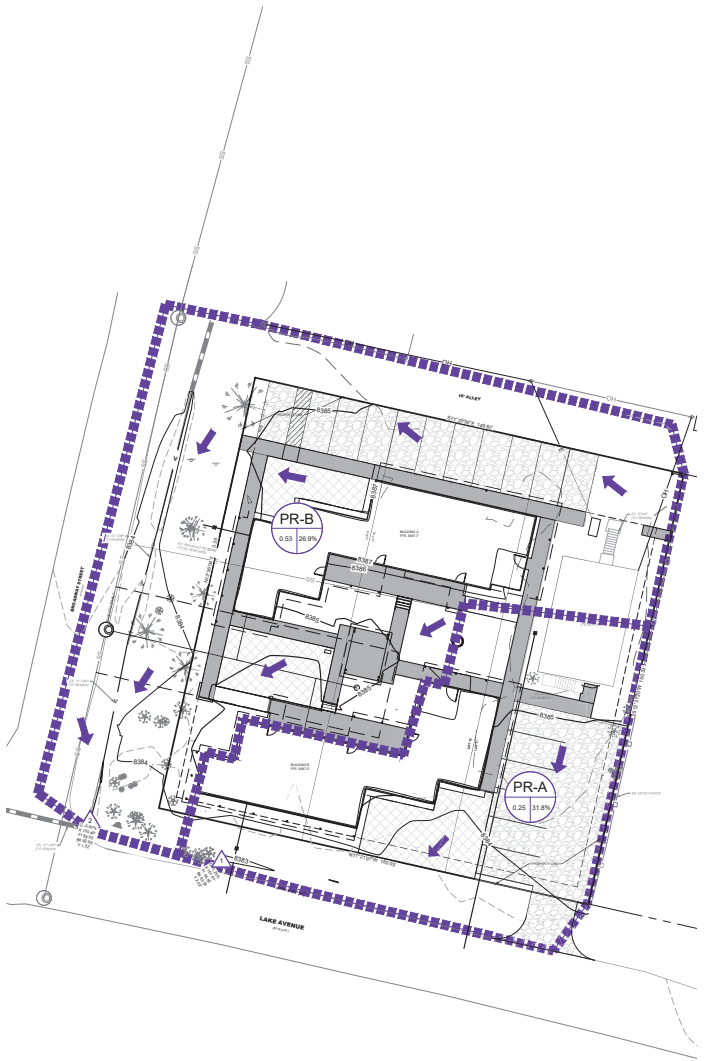
DESIGN POINT	DRAIN BASIN	AREA (ac)	5yr Runoff COEFF	T <sub>c</sub> (min)	C x A	I	Q
						in/hr	cfs
1	PR-A	0.25	0.29	19.6	0.07	1.25	0.13
2	PR-B	0.53	0.16	23.6	0.09	1.58	0.14

**Rocky Mountain Repertory Theatre**

CORE Project #: 21-211

**RATIONAL METHOD PEAK RUNOFF**  
100-YR STORM      Rainfall Depth/Duration/Frequency (1-hr) = 1.47  
SF-3      REFERENCE USFCD Vol. 1 EQ 5-1 & EQ 5-1

DESIGN POINT	DRAIN BASIN	AREA (ac)	100yr Runoff COEFF	T <sub>c</sub> (min)	C x A	I	Q
						in/hr	cfs
1	PR-A	0.25	0.45	19.6	0.11	2.92	0.33
2	PR-B	0.53	0.32	23.6	0.17	2.65	0.45



**NOTE:**

- ROADWAY AREAS ARE CALCULATED AS 40% IMPERVIOUS DUE TO FREE DRAINING COMPACTED GRAVEL SUBBASE
- CORE HAS NOT BEEN PROVIDED WITH GUIDANCE FROM THE PUBLIC WORKS DEPARTMENT ON WHAT IMPROVEMENTS ARE REQUIRED WITHIN THE PUBLIC RIGHT-OF-WAY ON EITHER FRONTAGE. THE RIGHT-OF-WAY IMPROVEMENTS WILL BE DESIGNED WHEN DIRECTION IS PROVIDED.

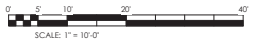
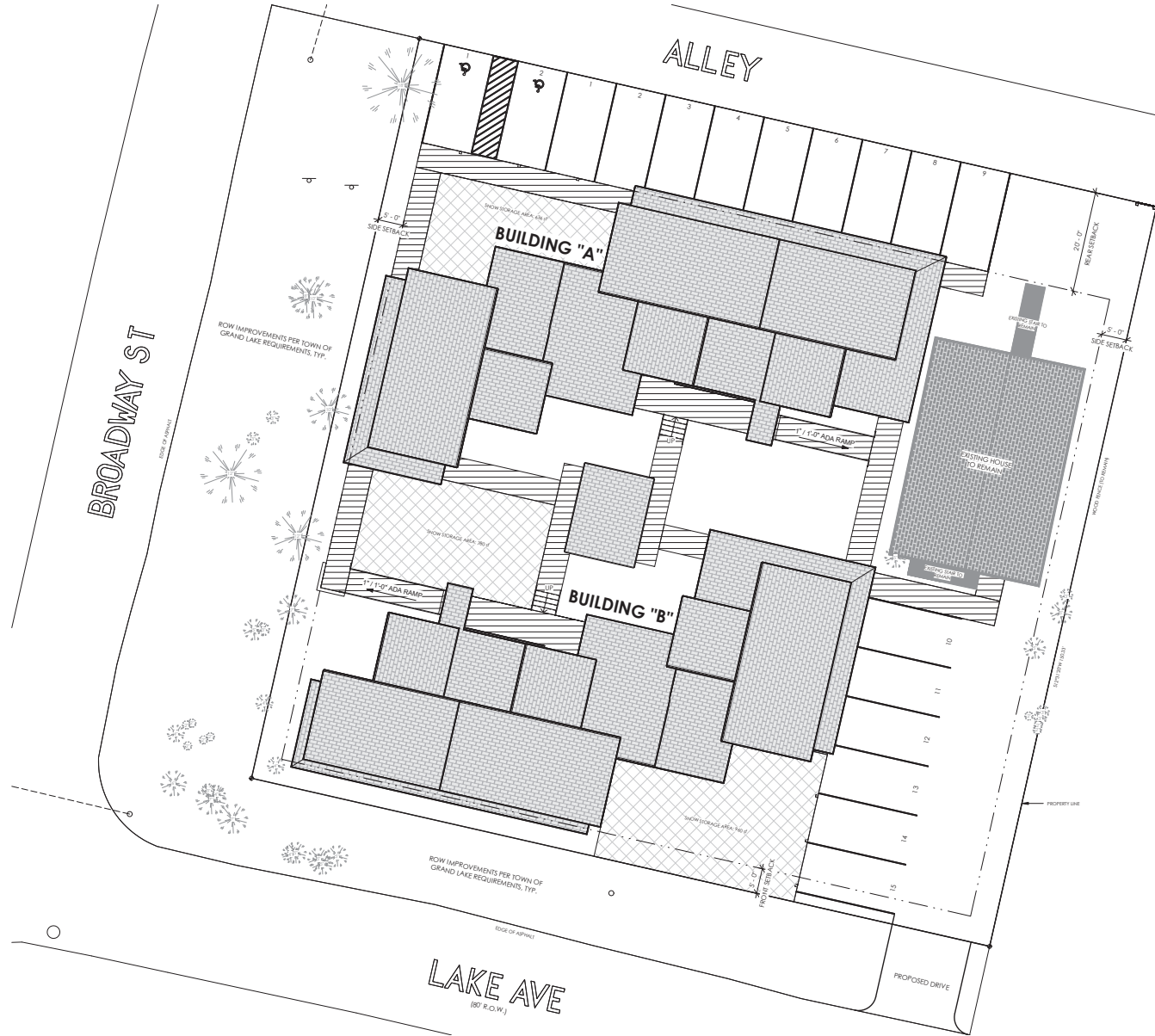
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**SNOW STORAGE:**  
 REQUIRED SNOW STORAGE IS CALCULATED AT 33% OF THE TOTAL  
 PARKING, PATHWAYS, AND DRIVING AREAS:  
 PARKING AREA: 2,299 sf  
 PATHWAYS (BOARDWALKS): 3,227 sf  
 DRIVING AREAS: N/A  
 TOTAL: 5,626 sf  
**5,626 sf x 33% = 1,857 sf REQ'D SNOW STORAGE AREA**  
 \*2,273 sf PROVIDED PER SITE PLAN



**SNOW STORAGE PLAN**  
 SCALE: 1" = 10'-0"  
 BACK REF.



ARCHITECT :

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

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**OFF-BROADWAY HOUSING**  
 FINAL DEVELOPMENT PLAN  
 450 BROADWAY ST, GRAND LAKE, CO 80447  
 PROJECT #: 1914

ISSUANCE :	DATE :
FINAL DEVELOPMENT PLAN	2022-06-08

SHEET TITLE :  
 SNOW STORAGE PLAN

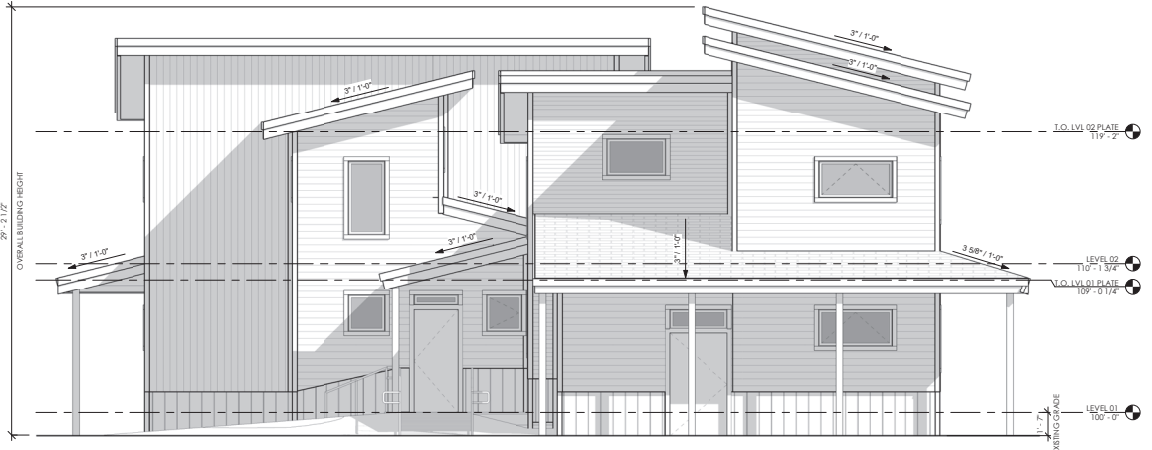
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**7 of 11**

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



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



ARCHITECT :

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315 EAST AGATE AVENUE  
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OFF-BROADWAY HOUSING  
FINAL DEVELOPMENT PLAN  
450 BROADWAY ST, GRAND LAKE, CO 80447  
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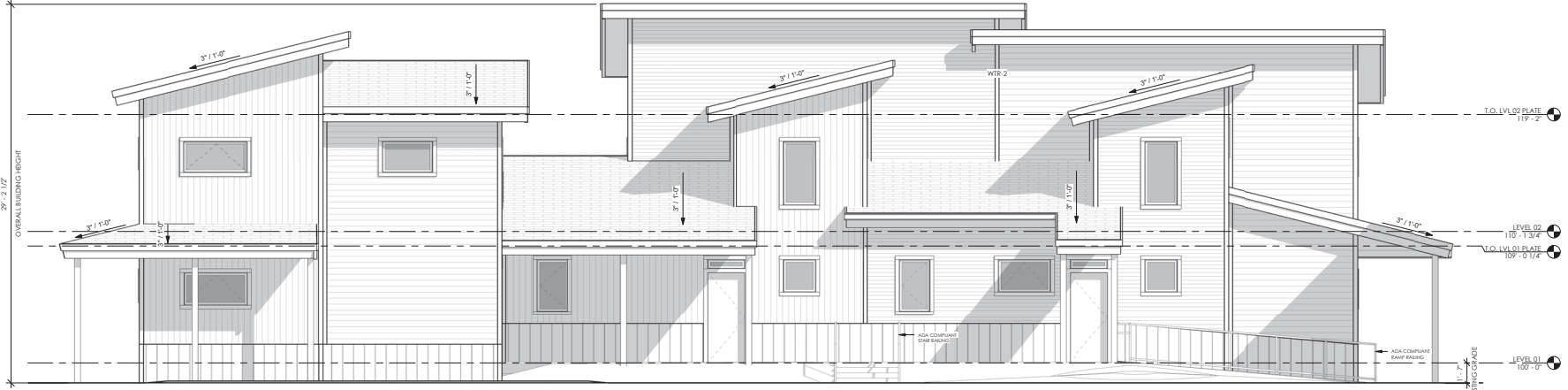
ISSUANCE : DATE :  
FINAL DEVELOPMENT PLAN 2022-06/08

SHEET TITLE :  
OVERALL EXTERIOR ELEVATIONS - BUILDING "A"

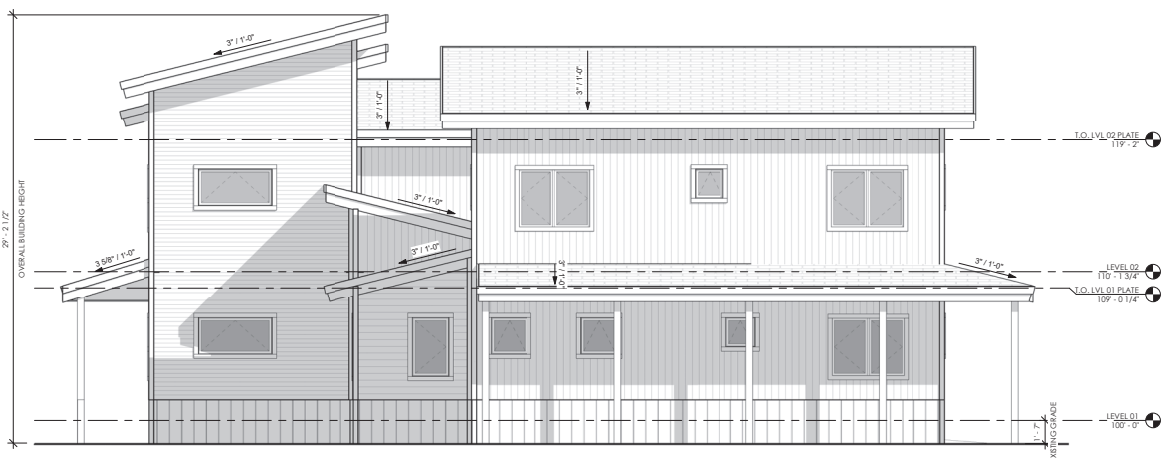
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8 of 11

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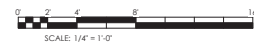
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1 OVERALL BUILDING ELEVATION - BUILDING A - SOUTH  
 SCALE: 1/4" = 1'-0" BACK REF: A3.01



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



ARCHITECT :  
  
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OFF-BROADWAY HOUSING  
 FINAL DEVELOPMENT PLAN  
 450 BROADWAY ST, GRAND LAKE, CO 80447  
 PROJECT #: 1914

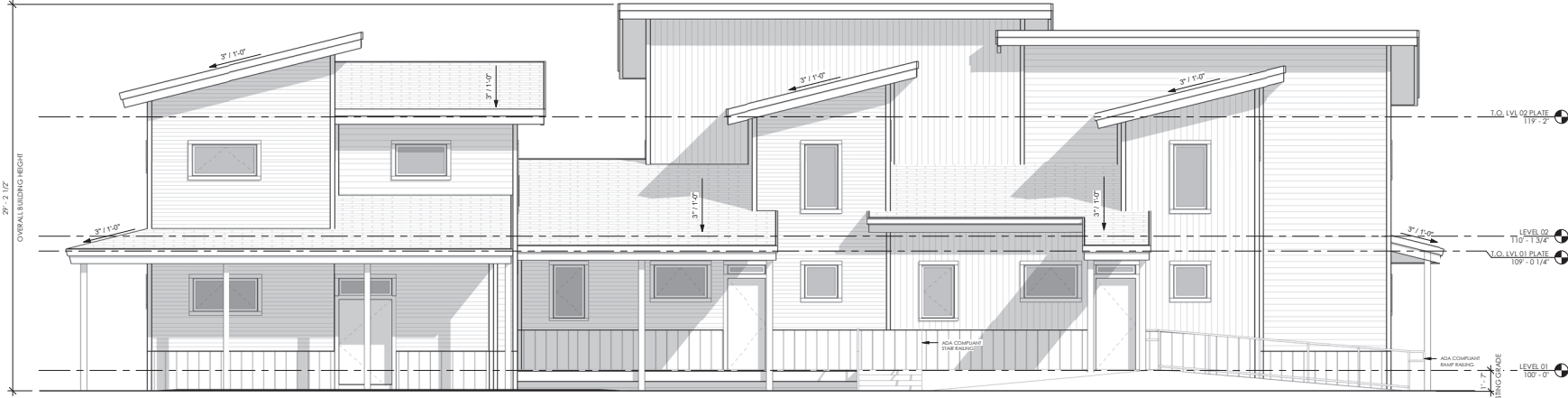
ISSUANCE : DATE :  
 FINAL DEVELOPMENT PLAN 2022-0608

SHEET TITLE :  
 OVERALL EXTERIOR ELEVATIONS - BUILDING "A"

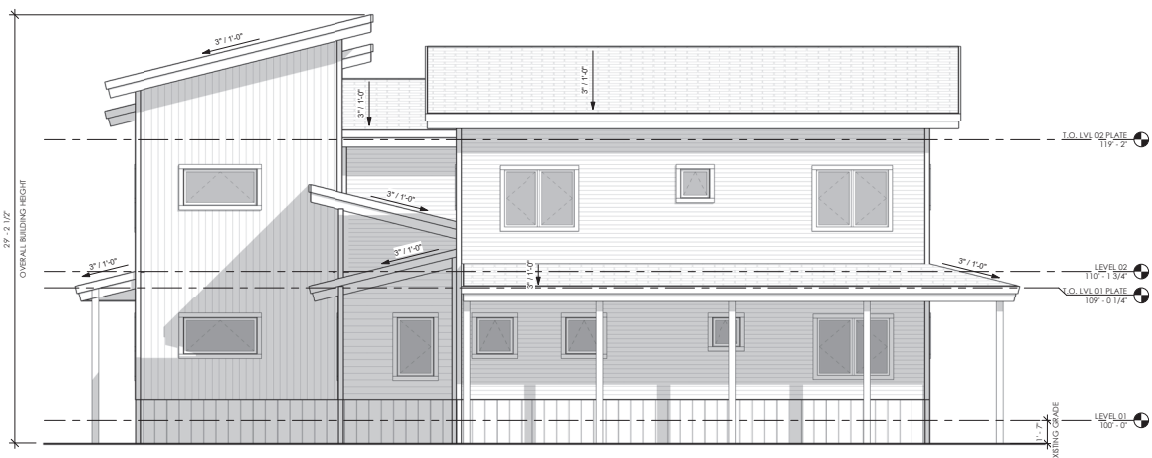
SHEET NUMBER :  
 9 of 11

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

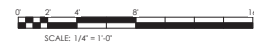
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1 OVERALL BUILDING ELEVATION - BUILDING B - NORTH  
 SCALE: 1/4" = 1'-0" BACK REF: A3.01



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



ARCHITECT :

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

STAMP :  
 NOT FOR CONSTRUCTION  
 FOR REFERENCE ONLY

OFF-BROADWAY HOUSING  
 FINAL DEVELOPMENT PLAN  
 450 BROADWAY ST, GRAND LAKE, CO 80447  
 PROJECT #: 1914

ISSUANCE : DATE :  
 FINAL DEVELOPMENT PLAN 2022-0608

SHEET TITLE :  
 OVERALL EXTERIOR ELEVATIONS - BUILDING "B"

SHEET NUMBER :  
 10 of 11

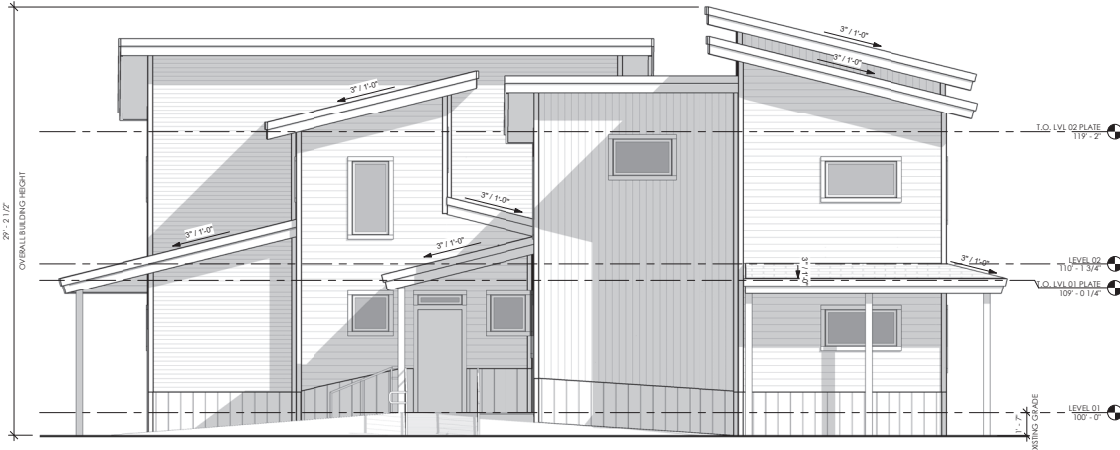
Section 6, Item A.

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

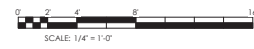
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1 OVERALL BUILDING ELEVATION - BUILDING B - SOUTH  
SCALE: 1/4" = 1'-0" BACK REF: A3.01



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



ARCHITECT :



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

STAMP :  
NOT FOR CONSTRUCTION  
FOR REFERENCE ONLY

OFF-BROADWAY HOUSING  
FINAL DEVELOPMENT PLAN  
450 BROADWAY ST, GRAND LAKE, CO 80447  
PROJECT #: 1914

ISSUANCE : DATE :  
FINAL DEVELOPMENT PLAN 2022-06/08

SHEET TITLE :  
OVERALL EXTERIOR ELEVATIONS - BUILDING "B"

SHEET NUMBER :  
11 of 11

# Harbor Breeze Oakdale 1-Light 12.2-in Black Dark Sky Outdoo...

\$49.98

Return Policy  
Section 6, Item A.

Shop Harbor Breeze  12

- Overview
- Specifications
- Compare
- Reviews
- Q&A
- Product Features

 [Arvada Lowe's](#) Open until 10 PM >



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

[Lighting & Ceiling Fans](#) / [Outdoor Lighting](#) / [Outdoor Wall Lighting](#) / [Outdoor Wall Lights](#)

## Harbor Breeze Oakdale 1-Light 12.2-in Black Dark Sky Outdoor Wall Light

Item #4145452 Model #WLM141MBK

Shop Harbor Breeze  12

Feedback

# Harbor Breeze Oakdale 1-Light 12.2-in Black Dark Sky Outdo...

Shop Harbor Breeze ★★★★★ 12

Overview Specifications Compare Reviews Q&A Product Features



\$49.98

Return Policy Section 6, Item A.

\$49.98

Black finish is warm and welcoming  
Inside of fixture is white, allowing more light to be reflected  
Dark Sky approved

Fixture Width (Inches)  
14.05

**Get it Installed**  
View available plans & Services

**Pickup at Arvada Lowe's**  
 FREE Store Pickup  
1 Available tomorrow  
Aisle LEFT WALL | Bay 8  
[Check nearby stores to get more](#)

**Delivery**  
 FREE Ship to Home  
Get it by Thu, Jun 2  
 Scheduled Delivery with \$50+ Order (Fee Applies)  
Available  
Delivery Scheduling in Checkout

**Hurry, Low in Stock**

—  +  
Qty

Add to Cart

Save to Catalog

Feedback

Here are some similar items ...

# Harbor Breeze Oakdale 1-Light 12.2-in Black Dark Sky Outdoor...

\$49.98

Shop Harbor Breeze  12

Return Policy  
Section 6, Item A.

Overview Specifications Compare Reviews Q&A Product Features

## OVERVIEW

This nostalgic barn light from the Oakdale collection is the perfect finishing touch for your home. This classic design is perfect for today's modern farmhouse or industrial styles.

- Black finish is warm and welcoming
- Inside of fixture is white, allowing more light to be reflected
- **Dark Sky approved**
- Recommended use of 1x 60 watt max medium base light bulb (or energy efficient equivalent), not included
- Measures 12.2 L x 14.05 W x 12.2 H

 **Prop65 Warning Label**  
PDF

 **Installation Manual**  
PDF

CA Residents:  [Prop 65 Warning\(s\)](#) 

Feedback

## SPECIFICATIONS

<b>Warranty</b>	1-year limited	<b>Light Bulb Base Type</b>	Medium base (E-26)
<b>Weight</b>	3	<b>Lowe's Exclusive</b>	
<b>Dimmable</b>		<b>Shape</b>	Round <span style="border: 1px solid black; padding: 2px;">22</span>

# Harbor Breeze Oakdale 1-Light 12.2-in Black Dark Sky Outdoor...

**\$49.98**


[Return to Top](#)

Section 6, ItemA.

Shop Harbor Breeze  12

Overview Specifications Compare Reviews Q&A Product Features

<b>Style</b>	Farmhouse
<b>Wattage</b>	60
<b>Light Color</b>	Warm White
<b>Manufacturer Color/Finish</b>	Black
<b>Usage Rating</b>	Wet rated
<b>Wattage Equivalent</b>	60
<b>Maximum Fixture Wattage</b>	60
<b>Back Plate Width</b>	4.8
<b>Dark Sky</b>	<input checked="" type="checkbox"/>
<b>Bulb Type</b>	Incandescent
<b>Fixture Height</b>	12.2
<b>Lumens</b>	800
<b>Power Source</b>	Hardwired
<b>Color-Changing</b>	<input type="checkbox"/>
<b>Fixture Color Family</b>	Black

<b>Number of Bulbs Required</b>	1
<b>Package Quantity</b>	1
<b>Glass Color</b>	No glass
<b>Glass Style</b>	No glass
<b>Safety Listing</b>	SGS safety listing
<b>Type</b>	Barn Light
<b>Back Plate Height</b>	4.8
<b>Collection Name</b>	Oakdale
<b>ENERGY STAR Certified</b>	<input type="checkbox"/>
<b>Fixture Depth</b>	12.2
<b>Material</b>	Metal
<b>Motion Sensor</b>	<input type="checkbox"/>
<b>Bulb(s) Included</b>	<input type="checkbox"/>
<b>CA Residents: Prop 65 Warning(s)</b>	 <b>Prop 65 WARNING(S)</b>
<b>Fixture Width</b>	14.05

Feedback

Section 6, Item A.

TOWN OF GRAND LAKE  
LOT LINE AGREEMENT

August 17<sup>th</sup>, 2011

RE: Town of Grand Lake Block 19, Lots 9-11

The Town of Grand Lake does not require vacation of lot lines nor has a procedure for same. Rocky Mountain Repertory Properties, Inc is in agreement with the Town of Grand Lake that these three (3) lots are to forever remain one building site; are to be considered as one building site; and can never be sold separately or mortgaged separately; unless all provisions of this Town of Grand Lake's zoning regulations then in effect are complied with, including but not limited to, area regulations.


  
Judy Jensen, President  
Rocky Mountain Repertory Properties, Inc.  
P.O. Box 1682  
Grand Lake, CO 80447

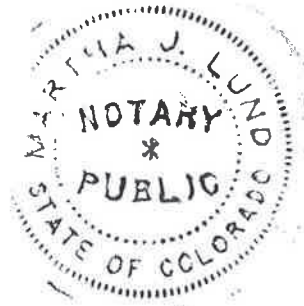
STATE OF Colorado )  
 )ss.  
COUNTY OF Grand )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2011, by Judy Jensen as President for Rocky Mountain Repertory Properties, Inc. Witness my hand and official seal.

My commission expires: 11/07/2014



TOWN OF GRAND LAKE:  
  
Abbi Jo Wittman,  
Town Planner



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

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

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

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

7. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

8. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed this 17<sup>th</sup> day of August, 2010.

Name: Judy Jensen President

Type or print

Judy Jensen President RMRT

Signature

STATE OF Colorado )

COUNTY OF Grand )

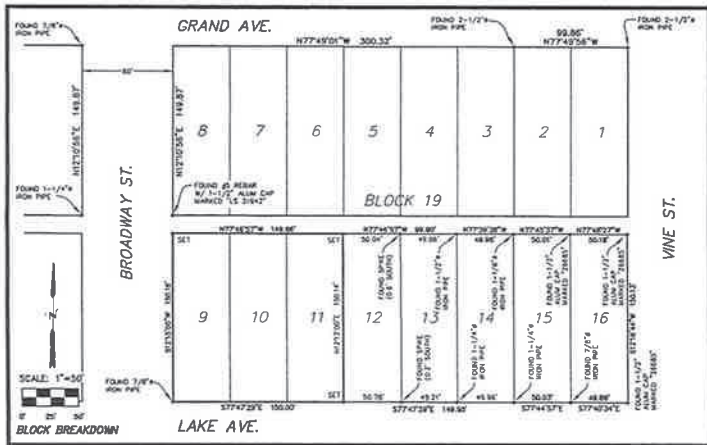
The foregoing instrument was acknowledged before me this 17 day of August, 2010 by Judy Jensen

Witness my hand and official seal.

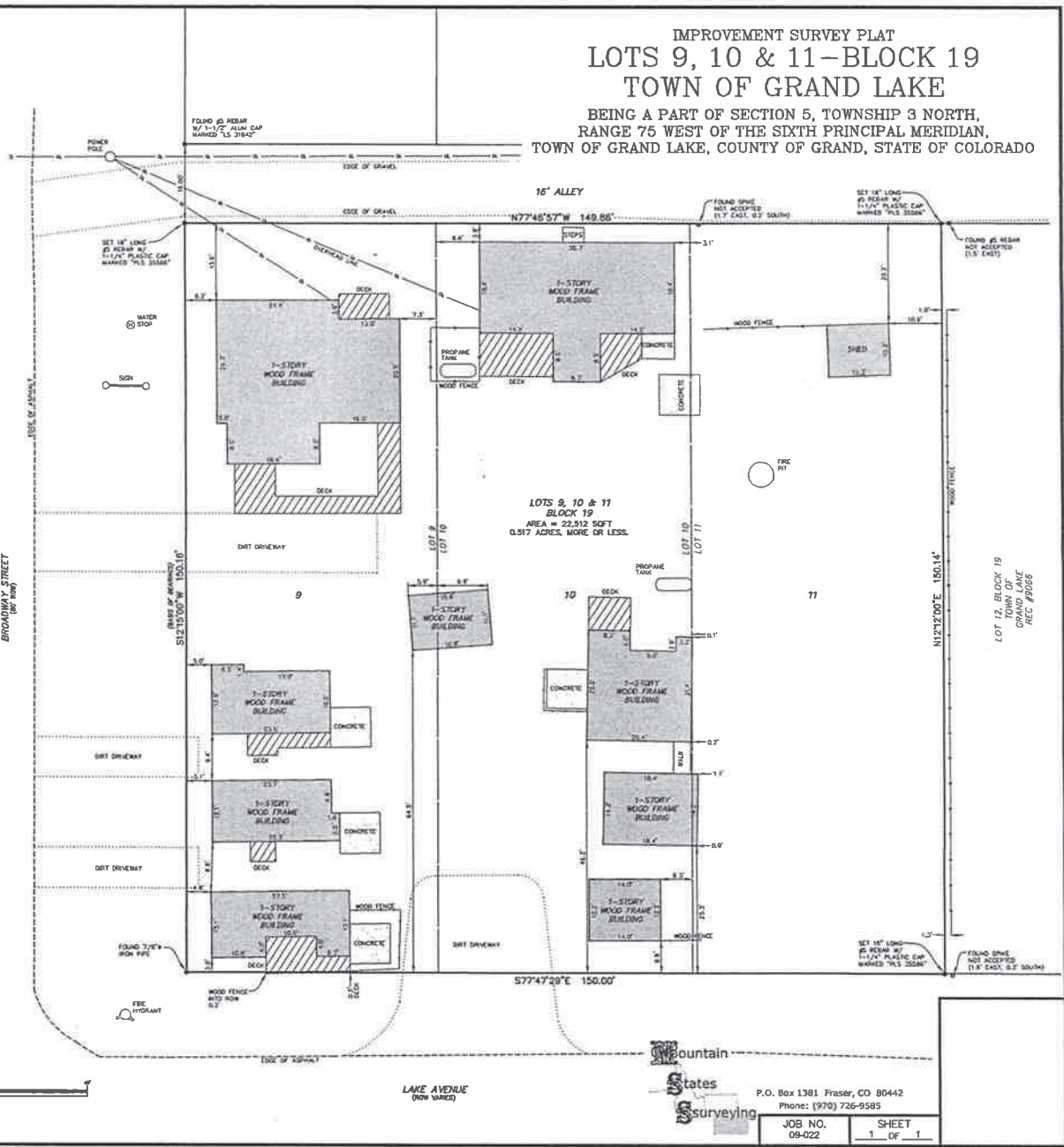
My commission expires: 11/07/2014

Martha J Lund  
Notary Public





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



- NOTES:**
- 1.) Boundaries shown on the accompanying Improvement Survey Plat are based on the assumption that the Boundary Line of Lot 8, Block 19 bears S 12°02'51" E, on unobstructed ground shown herein.
  - 2.) All property line information shown herein was obtained from the recorded Plat of the Town of Grand Lake, recorded as Plat No. 2008. At the request of the owner the surveyor performed a visual inspection of the subject property and the surrounding area. A site visit was conducted on 07/15/2024. The Improvement Survey Plat does not represent a 100% search or guarantee that there are no encroachments on the parcel.
  - 3.) The parcel may be subject to rights, interests, easements, obligations, rights-of-way or encumbrances in favor of any person or entity possessing the subject property which would not be shown by this survey. (a) any easements or rights-of-way or interests, (b) easements and/or interests, (c) easements and/or interests, (d) easements and/or interests, and (e) the water and/or water rights associated with the property which may be located upon the land or associated with the land.
  - 4.) Certification not valid without the original seal and signature. This survey and all related documents are for the sole use of the client on the date of certification.
  - 5.) Fieldwork was completed David R. Lutz, PLS on July 16, 2024. All measurements were obtained using a Leica TSP 1250 Total Station.
  6. The final plat used in the preparation of this plat is the U.S. survey and is defined by the United States Department of Commerce, National Institute of Standards and Technology.

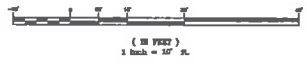
**LEGAL DESCRIPTION:**  
 (Provided by Client)  
 Lots 9, 10 and 11, Block 19  
 TOWN OF GRAND LAKE,  
 County of Grand, State of Colorado

**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 the certification shown herein.

**SURVEYOR'S CERTIFICATE:**

I, David R. Lutz, a duly licensed land surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat, reflects the results of a survey made by me or under my direct supervision, and is true and correct, to the best of my knowledge and belief.

DAVID R. LUTZ  
 COLORADO LICENSE # 65888  
 MOUNTAIN STATES SURVEYING, INC.



Mountain States Surveying

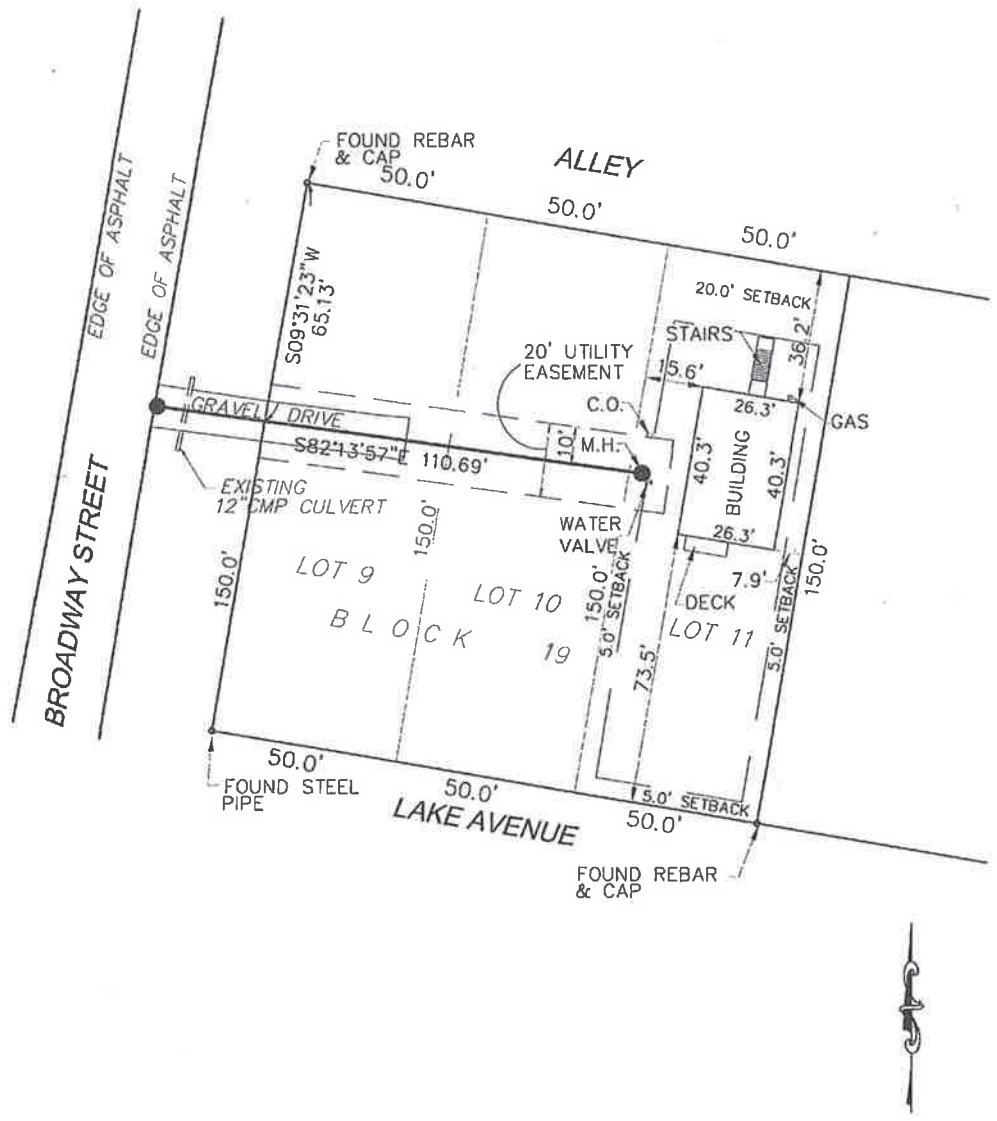
P.O. Box 1381 Fraser, CO 80442  
 Phone: (970) 726-9585

JOB NO. 09-022	SHEET 1 OF 1
-------------------	-----------------

RECEIVED JAN 23 2012

# IMPROVEMENT SURVEY PLAT

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



SCALE: 1" = 40'

**SURVEYORS CERTIFICATION:**

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

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



**Diamondback**  
Engineering & Surveying, Inc.

12640 West Cedar Drive, Suite C,  
Lakewood, CO 80228-2030  
Office: 303-985-4204  
Fax: 303-985-4214  
[www.diamondbackeng.com](http://www.diamondbackeng.com)

Statement of Present & Proposed Ownership of  
450 Broadway Grand Lake, CO 80447  
Blk 19 Lots 9-11 Town of Grand Lake

June 8, 2022

This property is currently owned by:

Rocky Mountain Repertory Properties, Inc. (RMRP)  
PO Box 1682  
Grand Lake, CO 80447

See attached Warranty Deed dated Nov. 1, 1999 and Quit Claim Deed dated March 28, 2008.

RMRP will remain the owner of the property during and after the construction/execution of the of the submitted plan. There are no plans for a future sale of the property in whole or in part.

Development signor is:

Barbara Meyer  
President,  
Rocky Mountain Repertory Theatre

There are no lien holders on the property.

Respectfully Submitted:



Barbara Meyer  
President  
Rocky Mountain Repertory Theatre

# BILL OF SALE

KNOW BY ALL MEN THESE PRESENTS, That

**RICHARD W. FARMER and PATRICIA B. FARMER**

of the County of \_\_\_\_\_, State of Colorado, (Seller), for and in consideration of **TEN AND 00/100 (\$10.00)** Dollars, in hand paid, at or before the ensembling or delivery of these presents by

**ROCKY MOUNTAIN REPERTORY, INC.**

of **P.O. BOX 1682, GRAND LAKE, CO 80447**, (Buyer), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant and convey unto the said Buyer, his personal representatives, successors and assigns, the following property, goods and chattels, to wit:

**lighting, heating, plumbing, ventilating, and air conditioning fixtures, TV antennas, water softeners, smoke/fire/burglar alarms, security devices, plants, mirrors, floor coverings, garage door openers including remote controls, if attached to property; storm windows, storm doors, window and porch shades, awnings, blinds, screens, curtain rods, fireplace inserts, fireplace screens & grates, heating stoves, storage sheds, all keys, if on property whether attached to property or not.**

located at: **450 BROADWAY, GRAND LAKE, CO 80447**

**TO HAVE AND TO HOLD** the same unto the said Buyer, his personal representative, successors and assigns, forever. The said Seller covenants and agrees to and with the Buyer, his personal representatives, successors and assigns, to **WARRANT AND DEFEND** the sale of said property, goods and chattels, against all and every person or persons whomever. When used herein shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the Seller has executed this Bill of Sale this **1st** day of **November, 1999**

\_\_\_\_\_  
\_\_\_\_\_

*Richard W. Farmer*  
**RICHARD W. FARMER**  
*Patricia B. Farmer*  
**PATRICIA B. FARMER**

STATE OF Colorado  
County of Grand

The foregoing instrument was acknowledged before me this **1st** day of **November, 1999**,  
My Commission Expires **4-4-03**

. Witness my hand and official seal.  
*Patricia A. Wolf*  
\_\_\_\_\_  
Notary Public

MORITZ TITLE COMPANY, LLC

P.O. BOX 1480

FRASER, CO 80442

Agents for Attorneys' Title Guaranty Fund

Section 6, Item A.

AFFIDAVIT AND AGREEMENT

STATE OF Missouri  
COUNTY OF Audrain

The undersigned, being the purchaser(s) and/or borrower(s) of the real property described in Paragraph 9 hereof, and being first duly sworn upon oath, depose(s) and say(s):

1. The representations, covenants and agreements contained herein are made to induce Moritz Title Company, LLC, and Attorneys' Title Guaranty Fund, Inc., to authorize its title insurance policies to be issued covering the real property described in Paragraph 9 hereof, with full knowledge and intent that such representations, covenants and agreements be relied upon.
2. No construction or repair of improvements on or in the real property described in Paragraph 9 hereof has been commenced or contracted for which has not been fully completed and fully paid for more than four full months prior to the execution hereof, except as described in Paragraph 8 hereof.
3. No claims have been made to affiant(s) or to any other person within the knowledge of affiant(s) on account of work done or materials furnished to the real property described in Paragraph 9 hereof, except as described in Paragraph 8 hereof.
4. Affiant(s) know(s) of no violation of any restrictive protective covenants or governmental restrictions relating to the real property described in Paragraph 9 hereof, and affiant(s) know(s) of no encroachment of improvements onto any adjoining real property or encroachment of improvements from any adjoining real property onto the real property described in Paragraph 9 hereof, except as described in Paragraph 8 hereof.
5. Affiant(s) know(s) of no parties in possession of or claiming possessory rights pertaining to the real property described in Paragraph 9 hereof other than affiant(s), except as described in Paragraph 8 hereof.
6. Affiant(s) know(s) of no outstanding conditional sale contract, security agreements, financing statements, retention of materials, fixtures appliances, furnishings or equipment located on the real property described in Paragraph 9 hereof, except as described in Paragraph 8 hereof.
7. Affiant(s) covenant(s) and agree(s) to indemnify and hold harmless Moritz Title Company, LLC, and Attorneys' Title Guaranty Fund, Inc., from any loss or damage which would not have occurred if the representations contained herein had been true and if the covenants and agreements contained herein had been fully performed.
8. All exceptions relating to Paragraphs 2, 3, 4, 5, and 6 hereof are as follows: **NOTE: DO NOT LEAVE THIS SPACE BLANK.** If there are not exceptions, write "no exceptions" in this space.

NO EXCEPTIONS

9. The real property to which this affidavit and agreement relates is located in the State of Colorado and is described as follows:

Lots 9, 10 and 11, Block 19,  
TOWN OF GRAND LAKE,  
County of Grand,  
State of Colorado.

Property Address: 450 BROADWAY, GRAND LAKE, CO 80447

\_\_\_\_\_  
\_\_\_\_\_

Robert Westlake  
ROBERT WESTLAKE

Subscribed and sworn to before me on this 1st day of November, 1999. Witness my hand and official seal.

My commission expires: June 4, 2000

Nancy Gould  
Notary Public

NANCY GOULD  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Audrain County  
My Commission Expires: June 4, 2000

# WARRANTY DEED

THIS DEED, Made this 1st day of November, 1999, between

**RICHARD W. FARMER and PATRICIA B. FARMER**

of County of GRAND, State of COLORADO, grantor, and

**ROCKY MOUNTAIN REPERTORY, INC.**

whose legal address is P.O. BOX 1682, GRAND LAKE, CO 80447, grantee:

**WITNESSETH**, That the grantor for and in consideration of the sum of **Four Hundred Twenty-Five Thousand and 00/100 (\$425,000.00) DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of GRAND and State of Colorado described as follows:

**Lots 9, 10 and 11, Block 19,  
TOWN OF GRAND LAKE,  
County of Grand,  
State of Colorado.**

as known by street and number as: **450 BROADWAY, GRAND LAKE, CO 80447**

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

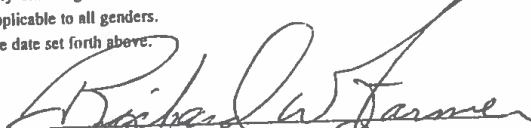

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

**General taxes for the current year and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the grantor has executed this deed on the date set forth above.

\_\_\_\_\_  
\_\_\_\_\_

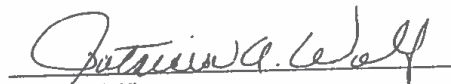
  
RICHARD W. FARMER  
  
PATRICIA B. FARMER

STATE OF COLORADO  
County of GRAND

The foregoing instrument was acknowledged before me this 1st day of November, 1999, by **RICHARD W. FARMER and PATRICIA B. FARMER**.

My Commission Expires **4-4-03**

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

QUIT CLAIM DEED

THIS DEED, made this \_\_\_\_ day of March, 2008, between

ROCKY MOUNTAIN REPERTORY THEATRE, A COLORADO NON-PROFIT CORPORATION whose address is P.O. Box 1682, Grand Lake, CO 80447, GRANTOR(S), and

ROCKY MOUNTAIN REPERTORY PROPERTIES, INC., A COLORADO NON-PROFIT CORPORATION whose address is P.O. Box 1682, Grand Lake, CO 80447, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM, unto the grantees, their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Grand and State of Colorado, described as follows:

Lots 9, 10 and 11, Block 19, TOWN OF GRAND LAKE

County of Grand, State of Colorado. also known by street and number as: 450 Broadway, Grand Lake, CO 80447

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantees, their heirs and assigns forever

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

ROCKY MOUNTAIN REPERTORY THEATRE, A COLORADO NON-PROFIT CORPORATION

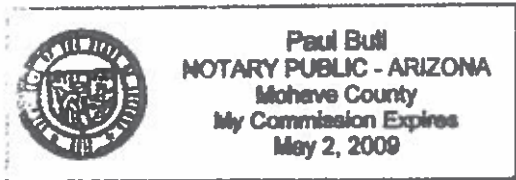
By: Judy K. Jensen, President  
Judy K. Jensen, President

State of Arizona )  
County of Mohave )

The foregoing instrument was acknowledged, subscribed and sworn to before me this 28<sup>th</sup> day of March, 2008 by JUDY K. JENSEN AS PRESIDENT OF ROCKY MOUNTAIN REPERTORY THEATRE, A COLORADO NON-PROFIT CORPORATION.

My Commission Expires: 5/2/09

Witness my Hand and Official Seal  
Paul Bull  
Notary Public



RECEPTION#: 2008003438, 04/04/2008 at 02:58:04 PM.  
1 OF 1, R \$6.00 . Additional Names Fee:  
Doc Code:QCD  
Sara L. Rosene, Grand County Clerk,  
Colorado

DR 0160 (02/99)  
COLORADO DEPARTMENT OF REVENUE  
DENVER CO 80261-0013

CERTIFICATE OF EXEMPTION FOR COLORADO STATE SALES/USE TAX ONLY

THIS LICENSE IS  
NOT TRANSFERABLE

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION		ISSUE DATE
	98-14445-0000	53 010	

1025 GRAND AVE

GRAND LAKE CO



ROCKY MOUNTAIN REPERTORY THEATRE  
PO BOX 1682  
GRAND LAKE CO 80447-1682

*Fred Fisher*  
Executive Director  
Department of Revenue



GRAND LAKE FIRE PROTECTION DISTRICT  
201 WEST PORTAL ROAD  
P.O. BOX 1408 GRAND LAKE CO 80447  
(970) 627-8428

**TO:** Whom it may concern  
**FROM:** Dan Mayer Fire Marshal Grand Lake Fire Protection District  
**REFERENCE:** The Rocky Mountain Repertory Theatre Employee Housing Project

I have spoken with Christopher Tagseth from Munn Architecture several times, and reviewed the plans with him, for the Rocky Mountain Repertory Theatre housing project located at the intersection of Broadway and Lake Ave in Grand Lake. When reviewing the plans, the primary concerns centered around the need for external fire sprinkler heads in the covered breezeway between Building A and Judy's House. All of the primary means for egress for Building A open into the courtyard area and there are no doorways, or exits, into that breezeway. Therefore, external sprinkler heads in the covered walkway are not required.

The only area accessed from that breezeway is a storage closet and is not an accessible exit or egress from any of the living areas. The building's front doors all open into the courtyard area and provide an unobstructed clear means of emergency egress from the building.

The second area of concern was the distance between Building A and Judy's House for Fire Department access in the event of a fire or other emergency in the complex. In the event of a fire in either of the buildings, the primary access for fire apparatus would be from either Broadway or Lake Ave. The alley behind Building A that accesses the parking area and the breezeway would not be used during a primary response to an emergency in the complex. The walkway between the buildings would provide an optional route for tenants to access the parking area but would not typically be used by First Responders in an emergency.

The architectural plans show the distance between Building A and Judy's House is 10 feet 5 ¼ inches for a distance of approximately 16 feet through the breezeway. The International Building Code requires 10 feet between the buildings. The distance between those buildings is adequate to accommodate an emergency response or egress through that area and would not hinder emergency access.

Sincerely,

Dan Mayer Fire Marshal

Grand Lake Fire Protection District

**From:** [Yost, Cheria K](#)  
**To:** [Kim White](#)  
**Cc:** [Kim White](#); [ROMO Superintendent, NPS](#)  
**Subject:** Public hearing notice for preliminary/final development plan review in Grand Lake  
**Date:** Monday, June 6, 2022 1:14:25 PM

---

Hi Kim,

Thank you for sending the development proposal for 450 Broadway Street. The Town of Grand Lake zoning requires night sky friendly lighting. We appreciate your consideration of light hoods, direction, hue, and lumens that will keep lights focused where needed while allowing park visitors to experience exceptional dark nights.

Rocky Mountain National Park has no additional comments on the proposal.

Have a good week,  
Cheri

***Cheri Yost***  
Park Planner  
Rocky Mountain National Park  
(970) 586-1320

**From:** [Jean Johnston](#)  
**To:** [Kim White](#)  
**Subject:** RE: [External] Public hearing notice for preliminary/final development plan review in Grand Lake  
**Date:** Tuesday, June 7, 2022 7:25:28 AM  
**Attachments:** [FBlogo20x20\\_f385a67c-d933-45ab-89b5-afca2eff55b1.png](#)  
[twitter20x20\\_4b90b8ef-da46-4b7b-814e-87a8b9a2dc73.png](#)  
[RMRT aerial.pdf](#)

---

Hi Kim,

I am concerned about the clearance for MPEI powerlines from the buildings. Please see the attached pdf.

1. Along the west side of the project - MPEI requires a 15’ setback from the existing pole line (red lines on the map) to the nearest portion of any structure including overhangs and decks. This provides 5’ separation from the wires to the building.
  
2. We have an existing underground secondary power line (dashed blue line on the map) for the building that is to remain in the Northeast corner of the property. We need 5’ separation from the power line to any part of a building. It does not look like we have adequate separation looking at Sheet A1.00. The power line can be relocated at the developer’s expense.

The developer needs to contact MPEI before starting the demo process on the power lines on the north side of the property, so we can disconnect the meters.

Also - please include me on the email list. This went to [ssimmons@mpei](mailto:ssimmons@mpei). Please add [jeanj@mpei.com](mailto:jeanj@mpei.com)

Thank you for your consideration. Jean

**Jean Johnston**  
*Right of Way Specialist, Sr Staker*

[JeanJ@mpei.com](mailto:JeanJ@mpei.com)  
ex 265



**Mountain Parks Electric, Inc.**  
321 West Agate Ave • P.O. Box 170, Granby, CO 80446-0170 • 970.887.3378  
*We are owned by those we serve.*



*This institution is an equal opportunity provider and employer.*

[Click here to take our quick online survey for chance to win a \\$100 bill credit!](#)

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This map is to be used for reference purposes only. Mountain Parks Electric, Inc. makes no warranty as to its completeness or accuracy for either electric facilities or land base features.



PO Box 528, Granby CO 80446

June 6, 2022

Town of Grand Lake  
Kimberly White\Community Development Director  
PO Box 99  
Grand Lake, CO 80447

RE: 450 Broadway Street, Grand Lake

Dear Ms. White,

No concerns at this time, see general guidelines below:

Preliminary Plat Review General Guidelines

Application

- Must apply for Gas service at Xcel Energy Builders Call Line. **Gas main is present in the surrounding area. Gas main will be installed at 36" depth and must be 10' away from water & sewer main, electric 5'. Gas will be installed in a sole trench- no other utilities are to be located with main or services.**
- Gas main preferable to be installed in a 5' easement. **Acceptable easement language provided on final plat.**
- **Reinforcement may be needed for existing system depending on the current capacity (additional cost of reinforcement will be the responsibility of the applicant.)**

Meter Locations

- While customer preference regarding meter location deserves reasonable consideration, it remains the right of the Company to determine the placement of meters. All meter locations including multiple points of service shall have the approval of the local Xcel Design Department.
- Meters and service regulators are to be set outside the serviced structure where they will be readily accessible and be protected from corrosion and other damage, including vehicular. Meter sets in areas of deep snow need to be placed on a gable end (no shed roof allowed) *Note: Due to excessive snowfall, ice and snow shields will not be permitted in the following Colorado counties: Eagle, Lake, Park and Summit. Meters shall be installed on the gable or non-drip side of a building or in an approved remote location from the building or structure in these counties.*

**Please note – this is not a final assessment of what the new gas distribution will entail. There may be additional things in the field I cannot see. Once an application has been submitted to Xcel Energy, we can start the full design process and identify the scope of work that will need to be done for this request.**

Sincerely,

*Kathleen Jacoby*

Kathleen Jacoby

*Kathleen Jacoby*  
**Xcel Energy | Responsible By Nature**  
**Designer, Mountain Division**  
583 East Jasper Court, Granby CO 80446-0528  
P: 970-262-4055 F: 970-887-2453  
E: [kathleen.jacoby@xcelenergy.com](mailto:kathleen.jacoby@xcelenergy.com)



Colorado's Premier Summer Musical Company

DRAFT  
Town of Grand Lake  
May \_\_, 2022  
1026 Park Avenue  
Grand Lake, Colorado 80447  
Attn: Kimberly White – Town Planner

Re: Rocky Mountain Repertory Theatre (RMRT) waiver of affordable housing requirements

Dear Ms. White,

Consistent with our agreements relating to affordable housing which were approved by the Town of Grand Lake by Resolution No. 99-2010 entered into as of March 8, 2010 (Agreement 1) and Resolution No. 29-2011 entered into as of October 24, 2011 (Agreement 2), RMRT requests that the Town of Grand Lake waive the fees and other requirements associated with the Town's affordable housing requirements as they may relate to the construction of 2 new employee residences. The residences are to be located at 450 Broadway, currently the Betty Dick Off Broadway Cabins. Such cabins shall be removed and replaced with two triplex residences. These two residences are part of RMRT's continuing commitment to provide employee housing for its summer-program employees pursuant to Agreement 1 and Agreement 2.

We sincerely appreciate the support the Town continues to show for RMRT. Thank you in advance for your consideration.

Sincerely yours,

Barbara Meyer  
Rocky Mountain Repertory Theatre  
President

Email: [admin@rockymountainrep.com](mailto:admin@rockymountainrep.com)

PO Box 1667 Grand Lake, CO 80447

Phone: (970) 627-5067

Website: [RockyMountainRep.com](http://RockyMountainRep.com)

501 (c)(3) Nonprofit Organization

Fax: (970) 627-8173

**TOWN OF GRAND LAKE  
RESOLUTION NO. 29-2011**

**A RESOLUTION WAIVING THE REQUIREMENTS OF MUNICIPAL CODE  
SECTION 12-10-1, *AFFORDABLE HOUSING FEES*, FOR ROCKY MOUNTAIN  
REPERTORY THEATRE'S NEW EMPLOYEE RESIDENCE TO BE LOCATED AT  
LOT 9, BLOCK 19, TOWN OF GRAND LAKE**

WHEREAS, According to Municipal Code Chapter 12-2-1-3, the Town Board of Trustees may waive the provisions of the Affordable Housing Fee; and

WHEREAS, the Town and Rocky Mountain Repertory Theatre have entered into an Agreement (attached as Exhibit A).

**NOW THEREFORE BE IT RESOLVED BY THE GRAND LAKE BOARD OF TRUSTEES AS FOLLOWS:**

**PART 1.** The Board of Trustees hereby agrees to waive the requirements set forth in Municipal Code Section 12-10-1, *Affordable Housing Fees*, in accordance with the terms and conditions outlined in the attached fee waiver Agreement.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 24TH DAY OF OCTOBER, 2011.**

(SEAL)

Votes Approving:	4
Votes Opposing:	0
Votes Abstaining:	1
Absent:	2

**ATTEST:**

**BOARD OF TRUSTEES OF THE  
TOWN OF GRAND LAKE, COLORADO**



Ronda Kolinske, CMC, Town Clerk



Judy M. Burke, Mayor

**AGREEMENT  
BETWEEN  
THE TOWN OF GRAND LAKE, COLORADO  
AND  
THE ROCKY MOUNTAIN REPERTORY THEATRE**

THIS AGREEMENT ("Agreement") is entered into as of the 21<sup>st</sup> day of October, 2011 by and between the Town of Grand Lake, Colorado (the "Town"), a municipality incorporated under the Laws of the State of Colorado, and the Rocky Mountain Repertory Theatre ("RMRT"), a not-for-profit corporation, incorporated under the laws of the State of Colorado.

WHEREAS, RMRT has been in existence and has provided housing for its employees in Grand Lake, Colorado, from May, 1968 to the present; and

WHEREAS, during this period, RMRT has produced and presented summer theater and other programs in the Town's Community Center and other facilities in Grand Lake, Colorado; and

WHEREAS, RMRT recently constructed a new theater to be used for theatrical and other productions of RMRT, its affiliates and designees, which is located on the parcel of real property described as follows: Block 12, Lots 6-8, Town of Grand Lake a/k/a 404 Vine Street ("the Theater"); and

WHEREAS, before construction of the Theater, the Town had provided space and facilities to RMRT to enable RMRT to continue to provide its programs; and

WHEREAS, the construction of the Theater had freed Town space previously used by RMRT, and the construction of the Theater has been a benefit to the Town in terms of both freeing up such space for the Town's use and allowing continuation of RMRT's significant cultural and commercial contributions to the Town; and

WHEREAS, RMRT owns, operates and maintains affordable housing in Grand Lake for approximately thirty (30) of its summer program employees at the Betty Dick Off Broadway Cabins at 450 Broadway (the "Off Broadway Cabins") and RMRT Riverside Cabins at 262 and 268 North Inlet (the "Riverside Cabins"), and also provides donated and rented housing, the cost of which is budgeted in RMRT's operating fund each year, such owned, donated and rented housing is collectively referred to as the "Employee Housing"; and

WHEREAS, RMRT believes that the availability of affordable housing is necessary and essential in order to attract and retain talented employees and, therefore, it intends to continue to provide the Employee Housing for such employees; and

WHEREAS, pursuant to Grand Lake Municipal Code ("Code") Section 12-10-1(1), the Town has adopted an Affordable Housing Fee (the "Fee") to mitigate the housing need impact of new development and, pursuant to Code Section 12-10-2(2), the Town may offset and alternatively satisfy the Fee by entering into an agreement with a project developer to provide mitigation of such impact; and

WHEREAS, the parties recognize that RMRT's summer program activities have a limited impact on local housing needs due to the relatively small number of its summer program employees, the currently owned and operated Employee Housing, the limited duration of the summer program, and the expectation that the construction of the Theater is not expected to create any additional housing needs; and

WHEREAS, the Town and RMRT entered into an agreement dated March 8, 2010 (the "Theater Agreement") pursuant to which the Town, with the adoption of Town of Grand Lake Resolution No. 9-2010, waived any Fee that might be applicable to the construction of the Theater in consideration for RMRT's commitment to continue to make the Employee Housing available for use by its summer program

employees for a period of fifteen (15) years from the date of the Theater Agreement the "Effective Date"); and

WHEREAS, pursuant to its commitment to continue to provide Employee Housing for use by its summer program employees under the Theater Agreement, RMRT is constructing a new employee residence of approximately 3120 square feet, with approximately 80 square feet of exterior decking, on the property where the Off Broadway Cabins are located, more specifically at Block 19, Lots 9-12, Town of Grand Lake a/k/a 709 Lake Avenue (the "Employee Residence"); and

WHEREAS, in consideration for RMRT's acknowledgement and agreement that the Employee Residence will be considered part of the Employee Housing and will be subject to the representations and commitments of RMRT as provided in the Theater Agreement, the Town is willing to enter into this agreement to waive the Fee as it would otherwise apply to the construction of the Employee Residence.

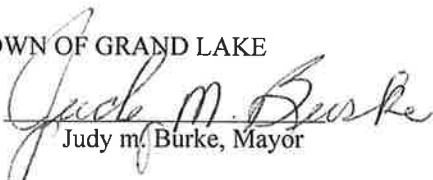
NOW, THEREFORE, the parties agree as follows:

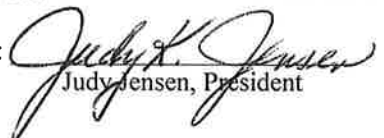
1. The Board of Trustees of the Town of Grand Lake has determined that the Fee of \$3140 would otherwise be owed by RMRT to the Town in connection with the construction of the Employee Residence pursuant to applicable provisions of the Town Code, as identified in Resolution No. 7-2009, will be waived. Such waiver is in recognition of the reasons stated in the Theater Agreement and is subject to the terms and provisions provided herein.

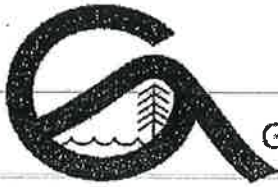
2. In consideration of the Town's waiver of the Fee, RMRT hereby agrees that the Employee Residence will, for all purposes under the Theater Agreement, be deemed part of the Employee Housing and will be subject to the representations, commitments and agreements of RMRT contained in the Theater Agreement with respect to the Employee Housing, including, without limitation, RMRT's agreement that RMRT will continue to make the Employee Housing (including, without limitation, the Employee Residence) available for use by its summer program for a period of fifteen (15) years from the Effective Date.

3. This Agreement, along with the Theatre Agreement, contain the entire agreement of the parties relating to the subject matter hereof and incorporates, merges and supersedes any and all contemporaneous and prior oral or written agreements, discussions, representations or understandings relating thereto.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

TOWN OF GRAND LAKE  
By:   
Judy M. Burke, Mayor

ROCKY MOUNTAIN REPERTORY THEATRE  
By:   
Judy Jensen, President



TOWN OF GRAND LAKE

Date: October 21, 2011

To: Mayor Judy Burke and Town Board of Trustees  
 From: Abbi Jo Wittman, Town Planner *AW*  
 RE: Consideration of Resolution No. ~~X~~<sup>29</sup>-2011  
 Attached: Draft Resolution No. X-2011 with Agreement  
 Resolution No. 9-2010 with Agreement

In August of this year the Town Board received a request from Rocky Mountain Repertory Theatre (RMRT) for the Board's consideration of a waiver of Affordable Housing Fees that are owed to the Town in association with the construction of a new employee residence at the Off-Broadway Cabins site (Lots 9-12, Block 19, Town of Grand Lake). At that time the Board seemed favorable to entering into an Agreement of this nature. Staff has drafted Resolution No. X-2011 based on Town of Grand Lake Resolution No. 9-2010 (which waived the same Fees for the construction of RMRT's theater).

The Board should discuss this matter. If the Board is favorable, the Board should move to adopt Resolution No. X-2011: *A Resolution Waiving the Requirements of Municipal Code Section 12-10-1, Affordable Housing Fees, for Rocky Mountain Repertory Theatre's New Employee Residence Project to be Located at Lot 9, Block 19, Town of Grand Lake* and to authorize the Mayor to enter into the attached fee-waiver Agreement with RMRT.

*Jim Peterson: conflict of interest*  
*Dot Weber, Present*  
*Tom Weyandt 1<sup>st</sup>*  
*2<sup>nd</sup> Elmer*  


---

*All Aye*  
*4-0*  
*1 Abstain*  
*2 Absent*

**TOWN OF GRAND LAKE  
RESOLUTION NO. 9 - 2010**

**A RESOLUTION WAIVING THE REQUIREMENTS OF MUNICIPAL CODE  
SECTION 12-10-1, *AFFORDABLE HOUSING FEES*, FOR ROCKY MOUNTAIN  
REPERTORY THEATRE'S NEW THEATRE PROJECT TO BE LOCATED AT LOTS  
6-8, BLOCK 12, TOWN OF GRAND LAKE**

WHEREAS, RMRT has been in existence and has provided housing for its employees in Grand Lake, Colorado, from May, 1968 to the present; and

WHEREAS, during this period, RMRT has produced and presented summer theater and other programs in the Town's Community Center and other facilities in Grand Lake, Colorado; and

WHEREAS, RMRT plans to construct new facilities (the "Project") in order to continue offering its programs in Grand Lake, Colorado; and

WHEREAS, the Project is to consist of the construction of an (approximately) 12,654 square foot, 300-seat theatre to be used for theatre productions of RMRT, its affiliates and designees, and is to be located on the parcel of real property described as follows: [Block 12, Lots 6-8, Town of Grand Lake a/k/a 404 Vine Street] ("the Property"); and

WHEREAS, the Town has provided space and facilities to RMRT to enable RMRT to continue to provide its programs; and

WHEREAS, the Town has need for space currently used by RMRT, and the construction of such new facilities by RMRT is a benefit to the Town in terms of both freeing up such space for the Town's use and allowing continuation of RMRT's significant cultural and commercial contributions to the Town; and

WHEREAS, RMRT owns, operates and maintains affordable housing in Grand Lake for approximately thirty (30) of its summer program employees, which represents 97% of RMRT's total employees, at the Betty Dick Off Broadway Cabins at 450 Broadway (the "Off Broadway Cabins") and RMRT Riverside Cabins at 262 and 268 North Inlet (the "Riverside Cabins"), and also provides donated and rented housing, the cost of which is budgeted in RMRT's operating fund each year, such owned, donated and rented housing is collectively referred to as the "Employee Housing"; and

WHEREAS, RMRT believes that the availability of affordable housing is necessary and essential in order to attract and retain talented employees and, therefore, it intends to continue to provide the Employee Housing for such employees; and

WHEREAS, pursuant to Grand Lake Municipal Code ("Code") Section 12-10-1(1), the Town has adopted an Affordable Housing Fee (the "Fee") to mitigate the housing need impact of new development and, pursuant to Code Section 12-10-2(2), the Town may offset and alternatively satisfy the Fee by entering into an agreement with a project developer to provide mitigation of such impact; and

WHEREAS, the parties recognize that RMRT's summer program activities have a limited impact on local housing needs due to the relatively small number of its summer program employees, the currently owned and operated Employee Housing, the limited duration of the summer program, and the expectation that the Project is not expected to create any additional housing needs; and

WHEREAS, the Town and RMRT desire to enter such an agreement (attached herein) upon the terms and conditions set forth below and the Town, based upon the representations of RMRT that intends to continue to provide Employee housing for its employees and the fact that RMRT has provided housing for its employees since 1968, is willing to enter into an agreement without a deed restriction on property owned by RMRT.

**NOW THEREFORE BE IT RESOLVED BY THE GRAND LAKE BOARD OF TRUSTEES AS FOLLOWS:**

**PART 1.** The Board of Trustees hereby agrees to waive the requirements set forth in Municipal Code Section 12-10-1, *Affordable Housing Fees*, in accordance with the terms and conditions outlined in the attached fee waiver agreement.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 8TH DAY OF MARCH, 2010.**

(SEAL)



**ATTEST:**

Votes Approving: 5  
Votes Opposing: 0  
Votes Abstaining: 1  
Absent: 1

**BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO**

*Ronda Kolinske*

Ronda Kolinske, CMC, Town Clerk

*Judy M. Burke*

Judy M. Burke, Mayor

AGREEMENT  
BETWEEN  
THE TOWN OF GRAND LAKE, COLORADO  
AND  
THE ROCKY MOUNTAIN REPERTORY THEATRE

THIS AGREEMENT ("Agreement") is entered into as of the 8<sup>th</sup> day of March, 2010 by and between the Town of Grand Lake, Colorado (the "Town"), a municipality incorporated under the Laws of the State of Colorado, and the Rocky Mountain Repertory Theatre ("RMRT"), a not-for-profit corporation, incorporated under the laws of the State of Colorado.

WHEREAS, RMRT has been in existence and has provided housing for its employees in Grand Lake, Colorado, from May, 1968 to the present; and

WHEREAS, during this period, RMRT has produced and presented summer theater and other programs in the Town's Community Center and other facilities in Grand Lake, Colorado; and

WHEREAS, RMRT plans to construct new facilities (the "Project") in order to continue offering its programs in Grand Lake, Colorado; and

WHEREAS, the Project is to consist of the construction of an (approximately) 12,654 square foot, 300-seat theatre to be used for theatre productions of RMRT, its affiliates and designees, and is to be located on the parcel of real property described as follows: [Block 12, Lots 6-8, Town of Grand Lake a/k/a 404 Vine Street] ("the Property"); and

WHEREAS, the Town has provided space and facilities to RMRT to enable RMRT to continue to provide its programs; and

WHEREAS, the Town has need for space currently used by RMRT, and the construction of such new facilities by RMRT is a benefit to the Town in terms of both freeing up such space for the Town's use and allowing continuation of RMRT's significant cultural and commercial contributions to the Town; and

WHEREAS, RMRT owns, operates and maintains affordable housing in Grand Lake for approximately thirty (30) of its summer program employees at the Betty Dick Off Broadway Cabins at 450 Broadway (the "Off Broadway Cabins") and RMRT Riverside Cabins at 262 and 268 North Inlet (the "Riverside Cabins"), and also provides donated and rented housing, the cost of which is budgeted in RMRT's operating fund each year, such owned, donated and rented housing is collectively referred to as the "Employee Housing"; and

WHEREAS, RMRT believes that the availability of affordable housing is necessary and essential in order to attract and retain talented employees and, therefore, it intends to continue to provide the Employee Housing for such employees; and

WHEREAS, pursuant to Grand Lake Municipal Code ("Code") Section 12-10-1(1), the Town has adopted an Affordable Housing Fee (the "Fee") to mitigate the housing need impact of new development and, pursuant to Code Section 12-10-2(2), the Town may offset and alternatively satisfy the Fee by entering into an agreement with a project developer to provide mitigation of such impact; and

WHEREAS, the parties recognize that RMRT's summer program activities have a limited impact on local housing needs due to the relatively small number of its summer program employees, the currently owned and operated Employee Housing, the limited duration of the summer program, and the expectation that the Project is not expected to create any additional housing needs; and

WHEREAS, the Town and RMRT desire to enter such an agreement upon the terms and conditions set forth below and the Town, based upon the representations of RMRT that it intends to

continue to provide Employee Housing for its employees and the fact that RMRT has provided housing for its employees since 1968, is willing to enter into this agreement without a deed restriction on property owned by RMRT:.

NOW, THEREFORE, the parties agree as follows:

1. The Fee that would otherwise be owed by RMRT to the Town in connection with the development of the Project on the Property pursuant to the provisions of the Town Code requirements for affordable housing are \$1.00 per square foot of commercial development space, as identified in Resolution No. 7-2009.

2 The Board of Trustees of the Town of Grand Lake has determined the Fee of \$12,654 that would otherwise be due and owing in connection with the Project will be waived in recognition of (a) RMRT's past and present commitment to provide affordable Employee Housing, (b) the limited impact of RMRT's summer program activities on local housing needs and the anticipated lack of any additional impact on housing needs resulting from the Project, upon continuing compliance by RMRT with the provisions of this Agreement, and (c) RMRT's historical and projected annual expenditures for housing for its employees.

3. In consideration of the Town's waiver of the Fee, RMRT hereby agrees to continue to make available for use by its summer program employees the Employee Housing. RMRT's obligation under this Agreement shall continue for a period of fifteen (15) years from the date of this Agreement.

4. If RMRT does not continue to provide Employee Housing as provided in Section 3, in whole or in part, or seeks to sell or otherwise dispose of Employee Housing, in whole in or part, during the term of this Agreement, RMRT must notify the Town no less than thirty (30) days before it takes such actions, and on or before the date of taking such action, RMRT shall (1) identify replacement arrangements for Employee Housing that are satisfactory to the Town Board of Trustees or will (2) pay such Fee as would be due had the Project been developed at the time of such actions, based on the Fee then in effect.

5. This Agreement contains the entire agreement of the parties relating to the subject matter hereof and incorporates, merges and supersedes any and all contemporaneous and prior oral or written agreements, discussions, representations or understandings relating thereto.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

TOWN OF GRAND LAKE

By Judy M. Burke

Name: Judy M. Burke

Title: Mayor

ROCKY MOUNTAIN REPERTORY THEATRE

By: Judy R. Jensen, President  
Judy Jensen, President



TOWN OF  
GRAND LAKE

---

Date: August 17, 2011

To: Mayor Judy Burke and Town Board of Trustees  
From: Abbi Jo Wittman, Town Planner *AJW*

RE: Affordable Housing Fee Waiver Request  
Attached: RMRT Request Letter (dated August 17, 2011)  
Resolution No. 9-2010 (with Attachments)  
Resolution No. X-2011

On August 17, 2011 the Town received a request from Rocky Mountain Repertory Theatre (RMRT) for the Board's consideration of a waiver of Affordable Housing Fees (Fee) associated with a (soon to be) proposed building permit application for the construction of a new six-bedroom, lodge-style, employee housing unit on 450 Broadway (otherwise known as the 'Betty Dick Off Broadway Cabins'); the unit proposed at this time would be an addition to the existing housing units located in this area. RMRT's request does remind the Board of the 2009 agreement between the Town and RMRT which waived the Fee for the construction of their new theatre structure (located on Vine Street and Grand Avenue) on the basis that RMRT provides 97% of their staff with housing.

The Board should discuss this matter with RMRT for Board determination as to whether or not the Board would be favorable to entering into a new, or modifying the existing Agreement, with RMRT for the waiver of the Fee. Based on discussions between the Town Board and RMRT, staff will draft an agreement and bring an executed agreement back to the Town Board for the Board's formal consideration as an item of business in a regular meeting. Similar to the process the Town has followed in the past, staff has drafted a resolution (attached) for the Board's consideration to allow for the release of the building permit while a decision has been made about a possible waiver of fees or the payment of fees in full.

Staff is proposing to follow a similar method, as it has in the past, as a building permit application has not yet been submitted by the property owner. While the general contractor for the project has indicated the proposed structure, including unfinished basement, will be 3120 square feet with two, sixteen square foot patios, Town staff would feel most comfortable drawing up an agreement (or modifying the existing one) when a permit application is submitted for final determination of the entirety of the structure and the total Fee waived.

If the Board is favorable to the request, the Board should to approve Resolution No. X-2011: *A Resolution Authorizing the Release of an Approved Building Permit for a Proposed Employee Housing Structure to be located at Lots 9-12, Block 19, Town of Grand Lake.*

RECEIVED AUG 17 2011



# ROCKY MOUNTAIN REPERTORY THEATRE

MUSIC, MOUNTAINS &amp; MAGIC

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Clare Arena Haden  
*Company Manager*

Jeff Duke  
*Artistic Associate*

Town of Grand Lake  
August 17, 2011  
1026 Park Avenue  
Grand Lake, Colorado 89447  
Attn: Abbi Jo Wittman – Town Planner

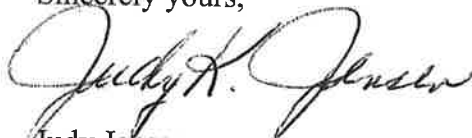
Re: Rocky Mountain Repertory Theatre (RMRT) waiver of affordable housing requirements

Dear Ms. Wittman,

Consistent with our agreement relating to affordable housing which was approved by the Town of Grand Lake by Resolution No. 9 – 2010 and entered into as of March 8, 2010 (the “Agreement”), RMRT requests that the Town of Grand Lake waive the fees and other requirements associated with the Town’s affordable housing requirements as they may relate to the construction of a new employee residence. The residence is to be located at the Betty Dick Off Broadway Cabins at 450 Broadway and is part of our continuing commitment to provide employee housing for its summer-program employees pursuant to the Agreement.

We sincerely appreciate the support the Town continues to show for RMRT.  
Thank you in advance for your consideration.

Sincerely yours,



Judy Jensen  
Rocky Mountain Repertory Theatre  
President

**TOWN OF GRAND LAKE  
RESOLUTION NO. 20 - 2011**

**A RESOLUTION AUTHORIZING THE RELEASE OF AN APPROVED BUILDING PERMIT  
FOR A PROPOSED EMPLOYEE HOUSING STRUCTURE TO BE LOCATED AT LOTS 9-12,  
BLOCK 19, TOWN OF GRAND LAKE**

WHEREAS, Municipal Code Section 12-10-1(the Code), *Affordable Housing Fees*, indicates the Town Building Official shall not issue any building permit for new construction until such time as Affordable Housing Fees, as set by resolution adopted by the Town Board of Trustees, are paid in full; and,

WHEREAS, the Code further states the fee required may be satisfied, in whole or in part, by the means which are agreed to between the Town and the Owner; and,

WHEREAS, on August 17, 2011, the Town Board of Trustees received a fee waiver request from Rocky Mountain Repertory Theatre (the Owner); and

WHEREAS, on August 22, 2011, the Town Board of Trustees discussed this matter with the owner, and was favorable to considering a fee waiver on the basis that Rocky Mountain Repertory Theatre currently provides free housing to 97% of its theatre troupe; and

WHEREAS, to expedite the building permit review process, the Town Board discussed its willingness to work with Rocky Mountain Repertory Theatre on developing an agreement for the waiver of the fees, and was comfortable in releasing the permit prior to a signed agreement being in effect, as long as one was signed prior to the Certificate of Occupancy.

**NOW THEREFORE BE IT RESOLVED BY THE GRAND LAKE BOARD OF TRUSTEES AS FOLLOWS:**

**PART 1.** The Board of Trustees hereby authorizes Staff to release an approved building permit without the payment of Affordable Housing Fees.

**PART 2.** Town Staff is directed not to issue a Certificate of Occupancy unless the requirements set forth in Municipal Code 12-10-1 have been met, either through the payment of the Affordable Housing Fees by the Owner, or by a signed agreement for waiver of the fees.

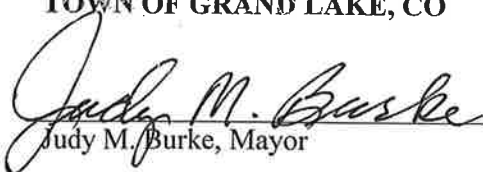
**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE  
TOWN OF GRAND LAKE THIS 22ND DAY OF AUGUST, 2011.**

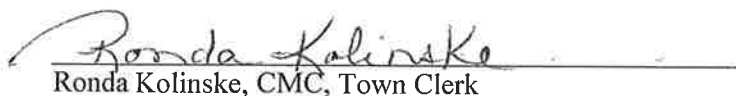
(SEAL)

Votes Approving: 4  
Votes Opposing: 0  
Votes Abstaining: 1  
Absent: 2

**BOARD OF TRUSTEES OF THE  
TOWN OF GRAND LAKE, CO**

**ATTEST:**

  
Judy M. Burke, Mayor

  
Ronda Kolinske, CMC, Town Clerk

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 07-2022**

**A RESOLUTION CONCURRANTELY APPROVING THE PRELIMINARY AND FINAL DEVELOPMENT APPLICATION, AND THE SUBDIVISION PLAT OF 450 BROADWAY STREET; ALSO KNOWN AS LOTS 9-11, BLOCK 19 TOWN OF GRAND LAKE**

**WHEREAS**, Rocky Mountain Repertory Properties, Inc (the “Owners”) are the Owners of certain real property known as 450 Broadway or lots 9-11, Block 19, Town of Grand Lake; (the “Property”) and

**WHEREAS**, the Owners to submitted a combined preliminary and final development application for proposed redevelopment including the lot consolidation of 9-11, Block 19, Town of Grand Lake, Colorado; and

**WHEREAS**, Town Staff determined the application was complete and proper notice was provided pursuant to the Town Code; and

**WHEREAS**, on April 6<sup>th</sup>, 2022, the Planning Commission discussed and motioned approval of the Sketch Plan with support of a variances to required building separation of 20’ reduced to 10’, commercial use waiver for the property, and the affordable housing requirement; and

**WHEREAS**, Chapter 12, Article 9, Land Development Regulations, of the Municipal Code indicate the Major Land Use Development Review Procedures and Submittal Requirements, for subdivisions located within the Town of Grand Lake, may combine the processes of the Preliminary Plat Application and the Final Development Application; and

**WHEREAS**, Chapter 12, Article 9, Land Development Regulations, Of the Municipal Code states the Preliminary Plat application shall be reviewed by the Planning Commission at a publicly noticed hearing; and

**WHEREAS**, a Public Hearing was properly noticed for June 15, 2022; and

**WHEREAS**, Section 12-6-8(B) of the Grand Lake Municipal Code permits the consolidation of two or more contiguous legal lots into a single lot under certain circumstances and criteria; and

**WHEREAS**, Section 12-6-8(B)(4) of the Town Code provides that the Planning Commission and the Board of Trustees are to apply the following criteria in considering an application to consolidate lots:

1. The combined lots are legal lots as defined in section 12-6-8(A)(1).
2. The combined lots would not subsequently create additional lots other than the resultant lots.
3. The consolidation would not adversely affect existing access, drainage, utility easements, or rights-of-way.
4. The lot consolidation would not adversely affect adjacent properties and the property owners’ enjoyment of their property.
5. Any covenants, deed restrictions, or other conditions of approval that apply to the original lots must also apply to the resultant lots.

**WHEREAS**, on June 15<sup>th</sup>, 2022, the Planning Commission reviewed the combined Preliminary Development Application and Final Plat submittal, including the consolidation of lots 9-11, Block 19, for the proposed redevelopment at a publicly noticed hearing.

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

**THAT**, the Planning Commission hereby approves combined Preliminary Development Application and Final Plat submittal with consolidation of lots 9-11, Block 19, Town of Grand Lake for the proposed redevelopment; and recommends the same be approved by the Town of Grand Lake Board of Trustees; and

**THAT**, the Planning Commission’s approval is subject to the following condition(s):

1. The Owner files and records the final approved Lot Consolidation Plat with the Clerk and Recorder’s office of Grand County, Colorado.
2. Lots 9-11 are to be considered one new lot, in perpetuity, never to be sold separately or mortgaged separately.

**DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 15<sup>TH</sup> DAY OF JUNE, 2022.**

( S E A L )

Votes Approving:  
 Votes Opposed:  
 Absent:  
 Abstained:

ATTEST:

TOWN OF GRAND LAKE

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
James Shockey, Chairman