



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, August 25, 2025 at 4:30 PM

Town Hall Board Room – 1026 Park Avenue

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

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

<https://us06web.zoom.us/j/84057812481>

You can also dial in using your phone.

United States: 719-359-4580

Meeting ID: 840 5781 2481

WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. Snowmaker Grant
 - B. Public Works Capital Projects
 - C. Trails/Connectivity
 - D. Youth Afterschool/Recreation

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Manager's Report
 - A. August 25, 2025

7. Public Comments (Limited to 3 Minutes)
8. Consent Agenda
 - A. Accounts Payable- August 25, 2025
 - B. Meeting Minutes- July 28, 2025
9. Financial Review
10. Items of Discussion
 - A. **QUASI JUDICIAL (PUBLIC HEARING)** Resolution 38-2025, Recommending Approval of a Shoreline Variance for a Proposed New Boathouse on Shadow Mtn. Reservoir at 377 Lake Kove Drive, Grand Lake, CO
 - B. **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 36-2025 – Preliminary Development Application for a 3-story mixed-use building located at 900 Grand Avenue. The proposal consists of ground floor commercial and two residential units.
 - C. **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 37-2025 - Consideration of a Zoning Variance for 1001 and 1005 Lake Avenue to allow first floor residential units along Lake Avenue as part of a proposed development project located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.
 - D. **QUASI JUDICIAL (PUBLIC HEARING)** – Ordinance 05-2025 - Consideration of a Rezoning Amendment Request to the Official Zoning Map for the Town of Grand Lake for Town-owned Property Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue.
 - E. Presentation 2026 Draft Budget
11. Future Items for Consideration
12. Mayor's Report
13. Adjourn Meeting



MANAGER UPDATE

Meeting Date 08/25/2025

To: Town of Grand Lake Board of Trustees

From: Steve Kudron, Town Manager

CAST Membership Meeting 8.22.25

Mayor Bergquist and I attended the quarterly Colorado Association of Ski Towns meeting in Estes Park August 21 and 22. Topics discussed included STR policies and regulations, affordable housing development context, grant funding and other topics that impact us and many other mountain communities. We had the opportunity to share ideas and issues with peer communities from around the state.



Buffalo Days 2025 The 77th Annual Buffalo Days weekend was another roaring. From Paint and Sip and line dancing on Friday to the annual parade on Sunday, families, locals and visitors had a real boot kickin' good time.





Stage 2 Fire Restrictions Issued

At the recent BOCC meeting, the County Commissioners issued stage 2 fire restrictions for the county.

More information can be found here:

[News Flash • Grand County Moves to Stage Two Fire Restrictio](#)

Space to Create Ribbon Cutting September 13, 2025 at 3pm

Join us in downtown Grand Lake for the groundbreaking of Space to Create Grand Lake! This will be the third Space To Create project in the state of Colorado, featuring nine attainable housing units and a 3,000-square-foot community "makerspace" for creatives and artists of all kinds to practice and showcase their creations! The development will be located on the corner of Park Avenue and Hancock Street. But wait, there's more! Immediately following the Space to Create groundbreaking event, there will also be a ribbon cutting ceremony to officially unveil the new Town Park marquee sculpture! Both of these projects are the result of long-standing partnerships and collaborative efforts between the Town of Grand Lake and the Grand Lake Creative District, among others.



Upcoming Event Highlights:

- 8/23/25 – Vettes & Pets – Corvette Show to benefit Grand County Pet Pals
- 8/27, 2025 – Summer Concert Series in Town Square Park
- 9/1/25– Labor Day
- 9/9/25 – Colorado Grand lunch stop
- 9/15-20,2025 – 11th Annual Grand Lake Constitution Week

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

Next Board Meeting: September 8, 2025



To: Mayor Bergquist & Trustees
Date: August 25, 2025
RE: Accounts Payable- August 25, 2025

BACKGROUND:

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

FISCAL NOTE

Accounts Payable documents were provided to the board as a table setting at the August 25, 2025, meeting.

STAFF RECOMMENDATION

Approve

SUGGESTED MOTIONS

I make a motion to approve/(deny) the accounts payable for August 25, 2025.



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, July 28, 2025, at 6: PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:
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1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:10 P.M. in the Town Hall Board Room

2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

3. Announcements

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

4. Roll Call

Mayor Bergquist, Mayor Pro-Tem Sobon, Trustees Arntson, Causseaux, Miller, Mills, Schoenherr, Town Manager Kudron, and Town Clerk Carrell were present.

5. Conflicts of Interest

None.

6. Manager's Report

Space to Create Grand Lake Fundraising Campaign

With more than 90% funding complete, the Grand Lake Creative District will be hosting several small themed get togethers to raise the final funds required to complete the project. Spread the word and let's get Space to Create over the finish line! We are working hard to schedule additional small group parties, that we are calling "party with a purpose". The idea is that we identify small groups or clubs that are already connected with each other and see if they would let us come to their party to present and contribute to Space to Create. For more information on hosting a Party with a Purpose get together, naming rights and other funding opportunities, reach out to DiAnn Butler at: dbutler@co.grand.co.us.

Grand Lake Marquee is getting the Finishing Touches

The Town's Marquee reached a significant milestone with the completion of the sculpture. The actual marquee signage is in final design, and we are hoping for a Labor Day completion. This will include animal sponsor recognition and partner badges. The Cougar is still available for a sponsorship of \$8000.

Wi-Fi upgrades to Town Square Park

Using budgeted park improvement funds, the Town completed upgrades that allow secure Wi-Fi access at the Heckert Pavilion and Town Park Gazebo. These

improvements will improve our capacity to work with partners such as KFFR radio live events such as the Wednesday Concert in the Park on July 23rd, fundraisers and special events.

Pirate Ducky Flotilla

On July 18, 2025, the Colorado AeroLab summer camp kids participated in a Pirate Rubber Ducky Flotilla. What started as a fun idea for summer camp turned into a fantastic event at the Town Marina. Several comments were made on what great energy and fun was created at the Headwaters Marina. The Town’s office staff, public works and GLC staff all entered the business quacks contest. The participants were even treated to an unannounced flyover!

Upcoming Event Highlights

- 7/30 & 8/6 2025 – Summer Concert Series in Town Square Park
- 8/1/2025 - Colorado Day at the Kauffman House – Discounted Admission all day
- 7/29/25 to 8/5/25 – Grand Lake Yacht Club Regatta Week

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

Next Board Meeting August 11, 2025

7. Public Comments (Limited to 3 Minutes)

Alexander Thompson, 508 Cairns- First, thanked the Board for standing firm on the variances for the lakefront development, especially the height restrictions. Mr. Thompson has known about the project but only recently saw the original renderings, it was tough to imagine how much it would change the lakefront and the town’s character. He understands development is necessary, but appreciates the Board ensuring it aligns thoughtfully with the town’s priorities.

Second, thanked the Board for moving forward with the Space to Create project. Mr. Thompson has spoken with the creative district and believe it’s an exciting, forward-looking initiative that will bring vitality and new opportunities to Grand Lake.

Lastly, regarding the invasive weed problem, he’s pulled a lot of chamomile this summer and am curious about what’s already being done, especially in communication with business owners along the boardwalk. Mr. Thompson knows private property owners have responsibilities but wonders if there’s a task force or plan in place. If not, he’d be willing to help and share the work he’s done. As a gateway to Rocky Mountain National Park, we have a responsibility to address this issue, especially since invasive species are already impacting the park and its workforce. Mr. Thompson hopes Grand Lake can do more on this front, and is happy to assist however he can.

8. Consent Agenda

A. Meeting Minutes: June 9, 2025

B. Meeting Minutes: June 23, 2025

C. Meeting Minutes: July 14, 2025

D. Accounts Payable: July 28, 2025

Mayor Pro-Tem Sobon motioned to approve the consent agenda for July 28, 2025. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

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

9. Financial Review

Presented by Manager Kudron.

10. Items of Discussion

A. QUASI JUDICIAL (PUBLIC HEARING) Consideration to Approve a Special Event Liquor Permit Application & Resolution 33-2025, a Resolution Setting Certain Fees for a Special Event Liquor Permit for Grand Lake Chamber of Commerce Special Event, "Buffalo Days", on August 16, 2025, From 9:00 AM to 5:00 PM at Town Park, Located at 1026 Park Avenue

Presented by Town Clerk Carrell.

Mayor Bergquist opened the public hearing.

No public comment was made.

Mayor Bergquist closed the public hearing.

Trustee Causseaux made a motion to approve a special event liquor permit application and Resolution 33-2025, setting certain fees for a special event liquor license for Grand Lake Chamber of Commerce Special Event, "Buffalo Days on August 16, 2025, from 9:00 AM to 5:00 PM at Town Park, located at 1026 Park Avenue. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye

Trustee Miller	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

B. QUASI JUDICIAL (PUBLIC HEARING) Consideration to Approve a Special Event Liquor Permit Application & Resolution 34-2025, a Resolution Setting Certain Fees for a Special Event Liquor Permit for Grand Lake Chamber of Commerce Special Event, "Buffalo Days", on August 16, 2025, From 10:00 AM to 10:00 PM at Gene Stover Lakefront Park, Located at 1101 Lake Avenue

Presented by Town Clerk Carrell.

Mayor Bergquist opened the public hearing.

No public comment was made.

Mayor Bergquist closed the public hearing.

Trustee Causseaux made a motion to approve a special event liquor permit application and Resolution 34-2025, setting certain fees for a special event liquor license for Grand Lake Chamber of Commerce Special Event, “Buffalo Days on August 16, 2025, from 10:00 AM to 10:00 PM at Gene Stover Lakefront Park, located at 1101 Lake Avenue. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

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

C. QUASI JUDICIAL (PUBLIC HEARING) Special Use Permit & Special Event Permit approval needed for: Camping, Parking and Noise Ordinances for the Colorado Headwater Festival, July 9-12, 2026.

Presented by Code Enforcement Kracke.

Trustee Arntson made a motion to approve RV Camping at the East Inlet. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

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

Trustee Causseaux made a motion to approve camping on the baseball fields and overflow camping parking at Mary Drive. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

Trustee Causseaux made a motion to approve a special use permit for camping on the Cairns property. Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote.

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

D. Space to Create Capital & Operating Financials

Presented by Manager Kudron.

11. Future Items for Consideration

- Space to Create
- Chamber of Commerce
- Forest Service Update
- Budget Retreat

12. Mayor's Report

Town Manager Kudron shared an email:

We received a request from someone asking about their great grand aunt, who was placed in the Grand Lake cemetery. Thanks to our new system, Alayna was able to tell Steven that his great aunt was buried there in 1927. Steven was excited and shared some information about Ada Valentine Johnston. Ada was born on February 14, 1894—hence her middle name Valentine—and was the half-sister of the requester’s great grandmother. She was born in Nebraska, one of ten siblings, and later moved to eastern Colorado with her first husband, Willis. They had a 660-acre homestead and two children.

Ada and Willis later moved to Elizabeth, Colorado, and divorced in 1922, the only one of her siblings to do so. Ada remarried seven weeks later to Paul

Johnston, who had a nearby homestead in Grand County. Ada died near Grand Lake on May 10, 1927, at just 33 years old. She had four children in total, two from each marriage. The younger children stayed in Colorado, eventually moving away from Grand County.

Steven shared that his visit to Grand Lake was wonderful. He found the cemetery beautiful and well-kept, with amazing views and rich local history. He placed a small heart-shaped stone on Ada's headstone as a tribute to her Valentine's Day middle name. He was impressed that her headstone is still in excellent condition after nearly 98 years. Steven had a lovely stay in the charming town and appreciated the help he received.

13. Adjourn Meeting

Mayor Pro-Tem Sobon moved to adjourn the meeting, and Trustee Causseaux seconded. Town Clerk Carrell called for a vote; all were in favor.

This meeting of the Board of Trustees was adjourned at 8:26 PM.

(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor



MEMORANDUM

TO: Board of Trustees

FROM: Brian Kracke/Code Enforcement Officer & Permit Technician, Administration

DATE: 08/25/2025

SUBJECT: Request for Review and Approval – Proposed New Boathouse on Shadow Mtn. Reservoir at 377 Lake Kove Dr., Grand Lake, Colorado

Purpose:

This memo is submitted for the Grand Lake Planning Commission's review and consideration for construction of a proposed new private boathouse intended for the storage and maintenance of one watercraft on the property located at **377 Lake Kove Drive, Grand Lake, CO owned by Ryan Oliver, of Centennial Colorado**. The property is situated along the Shadow Mountain Reservoir shoreline.

Project Description:

The proposed boathouse will be a single-story structure designed for the storage of a single personal watercraft and recreational equipment, similar in size and dimension to other boathouses on Shadow Mountain Reservoir.

- Proposed Dimensions:
 - Length: 31'6"
 - Width: 18'
 - Height: 16' from waterline
 - Total Building Footprint: 567 sq.ft.
- Materials: The boathouse will be constructed with materials chosen to match the residence.

Zoning Compliance and Considerations

The proposed boathouse has been designed to comply with the relevant sections of the Grand Lake Municipal Code and the 3 Lakes Design District guidelines, specifically those pertaining to accessory structures and shoreline development including: Setbacks (35' from shoreline), Height Restrictions (16' from the water surface), Surface Area Coverage (< 600 sq.ft.), Water Quality/Environmental Protection. In addition, the owner also holds a permit from the U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE and has delivered an Indemnification letter for the Town of Grand Lake.

Justification and Benefits

The construction of this boathouse will provide secure and protected storage for watercraft, extending their lifespan and reducing wear from exposure to the elements. It will also help maintain a tidy shoreline by providing a dedicated space for equipment. The design is in keeping with the character of lakefront properties and represents a responsible development of the property.

Request and Conclusion

We respectfully request the Grand Lake Planning Commission's review and approval of the proposed new boathouse at **377 Lake Kove Dr**. We believe this project is consistent with the town's vision for lakefront development, adheres to applicable zoning regulations, and will be an aesthetically pleasing and functional addition to the property.



We are available to answer any questions the Commission may have and look forward to discussing this proposal further.

VIII. Attachments

1. Site Plan
2. Architectural Drawings/Renderings
3. Photo of residence with Materials & Finishes Legend
4. Permit from the U.S. DEPARTMENT OF AGRICULTURE, FOREST SERVICE
5. Indemnification letter



**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 38 – 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF
A SHORELINE VARIANCE**

WHEREAS, Ryan Oliver (the “Applicant”) is the owner of certain real property located at 377 Lake Kove Dr., within the Town of Grand Lake, more particularly described as LAKE KOVE SUBDIVISION Lot: 5 LESS ROW, Town of Grand Lake, State of Colorado; and

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

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

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

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

and

WHEREAS, on August 25, 2025, the Board of Trustees reviewed the Application request at a public hearing; and

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

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

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

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

1. The Application be approved by the Board of Trustees subject to the conditions set forth in Section 2., below.
2. The Planning Commission’s recommendation for approval is based on the following conditions:
 - a. Payment by the Applicant of all legal, engineering, and administrative fees incurred by the Town in connection with the review, processing, consideration, and action on the Application prior to issuance of a building permit related to the Application; and
 - b. Compliance by the Owner with all representations made to the Planning Commission during all public hearings or meetings related to the Application; and
 - c. The Applicant complies with all other federal, state, and local regulations; and
 - d. In granting this Request, the Commission is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests; and
 - e. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.

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

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

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 25th DAY OF AUGUST 2025.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist
Mayor

Votes Approving:
Votes Opposed:
Absent:
Abstained:

INDEMNIFICATION AGREEMENT

This Indemnification Agreement ("Agreement") is made and entered into this 28th day of July, 2025, by and between:

GRAND LAKE VILLA, LLC, a Colorado Limited Liability company with an address at 17726 E JAMISON AVE CENTENNIAL , CO 80016-1815 ("Indemnitor"),

AND

THE TOWN OF GRAND LAKE, COLORADO, a Colorado municipal corporation, with an address at 1026 Park Avenue, Grand Lake, Colorado 80447 ("Indemnitee").

RECITALS:

WHEREAS, Indemnitor owns, leases, operates, or otherwise controls a boathouse structure (the "Boathouse") located at 377 Lake Kove Dr., Parcel No: **119306308006**, Schedule No: **R149030** Legal: *LAKE KOVE SUBDIVISION Lot: 5 LESS ROW*, within the Town of Grand Lake, Grand Lake, CO on Shadow Mountain Reservoir (the "Reservoir")

WHEREAS, the Boathouse is situated within the jurisdictional boundaries of the Town of Grand Lake, or its operation impacts property, infrastructure, or services within the Town's jurisdiction; and

WHEREAS, Indemnitor desires to indemnify and hold harmless the Indemnitee from and against any and all claims, liabilities, losses, damages, and expenses arising from or related to the Boathouse; and

WHEREAS, the Indemnitee requires this Agreement as a condition for construction of the Boathouse.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties agree as follows:


1. **Indemnification:** Indemnitor shall indemnify, defend, and hold harmless the Indemnitee, its officers, officials, employees, agents, and volunteers from and against any and all claims, demands, losses, liabilities, damages, costs, expenses, and causes of action of any kind or character, including, without limitation, attorneys' fees and litigation costs (collectively, "Claims"), arising out of, relating to, or in connection with: a. The ownership, construction, maintenance, repair, operation, use, removal, or presence of the Boathouse; b. Any act or omission of Indemnitor, its agents, employees, contractors, or invitees, related to the Boathouse or its activities on or near the Reservoir; c. Any actual or alleged violation of any federal, state, or local law, ordinance, rule, or regulation related to the Boathouse or its activities; d. Any injury to or death of any person, or damage to or loss of any property, caused by, arising out of, or in any way connected with the Boathouse or activities conducted by or on behalf of Indemnitor.
2. **Scope of Indemnification:** The indemnification obligations set forth in Section 1 shall apply regardless of whether such Claims are caused in whole or in part by the negligence of the Indemnitee, provided that such Claims are not caused by the sole gross negligence or willful misconduct of the Indemnitee.

- 3. **Defense:** Indemnitor shall, at its sole cost and expense, defend the Indemnitee against any Claims covered by this Agreement, using counsel reasonably acceptable to the Indemnitee. Indemnitee shall promptly notify Indemnitor in writing of any Claim for which indemnification is sought. Indemnitee shall cooperate fully with Indemnitor in the defense of any such Claim.
- 4. **Insurance:** Indemnitor shall, at its sole cost and expense, procure and maintain, throughout the period of ownership, lease, or operation of the Boathouse, and for a period of 3 years thereafter, commercial general liability insurance with limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the aggregate, naming the Town of Grand Lake as an additional insured. Indemnitor shall provide Indemnitee with a certificate of insurance evidencing such coverage prior to [e.g., initial operation/permit issuance] and annually thereafter.
- 5. **No Waiver:** Nothing in this Agreement shall be construed as a waiver of any governmental immunity or other defense available to the Indemnitee under Colorado law, including, but not limited to the Colorado Governmental Immunity Act, .C.R.S. §§ 24-10-101, *et. seq.*
- 6. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, without regard to its conflict of laws principles.
- 7. **Severability:** If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.
- 8. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral.
- 9. **Amendments:** This Agreement may not be amended or modified except by a written instrument executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

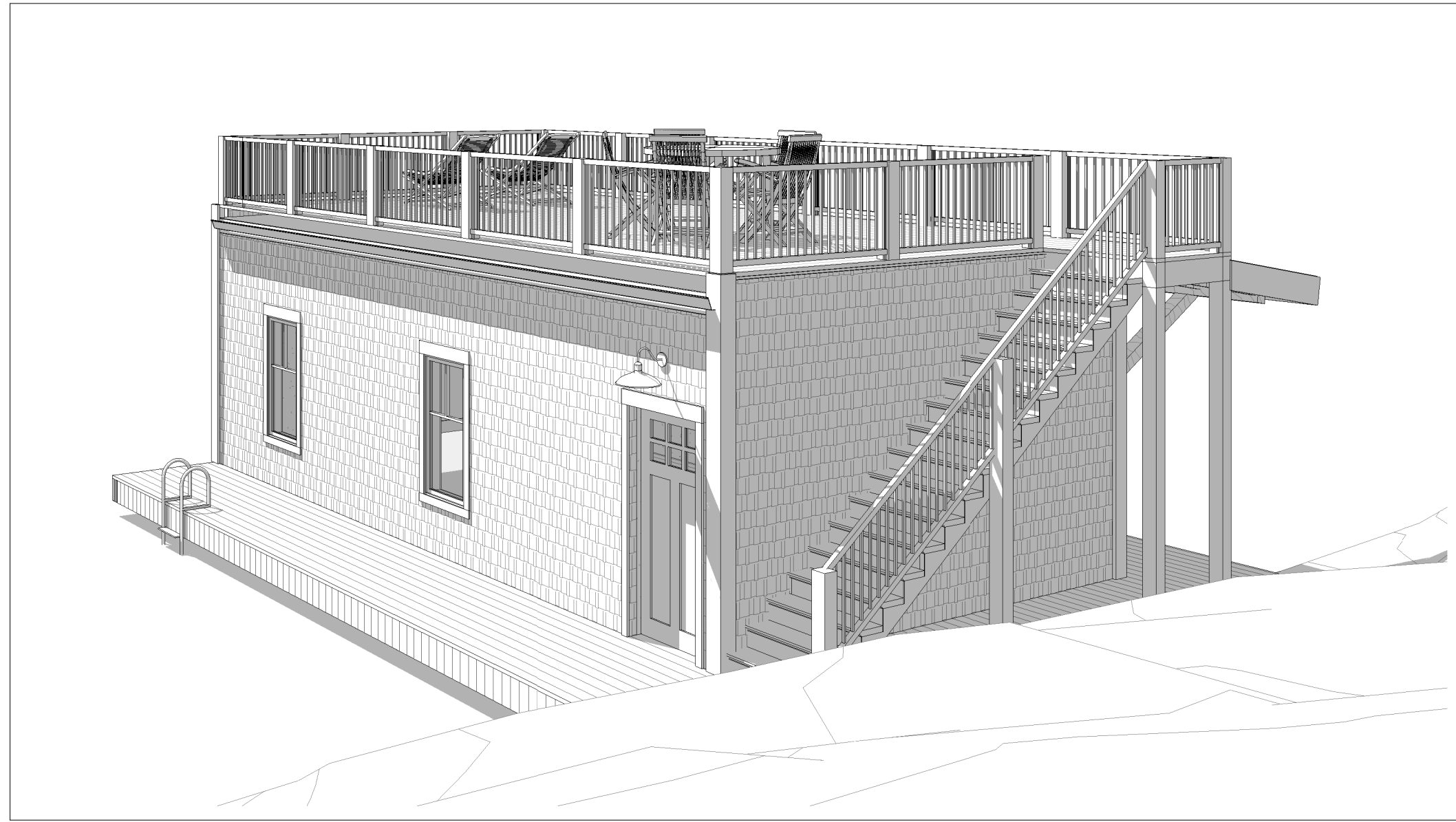
INDEMNITOR:

GRAND LAKE VILLA, LLC,

By:  Name: Christopher Oliver

THE TOWN OF GRAND LAKE, COLORADO:

By: _____ Name: Steve Kudron, Town Manager



GENERAL NOTES

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

- PROJECT STAKING:**
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND STAKE ALL BUILDING CORNERS AND DRIVEWAY LOCATION FOR OWNER/ARCHITECT AND DESIGN REVIEW BOARD APPROVAL PRIOR TO BEGINNING ANY SITE CLEARING.
- SITE DISTURBANCE:**
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION.
- PROJECT GRADES:**
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL GRADES INCLUDING PAVED AREAS SLOPES PRIOR TO POURING ANY FOUNDATION. SURVEY WORK SHOULD BE VERIFIED IN DETAIL.

SUSTAINABLE CONSTRUCTION PRACTICES

- ENVIRONMENTAL HEALTH**
IT IS THE ARCHITECT'S INTENT THAT THE CLIENT RECEIVE A PRODUCT THAT IS BOTH FUNCTIONAL AND DESIGNED WITH THE HEALTH AND WELL-BEING OF THE CLIENT IN MIND. TO THIS END, IT IS ASSUMED THAT MATERIALS SPECIFIED WILL BE, WHENEVER AND WHEREVER POSSIBLE, OF THE HIGHEST QUALITY AND OF AN ENVIRONMENTALLY SOUND NATURE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINTS AND CARPETS WITH NO TO LOW VOLATILE ORGANIC COMPOUND EMISSIONS.
- RECYCLED MATERIALS & PRODUCTS**
FULLY OR PARTIALLY RECYCLED MATERIALS & PRODUCTS ARE TO BE USED AS ALTERNATIVES TO ORIGINAL-USE PRODUCTS WHENEVER APPROPRIATE (e.g. LUMBER, FLOORING, ETC.). IT IS FURTHER EXPECTED THAT THE CONTRACTOR WILL PURCHASE MATERIALS THAT ARE MANUFACTURED AS PHYSICALLY CLOSE TO THE LOCATION OF THE PROJECT AS CAN BE REASONABLY EXPECTED, WITH THE CONSIDERATION OF CARBON EMISSIONS IN MIND.
- INSULATIONS**
WHERE CELLULOSE INSULATION IS USED AS AN ALTERNATIVE TO FIBERGLASS BATT OR FOAM, CONTRACTOR IS TO ADHERE STRICTLY TO MANUFACTURER'S GUIDELINES FOR INSTALLATION AND MOISTURE CONTROL. R-VALUES MUST EQUAL OR EXCEED SPECIFIED R-VALUES ON PLANS.
- GLUES AND ADHESIVES**
LOW V.O.C. GLUES AND ADHESIVES ARE TO BE USED WHEN THEY MEET PROJECT TOLERANCES. EXAMPLES INCLUDE: DAP® 20308 Heavy-Duty Projects VOC-Compliant Construction Adhesive & PL 400® Low VOC Heavy Duty Construction Adhesive.
- PAINTS AND SOLVENTS**
USE LOW- OR ZERO-V.O.C. PAINTS SUCH AS KELLY-MOORE 'ENVIRO-COTE' OR DEVCO 'WONDERPURE' TYPE PAINTS. EXTERIOR OIL-BASED PAINTS ARE TO BE THINNED OR CLEANED WITH TURPENTINE, OR OTHER NATURAL SOLVENTS. USE NATURAL PAINTS WHERE POSSIBLE, AS THE CLIENT REQUIRES.
- RESOURCES**
USE THE LEED ONLINE GUIDELINES FOR SUSTAINABLE OPTIONS. ADDITIONAL RESOURCES CAN BE FOUND AT:
<http://www.green-buildings.com/products-certification>
THE NAHB GREEN ICC 700 NATIONAL GREEN BUILDING STANDARD CAN ALSO BE USED TO INFORM THE SUSTAINABLE BUILDING PRACTICES PLAN OUTLINED BELOW.
<http://www.NAHBGREEN.ORG>
- THE CONTRACTOR IS TO PRESENT A SUSTAINABLE BUILDING PRACTICES PLAN TO THE ARCHITECT & CLIENT DETAILING THE PROPOSED SUSTAINABLE ALTERNATIVES HE OR SHE INTENDS TO IMPLEMENT.**

SITE NOTES

- ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET
- PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS.
- STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT.

MINIMUM DESIGN CRITERIA

FOR CLIMATE ZONES 7 & 8:

- DESIGN SNOW LOAD: _____
- WIND LOAD (ULTIMATE): _____
- SEISMIC DESIGN: _____

**91 PSF (ROOF)
115 MPH
CATEGORY B**

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 IRC - INTERNATIONAL RESIDENTIAL CODE
2015 IECC - INTERNATIONAL ENERGY CONSERVATION CODE
2015 IFC - INTERNATIONAL FIRE CODE
2015 IFGC - INTERNATIONAL FUEL GAS CODE
2015 IMC - INTERNATIONAL MECHANICAL CODE
2015 IPC - INTERNATIONAL PLUMBING CODE
2017 NEC - NATIONAL ELECTRIC CODE
THE TOWN OF GRAND LAKE MUNICIPAL CODE

ENERGY CODE REQUIREMENTS

1) AIR LEAKAGE
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SEALED, WEATHER TIGHT BUILDING THERMAL ENVELOPE AS REQUIRED PER IECC 402.4 WITH CAULKING, GASKETS, WEATHERSTRIPPING OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL AT THE FOLLOWING LOCATIONS:

- ALL JOINTS, SEAMS AND PENETRATIONS.
- SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS.
- OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING.
- UTILITY PENETRATIONS.
- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE
- KNEE WALLS
- WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES
- BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS
- COMMON WALLS BETWEEN UNITS
- OTHER SOURCES OF INFILTRATION

STRUCTURAL NOTES

CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A61504A, GRADE 60, EXCEPT TIES OR BARS SHOWN TO BE FIELD-BENT, WHICH SHALL BE GRADE 40. REINFORCEMENT PROTECTION SHALL BE 3".

STRUCTURAL STEEL SHALL BE BUILT ACCORDING TO AISC 360-05, AISC 303-05, ASTM A36-04 STANDARDS.

WOOD DESIGN CONFORMS TO ANSI/AF&PA NDS-2005 AND ANSI/AF&PA SDPWS-2005. LUMBER SHALL BE SOUTHERN YELLOW PINE, 19% MAX MOISTURE CONTENT. TREATED WOOD FASTENERS SHALL COMPLY WITH IRC R317.3. LIGHT FRAMING SHALL COMPLY WITH IRC R502, R602, R802. BOLTS, SCREWS, NAILS, AND SPIKES SHALL COMPLY WITH ANSI/ASME B18.2.1, ASTM SAE J429 GRADE 1, ASTM F1667, ANSI/ASME B18.6.1.

BUILDING NOTES

EXISTING DOCK AREA: 479 SQFT

NEW BUILDING FOOTPRINT AREA: 994 SQFT

NEW BUILDING HEIGHT: 16' - 0"

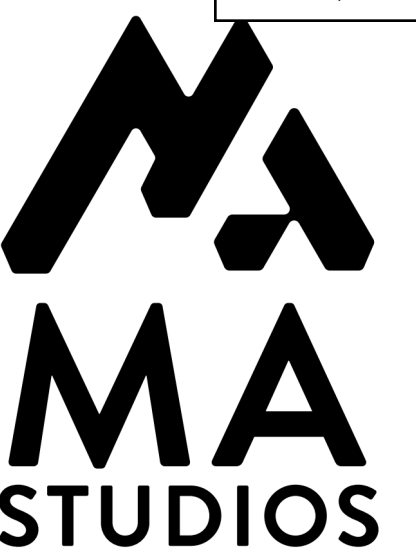
CONTACT INFO:

ARCHITECT: MUNN ARCHITECTURE, LLC SCOTT MUNN, AIA 315 E. AGATE AVENUE GRANBY, CO 80446 PH: 970-887-9366	SURVEYOR: AZIMUTH SURVEY COMPANY WARREN D. WARD P.O. BOX 653 FRASER, CO 80442 PH: 970-531-1120	ENVIRONMENTAL ENGINEER: ENVIRONMENTAL SOLUTIONS, INC. STEVE DAHMER 600 COUNTY ROAD 216 RIFLE, CO 81650 PH: 970-618-6841
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SHEET INDEX LEGEND:	
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<input type="checkbox"/> NOT ISSUED	<input checked="" type="checkbox"/> REMOVED FROM DRAWING SET

SHEET INDEX	
SHEET #	SHEET TITLE
	2023-0316 - PERMIT

GENERAL	
G0.00	COVER SHEET
CIVIL	
N/A	TOPOGRAPHIC SURVEY PLAN
ARCHITECTURAL	
A0.20	DOOR, WINDOW, FINISH SCHEDULES, & ASSEMBLY TYPES
A1.00	PROJECT SITE PLAN
A3.01	MAIN DECK FRAMING & FOUNDATION PLAN
A3.02	OVERALL FLOOR PLANS
A5.01	OVERALL EXTERIOR ELEVATIONS
A6.10	BUILDING SECTIONS
A6.21	EXTERIOR PERSPECTIVES



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MAARCHITECTURAL.COM

OLIVER BOATHOUSE

RYAN OLIVER

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GRAND LAKE, CO 80447

PROJECT #: 2145

ISSUANCE : DATE :
PERMIT 2023-0322



SHEET TITLE :
COVER SHEET

SHEET NUMBER :
G0.00



MATERIALS & FINISHES LEGEND

COMPOSITE DECKING (EXTERIOR FLOORING)

CDG-1 **MFR:** THERMORY
PRODUCT: 1x6" ASH DECKING W/ GROOVED EDGE AND CONCEALED FASTENERS
FINISH: TO MATCH (E) RESIDENCE

EPDM SINGLE PLY MEMBRANE ROOFING SYSTEM

EPDM-1 **MFR:** FIRESTONE
PRODUCT: RUBBERGARD EPDM
FINISH: BLACK

PAINTING

PT-1 **MFR:** SHERWIN-WILLIAMS
FINISH: SIMPLE WHITE (SW7021), (TYP INTERIORS, UON)

(FINAL COLOR SELECTION AND ACCENT WALLS TO BE FIELD VERIFIED WITH OWNER AND ARCHITECT PRIOR TO BEGINNING WORK)

SIDING (EXTERIOR)

SDG-1 **MFR:** TBD
PRODUCT: WOOD SHAKE SIDING TO MATCH (E) RESIDENCE
FINISH: TO MATCH (E) RESIDENCE

METAL (EXTERIOR)

MP-1 **MFR:** TBD
PRODUCT: 1" STANDING SEAM PROFILE PAEN STSTEM " WIDE TYPICAL)
FINISH: 24 GA TO MATCH (E) RESIDENCE

WOOD TRIM & TIMBER ACCENTS (EXTERIOR)

WTR-1 **MFR:** TBD
PRODUCT: 2x EXTERIOR-GRADE CORNER TRIM
FINISH: LIFETIME WOOD TREATMENT / STAIN TO MATCH (E) RESIDENCE

WTR-2 **MFR:** TBD
PRODUCT: 6x6 EXTERIOR GRADE TIMBER COLUMN
FINISH: LIFETIME WOOD TREATMENT / STAIN TO MATCH (E) RESIDENCE

WTR-3 **MFR:** TBD
PRODUCT: EXTERIOR GRADE WOOD CORBEL TO MATCH (E) RESIDENCE
FINISH: LIFETIME WOOD TREATMENT / STAIN TO MATCH (E) RESIDENCE

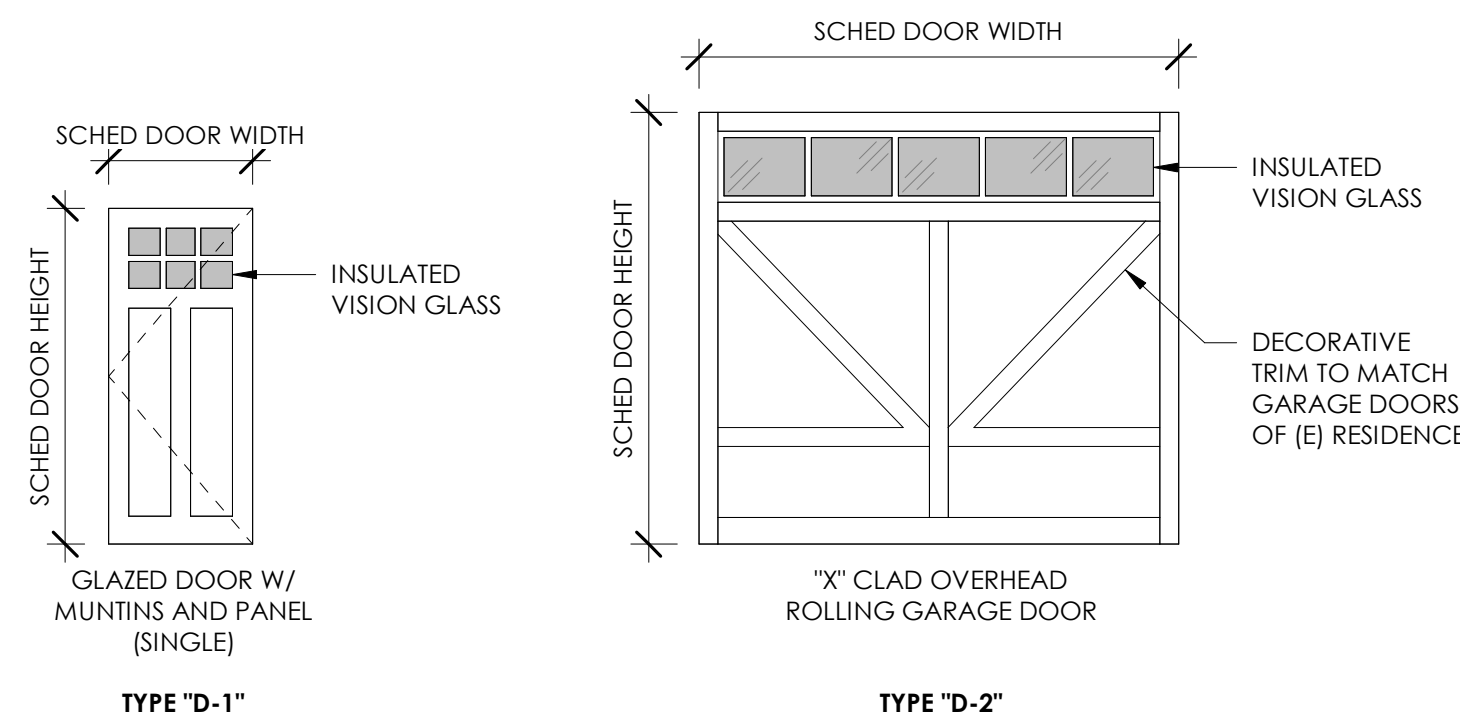
HR-1 **MFR:** TBD
PRODUCT: HANDRAIL TO MATCH (E) RESIDENCE
FINISH: TRANSPARENT LIFETIME WOOD TREATMENT / STAIN TO MATCH (E) RESIDENCE

TR-1/TR-2 **MFR:** TBD
PRODUCT: EXTERIOR GRADE WINDOW AND DOOR TRIM
FINISH: TRANSPARENT LIFETIME WOOD TREATMENT / STAIN TO MATCH (E) RESIDENCE

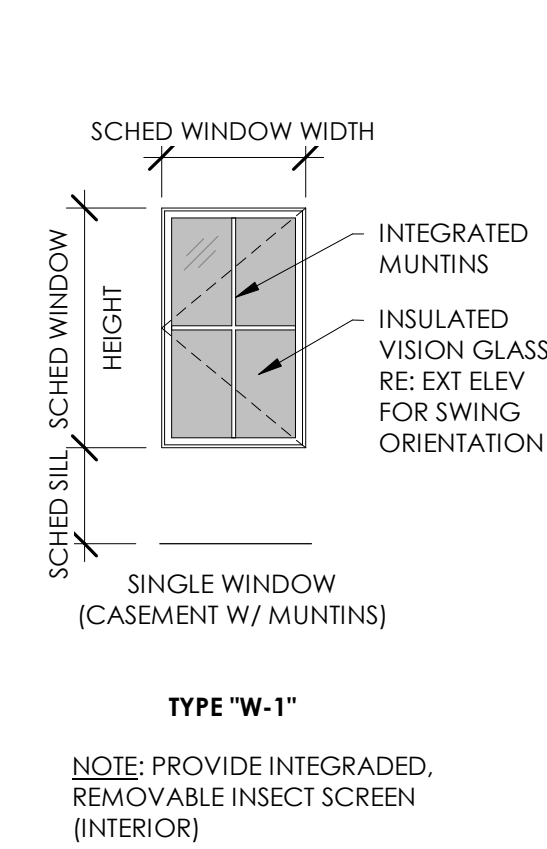
DOOR SCHEDULE																
DOOR NUMBER	DOOR TYPE	DOOR							FRAME / TRIM							COMMENTS
		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	UNDER CUT	FIRE RATING	TYPE	MATERIAL	FINISH	JAMB DETAIL	SILL DETAIL	HEAD DETAIL		
T.O. LOWER DECK																
100A	D-1	3' - 0"	7' - 0"	0' - 1 1/2"	WD	STAIN (TBD)	-	-	TR-1	WD	STAIN (TBD)	-	-	-	1, 2, 3, 4	
100B	D-1	3' - 0"	7' - 0"	0' - 1 1/2"	WD	STAIN (TBD)	-	-	TR-1	WD	STAIN (TBD)	-	-	-	1, 2, 3, 4	
100C	D-2	10' - 0"	9' - 0"		WD	STAIN (TBD)	-	-	TR-1	WD	STAIN (TBD)	-	-	-	5	

WINDOW SCHEDULE															
WINDOW NUMBER	WINDOW TYPE	WINDOW						HARDWARE SET	TRIM						COMMENTS
		WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	FRAME MATERIAL	TYPE		MATERIAL	FINISH	TYPE	MATERIAL	FINISH		
T.O. LOWER DECK															
100A	W-1	2' - 6"	5' - 0"	2' - 0"	7' - 0"	WD	-	TR-2	WD	STAIN (TBD)	TR-2	WD	STAIN (TBD)		
100B	W-1	2' - 6"	5' - 0"	2' - 0"	7' - 0"	WD	-	TR-2	WD	STAIN (TBD)	TR-2	WD	STAIN (TBD)		
100C	W-1	2' - 6"	5' - 0"	2' - 0"	7' - 0"	WD	-	TR-2	WD	STAIN (TBD)	TR-2	WD	STAIN (TBD)		
100D	W-1	2' - 6"	5' - 0"	2' - 0"	7' - 0"	WD	-	TR-2	WD	STAIN (TBD)	TR-2	WD	STAIN (TBD)		

DOOR TYPES LEGEND



WINDOW TYPES LEGEND



DOOR SCHEDULE COMMENTS LEGEND:

- KEYED ENTRY LOCK SET W/ THUMB TURN AT INTERIOR (EXTERIOR GRADE), FINISH TBD
- SINGLE CYLINDER DEADBOLT LOCK SET W/ THUMB TURN AT INTERIOR (BUMP KEY RESISTANT), FINISH TBD
- BASEBOARD-MOUNTED DOOR STOP (SOLID WITH RUBBER TIP - NO SPRINGS), FINISH TO MATCH DOOR HARDWARE
- ALUM THRESHOLD / DOOR TRANSITION (ADA COMPLIANT) W/ BLACK ANODIZED FINISH IN CONTIN BED OF SEALANT
- ELECTRONIC GARAGE DOOR OPERATOR SYSTEM W/ MULTIPLE REMOTES

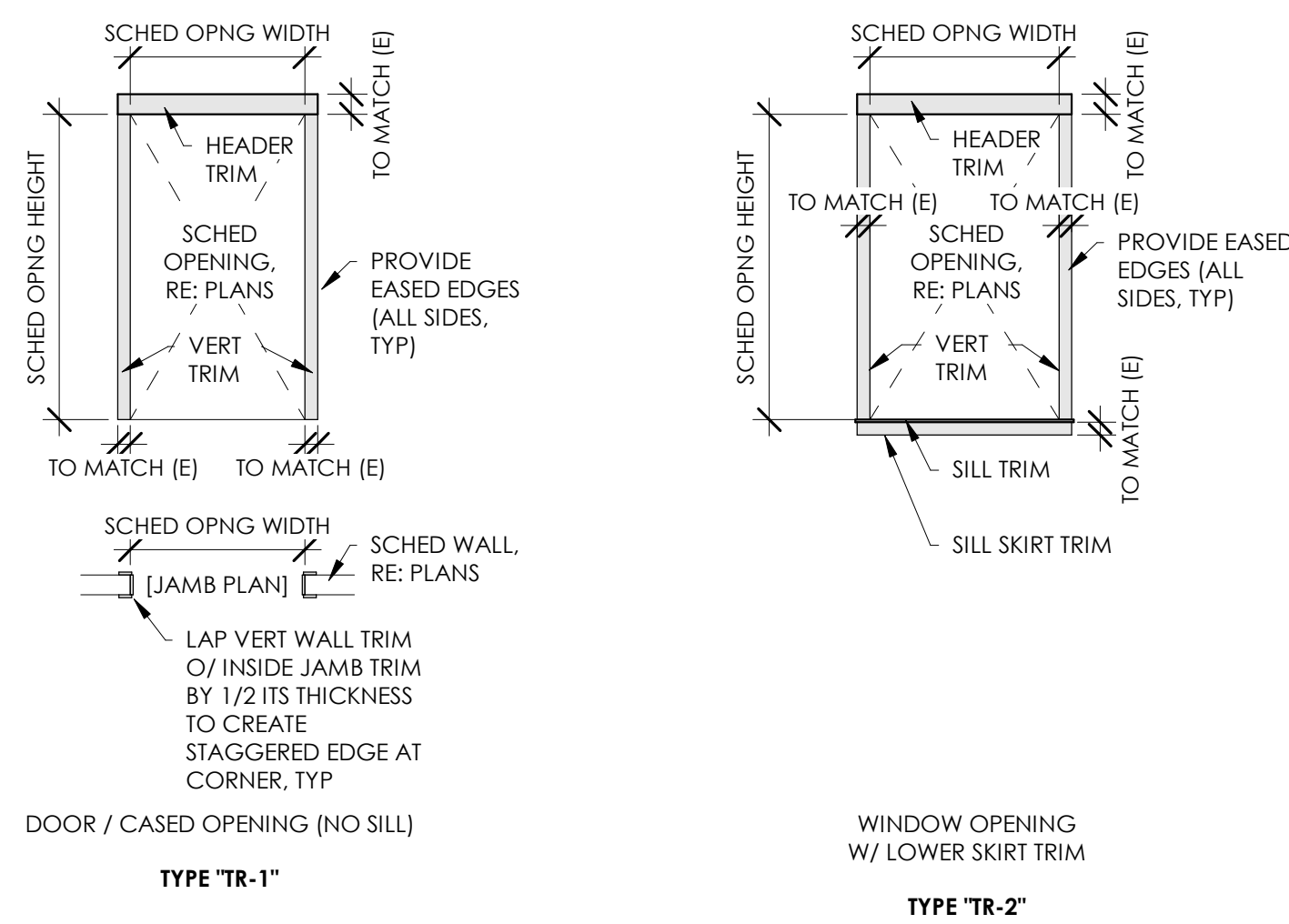
DOOR NOTES:

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

WINDOW NOTES:

- ALL EXTERIOR WINDOWS SHALL BE WEATHER STRIPPED PER WINDOW MFR.
- ALL ROUGH OPENINGS TO BE PROVIDED BY WINDOW MFR AND FIELD VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
- WINDOW MANUFACTURER SHALL PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- WINDOW MANUFACTURER SHALL CONFIRM WINDOW SWING / ORIENTATION PER ARCHITECTURAL EXTERIOR ELEVATIONS.
- CONTRACTOR SHALL VERIFY WINDOW MODEL NUMBERS / SIZES / QUANTITIES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION AND INSTALL PER MFR'S WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL PROVIDE WINDOW SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO CONSTRUCTION.
- WINDOW MANUFACTURER SHALL PROVIDE A BLACK ANODIZED SPACER AT ALL INSULATED GLASS ASSEMBLIES WHERE SCHEDULED FOR BRONZE WINDOW FRAMES, TYP UON. FOR ALL OTHER FRAME FINISHES, PROVIDE CLEAR ANODIZED SPACERS.
- WHERE SCHED WINDOW FRAME COLOR / STAIN FINISH IS TBD, CONTRACTOR SHALL PROVIDE SAMPLES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- CONTRACTOR SHALL FIELD VERIFY DIMS FOR ALL EXISTING WINDOWS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.

TRIM TYPES LEGEND

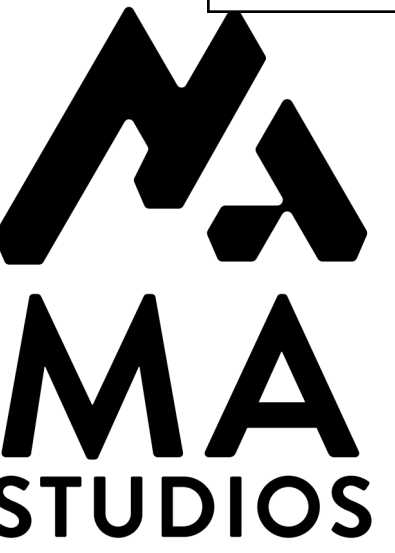


NOTE: WALL TRIM MAY VARY ON EACH SIDE OF OPENING, RE: DOOR / WINDOW SCHEDULE

FLOOR ASSEMBLIES		
FLOOR TYPE	SECTION	DESCRIPTION
F-01		1x6 DECKING 2x FRAMING (2x8 MAIN DECK, 2x12 UPPER DECK)

ROOF ASSEMBLIES		
ROOF TYPE	SECTION	DESCRIPTION
R-01		EPDM ROOFING SYSTEM (EPDM-1) INSTALLED PER MANUFACTURER'S SPECS 5/8" EXTERIOR PLYWOOD SHEATHING ROOF FRAMING 1/2" GYP WALL BOARD (TAPED, TEXTURED, & PAINTED)

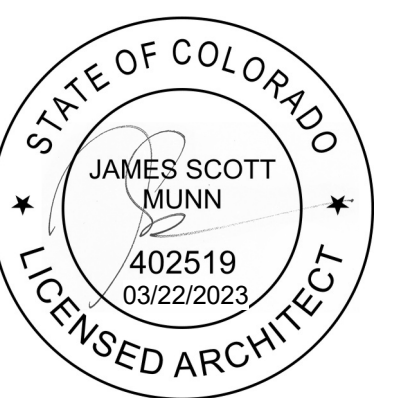
EXTERIOR WALL ASSEMBLIES		
WALL TYPE	SECTION	DESCRIPTION
EWA-01		SCHED WD SIDING, RE: EXT ELEV FOR TYPE AND ORIENTATION PT 7/16" CDX PLYWOOD OR OSB SHEATHING 2x6 WD STUD FRAMING 1/2" GYP WALL BOARD (TAPED, TEXTURED, & PAINTED) OVER VAPOR BARRIER (WARM-SIDE OF WALL)



315 EAST AGATE AVENUE
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970-887-9366
MAARCHITECTURAL.COM

OLIVER BOATHOUSE
RYAN OLIVER
377 LAKE KOVE DRIVE
GRAND LAKE, CO 80447
PROJECT #: 2145

ISSUANCE : DATE :
PERMIT 2023-0322



SHEET TITLE :
DOOR, WINDOW, FINISH SCHEDULES, & ASSEMBLY TYPES

SHEET NUMBER :
A0.20

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

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PROJECT ZONING SUMMARY

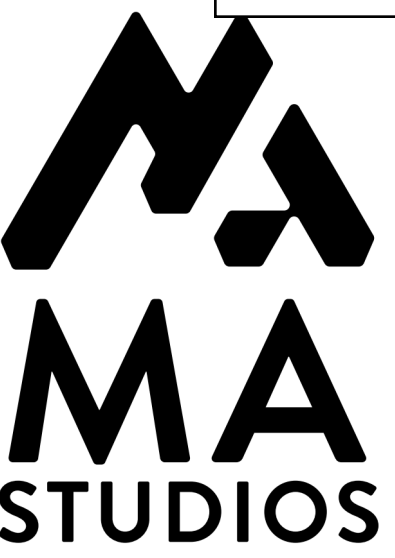
LEGAL DESCRIPTION: SUBD: LAKE KOVE SUBDIVISION LOT: 5 LESS ROW
 SUPER NEIGHBORHOOD: 1402 - RES SHADOW MTN LAKEFRONT
 SITUS ADDRESS: 000377 LAKE KOVE DRIVE
 GRAND LAKE, CO 80447
 CONSTRUCTION TYPE: VB - WOOD FRAMED (NON-FIRE RATED)
 ZONING CLASSIFICATION: SFR_HD - SINGLE FAMILY RES_HIGH DENSITY
 FRONT YARD SETBACK: 25' - 0"
 SIDE YARD SETBACK: 10' - 0"
 REAR YARD SETBACK: 10' - 0"
 WATER QUALITY SETBACK: 30' - 0"
 MAX BUILDING HEIGHT: 16' - 0" (MEASURED FROM THE WATER LINE TO THE HIGHEST POINT OF THE STRUCTURE)
 HEIGHT (STORIES): 1
 GROSS SITE AREA: 0.426 ACRES @ PROPERTY LINE
 EXTENSION BEYOND SHORELINE: CANNOT EXTEND MORE THAN 35' - 0" BEYOND THE NATURAL SHORELINE
 WIDTH: CANNOT EXCEED 30' - 0" IN WIDTH (DOESNT INCLUDE ANY UNCOVERED DOCK OR DECKING WITH A PHYSICAL CONNECTION TO THE STRUCTURE)
 LIGHTING (EXTERIOR): LIGHTING SHALL BE CONSISTENT WITH THE 'DARK-SKY CONCEPT' THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. THIS SHALL INCLUDE COMPONENTS TO REDUCE: SKY GLOW GLARE, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-6)
 EXTERIOR MATERIAL REQUIREMENTS: ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A))

SITE PLAN LEGEND:



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

SCALE: 1" = 10'-0"

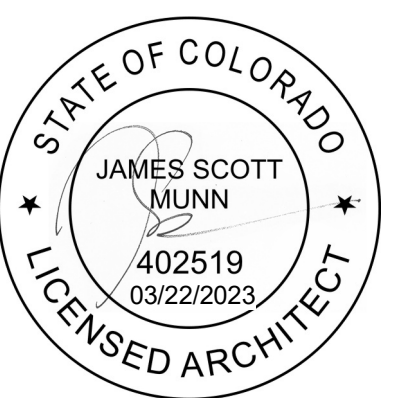


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SHEET TITLE:
 PROJECT SITE PLAN

SHEET NUMBER:
A1.00

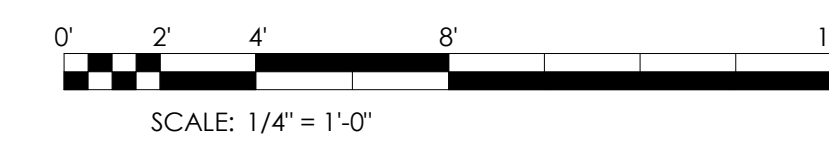
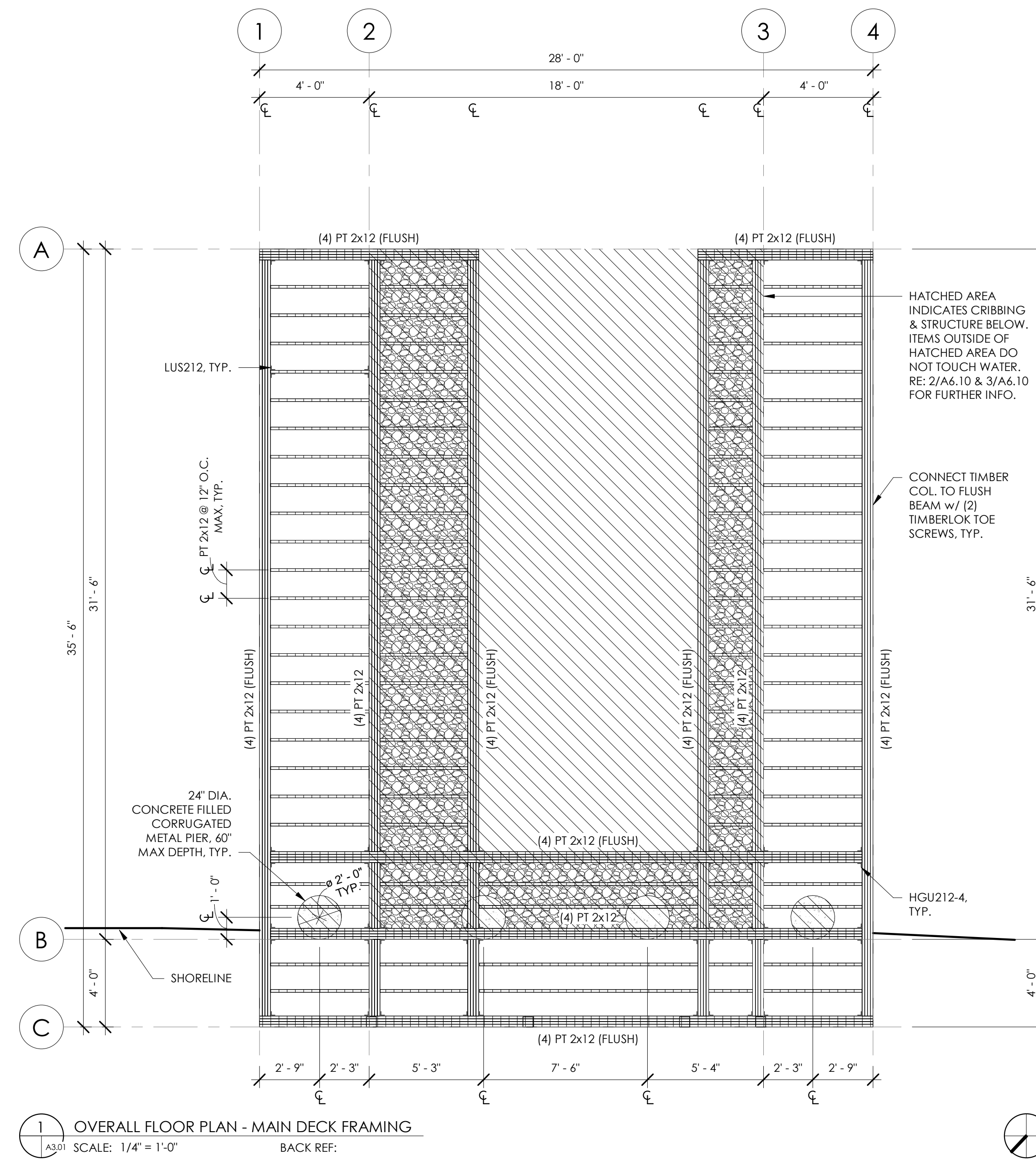
ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNN ARCHITECTURE, LLC.

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BUILDING AREA:

MAX ALLOWABLE AREA PER USFS REQUIREMENTS: 600sf

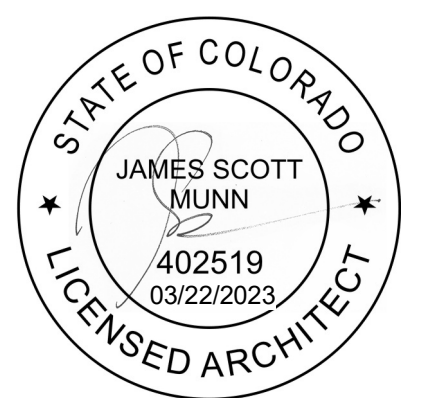
PROPOSED BUILDING AREA: 566.30sf
*INCLUDES ALL BUILDING ELEMENTS THAT CONTACT WATER.



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GRANBY, CO 80446
970-887-9366
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OLIVER BOATHOUSE
RYAN OLIVER
377 LAKE KOVE DRIVE
GRAND LAKE, CO 80447
PROJECT #: 2145

ISSUANCE : DATE :
PERMIT 2023-0322



SHEET TITLE :
MAIN DECK
FRAMING &
FOUNDATION PLAN

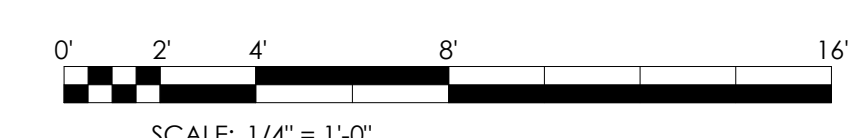
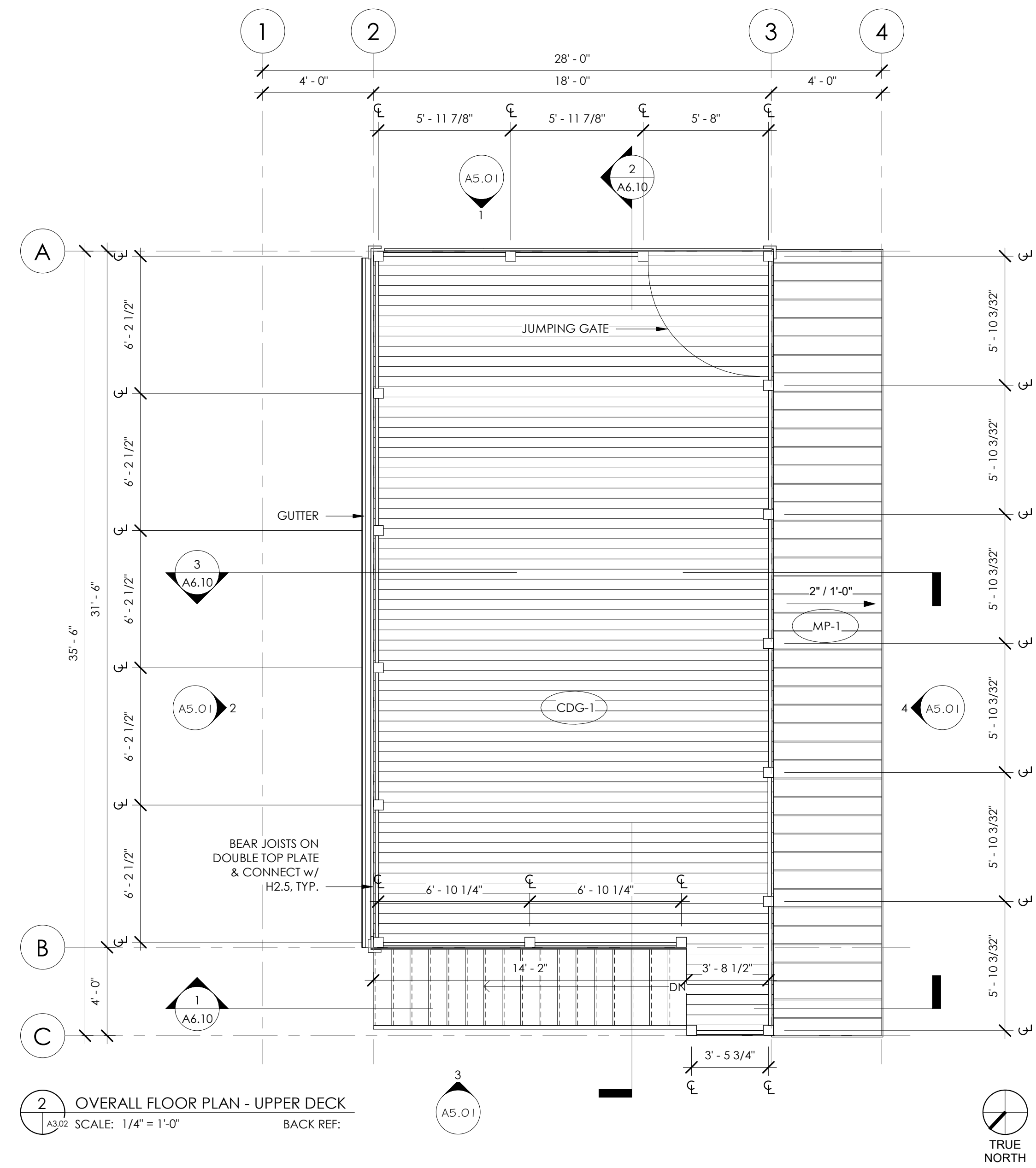
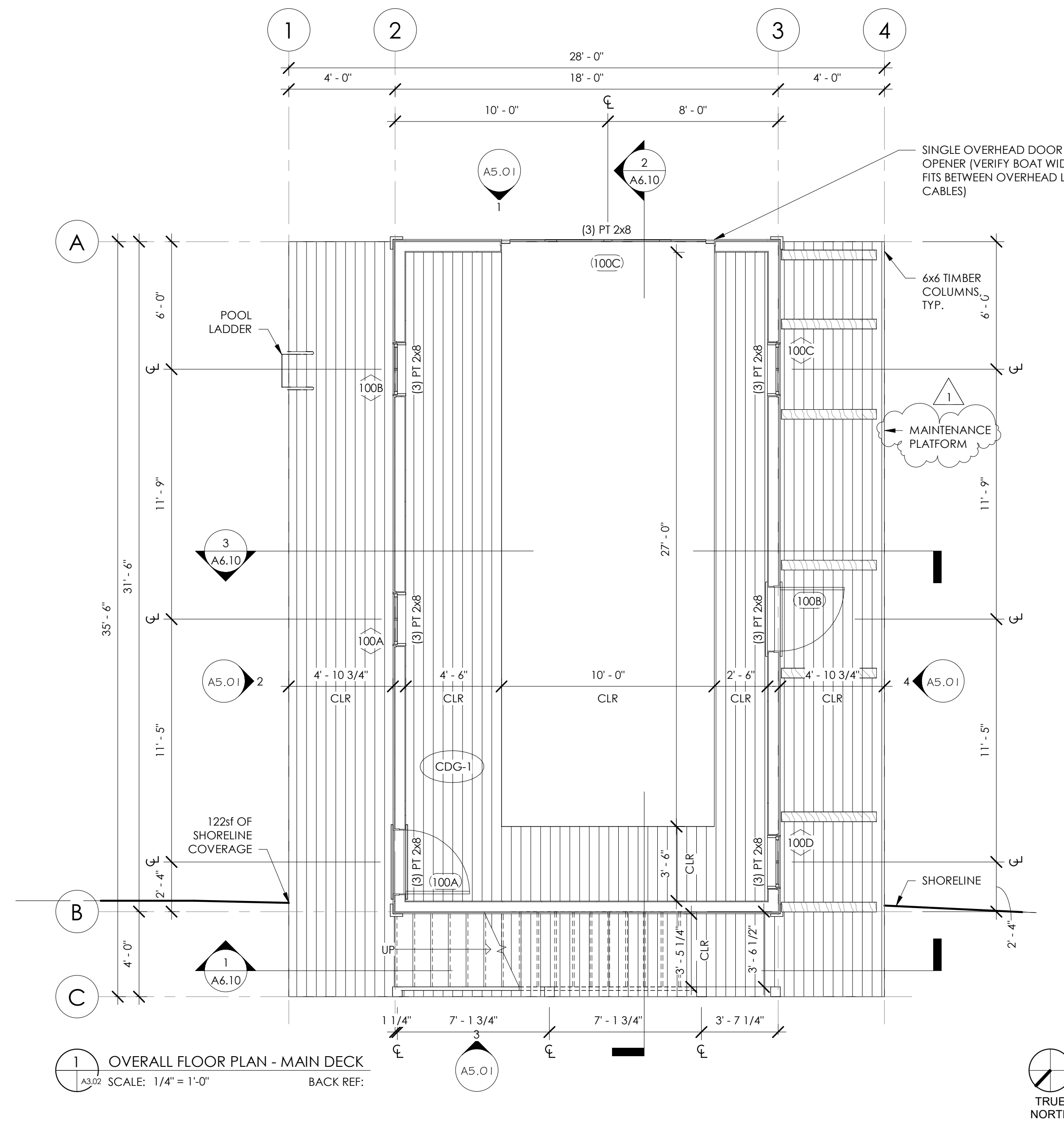
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BUILDING AREA:

MAX ALLOWABLE AREA PER USFS REQUIREMENTS: 600sf

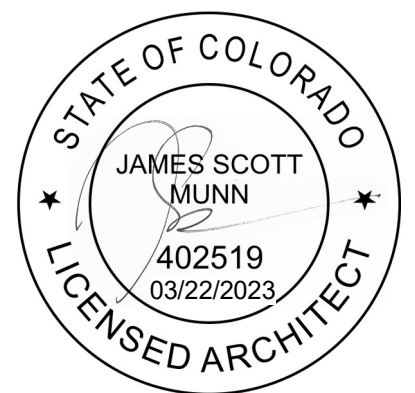
PROPOSED BUILDING AREA: 566.30sf
*INCLUDES ALL BUILDING ELEMENTS THAT CONTACT WATER.



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OLIVER BOATHOUSE
RYAN OLIVER
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GRAND LAKE, CO 80447
PROJECT #: 2145

ISSUANCE: DATE:
PERMIT: 2023-0322
USFS REVISIONS: 2024-0509



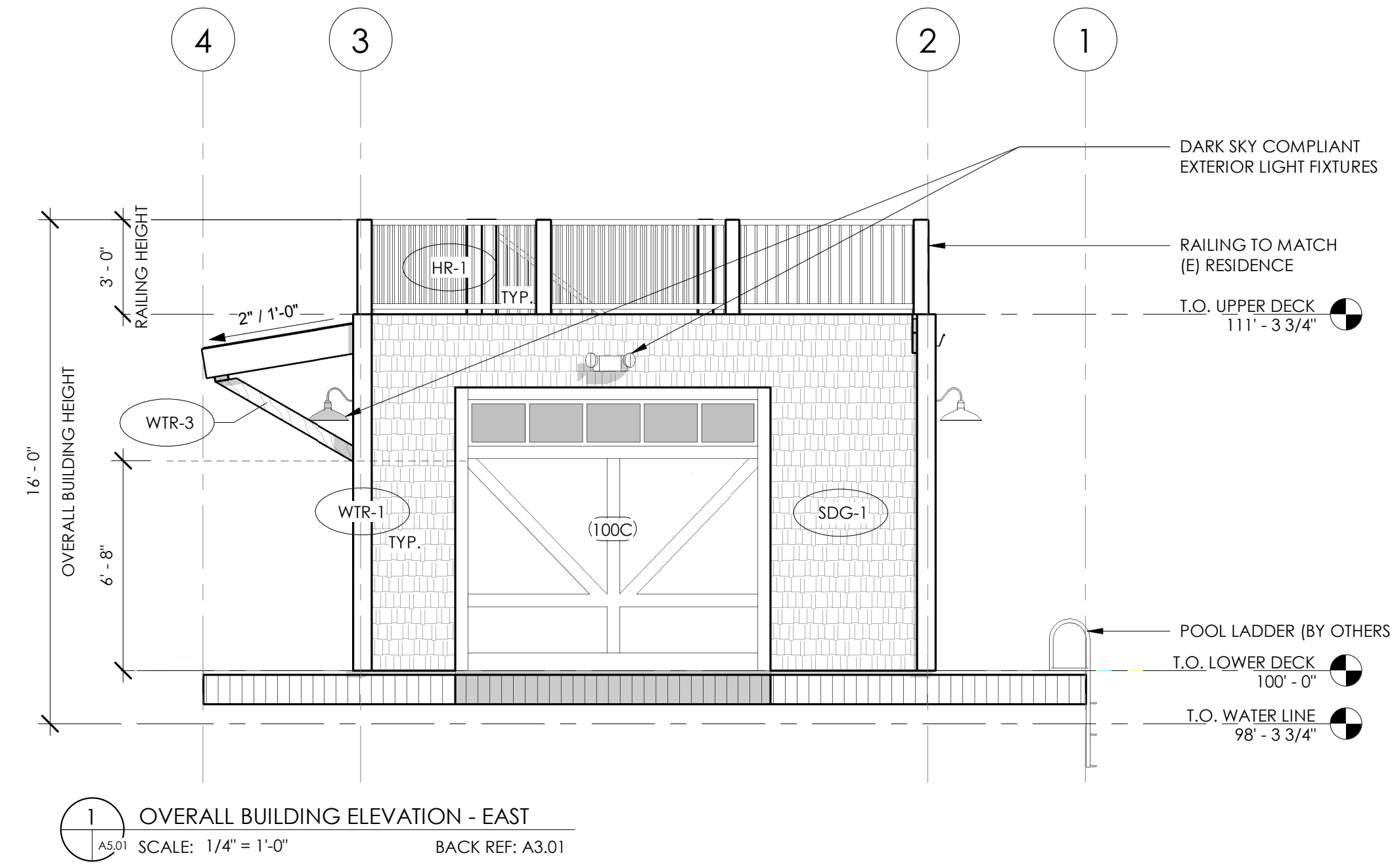
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SHEET NUMBER:
A3.02

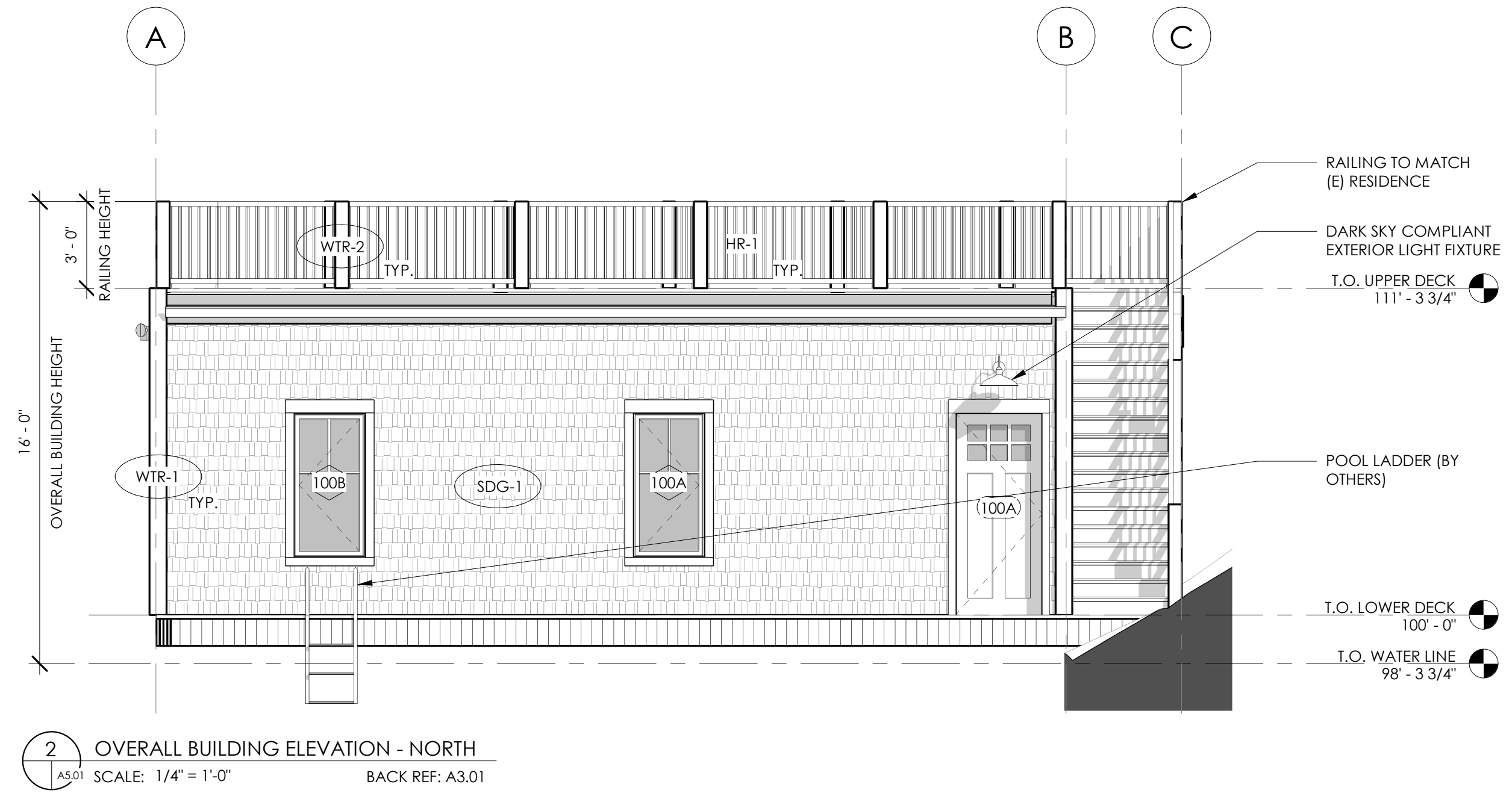
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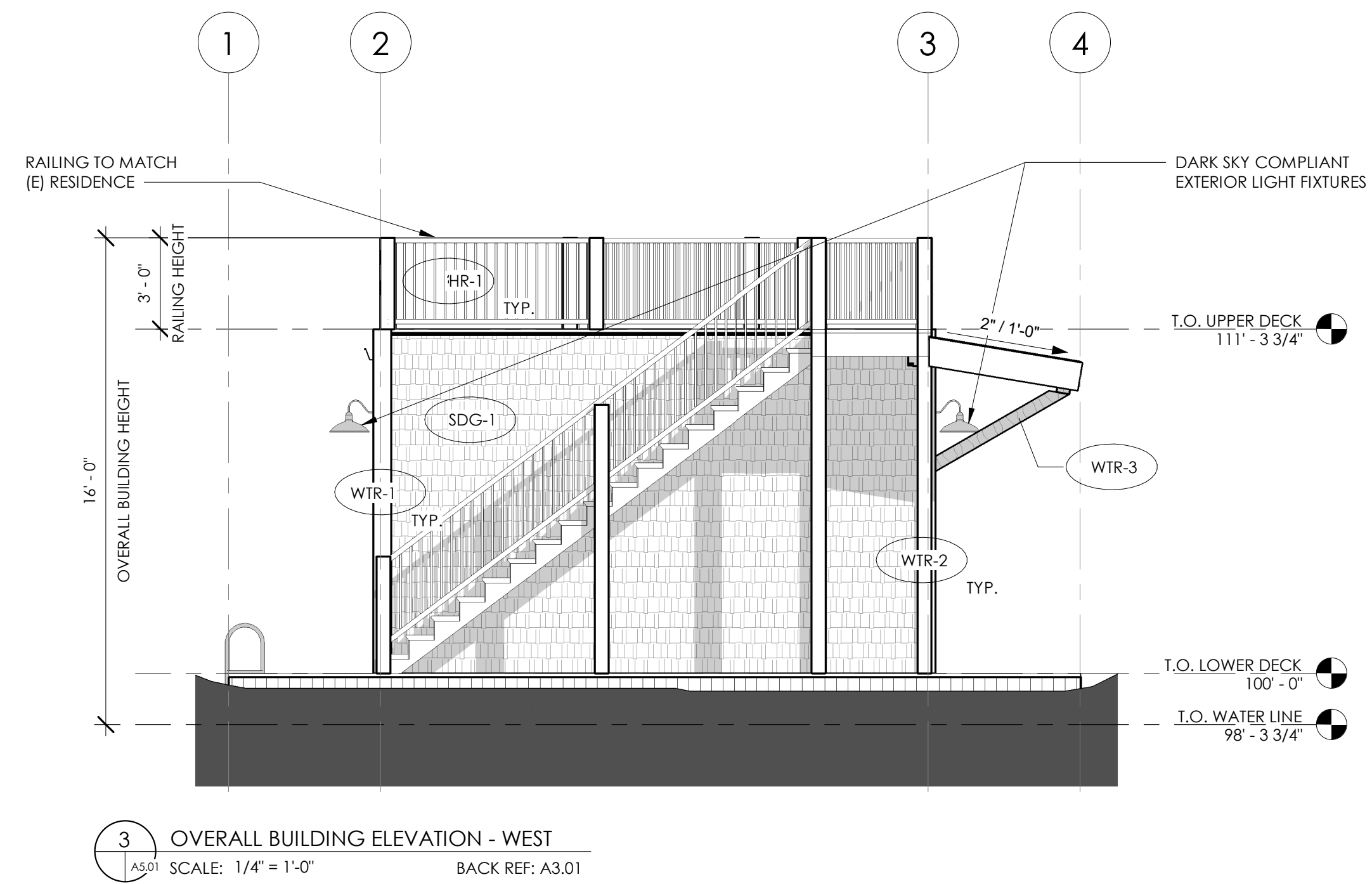
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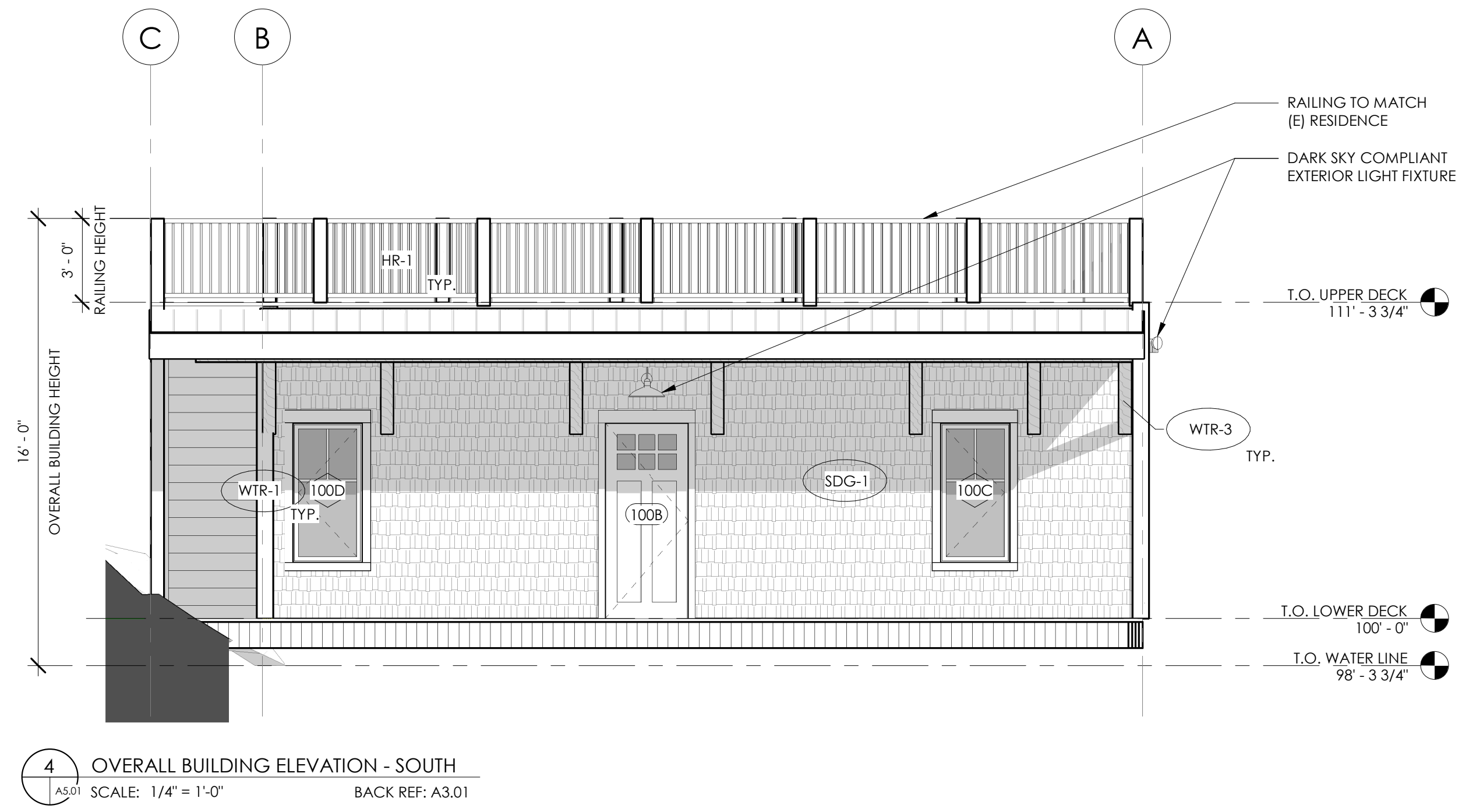
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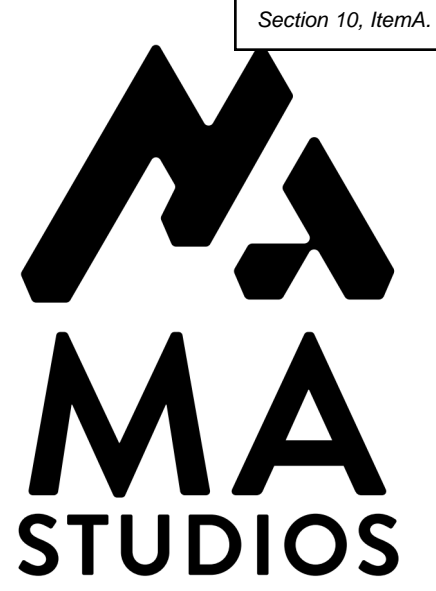
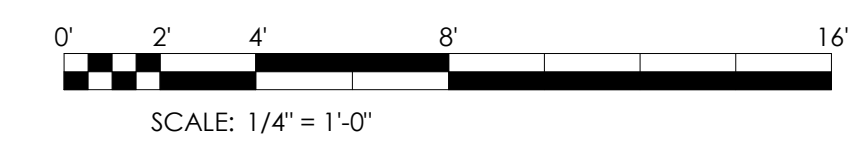
2 OVERALL BUILDING ELEVATION - NORTH
 AS01 SCALE: 1/4" = 1'-0" BACK REF: A3.01



3 OVERALL BUILDING ELEVATION - WEST
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4 OVERALL BUILDING ELEVATION - SOUTH
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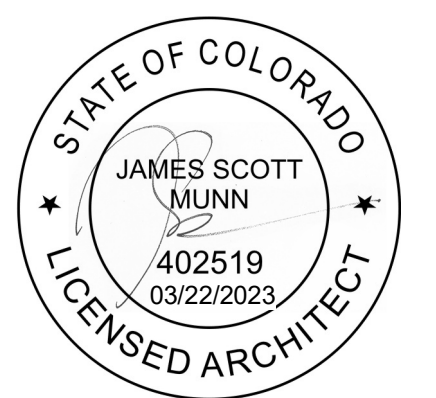


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OLIVER BOATHOUSE

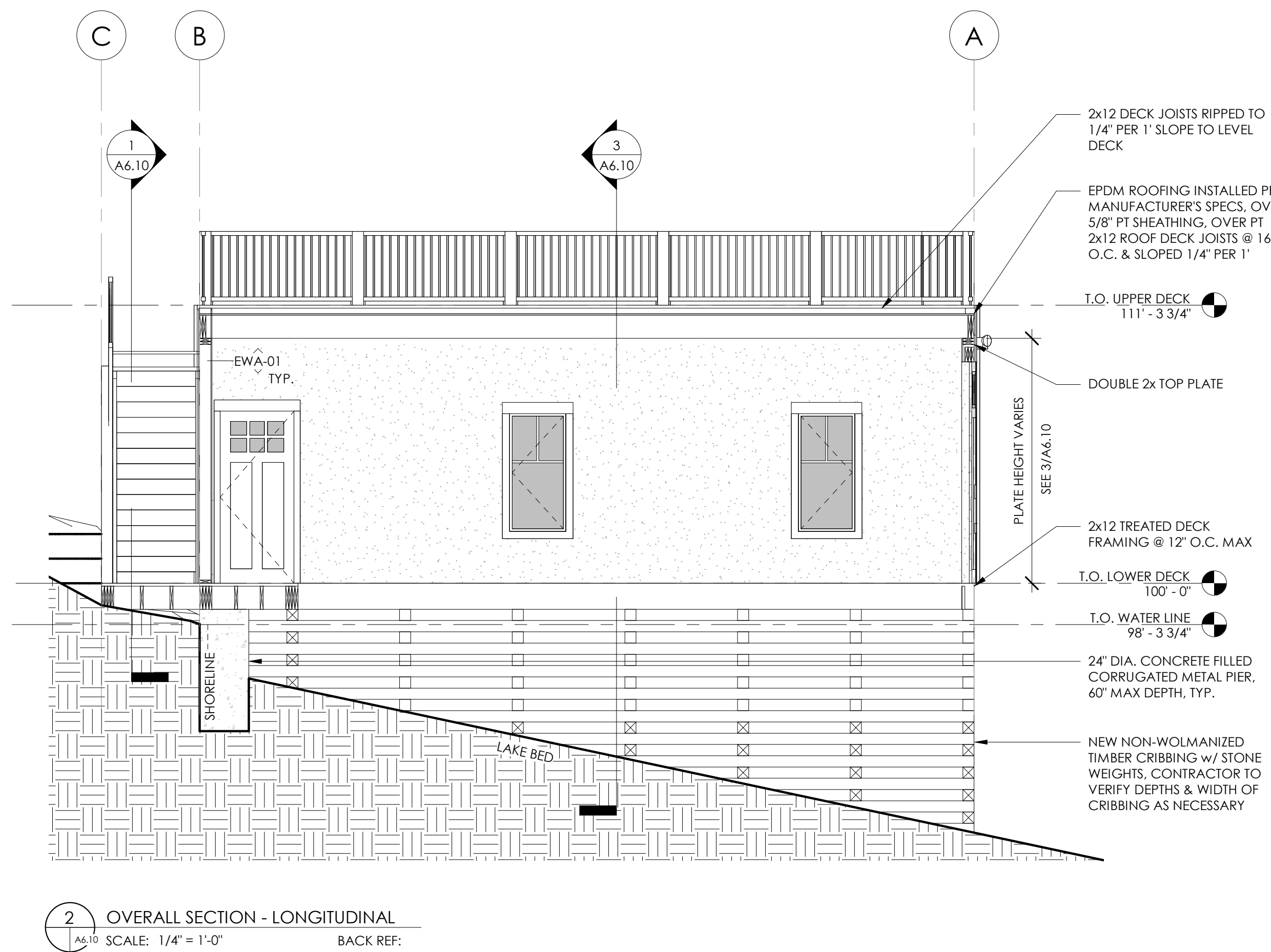
RYAN OLIVER
 377 LAKE KOVE DRIVE
 GRAND LAKE, CO 80447
 PROJECT #: 2145

ISSUANCE : DATE :
 PERMIT 2023-0322

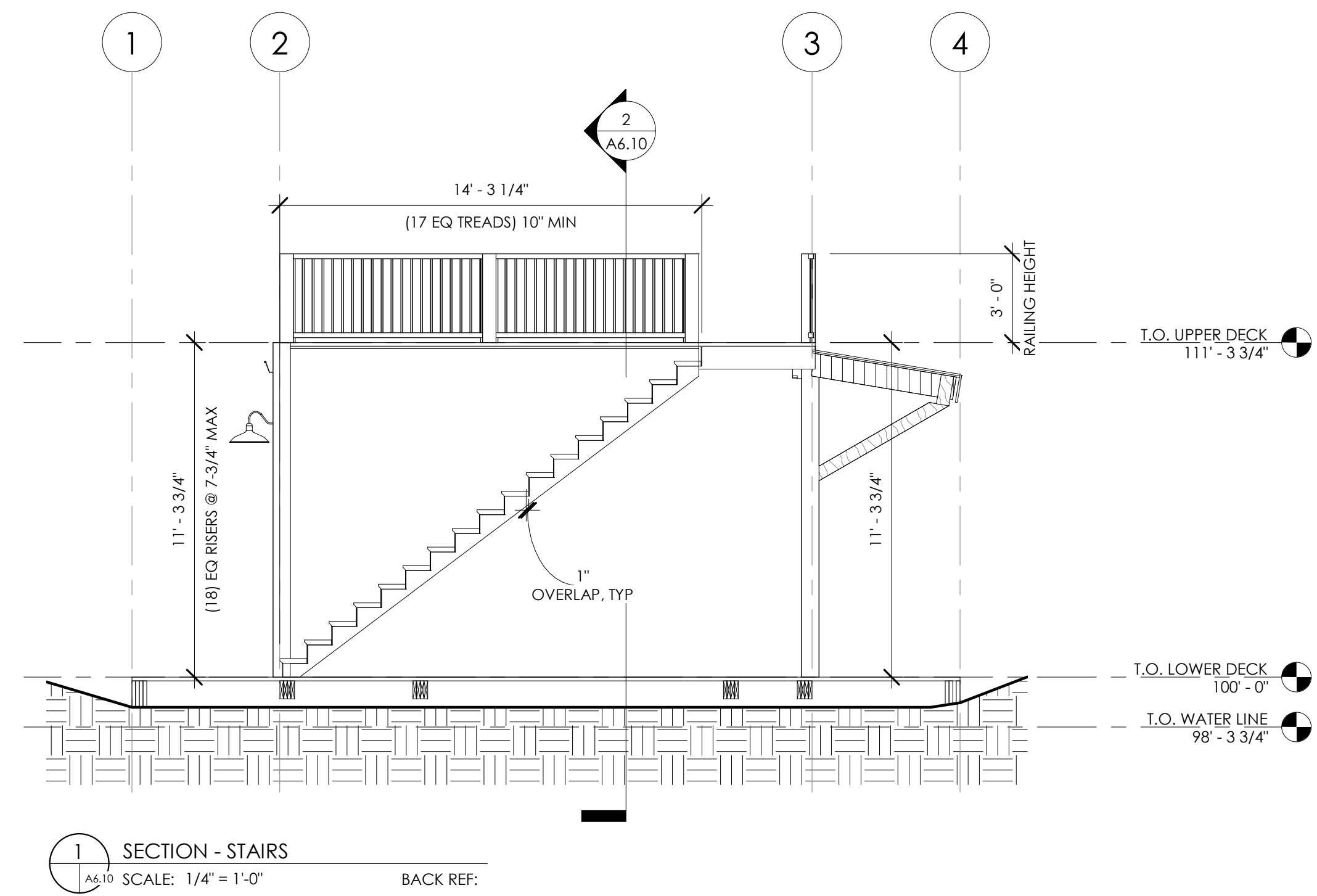


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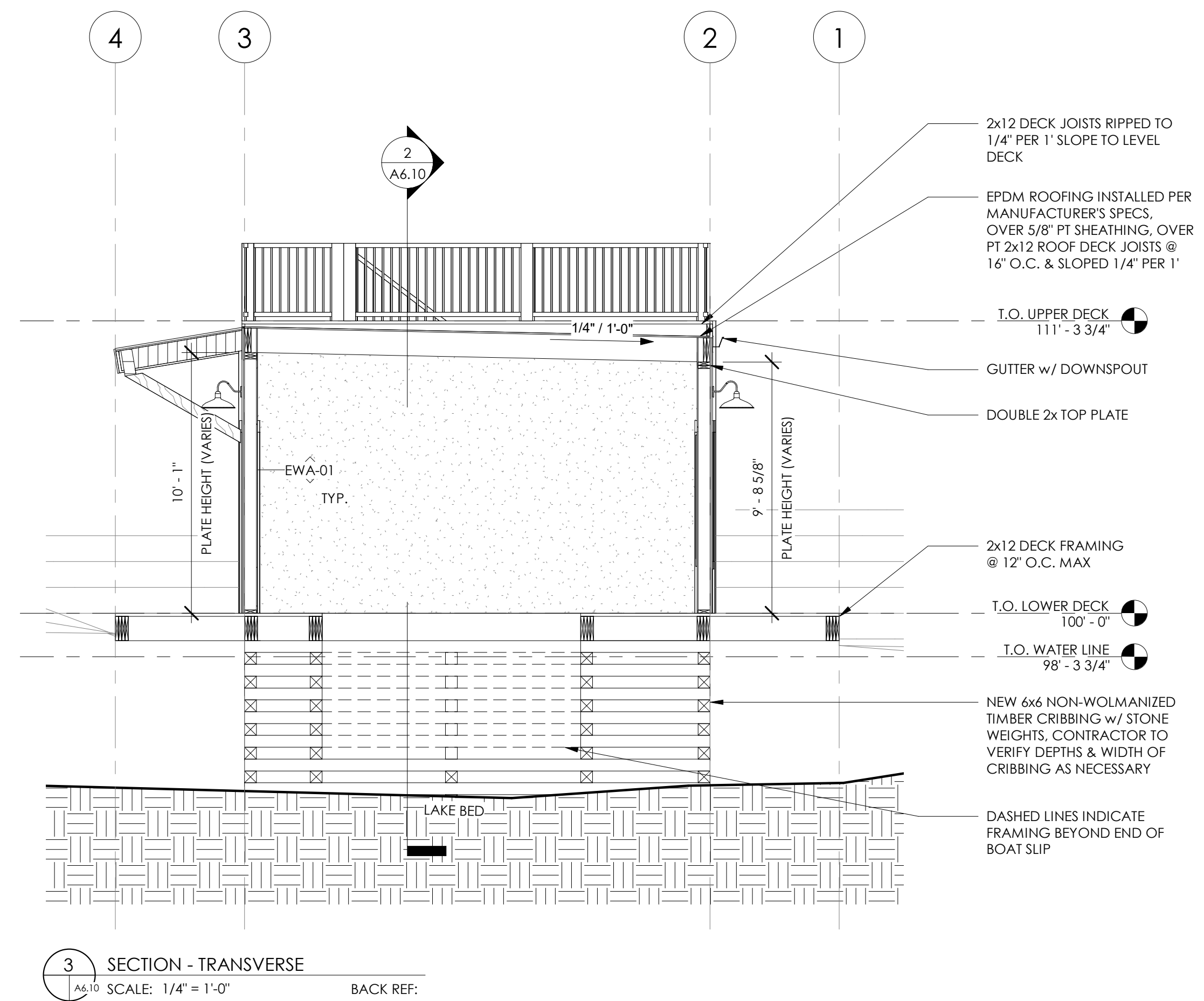
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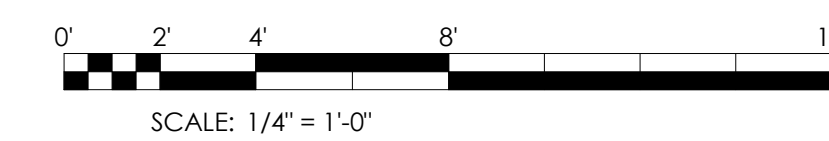
2 OVERALL SECTION - LONGITUDINAL
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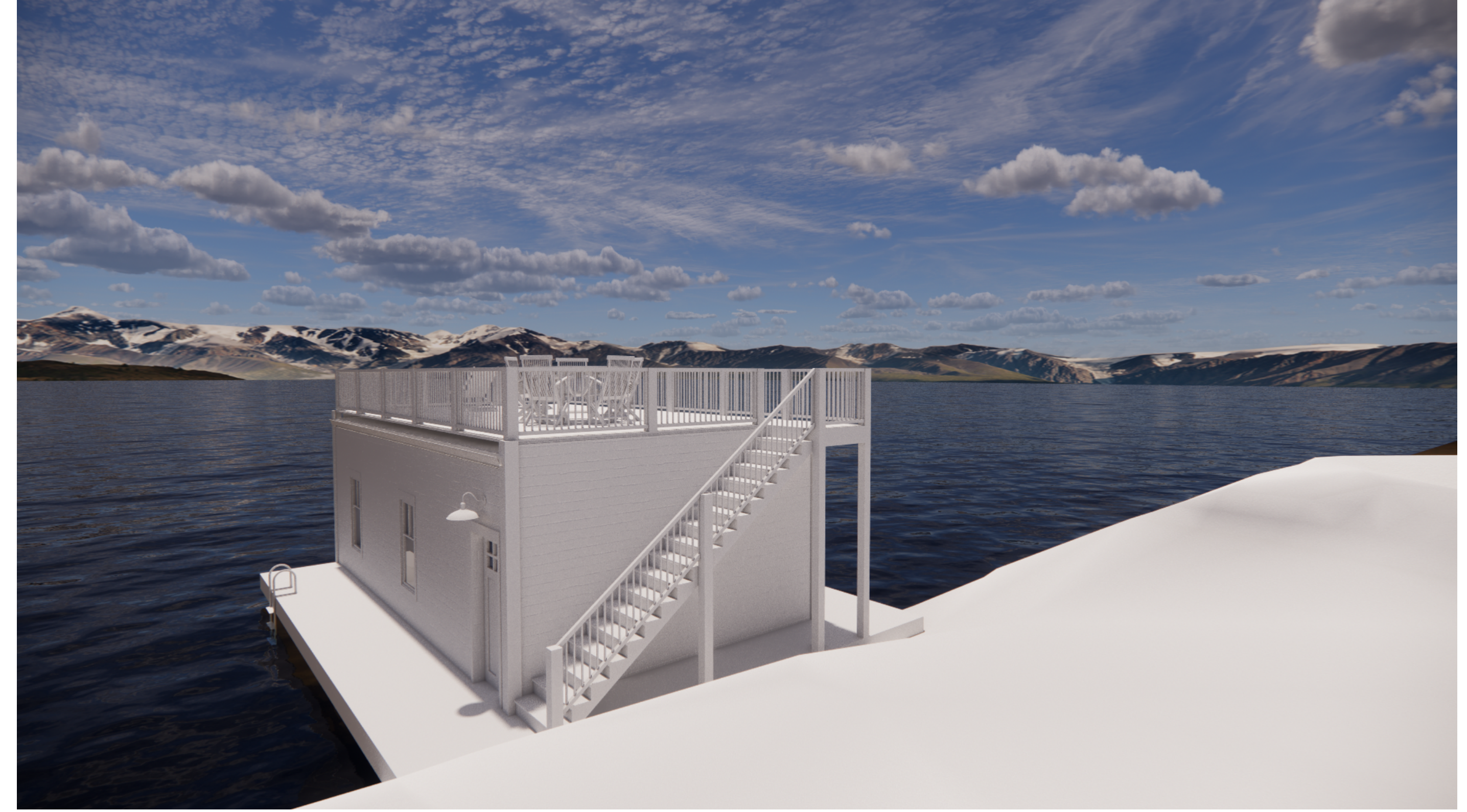
1 SECTION - STAIRS
 SCALE: 1/4" = 1'-0" BACK REF:



3 SECTION - TRANSVERSE
 SCALE: 1/4" = 1'-0" BACK REF:



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NOTE: EXTERIOR MATERIALS, FINISHES, COLORS, ETC. TO MATCH (E) RESIDENCE

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Section 10, Item A.

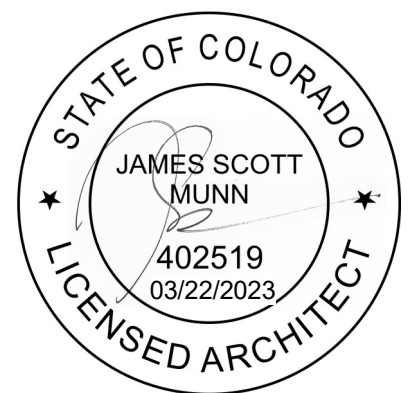


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OLIVER BOATHOUSE

RYAN OLIVER
377 LAKE KOVE DRIVE
GRAND LAKE, CO 80447
PROJECT #: 2145

ISSUANCE : DATE :
PERMIT 2023-0322



SHEET TITLE :
EXTERIOR
PERSPECTIVES

SHEET NUMBER :
A6.21

Authorization ID: SUL946
Contact Name: CHRISTOPHER RYAN OLIVER
Expiration Date: 12/31/2033
Use Code: 111

FS-
OM-
Section 10, Item A.

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
SPECIAL USE PERMIT
Authority: ORGANIC ADMINISTRATION ACT June 4, 1897

CHRISTOPHER RYAN OLIVER of 17726 E JAMISON AVE CENTENNIAL CO 80016 (hereinafter "the holder") is authorized to use or occupy National Forest System lands in the ARAPAHO-ROOSEVELT NATIONAL FORESTS or unit of the National Forest System, subject to the terms of this special use permit (the permit).

This permit covers .02 acres or 0 miles in the Sec. 6, T. 3 N., R. 75 W., 6TH PRINCIPAL MERIDIAN, ("the permit area"), as shown on the map attached as Appendix A. This and any other appendices to this permit are hereby incorporated into this permit.

This permit issued for the purpose of: Construction and maintenance of a private boat house on Shadow Mt. Reservoir with occupancy of no more than 600 square feet of reservoir surface. The following is made a part of the permit: site and location maps, the Overall Management Plan for individual docks, and a copy of the property deed. The Arapaho National Recreation Area Private Dock Standards (Appendix B) are attached to and made a part of this permit.

Physical Address:
377 Lake Kove Drive
Grand Lake, CO 80447

I. GENERAL TERMS

A. AUTHORITY. This permit is issued pursuant to the ORGANIC ADMINISTRATION ACT June 4, 1897 and 36 CFR Part 251, Subpart B, as amended, and is subject to their provisions.

B. AUTHORIZED OFFICER. The authorized officer is the Forest or Grassland Supervisor, a District Ranger, or the Station, Institute, or Area Director with delegated authority pursuant to Forest Service Manual 2700.

C. TERM. This permit shall expire at midnight on 12/31/2033. Expiration of this permit shall not require notice, a decision document, or any environmental analysis or other documentation from the date of issuance.

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

E. AMENDMENT. This permit may be amended in whole or in part by the Forest Service when, at the discretion of the authorized officer, such action is deemed necessary or desirable to incorporate new terms that may be required by law,

regulation, directive, the applicable forest land and resource management plan, or projects and activities imp
land management plan pursuant to 36 CFR Part 218.

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

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

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

I. TRANSFER OF TITLE TO THE IMPROVEMENTS.

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

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

II. IMPROVEMENTS

A. LIMITATIONS ON USE. Nothing in this permit gives or implies permission to build or maintain any structure or facility or to conduct any activity, unless specifically authorized by this permit. Any use not specifically authorized by this permit must be proposed in accordance with 36 CFR 251.54 or 251.61. Approval of such a proposed use through issuance of a new permit or permit amendment is at the sole discretion of the authorized officer.

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

C. CONSTRUCTION. Any construction authorized by this permit shall commence by 12/31/2025 and shall be completed by 12/31/2025.

III. OPERATIONS.

A. PERIOD OF USE. Use or occupancy of the permit area shall be exercised at least 90 days each year.

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

C. **USE OF NATIONAL FOREST SYSTEM ROADS AND NATIONAL FOREST SYSTEM TRAILS.** The holder's use of National Forest System roads and National Forest System trails shall comply with applicable requirements in 36 CFR Part 212, Subpart A; 36 CFR Part 261, Subpart A; and orders issued under 36 CFR Part 261, Subpart B. Motor vehicle use shall be consistent with designations made under 36 CFR Part 212, Subpart B, unless specifically provided otherwise in the operating plan. Over-snow vehicle use shall be consistent with designations made under 36 CFR Part 212, Subpart C, unless specifically provided otherwise in the operating plan.

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

F. **CUTTING, DISPOSAL, AND PLANTING OF VEGETATION.** This permit does not authorize the cutting of trees, brush, shrubs, and other plants ("vegetation"). Vegetation may be cut, destroyed, or trimmed only after the authorized officer or the authorized officer's designated representative has approved in writing and marked or otherwise identified what may be cut, destroyed, or trimmed. The holder shall notify the authorized officer when approved cutting, destruction, or trimming of vegetation has been completed. The Forest Service shall determine in advance of felling the method of disposal of trees felled in the permit area that meet utilization standards. Disposal may be by sale or without charge per 36 CFR Part 223, as may be most advantageous to the United States. Debris from felling that does not meet utilization standards shall also be disposed of according to methods determined by the Forest Service. Planting of vegetation in the permit area must have prior written approval from the authorized officer.

IV. RIGHTS AND LIABILITIES

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

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

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

D. **NO WARRANTY OF ACCESS, SITE SUITABILITY, OR SERVICES.** This permit authorizes the use and occupancy of National Forest System lands by the holder for the purposes identified in this permit. The Forest Service does not make any express or implied warranty of access to the permit area, of the suitability of the permit area for the authorized uses, or for the furnishing of road or trail maintenance, water, fire protection services, search and rescue services, or any other services by a government agency, utility, association, or individual.

E. RISK OF LOSS. The holder assumes all risk of loss to the authorized improvements and all risk of loss of use of the permit area, in whole or in part, due to public health and safety or environmental hazards. Loss to the authorized improvements and of use and occupancy of the permit area may result from but is not limited to theft, vandalism, fire and any fire-fighting activities (including prescribed burns), environmental contamination, avalanches, rising waters, winds, falling limbs or trees, and other forces of nature. If any authorized improvements are destroyed or substantially damaged, the authorized officer shall conduct an analysis to determine whether the improvements can be safely occupied in the future and whether rebuilding should be allowed. If rebuilding is not allowed, this permit shall terminate. If the authorized officer determines that the permit area cannot be safely occupied due to a public health or safety or environmental hazard, this permit shall terminate. Termination under this clause shall not give rise to any claim for damages, including lost profits and the value of the improvements, by the holder against the Forest Service.

F. DAMAGE TO UNITED STATES PROPERTY. The holder has an affirmative duty to protect from damage the land, property, and other interests of the United States that are associated with the use and occupancy authorized by this permit. Damage includes but is not limited to destruction of or damage to National Forest System lands, fire suppression costs, and destruction of or damage to federally owned improvements.

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

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

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

H. ENVIRONMENTAL PROTECTION.

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

2. Definition of Hazardous Material. For purposes of clause IV.H and section V, "hazardous material" shall mean (a) any hazardous substance under section 101(14) of CERCLA, 42 U.S.C. 9601(14); (b) any pollutant or contaminant under section 101(33) of CERCLA, 42 U.S.C. 9601(33); (c) any petroleum product or its derivative, including fuel oil, and waste oils; and (d) any hazardous substance, extremely hazardous substance, toxic substance, hazardous waste, ignitable, reactive or corrosive

materials, pollutant, contaminant, element, compound, mixture, solution or substance that may pose a present or potential hazard to human health or the environment under any applicable environmental laws.

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

4. Remediation of Release of Hazardous Materials. The holder shall remediate any release, threat of release, or discharge of hazardous materials that occurs in connection with the holder's activities in the permit area, including activities conducted by the holder's agents, employees, or contractors and regardless of whether those activities are authorized under this permit. The holder shall perform remediation in accordance with applicable law immediately upon discovery of the release, threat of release, or discharge of hazardous materials. The holder shall perform the remediation to the satisfaction of the authorized officer and at no expense to the United States. Upon revocation or termination of this permit, the holder shall deliver the site to the Forest Service in compliance with all applicable laws and regulations and free and clear of contamination.

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

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

V. RESOURCE PROTECTION

A. WATER POLLUTION. No waste or by-product shall be discharged into water in connection with the use and occupancy authorized by this permit except in full compliance with all applicable federal, state, and local environmental and other laws. Storage facilities for materials capable of causing water pollution, if accidentally discharged, shall be located so as to prevent any spillage into waters or channels leading into water except in full compliance with all applicable federal, state, and local environmental and other laws.

B. SCENIC VALUES. The holder shall protect the scenic values of the permit area and the adjacent land to the greatest extent possible during construction, operation, and maintenance of the authorized improvements.

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

D. PESTICIDE USE.

1. Authorized Officer Concurrence. Pesticides may not be used outside of buildings in the permit area to control insects, birds, rodents, or other animals without the written concurrence of the authorized officer. Only those products registered or otherwise authorized by the U.S. Environmental Protection Agency and appropriate State authority for the specific purpose planned shall be authorized for use within areas on National Forest System lands.

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

3. Safety Plan. Before applying pesticides in the permit area, the holder shall submit to the authorized officer a safety plan that includes, at a minimum, a precise statement of the treatment objectives; a description of the equipment, materials, and supplies to be used, including pesticide formulation, quantities, and application methods; a description of the lines of responsibility for project planning, project monitoring, and after-action review; a description of any necessary interagency coordination; a copy of the current Pesticide-Use Proposal for the permit; a description of the process by which treatment effectiveness will be determined; and a spill plan, communications plan, security plan, and when required by applicable local requirements, a provision for prior notification to sensitive individuals.

4. Reporting. By September 30th annually, the holder shall submit to the authorized officer a written report of each pesticide application project completed during the previous 12-month period. The report shall contain information pertaining to the pesticide application projects as requested by the authorized officer.

5. Labeling, Laws, and Regulations. Label instructions and all applicable laws and regulations shall be strictly followed in the application of pesticides and disposal of excess materials and containers. No pesticide waste, excess materials, or containers shall be disposed of in any area administered by the Forest Service.

E. ARCHAEOLOGICAL AND PALEONTOLOGICAL DISCOVERIES. The holder shall immediately notify the authorized officer of all antiquities or other objects of historic or scientific interest, including but not limited to historic or prehistoric ruins, fossils, or artifacts discovered in connection with the use and occupancy authorized by this permit. The holder shall leave these discoveries intact and in place until otherwise directed by the authorized officer.

F. NATIVE AMERICAN GRAVES PROTECTION AND REPATRIATION ACT (NAGPRA). In accordance with 25 U.S.C. 3002(d) and 43 CFR 10.4, if the holder inadvertently discovers human remains, funerary objects, sacred objects, or objects of cultural patrimony on National Forest System lands, the holder shall immediately cease work in the area of the discovery and shall leave the discoveries intact and in place. The holder shall follow the applicable NAGPRA protocols for the undertaking provided in the NAGPRA plan of action or the NAGPRA comprehensive agreement; if there are no such agreed-upon protocols, the holder shall as soon as practicable notify the authorized officer of the discovery and shall follow up with written confirmation of the discovery. The activity that resulted in the inadvertent discovery may not resume until 30 days after the authorized officer certifies receipt of the written confirmation, if resumption of the activity is otherwise lawful, or at any time if a NAGPRA plan of action has been executed by the Forest Service following tribal consultation and any preconditions have been met.

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

1. Threatened and Endangered Species and Their Habitat. The location of sites within the permit area needing special measures for protection of plants or animals listed as threatened or endangered under the Endangered Species Act (ESA) of

1973, 16 U.S.C. 1531 et seq., as amended, or within designated critical habitat shall be shown on a map in an appendix to this permit and may be shown on the ground. The holder shall take any protective and mitigation measures specified by the authorized officer as necessary and appropriate to avoid or reduce effects on listed species or designated critical habitat affected by the authorized use and occupancy. Discovery by the holder or the Forest Service of other sites within the permit area containing threatened or endangered species or designated critical habitat not shown on the map in the appendix shall be promptly reported to the other party and shall be added to the map.

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

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

VI. LAND USE FEE AND DEBT COLLECTION

A. LAND USE FEES. The holder shall pay in advance an annual land use fee of \$546.05. The annual land use fee shall be adjusted annually using the Federal Deflator Rate Indexing Factor

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

C. LAND USE FEE PAYMENTS.

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

2. Disputed Land Use Fees. Land use fees are due and payable by the due date. Disputed land use fees, other than land use fees recalculated pursuant to an audit, must be paid in full. Adjustments will be made if dictated by an administrative appeal decision, a court decision, or settlement terms.

3. Late Payments

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

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

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

(d) Termination for Nonpayment. This permit shall terminate if the holder fails to pay any land use fee, interest, or any other charges within 90 calendar days of the due date. The holder shall remain responsible for the delinquent charges.

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

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

(b) If in excess of 90 days, referral to the United States Department of the Treasury for appropriate collection action as provided by 31 U.S.C. 3711(g)(1).

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

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

VII. REVOCATION, SUSPENSION, AND TERMINATION

A. REVOCATION AND SUSPENSION.

1. The authorized officer may not revoke or suspend this permit without the concurrence of the holder.

2. The authorized officer may revoke this permit at the request of the holder. Revocation at the request of the holder must be agreed to in writing by the authorized officer. As a condition of revocation of this permit at the request of the holder, the authorized officer has discretion to impose any terms deemed appropriate as provided for in this permit.

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

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

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

F. CONTINUATION OF OBLIGATIONS AND LIABILITIES BEYOND TERMINATION OR REVOCATION. Notwithstanding the termination or revocation of this permit, its terms shall remain in effect and shall be binding on the holder and the holder's

personal representative, successors, and assignees until all the holder's obligations and liabilities accruing before termination or revocation of this permit have been satisfied.

VIII. MISCELLANEOUS PROVISIONS

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

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

C. SUPERSEDED AUTHORIZATION. This permit supersedes a special use authorization designated N/A

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

E. Aquatic Nuisance Species (ANS) Prevention of Introduction, Transport and Spread (R2-D-110).

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

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

F. Surveys, Land Corners (D-4).

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

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

G. Ground Surface Protection and Restoration (D-9).

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

H. Approval to Initiate Work (X-88).

Before actively initiating work under this authorization, the holder's or holder's representative shall advise the Authorized Officer of the date upon which active field work will be initiated. Approval for the work shall be issued in writing by the Authorized Officer. The approval shall list local restrictions pertaining to fire hazard, off-road vehicles, camp locations, and so forth.

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

J. Herbicide and Pesticide Use (D-18).

Herbicides and pesticides may not be used outside of buildings to control undesirable woody and herbaceous vegetation, aquatic plants, insects, rodents, or fish without the prior written approval of the Authorized Officer. A request for approval of planned uses of pesticides shall be submitted annually by the holder on the due date established by the Authorized Officer. The report shall cover a 12-month period of planned use beginning 3 months after the reporting date. Information essential for review shall be provided in the form specified. Exceptions to this schedule may be allowed, subject to emergency request and approval, only when unexpected outbreaks of pests require control measures which were not anticipated at the time an annual report was submitted. Only those materials registered by the U.S. Environmental Protection Agency for the specific purpose planned shall be authorized for use on National Forest System lands. Label instructions and all applicable laws and regulations shall be strictly followed in the application of pesticides and disposal of excess materials and containers.

THIS PERMIT IS ACCEPTED SUBJECT TO ALL ITS TERMS.

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

ACCEPTED:

6/6/23

CHRISTOPHER RYAN OLIVER

SIGNATURE

DATE

APPROVED:

JASON SIEG

Digitally signed by JASON SIEG
Date: 2024.08.16 13:23:33 -06'00'

JASON M. SIEG

DATE

Acting Forest Supervisor
Arapaho-Roosevelt National Forest
USDA Forest Service

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond, to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082. Response to this collection of information is mandatory. The authority to collect the information is the Organic Administration Act, 16 U.S.C. 551. The time required to complete this information collection is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.usda.gov/programdisc](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in **Section 10, Item A.** To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

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

May 1, 2023

Section 10, Item A.

Regulatory Division

SUBJECT: Nationwide Permit Verification (SPA-2023-00220)

Grand Lake Villa, LLC
Attn: Ryan Oliver
9210 W 11th Avenue
Lakewood, CO 80215
ryan@inselfstorage.com

Dear Mr. Oliver:

We are responding to your preconstruction notification (PCN), dated April 20, 2023, submitted to us for verification of authorization under Nationwide Permit (NWP) 42 for the Oliver Boathouse project. The project site is located on Shallow Mountain Lake, approximately 0.7 mile southwest of the Town of Grand Lake at 337 Lake Kove Drive, centered at latitude 40.24827, longitude -105.83777, Grand County, Colorado.

Based on the information provided, we have determined that the Oliver Boathouse project involves the discharge of dredged or fill material into waters of the United States, subject to Section 404 of the Clean Water Act. The specific activities that require Corps authorization are the placement of 62 cubic yards of timber and native rock material into Shadow Mountain Lake to construct a 511-square-foot cribbing structure and the placement of 2.3 cubic yards of reinforced concrete into Shadow Mountain Lake to construct a bulkhead. The cribbing and bulkhead will facilitate a new 868-square-foot boathouse with a deck. The project will permanently impact approximately 0.02 acre of open water substrate and will be conducted as described in the referenced PCN.

We have determined that activities associated with the project are authorized by 2021 NWP 42 – Recreational Facilities. A summary of this NWP and the 2021 Colorado Regional Conditions are available on our website at www.spa.usace.army.mil/reg/nwp. Failure to comply with all terms and conditions of this NWP may result in the suspension or revocation of this authorization. As required by General Condition 30, you shall sign the enclosed Compliance Certification (Enclosure 1) and return it to this office within 30 days after completion of the authorized work. For specific information regarding compliance with water quality certification (WQC) requirements, please refer to our website at www.spa.usace.army.mil/reg/wqc.

Our review of this project also addressed its effects on threatened and endangered species and historic properties in accordance with General Conditions 18 and 20. Based on the information provided, we have determined that this project will have no effect on federally listed species or their critical habitat. Additionally, the project has no potential to cause effects on historic properties. However, these determinations may be invalidated if the project is not completed as authorized or you did not provide accurate information in your PCN.

This permit verification is valid until March 14, 2026, unless the NWP is modified, suspended, reissued, or revoked prior to that date. Continued confirmation that an activity complies with the

terms and conditions, and any changes to the NWP, is the responsibility of the permittee. Activities that have commenced, or are under contract to commence, in reliance on an NWP will remain authorized provided the activity is completed within 12 months of the date of the NWP's expiration, modification, or revocation.

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

The landowner must allow Corps representatives to inspect the authorized activity at any time deemed necessary to ensure that it is being, or has been, accomplished in accordance with the terms and conditions of the permit.

We would appreciate your feedback on this permit action including your interaction with our staff or suggestions for improving our program. For more information about our program or to complete our Regulatory Program national customer service survey, visit our website at <https://www.spa.usace.army.mil/Missions/Regulatory-Program-and-Permits/>.

Please refer to identification number SPA-2023-00220 in any correspondence concerning this project. If you have any questions, please contact Robert Frank by email at robert.w.frank@usace.army.mil, or telephone at 970-243-1199 Extension 1017.

Sincerely,

Benjamin Wilson
Senior Project Manager
NW Colorado Branch

Enclosure

cc:

Steve Dahmer, Environmental Solutions, steve.dahmer@esinc.biz
Robert Davis, Grand County, rdavis@co.grand.co.us

COMPLIANCE CERTIFICATION

Section 10, Item A.

Action Number: SPA-2023-00220

Name of Permittee: Grand Lake Villa, LLC; Attn: Ryan Oliver

Nationwide Permit: NWP 42

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the following address:

U.S. Army Corps of Engineers, Albuquerque District
400 Rood Avenue, Room 224
Grand Junction, Colorado 81501
SPA-RD-CO@usace.army.mil

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

Please enclose photographs showing the completed project (if available).

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

Date Work Started _____

Date Work Completed _____

Signature of Permittee

Date

Encl 1



PLANNING COMMISSION STAFF MEMORANDUM

DATE: August 25, 2025
TO: Mayor and Board of Trustees
FROM: Emily Weber, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 36-2025 – Preliminary Development Application for a 3-story mixed-use building located at 900 Grand Avenue. The proposal consists of ground floor commercial and two residential units.

Overview

- **Property Owner and Applicant:** 900 THOUSAND LLC
- **Applicant Representatives:** Kaylee and Will Wallseen
- **Project Location:** 900 Grand Avenue



- **Project Zoning:** Commercial Zone District (C)
- **Attachments:**
 - Preliminary Plan Set

The applicant is proposing to redevelop the project site with a new multistory mixed-used development that includes 1,970 SF of ground floor commercial space and two 2,229 SF residential units on the second and third floors. The project lot is approximately 5,000 SF and is located in the community's core downtown area. The commercial space is intended to be a taphouse with a 1,967 SF outdoor patio with gas fire pits and overhead heating elements.

Staff Analysis



Public notices were completed following Municipal Code requirements for Preliminary Development Applications. Notices included both the Planning Commission and Board of Trustees meeting details. The following staff analysis is based off the requirements outlined in Town Code Section 12-2-18 – Regulations for Commercial District, Section 12-2-26 – Regulations for Mixed Use Developments, Section 12-2-28 – Parking Regulations and Design Standards, and Section 12-7-4 – Design Standards for Structures.

Town Code Section 12-2-18 – Regulations for Commercial District

The proposal meets all setback and height requirements and the proposed commercial and residential units are uses permitted by right in the Commercial District. However, mixed-use developments in the Commercial District with greater than 50% of the total square footage of the building being used for residential purposes shall obtain a conditional use permit. The applicant is proposing 3,937 SF of commercial space (including the taphouse and outdoor patio) and 4,458 SF of residential space. Staff recommends that the applicant apply for a conditional use permit prior to or concurrently with the Final Development Application.

Town Code Section 12-2-26 – Regulations for Mixed Use Developments

Multiple family dwellings may be constructed above commercial uses provided that they meet all requirements outlined in section 12-2-26. This includes that trash and service areas shall be screened from view from the dwelling units. The trash enclosure is proposed to be constructed with wood, meeting the screening requirements.

The minimum open space land area required is 35%. The applicant is meeting this requirement with the proposed patio in front of the building.

Town Code Section 12-2-28 – Parking Regulations and Design Standards

The proposed residential units each contain 3 bedrooms, requiring 2 parking spaces each. The proposal include 4 parking spaces on-site, meeting the residential parking requirements. The commercial unit requires 8 parking spaces, however, these spaces may be provided in the public right-of-way adjacent to the site. There are 9 regular parking spaces and 1 accessible parking space directly adjacent to the site, meeting the commercial parking requirements.

The applicant is required to provide snow storage for the site, which may be located within on-site parking spaces. The application is meeting the snow storage requirements.

Town Code Section 12-7-4 – Design Standards for structures

Staff recommends that the Planning Commission discuss the following:

- The primary building material is proposed as “wood grain metal shiplap siding.” This is not listed as an acceptable primary exterior material.
- The Town Code states that, “Although commercial projects should generally be built to the property lines at the sides and along the street frontage, it is possible on Grand Avenue to also soften this edge by the creative uses of intermittent pocket parks, landscaped seating areas, terraces for pedestrian use, open spaces and other safe areas for pedestrian comfort and visual interest, and functional pedestrian walkways which form the transition between the street and adjacent buildings. It is also appropriate to open up the street wall for a portion of the frontage to create areas of public open space, identify entrances, and make better pedestrian connections.” The proposed building is setback approximately 36 feet from Grand Avenue right-of-way.



However, the proposal includes an all-season patio space for pedestrian use, making it an appropriate use to open the street wall.

- Town Code states that after the first two stories, “each additional story shall step back from the street wall a minimum of 12 feet to preserve the viewshed.” While the building is setback 36 feet, creating a viewshed, the third story does not step back. The street wall is defined as “the public space adjacent to the sidewalk and/or street as a result of buildings being constructed to or near the front and side property lines of a site.” With the building being setback from Grand Avenue, there is no public space directly adjacent to the building along that public right-of-way. The street wall does apply to the façade facing Ellsworth Street.
- Town Code states that “when working within a specified lot line and height restriction, every effort should be made to vary the simple cube shape” and “both additive and subtractive massing approaches are encouraged to reduce the visual impact of large building masses.” The proposed building uses patios and a front gable element to add architectural interest; however, the overall building mass does not reduce the visual impact of the structure or relate to the pedestrian scale as is encouraged in the Town Code.

Planning Commission Discussion and Recommendation

The Planning Commission reviewed the Preliminary Development Application at their August 20th, 2025 meeting and held a public hearing.

The Planning Commission generally supported the development and appreciated the commercial aspect of the proposal. There were concerns about the proposed materials not meeting the Town Code requirements. The Commission emphasized that materials should remain rustic and true to the character of Grand Lake. Additionally, the Commissioners interpreted the step back requirement to apply to both facades facing Grand Avenue and Ellsworth Street. Other comments from the Planning Commissioners included addressing the massing of the building.

Staff’s recommendation to the Planning Commission was that Staff finds that the application complies with Chapter 12, Article 2 and Article 7 of the Grand Lake Town Code with the following conditions.

1. The applicant shall obtain a conditional use permit or revise the proposed plans to ensure that at least 50% of the total square footage is designated for commercial use.
2. The applicant shall modify the proposed plans so that the building meets all requirements outlined in Town Code Section 12-7-4 and addresses the massing and bulk of the building.

The Planning Commission recommended that the Town Board approve the Preliminary Development Application for 900 Grand Avenue, subject to the following conditions.

1. The applicant shall apply for a Conditional Use Permit for the proposed mix of residential and commercial uses on the site.
2. The step back requirement shall apply to the façades facing Grand Avenue and Ellsworth Street.
3. The proposed primary exterior material shall not be metal.
4. The shed roof alternative along Ellsworth Street, as presented during the Planning Commission meeting on August 20, 2025, shall be incorporated into the final design.

Staff notes that the alternative materials shown at the Planning Commission meeting on August 20, 2025, were not included in the formal application and, therefore, are not part of the materials under consideration for approval.



Town Board Discussion and Determination

The Town Board should discuss the request amongst themselves, with consideration of staff analysis, the Planning Commission recommendation, public comments, and the findings of fact from the code, in order to make a decision/recommendation.

Sample Town Board Motions

Approval with or without conditions

I move to approve Resolution 36-2025, a resolution recommending approval of a Preliminary Development Application for a 3-story mixed-use building located at 900 Grand Avenue.

... with the following conditions:

-

Denial *(Using the evaluation factors of the Municipal Code for findings of fact)*

I move to deny Resolution 36-2025, a resolution recommending denial of a Preliminary Development Application for a 3-story mixed-use building located at 900 Grand Avenue.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 36 – 2025**

**A RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT APPLICATION
FOR 900 GRAND AVE**

WHEREAS, 900 THOUSAND LLC (the “Owner”) is the owner of certain real property located at 900 Grand Avenue, within the Town of Grand Lake, more particularly described as Lot 8, Block 11, Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has authorized Kaylee and Will Wallseen (the “Applicant”) to apply for a Preliminary Development Application (“Application”); and

WHEREAS, Section 12-9-4 of the Grand Lake Municipal Code (the “Code”) establishes procedures for Minor Developments; and

WHEREAS, Section 12-9-2 of the Code requires that a Preliminary Development Plan shall be reviewed by the Planning Commission for a recommendation of approval, approval with conditions, or denial to the Town Board; and

WHEREAS, on August 20, 2025, following proper notice, the Planning Commission reviewed the Application request at a public meeting; and

WHEREAS, the Planning Commission recommended approval to the Board of Trustees with conditions; and

WHEREAS, the Board of Trustees reviewed the Application, the presentation by the Owner, the recommendation of the Planning Commission, and the public testimony presented at the regularly scheduled meeting on August 25, 2025; and

WHEREAS, based on those considerations, the Board of Trustees approves the Owner’s Preliminary Development Application.

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

1. The Board of Trustees approves the Application. Unless specified otherwise, the Owner shall satisfy any outstanding items that may include:
 - a. Payment by the Owner of all legal, engineering, and administrative fees incurred

by the Town in connection with the review, processing, consideration, and action on the Application.

- b. Compliance by the Owner with all representations made to the Planning Commission and Board of Trustees during all public hearings or meetings related to the Application.
- c. The Owner complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,
- d. In granting this Request the Board is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests.
- e. This authorization shall run with the transfer of the Property from the Owner to their successors, heirs, or grantees.
- f. ANY ADDITIONAL CONDITIONS, IF APPLICABLE.

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

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

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 25TH DAY OF AUGUST 2025.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

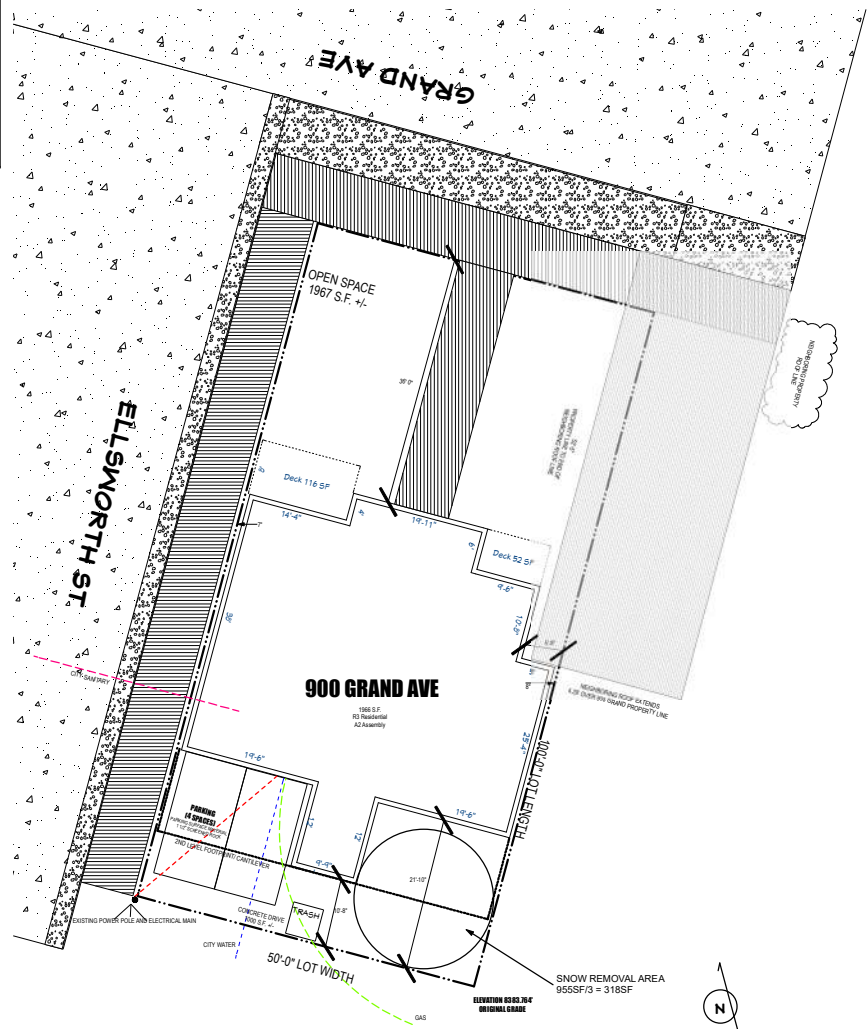
Christina Bergquist,
Mayor

Votes Approving:
Votes Opposed:
Absent:
Abstained:

PARKING:
CREDIT CALCULATION PER 12-2-28/B13
 ELLSWORTH (100' FRONTAGE + GRAND (50' FRONTAGE)
 X 0.085 = 12.75 PARKING SPACES

REQUIRED CALCULATION PER 12-2-28/B11
 2 PER RESIDENTIAL/3BR UNIT = 4
 1 PER 250 SF COMMERCIAL = 9
 NET TOTAL REQUIRED = 1

OPEN SPACE CALCULATIONS - 12-2-26(A)3
 GROUP III - 25-50% COMMERCIAL
 50-75% RESIDENTIAL
 35% REQUIRED OPEN SPACE



PLOT PLAN VIEW
 1 IN = 8 FT

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

SITE PLAN

FIRESIDE CORNER
 800 GRAND AVE
 GRAND BLVD, CO









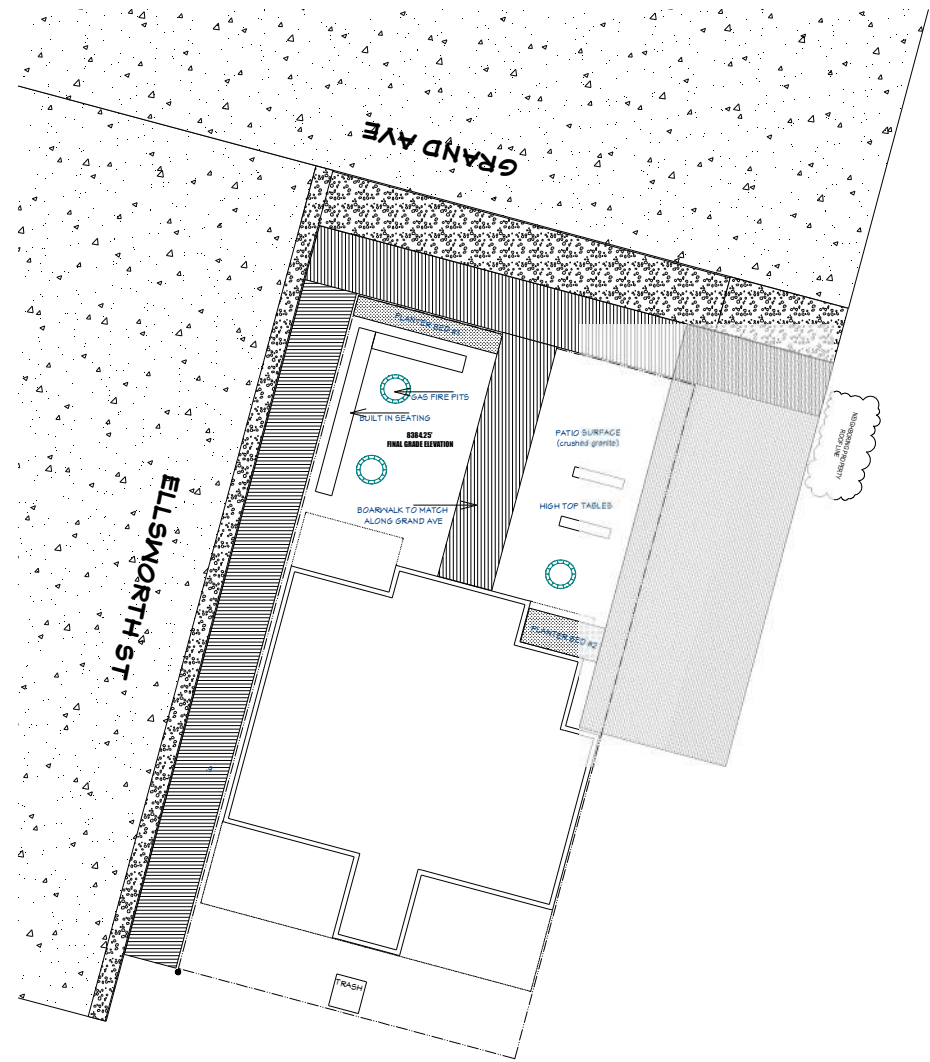
DRAWINGS PROVIDED BY:

DATE:
 6/28/2025

SCALE:

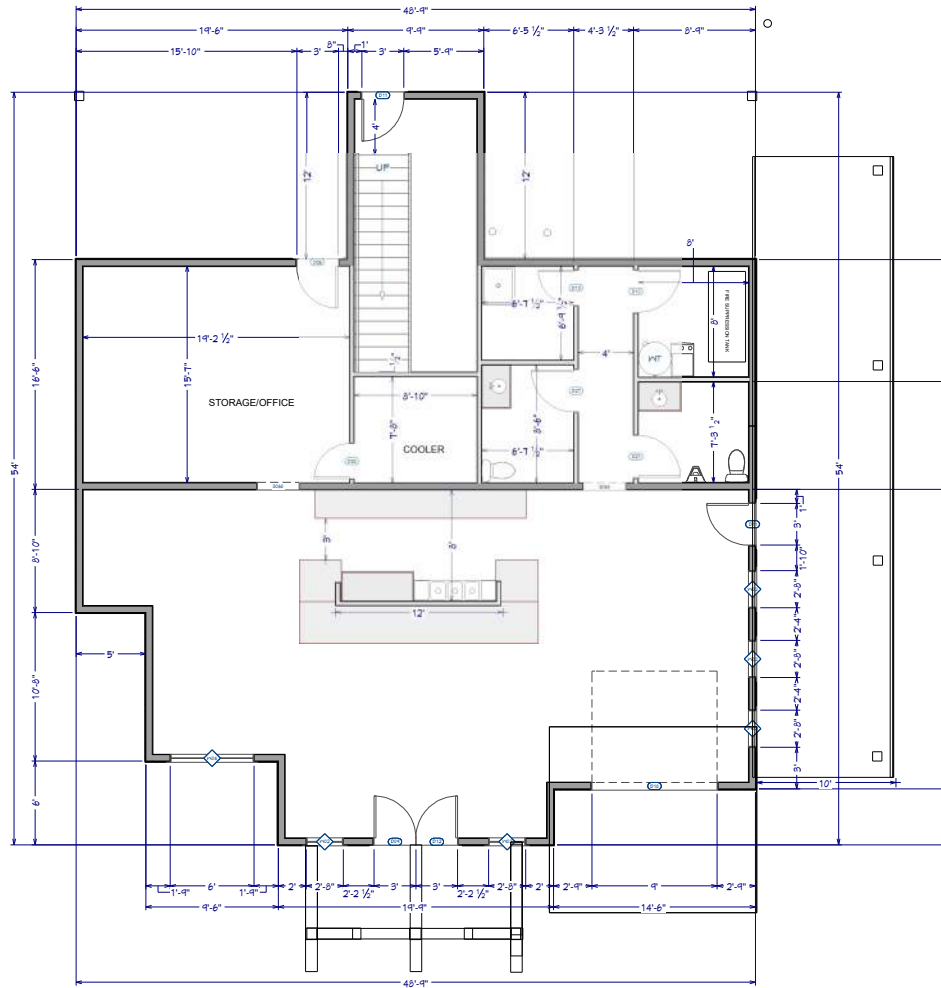
SHEET:
 A0.1

OPEN SPACE: 1967 +/-	
<p>LOCATION: BED 1</p> <p>1. DELPHINIUM (DELPHINIUM SPP.) • DESCRIPTION: TALL, STRIKING PERENNIALS KNOWN FOR THEIR SPIKED CLUSTERS OF VIBRANT FLOWERS. IDEAL FOR THE BACK OF FLOWER BEDS DUE TO THEIR HEIGHT AND VERTICAL INTEREST. ATTRACT HUMMINGBIRDS AND BUTTERFLIES. • SIZE: ○ HEIGHT: 2 TO 4 FEET ○ SPREAD: 1 TO 2 FEET</p> <p>2. WHITE YARROW (ACHILLEA MILLEFOLIUM 'WHITE') • DESCRIPTION: HARDY, DROUGHT-TOLERANT PERENNIAL WITH FLAT-TOPPED CLUSTERS OF SMALL WHITE FLOWERS AND FEATHERY, AROMATIC FOLIAGE. PERFORMS WELL IN POOR SOIL AND HOT, DRY CONDITIONS. EXCELLENT FOR POLLINATOR-FRIENDLY AND LOW-MAINTENANCE GARDENS. • SIZE: ○ HEIGHT: 1.5 TO 2.5 FEET ○ SPREAD: 1.5 TO 2 FEET</p> <p>3. COREOPSIS (COREOPSIS SPP.) • DESCRIPTION: A LONG-BLOOMING, DROUGHT-TOLERANT PERENNIAL WITH DAISY-LIKE FLOWERS. THRIVES IN FULL SUN AND POOR SOIL, MAKING IT AN EXCELLENT CHOICE FOR LOW-WATER LANDSCAPES AND BUTTERFLY GARDENS. • SIZE: ○ HEIGHT: 1.5 TO 2 FEET ○ SPREAD: 1 TO 1.5 FEET</p> <p>4. FEATHER REED GRASS (CALAMAGROSTIS • ACUTIFLORA KARL FOERSTER) • DESCRIPTION: AN UPRIGHT, CLUMP-FORMING ORNAMENTAL GRASS WITH FEATHERY FLOWER PLUMES. HIGHLY DROUGHT-TOLERANT ONCE ESTABLISHED, IT ADDS HEIGHT, TEXTURE, AND YEAR-ROUND STRUCTURE WITH MINIMAL CARE. • SIZE: ○ HEIGHT: 2 TO 4 FEET (INCLUDING FLOWER PLUMES) ○ SPREAD: 1 TO 3 FEET</p>	   
<p>LOCATION: BED 2</p> <p>1. HOSTA (PLANTAIN LILY) (HOSTA SPP.) • DESCRIPTION: SHADE-LOVING PERENNIALS GROWN FOR THEIR LUSH, DECORATIVE FOLIAGE IN A RANGE OF COLORS AND PATTERNS. A GREAT OPTION FOR GROUND COVERING IF MULTIPLES ARE PLANTED TOGETHER. • SIZE: ○ HEIGHT: 1 TO 2.5 FEET (DEPENDING ON VARIETY) ○ SPREAD: 2 TO 4 FEET</p>	
<p>TRASH/DUMPSTER ENCLOSURE</p> <ul style="list-style-type: none"> • 6' TALL • WOOD TO MATCH BUILDING FACADE 	



PLOT PLAN VIEW
1 IN = 8 FT

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION
1				
2				
3				
LANDSCAPING PLAN				
FIRESIDE CORNER				
800 GRAND AVE GRAND LAFAYETTE, CO				
DRAWINGS PROVIDED BY:				
				
DATE:				
6/28/2025				
SCALE:				
SHEET:				
A0.2				



FLOOR PLAN VIEW DIMENSIONED
1/4 IN = 1 FT

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

**FIRST FLOOR PLAN
UNIT 100**

FIRESIDE CORNER
 1000 W. MAIN ST.
 GRAND LANE, CO



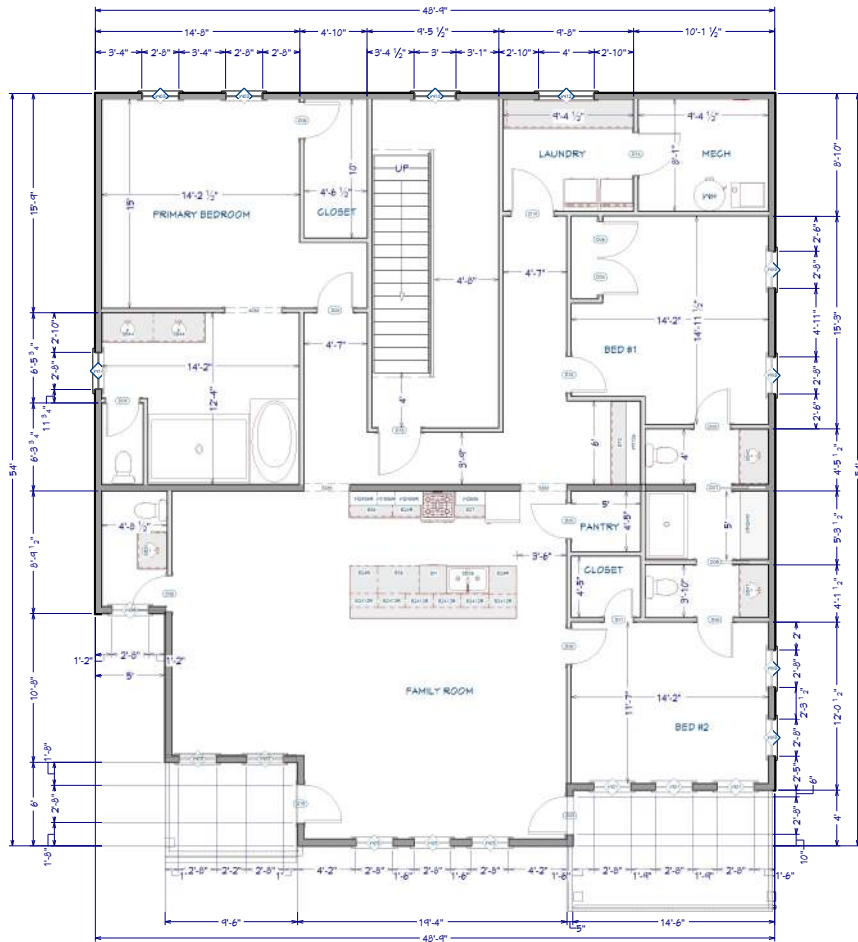
DATE:

6/29/2025

SCALE:

SHEET:

A1.1



○ 2ND FLOOR
1/4 IN = 1 FT

REVISION TABLE	
NUMBER	DATE

**2ND FLOOR PLAN
UNIT 200**

FIRESIDE CORNER
800 GRAND AVENUE
GRAND LAFAYETTE, LA 70504



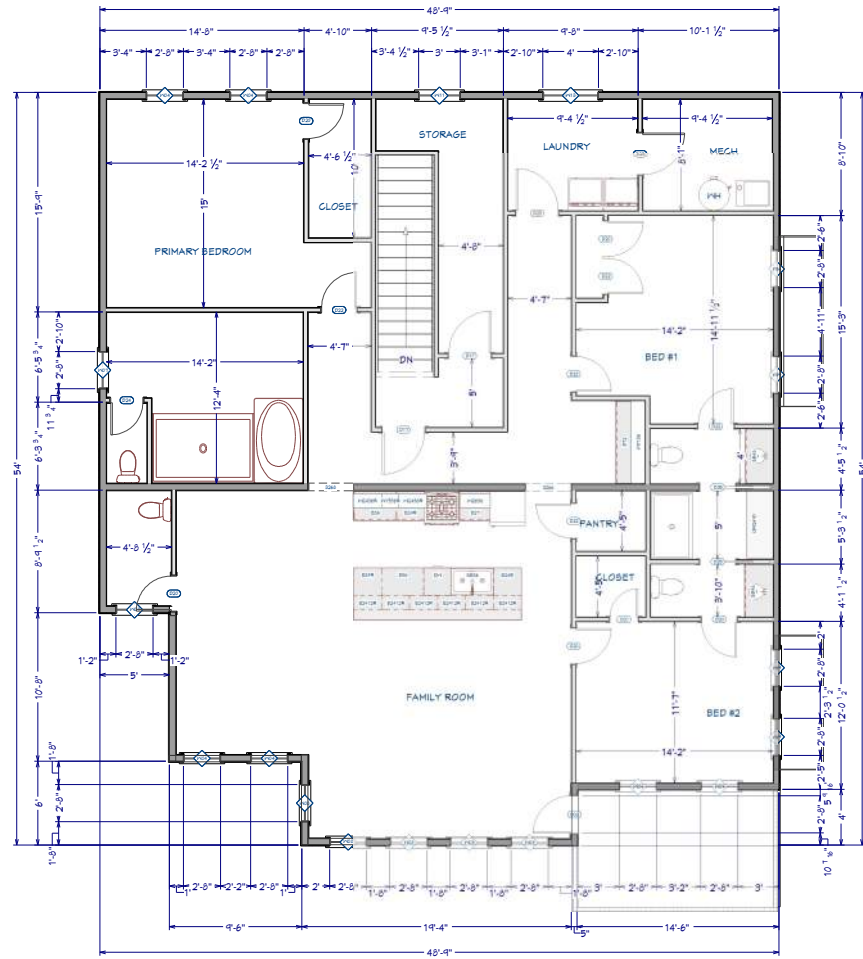
DATE:

6/29/2025

SCALE:

SHEET:

A 1.2



3RD FLOOR
1/4 IN = 1 FT

REVISION TABLE	
NUMBER	DATE

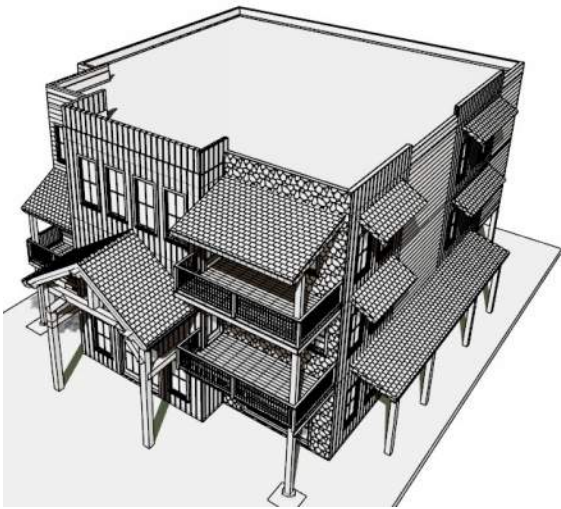
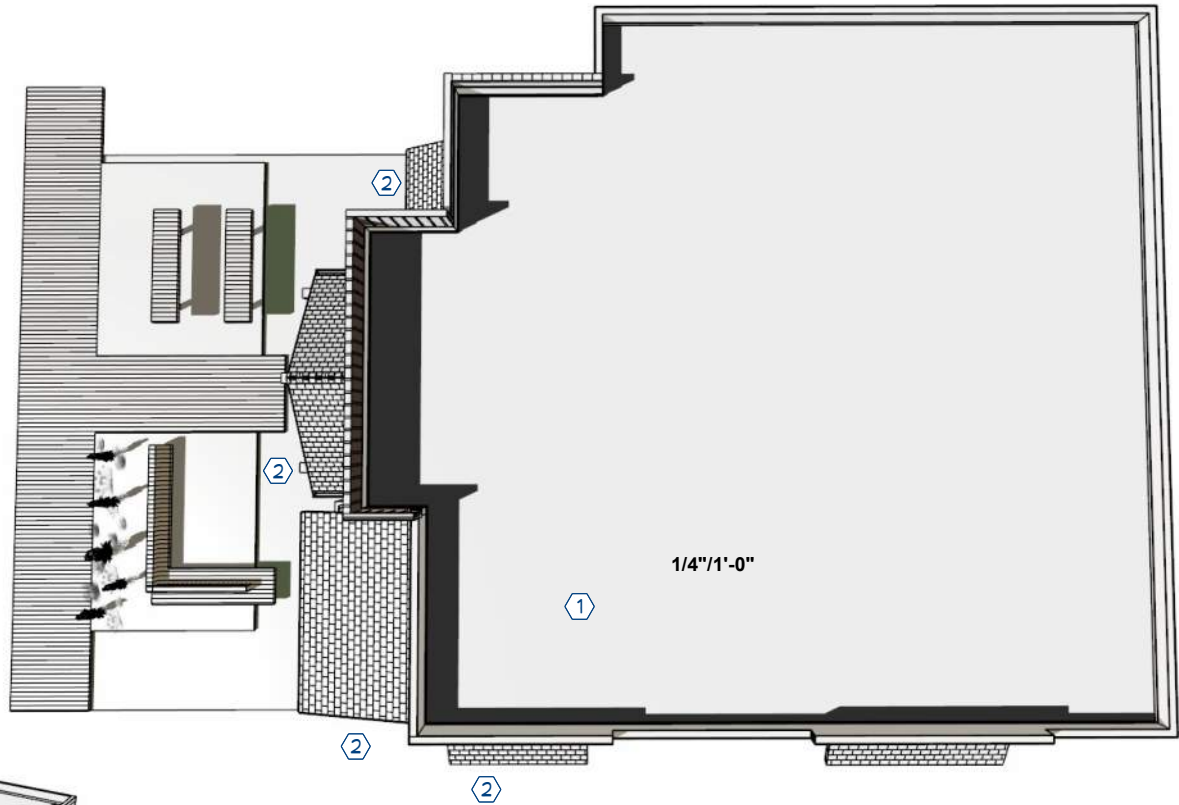
**3RD FLOOR PLAN
UNIT 300**

FIRESIDE CORNER
800 GRAND AVENUE
GRAND LAFAYETTE, CO



DRAWINGS PROVIDED BY:
DATE: 6/29/2025
SCALE:
SHEET:
A1.3

TYPICAL EXT. FINISHES	
①	EPDM ROOFING
②	ASPHALT SHINGLES



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

ROOF PLAN

FIRESIDE CORNER
 800 GRAND AVE
 GRAND LAKE, CO



DRAWINGS PROVIDED BY:

DATE:
6/8/2025

SCALE:

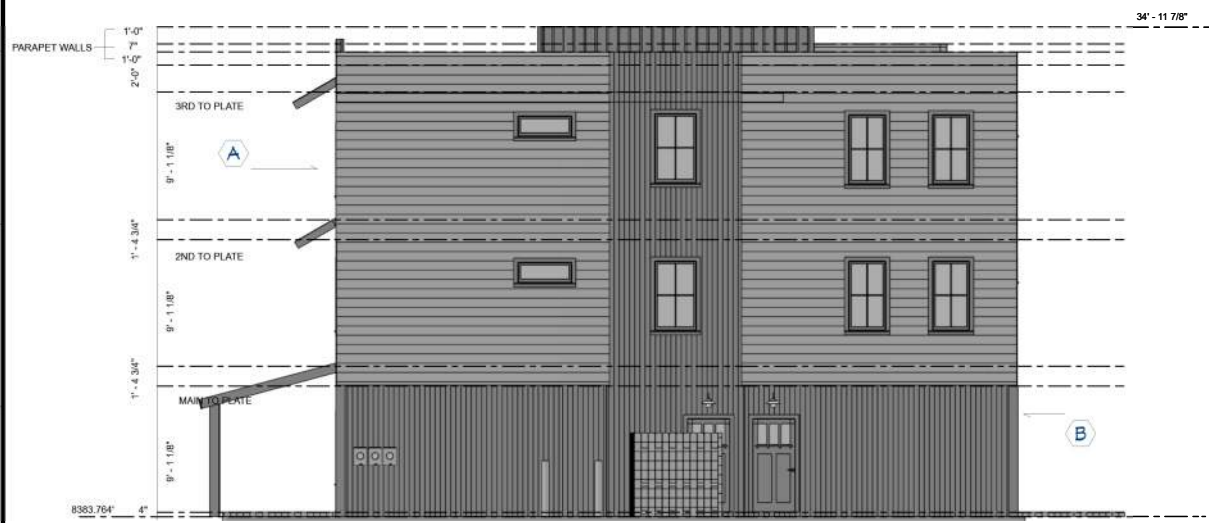
SHEET:

A2.0

TYPICAL EXT. FINISHES		
Wood grain metal shiplap siding in "chestnut"		
Corrugated metal siding in "dark bronze"		
Rustable standing seam metal siding		
Owens Corning Duration asphalt shingles in "teak"		
Telluride Stone Gold Collection in "Desert Tortoise Random"		
Typical Dark Sky Compliant Exterior Lighting		



E1 ELEVATION 1
1/4 IN = 1 FT



E2 ELEVATION 2
1/4 IN = 1 FT

REVISION TABLE
NUMBER DATE REVISION DESCRIPTION

ELEVATIONS





FIRESIDE CORNER
800 GRAND AVENUE
GRAND LAFAYETTE, CO

DRAWINGS PROVIDED BY:
BUILT HOUSE
ARCHITECTURE

DATE: 6/29/2025

SCALE:

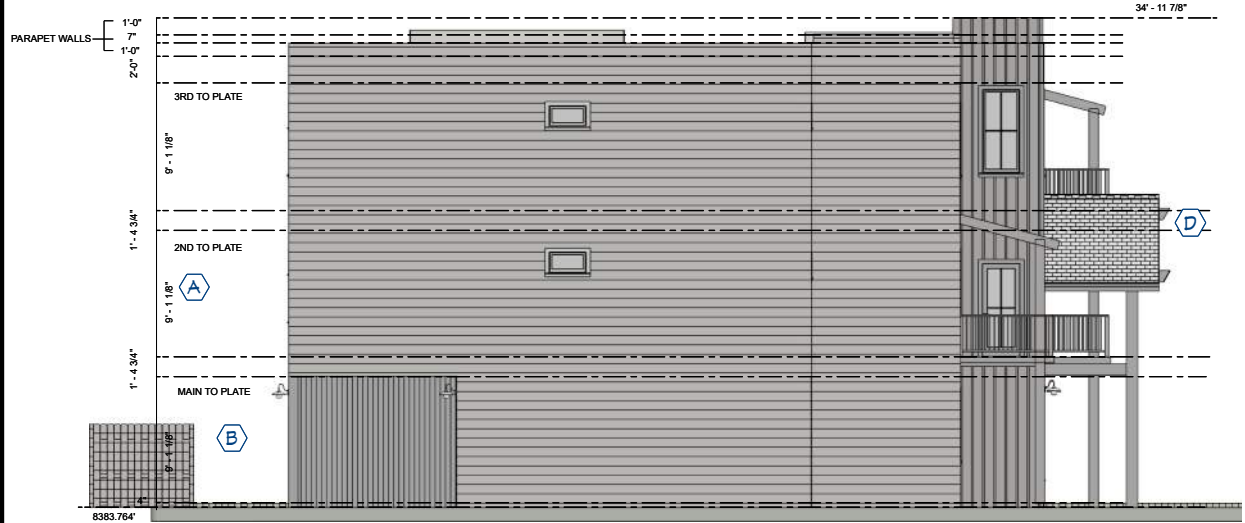
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TYPICAL EXT. FINISHES		
Wood grain metal shiplap siding in "chestnut"	A	
Corrugated metal siding in "dark bronze"	B	
Rustable standing seam metal siding	C	
Owens Corning Duration asphalt shingles in "teak"	D	
Telluride Stone Gold Collection in "Desert Tortoise Random"	E	
Typical Dark Sky Compliant Exterior Lighting	F	

SCONCE



E3 ELEVATION 3
1/4 IN = 1 FT



E4 ELEVATION 4
1/4 IN = 1 FT

REVISION TABLE	
NUMBER	DATE

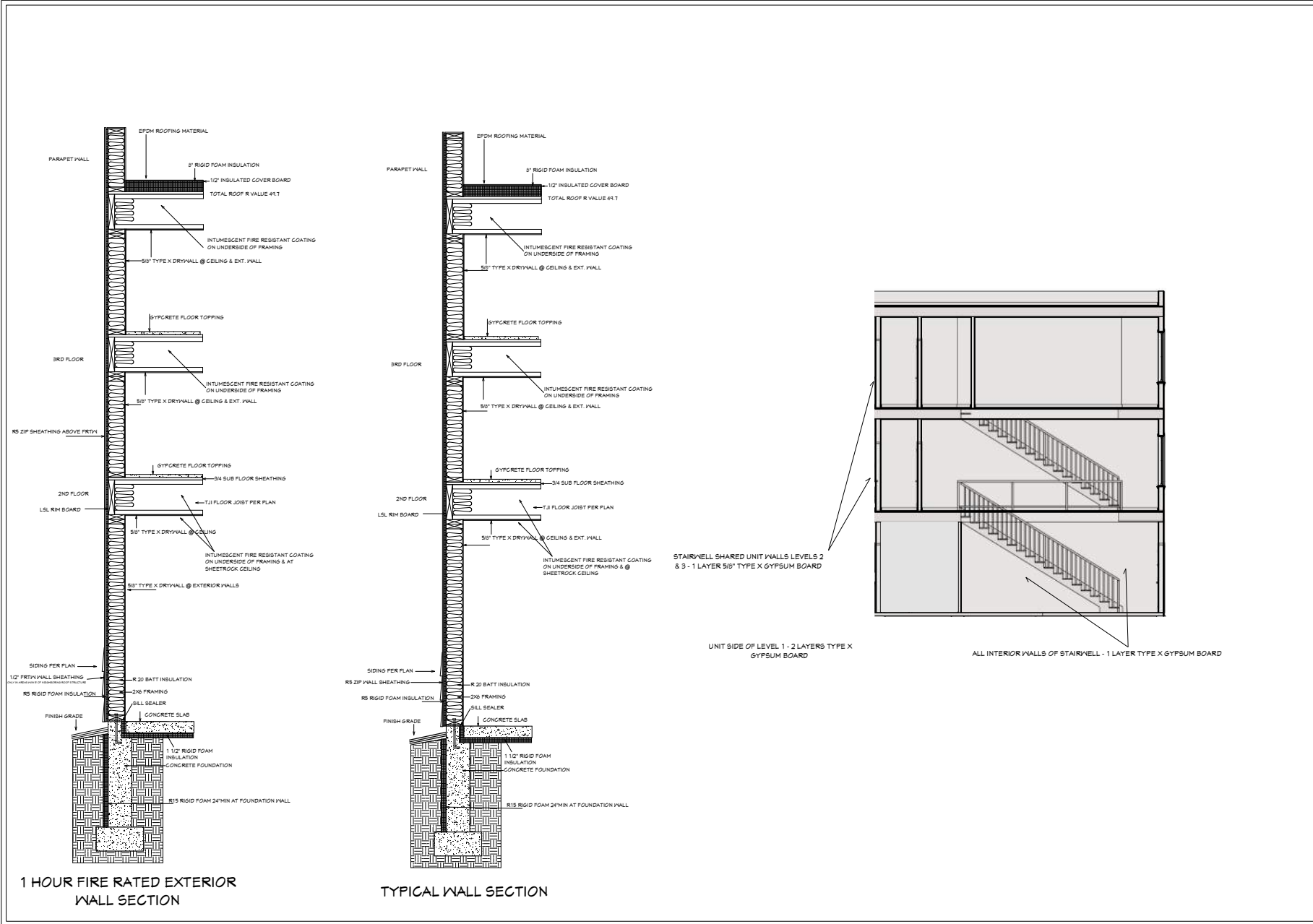
ELEVATIONS

FIRESIDE CORNER
800 GRAND AVE
GRAND LAFAYETTE, CO



DATE:
6/29/2025
SCALE:
SHEET:

A3.1



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

WALL SECTIONS

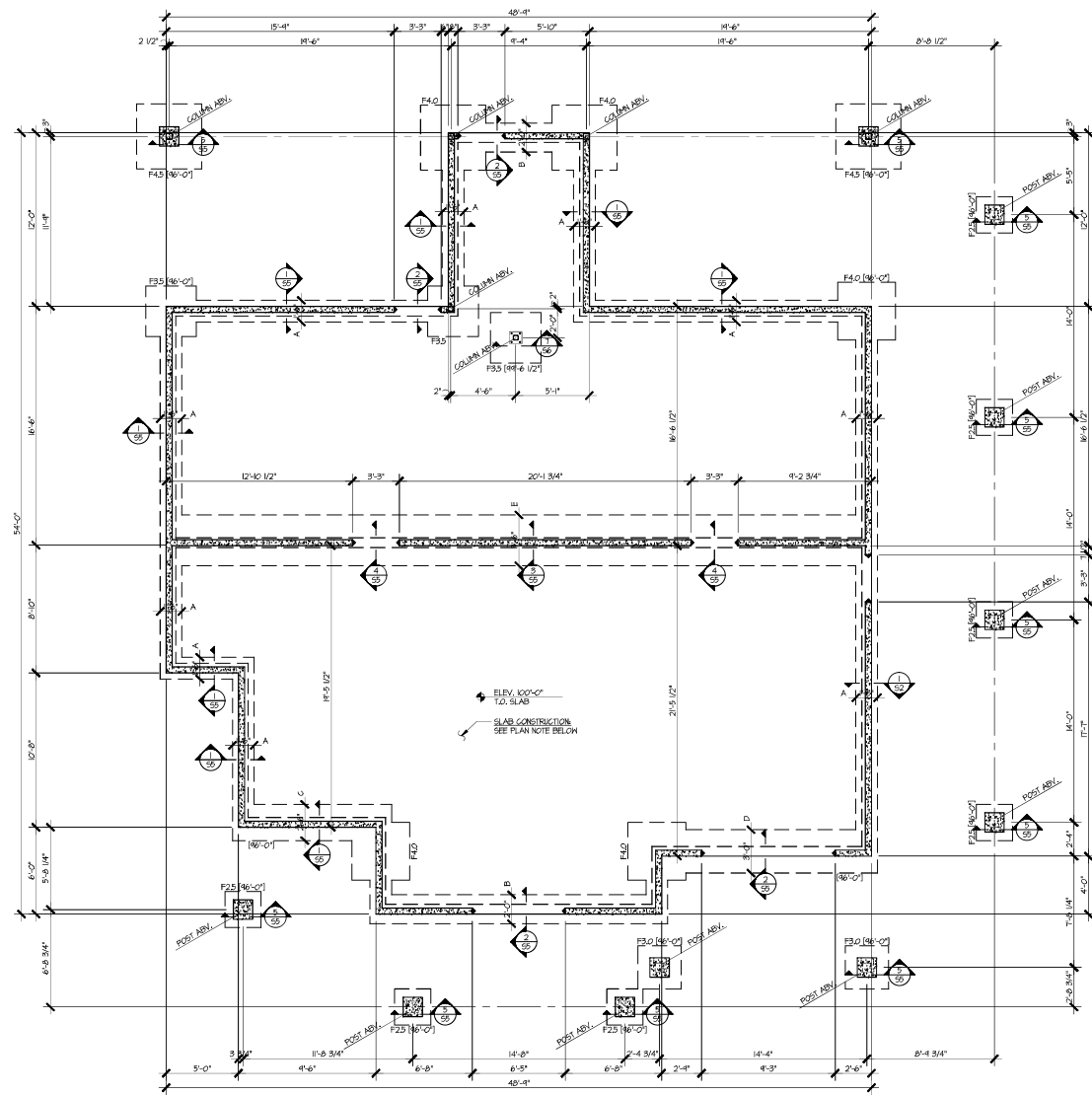
FIRESIDE CORNER
800 GRAND AVE
GRAND BLAINE, CO

DRAWINGS PROVIDED BY:

DATE:
5/20/2025

SCALE:

SHEET:
A4.0



FOUNDATION PLAN

1/4" = 1'-0" NORTH

- SLAB NOTES**
- SEE SHEET GENERAL NOTES ON SHEET 55.
 - SLAB CONSTRUCTION: 4" THICK CONCRETE SLAB-ON-GRADE REINFORCED WITH #4 @ 24" O.C. PLACED AT MID-DEPTH OF SLAB THROUGHOUT ON 1 1/2" RIGID INSULATION ON UNDISTURBED NATIVE SOIL OR COMPACTED STRUCTURAL FILL. FOLLOW ALL RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER. PROVIDE 1" DEEP CONTROL JOINTS AT 10'-0" O.C. EACH WAY MINIMUM.
 - TOP OF FOUNDATION WALL ELEVATIONS SHALL BE 100'-0" UNLESS NOTED OTHERWISE ON PLAN THIS: TOXAL + ELEVATION
 - TOP OF FOUNDATION LEASE ELEVATIONS SHALL BE 99'-6" UNLESS NOTED OTHERWISE ON PLAN THIS: TOXAL + ELEVATION
 - TOP OF FOOTING ELEVATIONS SHALL BE 98'-0" UNLESS NOTED OTHERWISE ON PLAN THIS: [ELEVATION]
 - SEE ARCH. DRAWINGS FOR ADDITIONAL DIMENSIONS.

SPREAD FOOTING SCHEDULE

TYPE	FOOTING SIZE		THICK.	REINFORCING STEEL	
	WIDTH	LENGTH		LONGITUDINAL	TRANSVERSE
A	1'-8"	CONF.	10"	(1) #5% CONF. BOT.	#5 x 1'-4" @ 48" O.C. BOT.
B	2'-0"	CONF.	10"	(2) #5% CONF. BOT.	#5 x 1'-8" @ 48" O.C. BOT.
C	2'-4"	CONF.	10"	(3) #5% CONF. BOT.	#5 x 2'-2" @ 36" O.C. BOT.
D	3'-0"	CONF.	10"	(3) #5% CONF. BOT.	#5 x 2'-8" @ 36" O.C. BOT.
E	3'-6"	CONF.	10"	(3) #5% CONF. BOT.	#5 x 3'-2" @ 24" O.C. BOT.
F25	2'-4"	12"	(3) #5% x 2'-2" BOT.	(2) #5% x 2'-2" BOT.	
F30	3'-0"	12"	(3) #5% x 2'-8" BOT.	(2) #5% x 2'-8" BOT.	
F35	3'-6"	12"	(4) #5% x 3'-2" BOT.	(4) #5% x 3'-2" BOT.	
F40	4'-0"	12"	(4) #5% x 3'-8" BOT.	(4) #5% x 3'-8" BOT.	
F45	4'-4"	12"	(5) #5% x 4'-2" BOT.	(5) #5% x 4'-2" BOT.	



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FIRESIDE CORNER
 900 GRAND AVENUE
 GRAND LAKE, COLORADO 80447

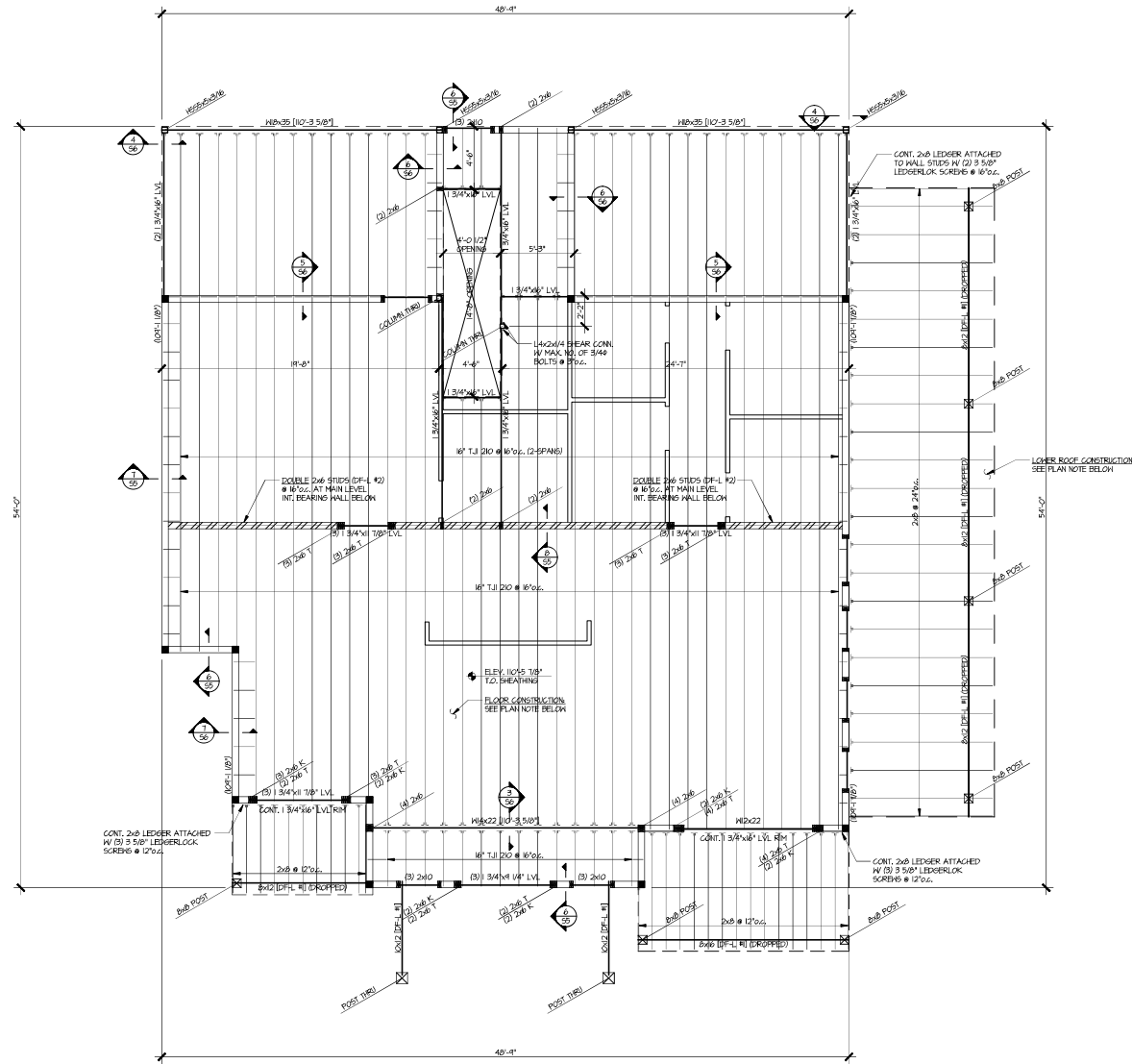
REVISIONS

NO.	DATE	DESCRIPTION

JOB NO.: 28005
 DATE: 6/26/23
 DRAWN: HSC
 CHECKED: HSC

SHEET TITLE
STRUCTURAL PLANS

SHEET NUMBER
S1



2nd LEVEL FRAMING PLAN 1/4" = 1'-0" NORTH

- PLAN NOTES**
- SEE SHEET GENERAL NOTES ON SHEET 55.
 - LOWER ROOF CONSTRUCTION: 1/2\" APA RATED SHEATHING, 40/20, EXPOSURE 1, NAIL TO SUPPORTS WITH 8d @ 6\" O.C., AT PANEL EDGES AND 2d @ 12\" O.C., AT INTERMEDIATE SUPPORTS, SEE ARCH'L DRAWINGS FOR ROOF SLOPE.
 - 2ND LEVEL FLOOR CONSTRUCTION: (1) 1/2\" LIGHTWEIGHT CONCRETE TOPPING (OR EQUIVALENT) OVER 2\" APA RATED STUD-FLOOR SHEATHING, 24/12, EXPOSURE 1, 1/4\" GULF AND NAIL TO SUPPORTS WITH 8d @ 6\" O.C., AT PANEL EDGES AND 2d @ 12\" O.C., AT INTERMEDIATE SUPPORTS.
 - EXTERIOR WALL CONSTRUCTION: 2x6 STUDS @ 16\" O.C., TYPICALLY, (UNLESS NOTED OTHERWISE ON PLAN, PROVIDE 7/8\" APA RATED SHEATHING, 24/12, EXPOSURE 1 ATTACHED TO EXTERIOR FACE OF STUDS W/ 8d NAILS @ 6\" O.C., AT PANEL EDGES AND 12\" O.C., AT INTERMEDIATE SUPPORTS, BLOCK ALL PANEL EDGES, PROVIDE 1/2\" MIN. GYPSUM WALLBOARD ATTACHED TO INTERIOR FACE OF STUDS W/ NO. 6 x 1 1/4\" SCREWS @ 6\" O.C., AT PANEL EDGES AND 12\" O.C., AT INTERMEDIATE SUPPORTS.
 - ALL MAIN LEVEL FLOOR FRAMING MEMBERS SHALL BE FRAMED FULL, TYPICALLY, (UNLESS NOTED OTHERWISE THIS IS CROPPED)
 - ALL POSTS AND COLUMNS ARE SHOWN BELOW UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE (2) 2x6, DROPPED, WITH (1) 2x6 TRIM STUD AND (1) 2x6 KING STUD EDGE SIDE OF OPENING, TYPICALLY, (UNLESS NOTED OTHERWISE).
 - AT BEAM BEARING LOCATIONS IN STUD WALLS, PROVIDE MULTIPLE STUDS TO EQUAL OR EXCEED WIDTH OF MEMBER (UNLESS NOTED OTHERWISE).
 - WITHIN FLOOR JOIST SPACES BENEATH SOLID OR BUILT-UP COLUMNS, BLOCKING OF AREA EQUIVALENT TO POST ABOVE SHALL BE PROVIDED FOR PROPER LOAD TRANSFER.
 - TOP OF WALL PLATE ELEVATIONS SHALL BE NOTED ON PLAN THIS: (ELEVATION)
 - TOP OF WOOD/STEEL BEAM ELEVATIONS SHALL BE NOTED ON PLAN THIS: (ELEVATION)
 - SEE ARCH'L DRAWINGS FOR ADDITIONAL OVERSIGHTS.

HANGER SCHEDULE*

MEMBER	TYPE
HP T.J. 210	1752206/6
1 3/4" x 6" LVL	1114
2x6	LS228
2x8	LS228

*UNLESS NOTED OTHERWISE ON PLAN



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FIRESIDE CORNER
 900 GRAND AVENUE
 GRAND LAKE, COLORADO 80447

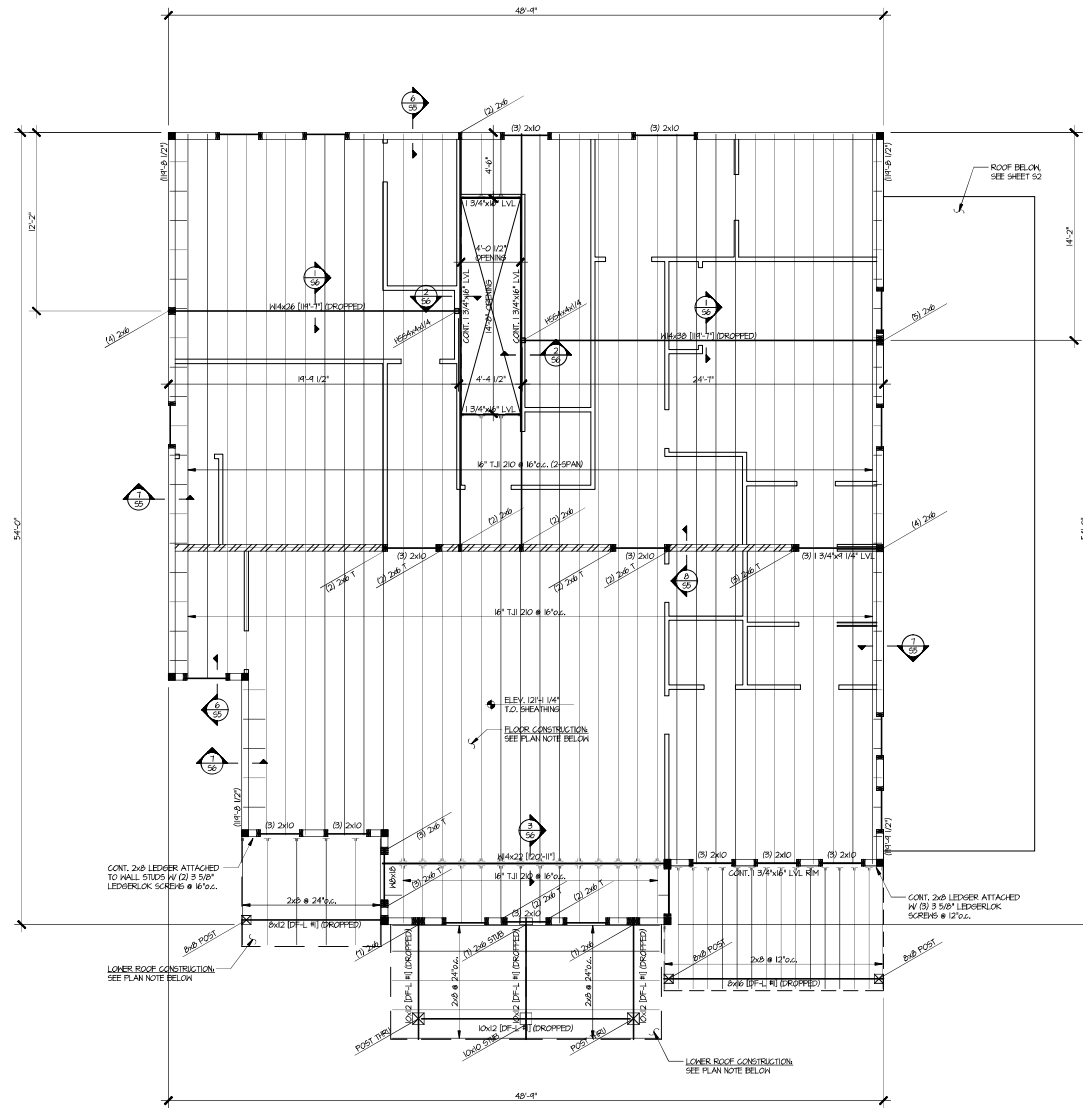
REVISIONS

NO.	DATE	DESCRIPTION

JOB NO.: 28005
 DATE: 6/26/23
 DRAWN: HSC
 CHECKED: HSC

SHEET TITLE
STRUCTURAL PLANS

SHEET NUMBER
S2



3rd LEVEL FRAMING PLAN

1/4" = 1'-0" NORTH

- PLAN NOTES**
- SEE SHEET GENERAL NOTES ON SHEET 55.
 - LOWER ROOF CONSTRUCTION: 1/2" APA RATED SHEATHING, 40/20, EXPOSURE 1, NAIL TO SUPPORTS WITH 2d @ 6" O.C. AT PANEL EDGES AND 2d @ 12" O.C. AT INTERMEDIATE SUPPORTS. SEE ARCH'L DRAWINGS FOR ROOF SLOPE.
 - 2ND LEVEL FLOOR CONSTRUCTION: 1 1/2" LIGHTWEIGHT CONCRETE TOPPING (OR EQUIVALENT) OVER 25/37 APA RATED STUCCO-FLOOR SHEATHING, 25/30, EXPOSURE 1, 1/4" GUE AND NAIL TO SUPPORTS WITH 2d @ 6" O.C. AT PANEL EDGES AND 2d @ 12" O.C. AT INTERMEDIATE SUPPORTS.
 - EXTERIOR WALL CONSTRUCTION: 2x6 STUDS @ 16" O.C. TYPICALLY, (UNLESS NOTED OTHERWISE ON PLAN, PROVIDE 7/8" APA RATED SHEATHING, 24/8, EXPOSURE 1 ATTACHED TO EXTERIOR FACE OF STUDS W/ 2d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES. PROVIDE 1/2" MIN. GUTTER WALLBOARD ATTACHED TO INTERIOR FACE OF STUDS W/ NO. 6 x 1 1/4" SCREWS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
 - ALL MAIN LEVEL FLOOR FRAMING MEMBERS SHALL BE FRAMED FLUSH TYPICALLY, (UNLESS NOTED OTHERWISE THIS IS CROPPED)
 - ALL POSTS AND COLUMNS ARE SHOWN BELOW UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE (2) 2x10, CROPPED, WITH (1) 2x6 TRIM STUD AND (1) 2x6 KING STUD EDGE SIDE OF OPENING TYPICALLY, (UNLESS NOTED OTHERWISE).
 - AT BEAM BEARING LOCATIONS IN STUD WALLS, PROVIDE MULTIPLE STUDS TO EQUAL OR EXCEED WIDTH OF MEMBER UNLESS NOTED OTHERWISE.
 - WITHIN FLOOR JOIST SPACES BENEATH SOLID OR BUILT-UP COLUMNS, BLOCKING OF AREA EQUIVALENT TO POST ABOVE SHALL BE PROVIDED FOR PROPER LOAD TRANSFER.
 - TOP OF WALL PLATE ELEVATIONS SHALL BE NOTED ON PLAN THIS: (ELEVATION)
 - TOP OF WOOD/STEEL BEAM ELEVATIONS SHALL BE NOTED ON PLAN THIS: (ELEVATION)
 - SEE ARCH'L DRAWINGS FOR ADDITIONAL OPENINGS.

HANGER SCHEDULE*

MEMBER	TYPE
10' T.J. 210	175226/N6
1 3/4"x6" LVL	1114
2x6	LS228
2x8	LS228

*UNLESS NOTED OTHERWISE ON PLAN



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 Date: 2023.06.27
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FIRESIDE CORNER
 900 GRAND AVENUE
 GRAND LAKE, COLORADO 80447

REVISIONS

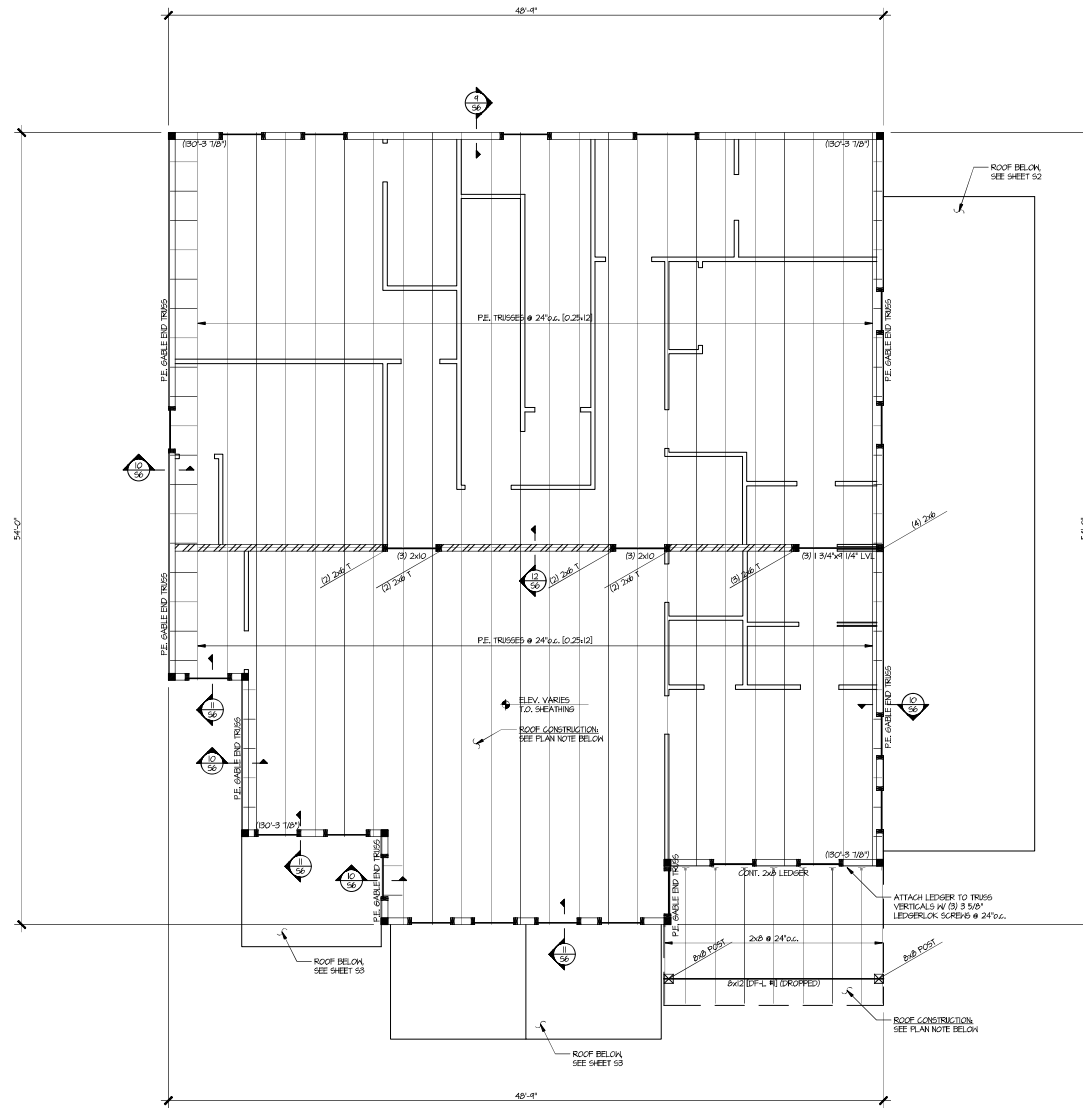
NO.	DATE	DESCRIPTION

JOB NO.: 28005
 DATE: 6/26/23
 DRAWN: HSC
 CHECKED: HSC

SHEET TITLE
 STRUCTURAL PLANS

SHEET NUMBER
S3

Section 10, Item B.



ROOF FRAMING PLAN

1/4" = 1'-0" NORTH

PLAN NOTES

1. SEE SHEET GENERAL NOTES ON SHEET 55.
2. ROOF CONSTRUCTION: 1/2" APA RATED SHEATHING, 4020 EXPOSURE 1 NAIL TO SUPPORTS WITH 6d @ 6" o.c. AT PANEL EDGES AND 8d @ 12" o.c. AT INTERMEDIATE SUPPORTS. SEE ARCH'L DRAWINGS FOR ROOF SLOPE.
3. EXTERIOR WALL CONSTRUCTION: 2x6 STUDS @ 16" o.c. TYPICALLY, UNLESS NOTED OTHERWISE ON PLAN. PROVIDE 1/2" APA RATED SHEATHING, 2x6 EXPOSURE 1 ATTACHED TO EXTERIOR FACE OF STUDS W/ 6d NAILS @ 6" o.c. AT PANEL EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES. PROVIDE 1/2" MIN. GYPSUM HALLBOARD ATTACHED TO INTERIOR FACE OF STUDS W/ NO. 6 @ 16" SPACING @ 8" o.c. AT PANEL EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS.
4. ALL ROOF LEVEL FLOOR FRAMING MEMBERS SHALL BE FRAMED FLUSH TYPICALLY, UNLESS NOTED OTHERWISE THIS (DROPPED)
5. ALL POSTS AND COLLARS ARE SHOWN BELOW UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE (1) 2x6 TRIM STUD AND (1) 2x6 KING STUD EACH SIDE OF OPENING TYPICALLY, UNLESS NOTED OTHERWISE.
7. AT BEAM BEARING LOCATIONS IN STUD WALLS PROVIDE MULTIPLE STUDS TO EQUAL OR EXCEED WIDTH OF MEMBER UNLESS NOTED OTHERWISE.
8. WITHIN FLOOR JOIST SPACES BENEATH SOLID OR BUILT-UP COLUMNS, BLOCKING OF AREA EQUIVALENT TO POST ABOVE SHALL BE PROVIDED FOR PROPER LOAD TRANSFER.
9. TOP OF WALL PLATE ELEVATIONS SHALL BE NOTED ON PLAN THIS (ELEVATION)
10. TOP OF WOOD/STEEL BEAM ELEVATIONS SHALL BE NOTED ON PLAN THIS (ELEVATION)
11. SEE ARCH'L DRAWINGS FOR ADDITIONAL DIMENSIONS.

HANGER SCHEDULE*	
MEMBER	TYPE
2x6	LRS2B

*UNLESS NOTED OTHERWISE ON PLAN



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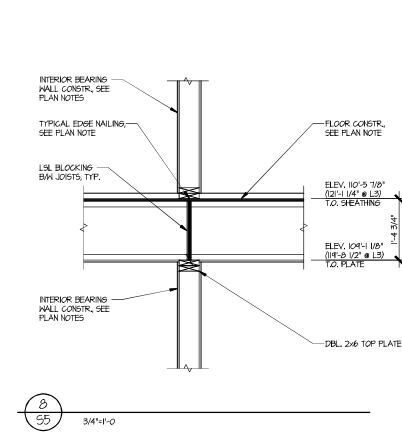
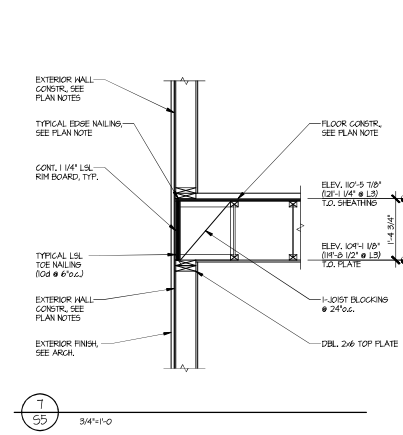
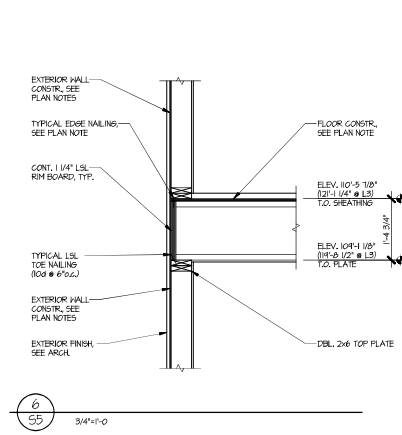
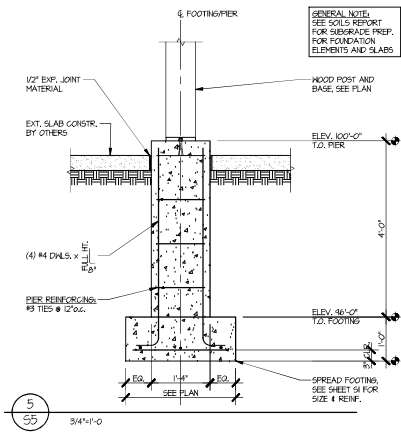
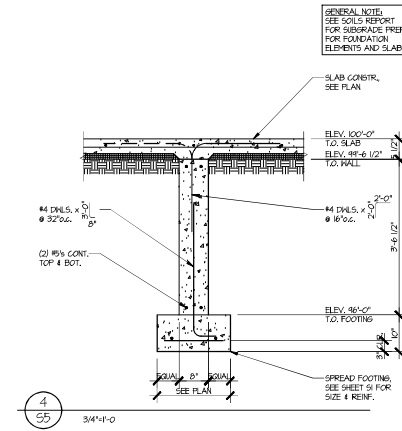
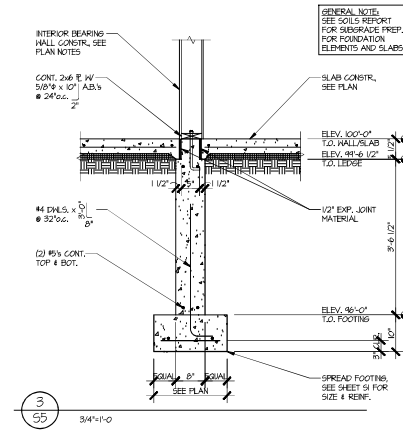
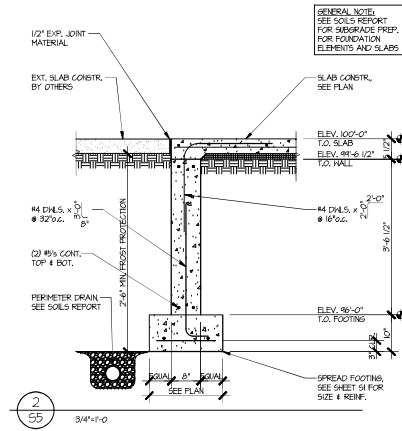
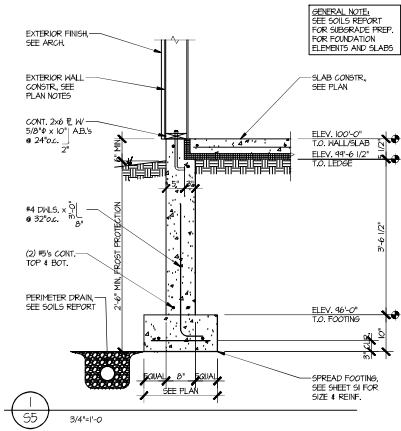
FIRESIDE CORNER
 900 GRAND AVENUE
 GRAND LAKE, COLORADO 80447

NO.	DATE	REVISIONS / DESCRIPTION

JOB NO.:	28005
DATE:	6/26/23
DRAWN:	MSZ
CHECKED:	MSZ

SHEET TITLE
STRUCTURAL PLANS

SHEET NUMBER
S4



GENERAL NOTES:

1. Provide Corner 1500 Grand Avenue Grand Lake, Colorado 80441 Job No. 28005

DESIGN LOADS:

a. Roof Dead Load 15 PSF
 b. Roof Snow Load 30 PSF
 c. Floor Dead Load 40 PSF
 d. Floor Live Load 40 PSF
 e. Deck Dead Load (incl. T&E) 120 PSF
 f. Deck Live Load (incl. T&E) 120 PSF
 g. Slabs & Corners 40 PSF
 h. Basic Wind Speed (MI) 115 MPH (Cat. I)
 i. Seismic Design Category B
 j. Code 2015 IBC/ASCE.

GENERAL NOTES:

a. All materials and workmanship shall conform to governing building code.
 b. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or fit of materials.

FOUNDATION DESIGN:

a. Refer to soils report number 246-246 by Kumar & Associates.
 b. Soil conditions and types shall be verified by a representative of the Geotechnical Engineer during excavation.
 c. Follow all recommendations in geotechnical report for appropriate preparation under slabs on-grade and foundation elements.
 d. Design of individual and continuous footings is based on a maximum allowable bearing pressure of 2000 lbs. per square foot (dead load plus live load) on undisturbed native soil below frost depth.
 e. Design of foundation and retaining walls is based on an equivalent fluid pressure of 45 pcf.

CAST-IN-PLACE CONCRETE:

a. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 308-19/308R-19).
 b. All structural concrete shall have minimum 28-day compressive strengths as follows:
 1. Footings 3500 psi
 2. Slabs on grade 3500 psi
 3. Foundation walls 3500 psi
 c. Concrete shall be proportioned utilizing Type I cement except, concrete exposed directly to soil shall use Type II cement. Concrete susceptible to freezing shall be formulated for maximum frost resistance in accordance with the ACI Manual of Concrete Practice.
 d. Cold weather and/or hot weather concreting procedures shall be provided. If conditions warrant, or recommended in the ACI Manual of Concrete Practice.
 e. All anchor bolts for beam and column bearing plates shall be placed with setting templates.
 f. Pipe or ducts one-third the slab or wall thickness shall not be placed in structural concrete unless specifically detailed.
 g. Pipe may pass through structural concrete in vertically detailed.

REINFORCING STEEL:

a. All detailing fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
 b. Reinforcing bars shall conform to ASTM A63-19 and shall be grade 60.
 c. All reinforcing steel splices in concrete, top bars 40 diameters. As corners, make horizontal bars continuous or provide corner bars.
 d. Around openings and steps in walls, provide (2) Ws, extending 2'-0" beyond edge of opening or step in all directions.
 e. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 308-19/308R-19.
 f. No 5' or larger reinforcing bars shall not be bent.
 g. Welding of rebar is not permitted unless otherwise approved by the Structural Engineer.

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STRUCTURAL COMPOSITE LUMBER:

a. Structural capacities of structural composite lumber shall be in accordance with section 2303.0.1 of the IBC.
 b. Manufacturer of structural composite lumber products shall provide proper code evaluation reports for all products and shall be approved by the Structural Engineer.
 c. Laminated veneer lumber (designated LVL on the drawings) shall be IBC-Tested Parallam LVL or equal, of the size indicated on the plans.
 d. Laminated strand lumber (designated LSL on the drawings) shall be IBC-Tested Parallam LVL or equal, of the size indicated on the plans.
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a. Do not backfill against basement and/or retaining walls until all supporting slabs and/or adjacent floor framing are in place and securely anchored or until adequate temporary shoring is installed.
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GENERAL NOTES:

1. Provide Corner 1500 Grand Avenue Grand Lake, Colorado 80441 Job No. 28005

DESIGN LOADS:

a. Roof Dead Load 15 PSF
 b. Roof Snow Load 30 PSF
 c. Floor Dead Load 40 PSF
 d. Floor Live Load 40 PSF
 e. Deck Dead Load (incl. T&E) 120 PSF
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 d. Design of individual and continuous footings is based on a maximum allowable bearing pressure of 2000 lbs. per square foot (dead load plus live load) on undisturbed native soil below frost depth.
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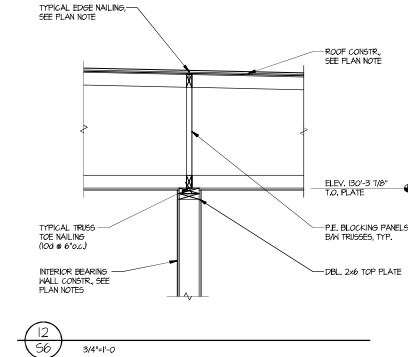
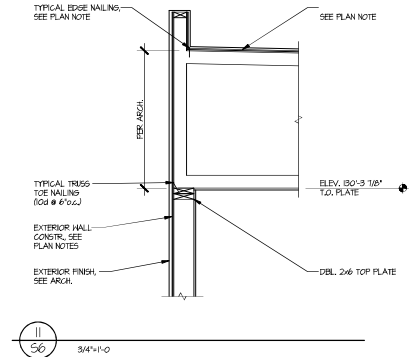
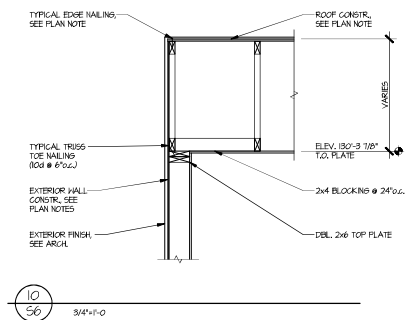
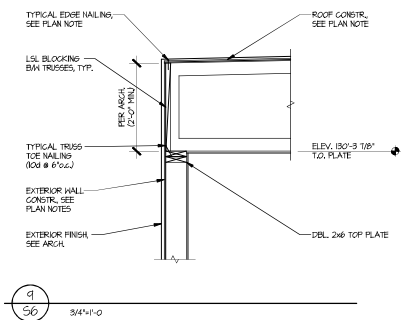
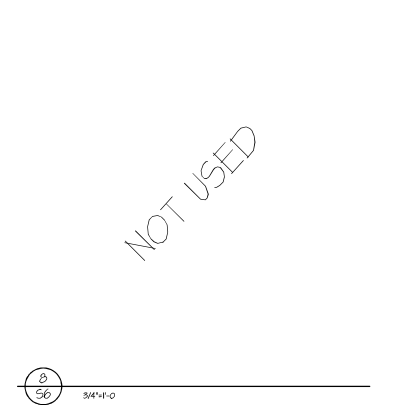
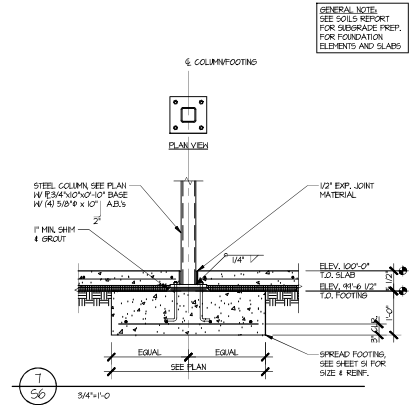
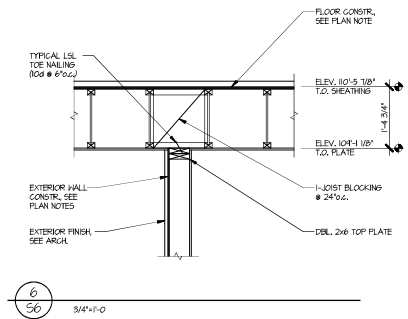
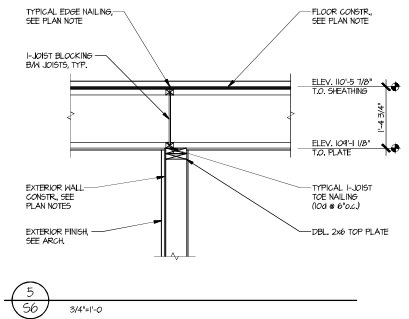
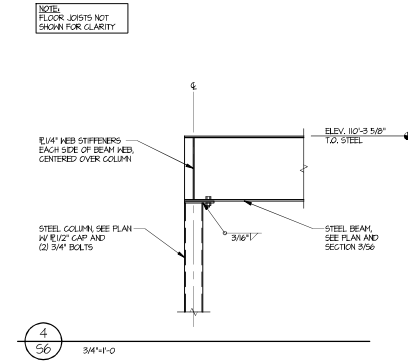
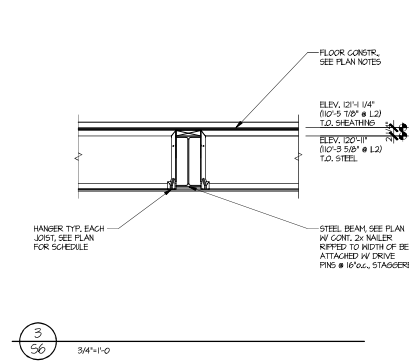
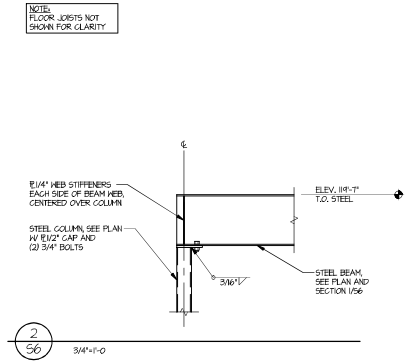
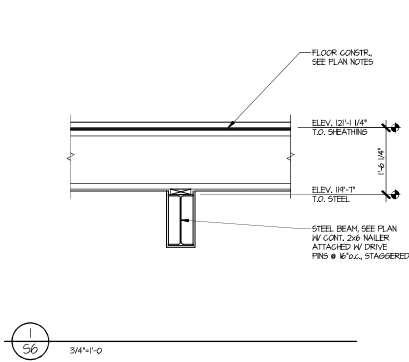
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Section 10, Item B.



GENERAL NOTE:
SEE SOILS REPORT
FOR SUBGRADE PREP;
FOR FOUNDATION
ELEMENTS AND SLABS

NOT USED



Michael S. Ziehler
Digitally signed by Michael S. Ziehler
Date: 2025.06.27 01:05:52 -0800

FIRESIDE CORNER
900 GRAND AVENUE
GRAND LAKE, COLORADO 80447

NO.	DATE	DESCRIPTION

JOB NO.: 28005
DATE: 6/26/25
DRAWN: HSC
CHECKED: HSC

SHEET TITLE
STRUCTURAL
DETAILS

SHEET NUMBER
S6



TOWN BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: August 25, 2025
TO: Mayor and Board of Trustees
FROM: Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 37-2025 - Consideration of a Zoning Variance for 1001 and 1005 Lake Avenue to allow first floor residential units along Lake Avenue as part of a proposed development project located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

Overview

- **Property Owner and Applicant:** Spirit Lake Condos, LLC
- **Applicant's Representative:** Jim Kreutzer
- **Consultant:** Gabe Bellow, MA Studios
- **Location:** 1001 and 1005 Lake Avenue
- **Zoning:** Commercial Zone District (C)
- **Attachments:**
 - Variance Request Application, Narrative, and Statement of Authority
 - Variance Area Exhibit





The applicant is working through the preliminary major development process; therefore, project specific details related to that effort cannot be discussed to preserve the Quasi-Judicial nature of that application with the Town. However, it is important for the Board to understand the general context of this specific zoning variance request as it is associated with the preliminary major development application under review by staff.

The applicant is requesting a zoning variance to allow the front 50 feet of the first-story of a mixed-use project within the Commercial Zone District to be residential. The Town’s adopted Land Use Regulations states the following requirement.

- Section 12-2-18 - (A) Uses Permit by Right.**
- 10. Residential units, herein defines as: Multi-family attached rental units, condominiums, townhouses, and condo/hotels with the following restrictions:
 - (a) The first story area measured from the frontages to fifty (50) feet into the lot shall be dedicated to commercial space.

During the Planning Commission discussion, the applicant shared more specifics regarding the exact location of the requested variance for residential units on the first story. The following exhibit from the applicant shows the area specifically associated with the requested variance in orange below with a callout in the bottom lefthand corner. For context, the overall proposed development area is in yellow.



Staff Analysis

Public notices were completed following Municipal Code requirements for Variance applications. Notices included both the Planning Commission and Board of Trustees meeting details. The requested variance does not have a direct alignment or misalignment with the Comprehensive Plan Goals and Strategies. Indirectly, the variance request ties into the Goals and Strategies related to supporting the local economy and availability of diverse housing units. Adding residential units in the downtown area may provide



additional foot traffic to support local businesses. New housing and particularly condominium style units provide more opportunities for a variety of price points within the community.

The applicant’s requested variance to allow the first-story area of the mixed-use building on present day 1001 and 1005 Lake Avenue to be residential is a result of prior discussions and comments during Planning Commission and Town Board meetings with the applicant in attendance. The meetings staff had documented include the following timeframes.

- Summer 2024 – Town Board and Planning Commission concept plan review
- December 4, 2024 – Planning Commission sketch plan review
- January 8, 2025, and February 2, 2025 – Planning Commission recommendation on other variance requests for the site.
- February 10, 2025 – Town Board action on other variance requests for the site.

Based on previous conversations with the applicant and general guidance of the Commission and Board, the applicant is requesting this variance to help the overall development proposal’s ratios and distribution of commercial to residential, as well as commercial viability numbers work out. An important consideration is the site characteristics and context today and, into the future, if the major development plan is approved by the Town. The location at 1001 and 1005 Lake Avenue fronts the lake and boardwalk creating seasonal fluctuations and challenges for some commercial uses. The additional residential square footage in the downtown will continue to support current and future businesses. Lastly, the applicant is incorporating approximately 16,000 square feet to commercial uses focused along Grand Avenue and Garfield Street.

Staff Recommendation

Based on discussions and feedback received at prior Commission and Board meetings, the applicant’s written variance request, and context of the pending preliminary major development plan, staff recommends approval of the variance request as presented.

Planning Commission Recommendation

The Planning Commission held a public hearing on the variance request during their regularly scheduled meeting on August 20, 2025. Following presentations by staff, the applicant, public comments, and discussion by the Commission, the Commission forwarded a recommendation of approval of the variance request with the following conditions.

1. That the variance remain in effect until building permit issuance for the structure associated with the variance or five years from the date of approval, whichever occurs first.
2. That the frontage along Garfield Street remain as commercial and associated uses.
3. That the area associated with the variance request align with the proposed development plans with a defined area set back 45 feet from Garfield Avenue and no more than 160 feet from Garfield Avenue, as reflected in the supplemental exhibit provide by the applicant.

Board of Trustees Consideration

Board members are encouraged to evaluate the variance request, taking into consideration staff’s analysis, the applicant’s presentation, public comments made during the public hearing, the



recommendations of the Planning Commission, and the findings of fact from the municipal code in making their determination.

Under Municipal Code Section 12-2-27(B)3., the following factors should be considered in determining whether to issue a variance.

- (a) *The compatibility of the proposed action with the surrounding area; and*
- (b) *Whether the proposed action is in harmony with the character of the neighborhood; and*
- (c) *The need for the proposed action; and*
- (d) *The effect of the proposed action upon future development in the area; and*
- (e) *The shape, size, topography, slope, soils, vegetation, and other physical characteristics; and*
- (f) *Whether alternative designs are possible; and*
- (g) *With due consideration for the Town's Comprehensive Plan.*

Sample Board of Trustees Motions

Approval with or without conditions

I move to approve Resolution 37-2025, a resolution approving a zoning variance request for 1001 and 1005 Lake Avenue to allow first floor residential units along Lake Avenue as part of a proposed development project located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

OR... with the following conditions:

-
-

Denial (Using the evaluation factors of Sec. 12-2-27(B)3. of the Municipal Code for findings of fact)

I move to approve Resolution 37-2025, a resolution recommending denial of a zoning variance request for 1001 and 1005 Lake Avenue to allow first floor residential units along Lake Avenue as part of a proposed development project located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue, based on the following findings of fact:

-
-

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 37 – 2025**

A RESOLUTION APPROVING A ZONING VARIANCE FOR 1001 AND 1005 LAKE AVENUE TO ALLOW FIRST FLOOR RESIDENTIAL UNITS ALONG LAKE AVENUE AS PART OF A PROPOSED DEVELOPMENT PROJECT LOCATED AT 1016 GRAND AVENUE AND 1001, 1005, AND 1007 LAKE AVENUE

WHEREAS, Spirit Lake Condos LLC (the “Owner”) is the owner of certain real property located within the Town of Grand Lake, more particularly described as follows:

Lots 9-14, Leatherwood Inn by the Lake Subdivision, Grand Lake Colorado, also known as: 1001, 1005, and 1007 Lake Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, the Owner is preparing to redevelop the Property for as part of a mixed-use development project; and

WHEREAS, the Town received a zoning variance application (the “Application”) from the Owner requesting relief from certain zoning regulations and consideration as follows:

- 1. To allow first floor residential units within the first 50 feet of the Lake Avenue lot frontage.

WHEREAS, the Grand Lake Municipal Code (the “Code”) establishes the following regulation related to the variance request:

Section 12-2-18(A) – Uses Permit by Right.

- 10. Residential units, herein defines as: Multi-family attached rental units, condominiums, townhouses, and condo/hotels with the following restrictions:
 - (a) The first story area measured from the frontages to fifty (50) feet into the lot shall be dedicated to commercial space.

WHEREAS, on August 20, 2025, the Planning Commission reviewed the Owners’ variance request at a Public Hearing and following staff’s presentation, the presentation by the Owner’s representatives, and public comments, the Planning Commission recommended approval of the variance request with conditions as presented; and

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, and public comments, the Board of Trustees has considered the following factors set forth in the Grand Lake Municipal Code:

Section 12-2-27 (2)(B)(3):

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and
- (d) The effect of the proposed action upon future development in the area; and
- (e) The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town's Comprehensive Plan.

WHEREAS, upon a thorough consideration of the factors of Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, the Board of Trustees finds such factors weigh in favor of approval of the Application.

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

1. The Board of Trustees approves the Application. Unless specified otherwise, the Owner shall satisfy any outstanding items that may include:
 - a. Payment by Owner of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application.
 - b. Compliance by the Owner with all representations made to the Planning Commission, the Board of Trustees, and staff during all public hearings or meetings related to the Application.
 - c. The Owner complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,
 - d. In granting this request the Board of Trustees is not obligated to grant similar requests in the future nor does granting this request set precedent for any future requests.
 - e. This authorization shall run with the transfer of the Property from the Owner to their successors, heirs, or grantees.
 - f. ANY ADDITIONAL CONDITIONS, IF APPLICABLE

2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of Trustees declares that

it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

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

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 10th DAY OF FEBRUARY 2025.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist,
Mayor

Votes Approving:
Votes Opposed:
Absent:
Abstained:



Town of Grand Lake

Planning Department

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

ZONING VARIANCE REQUEST APPLICATION

PROPERTY LOCATION:
 Street Address: 1016 Grand Ave, 1001 - 1007 Lake Ave, (825 Lake Ave, Lot 12, Blk 12)
 Legal Description: Lot 4-6, 9-14 Block 5 Subdivision Grand Lake

PROPERTY OWNER INFORMATION:
 Name: Spirit Lake Condos, LLC Email: glservicesllc@yahoo.com
 Mailing Address: PO Box 11 Phone: 720-546-7390
 City: Grand Lake State: CO Zip: 80446 Fax: N/A

APPLICANT INFORMATION: Is the Applicant the Property Owner? YES NO
 Name: Spirit Lake Condos, LLC Email: glservicesllc@yahoo.com
 Mailing Address: PO Box 11 Phone: 720-546-7390
 City: Grand Lake State: CO Zip: 80447 Fax: _____

CONTACT INFORMATION: Is the Contact Person the Applicant? YES NO
 Contact Person (if not Applicant): Gabe Bellowe, Architect Email: gabe@maarchitectural.com
 Mailing Address: 315 East Agate Avenue Phone: 970-887-9366 ext. 209
 City: Granby State: CO Zip: 80446 Fax: N/A

VARIANCE REQUEST (Brief Description):
See attached (next page) for variance & hardship description

REQUIRED INFORMATION CHECKLIST:

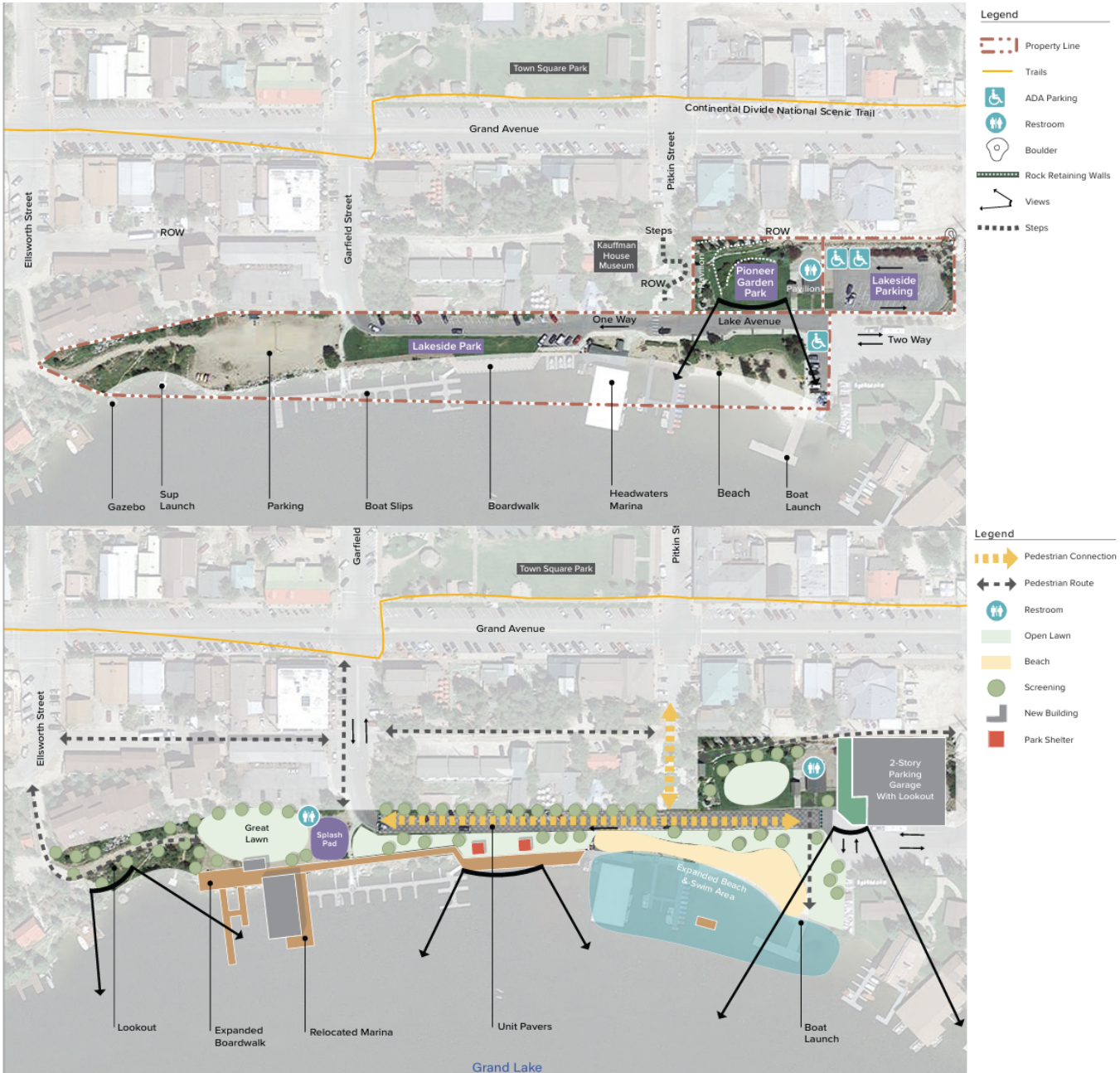
- Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
- Explanation of Hardship (See Municipal Code for review criteria)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

AFFIDAVIT:
 BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.
 Print Name: Patricia Kreutzer, Manager
 Signature: Patricia Kreutzer, manager Date: 8-15-24

STAFF USE ONLY
 Application Received By: _____ Date & Time: _____
 File Name: _____ Deposit: YES NO Amount: \$ _____
 Agreement for Services Form Signed? YES NO

Spirit Lake Condos, LLC
 PO Box 11
 Grand Lake, CO 80447
 720-546-7390
 glservicesllc@yahoo.com
 June 26th, 2025

Section 10, Item C.



Images above: Diagrams from the "Town of Grand Lake Municipal Lands Master Plan" Adopted 8.26.2024 as Resolution 52-2024.

These plans show an analysis of Lake Avenue aligned with the town's comprehensive plan to address traffic & pedestrian circulation issues on the lakefront. Recommendations from the report illustrate that Lake Avenue has a unique opportunity to be a premier waterfront feature & draw for the town. Through the re-organizing of vehicular circulation and developing the parking lot on the eastern end of Lake Ave, the park can be greatly enhanced w/ improved pedestrian circulation, park space & programming.

- Past planning documents recommend a pedestrian oriented waterfront park:
- plazas, parks and promenades, improved crosswalks on Lake Avenue
- limited surface parking along Lake Avenue & one-way traffic
- ability to close Lake Avenue for special events or peak season, i.e., removable bollards
- parking structure at the existing Lakeside Parking Lot
- relocated Marina & expanded green space west of Garfield Street
- event and performance spaces, expanded beach & swim area

On the following page we will further explain our variance request and hardship in detail.

12-2-27-B: Variance Request Procedure: The Planning Commission will hold a Public Hearing within forty-five (45) days from Town receipt of the application. Fifteen (15) days prior to the scheduled date, legal notice shall be placed in the local newspaper circulation advertising the time, date, location of the Public Hearing, as well as the variance request. In addition, notices shall be mailed at least fifteen (15) days prior to the Public Hearing to all property owners within two hundred (200') feet of any portion of the property. The Planning Commission shall forward a recommendation to the Town Board of Trustees.

Section 10, Item C.

1. Town staff shall schedule the Public Hearing for the next available Planning Commission meeting, dependent on the availability on the Planning Commission's agenda.

2. The Town Board of Trustees shall hear the variance application, with Planning Commission recommendation, at their next regularly scheduled meeting. The Board of Trustees may elect to hold a Public Hearing regarding the variance application. The Board of Trustees shall grant or deny the variance within forty-five (45) days of receipt from the Planning Commission.

3. The following factors should be considered by the Planning Commission and Town Board of Trustees in determining whether to issue a variance:

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and
- (d) The effect of the proposed action upon future development in the area; and
- (e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town's Comprehensive Plan.

Leatherwood Grand Lake - Variance Request

Variance Requested: We kindly request a variance to sub-item "A" in Grand Lake's Municipal Code, section: 12-2-17-A-15 "The first story area measured from the frontage to fifty feet (50') into the lot shall be dedicated to commercial space". The variance we are requesting is **only** for the proposed "Building #1", and aligns with the approved variance #3 in Resolution 03-2025, where the planning commission voted to approve the allowance of a residential use on the ground floor of the building known as the "lakehouse" within the Leatherwood master plan. Our request is a variance to allow residential area on the ground floor of Building #1. This variance would apply to the (3) ground-level units on Lake Avenue that do not have frontage on Garfield Street - hardship and explanation outlined below per section 12-2-27-B in the Municipal Code:

Explanation of Hardship: Lake Avenue, both in its existing condition and in the context of Grand Lake's comprehensive plan, creates hardship for the economic feasibility of commercial spaces for multiple reasons. Commercial space is supported by vehicular traffic - not just for exposure & curb appeal, but for practicality - if people are not driving by or parking near a commercial space, they are less likely to be aware of it. If we designated the spaces on the ground floor of Building #1 (spaces that do not have frontage on Garfield Street) to commercial use, they would add to the already-present vacant commercial spaces along Grand Lake's pedestrian thoroughfares.

(a) The compatibility of the proposed action with the surrounding area;

Lake Avenue is intended to be a pedestrian-activated community amenity. We are proposing commercial space on the ground level of our entire project, except the residential units that only have street frontage along Lake Avenue. Commercial spaces are proposed along Grand Ave, Garfield Street, and in the 'event center' building adjacent to the snack bar on Lake Avenue. By activating the corners of our Lake Avenue frontage with commercial space, we are creating the opportunity for viable commercial tenants/amenities to the community - by providing residential spaces on Lake Avenue, we are not adding to the traffic/loading/delivery/parking problems along the existing one-way drive aisle of Lake Ave.

(b) Whether the proposed action is in harmony with the character of the neighborhood;

See item (a) above.

(c) The need for the proposed action;

Lack of vehicular access and traffic means dysfunctional loading & delivery operations, trash pickup & maintenance, and a general disadvantage when it comes to creating financially viable retail/restaurant/business space. Lake Avenue's lack of parking & loose pedestrian circulation (no boardwalks, crosswalks, parking, etc) create an environment along the right-of-way that is not conducive to successful commercial operations.

(d) The effect of the proposed action upon future development in the area;

See item (g) below - keeping our proposed development in line with the comprehensive town plan sets precedent into the future for considerate and intentional development & design.

(e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics;

The physical characteristics of the site are an excellent & unique lake-facing opportunity for a special residential use - raised from the street level to separate private space from the public & pedestrian thoroughfare of Lake Avenue.

(f) Whether alternative designs are possible;

Due to the town's direction to reduce and remove parking along Lake Avenue, access and visibility to the commercial spaces along Lake Avenue is drastically diminished.

(g) With due consideration for the Town's Comprehensive Plan.

Within the Town's Comprehensive Plan from 2020, and the Master Plan Analysis/Report in 2024, we believe Lake Avenue's future as a one-way, seasonally closed vehicular route creates major hardship for operating year-round commercial businesses in our ground floor units that do not have frontage on Garfield Street. Within the comprehensive plan is the notion that Lake Avenue is a special pedestrian-activated 'lakefront plaza', and we agree that Lake Avenue is a unique condition in Grand Lake's fabric as a potential pedestrian lakefront event space & community amenity. Because of this unique condition, Lake Avenue has evolved over the years - parking has been slowly re-oriented and removed, and multiple times per year the street is entirely closed to vehicular traffic for special events. Without consistent vehicular traffic, commercial space is not viable.

Section 10, Item C.

STATEMENT OF AUTHORITY

- 1. This STATEMENT OF AUTHORITY relates to entity named
SPIRIT LAKE CONDOS, LLC, A COLORADO LIMITED LIABILITY COMPANY
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
- 2. The type of entity is a : **Limited Liability Company**
- 3. The entity is formed under the laws of the state of **Colorado**
- 4. The mailing address of the entity is:
PO BOX 11
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:
Patricia L. Kreutzer, Manager
- 6. The authority of each of the foregoing person(s) to bind the entity is
 not limited (check one)
 limited as follows:

- 7. Other matters concerning the manner in which the entity deals with interests in the property:

Spirit Lake Condos, LLC, a Colorado limited liability company
By: *Patricia L. Kreutzer*, manager
Patricia L. Kreutzer, Manager

State of Colorado
County of GRAND

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 09 day of JANUARY, 2024, by Patricia L. Kreutzer, Manager of Spirit Lake Condos, LLC, a Colorado limited liability company

My Commission expires: 09/24/2027

Witness my hand and official seal.
[Signature]
Notary Public

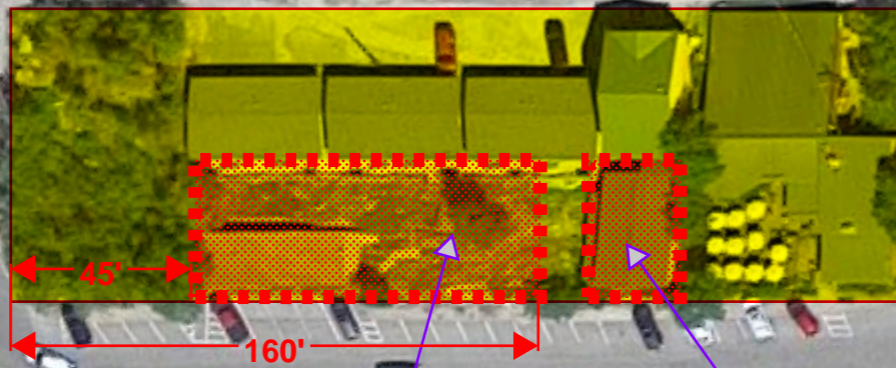
STEPHANIE LAUREN HURD CARLBERG
Notary Public
State of Colorado
Notary ID # 20194036609
My Commission Expires 09-24-2027



1120006
January 3, 2024
11:04 AM

LAKE AVENUE TYPICAL EVENT CLOSURE

GARFIELD



LAKE AVE

PROPOSED RESIDENTIAL UNITS @ GROUND LEVEL OF "BUILDING #1"

APPROVED RESIDENTIAL UNIT @ GROUND LEVEL OF "LAKEHOUSE" (RESOLUTION 3-2025)

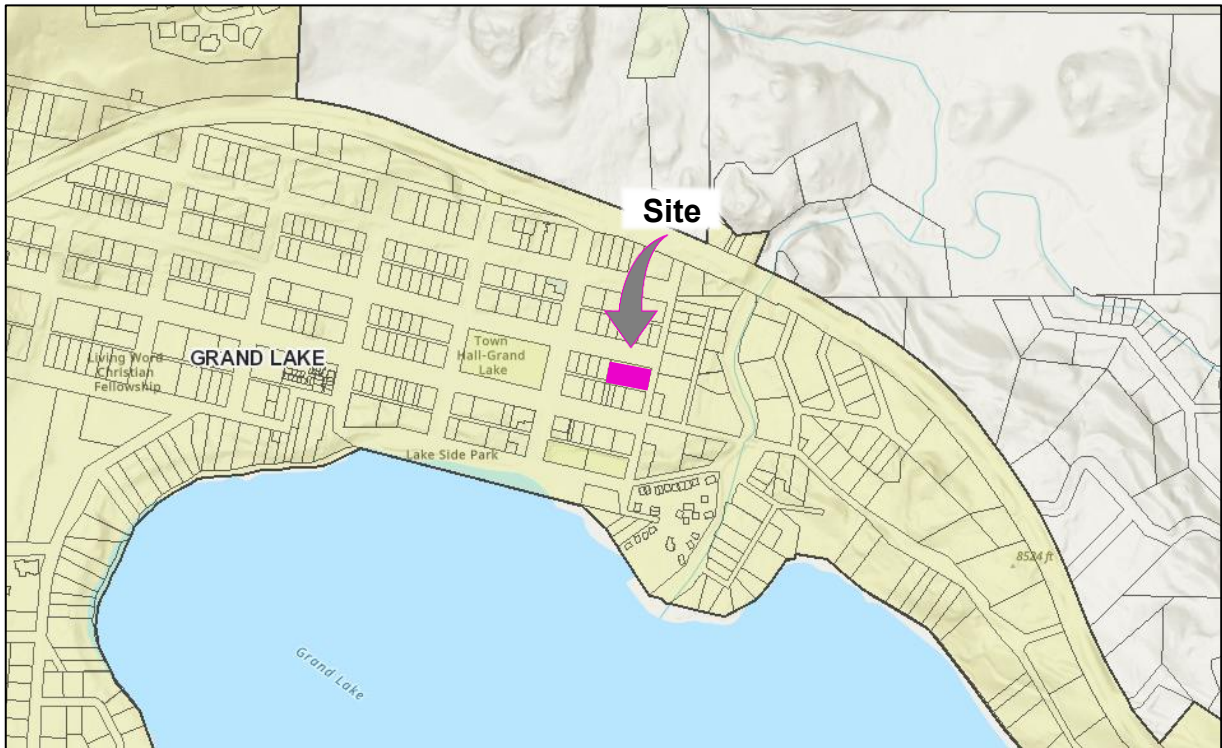


TOWN BOARD OF TRUSTEES STAFF MEMORANDUM

DATE: August 25, 2025
TO: Mayor and Board of Trustees
FROM: Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING)** – Ordinance 05-2025 - Consideration of a Rezoning Amendment Request to the Official Zoning Map for the Town of Grand Lake for Town-owned Property Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue.

Overview

- **Property Owner and Applicant:** Town of Grand Lake
- **Applicant’s Representative:** Town Manager Kudron
- **Consultant:** Town of Grand Lake Staff
- **Location:** 1128 Park Avenue
- **Current Zoning:** Public (PUB)
- **Proposed Zoning:** Commercial (C)
- **Attachments:**
 - Rezoning petition and map



On July 14, 2025, the Board of Trustees for the Town of Grand Lake initiated a rezoning request for



Town-owned property located at 1128 Park Avenue, specifically Lots 1, 2, 3, and 4, Block 3, Town of Grand Lake. The total area of the subject property is approximately 0.463 acres or 20,184.08 square feet, based on the latest survey.

The purpose of this rezoning is to accommodate the proposed Space to Create project. The request is to rezone the property from Public (PUB) to Commercial (C). The surrounding zoning context, as shown in the graphic below, includes Commercial Transition (CT) zoning to the north (across Park Avenue) and to the east (across Hancock Street), and Commercial (C) zoning to the west and south (across the public alleyway). The property is also included within the Central Business District Design Area.



Staff Analysis

The proposed rezoning is necessary to support the Space to Create development project, which aligns with the Town’s goals for economic development, creative industry support, and adaptive reuse of underutilized public property. Under the current zoning of Public (PUB), the Space to Create project would require a Conditional Use Grant and Variances from the Municipal Code to construct the proposed facilities. Rezoning the property will allow future development to align more closely with adjacent properties and maintain consistency in site design, form, and overall layout as seen within the Central Business District Design Area.

Rezoning shall only be allowed if the applicant (Town) demonstrates by clear and convincing evidence that rezoning is necessary because of one (1) or more of the following reasons (Sec. 12-2-34(A)):

1. *The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town's Comprehensive Plan.*
2. *The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or new approach to development.*



3. *The proposed rezoning is necessary to provide land for a community-related use, which was not anticipated at the time of the adoption of the Town's Comprehensive Plan and that such rezoning will be consistent with the policies and goals of the Comprehensive Plan. This Declaration of Standards for Rezoning shall not control a rezoning which occurs incidental to a comprehensive revision of the Town's Zoning Map.*

Staff Recommendation

Based on the Code criteria and staff's analysis, staff recommends approval of the rezoning request for Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue as presented.

Planning Commission Recommendation

The Planning Commission held a public meeting on the rezoning request during their regularly scheduled meeting on August 20, 2025. Following presentations by staff, the applicant, public comments, and discussion by the Commission, the Commission forwarded a recommendation of approval of the rezoning request as presented.

Board of Trustees Consideration

Board members are encouraged to evaluate the rezoning request, taking into consideration staff's analysis, the applicant's presentation, public comments made during the public hearing, the recommendations of the Planning Commission, and the findings of fact from the municipal code in making their determination.

Under Municipal Code Section 12-2-34(A), one or more of the following reasons should be grounds for rezoning.

1. *The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town's Comprehensive Plan.*
2. *The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or new approach to development.*
3. *The proposed rezoning is necessary to provide land for a community-related use, which was not anticipated at the time of the adoption of the Town's Comprehensive Plan and that such rezoning will be consistent with the policies and goals of the Comprehensive Plan. This Declaration of Standards for Rezoning shall not control a rezoning which occurs incidental to a comprehensive revision of the Town's Zoning Map.*

Sample Board of Trustees Motions

Approval with or without conditions



I move to approve Ordinance 05-2025, an ordinance pursuant to Chapter 12 of the Grand Lake Municipal Code approving the rezoning of Lots 1 through 4, Block 3, Town of Grand Lake as presented.

OR... with the following conditions:

-
-

Denial (*Using the evaluation factors of Sec. 12-2-34(A). of the Municipal Code*)

I move to deny the rezoning request for Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue, based on the following factors:

-
-

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
ORDINANCE NO. 05-2025**

AN ORDINANCE PURSUANT TO CHAPTER 12 OF THE GRAND LAKE MUNICIPAL CODE APPROVING THE REZONING OF LOTS 1 THROUGH 4, BLOCK 3, TOWN OF GRAND LAKE

WHEREAS, the Town has in place a comprehensive system of land use regulations, the purpose of which is to promote the public health, safety, and welfare; and

WHEREAS, the Town has adopted the land use regulations set forth in Chapter 12 of the Grand Lake Municipal Code, under which parcels of land are identified and classified for regulatory purposes; and

WHEREAS, Lots 1 through 4, Block 3, Town of Grand Lake (the “Property”), are currently designated as Public (PUB) zone district, pursuant to the regulations found in Chapter 12 of the land use regulations; and

WHEREAS, the owner of the Property has filed a Petition (the “Petition”) requesting to rezone the Property from its current designation to the Commercial (C) zone district designation; and

WHEREAS, on July 14, 2025, the Board of Trustees of the Town of Grand Lake, Colorado accepted the Applicant’s Petition for the Property during a public meeting; and

WHEREAS, in accordance with the requirements for amendments to zoning found in Chapter 12 of the land use regulations, the Petition has been reviewed by staff and referred to the Planning Commission for review and recommendation following a public meeting; and

WHEREAS, during their regular public meeting on August 20, 2025, the Planning Commission recommended that the Board of Trustees approve the rezoning request as presented; and

WHEREAS, rezoning the Property to Commercial (C) is in substantial conformance with the Grand Lake Comprehensive Plan, also referred to as the Grand Lake Master Plan, as amended, and is also consistent with and in harmony with the zoning and land uses of adjacent property and property in the immediate area; and

WHEREAS, pursuant to the requirements for amendments to zoning found in Chapter 12 of the municipal code, the Board of Trustees has convened a public hearing and heard relevant evidence with respect to the merits of the Petition; and

WHEREAS, based upon the evidence presented at the public hearing, the Board of Trustees concludes that the Petition should be granted, and the Property rezoned as requested.

NOW THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE HEREBY ORDAINS AS FOLLOWS:

- 1. Town of Grand Lake Lots 1 through 4, Block 3 are and shall henceforth be rezoned from Public (PUB) to Commercial (C) and the zoning map for the Town of Grand Lake shall be amended to reflect such rezoning.
- 2. The Town Clerk is hereby authorized and directed to record this Ordinance and the Rezoning Map with the Grand County Clerk and Recorder and to take all administrative actions necessary to effectuate and complete this rezoning.
- 3. Validity. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town of Grand Lake hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.
- 4. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AFTER PUBLIC HEARING AND SIGNED THIS 25th DAY OF AUGUST 2025.

(S E A L)

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

ATTEST:

BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO

 Alayna Carrell
 Town Clerk

By: _____
 Christina Bergquist
 Mayor



TOWN OF GRAND LAKE REZONING PETITION

Petitioner:

Steve Kudron, Town Manager *(on behalf of the Town of Grand Lake)*

Name and Entity

1026 Park Avenue, Grand Lake, CO, 80447

Address (Street, City, State, Zipcode)

Owner:

Steve Kudron, Town Manager *(on behalf of the Town of Grand Lake)*

Name and Entity

1026 Park Avenue, Grand Lake, CO, 80447

Address (Street, City, State, Zipcode)

Petition Request

To the Board of Trustees of the Town of Grand Lake, Colorado.

I (We), the undersigned, do hereby respectfully petition and request that the Board of Trustees amend the zoning ordinance of the Town of Grand Lake by changing the zoning of the hereinafter described parcel, containing 0.463 acres more or less, from Public zoning district to Commercial zoning district:

LEGAL DESCRIPTION: Lots 1, 2, 3, and 4, of Block 3, Town of Grand Lake

Reason for Request:

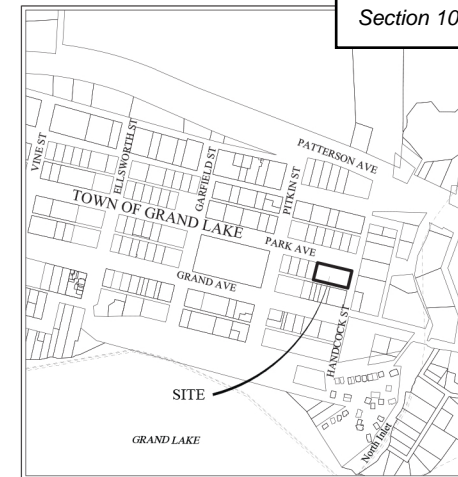
This rezoning request is intended to facilitate the development of the Space to Create initiative, a project envisioned to bring creative industry and mixed-use opportunities to the heart of Grand Lake. The subject property, Town-owned Lots 1 through 4, Block 3, located at 1128 Park Avenue, is currently zoned Public. The proposed amendment would reclassify the site to Commercial to better align with the intended use.

The site is situated within the Central Business District Design Area and is surrounded by a mix of zoning districts: Commercial Transition to the north and to the east, and Commercial to the west and south. The proposed zoning change would create consistency with adjacent land uses and support the Town's goals for downtown revitalization and economic development.

REZONING PLAT MAP

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

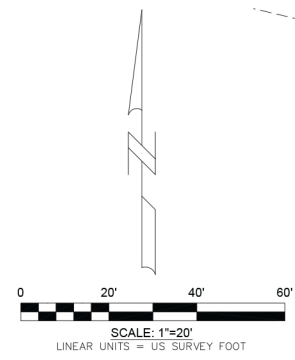
ACCORDING TO THE PLAT RECORDED AT RECEPTION 9066
SITUATED IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 500'

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

Rezoning Narrative: Properties rezoned from Public to Commercial





MEMORANDUM

Meeting Date: 8/25/2025

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

Re: 2026 Budget Draft

We are sharing the 2026 budget draft for your review and feedback ahead of the budget workshop scheduled on September 22nd. Your input is essential as we work together to finalize a budget that meets our community’s needs. This is an initial draft, and we expect adjustments to be made both before and after the workshop. This also fulfills CRS 29-1-105 requirements.

The budget is primarily based on the 2025 budget, year-to-date estimates and known expenses. We anticipate sales tax revenues to remain flat for 2026. Property tax calculations are based on the Mill Levy’s preliminary assessed property values from Grand County.

Summary of Proposed budget Adjustments and Strategic Direction for 2026 Budget:

- Wages - increased 3%
- Calculations/Formulas for Unemployment, ICMA, Social Security, Medicare, and FAMILI were adjusted for the change in wages, too
- Health Insurance for Employees and Dependents - increased 10% (I have a colleague that sells benefits. If claims were low in 2025, the increase for 2026 is estimated to be between 8% and 12%. If claims were high in 2025, the increase for 2026 is estimated to be between 15% and 20%.
- Worker's comp - made a few adjustments here based on actual expense
- Principal and Interest - made updates to the COP, DWRF, and Sales Tax Revenue Bond payments
- Water Sales - increased 3% from 2025 due to note in the budget

	A	B	E	F	G	I	J	K
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	
3	Summation - General Fund Revenues and Expenditures							
4								
5								
6	General Fund Beginning Balance		\$2,237,132	\$3,507,096	\$4,095,336	\$4,095,336	\$3,229,773	
7								
8	Operating Budget							
9	General Revenue		\$7,439,840	\$4,298,622	\$3,856,317	\$3,911,162	\$3,856,317	
10	Operations		(\$3,607,123)	(\$3,315,175)	(\$4,293,850)	(\$3,957,241)	(\$4,385,048)	
11	Debt Service		(\$127,050)	(\$127,048)	(\$129,485)	(\$129,485)	(\$131,176)	
12	Total Operating Budget		\$3,705,667	\$856,399	(\$567,018)	(\$175,564)	(\$659,907)	
13								
14	Capital Budget							
15	Capital Revenue		\$90,000	\$0	\$7,174,019	\$0	\$7,174,019	
16	Capital Outlay		(\$4,485,000)	(\$268,159)	(\$7,200,000)	(\$690,000)	(\$7,200,000)	
17	Total Capital Budget		(\$4,395,000)	(\$268,159)	(\$25,981)	(\$690,000)	(\$25,981)	
18								
19	Revenues Over (Under) Expenditures		(\$689,333)	\$588,240	(\$592,999)	(\$865,564)	(\$685,888)	
20	Appropriate From (To) Fund Balance		\$689,333	(\$588,240)	\$592,999	\$865,564	\$685,888	
21								
22	General Fund Ending Balance		\$1,547,799	\$4,095,336	\$3,502,337	\$3,229,773	\$2,543,885	

	A	B	E	F	G	I	J	K
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	
23	Summation - General Fund Expenditures By Department							
24								
25								
26	Cemetery Committee		\$8,000	\$4,303	\$9,500	\$3,216	\$9,500	
27								
28	Planning Commission/Board of Adjustments		\$48,100	\$25,560	\$45,950	\$54,771	\$45,950	
29								
30	Greenways Committee		\$82,342	\$82,235	\$91,277	\$90,630	\$91,277	
31								
32	Board of Trustees		\$148,100	\$159,285	\$249,523	\$0	\$249,523	
33								
34	Administration							
35	Personnel		\$706,302	\$576,764	\$843,635	\$770,631	\$882,326	
36	Operations		\$601,532	\$534,599	\$662,748	\$730,011	\$662,748	
37		Administration Subtotal	\$1,307,834	\$1,111,363	\$1,506,383	\$1,500,642	\$1,545,074	
38								
39	Public Safety							
40	Operations		\$277,585	\$284,115	\$369,115	\$369,115	\$369,115	
41		Public Safety Subtotal	\$277,585	\$284,115	\$369,115	\$369,115	\$369,115	
42								
43	Public Works							
44	Personnel		\$796,471	\$755,744	\$1,013,699	\$990,583	\$1,056,014	
45	Operations		\$360,600	\$367,515	\$443,011	\$400,379	\$443,011	
46		Public Works Subtotal	\$1,157,071	\$1,123,259	\$1,456,710	\$1,390,962	\$1,499,024	
47								
48	Grand Lake Center							
49	Revenues		\$105,000	\$165,473	\$118,000	\$119,119	\$118,000	
50	Personnel		\$245,550	\$242,761	\$246,930	\$244,554	\$257,123	
51	Operations		\$130,240	\$152,748	\$124,128	\$118,421	\$124,128	
52	Capital		\$0	\$0	\$0	\$0	\$0	
53	Grand Lake Center Expenditures		\$375,790	\$395,509	\$371,058	\$362,975	\$381,250	
54		Grand Lake Center Totals	(\$270,790)	(\$230,036)	(\$253,058)	(\$243,856)	(\$263,250)	

	A	B	E	F	G	I	J	K
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	
55								
56	Parks							
57	Personnel		\$0	\$0	\$0	\$0	\$0	
58	Operations		\$202,300	\$129,546	\$194,335	\$184,930	\$194,335	
59	Parks Subtotal		\$202,300	\$129,546	\$194,335	\$184,930	\$194,335	
60								
61	Debt Service		\$127,050	\$127,048	\$129,485	\$129,485	\$131,176	
62								
63	Capital Outlay		\$4,485,000	\$268,159	\$7,200,000	\$690,000	\$7,200,000	
64								
65	All Department/Committees							
66	Personnel Total*		\$1,748,323	\$1,575,269	\$2,104,264	\$2,005,768	\$2,195,462	
67	Operations Total*		\$1,858,799	\$1,739,906	\$2,189,586	\$1,951,473	\$2,189,586	
68	Debt Service Total*		\$127,050	\$127,048	\$129,485	\$129,485	\$131,176	
69	Capital Outlay Total		\$4,485,000	\$268,159	\$7,200,000	\$690,000	\$7,200,000	
70								
71	Total General Fund Expenditures		\$8,219,172	\$3,710,382	\$11,623,335	\$4,776,726	\$11,716,224	

	A	B	E	F	G	I	J	K
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	
72	Summation - Water Enterprise Fund Revenues and Expenditures							
73								
74								
75	Water Enterprise Fund Beginning Balance		\$2,099,971	\$2,887,895	\$2,853,755	\$2,853,755	\$2,813,937	
76								
77	Revenues							
78	Operations Revenue		\$720,500	\$787,998	\$795,400	\$773,640	\$817,588	
79	Capital Revenue		\$13,000	\$39,000	\$39,000	\$32,500	\$39,000	
80	Total Revenues		\$733,500	\$826,998	\$834,400	\$806,140	\$856,588	
81								
82	Expenditures							
83	Operations		(\$690,656)	(\$766,350)	(\$811,277)	(\$751,170)	(\$832,362)	
84	Debt Service		(\$94,788)	(\$94,788)	(\$94,788)	(\$94,788)	(\$94,788)	
85	Capital Outlay		\$0	\$0	\$0	\$0	\$0	
86	Total Expenditures		(\$785,444)	(\$861,138)	(\$906,065)	(\$845,958)	(\$927,150)	
87								
88	Revenues Over (Under) Expenditures		(\$51,944)	(\$34,140)	(\$71,665)	(\$39,818)	(\$70,562)	
89	Appropriate From (To) Fund Balance		\$51,944	\$34,140	\$71,665	\$39,818	\$70,562	
90								
91	Water Enterprise Fund Ending Balance		\$2,048,027	\$2,853,755	\$2,782,090	\$2,813,937	\$2,743,375	

	A	B	E	F	G	I	J	K
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	
92	Summation - Marina Enterprise Fund Revenues and Expenditures							
93								
94								
95	Marina Enterprise Fund Beginning Balance		\$868,043	\$966,833	\$1,000,461	\$1,000,461	\$1,035,533	
96								
97	Revenues		\$440,784	\$473,699	\$478,784	\$485,539	\$478,784	
98								
99	Expenditures							
100	Operations		(\$429,186)	(\$440,071)	(\$426,464)	(\$400,468)	(\$439,440)	
101	Debt Service		\$0	\$0	\$0	\$0	\$0	
102	Capital Outlay		(\$60,000)	\$0	(\$50,000)	(\$50,000)	(\$50,000)	
103	Total Expenditures		(\$489,186)	(\$440,071)	(\$476,464)	(\$450,468)	(\$489,440)	
104								
105	Revenues Over (Under) Expenditures		(\$48,402)	\$33,628	\$2,320	\$35,071	(\$10,656)	
106	Appropriate From (To) Fund Balance		\$48,402	(\$33,628)	(\$2,320)	(\$35,071)	\$10,656	
107								
108	Marina Enterprise Fund Ending Balance		\$819,641	\$1,000,461	\$1,002,781	\$1,035,533	\$1,024,877	

	A	B	E	F	G	I	J	K
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	
109	Summation - Pay-As-You-Throw (PAYT) Enterprise Fund Revenues and Expenditures							
110								
111								
112	PAYT Enterprise Fund Beginning Balance		\$170,659	\$185,377	\$156,925	\$156,925	\$127,899	
113								
114	Revenues		\$80,000	\$67,598	\$79,368	\$69,369	\$79,368	
115								
116	Expenditures							
117	Operations		(\$92,176)	(\$77,607)	(\$82,179)	(\$78,395)	(\$82,179)	
118	Capital Outlay		(\$20,000)	(\$18,443)	(\$20,000)	(\$20,000)	(\$20,000)	
119	Total Expenditures		(\$112,176)	(\$96,050)	(\$102,179)	(\$98,395)	(\$102,179)	
120								
121	Revenues Over (Under) Expenditures		(\$32,176)	(\$28,452)	(\$22,811)	(\$29,026)	(\$22,811)	
122	Appropriate From (To) Fund Balance		\$32,176	\$28,452	\$22,811	\$29,026	\$22,811	
123								
124	PAYT Enterprise Fund Ending Balance		\$138,483	\$156,925	\$134,114	\$127,899	\$105,088	

	A	B	E	F	G	I	J	K
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	
125	Summation - Capital Improvement Fund Revenues and Expenditures							
126								
127								
128	Capital Improvement Fund Beginning Balance		\$364,269	\$944,491	\$911,581	\$911,581	\$756,864	
129								
130	Revenues		\$595,000	\$679,407	\$600,000	\$600,000	\$600,000	
131								
132	Expenditures							
133	Operations		(\$300)	(\$275)	(\$275)	(\$275)	(\$275)	
134	Debt Service		(\$278,450)	(\$278,450)	(\$279,700)	(\$279,700)	(\$275,800)	
135	TABOR Reserve		\$0	\$0	\$0	\$0	\$0	
136	Capital Outlay		(\$530,000)	(\$433,592)	(\$530,000)	(\$474,742)	(\$530,000)	
137	Total Expenditures		(\$808,750)	(\$712,317)	(\$809,975)	(\$754,717)	(\$806,075)	
138								
139	Revenues Over (Under) Expenditures		(\$213,750)	(\$32,910)	(\$209,975)	(\$154,717)	(\$206,075)	
140	Appropriate From (To) Fund Balance		\$213,750	\$32,910	\$209,975	\$154,717	\$206,075	
141								
142	Capital Improvement Fund Ending Balance		\$150,519	\$911,581	\$701,606	\$756,864	\$550,789	Surplus Fund Requirement
143	Surplus Fund Requirements		\$ 280,500	\$ 280,500	\$ 280,500	\$ 280,500	\$ 280,500	
144	Available funds		(\$129,981)	\$631,081	\$421,106	\$476,364	\$270,289	
145								

	A	B	E	G	H	J	K	M	
			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026		
2								2025 Budget Explanatory Notes	
3									
4		General Fund - Revenues							
5		Taxes							
6	10-311-100	Property Taxes	\$551,550	\$557,423	\$740,646	\$738,823	\$740,646		2024 Mill Levy = 9.409- Assessed value \$78M see Certification.
7	10-311-110	Specific Ownership	\$18,000	\$25,646	\$15,000	\$20,162	\$15,000		Property tax on vehicles
8	10-311-120	Interest & Penalty-Prop Taxes	\$300	\$2,300	\$300	\$280	\$300		
9	10-311-130	Motor Vehicle Use & Sales Tax	\$40,000	\$91,056	\$40,000	\$42,540	\$40,000		4% - Use (sales) tax on vehicles - from Clerk & Rec
10	10-311-140	Sales Tax 4%	\$2,337,968	\$2,551,546	\$2,384,727	\$2,408,317	\$2,384,727		4%
11	10-311-150	Building Use Tax	\$25,000	\$296,727	\$70,000	\$62,312	\$70,000		Revenue based on permits
12	10-311-160	Cigarettes-Select Sales Tax	\$3,000	\$4,214	\$3,000	\$3,116	\$3,000		Agreement between State and tobacco companies per C.R.S. 39-22-623
13	10-311-161	Marijuana Tax	\$10,000	\$0	\$50,000	\$26,476	\$50,000		Since this business is the first of its kind in our area we're unsure of what to expect and have asked Verts for their projected sales and opening date. Have not heard back as of yet.
14	10-316-170	Franchise Cable	\$20,000	\$18,545	\$20,000	\$19,621	\$20,000		5% gross revenues, paid monthly
15	10-316-171	Franchise Telephone	\$10,000	\$2,815	\$5,000	\$4,218	\$5,000	\$1/mo. per account, paid quarterly	
16	10-316-172	Franchise Electric	\$35,000	\$37,163	\$35,000	\$34,892	\$35,000	2%, paid quarterly	
17	10-316-173	Franchise Natural Gas	\$25,000	\$16,775	\$20,000	\$17,836	\$20,000	3% gross revenues, paid monthly	
18			\$3,075,818	\$3,604,210	\$3,383,673	\$3,378,593	\$3,383,673		
19		Licenses & Permits							
20	10-321-100	Liquor License Fee	\$4,500	\$5,812	\$4,500	\$4,814	\$4,500		
21	10-321-120	Sales Tax License	\$425	\$585	\$900	\$1,375	\$900	25 we will increase license from \$5 to \$10	
22	10-321-130	Motor Vehicle License (rural)	\$2,500	\$2,236	\$2,000	\$2,113	\$2,000	Road & Bridge registration fees	
23	10-321-140	Sign Permit	\$500	\$500	\$500	\$400	\$500	Includes Town Off Premise Sign Fees	
24	10-321-150	Grading Permit	\$100	\$100	\$100	\$300	\$100		
25	10-321-160	Animal License	\$50	\$137	\$150	\$125	\$150		
26	10-321-170	Encroachment Fees	\$400	\$200	\$400	\$200	\$400		
27	10-321-175	Business License Commission	\$30,000	\$31,044	\$30,000	\$30,922	\$30,000		
28	10-321-180	Nightly Rental License	\$80,000	\$94,779	\$117,000	\$96,845	\$117,000	Remaining revenues after Gov.os program transferred to Attainable Housing Fund at year end, funds usually given to Chamber (\$30K) approx. 135 active	
29	10-321-190	Boardwalk Sales Permit	\$25	\$25	\$25	\$25	\$25		
30	10-321-191	Marijuana License Fee	\$1,000	\$500	\$1,000	\$100	\$1,000		
31			\$119,500	\$135,918	\$156,575	\$137,219	\$156,575		
32		General Fund - Revenues							
33		Intergovernmental							
34	10-335-130	Grand Cnty Road & Bridge	\$9,520	\$12,531	\$12,351	\$12,656	\$12,351		
35	10-335-200	Highway User Tax Fund	\$32,000	\$37,575	\$30,716	\$32,747	\$30,716	per estimate from OFMB	
36	10-335-800	Conservation Trust Fund	\$3,000	\$2,457	\$3,000	\$2,650	\$3,000		
37	10-335-900	Other Intergovernmental	\$3,000	\$1,849	\$3,000	\$1,942	\$3,000	State Severance Tax & Federal Mineral Funds	
38			\$47,520	\$54,412	\$49,067	\$49,995	\$49,067		
39									
40		Charges for Services							
41	10-341-100	Court Fees	\$0	\$0	\$0	\$0	\$0		
42	10-341-200	Cemetery	\$12,000	\$9,959	\$10,000	\$9,750	\$10,000	Perpetual Care & Reservation Fees	

	A	B	E	G	H	J	K	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
43	10-341-300	Zoning & Subdivision Review	\$3,000	\$2,494	\$3,000	\$3,100	\$3,000	
44	10-341-400	Attainable Housing Fee	\$4,000	\$8,823	\$4,000	\$8,782	\$4,000	Based on new construction paid as part of building permit
45	10-341-500	EV Charging Station Revenue	\$4,000	\$17,083	\$12,000	\$13,188	\$12,000	
46	10-341-600	Fuel Depot Surcharge	\$2,000	\$1,520	\$2,000	\$1,480	\$2,000	
47	10-341-900	Cemetery Excavating Fee	\$6,000	\$2,525	\$1,000	\$875	\$1,000	
48	10-341-850	Nightly Rental App Fee \$165	\$2,000	\$3,542	\$2,000	\$341	\$2,000	based on new STR's. Reducing to anticipate less property transfers
49	10-350-101	GL Center - Rental Fees	\$15,000	\$53,186	\$18,000	\$17,604	\$18,000	
50	10-350-115	GL Center - Merchandise Sales	\$0	\$199	\$0	\$0	\$0	
51	10-350-121	GL Center - Memberships	\$70,000	\$87,457	\$85,000	\$84,280	\$85,000	
52	10-350-131	GL Center - Rec Fees	\$15,000	\$17,829	\$15,000	\$15,605	\$15,000	
53	10-350-132	GL Center - Golf Sim	\$0	\$1,880	\$0	\$1,630	\$0	
54	10-350-201	GL Center - Donations	\$0	\$0	\$0	\$0	\$0	
55	10-350-202	GLC Events	\$5,000	\$4,922	\$0	\$0	\$0	All events have been moved to 10-415-885
56			\$138,000	\$211,419	\$152,000	\$156,635	\$152,000	
57		Fines and Forfeitures						
58	10-351-100	Ordinance/Traffic Fines	\$500	-\$60	\$500	\$100	\$500	
59								
60		Fees and Leases						
61	10-353-180	Rent - Visitors Center	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	VC Service Agreement requirement for Maintenance on VC; See 10-415-723. 4 payment of 625
62								
63		General Fund - Revenues						
64		Net Investment Income						
65	10-355-100	Interest Revenue	\$50,000	\$174,742	\$100,000	\$172,322	\$100,000	
66								
67		Other Revenue						
68	10-334-900	Grants - Other	\$4,000,000	\$100,000	\$0	\$0	\$0	
69	10-360-130	Municipal Fee	\$0	\$0	\$0	\$0	\$0	Muni fee penalty not assessed anymore
70	10-360-140	Rent - Land, Buildings	\$6,000	\$3,701	\$6,000	\$3,800	\$6,000	Pavilion, Comm. House, Lakefront Park
71	10-360-160	Rent - Enterprise Fund Sites	\$2	\$2	\$2	\$2	\$2	Marina, PAYT
72	10-360-200	Misc. Revenues - General	\$0	\$11,778	\$6,000	\$9,996	\$6,000	Rent for Matthew's property
73			\$4,006,002	\$115,481	\$12,002	\$13,798	\$12,002	
74		Capital Specific Revenue						
75	10-360-110	Sale of Assets	\$90,000	\$0	\$0	\$0	\$0	
76	10-377-140	Grants - Capital	\$0	\$0	\$0	\$0	\$0	
77	10-377-160	Space to Create Revenue	\$0	\$0	\$7,174,019	\$0	\$7,174,019	\$4M Strong Communities, \$3M Community Rev, \$174,019 LPC, \$2M More Housing will be for the 26 budget year
78	10-377-170	Insurance Proceeds dock	\$0	\$0	\$0	\$0	\$0	
79			\$90,000	\$0	\$7,174,019	\$0	\$7,174,019	
80		Total Revenues	\$7,529,840	\$4,298,622	\$11,030,336	\$3,911,162	\$11,030,336	
81		General Fund - Expenditures						
82		Cemetery Committee						
83	10-410-211	Cemetery Supplies/Misc. Exp	\$2,000	\$4,093	\$3,500	\$3,216	\$3,500	\$1500 for IWorQ
84	10-410-215	Grave Markers	\$1,000	\$210	\$1,000	\$0	\$1,000	

	A	B	E	G	H	J	K	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
85	10-410-242	Cemetery Maintenance	\$5,000	\$0	\$5,000	\$0	\$5,000	
86			\$8,000	\$4,303	\$9,500	\$3,216	\$9,500	
87								
88		Planning Commission/Board of Adjustments						
89	10-412-211	General Office Supplies	\$300	\$78	\$400	\$120	\$400	based on overall Admin General Office Supplies expense
90	10-412-311	Postage/Ads/Legal Notices	\$500	\$749	\$750	\$425	\$750	Reimbursed by applicant
91	10-412-314	Purchased Services	\$18,000	\$18,149	\$10,000	\$36,604	\$10,000	RG assoc
92	10-412-319	Misc.-Planning Commission/BOA	\$300	\$0	\$300	\$150	\$300	
93	10-412-320	Computer Hardware	\$1,000	\$137	\$1,000	\$274	\$1,000	
94	10-412-351	Planning Legal Services	\$12,000	\$1,215	\$15,000	\$2,430	\$15,000	Rezoning and development, Town expects reimbursement from developers for expenses incurred in connection with development.
95	10-412-370	Training/Travel	\$6,000	\$5,232	\$6,000	\$2,268	\$6,000	Planner in Admin, classes, online seminar
96	10-412-380	Comp Plan Update	\$10,000	\$0	\$12,500	\$12,500	\$12,500	next comp plan 2026 \$12,500 for Antero Group Priorities Strategy for 2025
97			\$48,100	\$25,560	\$45,950	\$54,771	\$45,950	
98								
99		Greenways Committee						
100	10-414-211	General Supplies	\$10,800	\$10,876	\$0	\$0	\$0	consolidated into one line item to simplify both the budget and contract
101	10-414-238	Trees/Shrubs/Plantings	\$10,000	\$6,290	\$0	\$0	\$0	consolidated into one line item to simplify both the budget and contract
102	10-414-241	Arbor Day Supplies	\$500	\$752	\$1,500	\$1,352	\$1,500	
103	10-414-319	Contract Labor	\$61,042	\$64,317	\$0	\$0	\$0	consolidated into one line item to simplify both the budget and contract
104	10-414-726	Miscellaneous Services	\$0	\$0	\$0	\$0	\$0	
105	10-414-870	Contingency	\$0	\$0	\$0	\$0	\$0	
106	TBD	Contract landscaping services			\$89,777	\$89,278	\$89,777	combined 10-414-211, 10-414-238, 10-414-319 as noted above with 13% increase
107			\$82,342	\$82,235	\$91,277	\$90,630	\$91,277	
108								
109		General Fund - Expenditures						
110		Board of Trustees						
111	10-413-142	Workers' Compensation	\$800	\$913	\$1,000		\$1,000	
112	10-413-143	BOT Compensation	\$18,000	\$15,397	\$18,400		\$18,400	
113	10-413-211	Office/meeting supplies	\$5,000	\$6,756	\$5,000		\$5,000	
114	10-413-215	Elections	\$3,000	\$816	\$3,000		\$3,000	Spring election
115	10-413-316	Dues/Memberships	\$20,000	\$22,471	\$25,000		\$25,000	Empl Council, CAST, CML, NWCCOG/RRR/QQ, Club 20, 3 Lakes Watershed, GCWIN, I-70 Coalition, Arbor Day Foundation, Downtown CO Inc, Rky Mtn Conservancy, Grand Foundation Corporate Sponsorship
116	10-413-370	Training/Travel	\$7,500	\$996	\$7,500		\$7,500	CML
117	10-413-460	Long Range/Misc	\$1,000	\$0	\$1,000		\$1,000	BOT retreat facilitator and misc. expenses
118	10-413-461	Appreciation Program	\$9,000	\$8,241	\$10,000		\$10,000	Appreciation Dinner; Misc appreciation expenses
119	10-413-462	Computer Equipment	\$2,500	\$718	\$1,000		\$1,000	
120	10-413-463	Water Quality Issues	\$250	\$0	\$250		\$250	GCWIN - Continued toxin monitoring
121	10-413-465	Computer Software	\$1,200	\$1,180	\$500		\$500	Zoom
122	10-413-870	Board Contingency	\$17,000	\$38,047	\$5,000		\$5,000	2024 \$100K for cost sharing request at the 9.23.24 meeting
123	10-413-728	Miscellaneous Donations	\$10,000	\$10,000	\$10,000		\$10,000	\$5,000 for substance abuse counseling, \$5,000 for GCWC
124	10-413-843	Rocky Mtn Rep Theatre	\$1,350	\$2,250	\$1,500		\$1,500	last payment will be 2029 per agreement from 2009

	A	B	E	G	H	J	K	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
125	10-413-859	Grand Foundation	\$51,500	\$51,500	\$52,000		\$52,000	For GF to handle grant requests
126	10-413-999	TABOR Emergency Reserve			\$108,373		\$108,373	We have added this line item to the budget for Council to recognize this requirement as a part of the budget. This requirement does show in the balance sheet of the financial statements.
127			\$148,100	\$159,285	\$249,523	\$0	\$249,523	
128		Subtotal Boards and Committees	\$286,542	\$271,383	\$396,250	\$148,617	\$396,250	
129		General Fund - Expenditures						
130		Administration						
131		Personnel						
132	10-415-100	Gross Wages - Administration	\$439,727	\$368,063	\$552,515	\$492,129	\$569,090	We had some savings in 2024 due to staff vacancies and we moved Community Engagement Director to Admin from GLC
133	10-415-103	OT/Comp Time Buyout	\$2,000	\$1,269	\$2,000	\$2,000	\$2,000	
134	10-415-105	Bonus	\$7,000	\$4,500	\$8,000	\$8,000	\$8,000	Christmas bonuses
135	10-415-110	Gross Wages-Admin PT/Seasonal	\$0	\$0	\$0	\$0	\$0	
136	10-415-134	Alternative Benefit	\$6,600	\$1,925	\$0	\$0	\$0	not currently utilized
137	10-415-130	GL Center Membership Benefit	\$0	\$0	\$0	\$0	\$0	
138	10-415-132	ICMA Town Paid Benefit	\$35,178	\$31,601	\$44,201.18	\$40,170.32	\$45,527.21	8% Match
139	10-415-133	Health/Dental-Employee	\$85,000	\$17,928	\$73,200	\$67,832	\$80,520	Medical/Dental/Life/Vision
140	10-415-135	Dep Health/Dental	\$69,300	\$90,151	\$94,659	\$93,587	\$104,124	
141	10-415-136	Medical Benefit Allowance	\$10,000	\$11,195	\$10,000	\$10,000	\$10,000	HSR
142	10-415-141	Unemployment Insurance	\$879	\$329	\$1,109	\$1,004	\$1,158	.2% of wages
143	10-415-142	Workers' Compensation	\$15,000	\$17,593	\$13,000	\$15,236	\$15,000	
144	10-415-143	Social Security Match	\$27,263	\$22,297	\$34,380	\$31,132	\$35,904	6.2% of wages + Town 457
145	10-415-144	Medicare Match	\$6,376	\$5,215	\$8,040	\$7,281	\$8,397	1.45% of wages+Town 457
146	10-415-145	FAMILY Benefit Admin	\$1,979	\$4,698	\$2,531	\$2,260	\$2,606	0.45% of wages + Town 457
147			\$706,302	\$576,764	\$843,635	\$770,631	\$882,326	
148		Supplies						
149	10-415-211	General Office Supplies	\$9,000	\$10,373	\$9,000	\$7,602	\$9,000	
150	10-415-215	Computer Software	\$23,000	\$11,793	\$20,000	\$30,923	\$20,000	Firewall, Malware, Antivirus, Adobe, Caselle, O365
151	10-415-220	Computer Hardware	\$7,000	\$1,289	\$5,000	\$3,654	\$5,000	Computer replacements
152	10-415-226	Small Equipment	\$3,000	\$557	\$3,000	\$786	\$3,000	Copier lease
153			\$42,000	\$24,012	\$37,000	\$42,965	\$37,000	
154		Repairs and Maintenance						
155	10-415-231	Gas/Fuel	\$1,200	\$676	\$1,200	\$824	\$1,200	
156	10-415-232	Vehicle Maintenance	\$3,000	\$1,231	\$2,000	\$1,462	\$2,000	
157	10-415-233	Office Equipment Maintenance	\$3,000	\$2,898	\$2,000	\$1,759	\$2,000	
158	10-415-237	Building Maintenance	\$11,000	\$1,556	\$2,000	\$1,798	\$2,000	
159	10-415-238	Town Hall Furnishings	\$1,000	\$0	\$1,000	\$0	\$1,000	
160			\$19,200	\$6,361	\$8,200	\$5,843	\$8,200	
161		General Fund - Expenditures						
162		Administration						
163		Purchased Services						
164	10-415-311	Postage/Freight	\$7,000	\$5,352	\$5,000	\$4,305	\$5,000	Meter lease + postage meter refills
165	10-415-312	Computer Services	\$50,000	\$59,928	\$58,500	\$56,450	\$58,500	Paychex, Executech, civic plus, gov.os&IWorQ

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2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
166	10-415-314	Ads & Legal Notices	\$5,000	\$3,695	\$3,000	\$7,233	\$3,000	
167	10-415-316	Dues & Memberships	\$1,650	\$1,403	\$2,000	\$1,500	\$2,000	APA, IIMC, CMCA, CCCMA, CAMCA, CGFOA, Amazon Prime, ALERT/SAM,
168	10-415-318	Janitorial Services	\$0	\$0	\$0	\$0	\$0	
169	10-415-319	Miscellaneous Services	\$3,200	\$1,558	\$3,200	\$1,675	\$3,200	\$1636 rain gauge cost sharing contribution
170	10-415-330	Bank Fees	\$500	\$652	\$500	\$729	\$500	Safe deposit box/returned checks/direct deposit fees
171			\$67,350	\$72,588	\$72,200	\$71,892	\$72,200	
172		Utilities						
173	10-415-341	Electric Utility	\$5,500	\$5,230	\$5,492	\$5,320	\$5,492	
174	10-415-342	Sewer Utility	\$1,600	\$1,342	\$1,409	\$1,386	\$1,409	
175	10-415-343	Water Utility	\$1,200	\$1,431	\$1,503	\$178	\$1,503	
176	10-415-344	Telephone/Internet Utility	\$11,000	\$8,998	\$9,448	\$9,246	\$9,448	Includes internet service, cell phone
177	10-415-345	Natural Gas Utility	\$6,500	\$4,693	\$4,928	\$4,785	\$4,928	
178	10-415-346	Website Hosting Services	\$2,500	\$4,285	\$18,500	\$18,250	\$18,500	Website Hosting & 15k ADA
179	10-415-347	Recycling - Town Hall	\$500	\$0	\$500	\$480	\$500	Town clean up for electronics
180			\$28,800	\$25,979	\$41,779	\$39,645	\$41,779	
181		Professional Services						
182	10-415-351	Legal Services	\$30,000	\$69,041	\$55,000	\$54,534	\$55,000	
183	10-415-352	Audit	\$9,300	\$9,600	\$10,200	\$10,200	\$10,200	60% of audit -
184	10-415-353	Judge-Municipal Court	\$500	\$0	\$500	\$250	\$500	As-needed basis
185	10-415-355	Professional Services-Other	\$2,500	\$1,559	\$2,000	\$62,872	\$2,000	ABC Flex, Background checks
186			\$42,300	\$80,200	\$67,700	\$127,856	\$67,700	
187		General Fund - Expenditures						
188		Administration						
189		Marketing						
190	10-415-721	Chamber Service Agreement	\$35,232	\$35,232	\$0	\$0	\$0	be consolidated into one line item to simplify both the budget and contract
191	10-415-722	BLC Fee Remittance	\$38,000	\$38,000	\$0	\$0	\$0	be consolidated into one line item to simplify both the budget and contract
192	10-415-723	Visitor Center Repairs & Maint	\$1,500	\$353	\$1,500	\$1,268	\$1,500	
193	10-415-724	NRL VC Op	\$30,000	\$30,000	\$0	\$0	\$0	be consolidated into one line item to simplify both the budget and contract
194	10-415-870	Contingency - General Admin	\$61,000	\$49,000	\$0	\$0	\$0	be consolidated into one line item to simplify both the budget and contract
195	10-415-875	Marketing Contingency	\$0	\$0	\$0	\$0	\$0	
196	10-415-880	Chamber Public Relations	\$10,000	\$10,000	\$0	\$0	\$0	be consolidated into one line item to simplify both the budget and contract
197	10-415-885	Town Events	\$12,500	\$13,979	\$43,400	\$43,225	\$43,400	\$10.5K for community picnic; \$10.5K for Winter Carnival; \$4.2K for pumpkin patch, \$3K for 5K, \$4.8K Tree Lighting; \$5.4K Buffalo Days, \$5K for KFFR event programing
198	10-415-887	Continental Divide Trail	\$0	\$0	\$2,500	\$2,500	\$2,500	
199	TBD	Chamber Contract			\$175,000	\$175,000	\$175,000	consolidated 10-415-721,722,724,870,880
200			\$188,232	\$176,564	\$222,400	\$221,993	\$222,400	
201		Other Expenses						
202	10-415-560	Treasurer's Fees	\$9,000	\$11,195	\$14,819	\$14,819	\$14,819	2% of Property Taxes calculated from COV+Interest and Penalties
203	10-415-800	Attainable Housing Expenses	\$19,000	\$15,828	\$18,000	\$16,400	\$18,000	Water & Sewer for the Mary Drive parcels. Expenses are deducted from AH fund
204	10-415-370	Training/Travel		\$16,822		\$8,822		
205	10-415-371	Misc Employee Expenses	\$15,000	-\$63,270	\$0	\$0	\$0	Employee Enrichment not budgeted for 2025

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2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
206	10-415-393	Document Recording	\$250	\$56	\$250	\$250	\$250	
207	10-415-394	Developer Reimbursement	\$0	\$0	\$0	\$0	\$0	
208	10-415-513	Property/Casualty Insurance	\$35,000	\$33,064	\$35,000	\$34,126	\$35,000	
209	10-415-514	Position Bonds	\$400	\$200	\$400	\$400	\$400	Employee/Trustee Blanket Bonds
210			\$78,650	\$13,895	\$68,469	\$74,817	\$68,469	
211		Transit						
212	10-415-385	Transit Service	\$0	\$0	\$0	\$0	\$0	
213	10-415-386	Transit Planning	\$0	\$0	\$0	\$0	\$0	
214			\$0	\$0	\$0	\$0	\$0	
215								
216		Economic Development Grants						
217	10-416-100	Trail Groomers	\$30,000	\$30,000	\$40,000	\$40,000	\$40,000	Increased contribution from \$30K to \$40K
218	10-416-250	Headwaters Trail Assoc- HTA	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
219	10-416-261	Creative District	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
220			\$135,000	\$135,000	\$145,000	\$145,000	\$145,000	Other grants moved to Grand Foundation line under BoT
221								
222		Subtotal Administration	\$1,307,834	\$1,111,363	\$1,506,383	\$1,500,642	\$1,545,074	
223		General Fund - Expenditures						
224		Public Safety						
225		Purchased Services						
226	10-421-314	Dispatch Operations	\$20,585	\$27,115	\$27,115	\$27,115	\$27,115	
227	10-421-339	Sheriff's Contract	\$257,000	\$257,000	\$342,000	\$342,000	\$342,000	\$257K for Sheriff's Contract and \$85K for vehicle purchase outfitted
228		Subtotal Public Safety	\$277,585	\$284,115	\$369,115	\$369,115	\$369,115	
229								
230		General Fund - Expenditures						
231		Public Works						
232		Personnel						
233	10-431-100	Gross Wages PW/Parks	\$460,097	\$406,224	\$591,563	\$584,043	\$609,310	7 FT PW, 1 PW Director and 2 PT
234	10-431-103	OT/Comp Time Buyout	\$40,000	\$20,187	\$21,398	\$21,026	\$21,398	
235	10-431-105	Bonus	\$7,000	\$7,750	\$7,000	\$7,000	\$7,000	
236	10-431-111	On Call Pay	\$18,250	\$18,150	\$18,250	\$18,000	\$18,250	
237	10-431-130	GLC Membership Benefit	\$0	\$0	\$0	\$0	\$0	
238	10-431-317	Uniform Allowance	\$3,600	\$2,600	\$3,600	\$3,200	\$3,600	
239	10-431-132	ICMA Town Paid Benefit	\$25,000	\$30,231	\$49,037	\$50,406	\$52,477	8% Maximum
240	10-431-133	Health/Dental-Employee	\$91,500	\$100,827	\$132,000	\$120,827	\$145,200	Medical/Dental/Life/Vision
241	10-431-135	Dep Health/Dental	\$53,000	\$58,581	\$42,000	\$41,472	\$46,200	
242	10-431-136	Medical Benefit Allowance	\$5,000	\$8,322	\$8,400	\$8,350	\$8,400	
243	10-431-141	Unemployment Insurance	\$1,037	\$12,670	\$1,226	\$1,260	\$1,312	0.20% of wages + On Call
244	10-431-142	Workers' Compensation	\$50,000	\$47,490	\$89,575	\$83,964	\$89,575	
245	10-431-143	Social Security Match	\$32,138	\$31,869	\$38,004	\$39,064	\$39,761	6.20% of wages + Town 457 + On Call
246	10-431-144	Medicare Match	\$7,516	\$7,453	\$8,888	\$9,136	\$10,008	1.45% of wages + Town 457 + On Call
247	10-431-145	FAMILI Benefit PW	\$2,333	\$3,390	\$2,758	\$2,835	\$3,523	0.45% of wages + Town 457 + On Call
248			\$796,471	\$755,744	\$1,013,699	\$990,583	\$1,056,014	
249		Supplies						

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2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
250	10-431-222	General Supplies	\$7,000	\$12,215	\$7,000	\$11,796	\$7,000	
251	10-431-224	Safety Supplies	\$12,000	\$6,427	\$7,000	\$8,622	\$7,000	
252	10-431-226	Vehicle Supplies	\$6,000	\$4,672	\$4,000	\$3,661	\$4,000	
253	10-431-227	Small Tools	\$7,500	\$7,990	\$7,500	\$3,870	\$7,500	
254			\$32,500	\$31,304	\$25,500	\$27,949	\$25,500	
255		Repairs and Maintenance						
256	10-431-231	Gas/Fuel/Liquids	\$40,000	\$34,459	\$40,000	\$38,671	\$40,000	
257	10-431-232	Vehicle Maintenance	\$10,000	\$6,154	\$10,000	\$7,162	\$10,000	
258	10-431-233	Equipment Maintenance	\$37,500	\$46,069	\$37,500	\$34,498	\$37,500	
259	10-431-235	Tires/Chains	\$15,000	\$7,837	\$10,000	\$8,867	\$10,000	
260	10-431-236	Misc. Bridge Work	\$1,000	\$0	\$35,000	\$25,000	\$35,000	5 year bridge staining - Last time it was \$15k per bridge. PW will do smaller on
261	10-431-237	Building Maintenance	\$6,000	\$6,374	\$8,000	\$7,268	\$8,000	
262	10-431-238	Street Light Maintenance	\$2,000	\$4	\$2,000	\$1,000	\$2,000	
263	10-431-239	Miscellaneous Maintenance	\$2,500	\$0	\$2,500	\$1,250	\$2,500	
264	10-431-242	Road Maintenance	\$55,000	\$73,352	\$75,000	\$73,922	\$75,000	Dust Control \$30,000.00 looking at different options, Striping \$15,000.00, the as needed cold patch, road base, asphalt.
265	10-431-245	Boardwalk Maintenance	\$5,000	\$8,901	\$5,000	\$6,496	\$5,000	
266	10-431-253	Tree Removal	\$0	-\$6,650	\$5,000	\$400	\$5,000	
267	10-431-254	Tree Spraying	\$3,500	\$3,068	\$3,500	\$3,000	\$3,500	
268	10-431-255	Storm water Filter Maintenance	\$0	\$0	\$0	\$0	\$0	5 year replacement schedule done in 2023
269	10-431-256	EV Station Maintenance	\$12,000	\$12,920	\$4,000	\$3,950	\$4,000	
270	10-431-257	Fire Mitigation	0	\$5,500		\$50		
271			\$189,500	\$197,988	\$237,500	\$211,534	\$237,500	
272		General Fund - Expenditures						
273		Public Works						
274		Purchased Services						
275	10-431-312	Computer Services	\$3,200	\$7,272	\$9,000	\$7,450	\$9,000	6K for IWorQ
276	10-431-314	Ads/Bid Notices	\$2,000	\$45	\$2,000	\$500	\$2,000	
277	10-431-319	Misc. Purchased Services	\$2,500	\$2,537	\$2,500	\$2,350	\$2,500	Required physicals, fuel bond, Hep B shots
278			\$7,700	\$9,854	\$13,500	\$10,300	\$13,500	
279		Utilities						
280	10-431-318	Trash/Recycle Services	\$13,000	\$22,035	\$23,137	\$23,068	\$23,137	Trash only. If you do recycle this number will increase by at least 100%
281	10-431-341	Electric Utility	\$13,200	\$14,462	\$15,185	\$14,875	\$15,185	
282	10-431-343	Water Utility	\$700	\$588	\$617	\$596	\$617	
283	10-431-344	Telephone/Internet Utility	\$9,000	\$5,948	\$6,245	\$6,132	\$6,245	
284	10-431-345	Natural Gas Utility	\$8,000	\$6,204	\$6,514	\$6,348	\$6,514	
285	10-431-349	Street Light Electric Utility	\$11,000	\$4,678	\$4,912	\$4,837	\$4,912	
286			\$54,900	\$53,915	\$56,611	\$55,856	\$56,611	
287		Professional Services						
288	10-431-354	Engineering/Surveying Services	\$10,000	\$4,255	\$10,000	\$8,840	\$10,000	
289	10-431-400	Winter Lights	\$39,000	\$59,125	\$59,900	\$59,900	\$59,900	Lights for the Town and Business as discussed on 9.23.24 meeting
290			\$49,000	\$63,380	\$69,900	\$68,740	\$69,900	
291		Other						
292	10-431-370	Training/Travel	\$10,000	\$1,246	\$10,000	\$2,250	\$10,000	snow & ice and CDL

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2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
293	10-431-399	Equip Rental	\$15,000	\$8,597	\$15,000	\$8,750	\$15,000	
294	10-431-870	Contingency- Public Works	\$2,000	\$1,231	\$15,000	\$15,000	\$15,000	\$15,000 budgeted incase of Cirsa claim - new deductible
295			\$27,000	\$11,074	\$40,000	\$26,000	\$40,000	
296		Subtotal Public Works	\$1,157,071	\$1,123,259	\$1,456,710	\$1,390,962	\$1,499,024	
297								
298		General Fund - Expenditures						
299		Grand Lake Center						
300		Personnel						
301	10-450-100	Gross Wages - GL Center	\$158,539	\$154,580	\$153,798	\$153,580	\$158,412	Admin & PW time has been allocated. Added additional staff at GLC moved Community Engagement Director to Admin
302	10-450-103	OT/Comp Time Buyout	\$0	\$1,044	\$1,000	\$1,000	\$1,000	
303	10-450-105	Bonus	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
304	10-450-110	Gross Wages-GLC PT/Seasonal	\$0	\$0	\$0	\$0	\$0	
305	10-450-130	GLC Membership Benefit	\$770	\$0	\$0	\$0	\$0	
306	10-450-317	Uniform Allowance	\$0	\$0	\$0	\$0	\$0	
307	10-450-132	ICMA Town Paid Benefit	\$12,683	\$9,351	\$13,317	\$12,526	\$12,913	8% Maximum
308	10-450-133	Health/Dental-Employee	\$38,000	\$32,588	\$38,000	\$36,877	\$41,800	Medical/Dental/Life/Vision
309	10-450-135	Dep. Health/Dental	\$12,000	\$16,685	\$16,000	\$15,874	\$17,600	
310	10-450-136	Medical Benefit Allowance	\$2,400	\$3,349	\$3,000	\$2,950	\$3,000	
311	10-450-141	Unemployment Insurance	\$317	\$259	\$332	\$313	\$323	0.20% of wages
312	10-450-142	Workers' Compensation	\$6,000	\$8,856	\$6,000	\$6,750	\$7,000	
313	10-450-143	Social Security Match	\$9,829	\$10,285	\$10,320	\$9,708	\$10,008	6.20% of wages +Town 457
314	10-450-144	Medicare Match	\$2,299	\$2,405	\$2,413	\$2,270	\$2,340	1.45% of wages +Town 457
315	10-450-145	FAMILI	\$713	\$1,359	\$750	\$705	\$726	0.45% of wages +Town 457
316			\$245,550	\$242,761	\$246,930	\$244,554	\$257,123	
317		Supplies						
318	10-450-211	Gen Office Supplies	\$1,500	\$1,701	\$1,500	\$1,462	\$1,500	
319	10-450-220	General Operating Supplies	\$4,000	\$3,679	\$5,000	\$4,280	\$5,000	Toilet paper/paper towels/cleaning supplies/gym wipes/keycards
320	10-450-346	Copier Lease & Main	\$0	\$1,554	\$0	\$1,160		
321	10-450-226	Office Equip Lease	\$0	\$0	\$0	\$0	\$0	Copier Lease
322			\$5,500	\$6,934	\$6,500	\$6,902	\$6,500	
323		Repairs and Maintenance						
324	10-450-233	Office Equip Maint	\$0	\$0	\$0	\$0	\$0	Copier maintenance
325	10-450-235	Fitness Equip Maint	\$2,000	\$735	\$2,000	\$1,470	\$2,000	Bi-annual maintenance agreement and general equipment maintenance
326	10-450-237	Building Maintenance	\$5,000	\$9,804	\$10,000	\$13,450	\$10,000	Light replacements and other maint.
327	10-450-239	Minor Infrastructure Maint	\$2,000	\$1,400	\$2,000	\$1,625	\$2,000	
328	10-450-250	Backflow Maintenance	\$600	\$0	\$600	\$1,328	\$600	
329	10-450-350	Maintenance Agreement	\$5,800	\$5,488	\$5,800	\$5,800	\$5,800	Honeywell heating system
330	10-450-400	Golf Simulator Expense	\$0	\$0	\$0	\$0	\$0	
331			\$15,400	\$17,427	\$20,400	\$23,673	\$20,400	
332		General Fund - Expenditures						
333		Grand Lake Center						
334		Utilities						
335	10-450-318	Trash/Recycle Services	\$0	\$0	\$0	\$0	\$0	

	A	B	E	G	H	J	K	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
336	10-450-341	Electric Utility	\$16,500	\$9,269	\$9,732	\$9,458	\$9,732	
337	10-450-342	Sewer Utility	\$4,850	\$4,603	\$4,833	\$4,712	\$4,833	
338	10-450-343	Water Utility	\$1,200	\$1,067	\$1,120	\$1,103	\$1,120	
339	10-450-344	Telephone/Internet/TV Utility	\$8,000	\$6,508	\$6,833	\$6,674	\$6,833	
340	10-450-345	Natural Gas Utility	\$12,000	\$5,065	\$5,318	\$5,260	\$5,318	
341			\$42,550	\$26,512	\$27,838	\$27,207	\$27,838	
342		Professional Services						
343	10-450-312	Computer Services	\$5,000	\$12,184	\$9,000	\$8,216	\$9,000	Caselle & Executech & civic rec
344	10-450-351	Legal Services	\$0	\$0	\$0	\$0	\$0	
345	10-450-352	Audit	\$1,190	\$1,120	\$1,190	\$1,190	\$1,190	7% of audit
346	10-450-355	Purchased Professional Serv.	\$1,700	\$1,423	\$1,300	\$1,240	\$1,300	Fire and alarm inspection and agreement
347			\$7,890	\$14,727	\$11,490	\$10,646	\$11,490	
348		Other						
349	10-450-234	Signage	\$600	\$0	\$600	\$300	\$600	Banners and specialized signs for hours and rules etc.
350	10-450-236	Minor/Misc Equipment	\$1,500	\$1,239	\$1,500	\$1,350	\$1,500	for items that may need replaced throughout the year
351	10-450-238	Minor/Misc Furnishings	\$2,000	\$0	\$2,000	\$0	\$2,000	5 long banquet tables and other furnishings that may come up
352	10-450-320	Marketing	\$5,000	\$3,407	\$5,000	\$3,500	\$5,000	website, brochures/booklets, newspaper ads, GLC stickers/pens/chapstick
353	10-450-360	GLC Sales Tax	\$0	\$0	\$0	\$0	\$0	
354	10-450-370	Training/Travel	\$300	\$118	\$300	\$120	\$300	
355	10-450-400	Golf Simulator	\$0	\$239	\$0	\$0	\$0	
356	10-450-513	Property/Casualty Insurance	\$12,000	\$10,661	\$12,000	\$11,223	\$12,000	
357	10-450-755	Exercise Equipment	\$4,000	\$3,093	\$6,000	\$3,500	\$6,000	PB Nets/Balls, equipment that may break/needs replacing
358	10-450-870	Contingency - GL Center	\$500	\$344	\$500	\$0	\$500	
359	10-450-871	GLC Event Expense	\$3,000	\$3,047	\$0	\$0	\$0	moved to 10-415-885
360	10-450-869	Summer Camp	\$30,000	\$65,000	\$30,000	\$30,000	\$30,000	
361			\$58,900	\$87,148	\$57,900	\$49,993	\$57,900	
362		Subtotal Grand Lake Center	\$375,790	\$395,509	\$371,058	\$362,975	\$381,250	
363								
364		General Fund - Expenditures						
365		Parks						
366		Personnel						
367	10-452-100	Gross Wages - Parks	\$0	\$0	\$0	\$0	\$0	
368	10-452-103	OT/Comp Time Buyout	\$0	\$0	\$0	\$0	\$0	
369	10-452-105	Bonus	\$0	\$0	\$0	\$0	\$0	
370	10-452-130	GLC Membership Benefit	\$0	\$0	\$0	\$0	\$0	
371	10-452-131	Longevity	\$0	\$0	\$0	\$0	\$0	
372	10-452-317	Uniform Allowance	\$0	\$0	\$0	\$0	\$0	
373	10-452-132	ICMA Town Paid Benefit	\$0	\$0	\$0	\$0	\$0	
374	10-452-133	Health/Dental-Employee	\$0	\$0	\$0	\$0	\$0	
375	10-452-135	Dep. Health/Dental	\$0	\$0	\$0	\$0	\$0	
376	10-452-136	Medical Benefit Allowance	\$0	\$0	\$0	\$0	\$0	
377	10-452-141	Unemployment Insurance	\$0	\$0	\$0	\$0	\$0	
378	10-452-142	Workers' Compensation	\$0	\$0	\$0	\$0	\$0	

	A	B	E	G	H	J	K	L	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026		2025 Budget Explanatory Notes
379	10-452-143	Social Security Match	\$0	\$0	\$0	\$0	\$0		
380	10-452-144	Medicare Match	\$0	\$0	\$0	\$0	\$0		
381	10-452-145	FAMILI Benefit Parks	\$0	\$0	\$0	\$0	\$0		
382			\$0	\$0	\$0	\$0	\$0		
383		Supplies							
384	10-452-220	Restroom Operating Supplies	\$27,000	\$17,562	\$27,000	\$24,791	\$27,000		
385	10-452-221	Lawn Supplies	\$10,000	\$4,310	\$10,000	\$12,655	\$10,000		
386	10-452-226	Small Equipment	\$0	\$0	\$0	\$0	\$0		
387	10-452-227	Small Tools	\$0	\$0	\$0	\$0	\$0		
388			\$37,000	\$21,872	\$37,000	\$37,446	\$37,000		
389		Repairs and Maintenance							
390	10-452-232	Bear-Resistant Cans Maint	\$0	\$1,179	\$0	\$0	\$0		not currently utilized
391	10-452-233	Equipment Maintenance	\$0	\$0	\$0	\$0	\$0		
392	10-452-234	Information Signs	\$5,000	\$0	\$0	\$0	\$0		
393	10-452-235	Greenbelt Maintenance	\$0	\$0	\$0	\$0	\$0		
394	10-452-236	Sand & Dredge	\$5,000	\$1,057	\$5,000	\$2,250	\$5,000		
395	10-452-237	Building Maintenance	\$55,000	\$19,518	\$35,000	\$32,430	\$35,000		
396	10-452-238	Dock Maintenance	\$40,000	\$31,572	\$20,000	\$19,193	\$20,000		
397	10-452-239	Miscellaneous Maintenance	\$5,000	\$3,131	\$5,000	\$4,842	\$5,000		
398	10-452-243	Benches/Planters/Fences	\$5,000	\$530	\$5,000	\$4,450	\$5,000		
399	10-452-244	Thomasson Park Maintenance	\$1,000	\$521	\$1,000	\$500	\$1,000		
400	10-452-248	Irrigation System Maintenance	\$5,000	\$3,256	\$5,000	\$3,500	\$5,000		
401	10-452-250	Backflow Maintenance	\$3,000	\$1,801	\$3,000	\$1,975	\$3,000		
402	10-452-319	Miscellaneous Services	\$3,000	\$4,800	\$3,000	\$3,000	\$3,000		
403	10-452-399	Equipment Rental	\$0	\$0	\$0	\$0	\$0		
404			\$127,000	\$67,365	\$82,000	\$72,140	\$82,000		
405		General Fund - Expenditures							
406		Parks							
407		Utilities							
408	10-452-341	Electric Utility	\$7,700	\$11,780	\$12,369	\$12,046	\$12,369		
409	10-452-342	Sewer Utility	\$600	\$598	\$628	\$616	\$628		
410	10-452-343	Water Utility	\$13,000	\$14,851	\$15,594	\$15,372	\$15,594		
411	10-452-345	Natural Gas Utility	\$7,000	\$8,328	\$8,744	\$9,560	\$8,744		
412			\$28,300	\$35,557	\$37,335	\$37,594	\$37,335		
413		Other							
414	10-452-400	Grand Avenue Gardens	\$0	\$0	\$0	\$0	\$0		
415	10-452-450	Park Improvements	\$10,000	\$4,752	\$5,000	\$5,000	\$5,000		
416	10-452-870	Contingency - Parks	\$0	\$0	\$1,000	\$750	\$1,000		
417	10-452-961	Memorial Benches	\$0	\$0	\$0	\$0	\$0		
418	TBD	Fireworks	\$0	\$0	\$30,000	\$30,000	\$30,000		See ordinances 28-2006 moving back to General Fund from Marina. 2 shows 4th of July and NYE
419	TBD	Ice Rink Expenses	\$0	\$0	\$2,000	\$2,000	\$2,000		
420			\$10,000	\$4,752	\$38,000	\$37,750	\$38,000		
421		Subtotal Parks	\$202,300	\$129,546	\$194,335	\$184,930	\$194,335		

	A	B	E	G	H	J	K	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
422		General Fund - Expenditures						
423		Debt Service						
424	10-815-982	Land Acquisition - Principal	\$90,000	\$90,000	\$95,000	\$95,000	\$100,000	Principal for COP
425	10-815-983	Land Acquisition-Interest	\$37,050	\$37,048	\$34,485	\$34,485	\$31,176	Interest for COP
428			\$127,050	\$127,048	\$129,485	\$129,485	\$131,176	
429								
430								
431		Capital Outlay						
432	10-915-922	Admin Capital Expenditures	\$5,000	\$2,697	\$0	\$0	\$0	
433	10-915-923	Town Hall Capital Outlay	\$50,000	\$0	\$45,000	\$45,000	\$45,000	Town Hall steps and board walk - was budgeted for 24 and needs to be moved to 25
434	10-915-986	Replacement Vehicle	\$0	\$0	\$0	\$0	\$0	
435	10-915-950	Space to Create Expenditures	\$4,010,000	\$5,461	\$7,000,000	\$500,000	\$7,000,000	Most likely this amount will transfer over to 2026 as Construction in progress
436	10-931-910	Capital Equipment Purchase	\$150,000	\$149,862	\$100,000	\$100,000	\$100,000	\$50,000 Water Truck, \$50,000 replace John Deer mower looking at articulating tractor or front mount tractor plus attachments. This provides the rough terrain mowing application.
437	10-931-911	Capitalized Equipment Repair	\$0	\$0	\$0	\$0	\$0	
438	10-931-921	Paving	\$50,000	\$9,800	\$25,000	\$20,000	\$25,000	
439	10-931-922	Drainage	\$50,000	\$22,003	\$30,000	\$25,000	\$30,000	
440	10-952-970	Land Purchase	\$0	\$0	\$0	\$0	\$0	
441	10-931-974	Streetscape Project Funding	\$0	\$0	\$0	\$0	\$0	
442	10-931-972	W Portal Bridge Rehab	\$0	\$0	\$0	\$0	\$0	
443	10-931-973	Public Way Finding Signs	\$5,000	\$0	\$0	\$0	\$0	
444	10-931-923	Town Shop Capital Outlay	\$0	\$0	\$0	\$0	\$0	
445	10-950-710	Other Capital Assets - No Depr	\$0	\$0	\$0	\$0	\$0	
446	10-952-500	Dock Improvements	\$0	\$0	\$0	\$0	\$0	
447	10-952-600	Community House Upgrades	\$0	\$39	\$0	\$0	\$0	
448	10-952-971	Park Improvements	\$165,000	\$78,297	\$0	\$0	\$0	
449	10-952-972	Boardwalks	\$0	\$0	\$0	\$0	\$0	
450	10-952-995	Lakefront Improvements	\$0	\$0	\$0	\$0	\$0	
451			\$4,485,000	\$268,159	\$7,200,000	\$690,000	\$7,200,000	
452		Total General Fund Expenditures	\$8,219,172	\$3,710,382	\$11,623,335	\$4,776,726	\$11,716,224	
453								
454		Water Fund - Revenues						
455	20-344-100	Water Sales	\$680,000	\$686,945	\$739,600	\$691,090	\$761,788	BOT approved rate increase to \$160/\$320 for 25 and 3% thereafter
456	20-344-105	HP Net Meter Revenue	\$0	\$0	\$0	\$0	\$0	
457	20-344-120	Resale Meters Income	\$10,000	\$6,541	\$5,000	\$2,500	\$5,000	
458	20-344-140	Interest Revenue	\$30,000	\$92,537	\$50,000	\$79,650	\$50,000	
459	20-344-160	Misc. Revenues	\$0	\$0	\$0	\$0	\$0	
460	20-344-190	Bulk Water Permits	\$500	\$1,975	\$800	\$400	\$800	
461	20-344-110	Tap Fees - Capital	\$13,000	\$39,000	\$39,000	\$32,500	\$39,000	
462		Total Revenues	\$733,500	\$826,998	\$834,400	\$806,140	\$856,588	

	A	B	E	G	H	J	K	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
463								
464		Water Fund - Expenditures						
465		Personnel						
466	20-430-100	Gross Wages - Water	\$320,000	\$396,613	\$409,760	\$407,556	\$422,053	3 full time and one part time
467	20-430-103	OT/Comp Time Buyout	\$0	\$4,298	\$2,000	\$2,000	\$2,000	
468	20-430-105	Bonus	\$3,000	\$3,500	\$3,000	\$3,000	\$3,000	
469	20-430-110	Gross Wages-Water PT/Seasonal	\$0	\$0	\$0	\$0	\$0	
470	20-430-111	On Call Pay	\$18,200	\$18,150	\$18,200	\$18,200	\$18,200	
471	20-430-119	Year End Leave Expense	\$0	\$0	\$0	\$0	\$0	Year end financial reporting requirement
472	20-430-130	GLC Membership Benefit	\$0	\$50	\$0	\$0	\$0	
473	20-430-317	Uniform Allowance	\$1,800	\$1,200	\$1,800	\$1,600	\$1,800	
474	20-430-132	ICMA Town Paid Benefit	\$25,600	\$16,740	\$32,941	\$33,004	\$34,164	8% Maximum
475	20-430-133	Health/Dental-Employee	\$54,000	\$69,230	\$45,000	\$45,500	\$49,500	Medical/Dental/Life/Vision
476	20-430-135	Dep Health/Dental	\$6,000	\$0	\$18,000	\$18,000	\$19,800	
477	20-430-136	Medical Benefit Allowance	\$3,600	\$3,300	\$4,000	\$3,750	\$4,000	
478	20-430-141	Unemployment Insurance	\$676	\$747	\$824	\$825	\$854	0.20% of wages + On Call
479	20-430-142	Workers' Compensation	\$40,000	\$38,564	\$42,000	\$40,750	\$42,000	
480	20-430-143	Social Security Match	\$19,840	\$27,311	\$25,529	\$25,578	\$26,477	6.20% of wages + Town 457 + On Call
481	20-430-144	Medicare Match	\$4,640	\$6,387	\$5,971	\$5,982	\$6,192	1.45% of wages + Town 457 + On Call
482	20-452-145	FAMILI Benefit	\$0	\$863	\$1,853	\$1,857	\$1,922	0.45% of wages + Town 457 + On Call
483			\$497,356	\$586,953	\$610,877	\$607,603	\$631,962	
484		Office Supplies						
485	20-430-210	Office Supplies	\$1,500	\$1,493	\$1,500		\$1,500	
486	20-430-211	Computer Supplies	\$2,500	\$0	\$2,500		\$2,500	
487	20-430-215	Computer Software	\$8,000	\$7,794	\$9,000		\$9,000	
488	20-430-220	Computer Hardware	\$2,500	\$0	\$2,500		\$2,500	
489			\$14,500	\$9,287	\$15,500	\$0	\$15,500	
490		Operational Supplies						
491	20-430-221	Chemicals	\$20,000	\$24,726	\$20,000		\$20,000	
492	20-430-222	Lab Supplies/Equipment	\$1,500	\$1,544	\$1,500		\$1,500	
493	20-430-223	Well/Plant Supplies	\$600	\$136	\$600		\$600	
494	20-430-225	Meter Parts	\$500	\$0	\$500		\$500	
495	20-430-227	Small Equipment/Tools	\$600	\$234	\$800		\$800	
496	20-430-228	Safety Equipment	\$1,000	\$130	\$1,000		\$1,000	
497	20-430-229	Misc Operating Supplies	\$0	\$0	\$0		\$0	
498			\$24,200	\$26,770	\$24,400	\$0	\$24,400	
499		Water Fund - Expenditures						
500		Repairs and Maintenance						
501	20-430-231	Gas/Fuel/Fluids	\$4,000	\$3,333	\$4,000		\$4,000	
502	20-430-232	Vehicle Maintenance	\$3,000	\$1,677	\$3,000	\$7,140	\$3,000	
503	20-430-233	Equipment Maintenance	\$5,000	\$3,731	\$5,000		\$5,000	Monthly software support for new itron
504	20-430-234	Well/Plant Maintenance	\$3,500	\$889	\$3,500		\$3,500	Plant - pretreatment/treatment
505	20-430-235	Tires & Chains	\$1,000	\$0	\$1,000	\$500	\$1,000	
506	20-430-237	Building Maintenance	\$1,000	\$388	\$1,000	\$750	\$1,000	

	A	B	E	G	H	J	K	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
507	20-430-238	Distribution Line Maintenance	\$25,000	\$36,635	\$25,000	\$19,750	\$25,000	
508	20-430-239	Misc. Maintenance	\$150	\$0	\$150	\$0	\$150	
509	20-430-240	Road Materials	\$3,000	\$375	\$3,000	\$4,020	\$3,000	
510	20-430-241	Motors & Pumps	\$4,000	\$868	\$4,000	\$2,250	\$4,000	
511			\$49,650	\$47,896	\$49,650	\$34,410	\$49,650	
512		Resale Supplies						
513	20-430-251	Resale Parts	\$150	\$0	\$150	\$0	\$150	Parts for new construction meters
514	20-430-252	Resale Meters Expense	\$0	\$134	\$0	\$0	\$0	Meters & Setters for new construction - Reported on COGS line
515	20-430-253	COGS-Meter	\$8,000	\$0	\$10,000	\$4,000	\$10,000	Financial reporting requirement
516			\$8,150	\$134	\$10,150	\$4,000	\$10,150	
517		Purchased Services						
518	20-430-310	Misc Service Fees	\$0	\$0	\$0	\$0	\$0	
519	20-430-311	Postage/Freight	\$1,500	\$2,350	\$1,500	\$1,250	\$1,500	
520	20-430-314	Legal Notices/Ads	\$600	\$295	\$600	\$450	\$600	Publication of CCR
521	20-430-316	Memberships	\$700	\$712	\$700	\$700	\$700	CRWA; American Water Works Association
522	20-430-318	Testing Services	\$3,000	\$2,498	\$3,000	\$2,250	\$3,000	(2) lead/copper; Groundwater source testing rule 3-yr cycle; Also have a 9-yr cycle
523	20-430-319	Miscellaneous Services	\$100	\$0	\$100	\$0	\$100	
524	20-430-320	Telemetry Maintenance	\$4,000	\$5,832	\$4,000	\$10,867	\$4,000	
525	20-430-330	Bank Fees	\$200	\$94	\$100	\$100	\$100	
526	20-430-321	Computer System Support	\$16,000	\$24,481	\$17,000	\$12,500	\$17,000	Executech, caselle
527			\$26,100	\$36,262	\$27,000	\$28,117	\$27,000	
528		Water Fund - Expenditures						
529		Utilities						
530	20-430-341	Electric Utility	\$30,000	\$30,469	\$31,000	\$32,598	\$31,000	
531	20-430-344	Telephone Utility	\$3,000	\$3,950	\$3,100	\$3,050	\$3,100	
532	20-430-345	Natural Gas Utility	\$8,500	\$3,566	\$5,100	\$4,572	\$5,100	
533			\$41,500	\$37,985	\$39,200	\$40,220	\$39,200	
534		Professional Services						
535	20-430-351	Legal Services	\$600	\$0	\$600	\$300	\$600	
536	20-430-352	Audit	\$3,100	\$3,200	\$3,400	\$3,400	\$3,400	20% Water
537	20-430-354	System Analysis/Eng & Survey	\$5,000	\$0	\$5,000	\$10,220	\$5,000	required engineering
538	20-430-355	State Fees	\$400	\$350	\$400	\$400	\$400	
539			\$9,100	\$3,550	\$9,400	\$14,320	\$9,400	
540		Other Expenses						
541	20-430-370	Training/Travel	\$2,000	\$2,252	\$2,000	\$1,250	\$2,000	
542	20-430-513	Property/Casualty Insurance	\$17,000	\$15,261	\$17,000	\$16,250	\$17,000	
543	20-430-514	Position Bonds	\$100	\$0	\$100	\$0	\$100	Position Bond
544	20-430-870	Contingency-Operations	\$1,000	\$0	\$6,000	\$5,000	\$6,000	\$5,000 budgeted incase of Cirsa claim - new deductible
545			\$20,100	\$17,513	\$25,100	\$22,500	\$25,100	
546		Water Fund - Expenditures						
547		Debt Service						
548	20-830-640	DWRF Loan - Principal	\$71,384	\$71,384	\$72,819	\$72,819	\$74,282	
549	20-830-645	DWRF Loan - Interest	\$23,404	\$23,404	\$21,969	\$21,969	\$20,506	

	A	B	E	G	H	J	K	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
550			\$94,788	\$94,788	\$94,788	\$94,788	\$94,788	
551		Capital Outlay						
552	20-930-750	Transfer Out (Capital)	\$0	\$0	\$0	\$0	\$0	
553	20-930-994	System Upgrades	\$0	\$0	\$0	\$0	\$0	
554	20-930-995	Capital Contingency	\$0	\$0	\$0	\$0	\$0	
555	20-930-996	Capital Lease Purchase	\$0	\$0	\$0	\$0	\$0	
556	20-930-997	Capital Direct Purchase	\$0	\$0	\$0	\$0	\$0	
557			\$0	\$0	\$0	\$0	\$0	
558		Total Water Fund Expenditures	\$785,444	\$861,138	\$906,065	\$845,958	\$927,150	
559								
560		Marina Fund - Revenues						
561	40-344-113	Rentals (Non-Taxable)	\$350,000	\$364,332	\$365,000	\$361,588	\$365,000	
562	40-344-115	Tours	\$70,000	\$72,862	\$73,000	\$70,986	\$73,000	
563	40-344-120	Building Space Rental	\$3,584	\$3,891	\$3,584	\$3,423	\$3,584	
564	40-344-145	Kayak Slip Rental	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	(12) spaces; (2) whole racks for Mtn. Paddlers (\$900 each)
565	40-344-155	SUP Slip Rental	\$4,600	\$4,600	\$4,600	\$4,600	\$4,600	
566	40-344-160	Misc Revenue	\$0	\$200	\$0	\$0	\$0	
567	40-344-170	Interest Earned	\$8,000	\$24,214	\$8,000	\$20,842	\$8,000	
568	40-344-180	Boat Damage	\$1,000	\$0	\$1,000	\$500	\$1,000	
569	40-344-200	Sale of Assets	\$0	\$0	\$20,000	\$20,000	\$20,000	Sale of 1 pontoon boats
570		Total Revenues	\$440,784	\$473,699	\$478,784	\$485,539	\$478,784	
571								
572		Marina Fund - Expenditures						
573		Personnel						
574	40-460-100	Gross Wages - Marina	\$78,000	\$96,138	\$86,000	\$86,138	\$88,580	Admin time, Captain full time pay year round pay
575	40-460-103	OT/Comp Time Buyout	\$8,000	\$5,900	\$8,000	\$8,000	\$8,000	
576	40-460-105	Bonus	\$4,000	\$0	\$4,000	\$4,000	\$4,000	
577	40-460-110	Gross Wages-Marina PT/Seasonal	\$120,000	\$105,392	\$136,000	\$130,281	\$140,080	Seasonal employees
578	40-460-132	ICMA Town Paid Benefit	\$5,000	\$2,089	\$5,000	\$7,851	\$8,046	8% Maximum
579	40-460-133	Health/Dental - Employee	\$25,000	\$23,238	\$20,000	\$19,349	\$22,000	Medical/Dental/Life/Vision 4.7% increase plus add Rick
580	40-460-135	Dep Health/Dental	\$0	\$0	\$0	\$0	\$0	
581	40-460-136	Medical Benefit Allowance	\$2,600	\$1,632	\$2,000	\$1,850	\$2,000	
582	40-460-141	Unemployment Insurance	\$800	\$852	\$800	\$457	\$481	0.20% of wages
583	40-460-142	Workers' Compensation	\$20,000	\$41,957	\$37,000	\$36,841	\$37,000	
584	40-460-143	Social Security Match	\$12,276	\$13,092	\$13,839	\$14,162	\$14,921	6.20% of wages + Town 457 + On Call
585	40-460-144	Medicare Match	\$2,871	\$3,062	\$3,236	\$3,312	\$3,490	1.45% of wages + Town 457 + On Call
586	40-460-145	FAMILI Benefit	\$0	\$150	\$200	\$442	\$453	0.45% of wages + Town 457 + On Call
587			\$278,547	\$293,502	\$316,075	\$312,683	\$329,051	
588		Office Supplies						
589	40-460-211	General Office Supplies	\$900	\$695	\$1,000	\$725	\$1,000	
590	40-460-214	Small Equip/Comp Hardware	\$500	\$0	\$500	\$125	\$500	
591			\$1,400	\$695	\$1,500	\$850	\$1,500	
592		Operational Supplies						
593	40-460-222	Shop Supplies	\$2,000	\$476	\$2,000	\$1,256	\$2,000	

	A	B	E	G	H	J	K	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
594	40-460-223	Boat Supplies	\$1,500	\$1,491	\$1,500	\$1,375	\$1,500	
595	40-460-227	Tools	\$500	\$761	\$750	\$684	\$750	
596	40-460-231	Fuel	\$11,000	\$6,985	\$12,000	\$8,947	\$12,000	For refueling rentals, not for resale
597			\$15,000	\$9,713	\$16,250	\$12,262	\$16,250	
598		Repairs and Maintenance						
599	40-460-232	Vehicle Maintenance	\$500	\$52	\$0	\$0	\$0	
600	40-460-233	Equipment (Boat) Maintenance	\$20,000	\$29,375	\$15,000	\$14,550	\$15,000	Winterizing done by Marina Captain keep in house to keep cost low
601	40-460-237	Building/Facility Maintenance	\$2,000	\$15,813	\$20,000	\$17,857	\$20,000	Building Maintenance/repairs
602			\$22,500	\$45,240	\$35,000	\$32,407	\$35,000	
603		Marina Fund - Expenditures						
604		Purchased Services						
605	40-460-312	Computer Services	\$3,500	\$5,595	\$4,000	\$3,864	\$4,000	10% IT contract
606	40-460-314	Ads and Legal Notices	\$2,000	\$0	\$2,000	\$0	\$2,000	
607	40-460-316	Dues/Memberships	\$350	\$124	\$350	\$300	\$350	
608	40-460-317	Uniforms	\$1,000	\$760	\$1,000	\$875	\$1,000	
609	40-460-318	Miscellaneous Services	\$300	\$127	\$300	\$200	\$300	
610	40-460-320	Marketing	\$700	\$325	\$700	\$350	\$700	
611	40-460-330	Bank/Credit Card Fees	\$15,000	\$19,295	\$20,000	\$14,500	\$20,000	Heartland service fees - When Marina moves to CIVIC Rec these fees will no longer be charged.
612			\$22,850	\$26,226	\$28,350	\$20,089	\$28,350	
613		Permits and Fees						
614	40-460-350	Boat Registration	\$900	\$0	\$900	\$0	\$900	
615	40-460-351	Licenses	\$100	\$0	\$100	\$0	\$100	
616			\$1,000	\$0	\$1,000	\$0	\$1,000	
617		Utilities						
618	40-460-341	Electric Utility	\$1,000	\$894	\$1,100	\$986	\$1,100	
619	40-460-342	Sewer Utility	\$600	\$258	\$600	\$467	\$600	
620	40-460-343	Water Utility	\$588	\$588	\$588	\$588	\$588	
621	40-460-344	Telephone/Internet Utility	\$1,500	\$3,537	\$1,800	\$1,796	\$1,800	Includes Cell Phone and I Pads for Civic Rec
622			\$3,688	\$5,277	\$4,088	\$3,837	\$4,088	
623		Professional Services						
624	40-460-355	Purchased Professional Serv.	\$1,000	\$1,252	\$1,000	\$948	\$1,000	Background checks
625	40-460-510	Legal	\$0	\$0	\$0	\$0	\$0	
626	40-460-512	Audit	\$1,700	\$1,600	\$1,700	\$1,700	\$1,700	10% Marina
627	40-460-515	Engineering/Survey	\$3,000	\$0	\$5,000	\$5,000	\$5,000	Engineering for a new seawall and dock system
628			\$5,700	\$2,852	\$7,700	\$7,648	\$7,700	
629		Other Expenses						
630	40-460-360	Sales Tax	\$0	\$0	\$10,000	\$5,000	\$10,000	
631	40-460-370	Training/Travel	\$500	\$192	\$500	\$350	\$500	
632	40-460-513	Property/Casualty Insurance	\$5,200	\$3,763	\$5,200	\$4,791	\$5,200	
633	40-460-514	Position Bonds	\$300	\$0	\$300	\$300	\$300	Cash-handling Marina employees on blanket public employee bond
634	40-460-516	Site Lease	\$1	\$1	\$1	\$1	\$1	Lease of Marina from GF
635	40-460-750	Fireworks	\$70,000	\$52,500	\$0	\$0	\$0	See ordinance 28-2006
636	40-460-880	Ice Rink Expenses	\$2,000	\$0	\$0	\$0	\$0	

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2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	2025 Budget Explanatory Notes
637	40-460-870	Contingency	\$500	\$110	\$500	\$250	\$500	
638			\$78,501	\$56,566	\$16,501	\$10,692	\$16,501	
639		Marina Fund - Expenditures						
640		Capital Outlay						
641	40-960-610	Capital Equipment	\$0	\$0	\$50,000	\$50,000	\$50,000	1 new boats
642	40-960-750	Capital Contribs (Interfund)	\$0	\$0	\$0	\$0	\$0	
643	40-960-995	Facilities Improvements	\$60,000	\$0	\$0	\$0	\$0	
644			\$60,000	\$0	\$50,000	\$50,000	\$50,000	
645		Total Marina Fund Expenditures	\$489,186	\$440,071	\$476,464	\$450,468	\$489,440	
646								
647		Pay-As-You-Throw Fund - Revenues						
648	50-344-110	Bags: Direct Sales (T)	\$4,000	\$2,820	\$4,000	\$2,923	\$4,000	
649	50-344-115	Bags: Vendor Purchase (NT)	\$75,000	\$64,778	\$75,000	\$66,177	\$75,000	
650	50-344-140	Interest Revenue	\$1,000	\$0	\$0	\$0	\$0	
651	TBD	Sales Tax Collected			\$368	\$269	\$368	sales tax to direct sales 9.2%
652		Total Revenues	\$80,000	\$67,598	\$79,368	\$69,369	\$79,368	
653								
654		Pay-As-You-Throw Fund - Expenditures						
655		Operations Supplies						
656	50-470-200	Bags for Resale	\$2,000	\$9,586	\$3,000	\$6,500	\$3,000	WasteZero
657	50-470-250	COGS - Bags	\$6,500	\$0	\$6,500	\$0	\$6,500	Financial reporting requirement; COGS=Cost of Goods Sold
658			\$8,500	\$9,586	\$9,500	\$6,500	\$9,500	
659		Repairs and Maintenance						
660	50-470-315	Site Maintenance	\$50,000	\$35,872	\$35,000	\$35,000	\$35,000	PW/Admin staff time
661								
662		Purchased Services						
663	50-470-300	Dumpster Service	\$30,000	\$29,974	\$35,000	\$34,465	\$35,000	
664	50-470-301	Recycling Contribution	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	
665	50-470-305	Recycling Program	\$0	\$0	\$0	\$0	\$0	
666	50-470-312	Computer Services	\$500	\$0	\$0	\$0	\$0	3% IT contract
667			\$32,000	\$31,474	\$36,500	\$35,965	\$36,500	
668								
669		Professional Services						
670	50-470-512	Audit	\$510	\$480	\$510	\$510	\$510	3% of audit
671								
672		Other Expenses						
673	50-470-310	Site Lease	\$1	\$1	\$1	\$1	\$1	
674	50-470-320	Business License	\$165	\$0	\$0	\$0	\$0	
675	50-470-350	Sales Tax	\$700	\$194	\$368	\$269	\$368	Direct Sales times 9.2% remitted to DOR
676	50-470-870	Contingency	\$300	\$0	\$300	\$150	\$300	
677			\$1,166	\$195	\$669	\$420	\$669	
678		Capital Outlay						
679	50-970-750	Capital Contribs (Interfund)	\$0	\$0	\$0	\$0	\$0	
680	50-970-751	Site Improvements	\$20,000	\$18,443	\$20,000	\$20,000	\$20,000	preparing for the new recycling requirements

	A	B	E	G	H	J	K	M
2			Budget FY2024	Actual FY2024	Budget FY2025	YTD Estimates FY2025	Budget FY2026	
681		Total Expenditures	\$112,176	\$96,050	\$102,179	\$98,395	\$102,179	2025 Budget Explanatory Notes
682								
683		Capital Improvement Fund						
684		Revenues						
685	90-344-110	Sales & use tax 1%	\$580,000	\$637,886	\$580,000	\$580,000	\$580,000	1% Sales & MV Use Tax a
686	90-344-140	Interest revenues	\$15,000	\$41,521	\$20,000	\$20,000	\$20,000	
687		Total Revenues	\$595,000	\$679,407	\$600,000	\$600,000	\$600,000	
688								
689		Expenditures						
690		Other Expenses						
691	90-431-500	Transfer Out to General Fund	\$0	\$0	\$0	\$0	\$0	
692	90-431-870	Contingency	\$300	\$275	\$275	\$275	\$275	US Bank fee
693			\$300	\$275	\$275	\$275	\$275	
694		Debt Service						
695	90-831-471	Sales tax bonds - principal	\$125,000	\$125,000	\$130,000	\$130,000	\$130,000	
696	90-831-472	Sales tax bonds - interest	\$153,450	\$153,450	\$149,700	\$149,700	\$145,800	
697			\$278,450	\$278,450	\$279,700	\$279,700	\$275,800	
698								
699	90-431-999	TABOR Emergency Reserve	\$0	\$0	\$0	\$0	\$0	Not required voter approved 1% sales tax
700								
701		Capital Outlay						
702	90-931-200	Capital Pavement	\$350,000	\$384,701	\$400,000	\$395,110	\$400,000	
703	90-931-201	Capital Boardwalks	\$100,000	\$44,329	\$50,000	\$46,632	\$50,000	
704	90-931-203	Capital Professional Services	\$25,000	\$4,562	\$25,000	\$5,500	\$25,000	
705	90-931-204	Capital Maintenance	\$50,000	\$0	\$50,000	\$25,000	\$50,000	
706	90-931-202	Greenbelt Maintenance	\$5,000	\$0	\$5,000	\$2,500	\$5,000	
713			\$530,000	\$433,592	\$530,000	\$474,742	\$530,000	
714		Total Expenditures	\$808,750	\$712,317	\$809,975	\$754,717	\$806,075	
715								