segregate investments owned by CSAFE. CSAFE is rated AAAm by Standard & Poor's. CSAFE records its investments at amortized cost and the Town records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

NOTE 5 CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2018 for the Town's governmental activities was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Land	$ 660,419	$ -	$ -	$ 660,419
Construction in Progress	115,583	1,028,551	-	1,144,134
Total Capital Assets Not Being Depreciated	776,002	1,028,551	-	1,804,553
Depreciable Capital Assets:				
Buildings	1,468,112	-	-	1,468,112
Improvements	1,035,236	65,025	63,619	1,036,642
Equipment	980,085	377,315	75,430	1,281,970
Infrastructure	6,075,422	829,069	-	6,904,491
Total Depreciable Capital Assets	9,558,855	1,271,409	139,049	10,691,215
Accumulated Depreciation:				
Buildings	(397,167)	(24,129)	-	(421,296)
Improvements	(562,024)	(43,671)	(63,619)	(542,076)
Equipment	(760,646)	(65,773)	(75,430)	(750,989)
Infrastructure	(1,819,828)	(258,003)	-	(2,077,831)
Total Accumulated Depreciation	(3,539,665)	(391,576)	(139,049)	(3,792,192)
Net Depreciable Capital Assets	6,019,190	879,833	-	6,899,023
Total Net Governmental Activities	$ 6,795,192	$ 1,908,384	$ -	$ 8,703,576

Depreciation expense is allocated to specific departments as follows.

General Government	$ 23,545
Public Works	339,749
Parks	28,282
Total Depreciation Expense	$ 391,576

Capital asset activity for the year ended December 31, 2018 for the Town's business-type activities was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Business-Type Activities:				
Capital Assets Not Being Depreciated:				
Land	$ 2,270	$ -	$ -	$ 2,270
Construction in Progress	223,286	16,049	223,286	16,049
Total Capital Assets Not Being Depreciated	225,556	16,049	223,286	18,319
Depreciable Capital Assets:				
Water Utility System	3,346,150	1,269,727	31,349	4,584,528
Water Equipment	309,603	82,655	23,637	368,621
Water Buildings	26,935	-	-	26,935
Marina Equipment	230,329	-	18,704	211,625
Total Depreciable Capital Assets	3,913,017	1,352,382	73,690	5,191,709
Accumulated Depreciation:				
Water Utility System	(2,178,899)	(83,964)	(31,349)	(2,231,514)
Water Equipment	(219,125)	(19,261)	(23,637)	(214,749)
Water Buildings	(26,935)	-	-	(26,935)
Marina Equipment	(133,540)	(32,104)	(18,704)	(146,940)
Total Accumulated Depreciation	(2,558,499)	(135,329)	(73,690)	(2,620,138)
Net Depreciable Capital Assets	1,354,518	1,217,053	-	2,571,571
Total Business-Type Activities	$ 1,580,074	$ 1,233,102	$ 223,286	$ 2,589,890

Depreciation was charged to functions/programs as follows:

Water Fund	$ 103,225
Marina Fund	32,104
Total Depreciation Expense	$ 135,329

NOTE 6 LONG-TERM OBLIGATIONS

The following is an analysis of changes in long-term debt for the year ended December 31, 2018:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
2017 Sales Tax Bonds	$4,120,000	$ -	$ 105,000	$ 4,015,000	$ 105,000
2017 Sales Tax Bonds Premium	369,978	-	22,796	347,182	-
Capital Lease - Thomasson Park	259,061	-	13,112	245,949	13,783
2015 Capital Lease - Loader	108,818	-	12,446	96,372	12,887
2018 Capital Lease - Grader	-	278,880	21,726	257,154	42,904
2018 Capital Lease - Bobcat	-	56,095	6,373	49,722	13,270
Compensated Absences	70,941	73,199	62,371	81,769	9,578
Total	$4,928,798	$ 408,174	$ 243,824	$ 5,093,148	$ 197,422
Business-type Activities					
Colorado Water Resources & Power Development Authority Water Fund, 2018	$ -	$ 1,283,810	$ 5,455	$ 1,278,355	$ 67,600
Compensated Absences	41,668	32,257	31,991	41,934	3,193
	$ 41,668	$ 1,316,067	$ 37,446	$ 1,320,289	$ 70,793

Sales Tax Revenue Bonds

Sales Tax Revenue Bonds, Series 2017 (the Bonds), issued on May 9, 2017, in the original principal amount of $4,300,000. The Bonds consist of $1,105,000 of serial bonds due annually in varying amounts from 2017 through 2025 and term bonds due annually in varying amounts from 2026 through 2042 in the amount of $3,195,000. Interest on the serial and term bonds are payable semiannually at rates ranging from 3.0% to 5.0%, beginning December 1, 2017. The Bonds maturing on and after December 1, 2026 are subject to redemption prior to maturity, at the option of the Town, in whole or in part, and if in part in such order of maturities as the Town shall determine and by lot within a maturity, on December 1, 2025 and on any date thereafter, at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date. The Bonds maturing on December 1, 2027, December 1, 2029, December 1, 2031, December 1, 2034, December 1, 2037 and December 1, 2042 (the "Term Bonds") are subject to mandatory sinking fund redemption at a price equal to the principal amount thereof, plus accrued interest to the redemption date.

The Bonds were issued to finance the construction, maintenance, repair, replacement, expansion, acquisition, rehabilitation and renovation of existing and planned streets, boardwalks, sidewalks, pathways, streetscapes, signage, drainage and other street-related capital improvements within the Town.

The Bonds are revenue obligations of the Town payable solely from the pledged revenue, consisting of an additional 1% sales tax approved at an election held on November 8, 2016, an additional 1% sales tax which was being imposed and collected prior to the 2016 election, if necessary, and amounts on deposit in a Surplus Account, if any. Pursuant to the Bond Ordinance, the Town is required to establish a Surplus Fund for the Bonds that will be built up over time from excess pledged revenues to a maximum of $280,500 in reserve. Monies in the Surplus Fund will be used solely for the purpose of paying the principal or interest on the Series 2017 bonds. Repayment of both principal and interest on the Certificates are insured by Municipal Assurance Corp. The bonds are rated "AA" by Standard & Poor's.

The Bonds mature as follows:

	Principal	Interest	Total
2019	$ 105,000	$ 170,400	$ 275,400
2020	110,000	167,250	277,250
2021	115,000	163,950	278,950
2022	115,000	160,500	275,500
2023	120,000	157,050	277,050
2024-2028	665,000	724,750	1,389,750
2029-2033	805,000	585,000	1,390,000
2034-2038	995,000	398,450	1,393,450
2039-2042	985,000	126,000	1,111,000
	$ 4,015,000	$ 2,653,350	$ 6,668,350

Capital Lease Obligations

Thomasson Park

The Town entered into a long-term leasehold agreement on March 4, 2002, which includes an option to purchase and acquire title to the leased property in the original amount of $400,000. The property provides useful public purposes, including a recreational multi-use trail, watchable wildlife viewing area, a cemetery site, open space and a buffer between the Town and Rocky Mountain National Park.

The agreement's terms require quarterly lease payments by the Town over 30 years at 5% per year with a five-year balloon payment. During the initial five-year term, the Town was to use reasonable efforts to obtain grants or other similar sources of funding that would allow the Town to purchase the property. If the Town was unable to obtain such funding during the initial five-year term, the agreement was automatically extended with the same terms and conditions for an additional five-year term, with the balloon payment due at the end of the five-year extension period. The agreement terminates when all payments are made and the property is conveyed to the Town.

At the end of the initial five-year term, the Town did not obtain funding to purchase the property and exercised the automatic renewal option for an additional five-year term. The second five-year term expired in December 2011. On December 12, 2011, the Town entered into an Extension of Lease Purchase Agreement with the property owner extending the Lease Purchase agreement under the same terms and conditions as the original agreement, for an additional five years through December 31, 2016, with an additional five-year extension if the Town is unable to obtain funding to complete the purchase. On November 3, 2016, the Town extended the lease agreement for an additional 5-year term. This lease is paid from the General Fund. Principal and interest on the lease in 2018 were $13,112 and $12,763, respectively.

Principal and interest remaining on the lease follows:

	Principal	Interest	Total
2019	$ 13,783	$ 12,092	$ 25,875
2020	14,488	11,387	25,875
2021	15,229	10,646	25,875
2022	16,009	9,866	25,875
2023	16,828	9,047	25,875
2024-2028	97,967	31,407	129,374
2029-2031	71,645	5,980	77,625
	$ 245,949	$ 90,425	$ 336,374

2015 Equipment Lease - Loader

On September 25, 2015, The Town entered into a capital lease agreement for a 2015 John Deere 624K Loader in the original principal amount of $135,285. Lease payments of $1,337 are due monthly beginning in October 2015 and ending in September 2025, with interest at 3.49%. Lease payments are made by the General Fund. Principal and interest on the lease in 2018 were $12,446 and $3,600, respectively.

The net present value of the minimum lease payments as of December 31, 2018 follow:

Year Ending December 31,	Payment Amount
2019	$ 16,046
2020	16,046
2021	16,046
2022	16,046
2023	16,046
2024-2025	28,080
Minimum Lease Payments	108,310
Less: Amount representing interest	(11,938)
Present Value of Minimum Lease Payments	$ 96,372

2018 Equipment Lease – Skid Steer Loader

On May 29, 2018, The Town entered into a capital lease agreement for a 2018 Bobcat Skid-Steer Loader in the original principal amount of $56,095. Lease payments of $1,301 are due monthly beginning on June 21, 2018 and ending on May 21, 2022, with interest at 5.36%. Lease payments are made by the General Fund. Principal and interest on the lease in 2018 were $6,373 and $1,433, respectively.

The net present value of the minimum lease payments as of December 31, 2018 follow:

Year Ending December 31,	Payment Amount
2019	$ 15,612
2020	15,612
2021	15,612
2022	7,806
Minimum Lease Payments	54,642
Less: Amount representing interest	(4,920)
Present Value of Minimum Lease Payments	$ 49,722

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2018 Equipment Lease – Grader

On May 31, 2018, The Town entered into a capital lease agreement for a 2018 John Deere Motor Grader in the original principal amount of $278,880. Lease payments of $4,318 are due monthly beginning on July 20, 2018 and ending on June 20, 2024, with interest at 3.75%. Lease payments are made by the General Fund. Principal and interest on the lease in 2018 was $21,726 and $4,182, respectively.

The net present value of the minimum lease payments as of December 31, 2018 follow:

Year Ending December 31,	Payment Amount
2019	$ 51,815
2020	51,815
2021	51,815
2022	51,815
2023	51,815
2024	25,908
Minimum Lease Payments	284,983
Less: Amount representing interest	(27,829)
Present Value of Minimum Lease Payments	$257,154

Leased equipment under capital leases in capital assets at December 31, 2018, include the following:

Asset	Amount
Loader	$ 135,285
Bobcat	56,095
Grader	278,880
Total Asset Cost	470,260
Less: Accumulated Depreciation	(86,738)
Total	$ 383,522

Amortization of leased equipment under capital assets is included with depreciation expense.

Colorado Water Resources and Power Development Authority (CWR&PDA)

On April 9, 2018, the Town issued a note with the CWR&PDA, Drinking Water Revolving Fund, in the original amount of $1,600,000. The proceeds of the loan will be used to construct a new underground water storage tank and associated piping and appurtenances, including demolition of the current storage tank. During the year ended December 31, 2018, $1,283,810 had been advanced to the Town. A principal and interest payment of $5,455 and $2,667, respectively, was made on November 1, 2018. The remaining payments on the note are payable in semi-annual installments of $49,577 beginning on May 1, 2019 through May 1, 2038, including interest at 2.00%. The loan matures as follows:

	Principal	Interest	Total
2019	$ 67,600	$ 31,554	$ 99,154
2020	68,958	30,196	99,154
2021	70,344	28,810	99,154
2022	71,758	27,396	99,154
2023	73,201	25,953	99,154
2024-2028	388,672	107,097	495,769
2029-2033	429,335	66,434	495,769
2034-2038	424,677	21,516	446,193
	$1,594,545	$ 338,956	$1,933,501

A provision of the note with the CWR&PDA requires the net revenues (total revenues less operating expenses) be at least 110% of the annual debt service due in any one year. During the year ended December 31, 2018, the Town complied with the rate covenant.

Additionally, the note requires the Town to maintain an operations and reserve fund in an amount equal to three months of operations and maintenance expenses, excluding depreciation, as set forth in the annual budget for the current fiscal year. Accordingly, the Town has restricted $123,057 of the Water Fund's net position, calculated as follows:

	2018 Budget
Total Expenditures	$ 2,193,227
Less Capital Expenditures	(1,603,000)
Less Debt Service Expenditures	(98,000)
Operations and Maintenance Expenditures	$ 492,227
3 Months of Operations and Maintenance	$ 123,057

The Town has pledged the revenue from the operation and use of the water system and other legally available revenue, after the payment of operation and maintenance expenses of the system, for the repayment of the loan.

NOTE 7 INTERFUND TRANSFERS

Transfers between funds provide support for various Town programs in accordance with budgetary authorizations. During the year ended December 31, 2018, the Town made one-time transfers to the General Fund from the Marina and Pay As You Throw funds to cover administrative costs.

NOTE 8 RISK MANAGEMENT

The Town is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. These risks are financed and funded through participation in the Colorado Intergovernmental Risk Sharing Agency (CIRSA).

CIRSA is a separate legal entity established by member municipalities pursuant to the provisions of Colorado Revised Statutes and the Colorado Constitution.

CIRSA is a joint self-insurance pool created by intergovernmental agreement to provide property, general and automobile liability and public official's coverage to its members. A seven member Board elected by and from its members governs CIRSA.

Coverage is provided through pooling of self-insured losses and the purchase of excess insurance coverage. CIRSA has a legal obligation for claims against its members to the extent that funds are available in its annually established loss fund and those amounts are available from insurance providers under excess specific and aggregate insurance contracts. Losses incurred in excess of loss funds and amounts recoverable from excess insurance are direct liabilities of the participating members. CIRSA has indicated that the amount of any excess losses would be billed to members in proportion to their contributions in the year such excess occurs, although it is not legally required to do so.

The Town has not been informed of any excess losses that may have been incurred by the pool; there have been no claims in excess of insurance coverage in any of the past three years. There have been no significant changes in insurance coverage from the prior year in any of the major categories of risk.

NOTE 9 COMMITMENTS AND CONTINGENCIES

Grant Programs

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the state and federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures that may be disallowed by the grantor cannot be determined at this time although the Town expects such amounts, if any, to be immaterial.

Construction Commitments

The Town entered into several construction contracts during the fiscal year, which include the West Portal Bridge construction and street and sidewalk improvements. As of December 31, 2018, the Town had an outstanding construction contract that will be financed by a combination of operating and grant funds, as follows:

Project	Spent to Date	Remaining Commitment
West Portal Bridge Construction	$ 930,503	$ 811,496

NOTE 10 DEFERRED COMPENSATION PLAN

The Town has a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan is administered by the International City/County Management Association Retirement Corporation (ICMA-RC). Full time employees are eligible to participate in the plan. The Town will contribute 4% of the employee's salary if the employee contributes at least 1%. For every percentage increase thereafter up to 8%, the Town will match each employee dollar for dollar as long as the employee contributes an equal or greater amount. The Town contributed $49,519 in matching contributions and participating employees contributed $74,620 for the year ending December 31, 2018.

NOTE 11 TAX SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls or salary or benefit increases.

The Town's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, may require judicial interpretation.

On November 8, 1994, a majority of the Town's electors approved a ballot issue permitting the Town, without increasing or adding any taxes of any kind, to collect, retain, and expend the full proceeds of the Town's fees, revenues and non-federal grants and to spend such revenue for debt service, municipal operations, capital projects, and any other lawful municipal operations, notwithstanding any state restrictions on fiscal year spending, including, without limitation the restrictions of Article X, Section 20, of the Colorado Constitution from the date of January 1, 1994 and thereafter.

BUDGETARY COMPARISON SCHEDULES

TOWN OF GRAND LAKE, COLORADO

CAPITAL IMPROVEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
For the Year Ended December 31, 2018
(With Comparative Totals for December 31, 2017)

	Original and Final Budget	Actual Amounts	Variance with Final Budget - Positive (Negative)	2017 Actual
Revenues				
Taxes				
General Sales Tax	$ 313,491	$ 395,090	$ 81,599	343,486
Intergovernmental				
Grants	750,000	70,706	(679,294)	423,125
Net Investment Income	7,500	26,657	19,157	21,586
Total Revenues	1,070,991	492,453	(578,538)	788,197
Expenditures				
Capital Outlay	2,523,158	810,980	1,712,178	3,178,010
Debt service				
Bond Principal	105,000	105,000	-	180,000
Bond Interest	173,550	173,550	-	100,411
Bond Issuance Costs	-	-	-	135,100
Subtotal Debt Service	278,550	278,550	-	415,511
Reserves	32,130	-	32,130	-
Total Expenditures	2,833,838	1,089,530	1,744,308	3,593,521
Excess Revenues Over (Under) Expenditures	(1,762,847)	(597,077)	1,165,770	(2,805,324)
Other Financing Sources (Uses)				
Bond Proceeds	-	-	-	4,300,000
Premium on Bond Proceeds		-	-	385,090
Transfers Out	-	-	-	(134,200)
Total Other Financing Sources (Uses)	-	-	-	4,550,890
Net Change in Fund Balance	(1,762,847)	(597,077)	1,165,770	1,745,566
Fund Balance - Beginning	1,762,847	1,745,566	(17,281)	-
Fund Balance - Ending	$ -	$ 1,148,489	$ 1,148,489	$ 1,745,566

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TOWN OF GRAND LAKE, COLORADO

WATER FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUNDS AVAILABLE - BUDGET AND ACTUAL (BUDGETARY BASIS)
For the Year Ended December 31, 2018
(With Comparative Totals for December 31, 2017)

	Original & Final Budget	Actual Amounts	Variance with Final Budget - Positive (Negative)	2017 Actual
Revenues				
Water Sales	$ 540,937	$ 578,143	$ 37,206	$ 544,446
Tap Fees	13,000	52,000	39,000	91,000
Resale Meters	14,000	6,289	(7,711)	2,695
Bulk Water Permits	930	995	65	813
Miscellaneous	-	391	391	229
Interest Income	5,000	6,948	1,948	5,100
Proceeds from Sale of Assets	20,000	-	(20,000)	-
Loan Proceeds	1,600,000	1,283,810	(316,190)	-
Total Revenues	2,193,867	1,928,576	(265,291)	644,283
Expenditures				
Personnel	302,877	292,174	10,703	284,480
Office Supplies	22,750	3,408	19,342	5,323
Operations Supplies	17,550	15,590	1,960	10,045
Repairs and Maintenance	36,600	40,460	(3,860)	36,855
Resale Supplies	14,500	5,346	9,154	3,370
Purchased Services	21,200	15,266	5,934	24,228
Utilities	38,730	35,908	2,822	33,027
Professional Services	24,020	2,830	21,190	2,830
Other Expenses	14,000	10,651	3,349	11,229
Capital Outlay	1,603,000	1,133,571	469,429	259,267
Debt Service-Principal	66,000	5,455	60,545	-
Debt Service-Interest	32,000	2,667	29,333	-
Total Expenditures	2,193,227	1,563,326	629,901	670,654
Excess Revenues Over (Under) Expenditures	640	365,250	364,610	(26,371)
Funds Available - Beginning	1,162,208	939,757	(222,451)	966,128
Funds Available - Ending	$ 1,162,848	$ 1,305,007	$ 142,159	$ 939,757
Funds Available is Computed as Follows:				
Current Assets		$ 1,413,753		$ 997,187
Liabilities		(176,346)		(57,430)
		$ 1,305,007		$ 939,757

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TOWN OF GRAND LAKE, COLORADO

MARINA FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUNDS AVAILABLE - BUDGET AND ACTUAL (BUDGETARY BASIS)
For the Year Ended December 31, 2018
(With Comparative Totals for December 31, 2017)

	Original & Final Budget	Actual Amounts	Variance with Final Budget - Positive (Negative)	2017 Actual
Revenues				
Marina Rentals	$ 185,000	$ 225,930	$ 40,930	$ 203,236
Tours	60,000	70,260	10,260	66,510
Rentals	20,800	20,200	(600)	20,050
Miscellaneous	2,840	3,054	214	1,774
Interest Income	500	3,127	2,627	726
Sale of Assets	-	8,600	8,600	-
Total Revenues	269,140	331,171	62,031	292,296
Expenditures				
Personnel	115,501	128,752	(13,251)	96,036
Office Supplies	1,900	1,765	135	596
Operations Supplies	10,500	6,501	3,999	6,191
Repairs and Maintenance	14,500	11,774	2,726	11,858
Permits and Fees	565	512	53	512
Purchased Services	14,600	9,617	4,983	8,835
Utilities	4,230	3,515	715	3,589
Professional Services	5,303	1,739	3,564	1,445
Other Expenses	5,841	3,490	2,351	2,164
Capital Outlay	10,000	60,803	(50,803)	47,735
Transfers Out	195,000	60,000	135,000	-
Total Expenditures	377,940	288,468	89,472	178,961
Excess Revenues Over (Under) Expenditures	(108,800)	42,703	151,503	113,335
Funds Available - Beginning	533,288	539,378	6,090	426,043
Funds Available - Ending	$ 424,488	$ 582,081	$ 157,593	$ 539,378
Funds Available is Computed as Follows:				
Current Assets		$ 584,126		$ 541,426
Liabilities		(2,045)		(2,048)
		$ 582,081		$ 539,378

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TOWN OF GRAND LAKE, COLORADO

PAY AS YOU THROW FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUNDS AVAILABLE - BUDGET AND ACTUAL (BUDGETARY BASIS)
For the Year Ended December 31, 2018
(With Comparative Totals for December 31, 2017)

	Original & Final Budget	Actual Amounts	Variance with Final Budget - Positive (Negative)	2017 Actual
Revenues				
Bag Sales	$ 46,000	$ 49,394	$ 3,394	$ 47,017
Interest Income	100	261	161	132
Total Revenues	46,100	49,655	3,555	47,149
Expenditures				
Operations Supplies	10,000	4,125	5,875	4,248
Repairs and Maintenance	2,000	1,827	173	1,342
Purchased Services	26,750	22,518	4,232	28,421
Professional Services	157	157	-	157
Other Expenses	961	355	606	474
Transfers Out	40,000	40,000	-	-
Total Expenditures	79,868	68,982	10,886	34,642
Excess Revenues Over Expenditures	(33,768)	(19,327)	14,441	12,507
Funds Available - Beginning	95,019	93,377	(1,642)	80,870
Funds Available - Ending	$ 61,251	$ 74,050	$ 12,799	$ 93,377
Funds Available is Computed as Follows:				
Current Assets		$ 74,352		$ 98,362
Liabilities		(302)		(4,985)
		$ 74,050		$ 93,377

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COMPLIANCE SECTION

Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and Board of Trustees
Town of Grand Lake, Colorado

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities and each major fund, of the Town of Grand Lake, Colorado (the Town), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements and have issued our report thereon dated April 5, 2019.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Dassio & Associates, P.C.

April 5, 2019

E99

Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Mayor and Board of Trustees
Town of Grand Lake, Colorado

Report on Compliance for Each Major Federal Program

We have audited the Town of Grand Lake, Colorado's (the Town) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Town's major federal programs for the year ended December 31, 2018. The Town's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Town's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Town's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Town's compliance.

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Opinion on Each Major Federal Program

In our opinion, the Town, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2018.

Report on Internal Control over Compliance

Management of the Town is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Town's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Dassio & Associates, P.C.

April 5, 2019

E101

TOWN OF GRAND LAKE, COLORADO

Schedule of Findings and Questioned Costs
Year Ended December 31, 2018

I. Summary of the Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? ___ Yes _X_ No
- Significant deficiency(ies) identified? ___ Yes _X_ None Reported

Noncompliance material to financial statements noted? ___ Yes _X_ No

Federal Awards

Internal control over major federal programs:

- Material weakness(es) identified? ___ Yes _X_ No
- Significant deficiency(ies) identified? ___ Yes _X_ None Reported

Type of auditor's report issued on compliance for major federal programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? ___ Yes _X_ No

Identification of major programs:

20.205 Highway Planning and Construction

Dollar threshold used to distinguish between type A and type B programs: $750,000

Auditee qualified as low-risk auditee? ___ Yes _X_ No

E102

TOWN OF GRAND LAKE, COLORADO

Schedule of Prior Year Findings and Questioned Costs
Year Ended December 31, 2018

Finding	Status	Corrective Action Plan or Other Explanation

None Reported

E103

TOWN OF GRAND LAKE, COLORADO

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended December 31, 2018

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Pass-through Grantor Number	Federal Expenditures
United States Department of Interior			
Pass-through from the Colorado Department of Local Affairs			
Distribution of Receipts to State and Local Governments	15.227	EIAF 8416	$ 70,706
United States Environmental Protection Agency			
Pass-through from the Colorado Department of Health and Environment			
Capitalization Grants for Drinking Water State Revolving Funds	66.468	D18F409	66,585
United States Department of Transportation			
Pass-through from the Colorado Department of Transportation			
Highway Planning and Construction	20.205	BRO M560-003	805,404
Total Expenditures of Federal Awards			$ 942,695

The accompanying notes are an integral part of this schedule

See the Independent Auditor's Report

E104

TOWN OF GRAND LAKE, COLORADO

Notes to the Schedule of Federal Awards
Year Ended December 31, 2018

Note 1 – Basis Of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the Town under programs of the federal government for the year ended December 31, 2018. The information in this Schedule is presented in accordance with the requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the the Town, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Town.

Note 2 – Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3 – Indirect Cost Rate

The Town has not allocated indirect costs to its federal awards through a federally negotiated indirect cost rate and has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

E105

The public report burden for this information collection is estimated to average 380 hours annually

Financial Planning 02/01
Form # 350-050-36

LOCAL HIGHWAY FINANCE REPORT	City or County: Town of Grand Lake
	YEAR ENDING : December 2018
This Information From The Records Of Town of Grand Lake:	Prepared By: Erin Ackerman Phone: 970-627-3435

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from local sources:	
1. Local highway-user taxes	
a. Motor Fuel (from Item I.A.5.)	
b. Motor Vehicle (from Item I.B.5.)	
c. Total (a.+b.)	
2. General fund appropriations	629,368
3. Other local imposts (from page 2)	421,573
4. Miscellaneous local receipts (from page 2)	37,811
5. Transfers from toll facilities	0
6. Proceeds of sale of bonds and notes:	
a. Bonds - Original Issues	0
b. Bonds - Refunding Issues	0
c. Notes	0
d. Total (a. + b. + c.)	0
7. Total (1 through 6)	1,088,752
B. Private Contributions	0
C. Receipts from State government (from page 2)	181,734
D. Receipts from Federal Government (from page 2)	805,404
E. Total receipts (A.7 + B + C + D)	2,075,890

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway disbursements:	
1. Capital outlay (from page 2)	1,858,995
2. Maintenance:	259,769
3. Road and street services:	
a. Traffic control operations	27,559
b. Snow and ice removal	186,791
c. Other	22,280
d. Total (a. through c.)	236,630
4. General administration & miscellaneous	23,655
5. Highway law enforcement and safety	15,368
6. Total (1 through 5)	2,394,417
B. Debt service on local obligations:	
1. Bonds:	
a. Interest	173,550
b. Redemption	105,000
c. Total (a. + b.)	278,550
2. Notes:	
a. Interest	0
b. Redemption	0
c. Total (a. + b.)	0
3. Total (1.c + 2.c)	278,550
C. Payments to State for highways	0
D. Payments to toll facilities	0
E. Total disbursements (A.6 + B.3 + C + D)	2,672,967

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)	4,120,000	0	105,000	4,015,000
1. Bonds (Refunding Portion)		0	0	
B. Notes (Total)	0	0	0	0

V. LOCAL ROAD AND STREET FUND BALANCE

A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
1,745,566	2,075,890	2,672,967	1,148,489	0

Notes and Comments:

FORM FHWA-536 (Rev. 1-05) PREVIOUS EDITIONS OBSOLETE (Next Page)

E1006

LOCAL HIGHWAY FINANCE REPORT	STATE: Colorado
	YEAR ENDING (mm/yy): December 2018

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		**A.4. Miscellaneous local receipts:**	
a. Property Taxes and Assessments	0	a. Interest on investments	26,657
b. Other local imposts:		b. Traffic Fines & Penalities	0
1. Sales Taxes	395,090	c. Parking Garage Fees	0
2. Infrastructure & Impact Fees	0	d. Parking Meter Fees	0
3. Liens	0	e. Sale of Surplus Property	0
4. Licenses	340	f. Charges for Services	11,154
5. Specific Ownership &/or Other	26,143	g. Other Misc. Receipts	0
6. Total (1. through 5.)	421,573	h. Other	0
c. Total (a. + b.)	421,573	i. Total (a. through h.)	37,811
	(Carry forward to page 1)		(Carry forward to page 1)

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		**D. Receipts from Federal Government**	
1. Highway-user taxes	39,722	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	0
a. State bond proceeds		b. FEMA	0
b. Project Match		c. HUD	0
c. Motor Vehicle Registrations	2,176	d. Federal Transit Admin	0
d. Other (Specify) - Cigarette Select	3,697	e. U.S. Corps of Engineers	0
e. Other (Specify) - DOLA Grant	136,139	f. Other Federal	805,404
f. Total (a. through e.)	142,012	g. Total (a. through f.)	805,404
4. Total (1. + 2. + 3.f)	181,734	3. Total (1. + 2.g)	
			(Carry forward to page 1)

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES - DETAIL

	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs	0	0	0
b. Engineering Costs	0	0	0
c. Construction:			
(1). New Facilities	0	0	0
(2). Capacity Improvements	0	0	0
(3). System Preservation	0	1,858,995	1,858,995
(4). System Enhancement & Operation	0	0	0
(5). Total Construction (1) + (2) + (3) + (4)	0	1,858,995	1,858,995
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	0	1,858,995	1,858,995
			(Carry forward to page 1)

Notes and Comments:

FORM FHWA-536 (Rev.1-05) PREVIOUS EDITIONS OBSOLETE

E107

TOWN OF GRAND LAKE

To: Mayor Peterson and Town Trustees

From: Erin Ackerman, Town Treasurer

Date: May 13, 2019

Re: Authorized Cash Account Signers

As a reminder, the Town currently has cash accounts with the following entities:

Grand Mountain Bank:	1 Money Market Fund 2 Checking Accounts (one is a holding account for letter of credit funds)
U.S. Bank	2 Checking Accounts
CSAFE:	2 Money Market Funds
ColoTrust:	1 Money Market Fund
Advantage Bank:	1 Certificate of Deposit
FlatIrons Bank:	1 Certificate of Deposit
Gill Capital Partners:	Investment Bonds

The Town's policy is to require two signers on all checks. Authorized individuals have traditionally included the Mayor, the Mayor Pro-Tem, the Financial Trustee, the Town Manager, and the Town Clerk. The Town Treasurer is authorized to receive information with respect to the accounts, limited specifically to requesting account statements and status information from the various institutions.

The current authorized signers on all the Town's accounts are:

James C. Peterson	Mayor
Stephan J. Kudron	Mayor Pro-Tem
None Named	Financial Trustee
James J. White	Town Manager
None Named	Town Clerk

The Town has made it a practice to review and update the authorized signers after each municipal election to reflect election results, changes in personnel, or any other changes desired by the Board. Staff recommends the Board take this opportunity to make any changes it deems advisable. In order to expedite matters, I have prepared the attached draft resolution for your consideration. This draft designates the above-named current signers and in addition naming Cynthia Southway as the Board representative for Financial Trustee and Jennifer Thompson in her role as Town Clerk, but of course the Board may designate any individuals it wishes. If the Board approves the Resolution, Staff will prepare the appropriate documents.

Staff recommends the Board adopt Resolution No. XX-2019, a Resolution Designating Individuals Authorized to Conduct Transactions with Respect to the Town of Grand Lake's Cash and Investment Accounts.

TOWN OF GRAND LAKE, COLORADO
BOARD OF TRUSTEES
RESOLUTION NO. __-2019

A RESOLUTION DESIGNATING INDIVIDUALS AUTHORIZED TO CONDUCT TRANSACTIONS WITH RESPECT TO THE TOWN OF GRAND LAKE'S CASH AND INVESTMENT ACCOUNTS

WHEREAS, the Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories; and

WHEREAS, the Town of Grand Lake maintains cash and investments accounts in various financial institutions in the State of Colorado, all of which have been designated eligible public depositories by the State Financial Services Commissioner; and

WHEREAS, all such cash and investments accounts are insured by the Federal Deposit Insurance Commission (FDIC) and/or collateralized in accordance with PDPA; and

WHEREAS, from time to time it becomes necessary to change the individuals designated as authorized representatives to conduct transactions with respect to the cash and investment accounts due to election results and/or change in personnel; and

WHEREAS, the Board of Trustees of the Town of Grand Lake has the authority to designate individuals authorized to conduct transactions with respect to the Town's cash and investment accounts and/or receive information with respect to the status of those accounts;

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

Section 1. The Town of Grand Lake maintains cash and investment accounts in the following PDPA eligible public depositories:

Grand Mountain Bank, Grand Lake, Colorado – (2) Checking accounts,
(1) Money Market Fund

U.S. Bank, Granby, Colorado – (2) Checking accounts

Colorado Surplus Asset Fund Trust (CSAFE), Denver, Colorado – (2) Money Market Funds

Colorado Local Government Liquid Asset Trust (ColoTrust), Denver, Colorado – (1) Money Market Fund

Advantage Bank, Loveland, CO – (1) Certificate of Deposit

Flatirons Bank, Longmont, CO – (1) Certificate of Deposit

Section 2. The following individuals are designated as representatives authorized to conduct transactions in connection with the Town of Grand Lake cash and investment accounts set forth in Section 1, including but not limited to signing checks, transferring funds into and out of the accounts, and requesting information regarding said accounts as is necessary to the conduct of the Town's business:

James C. Peterson, Mayor
Stephan J. Kudron, Mayor Pro-Tem
Cynthia (Cindy) Southway, Financial Trustee
James J. White, Town Manager
Jennifer Thompson, Town Clerk

Section 3. The following individual is designated as a representative with authorization limited to request and receive status information, including but not limited to requests for written statements and interest rates, in connection with the Town of Grand Lake cash and investment accounts set forth in Section 1:

Erin Ackerman, Town Treasurer

Section 4: The Town Manager or Town Treasurer and Mayor, Mayor Pro-Tem or Financial Trustee are designated as representatives authorized to conduct transactions in connection with the Town of Grand Lake cash account held at Hilltop Securities Inc., Dallas, Texas, including but not limited to transferring funds into and out of the account, and requesting information regarding said accounts as is necessary to the conduct of the Town's business.

Section 5: The Town Manager or Town Treasurer and Mayor, Mayor Pro-Tem or Financial Trustee are designated as representatives authorized to conduct transactions in connection with Gill Capital Partners, Denver, Colorado, including but not limited to the investment of monies into advantageous bond investments.

Section 6: The Town Manager, Town Clerk and Town Treasurer are further designated as authorized representatives to conduct transactions in connection with Treasury Management Services (online services) for the two U.S. Bank accounts set forth in Section 1, including but not limited to choosing and initiating online services such as credit and debit ACH transfers.

DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 13th DAY OF MAY, 2019.

(SEAL)

Votes Approving: __
Votes Opposed: __
Absent: __
Abstained: __

ATTEST:

TOWN OF GRAND LAKE

_____
Jennifer Thompson, Town Clerk

BY: _____
James C. Peterson, Mayor

TOWN OF
GRAND LAKE

May 13, 2019

To: Mayor Peterson and Trustees
From: Nate Shull, Town Planner

RE: Consideration to adopt Resolution 04-2019; a resolution granting approval of a building permit for a new boathouse located at Lots 52-54 Cairns Addition to Grand Lake; more commonly referred to as 706 Cairns Ave.

Attachments: *Land Use Application* _____
Building Permit Application _____
Lot Line Agreement _____
Site Plan and Construction Drawings _____
GES Appendix Sheets _____
Written Comments _____
PC Resolution 06-2019 _____
BOT Draft Resolution _____

Purpose

The Town has received a building permit application for the construction of a new boathouse which requires Board of Trustees review. The applicant is Collin Brones, who is represented by Geoff Elliott of Grand Environmental Services.

Municipal Code

Municipal Code 12-2-29 Shoreline and Surface Water Regulations:
(B) [Boathouse and Covered Boat Docks Construction]
(B)6 - Review Process

After taking evidence in relation to said boathouse or covered boat dock, the Planning Commission shall recommend approval, approval with conditions or denial of the Building Permit application to the Board of Trustees…the Board of Trustees shall act on the application at their next regularly scheduled meeting

(B)4 - Submission Requirements

Complete applications include a site plan and supplemental information. All proposals must adhere to Boathouse and Boat Dock Design Standards, as identified in the previous Section of this Article.

(a) Site Plan The minimum site plan data required includes:

1. *Name of property owner and applicant*
2. *Location of property: Legal Description and Street Address*
3. *Lots and blocks numbered consecutively.*
4. *Date of preparation, map scale, and north sign.*
5. *High water line*
6. *The existing topography of the site shall be shown.*
7. *Abutting property lines*
8. *Existing structure(s) with labels*

9. *Proposed structure(s) with labels*
   (i) Dimensions of proposed structure(s) including height
   (ii) Setbacks from property lines
   (iii) Square footage of decks

(b) Supplemental Information
The following information does not have to be addressed on the site plan but must be included with building permit application. The minimum supplemental information required includes:

(i) Description of materials (including color samples) for siding, roof, window trim, decks, docks, railings, etc.
(ii) Erosion and sediment control practices. Silt fencing or equivalent is required on any site adjacent to a body of water or on a steep hillside. Erosion control will be required to insure sedimentation does not leave the site. Town officials have the right to require erosion control on any site.
(iii) Identify existing landscaping that will be disturbed. Identify landscaping material(s) to be placed on the site after construction.
(iv) H.O.A. approval, if applicable.
(v) U.S. Forest Service approval if the proposed development is located on Shadow Mountain Lake.
(vi) Indemnification Agreement

Staff Comments
Staff has the following comments about applicant's building permit application submission.

Staff caused publication of this Public Hearing in the Middle Park Times on March 27, 2019 and contacted the surrounding properties owners within 200' as required by the Municipal Code. The Town received one (1) written comment regarding the application (attached).

Upon review, the applicant's boathouse proposal complies with all municipal code regulations pertaining to boathouse construction, including heights, setbacks, and distances, as laid out in section 12-2-29(B). A detailed table of these regulations and the applicant's proposed measurements is included below:

Standard	**Code Requirement**	**Applicant's Proposal**
Permitted Uses	SFR, ACC structures	Boathouse ✓
Height	16' Max	15' 11 3/8" ✓
Width	30' Max	19' ✓
Setback (Side)	10' Min	10'6" ✓
Setback (Rear/Extension)	35' Max	34' 6" ✓
Square Footage	N/A	1026 sf

Mr. Elliott has furnished the required supplemental information, including material and color samples, erosion/sediment control practices, and potential disturbed landscapes. He has also signed the required

404 permit disclaimer and has been in frequent communication with Tyler Adams to obtain the Nationwide Permit 42 for Recreational Facilities. No HOA exists within where the property is located.

During the 04/17 Planning Commission public hearing, public comment was made about the application request. A summary of these comments is below:

- **Susan Speer, 722 Cairns Ave** – Ms. Speer, on behalf of her neighbor, wanted to clarify the proposed location/position of the boathouse to know whether is would sit close to the property boundary and/or obstruct their views of the lake. Planner Shull responded by explaining that the boathouse would sit on top of the existing dock (to be demolished) on the north boundary of the property. It would not obstruct views from the neighbor's beach area on the south boundary.
- **Lawrence Berger, 700 Cairns Ave –** Mr. Berger stated that he had no problem with the proposed boathouse

The Planning Commissioners provided commentary on the applicant's request. A summary of their comments is below:

- Commissioner Murray requested that a condition be made to require the applicant to provide construction drawings with a stamp from a licensed Colorado Architect and/or Engineer upon approval to the County.
- Commissioner Kudron concurred with Commissioner Murray's comment
- Commissioner Burke requested that a condition be made to require the applicant to obtain a copy of the Nationwide 42 Permit from the Army Corp of Engineers and show proof of such permit to the Town, as well as completion of the original and final height verification by a licensed Colorado Surveyor.

At conclusion, the Commission moved to recommend approval of the applicant's request with additional conditions as stated in Resolution 06-2019.

Staff Recommendation
Staff suggests the Board adopt Resolution 04-2019 as presented.

Board Discussion
The Board should discuss the matter amongst themselves and make a collective decision.

Board Action
The Board has several options to consider including:

1. Adopt Resolution 04-2019 as presented, thus granting the building permit; OR
2. Adopt the Resolution 04-2019 with additional conditions; OR
3. Not adopt Resolution 04-2019, thus denying the building permit.

Suggested Motions for new boathouse:

1. **I move to adopt Resolution 04-2019; a resolution granting the building permit for construction of a new boathouse located at Lots 52-54 Cairns Addition; more commonly referred to as 706 Cairns Ave as presented; OR**

TOWN OF
GRAND LAKE

2. **I move to adopt Resolution 04-2019; a resolution granting the building permit for construction of a new boathouse located at Lots 52-54 Cairns Addition; more commonly referred to as 706 Cairns Ave with the following additional conditions _____; OR**
3. **I move to deny the building permit application for construction of a new boathouse located at Lots 52-54 Cairns Addition; more commonly referred to as 706 Cairns Ave; and direct staff to draft a resolution outlining this motion; and authorize Mayor Peterson to sign**

BUILDING PERMIT APPLICATION

JURISDICTION: _____ BUILDING PERMIT NUMBER: B-_____-_____

DATE OF ISSUE_____/_____/_____ PARCEL I.D. NUMBER: _____

SCHEDULE NUMBER: R_____

REQUIRED WITH SUBMISSION OF APPLICATION:
- CONTRACTOR VERIFICATION FORM
  OR
- ACKNOWLEDGEMENT OF CONTRACTOR INSURANCE

CONTACT NAME: _____

CONTACT PHONE: _____

CONTACT EMAIL: _____

1. Collin + Erin Brones 954 Pinenut Ct
   OWNER NAME MAILING ADDRESS
   Colorado Springs CO 80921-3739 719-660-2601
   CITY STATE ZIP CODE OWNER PHONE NUMBER
2. LEGAL DESCRIPTION: 52-54 Cairns Addition
   LOT NUMBER BLOCK NUMBER SUBDIVISION NAME
   OR METES AND BOUNDS _____
   SECTION TOWNSHIP RANGE
3. JOB ADDRESS: 706 Cairns
4. ARCHITECT OR DESIGNER: John Brammer Single Track Design
   gnridin@gmail.com 970-531-1480
   CITY STATE ZIP PHONE
5. ENGINEER: JVA Consulting Engineers
   Winter Park CO 80482 970-722-7677
   CITY STATE ZIP PHONE
6. CONTRACTOR EMAIL: geoff@grandenvironmental.com
7. HOMEOWNER EMAIL: cepbrones@comcast.net
8. USE OF BUILDING: Boathouse
9. CLASS OF WORK: ■ NEW ☐ADDITION ☐ALTERATION ☐REPAIR ☐MOVE ☐REMOVE
10. DESCRIBE WORK: Remove existing dock, build boathouse
11. **NOTICE:** This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is Suspended or abandoned for a period of 365 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to Violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

21 Mar 19

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT DATE SIGNATURE OF OWNER (IF OWNER BUILDER) DATE

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

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

E115

DEPARTMENT OF **COMMUNITY DEVELOPMENT** | BUILDING DIVISION
308 Byers Ave | P.O. Box 238 | Hot Sulphur Springs, CO 80451
ph 970-725-3255 | f 970-725-3284
www.co.grand.co.us

CONTRACTOR VERIFICATION FORM

THIS FORM SERVES THE PURPOSE OF IDENTIFYING THE CONTRACTOR HIRED TO PERFORM CONSTRUCTION ON BEHALF OF THE PROPERTY OWNER(S). IF THERE IS ANY CHANGE IN CONTRACTOR, THIS DEPARTMENT MUST BE NOTIFIED IMMEDIATELY IN WRITING WITH THE *CHANGE IN CONTRACTOR VERIFICATION* FORM.

DATE: 21 March 19 BUILDING PERMIT #: _____

CONTRACTOR: Geoff Elliott Grand Environmental

GRAND COUNTY CONTRACTOR REGISTRATION #: CR19-0125

CONTRACTOR CONTACT NAME: Geoff Elliott

CONTRACTOR EMAIL: geoff@grandenvironmental.com

CONTRACTOR PHONE NUMBER: 970 509-0199

PROPERTY OWNER: Collin + Erin Brones

JOBSITE ADDRESS: 706 Cairns

PROPERTY OWNER EMAIL: cepbrones@comcast.net

PROPERTY OWNER PHONE NUMBER: 719-660-2601

OWNER OR AUTHORIZED AGENT SIGNATURE — DATE: 21 Mar 19

BY SIGNING, YOU ARE CONFIRMING THAT ALL ABOVE INFORMATION IS TRUE AND AGREE TO NOTIFY THIS DEPARTMENT OF ANY CHANGES.

E116

TOWN OF GRAND LAKE

TAXES AND FEES CALCULATION SHEET

Date 21 March 19 Building Permit Number _____

1. Owner Name Collin + Erin Brones
2. Owner Address 954 Pinenut Ct Colorado Springs CO
3. Owner Phone and Email 719-660-2601 cepbrones@comcast.net
4. Job Address 706 Cairns Grand Lake

Subdivision Cairns Addition Block _____ Lot(s) 52-54

80921-3739

USE TAX CALCULATION

Total Project Cost ($)		Cost of Material		Use Tax (0.05)		Total Use Tax ($)
182,400	X	50%	X	5%	=	$4,560.00 (1)

AFFORDABLE HOUSING FEE CALCULATION

Category	Total Square Feet		Exemptions (Sq. Ft.)		Fee per Sq. Ft. ($)		Subtotal Fee ($)
SFR	1026	--	800	X	0.25	=	56.50
		--		X		=	
		--		X		=	

Total Affordable Housing Fee = $56.50 (2)

COMBINED TAXES AND FEES

(1) 4560 + (2) 56.50 = $4,616.50

E117

Town of Grand Lake

Affordable Housing Fee Breakdown

New Construction

Category	Building Types (includes but not limited to...)	Fee per Square Foot
Single Family Residential (SFR)	➢ Single Family Dwelling ➢ Manufactured Home (by HUD)	$1.00
Multi-Family Residential (MFR)	➢ Townhome or Condominium ➢ Apartment ➢ Other with 2 or more units	$1.00
Commercial (C)	➢ Lodging Facilities ➢ Office/Professional ➢ Restaurant/Retail ➢ Personal/Local ➢ Automotive	$1.00
Accessory Use (ACC)	➢ Garage ➢ Boathouse or Boat dock ➢ Deck/Porch ➢ Unattached Storage Shed	$0.25

Exemptions

Category	Sq. Ft. Exempt	Description
Single Family Residential (SFR)	800	➢ For buildings less than 2000 sq. ft
Multi-Family Residential (MFR)	400	➢ For buildings less than 1000 sq. ft.
General		➢ NO exemptions for additions to structures ➢ NO exemptions to accessory uses (garages and decks)

ARMY CORPS OF ENGINEERS 404 PERMIT REQUIREMENT DISCLAIMER

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

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

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

Colorado West Regulatory Branch
400 Rood Avenue
Grand Junction, CO 81501

(970) 243-1199
cespk-regulatory-info@usace.army.mil

Property Legal Address: Lots 52-54 Cairns Addition

Property Street Address: 706 Cairns

Property Owner Name: Collin + Erin Brones

Contractor Name: Grand Environmental Services

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

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

Geoff Elliott for Brones
Signature

Geoffrey Elliott — 21 Mar 19
Printed Name — Date

Consultation w/ Corps Tyler Adams
Nationwide Permit 42 For Recreational Facilities
in process

E119

Brones Calcs for Building Permit Version 21Mar19

		Cost/Ft2	Cost	Cost Forward	
Boathouse	570	$200	$114,000	$114,000	
Dock	364	$150	$54,600		
	934				
	1026				
Dock + Overhang	456	$150	$68,400	$68,400	
				$182,400	
			Cost of Materials 50%	0.5	
				$91,200	
			Use Tax 0.05	0.05	
				$4,560	$4,560

Affordable Housing Fee Calculation

Total structure foot print	1026	
Exempt for building (structure) footprint	800	
	226	
Cost for Accessory Use -- Boathouse or Boat Dock	$0.25	
	$56.50	$56.50
		$4,616.50

Town of Grand Lake

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

LAND USE REVIEW APPLICATION FORM

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

PROPERTY

- Street Address (or general location if not addressed): 706 Cairns
- Legal Description: Lot 52-54 Block _____ Subdivision Cairns Addition
- Lot Area (in square feet or acres): 0.33 Acre per GC Assessor
- Existing Use of Property: Single Family Residential

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

PROPOSAL

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

1) Remove existing shoreline deck + floating dock
2) Build new boathouse + adjacent dock

- Name of Development: Brones Boathouse on Grand Lake
- Name of Applicant: Collin + Erin Brones Email: cepbrones e comcast.net
- Address: 954 Pinenut Ct Phone: 719-660-2601
- City: Colorado Sp. State: CO Zip: 80921-3739 Fax: NA
- Contact Person (if not applicant): Geoff Elliott Email: geoff@grandenvironmental.com
- Address: 312 Park Ave Phone: 970 509-0199
- City: Grand Lake State: CO Zip: 80447 Fax: _____

STAFF USE ONLY

Application Received By: _____ Date / Time: _____
File Name: _____
Fee Paid: _____ Amount: _____ Reimbursement Form Signed: _____

E121

GRAND LAKE
COLORADO

To be completed after ice-off

ORIGINAL GRADE and FINAL HEIGHT VERIFICATION FORM

(To be filled out by the surveyor)

Original Grade Verification:

Date: _____

I, _____, a Professional Land Surveyor of the State of Colorado, field surveyed the original grades (also called preconstruction elevation) before any site work, including grading or excavation had occurred at _____.
(site address)

Elevations at each corner of the proposed foundation were:

Northwest	Northeast	Southwest	Southeast
_____	_____	_____	_____

Printed Name Warren Ward PLS Signature _____

Company Rocky Mtn Surveys

Address Box 552
Winta Park 80482

Surveyor's Seal

Phone 970-531-1120

Final Height and Finished Grade Verification:

Date: _____

I, _____, a Professional Land Surveyor of the State of Colorado, field surveyed the height of the structure listed above after completion of the rough framing. The result of the survey showed the elevation at the highest point of the rough frame was _____ and the elevations of the finished grades at each corner of the foundation where the original grades were established were:

Northwest	Northeast	Southwest	Southeast
_____	_____	_____	_____

Printed Name _____ Signature _____

Company _____

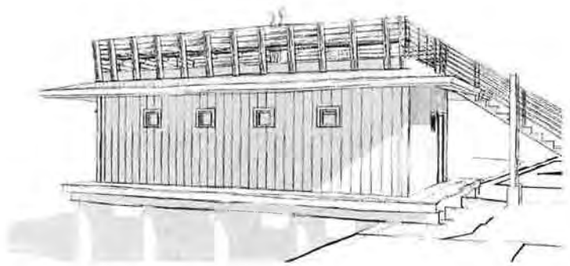
Address _____

_____

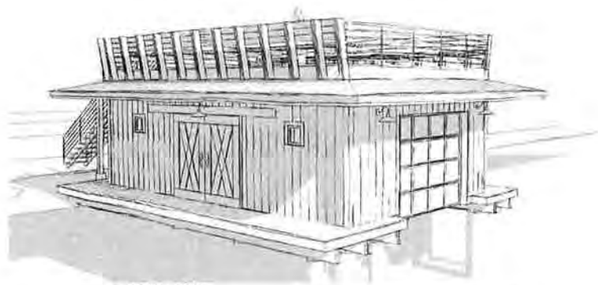
Surveyor's Seal

Phone _____

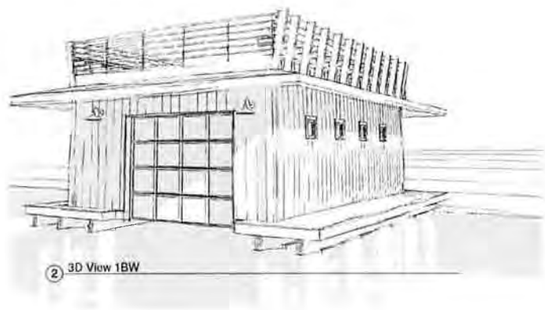
E122



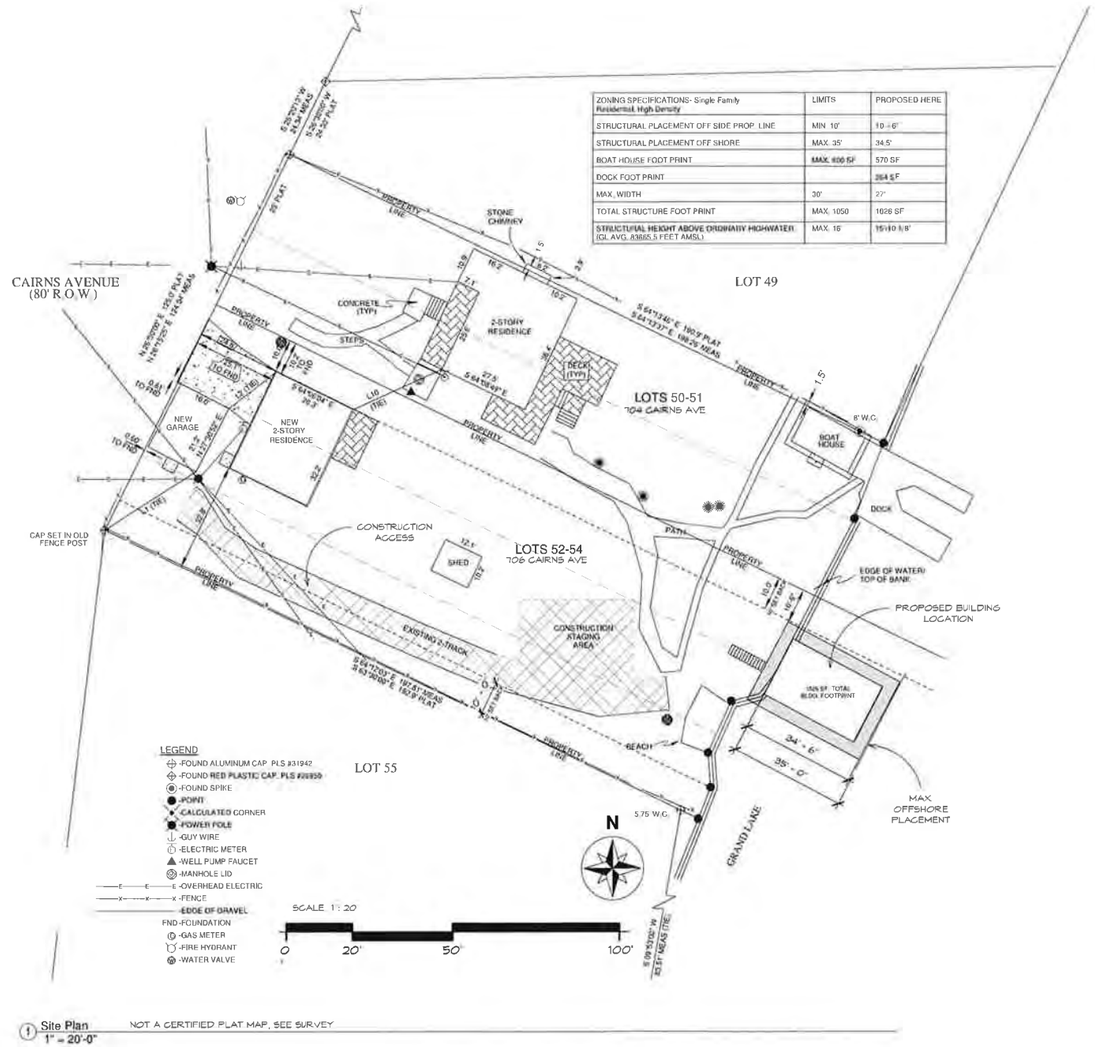
3 3D View 2BW



4 3D View 3BW



2 3D View 1BW



ZONING SPECIFICATIONS- Single Family Residential, High Density	LIMITS	PROPOSED HERE
STRUCTURAL PLACEMENT OFF SIDE PROP. LINE	MIN. 10'	10 +/-6"
STRUCTURAL PLACEMENT OFF SHORE	MAX. 35'	34.5'
BOAT HOUSE FOOT PRINT	MAX. 600 SF	570 SF
DOCK FOOT PRINT		364 SF
MAX. WIDTH	30'	27'
TOTAL STRUCTURE FOOT PRINT	MAX. 1050	1026 SF
STRUCTURAL HEIGHT ABOVE ORDINARY HIGHWATER (GL AVG. 83665.5 FEET AMSL)	MAX. 16'	15'-10 1/8"

1 Site Plan
1" = 20'-0"

NOT A CERTIFIED PLAT MAP, SEE SURVEY

GENERAL

SCOPE OF PROJECT:

A NEW BOAT HOUSE TO BE BUILT AT;
706 CAIRNS AVE LOTS 52-54
GRANBY, CO 80447

CLIMATE ZONE 7

ZONING, R-3 SINGLE FAMILY RESIDENTIAL HIGH DENSITY

APPLICABLE BUILDING CODES;
2015 INTERNATIONAL RESIDENTIAL CODE, IRC
2015 INTERNATIONAL BUILDING CODE, IBC
2015 INTERNATIONAL FIRE CODE, INCLUDING ALL APPENDICES IFC
2015 NATIONAL ELECTRIC CODE, NEC

APPLICABLE THREE LAKES DESIGN REVIEW PARAMETERS:

35 MAX EXTENSION FROM SHORE
10 MIN SETBACK FROM PROPERTY LINE
16 MAX HEIGHT FROM AVG WATER LINE (8366.5)

SF TOTALS:

BUILDING FOOTPRINT 1026 SF

SNOW LOAD:
70 LBS SF, WITH NO REDUCTION FOR SLOPE OR DURATION

WIND LOAD; 90 MPH EXPOSURE B

LIVE LOADS:
FLOOR 40 PSF
DECKS, 60 PSF

FROST DEPTH; 30"

BUILDING HEIGHT;
OFF OF WATER, 15 -10 1/8"

SILT FENCE EROSION CONTROL DURING CONSTRUCTION PER CONTRACTOR PRIOR TO CONSTRUCTION START

CONCRETE CLEAN OUT LOCATION PER CONTRACTOR PRIOR TO CONSTRUCTION START

VERIFY ALL MEASUREMENTS IN FIELD INCL UTILITY LOCATIONS AND SITE CONDITIONS

ALL UTILITIES, ELECTRICAL AND TELEPHONE TO BE UNDERGROUND

EXTERIOR LIGHTING TO BE "DARK SKY" COMPLIANT

REVEGETATION OF DISTURBED AREAS UPON CONSTRUCTION COMPLETION, IN NATIVE VEGETATION

BEAR PROOF TRASH RECEPTACLES RECOMMENDED

CONTACTS:

HOME OWNERS;
COLLIN AND ERIN BRONES
(719) 660-2601

CONTRACTOR;
ANDY MILLER
M3 PROPERTY SERVICES INC
(970) 531-0674

ENVIRONMENTAL;
GEOFF ELLIOT
GRAND ENVIRONMENTAL SERVICES
(970) 509-0198

ENGINEER;
JVA
(970) 722-7677

DESIGN;
JOHN BRAMMER
(970) 531-1480
GNRIDIN@GMAIL.COM

SINGLE-TRACK DESIGN LLC
JOHN BRAMMER
GNRIDIN@GMAIL.COM
(970) 531-1480

Brones Boat House

706 Cairns Avenue
Lots 52-54 Grand Lake
Grand County Colorado 80447

Sheet List

Sheet Number	Sheet Name
0	Site Plan/ Cover Sheet
1	SURVEY
A1	Multi Views
A2	Roof
A3	Elevations

Site Plan/ Cover Sheet

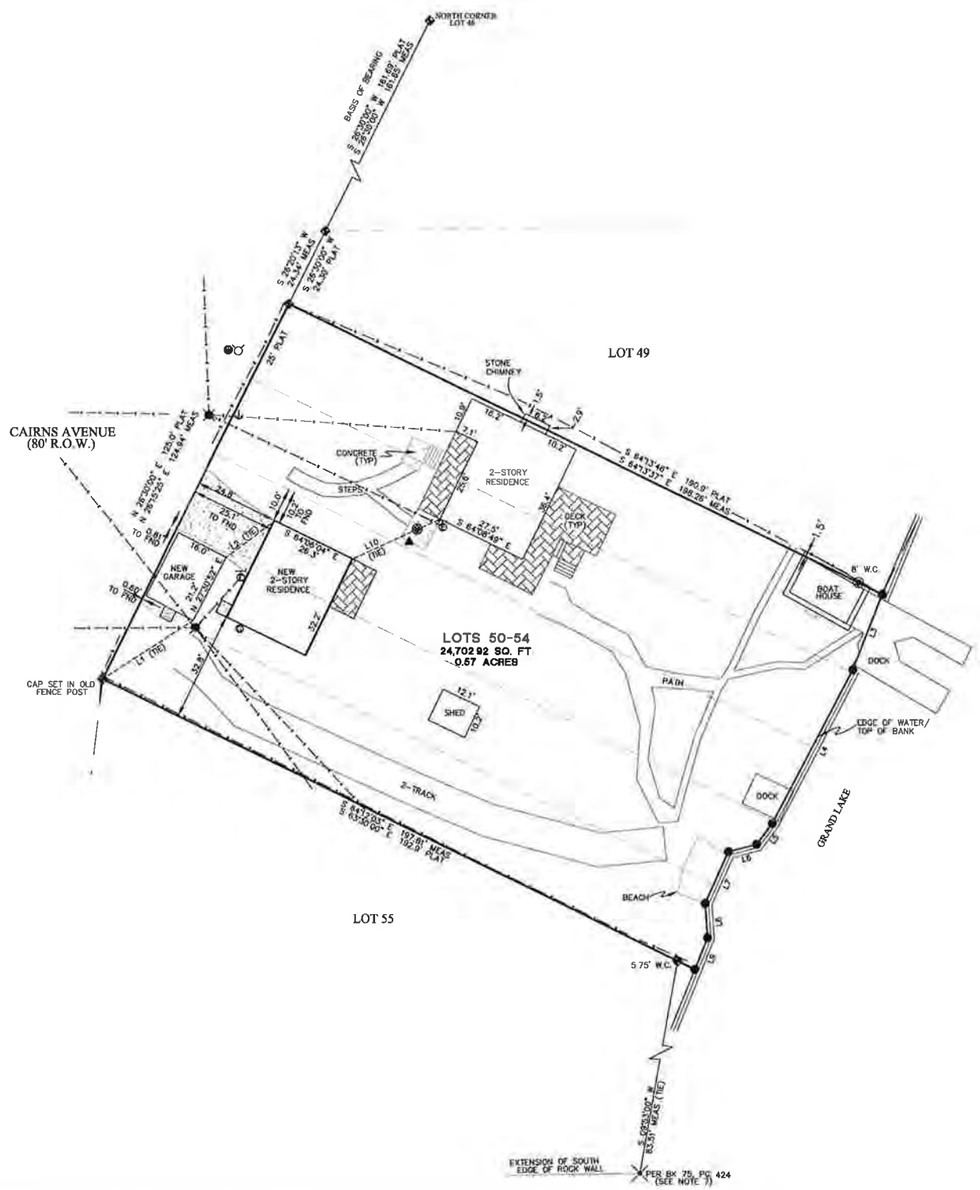
Scale	1" = 20'-0"
Project number	1089-75
Date	3/19/2019 10:16:08 AM
Drawn by	JB

0

E123

IMPROVEMENT SURVEY PLAT

LOTS 50-54, CAIRNS ADDITION TO GRAND LAKE
RECEPTION NO. 10962
GRAND COUNTY, COLORADO
SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST, 6TH P.M.



NOTES

1. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
   A. GRAND COUNTY RECORDS, LAND SURVEY PLAT #1402, ALTA/ACSM LAND TITLE SURVEY.
   B. GRAND COUNTY RECORDS, CAIRNS ADDITION TO GRAND LAKE, RECEPTION NO. 10962.
2. THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, VARIANCES, COVENANTS AND/OR AGREEMENTS ETC .. AS OF RECORD MAY APPEAR.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT DEPICTED HEREIN.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TIM SHENK LAND SURVEYING, INC.
5. UNDERGROUND UTILITIES ARE NOT SHOWN EXCEPT WHERE INDICATED.
6. THE SUBJECT PROPERTY IS CURRENTLY ZONED "TOWN OF GRAND LAKE, SINGLE FAMILY RESIDENCE HIGH DENSITY". SAID ZONING CONSISTS OF THE FOLLOWING SETBACKS:
   MINIMUM FRONT YARD = 25'
   MINIMUM SIDE YARD = 10'
   MINIMUM REAR YARD = 10'
7. THE SOUTH EDGE OF THE ROCK WALL WAS THE BEST EVIDENCE OF THE "CAIRNS-CRAIG DIVISION LINE" AS REFERENCED IN BOOK 75, PAGE 424.
8. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON

LAND SURVEYOR'S CERTIFICATE:

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

DATED THIS 18TH DAY OF JULY, 2012

COLORADO LICENSED ROBERT C. PFEIFFER 7/18/12 38223 LAND SURVEYOR

ROBERT C. PFEIFFER, P.L.S. #38223
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC

LEGEND

- FOUND ALUMINUM CAP, PLS #31842
- FOUND RED PLASTIC CAP, PLS #26950
- FOUND SPIKE
- POINT
- CALCULATED CORNER
- POWER POLE
- GUY WIRE
- ELECTRIC METER
- WELL PUMP FAUCET
- MANHOLE LID
- OVERHEAD ELECTRIC
- FENCE
- EDGE OF GRAVEL
- FND FOUNDATION
- GAS METER
- FIRE HYDRANT
- WATER VALVE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°13'28" E	32.26'
L2	N 52°42'26" E	18.09'
L3	S 21°20'03" W	24.20'
L4	S 27°34'39" W	51.73'
L5	S 39°44'24" W	7.80'
L6	S 75°15'21" W	6.71'
L7	S 24°03'53" W	16.86'
L8	S 04°11'03" E	10.31'
L9	S 71°48'03" W	10.11'
L10	N 65°38'27" E	28.9'

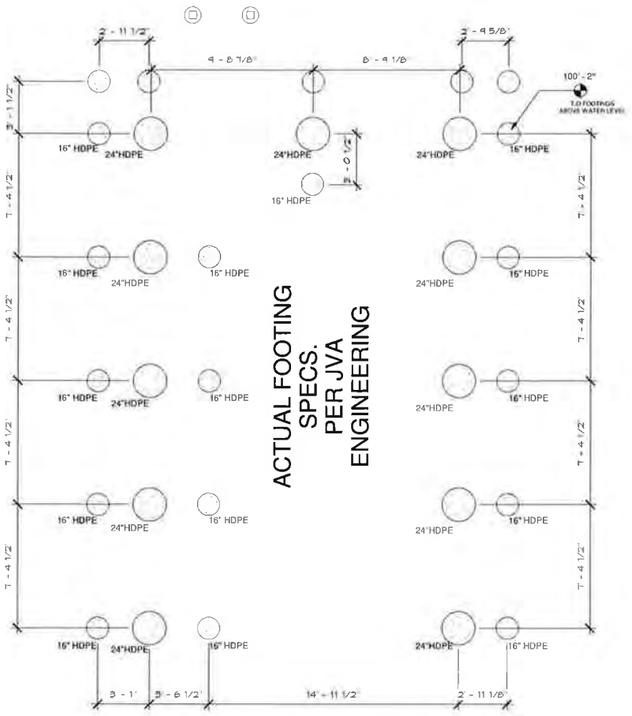
-20 0 10 20 40
SCALE: 1" = 20'
ORIGINAL GRAPHIC SCALE

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

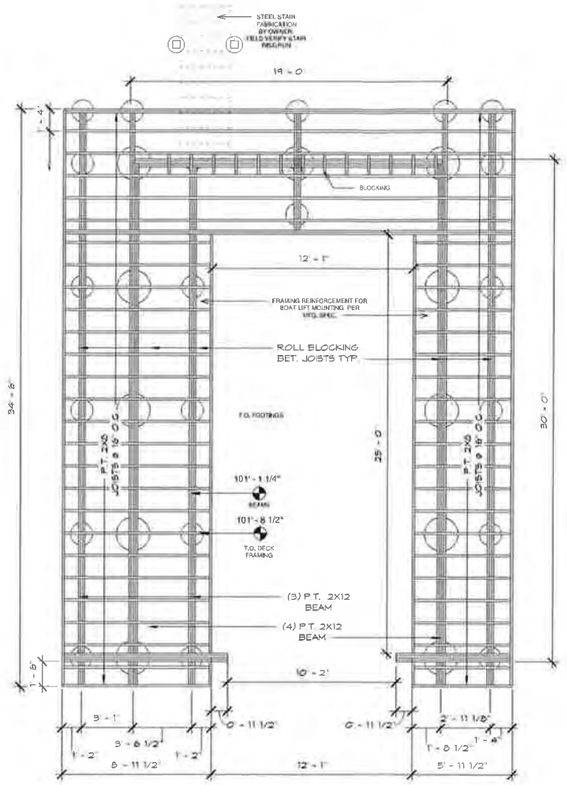
SHEET 1 OF 1:

JOB: 10063	SCALE: 1" = 20'	DATE: 7/18/12	CHECKED BY: TRS
DWG: 10063.06	CRD: 10063.11	DRAWN BY: RCP	REVISED:

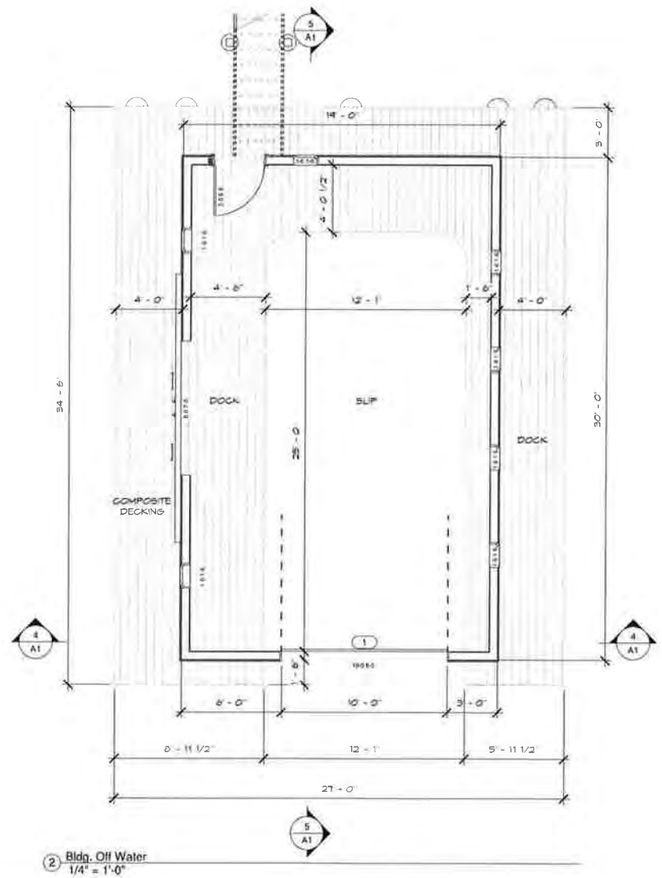
E124



3 B.O. Footing
1/4" = 1'-0"



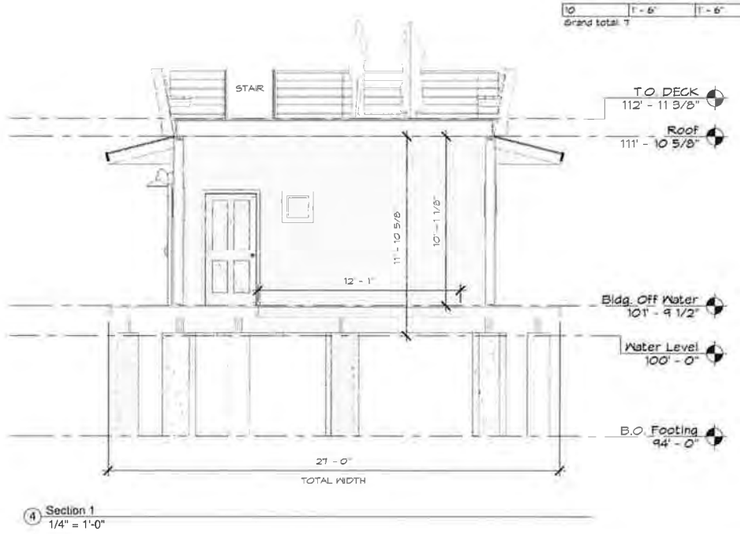
1 First Floor Framing
1/4" = 1'-0"



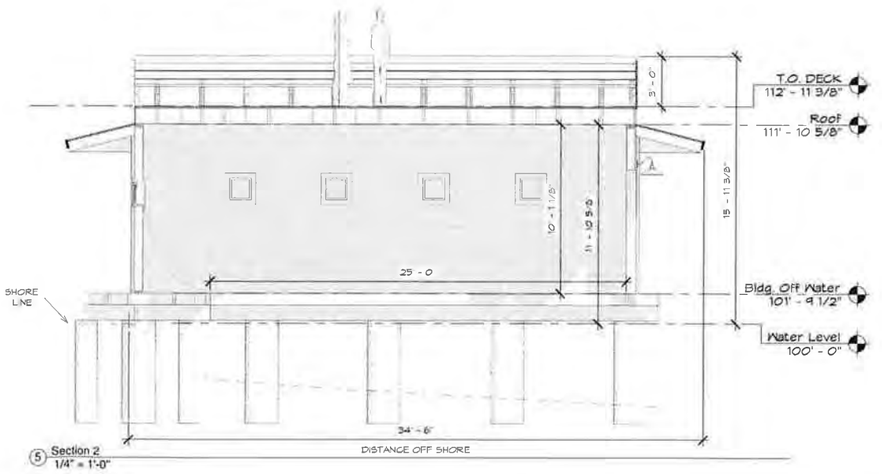
2 Bldg. Off Water
1/4" = 1'-0"

Window Schedule			
WINDOW NUMBER	SIZE		
	Width	Height	Type
10	1' - 6"	1' - 6"	Fixed with Trim
Grand total: 7			

Door Schedule		
Door Number	Door Size	Finish Comments
1	10-0 8-0	OVERHEAD SECTIONAL
2	3-0 6-8	RH WEST
3	8' Opening	DOUBLE SLIDING TRACK DOOR



4 Section 1
1/4" = 1'-0"



5 Section 2
1/4" = 1'-0"

SINGLE-TRACK DESIGN LLC
JOHN BRAMMER
GNRIDIN@GMAIL.COM
(970) 531-1480

Brones Boat House

706 Cairns Avenue
Lots 52-54 Grand Lake
Grand County Colorado 80447

NOTES:

FOOTINGS, JVA SPEC TBD

SUB FRAMING, JVA SPEC TBD

WALL FRAMING,
P.T. 2X6 LUMBER
ACQ APPROVED NAILS AND FASTENERS

HEADERS, (3) P.T. 2X8

DECK JOISTS,
P.T. 2X8 @ 16" O.C.

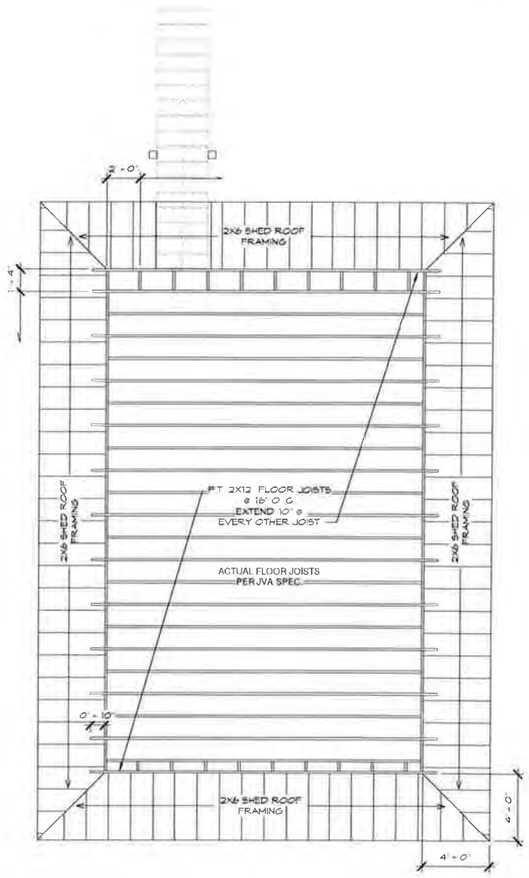
COMPOSIT DECKING

Multi Views

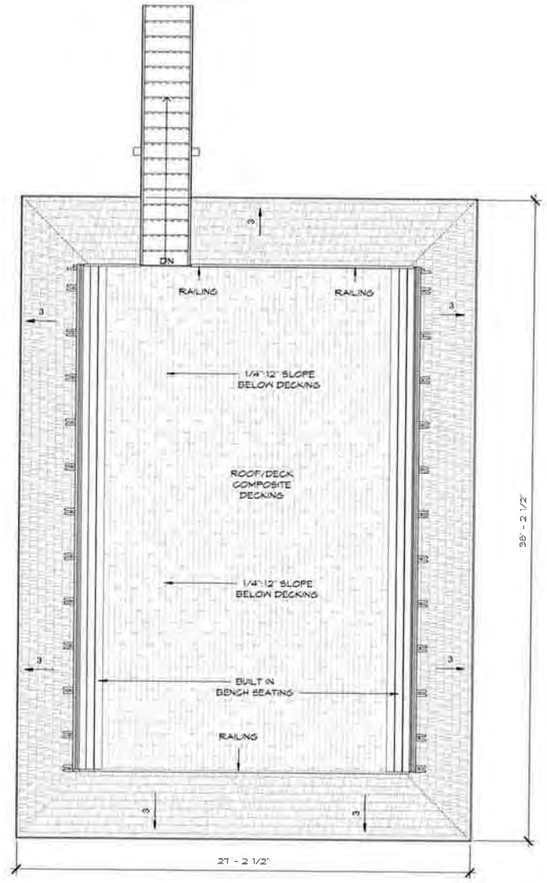
Scale	1/4" = 1'-0"
Project number	1089-15
Date	3/19/2019 10:16:11 AM
Drawn by	JB

A1

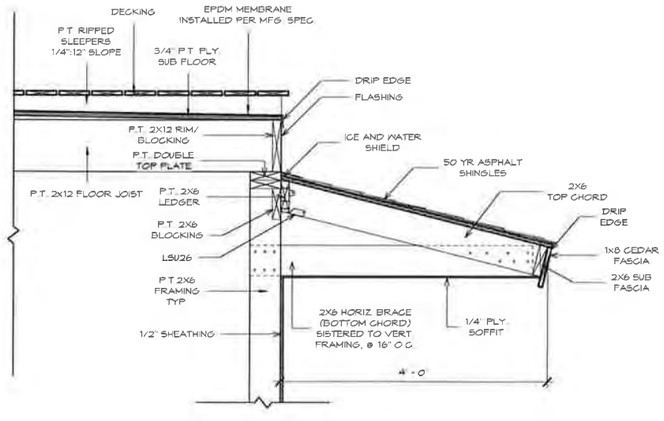
E125



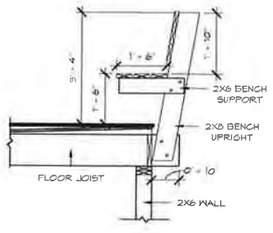
2 Roof Framing
1/4" = 1'-0"



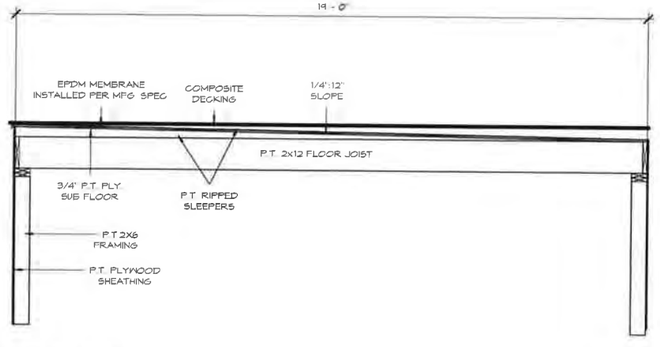
1 Roof Plan
1/4" = 1'-0"



4 SHED ROOF FRAMING
1" = 1'-0"



3 BENCH DETAIL
1/2" = 1'-0"



5 ROOF/FLOOR DETAIL
1/2" = 1'-0"

SINGLE-TRACK DESIGN LLC
JOHN BRAMMER
GNRIDIN@GMAIL.COM
(970) 531-1480

Brones Boat House

706 Cairns Avenue
Lots 52-54 Grand Lake
Grand County Colorado 80447

ROOF NOTES;

LOCAL SNOW LOAD TO MEET 70 LBS SF WITH NO REDUCTION FOR SLOPE OR DURATION.

ROOF BEING USED AS A DECK. 80LB LIVE LOAD.

ROOF PITCH 1/4":12" SLOPE VIA RIPPED P.T. SLEEPERS ATTACHED TO RAFTERS

3/4" P.T. PLYWOOD SUB FLOOR

EPDM LAYER, INSTALLED PER MFG SPEC

RIPPED P.T. SLEEPERS (JOIST) ON OPPOSITE SLOPE DIRECTION TO CREATE LEVEL DECK FLOOR.

COMPOSITE WOOD DECKING

SHED ROOF:

P.T. 2X6 BLOCKING BELOW DOUBLE TOP PLATE
2X6 LEDGER

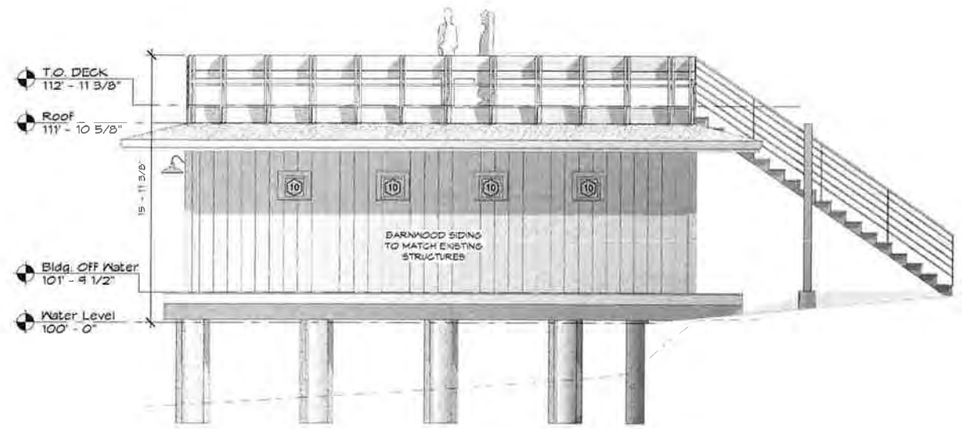
2X6 HF TOP CHORD ATTACHED TO FRAMING W/ L5U26. BOTTOM CHORD HORIZONTAL BRACE SISTERED TO VERTICAL WALL FRAMING EVERY 16" O.C.

Roof

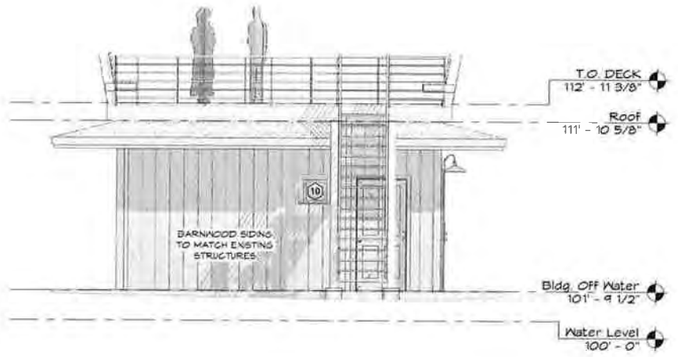
Scale	As indicated
Project number	1089-15
Date	3/19/2019 10:16:12 AM
Drawn by	JB

A2

E126



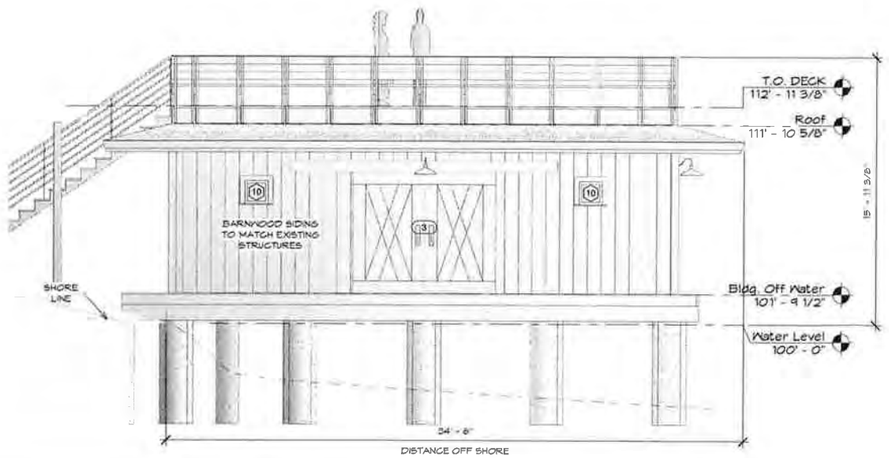
① N.
1/4" = 1'-0"



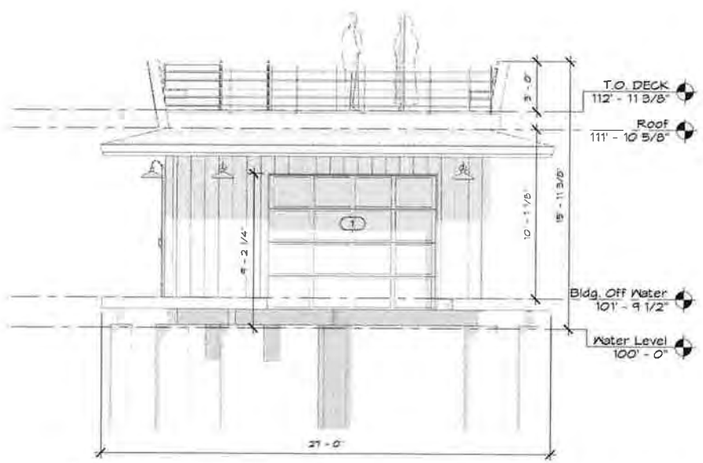
③ W.
1/4" = 1'-0"

Window Schedule			
WINDOW NUMBER	SIZE		
	Width	Height	Type
10	1' - 8"	1' - 6"	Fixed with Trim
Grand total: 7			

Door Schedule		
Door Number	Door Size	Finish / Comments
1	10-0 8-0	OVERHEAD SECTIONAL
2	3-0 6-8	RH WEST
3	Bi Opening	DOUBLE SLIDING TRACK DOOR



② S.
1/4" = 1'-0"



④ E.
1/4" = 1'-0"

SINGLE-TRACK DESIGN LLC
JOHN BRAMMER
GNRIDIN@GMAIL.COM
(970) 531-1480

Brones Boat House

706 Cairns Avenue
Lots 52-54 Grand Lake
Grand County Colorado 80447

NOTES;

MATERIALS AND COLORS TO MATCH EXISTING HOUSE, PER CONTRACTOR

SIDING, "BARNWOOD" SIDING TO MATCH EXISTING HOUSE

WINDOW AND DOOR TRIM, 1X4, 1X6 CEDAR

DOOR MATERIAL, COMPOSITE

COMPOSITE DECKING

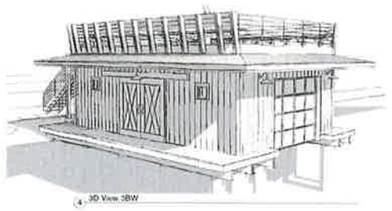
RAILING MATERIAL PER CONTRACTOR

Elevations

Scale	1/4" = 1'-0"
Project number	1089-75
Date	3/19/2019 10:16:16 AM
Drawn by	JB

A3

E127



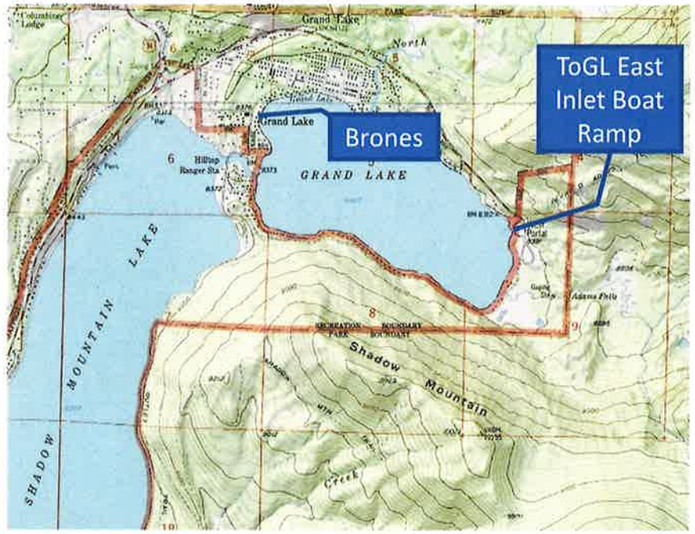
Grand Environmental Services
Working with the Environment

Brones Boathouse
on Grand Lake, Colorado
Pre-Application Consultation (PAC)
Corps Nationwide Permit 42
for *Recreational Facilities*

Submitted to the US Army Corps of Engineers 27Mar19
Reviewed with Corps Tyler Adams 17April19
Updates May 7, 2019

Brones Boathouse
Project Location, Setting

- ✓ Brones on NW shore of Grand Lake, within Town Limits
- ✓ Section 6, T3N, R75W
- ✓ GPS 40.24909° N, -105.82562° W
- ✓ Glacial peninsula (terminal moraine) between Grand Lake and Shadow Mountain Lake (Reservoir)
- ✓ Lakes are components of the USBR Colorado-Big Thompson project which keeps lake elevations relatively constant
- ✓ See Appendix A, Sheet A1 for more detail on project setting



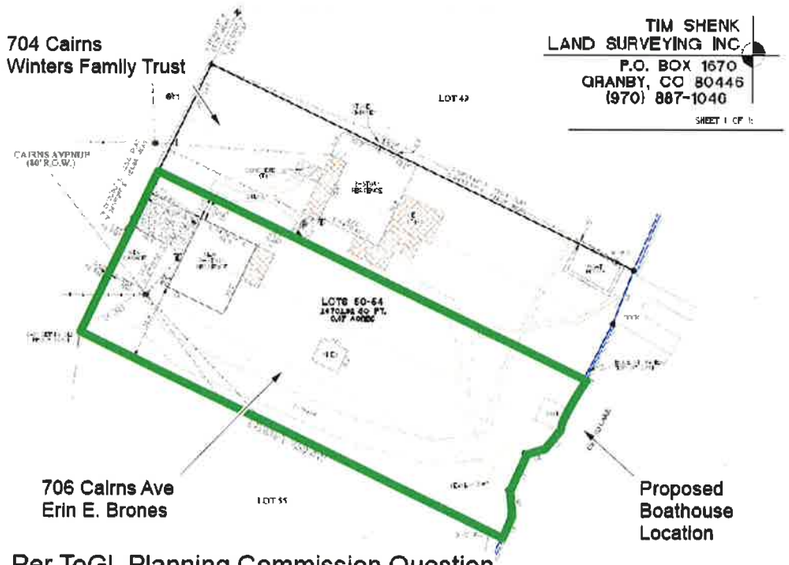
E129

Brones Boathouse Project Setting

- NW Shore of Grand Lake, heavy recreational use
- Brones property is mostly dry slope (cleared lodgepole pine forest after Pine Beetle), narrow fringe of riparian wetlands
- Proposed boathouse location now includes shoreline deck with floating dock attached

E130

Brones/Winters Improvement Survey Plat

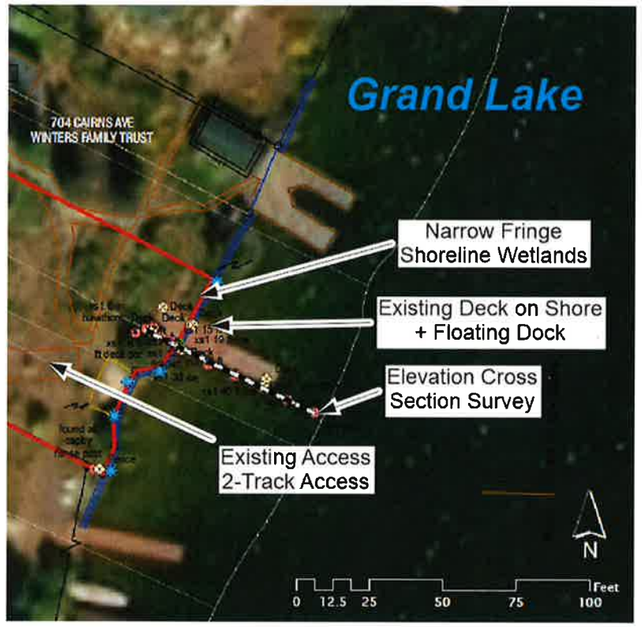


Per ToGL Planning Commission Question
ILC dated 18July12

E131

Brones Reconnaissance Field Study Detail

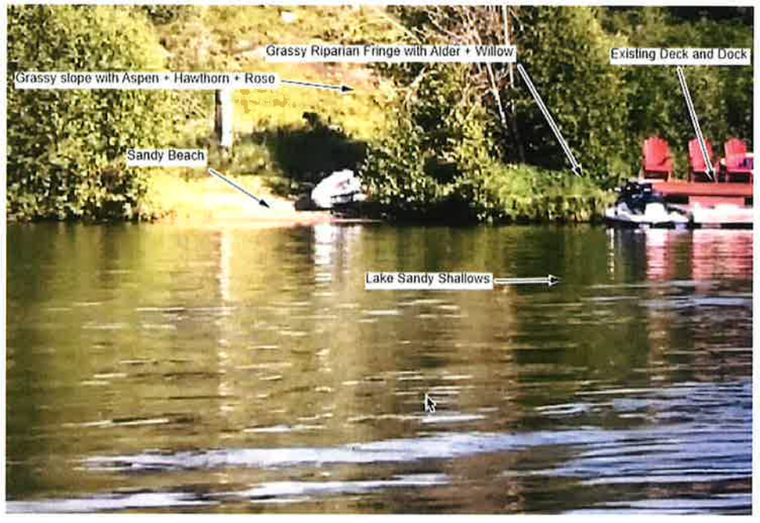
- ✓ Field studies to date include GPS survey of existing features and elevations as practicable February-March 2019
- ✓ Map presents GES mapping superimposed upon base complied from Google Earth Pro + Grand County Assessor + Improvement Survey Plat 18July12 by Tim Shenk Land Surveying
- ✓ For more detail see Appendix A, Sheet A1 Initial Data Compilation by Cornerstone Geospatial Consultants
- ✓ Wetlands to be delineated per Corps 1987 and 2010 guidelines as soon as practicable after ice off



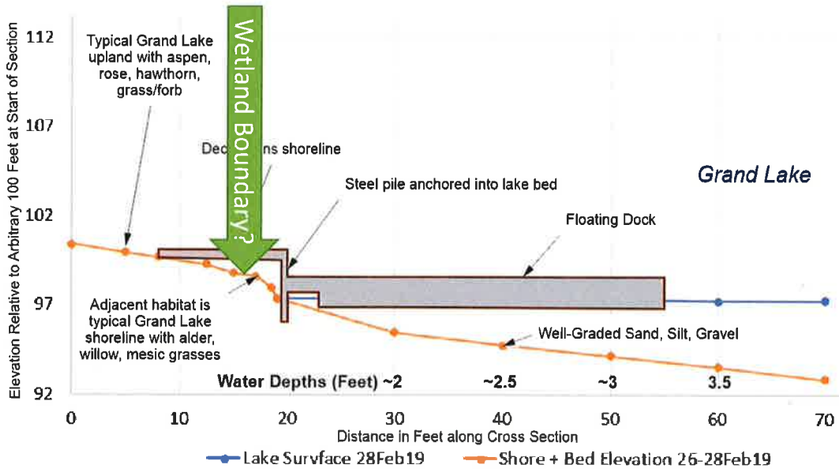
E132

Brones Boathouse Project Area Habitats

- Typical shoreline on Grand Lake West Shore, steep grassy bank with alder + willow
- Sandy shallows well suited to concrete pile foundation
- Beach to be maintained
- Wetlands to be delineated May-June 2019



Brones Boathouse Existing Conditions Cross Section from Shore out to Lake



Elevation Schematic from shore out into Grand Lake, shot by GES with laser level, survey rod, and tape measure February 26-28, 2019. Conservative wetland boundary based upon geomorphic position (~ 2 feet above ice level) + noticeable change in vegetation. All measures to be confirmed after ice off with Grand Lake = 8366.5 +/- per Northern Gage at Adams Tunnel..

E134

Brones Boathouse Proposed Actions

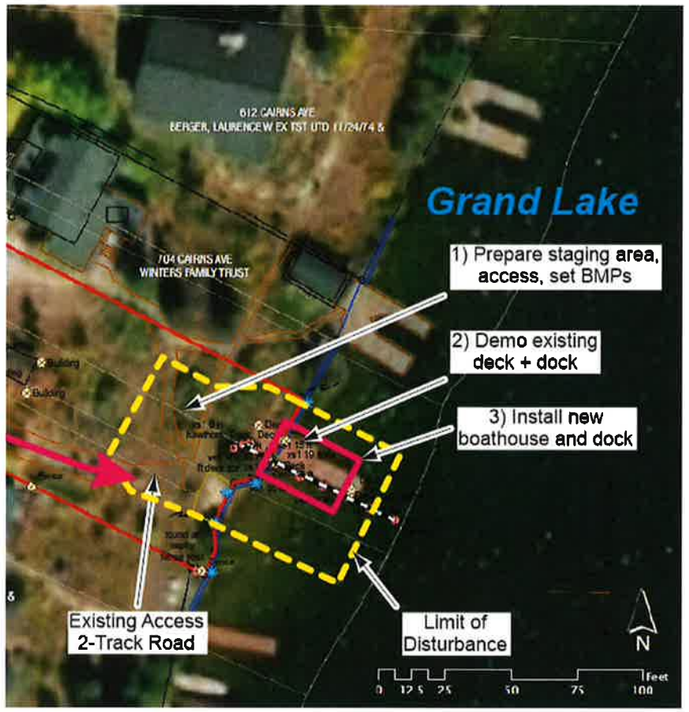
1a) Install BMPs for erosion and sediment control

1b) Prepare access from road to staging area, then down to shore; haul material by barge where practicable

2) Remove existing deck and dock, repurpose as practicable otherwise dispose in proper landfill

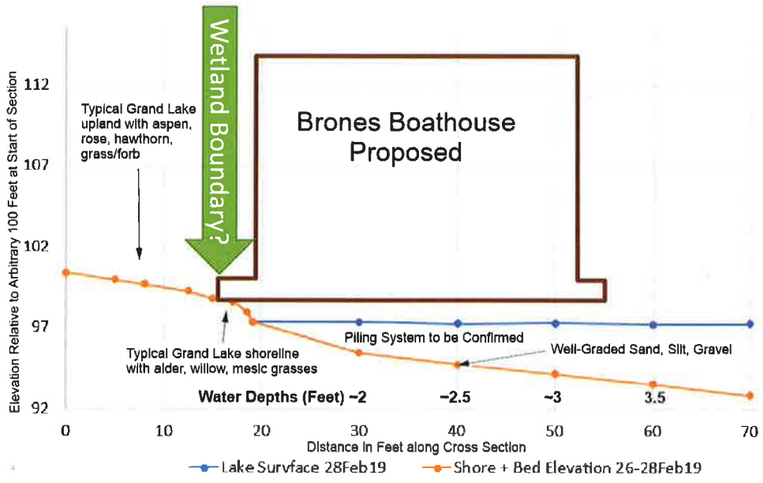
3) Build new boathouse

4) Stabilize and revegetate project area



E135

Brones Proposal: Remove existing Deck and Floating Dock, Build New Boathouse

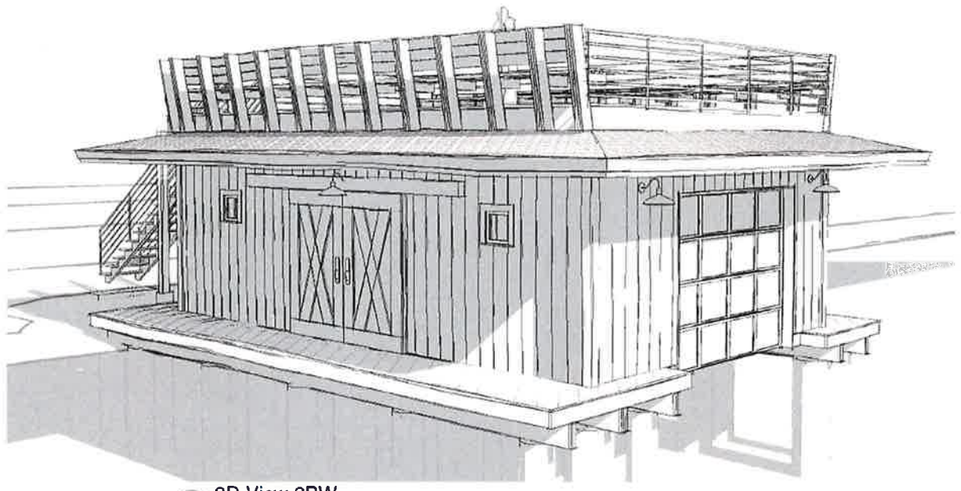


Elevation Schematic from shore out into Grand Lake, shot with laser level, survey rod, and tape measure February 26-28, 2019. Boathouse footprint from Single Track Design, wetland reconnaissance based upon geomorphic position + noticeable change in vegetation. All measures to be confirmed after ice off with Grand Lake = 8366.5 +/- per Northern Gage at Adams Tunnel.

E136

Brones Boathouse Proposal
Now in Engineering Review

NOTE: JVA Engineers now considering steel structure under same wood exterior



4 3D View 3BW

E137

Brones Boathouse Project Proposal Design Parameters

- ❑ Re-use existing deck/dock location to minimize shoreline impact
- ❑ Improve existing access, conserve shoreline habitat as practicable
- ❑ Utilize proven boathouse design
  - Utilize concrete-pile foundation to allow through flow of sand, aquatic life
  - Adjustable pile brackets under "grade beams"
- ❑ Maintain existing beach area for lake access including during construction

Brones Boathouse Project Calculations

Structure Footprint		
Length out into lake	35	Feet
Length onto shore	3	Feet (Average)
Width along shore	27	Feet
Area over lake sandy shallows (945 Feet^2)	0.02	Acre
Area over shoreline wetlands (51 Feet^2)	0.001	Acre
Total area (1046 Feet^2)	0.02	Acre
*Fill below OHW Elevation (mostly concrete)	12	Yards^3
Fill in wetlands (mostly concrete)	1	Yards^3
Total fill in lake below OHW + wetlands	13	Yards^3

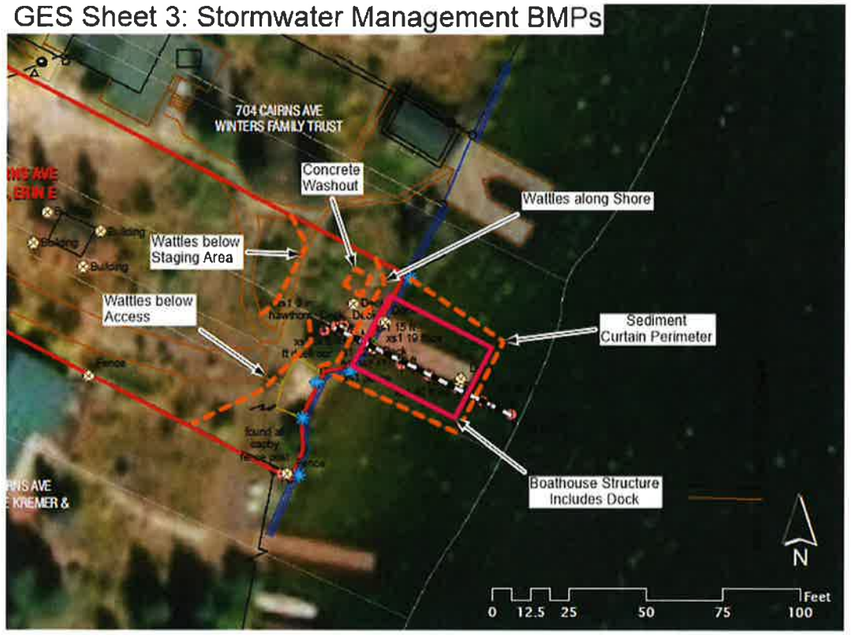
*Below Ordinary Highwater (OHW) Elevation

Brones Boathouse
Stormwater Management

- ❑ Work between August and May to avoid migratory bird nesting
- ❑ Install BMPs for erosion and sediment control; maintain until project area is stabilized
  - ❑ Sediment curtain in lake around project area
  - ❑ Wattles up slope to deflect stormwater away from work area, also below stockpiled materials
  - ❑ CDOT-style hay-bale traps for dewatering and and concrete washout
- ❑ Stabilize disturbed areas immediately with native seed and mulch

Brones Boathouse Stormwater Management

GES Sheet 3: Stormwater Management BMPs



E141

Brones Boathouse

Consistent with Nationwide Permit 42

- ❑ Discharges of dredged or fill material into non-tidal waters of the US for the construction or expansion of recreational facilities.
- ❑ Discharge must not cause the loss of greater than ½ acre of non-tidal wetlands
- ❑ Pre-construction notification required, includes:
  - ❑ Wetland delineation
  - ❑ General conditions
  - ❑ Regional general conditions for Colorado

Grand Environmental Services
Working with the Environment

Contacts

- Erin and Collin Brones, cepbrones@comcast.net
  719-660-2601
- Geoffrey Elliott, Grand Environmental Services
  geoff@grandenvironmental.com
  970-509-0199

E143

D) Appendix to ToGL Building Permit Application – Building Materials for Brones Boathouse on Grand Lake

Prepared for Erin and Collin Brones

By Grand Environmental Services

March 22, 2019

1

Siding Materials on Barn, House Will choose One or the Other

- ✓ Weathered, painted barnwood on barn (lower left)
- ✓ Newer pine beetle with bark on house (upper right)
- ✓ One or other or combination will be chosen before final permitting

2

E144

Barn Wood Treatment Alternative

- ✓Rough sawn board and batten constructi on
- ✓Would be treated to mimic older siding

Grand Environmental Services * Text 970-509-0199 * March 22, 2019 3

3

Pine Beetle with Bark Treatment Alternative

- ✓Rough sawn natural log slabs laid in "Grand Lake Style" pattern
- ✓Treated or untreated?
- ✓Burgundy window trim

Grand Environmental Services * Text 970-509-0199 * March 22, 2019 4

4

E145

Metal Rails for Upper Deck and Stairs

5

Trex© Decking: Havana Gold

- ✓Trex decking top of boathouse + adjacent docks
- ✓Would not include rock as shown here

6

E146

TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 04 – 2019

A RESOLUTION GRANTING APPROVAL OF A BUILDING PERMIT FOR CONSTRUCTION OF A NEW BOATHOUSE LOCATED AT LOTS 52-54, CAIRNS ADDITION; MORE COMMONLY REFERRED TO AS 706 CAIRNS AVE, GRAND LAKE, CO

WHEREAS, the Town of Grand Lake (the "Town") received a Building Permit Application (the "Application") from Collin Brones (the "Applicant"); and

WHEREAS, the Applicant is requesting to construct a new boathouse at Lots 52-54, Cairns Addition (the "Property"); and

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

(B) [Boathouse and Covered Boat Docks Construction]

1. General - In Grand Lake, construction of boathouses and covered boat docks is a unique case and requires a public hearing before the issuance of a Building Permit.

2. Review Process - The public hearing will be held before the Planning Commission, and such factors as size, lake bed disturbance, surrounding property owner's concerns, and any other relevant factors will be considered…After taking evidence in relation to said boathouse or covered boat dock, the Planning Commission shall recommend approval, approval with conditions or denial of the Building Permit application to the Board of Trustees.

WHEREAS, On April 17th, 2019 the Planning Commission reviewed the Application at a Public Hearing, and;

WHEREAS, the Planning Commission moved to adopt PC Resolution 06 – 2019, a resolution recommending approval of a building permit for construction of a new boathouse located at Lots 52-54, Cairns Addition, more commonly referred to as 706 Cairns Ave, Grand Lake with the following conditions:

- THAT, The Applicant shall provide construction drawings with a stamp from a licensed Colorado Architect and/or Engineer prior to or upon approval by the Town.
- THAT, The Applicant shall obtain a copy of the Nationwide 42 Permit from the Army Corp of Engineers and show proof of such permit to the Town prior to the Town signing off on zoning during inspection.
- THAT, The Applicant shall have a licensed Colorado surveyor complete the original and final height verification form prior to or upon approval by the Town.

WHEREAS, the Board of Trustees (the "Board") reviewed the Application request at a regularly scheduled meeting.

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

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

E147

THAT, the Board hereby approves the Application to construct a new boathouse with the conditions set forth in PC Resolution 06-2019.

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 13th DAY OF MAY, 2019.

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

(SEAL)

ATTEST:

TOWN OF GRAND LAKE

_____
Jennifer Thompson
Town Clerk

_____
James C. Peterson
Town Mayor

E148

TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 06 – 2019

A RESOLUTION RECOMMENDING APPROVAL OF A BUILDING PERMIT FOR CONSTRUCTION OF A NEW BOATHOUSE LOCATED AT LOTS 52-54, CAIRNS ADDITION; MORE COMMONLY REFERRED TO AS 706 CAIRNS AVE, GRAND LAKE CO

WHEREAS, the Town of Grand Lake (the "Town") received a Building Permit Application (the "Application") from Collin Brones (the "Applicant"); and

WHEREAS, the Applicant is requesting to construct a new boathouse at Lots 52-54, Cairns Addition (the "Property"); and

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

(B) [Boathouse and Covered Boat Docks Construction] Review Process

The public hearing will be held before the Planning Commission, and such factors as size, lake bed disturbance, surrounding property owners' concerns and other relevant factors will be considered...After taking evidence in relation to said boathouse or covered boat dock, the Planning Commission shall recommend approval, approval with conditions or denial of the Building Permit application to the Board of Trustees. The Planning Commission may recommend, based on site-specific conditions, approval of a design that exceeds specified parameters of the Boathouse and Boat Dock Design Standards...

WHEREAS, the Planning Commission reviewed the Application at a Public Hearing.

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

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

THAT, the Commission hereby forwards a favorable recommendation onto the Board of Trustees for approval of the Application with the following conditions:

- The Applicant shall provide construction drawings with a stamp from a licensed Colorado Architect and/or Engineer prior to or upon approval by the Town.
- The Applicant shall obtain a copy of the Nationwide 42 Permit from the Army Corp of Engineers and show proof of such permit to the Town prior to the Town signing off on zoning during inspection.
- The Applicant shall have a licensed Colorado surveyor complete the original and final height verification form prior to or upon approval by the Town.

E149

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 17th DAY OF APRIL, 2019.

Votes Approving:	4
Votes Opposed:	0
Absent:	2
Abstained:	0

(SEAL)

ATTEST:

TOWN OF GRAND LAKE

_____
Jennifer Thompson
Town Clerk

_____
Hayden H. Southway
Planning Commission Chairman

E150

TOWN OF
GRAND LAKE

May 13, 2019

To: Mayor Peterson and Town Trustees
From: Jennifer Thompson, Town Clerk
RE: New Liquor License

The Town has received a Restaurant Liquor License Application from Challenge Consulting, Inc., d/b/a Mountain Burger Works, located at 928 Grand Avenue Suite 103. Simon and Candice O'Connor applicants.

The fees have been paid and all the proper application documents have been completed for the State review. The Grand County Sheriff's Department found no adverse information that would affect the issuance of the license.

Suggested Motion
Motion to approve the new Restaurant Liquor License application from Challenge Consulting, Inc. d/b/a Mountain Burger Works, at 928 Grand Avenue Suite 103 Grand Lake, Colorado.

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

E151

Order Confirmation

COLORADO MOUNTAIN NEWS MEDIA

04/18/19 11:52:11

Account	1095579	**Customer**	GRAND LAKE, TOWN OF
Ordered By	Jen Thompson	**Customer Address**	PO BOX 99
Ad#	0000412543		GRAND LAKE CO 80447 USA
Sales Rep	Jerilynn Medina	**Customer Phone**	9706273435
Order Taker	Jerilynn Medina	**Customer EMail**	glclerk@townofgrandlake.com
PO Number		**Customer Fax**	
Invoice Text	Mtn Burger Works Liquor License		

Net Amount	Payment Method	Payment Amount	Amount Due
$14.63	Billed-Invoiced	$0.00	$14.63

Ad Number	**0000412543-01**
Ad Size	1 X 21 li
Modular Ad Size	
Order Start Date	**04/25/2019**
Order Stop Date	**04/25/2019**
Placement	LEGALS CMN
Position	CMN Legal
Products	8MPT/8INTA

NOTICE OF PUBLIC HEARING
LIQUOR LICENSE APPLICATION

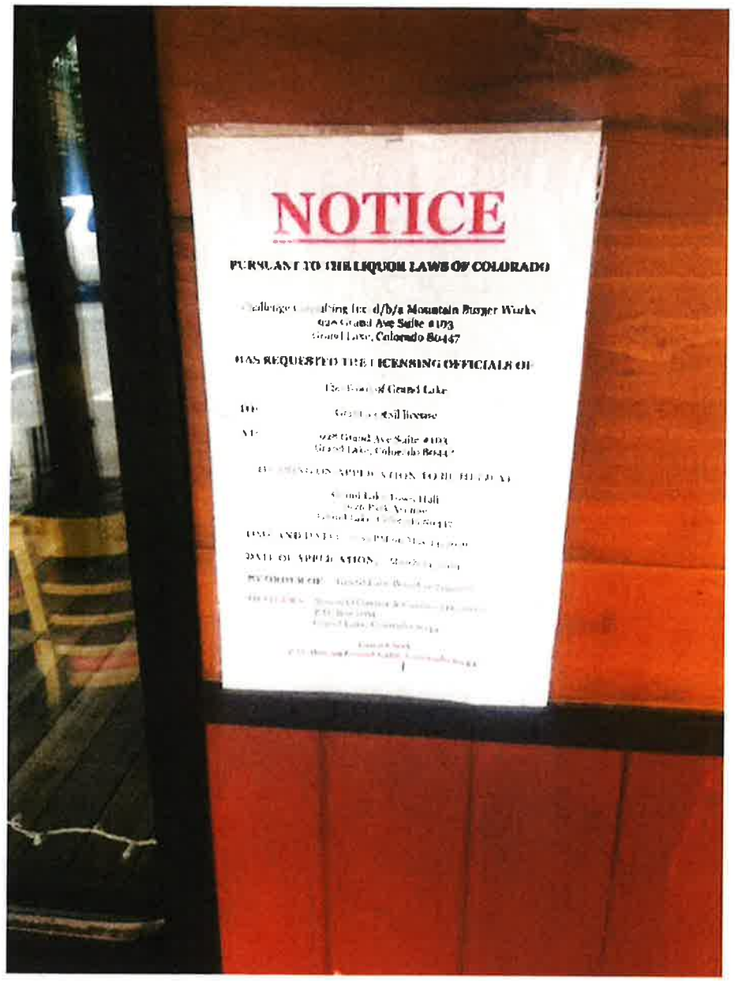
NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Grand Lake Board of Trustees to consider an application for a new Retail Liquor License at 928 Grand Ave #103. The application was filed with the Town on March 14, 2019, by Challenge Consulting, Inc. is the applicant. PO Box 1661 Grand Lake, CO 80447.

The Hearing will be held in the Town Hall, 1026 Park Avenue, Grand Lake at 7:30 p.m. on Monday, May 13, 2019. Remonstrances may be filed either at the Public Hearing, in writing to P. O. Box 99, Grand Lake, CO 80447, or FAX (970) 627-9290 by 10:00 a.m. May 10, 2019.

Published in the Middle Park Times on April 25, 2019. 0000412543

Ad shown is not actual print size.

E152


NOTICE
PURSUANT TO THE LIQUOR LAWS OF COLORADO
Mountain Burger Works
926 Grand Ave Suite #103
Grand Lake, Colorado 80447
HAS REQUESTED THE LICENSING OFFICIALS OF
The Town of Grand Lake
THE
Retail Liquor
AT:
926 Grand Ave Suite #103
Grand Lake, Colorado 80447
THE APPLICATION APPLIED FOR TO BE HELD AT
Grand Lake Town Hall
526 Park Avenue
Grand Lake, Colorado 80447
TIME AND DATE:
DATE OF APPLICATION:
MY COMMISSION EXPIRES:
P.O. Box 1694
Grand Lake, Colorado 80447