

**AGENDA for a Regular Meeting
of the Board of Trustees of the Town of Fairplay, Colorado
Monday, June 20, 2022, at 6:00 p.m. at the Fairplay Town Hall Board Room
901 Main Street, Fairplay, Colorado**

4:00 PM – WORK SESSION

Board of Trustees Elected Officials Training conducted by Colorado Department of Local Affairs Regional Manager Greg Winkler.

- I. **CALL TO ORDER – 6:00 PM**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **APPROVAL OF AGENDA**
- V. **CONSENT AGENDA** (*The Consent Agenda is intended to allow the Board to spend its time on more complex items. These items are generally perceived as non-controversial and can be approved by a single motion. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.*)
 - A. **APPROVAL OF MINUTES – May 2, 2022**
 - B. **APPROVAL OF EXPENDITURES** – Approval of bills for various Town funds in the amount of **\$22,904.00.**
- VI. **CITIZEN COMMENTS**
- VII. **PROCLAMATIONS, PRESENTATIONS AND UPDATES**
 - A. Colorado Natural Gas Hwy 285 Gasline Relocation Project Overview by Joe Berry, Director of Operations.
- VIII. **NEW BUSINESS**
 - A. Should the Board Approve the adoption of Resolution No. 31, Series of 2022, entitled, **“A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO ADOPTING AN AMENDED SCHEDULE OF FEES FOR BUILDING DEPARTMENT SERVICES.”?**
- IX. **OTHER BUSINESS**
- X. **STAFF AND BOARD OF TRUSTEE REPORTS**
- XI. **ADJOURNMENT OF REGULAR MEETING**

**WORK SESSION (Immediately Following the Regular Meeting)
“The Bluffs of Fairplay” Preliminary Concept Plan Review**

Upcoming Meetings/Important Dates

CML Annual Conference	June 22-24, 2022
TIDFairplay Free Concert Friday with Split Window	June 24, 2022
Fairplay Board of Trustees Regular Meeting - CANCELED	July 4, 2022
Fairplay Independence Day Celebration, Fireworks & Free Concert	July 4, 2022
Silverheels 100 Mile Endurance, Last Call 50 Mile & 55 K Endurance Runs	July 9-10, 2022
Park County Fair	July 12-17, 2022
Fairplay Board of Trustees Regular Meeting	July 18, 2022
Fairplay Gem, Mineral & Jewelry Show	July 28-31, 2022
TGIFairplay Free Concert Friday with The Long Run Eagles Tribute Band	July 29, 2022
73 rd Burro Days Celebration	July 29-31, 2022

**MINUTES OF THE REGULAR MEETING OF THE
FAIRPLAY BOARD OF TRUSTEES
MAY 2, 2022**

CALL TO ORDER

A Regular Meeting of the Board of Trustees for the Town of Fairplay was called to order by Mayor Frank Just on Monday, March 21, 2022 at 6:03 p.m. in the Board Room located in the Fairplay Town Hall at 901 Main Street, having previously been posted in accordance with Colorado Open Records law.

PLEDGE OF ALLEGIANCE AND ROLL CALL

Mayor Just proceeded with the pledge of allegiance, followed by the roll call which was answered by Trustee Isaiah Goodreau, Mayor Pro Tem Scott Dodge, Mayor Frank Just and Trustees Josh Voorhis and Peter Lynn.

Staff in attendance were Police Chief Bo Schlunsen, Town Treasurer Kim Wittbrodt, Town Administrator / Town Clerk Janell Sciacca and Town Attorney Williams.

APPROVAL OF AGENDA

Motion #1 by Trustee Voorhis, seconded by Trustee Lynn, that the agenda be adopted as presented. A roll call vote was taken: Goodreau – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

CONSENT AGENDA

- A. APPROVAL OF MINUTES** – April 4, 2022 Regular Meeting.
- B. APPROVAL OF MINUTES** – April 18, 2022 Regular Meeting.
- C. APPROVAL OF EXPENDITURES**—Approval of bills of various Town funds in the amount of **\$17,211.16.**

Motion #2 by Trustee Voorhis, seconded by Trustee Lynn, to approve the Consent Agenda as written. A roll call vote was taken: Goodreau – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously.

CITIZEN COMMENTS

There were no citizen comments.

PROCLAMATIONS, PRESENTATIONS AND UPDATES

- A. Proclamation Recognizing May 1-7, 2022 as Municipal Clerks' Week.**

Mayor Just read the proclamation into the record proclaiming May 1-7, 2022 as Municipal Clerks' Week and thanked the Town's Clerks Janell Sciacca and Sarah Ernst.

- B. Proclamation Recognizing May 4, 2022 as International Firefighters' Day.**

Mayor Just read the proclamation into the record proclaiming May 4, 2022 as International Firefighters' Day and thanked all the first responders for their service.

- C. Presentation of 2021 Financial Audit by Tim Mayberry of Mayberry & Company, LLC.**

Town Treasurer Wittbrodt provided a brief introduction and stated the audit went well and that the Mayberry Company was great to work with. Mayberry presented an overview of the Audit stating the Town was financially in good shape and that overall, his comments were normal comments for a small

community like Fairplay. Mayberry added that the change in personnel was leading to needed changes in oversight. He reviewed other recommendations related to making sure items were documented and paperwork or receipts were in place but felt overall Staff was doing a great job.

Motion #3 by Mayor Pro Tem Dodge, seconded by Trustee Voorhis, to approve the audit as presented. A roll call vote was taken: Goodreau – aye, Dodge – aye, Just – aye, Voorhis – aye, Lynn – aye. Motion carried unanimously. Mayor Just and the Board thanked Mayberry who stated he would forward the final Audit to the Town.

PUBLIC HEARINGS

- A. Should the Board Approve the adoption of Resolution No. 19, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO AUTHORIZING THE EXECUTION OF A ENHANCED SALES TAX INCENTIVE PROGRAM (ESTIP) AGREEMENT BETWEEN THE TOWN AND BRIAN BECK FOR OTTO’S.”?**

Town Administrator Sciacca presented the Staff Report and recommended approval of Resolution No. 19. She introduced applicant Brian Beck who was in attendance. Beck gave an overview of the planned improvements to be accomplished with the funds and answered questions of the Board. There were no public comments for or against the agreement.

Motion #4 by Mayor Pro Tem Dodge, seconded by Trustee Voorhis, to approve Resolution No. 19, Series of 2022, as presented. Motion carried unanimously.

- B. Should the Board Approve the adoption of Resolution No. 20, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO AUTHORIZING THE EXECUTION OF A PROPERTY IMPROVEMENT INCENTIVE PROGRAM (PIIP) AGREEMENT BETWEEN THE TOWN AND KELSEY HANLEY FOR 615 BOGUE STREET.”?**

Town Treasurer Wittbrodt presented an overview of the Staff Report and recommended approval of the application. She introduced the applicant Kelsey Hanley who stated she and husband Chris purchased the property about 2 years ago and proceeded to provide a history on the property and overview of the improvement plans. Hanley also answered question of the Board. There were no public comments for or against the agreement.

Motion #5 by Mayor Pro Tem Dodge, seconded by Trustee Lynn, to approve Resolution No. 20 as presented. Motion carried unanimously.

NEW BUSINESS

- A. Should the Board Approve the adoption of Resolution No. 21, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING A REVOCABLE LICENSE AGREEMENT WITH TIM MILLONZI’S/TAKA-SUSHI, INC. DBA MILLONZI’S RESTAURANT FOR THE USE OF TOWN-OWNED PROPERTY.”?**

Town Administrator Sciacca presented the combined Staff Report for items A. – C. and recommended approval as presented.

Motion #6 by Trustee Voorhis, seconded by Trustee Goodreau, to approve Resolution No. 21 as presented. Motion carried unanimously.

- B. Should the Board Approve the adoption of Resolution No. 22, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING A REVOCABLE LICENSE AGREEMENT WITH BOBBY MCCALL / MCCALL ENTERPRISES, DBA MCCALL’S PARK BAR FOR THE USE OF TOWN-OWNED PROPERTY.”?**

Motion #7 by Trustee Voorhis, seconded by Mayor Pro Tem Dodge, to approve Resolution No. 22 as presented. Motion carried unanimously.

- C. Should the Board Approve the adoption of Resolution No. 23, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO APPROVING A REVOCABLE LICENSE AGREEMENT WITH ELLEN CANCHOLA / SOUTH PUB AND GRILL, DBA PLATTE RIVER SALOON FOR THE USE OF TOWN-OWNED PROPERTY.”?**

Motion #8 by Trustee Voorhis, seconded by Trustee Lynn, to approve Resolution No. 23 as presented. Motion carried unanimously.

- D. Should the Board Approve the adoption of Resolution No. 24, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO ESTABLISHING A FEE WAIVER AND REDUCTION POLICY FOR AFFORDABLE WORKFORCE HOUSING DEVELOPMENT.”?**

Town Attorney Williams presented the Staff Report. Mayor Just complimented Williams on the document and the Board discussed an amendment to Section 2 to add wording to the effect that the waiver would also apply to a project where at least 6.5% of the residential housing units within the development were affordably priced and did not exceed a price that is affordable to households earning eighty percent (80%) or lower of the Area Median Income (AMI) for Park County as defined annually by the Colorado Housing Finance Authority (CHFA).

Motion #9 by Mayor Pro Tem Dodge, seconded by Trustee Voorhis to approve Resolution No. 24 as amended. Motion carried unanimously.

- E. Should the Board Approve the adoption of Resolution No. 25, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING A PROFESSIONAL SERVICES AGREEMENT OR CONTRACT WITH PAVING AND PAVEMENT MAINTENANCE SERVICES, INC. FOR THE FAIRPLAY PAVING OVERLAY PROJECT.”?**

Town Administrator Sciacca presented the Staff Report and noted she included a Professional Services Agreement since the document approved last year could not be located and was lacking in necessary terms and protections for the Town. Discussion ensued regarding the form of the agreement and the Board agreed that Town Attorney Williams would prepare an appropriate construction-specific agreement and provide it to the Town for use with this project and for the Town’s future use on future projects.

Motion #10 by Mayor Pro Tem Dodge, seconded by Trustee Lynn, to approve Resolution No. 25 as amended. Motion carried unanimously.

- F. Should the Board Approve the adoption of Resolution No. 26, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH CHARLES ABBOTT ASSOCIATES, INC. FOR BUILDING DEPARTMENT SERVICES.”?**

Town Administrator Sciacca presented the Staff Report and recommended approval the Town approve an agreement with Charles Abbott and Associates, LLC. Sciacca advised that she did reach out to the Fire Department to discuss this but had no response. She also noted that CAA recommended moving away

from the State for electrical and plumbing and allow them to do this as well. Following discussion regarding including fire-related services as well, the Board generally agreed to include Fire Inspection, Plan Review and Permit services as well. Following additional discussion, the Board felt this was what was best for the Town and Sciacca noted that if approved, the Board will see a subsequent resolution to amend the fee schedule. She also advised that CAA Staff would be invited down for an introduction and brief presentation at a future meeting.

Motion #11 by Mayor Pro Tem Dodge, seconded by Trustee Goodreau, to approve Resolution No. 26 as read, represented and discussed. Motion carried unanimously.

G. Should the Board Approve the adoption of Resolution No. 27, Series of 2022, entitled, “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO ESTABLISHING PROCEDURES FOR DESIGNATING AUTHORIZED VOLUNTEERS OF THE TOWN.”?

Sciacca presented the Staff Report and advised this was recommended by CIRSA following a discussion with them upon having received a request from one of the Town’s long-standing volunteers for a specific memorandum of agreement due to an ongoing professional association issue.

Motion #12 by Trustee Lynn, seconded by Trustee Voorhis, to approve Resolution No. 27 as read, represented and discussed. Motion carried unanimously.

OTHER BUSINESS – None.

STAFF AND BOARD OF TRUSTEE REPORTS

Chief Schlunsen advised Staff was making progress on Code Enforcement issues while also adding a few.

Town Administrator Sciacca advised that Staff would be proposing changes to the camping regulations at an upcoming meeting in order to make them more clear, easier to enforce and in one section in the code. She inquired if the Board wanted to see that expanded on to include storage of recreational vehicles. The Board generally agreed to have Staff move forward with changes to the camping-related portions of the code as storage of vehicles would be more difficult to tackle. Sciacca also reported that she did take in 9 short-term rental permit applications during the day with many of them being new applicants.

Town Attorney Williams advised she would be bringing forth another affordable housing related resolution at an upcoming meeting. She also reported that she was leading a professional panel discussing Short Term Rentals and one of the panelists was Park County Commissioner Dick Elsner. Williams stated it was exciting to be able to share accomplishments and information from Fairplay and Park County.

Mayor Pro Tem Dodge inquired about the status of the Town’s CDOT MMOF application. Sciacca replied an initial step required by the Town was to get in touch with CDOT’s environmental department for a review and cost estimate. She had made contact and was providing them project-related documents for the River Park and would make sure the application was submitted timely.

Trustee Voorhis inquired if the Northwest Fire Protection District was able to complete the short-term rental inspections and Sciacca replied they had. She noted that many of the STR applicants had also provided positive comments relative to the interactions with Fire Staff. Voorhis inquired what the status of the CDOT workforce housing project was. Sciacca replied another joint meeting was planned for the end of the month with all stakeholders. Voorhis inquired if there was any truth to a rumor about Safeway

and Sciacca replied she had no knowledge of this. Mayor Just advised that was a past rumor that most likely resurfaced.

Trustee Lynn inquired if the contract approved for building-related services would adversely impact Staff and Sciacca briefly explained the expected process and felt there would be a positive impact on Staff.

Mayor Just reviewed some of his notes from the initial CDOT Workforce project and stated he would reserve sharing additional comments at a future point if warranted. He felt it was a commitment of the Board and Staff to move forward to accomplish workforce housing in the Town. Just also advised that he had been contacted by a party with degrees in fire mitigation and planning and he asked her to reach out to Sciacca to discuss being a source of information to the Town if that information was needed. There is a fire issue inside the Town and it was his opinion that the Town needed to look at how a safer environment could be created. Sciacca advised that the Chamber was working on a Fire Mitigation workshop with Northwest Fire and she asked them to get the Town the information to share on Facebook.

ADJOURNMENT

There being no further business before the Board, Mayor Just declared that the Regular Meeting adjourned at 8:27 p.m.

BOARD OF TRUSTEES, FAIRPLAY, COLORADO

ATTEST:

Frank Just, Mayor

Janell Sciacca, Town Clerk



MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Kim Wittbrodt, Treasurer

RE: Paid Bills

DATE: June 16, 2022

Agenda Item: Bills

Attached is the list of the invoices paid between June 3, 2022, and June 16, 2022.

Total Expenditures: \$22,904.00

Upon motion to approve the consent agenda, the expenditures will be approved.

Please contact me with any questions.

Report Criteria:

Detail report type printed

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
06/10/2022	18186	The Flume	display ad graduation	1	05/31/2022	385.00	105130
06/10/2022	18186		legal ads	2	05/31/2022	103.20	106125
Total 868:						488.20	
06/10/2022	18172	Ferrellgas	850 hathaway	1	05/11/2022	1,082.98	105186
06/10/2022	18172		propane-501 main	1	05/03/2022	715.58	105195
06/10/2022	18172		1800 beaver creek road	1	05/18/2022	481.06	517495
06/10/2022	18172		propane-501 main	1	05/24/2022	699.52	105195
Total 916:						2,979.14	
06/10/2022	18177	Internal Revenue Service	late fee	1	06/06/2022	90.09	105070
Total 1162:						90.09	
06/10/2022	18181	Mountain View Waste	roll off	1	06/01/2022	837.40	105134
Total 1414:						837.40	
06/10/2022	18183	Postal Pros Southwest, Inc	water billing	1	06/03/2022	289.35	517218
Total 1699:						289.35	
06/10/2022	18187	Town of Fairplay	850 hathaway	1	05/31/2022	101.70	105186
06/10/2022	18187		501 main	1	05/31/2022	303.20	105195
Total 2134:						404.90	
06/10/2022	18188	Xcel Energy	street lights	1	06/01/2022	883.44	105640
Total 2296:						883.44	
06/10/2022	18178	KONICA MINOLTA BUSIN	C364E Copier	1	05/29/2022	337.87	105032
Total 2448:						337.87	
06/10/2022	18173	Hahn Water Resources, LL	consulting	1	06/01/2022	1,007.54	517430
06/10/2022	18173		consulting	1	06/08/2020	72.54	517430
Total 2509:						1,080.08	
06/10/2022	18180	Mountain Grown Gardens,	Bloom Baskets-final payme	1	01/01/2022	3,447.50	105134
Total 2517:						3,447.50	
06/16/2022	18195	Wittbrodt, Kim	supplies	1	06/16/2022	94.54	105027
Total 2655:						94.54	
06/10/2022	18169	Colorado Natural Gas, Inc.	san office	1	06/03/2022	162.38	517234
06/10/2022	18169		natural gas	1	06/03/2022	169.92	105023
06/10/2022	18169		natural gas-shop	1	06/03/2022	409.41	105650
06/10/2022	18169		sewer treatment plant	1	06/03/2022	1,663.59	517680

Town of Fairplay

Paid Invoice Report - Paid Bills - Board
Check issue dates: 6/3/2022 - 6/16/2022Page: 3
Jun 16, 2022 08:58AM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Grand Totals:						<u>22,904.00</u>	

Report Criteria:

Detail report type printed

REQUEST TO SPEAK TO THE BOARD OF TRUSTEES

This form is to be completed for citizens who wish to address the Board on an item that is not on the agenda. Please submit this form to the Town Clerk before the meeting is called to order.

Typically, requests will be addressed for a maximum of 15 minutes near the start of the meeting, on a first-come, first-served basis. At the option of the Mayor, additional requests in excess of the 15-minute limit may be addressed at the end of the agenda, after the regular business of the Board meeting is concluded, depending on time.

NAME: Kelsey Hanley
 ADDRESS: 605 Bogue St
 TELEPHONE NUMBER: (317) 420-9339
 SUBJECT: Change the definition of the
Cabin on property.

Rules of Procedure for Citizen's Request to Speak

1. Comments are STRICTLY limited to five minutes each.
2. Neither the Board nor Staff will necessarily take any position, action or commitment regarding any topic that is not on the agenda. Items will be referred to the appropriate Trustee or Town staff member.
3. Comments should be limited to those pertinent to the subject listed above.
4. Emotional outbursts and/or abusive language or manner is prohibited. Comments are to be addressed to the Board ONLY, and personal attacks will not be tolerated.

Kelsey Hanley
 Signature

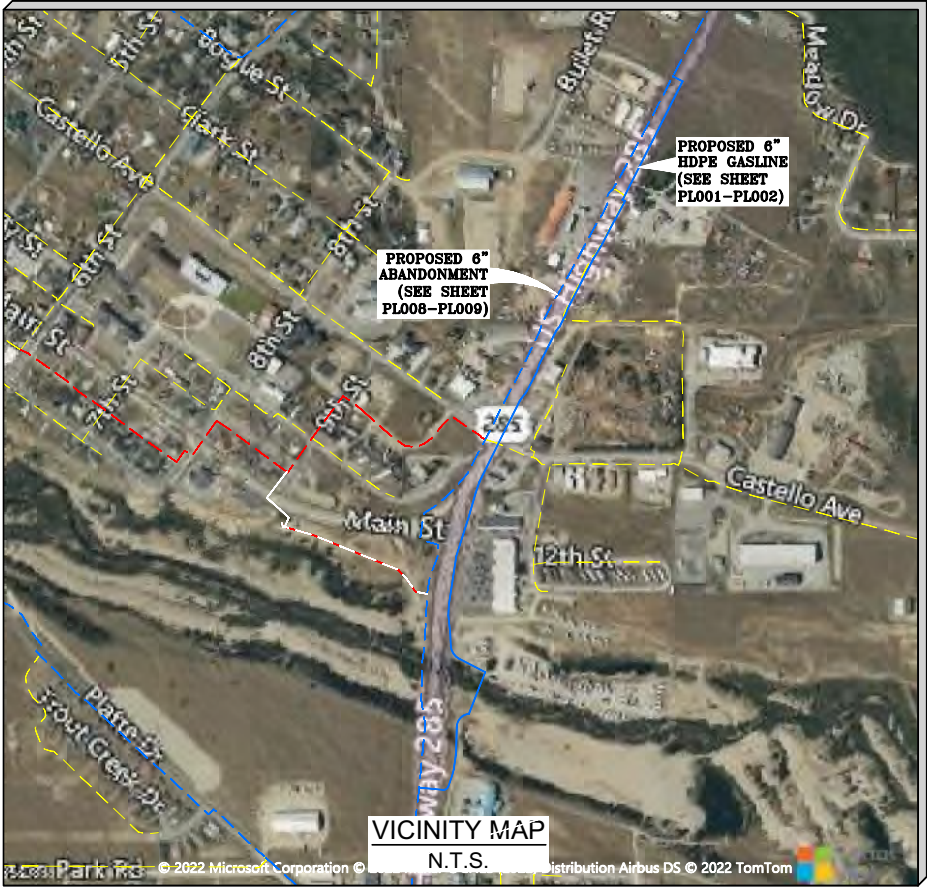
Special accommodation or assistance requires 7 days advance notice.

HWY 285 GASLINE RELOCATE - TOWN OF FAIRPLAY

PARK COUNTY

STATE OF COLORADO

PROPOSED NATURAL GAS DISTRIBUTION SYSTEM



SHEET INDEX	
SHEET TITLE & DESCRIPTION	
CS01 - COVER SHEET	
GN01 - GENERAL NOTES & LEGEND	
QUANTITY TAKE-OFF	
QTO01 - QUANTITY TAKE-OFF	
OVERALL MAP	
OM01 - OVERALL MAP	
PROPOSED 6" GAS SYSTEM PLAN SHEETS	
PL001 - HIGHWAY 285 TIE-IN STATION 1+00 TO STATION 2+00	
PL002 - HIGHWAY 285 STATION 2+00 TO TIE-IN STATION 4+10	
PROPOSED TIE-OVERS AND INTEGRITY LOOPS	
PL003 - 801 MAIN ST ML EXTENSION & SL RELOCATION	
PL004 - EXISTING 4" PE AND 2" PE GASLINE TIE-OVER	
PL005 - 400 HWY 285 SERVICE LINE RELOCATION & ABANDONMENT	
PL006 - BULLET RD LOOP & EXISTING SERVICE TIE-OVER PLAN	
PL007 - EXISTING 2" PE GASLINE TIE-OVER PLAN	
PL008 - EXISTING 6" PE GASLINE ABANDONMENT PLAN	
PL009 - EXISTING 6" PE GASLINE ABANDONMENT PLAN	
PL010 - TIE-IN STATION 1+00 TO TIE-IN STATION 2+00 CASTELLO AVE INTEGRITY LOOP	
PL011 - TIE-IN STATION 1+00 TO TIE-IN STATION 3+97 2TH ST INTEGRITY LOOP	
DETAIL SHEETS	
DT001 - TYPICAL DETAILS	
DT002 - TRAFFIC CONTROL DETAILS	
SEE ATTACHED CAMPOS JACK & BORE DESIGN	
SEE ATTACHED EASEMENTS	

I HEREBY CERTIFY THAT THESE CONSTRUCTION DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.

COLORADO NATURAL GAS 10825 E. Geddes Ave Suite 410 Centennial, CO 80112 Phone (720) 981-2123							
CDOT - HWY 285 STATE OF COLORADO							
TOWN OF FAIRPLAY PARK COUNTY							
PROPOSED NATURAL GAS SYSTEM COVER SHEET							
PROJECT: 157896 DRAWN: JUSTIN GUTIERREZ WRP: 157896 CHECKED: BEN WATSON PLOT DATE: June 7, 2022 FILE: COVER & GENERAL NOTES.DWG SCALE: AS SHOWN APP:	REVISIONS: <table border="1"> <tr> <td>70% PB V.1 1/21/2021</td> </tr> <tr> <td>70% PB V.2 2/21/2021</td> </tr> <tr> <td>80% IPC V.1 2/24/2021</td> </tr> <tr> <td>80% IPC V.2 3/25/2022</td> </tr> <tr> <td>80% IPC V.3 3/25/2022</td> </tr> <tr> <td>80% IPC V.4 6/07/2022</td> </tr> </table>	70% PB V.1 1/21/2021	70% PB V.2 2/21/2021	80% IPC V.1 2/24/2021	80% IPC V.2 3/25/2022	80% IPC V.3 3/25/2022	80% IPC V.4 6/07/2022
70% PB V.1 1/21/2021							
70% PB V.2 2/21/2021							
80% IPC V.1 2/24/2021							
80% IPC V.2 3/25/2022							
80% IPC V.3 3/25/2022							
80% IPC V.4 6/07/2022							
SHEET CS01 SHEET 1 OF 17	PLAN REVISION: C						



ISSUED FOR CONSTRUCTION

**Town of Fairplay**

400 Front Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622 phone
(719) 836-3279 fax
www.fairplayco.us

STAFF REPORT

TO: Mayor and Board of Trustees

FROM: Janell Sciacca, Town Administrator

RE: New Business Item A – Resolution No. 31 Adopting Building Permit Fees

DATE: June 20, 2022

BACKGROUND/ANALYSIS:

The Board of Trustees approved a contract on May 2, 2022 with Charles Abbott and Associates, LLC (CAA) for comprehensive Building Department Services. As part of that contract, the Town agreed to compensate CAA according to a set fee schedule. In order to comply with that contract, and as per Municipal Code Section 4-4-10. Fees set by resolution, Staff is recommending the Board adopt Resolution 31, Series of 22, adopting the amended schedule of fees for Building Department Services.

STAFF RECOMMENDATION:

Following discussion and questions, Staff recommends the Board approve Resolution No. 31, Series 2022 as presented by motion, second and a roll call vote.

Attachments:

- Resolution No. 31, Series 2022 & Exhibit A “Schedule of Fees”

TOWN OF FAIRPLAY, COLORADO**RESOLUTION NO. 31
Series of 2022****A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, ADOPTING AN AMENDED SCHEDULE OF FEES FOR BUILDING DEPARTMENT SERVICES.**

WHEREAS, the Town of Fairplay is authorized to establish and amend fees charged by the Town for various services, permits and licenses; and

WHEREAS, the Board of Trustees approved an agreement with Charles Abbott and Associates, LLC to provide Building Department Services for the Town of Fairplay, Colorado; and

WHEREAS, the agreement with Charles Abbott and Associates, LLC sets forth the terms of compensation for Building Department services according to and outlined in the attached schedule which is incorporated as “Exhibit A”; and

WHEREAS, the Board of Trustees desires to adopt said schedule of fees for the term of the agreement with Charles Abbot and Associates, LLC and until they may be subsequently amended;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO THAT:

Section 1. Building Department Fees as outlined in attached Exhibit “A” are hereby adopted and incorporated into the Town of Fairplay Schedule of Fees and shall become effective immediately upon adoption.

RESOLVED, APPROVED AND ADOPTED THIS 20th day of JUNE, 2022.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

"EXHIBIT A - SCHEDULE OF FEES"

Building Permits, Fees and Taxes

The determination of value or valuation for purposes of determining and assessing the applicable building permit fee shall be made by the building official. The value of a project will be based on the stated value on the building permit application or by applying the most recent valuation table located on ICC's website. If an applicant's stated cost is greater than the estimates used in this table, the higher amount will be used to calculate the permit fee. The valuation shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment and including profit and labor.

The fee(s) for each building permit shall be as follows:

A. Building Permit Application Fees

Building Permit	Rate
1.) Permit Application Fee	Determined by Building Permit Fee Schedule for valuation listed below for each type of work.
2.) Initial Plan Review Fee	65% of total permit fees.

Plan Review Fee: When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review of structures requiring a review shall be **65% of the building permit fee** as set forth above.

B. Building Permit Fee Schedule — Table 1a

Total Valuation	Rate
1.) \$0 to \$2,000	\$85.40
2.) \$2,001 to \$25,000	\$85.40 for the first \$2,000, plus \$15.77 for each additional \$1,000, or fraction thereof, including \$25,000.
3.) \$25,001 to \$50,000	\$448.11 for the first \$25,000 plus \$11.49 for each additional \$1,000, or fraction thereof, to and including \$50,000.

4.) \$50,001 to \$100,000	\$735.36 for the first \$50,000 plus \$7.88 for each additional \$1,000, or fraction thereof, to and including \$100,000.
5.) \$100,001 to \$500,000	\$1,129.36 for the first \$100,000 plus \$6.30 for each additional \$1,000, or fraction thereof, to and including \$500,000.
6.) \$500,001 to \$1,000,000	\$3,649.36 for the first \$500,000 plus \$5.35 for each additional \$1000, or fraction thereof, to and including \$1,000,000.
7.) \$1,000,001 and up	\$6,324.36 for the first \$1,000,000 plus \$4.11 for each additional \$1,000, or fraction thereof.

C. Specialized Permit Fee Schedule and Other Fees

Type	Rate
1.) Permit fee if work commenced before required permit issuance.	Double the otherwise applicable fee.
2.) Air Conditioning/Evaporative Cooler	\$200.00
3.) Demolition	\$165.00
4.) Fence (over 6 ft. in height)	\$85.00
5.) Residential Mechanical	\$200.00
6.) Deck	\$200.00
7.) Non-structural re-roof	\$200.00
8.) Siding	\$200.00
9.) Small Sign (No foundation)	\$80.00
10.) Water Heater	\$200.00
11.) Window Replacement	\$90.00
12.) Repair or replace Existing Gas or Water Line for SFD	\$65.00
13.) Building Permits for which no fee is specifically indicated	\$60.00 per inspection

14.) Inspections outside of normal business hours. (Note: Fees to be charged directly to applicant. 2 hours minimum.)	\$120.00 hourly
15.) Re-inspection Fees (Work not ready for inspection or called for when corrections weren't made.)	\$80.00
16.) Inspections and/or Code Enforcement/investigation for which no fee is specified.	\$120.00 hourly
17.) Additional Plan Review required by changes, additions, or revisions to the approved plans.	\$100.00 hourly
18.) Stock/Same as Plan Review- No Change. Plan Review Fee	\$140.00
19.) Stock/Same as Plan Review- Minor Change. Plan Review Fee	\$280.00

D. Factory Built Home, Manufactured Homes and Mobile Home Permit Fee Schedule:

Permit	Rate
1.) Pre-Move Inspections- Within 30 miles of Town.	\$220.00
2.) Pre-Move Inspections- Over 30 miles from Town.	Based on Travel Costs
3.) Block & Tie	\$480.00
4.) Temporary/Accessory	\$100.00
5.) Permanent Foundation	Fee will be calculated on valuation of foundation, any finishes other than the premanufactured structure, and any accessory structures such as decks, garages, etc. PLUS \$480.00.

E. Electrical Permit Fees:

Residential: This includes single family dwellings, site-built and modular/factory-built homes, duplexes, condominiums, and townhouses. New, remodel, and addition.

Type	Rate
1.) Equal to or less than 1,000 square feet.	\$129.95
2.) Over 1,000 square feet and not more than 1,500 square feet.	\$195.50
3.) Over 1,500 square feet and not more than 2,000 square feet.	\$262.20

4.) Greater than 2,001 square feet (\$262.20 + \$11.50 each additional 100 square foot.)	2,000 square foot base fee plus \$11.50 each additional 100 square feet.
5.) Residential Solar Device	\$500.00

Commercial: This includes some residential installations that are not based on square footage (not living area, i.e. garage, shop, SFD, etc.) Fees in this section are calculated from the total cost to customer, (contract price) including electrical material, items, and labor — whether provided by the contractor or property owner.

Type	Rate
1.) Equal to or less than \$2,000	\$129.95
2.) Greater than \$2,001. (Always round up to the next \$1,000).	Add \$11.50 per thousand of job valuation to the base fee of \$129.95.
3.) Mobile/Modular/Manufactured Home Set (Per Unit)	\$129.95
4.) Temporary Heat Release	\$129.95
5.) Spas/Hot Tubs	Based on table 1a plus elec. fee
6.) Commercial Solar Device	\$1,000.00



DEVELOPMENT APPLICATION

TOWN OF FAIRPLAY
PO Box 267
FAIRPLAY, CO 80440
719-836-2622

APPLICATION TYPE☒

Planned Unit Development

APPLICANT
INFORMATIONApplicant: Asher Architects – Sam Rodgers Date: 1/21/22Applicant's Address: 512 5th Street, Berthoud, CO 80513Applicant's Phone: 970-532-9970 Fax: _____Email Address: sam@asherarch.comOWNER
INFORMATIONApplicant's Relationship to Owner: Owners ArchitectOwner: FP Land, LLC Steve Crozier, Managing PartnerOwner's Address: PO Box 6249, Breckenridge, CO 80424Owner's Phone: 972-974-6454 Fax: _____Email Address: scrozier1@gmail.comPROPERTY
INFORMATIONAddress: PARCEL E, LARSEN MINOR SUBDIVISION, AS DESCRIBED IN PLAT
R684096, SCHEDULE #318, CONSISTING OF APPROXIMATELY 10.26 ACRES.Parcel#: 318 Tax Account #: R0000318 (also see attached legal description)Subdivision: Larsen Minor

Lot: _____ Block: _____

Existing Zoning: CommercialNumber of Acres: 10.72

**PROJECT
PROPOSAL**

General Description of Project:

Mixed use development consisting primarily of residential dwellings with two commercial pad sites of 36,615 sq.ft. The residential community will be built in two Phases. Phase I is proposed to be approximately 70 units comprised of single family residential, townhomes and a 32 unit apartment building on just over 5 acres.

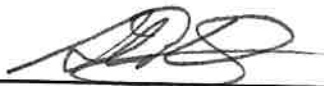
NOTE: *Please see Addendum A for additional information

Request:

For this project our team is requesting that on the Southwest corner of the property where we have the proposed fitness and leasing center, that the setbacks are to be reduced from 20' to 5' on the South and from 20' to 0' on the West to allow the public restrooms on Fairplay land to be incorporated into our proposed buildings.

SIGNATURES

I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.



Owner

2/10/22

Date

The owner and/or applicant must be present at all meetings and hearings. All public hearings must be properly noticed according to the Fairplay Municipal Code. All submittal requirements must be met and signatures of all owners of the property must appear before the application will be accepted by the Town of Fairplay. Partnerships or corporations may have the authorized general partner or corporate officer sign the application. (Attach additional pages if necessary.)

NOTE: No application will be accepted or processed unless it is complete and all fees are paid. In the event the town must retain outside professional services to process or evaluate an application, the applicant shall bear the cost of same, inclusive of engineering and legal fees, in addition to the base application fee. A deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. All applications shall be evaluated under the standards and requirements set forth in Section 15 of the Zoning Code and must be accompanied by seven (7) copies of a proposed site plan/plat prepared by a professional engineer or surveyor.

I hereby certify that I am the applicant named above and that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief. I also understand that a building permit may not be issued for the property subject to this application until the application receives final approval by the Board of Trustees.



Applicant

FOR TOWN USE ONLY

Application Checklists

- ☐ Complete Application.
- ☐ Proof of Ownership (deed) for project property
- ☐ Written authorization from property owner(s) for agent (if applicable)
- ☐ Existing PUD plat/recording information
- ☐ Proposed site development plan/plat (7 copies). If there are structures on property, they must be on plat with all dimensions
- ☐ List of persons entitled to notice (by name and mailing address)
- ☐ Mailing envelopes (stamped and addressed) for persons entitled to notice
- ☐ Proposed development improvements agreement (if applicable). (3 copies)
- ☐ Fees and/or deposit
- ☐ Other _____



DEVELOPMENT APPLICATION

TOWN OF FAIRPLAY
PO Box 267
FAIRPLAY, CO 80440
719-836-2622

APPLICATION TYPE☒

Subdivision

APPLICANT
INFORMATIONApplicant: Asher Architects – Sam Rodgers Date: 1/21/22Applicant's Address: 512 5th Street, Berthoud, CO 80513Applicant's Phone: 970-532-9970 Fax: _____Email Address: sam@asherarch.comOWNER
INFORMATIONApplicant's Relationship to Owner: Owners ArchitectOwner: FP Land, LLC Steve Crozier, Managing PartnerOwner's Address: PO Box 6249, Breckenridge, CO 80424Owner's Phone: 972-974-6454 Fax: _____Email Address: scrozier1@gmail.comPROPERTY
INFORMATIONAddress: PARCEL E, LARSEN MINOR SUBDIVISION, AS DESCRIBED IN PLAT
R684096, SCHEDULE #318, CONSISTING OF APPROXIMATELY 10.26 ACRES.Parcel#: 318 Tax Account #: R0000318 (also see attached legal description)Subdivision: Larsen Minor

Lot: _____ Block _____

Existing Zoning: CommercialNumber of Acres: 10.72

**PROJECT
PROPOSAL**

General Description of Project:

Mixed use development consisting primarily of residential dwelling with two commercial Pad sites of 36,615 sq.ft. The residential community will be in two Phases. Phase I is proposed to be approximately 70 units comprised of single family residential, townhomes and a 32 unit apartment building on just over 5 acres.

NOTE: *Please see Addendum A for additional information

Request:

For this project our team is requesting that on the Southwest corner of the property where we have the proposed fitness and leasing center, that the setbacks are to be reduced from 20' to 5' on the South and from 20' to 0' on the West to allow the public restrooms on Fairplay land to be incorporated into our proposed buildings.

SIGNATURES

I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.



Owner

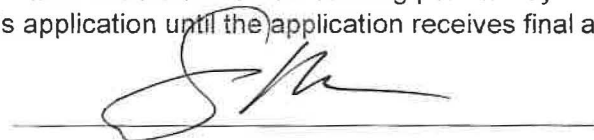
2/11/22

Date

The owner and/or applicant must be present at all meetings and hearings. All public hearings must be properly noticed according to the Fairplay Municipal Code. All submittal requirements must be met and signatures of all owners of the property must appear before the application will be accepted by the Town of Fairplay. Partnerships or corporations may have the authorized general partner or corporate officer sign the application. (Attach additional pages if necessary.)

NOTE: No application will be accepted or processed unless it is complete and all fees are paid. In the event the town must retain outside professional services to process or evaluate an application, the applicant shall bear the cost of same, inclusive of engineering and legal fees, in addition to the base application fee. A deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. All applications shall be evaluated under the standards and requirements set forth in Section 15 of the Zoning Code and must be accompanied by seven (7) copies of a proposed site plan/plat prepared by a professional engineer or surveyor.

I hereby certify that I am the applicant named above and that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief. I also understand that a building permit may not be issued for the property subject to this application until the application receives final approval by the Board of Trustees.



Applicant

FOR TOWN USE ONLY

Application Checklists

- ☐ Complete Application.
- ☐ Proof of Ownership (deed) for project property
- ☐ Written authorization from property owner(s) for agent (if applicable)
- ☐ Existing PUD plat/recording information
- ☐ Proposed site development plan/plat (7 copies). If there are structures on property, they must be on plat with all dimensions
- ☐ List of persons entitled to notice (by name and mailing address)
- ☐ Mailing envelopes (stamped and addressed) for persons entitled to notice
- ☐ Proposed development improvements agreement (if applicable). (3 copies)
- ☐ Fees and/or deposit
- ☐ Other _____

ADDENDUM "A"

The Bluffs of Fairplay - PUD / Subdivision Application

This Addendum shall serve as a supplement to both the PUD and Subdivision applications for the proposed development to be known as "The Bluffs of Fairplay".

*NOTE: A majority of the information requested in Chapter 16, Article IX and Article XIII, is being provided electronically as numerous separate files to The City of Fairplay for circulation to all appropriate parties.

Below is a narrative to coincide with all of the additional documents provided:

The proposed name of the development is The Bluffs of Fairplay. This would be a mixed-use development of both residential and commercial products. The proposed land plan has been provided. As to the residential, the intent of the ownership (FP Land, LLC) is to develop a user-friendly community where residents are excited to live and hence, designed for resident interaction with common area green space, central core park area, hike and bike trails, pavilion, dog park, fitness facility and more. All site amenities will be connected to accessible parking by ADA compliant walkways to provide a fully accessible site. The single-family homes and townhomes will be designed in compliance with the fair housing act along with state and international requirements for accessibility to provide housing for all users regardless of age or mobility. It is also the goal of ownership to provide an alternative housing option that is not currently found in and around Fairplay. These dwellings would be affordable to a much wider range of users. The Bluffs is designed to be a long term rental community, not for the weekend vacationer, rather, those that cannot afford to purchase, those that simply do not desire to own, those that being in Fairplay is their current desire but maybe not long term, etc. Build-to-rent communities are very popular and very successful within metropolitan areas such as Denver and throughout the U.S. (numerous recent articles have been provided).

The Commercial component of The Bluffs consists of two (2) lots, both with frontage and visibility on HWY 285, that are intended for commercial users. These lots provide Fairplay with some additional commercial locations that will have all utilities available to the property lines, approved per the PUD as to use type and therefore, very readily developable. In addition to possible users/owner occupants, FP Land, LLC is in a position to do a build-to-suit or even a speculative commercial building as demand is generated.

The land associated with The Bluffs PUD and Subdivision applications consist of approximately 10.71 acres located at the Southwest Quadrant of US Hwy 9 and US Hwy 285. The property is bordered by Us Hwy 285 to the east, the Platte River to the North, Fairplay River Park to the West and a commercial warehouse condominium bldg. to the South (aerials and locator maps

provided). Soils reports have been ordered and site observations will be conducted in the near future to determine the subsurface structure and any groundwater concerns.

FP Land, LLC has a tenured team of seasoned veterans as follow:

Architect: Asher Architects

512 5th Street

Berthoud, CO 80513

License #: 405237

PH: 970-532-9970

Email: sam@asherarch.com , david@asherarch.com

Website: www.asherarch.com

Engineers: Alles, Taylor & Duke, LLC

3610 35th Avenue, Unit #6

Evans, CO 80620

License #: 58284

PH: 970-330-0380

Email: alles_taylor_duke@yahoo.com

Website: www.atdengineeringsurvey.com

Surveyor: Burnett Surveying

351 US Hwy 285

Fairplay, CO 80440

PH: 719-836-1425

Email: burnettsurveying@gmail.com

Geotechnical Engineer: Best Engineering Solutions

747 Sheridan Blvd., Unit 2A

Lakewood, CO 80214

PH: 303-238-1770

Email: office@bestengineering.com

Website: www.bestengineeringusa.com

As a long term rental community, there will be an on-site office and it is anticipated that the on-site property manager will live at The Bluffs. This will not only provide the residents the required services of a first-class community, it will also provide a “constant watch” on the property to handle any emergency needs, possible snow removal concerns, security, ownership interaction and accountability, and numerous additional benefits to both Fairplay and The Bluffs. Snow storage locations have been incorporated into the site plan and a snow removal

company will be contracted to be on call throughout the winter season. All privately owned roadways and walkways will be maintained by FP Land, LLC along with landscape maintenance and trash removal services.

We also envision the Fairplay River Park and The Bluffs having some synergism, and in this regard, we are proposing that our hike and bike trails could be extended along the Platte River down to the Fairplay Beach area. This would allow residents to cross over the pedestrian bridge and walk to all of the restaurants and shops on Front Street. We are also amenable to paying for the construction of a Pavilion, public restrooms and a dog park on The Riverpark land. All of which would be very valuable improvements.

All internal roadways have been designed to be min. 24' wide two-way traffic fire access roads with clearance for a 40-foot wheelbase fire truck. A minimum of 26' wide access roads will be provided adjacent to any structures over 35 feet tall. Fire access roads will be dedicated during the next steps of the site development planning process. Fire access, fire hydrant locations, and fire hydrant flow will be evaluated within a fire access plan to be provided in the future.

Access roads to the subject property will be constructed to connect to Platte Drive to the south in two locations. The first road will be built between the existing western frontage road along US HWY 285 and Platte Drive at the intersection with Thompson Park Road, and the second access road will be built between the southwest corner of the proposed Lot 1 and Platte Drive at the intersection of Stone Creek Drive. This configuration will provide the development with two separate access locations, as required by Fire Codes, and both proposed access locations will line up with the opposing roads to avoid creating conflicting traffic patterns making the safest possible intersections with Platte Drive to serve the properties north of the road. Existing accesses to the adjacent commercial property and the parking lot for the park can also be relocated to the proposed roads to further improve traffic flow on Platte Drive.

The traffic generated by the proposed PUD is likely to be sporadic and seasonal in nature due to the Owner's concept for the development. It is likely that all the units constructed will not be fully occupied at the same time year-round as is typical for an apartment complex or permanent residence type development. For this reason, we anticipate a lower amount of traffic than would be commonly generated by a use by right in the commercial zone or similarly sized residential development. The main road into and out of the subject property is Platte Drive, which has direct access to HWY 285 within 1,000 ft of the southern border of the site, and to HWY 9 approximately three miles north of the site. Pathways and sidewalks are proposed that will connect to the existing sidewalk network in the area, and a new pathway is planned through River Park connecting to Fairplay Beach. This will allow residents to easily access the businesses located on Front Street by foot or bike. The proposed pathways and sidewalk connections are expected to reduce the vehicular traffic generated by the development and connect residents to the existing local businesses.

The Town of Fairplay has sanitary sewer collection and potable water distribution mains in Platte Drive and in a 60' wide easement on the southern boundary of the property line. Per discussions with the Town of Fairplay Public Works Department, the existing utility infrastructure in the area and wastewater treatment plant has adequate capacity to supply the proposed PUD. To serve the planned buildings, potable water and sanitary sewer mains will be extended from the existing mains running east-west along the southern property line into the subject property under the proposed internal roads. The potable water distribution will be constructed to create a hydraulic loop from a point within the existing 60' wide easement and connecting back into the existing 10" distribution main at the intersection of Platte Drive and Stone Creek Drive. The proposed hydraulic loop on-site will provide a level of service resiliency to the subject property in the event that a main breaks or there is a scheduled maintenance shut down, while preserving system pressure within the existing network in Platte Drive and adjacent developments. Gate valves will be placed so that each branch off the main in Platte Drive can be isolated without a total loss of service to the proposed buildings, and fire hydrants will be distributed throughout the development.

Easements will be dedicated with the Major Subdivision process for the proposed potable water and sanitary sewer main extensions on-site, and an easement will be requested from the Town of Fairplay for the water main and access road connection between the southwest corner of the proposed Lot 1 and Platte Drive at the intersection with Stone Creek Drive.



Fairplay River Park

Platte Drive

SUBJECT TRACT
(10.26 acres)

Hwy 285



LAND USE SUMMARY	
TAX DESCRIPTION:	T89 877 533 824 PART OF SEA BECT 33 AND PART OF 894 SECT 34 IN 87 AD DEC IN PLAT 18504M KNOWN AS PAVILION, CLARKSON MIRROR SUBDIVISION
PARCEL NUMBER:	318
LOT SIZE:	10.73 ACRES
ZONING:	COMMERCIAL (C)

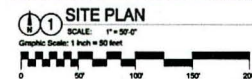
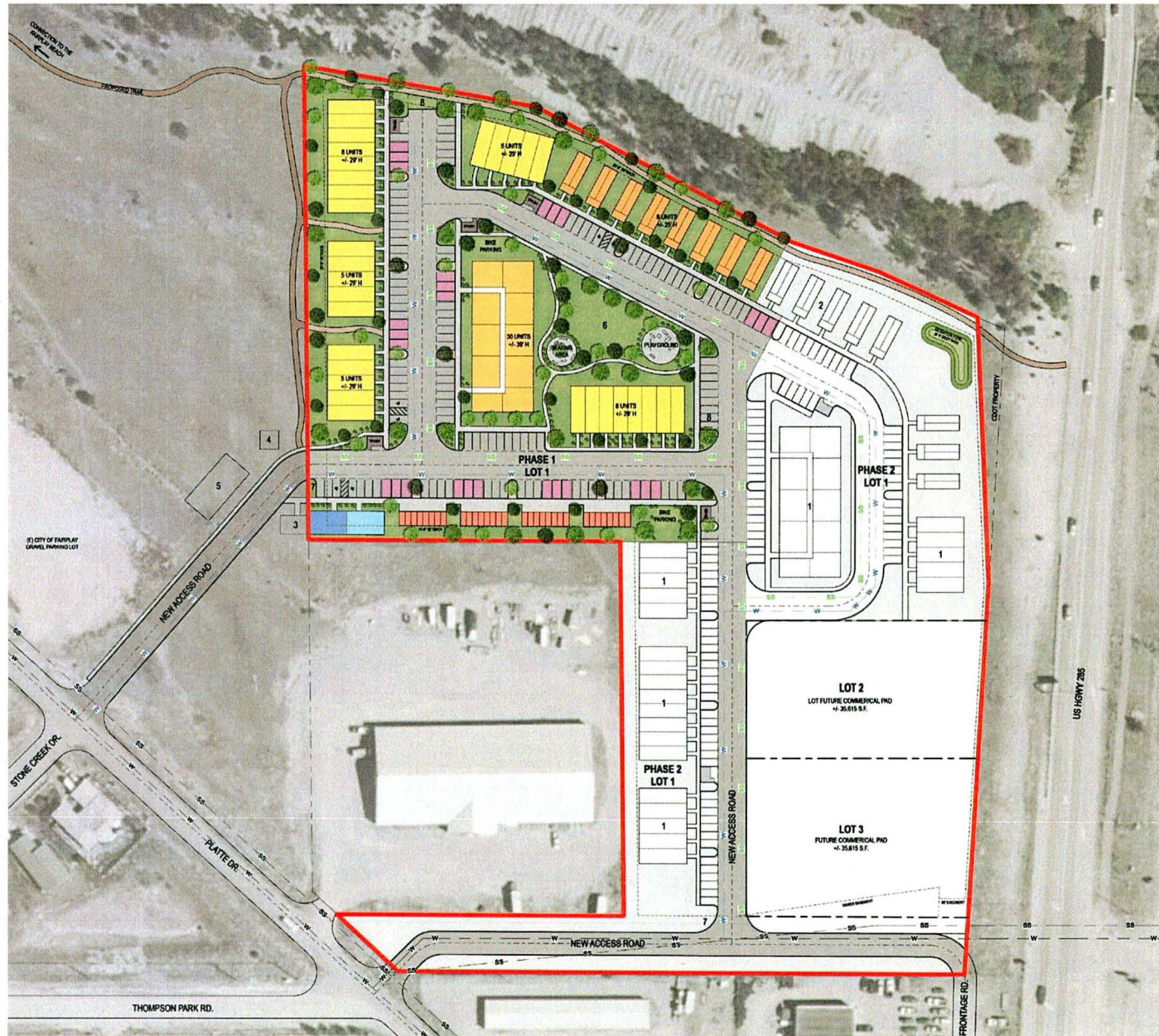
SITE PLAN LEGEND	
	TWO STORY TOWNHOUSES
	THREE STORY BLDG. SINGLE STORY TOWNHOUSES
	DETACHED SINGLE FAMILY DWELLINGS
	RESIDENTIAL WALKUP STORAGE UNITS
	THREE CAR GARAGE (TYP.)
	FITNESS CENTER (+/- 1,000 SF)
	MANAGEMENT OFFICE (+/- 1,000 SF)
	FUTURE TOWNHOUSES
	FUTURE DETACHED SINGLE FAMILY DWELLINGS
	PUBLIC RESTROOMS (+/- 800 SF)
	PAVILION (+/- 400 SF)
	DOG PARK
	COMMUNITY PARK
	MONUMENT SIGN
	SHOW STORAGE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	NEW PROPOSED WATER LINE
	NEW PROPOSED SEWER LINE
	OVERALL PROPERTY LINE
	INTERNAL PROPERTY LINE



Address TBD
Fairplay, CO 80440
Park County, Colorado

2 VICINITY PLAN

NOT TO SCALE



ENTITLEMENTS REVIEW ONLY

© ASHER ARCHITECTS & CO. P.C.
ALL RIGHTS RESERVED.
This drawing is an instrument of service and is the sole property of Asher Architects. Use of this drawing is restricted to the original site for which it was prepared. Any reuse, reproduction, or publication of this drawing by any method in whole or in part without written consent of the architect is prohibited.

**ASHER
ARCHITECTS**

a: 512 5th St.
BERTHOUD CO. 80513
p: 970-632-9970
w: AsherArch.com
e: David@AsherArch.com

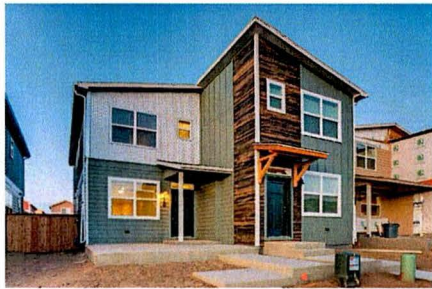
**THE BLUFFS OF
FAIRPLAY**
TBD
Fairplay, CO 80440

PROJECT INFORMATION
25-082
DOCUMENT DATE:
2/16/2022 11:38:47 AM
DOCUMENT PHASE:
CONCEPT SITE PLAN

DESIGNED BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:
PROJECT MANAGER:	DATE:

SITE PLAN
A1.0

RESIDENTIAL BUILDINGS EXAMPLES:



SINGLE FAMILY MODERN EXAMPLE



SINGLE FAMILY EXAMPLE



SINGLE FAMILY HOME COVERED PORCHES ADJACENT TO OPEN SPACE

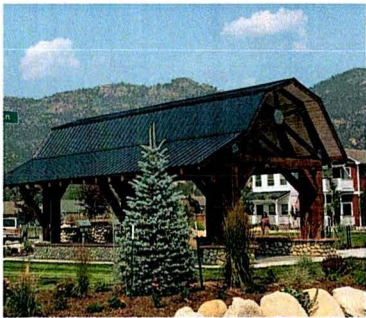


DUPLEX EXAMPLE

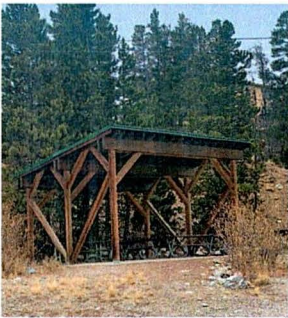


APARTMENT COMPLEX 2 STORY EXAMPLE

PAVILION EXAMPLES:

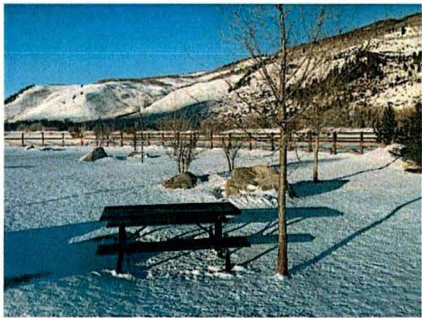


PAVILION

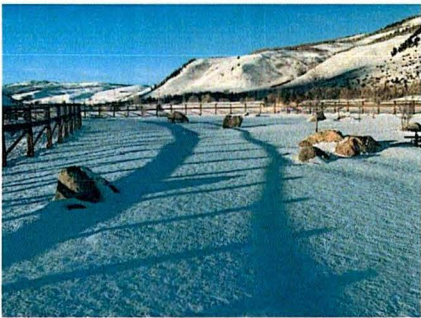


PAVILION

DOG PARK EXAMPLES:



DOG PARK



DOG PARK

ENTITLEMENTS
REVIEW ONLY

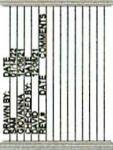
© ASHER ARCHITECTS & CORP.
ALL RIGHTS RESERVED.
This drawing is an instrument of
service and is the sole property of
Asher Architects. Use of this
drawing is restricted to the original
site for which it was prepared. Any
re-use, reproduction, or publication
of this drawing by any method in
whole or in part without written
consent of the architect is
prohibited.

ASHER
ARCHITECTS

a: 512 5th St.
BERTHOUD CO. 80513
p: 970-532-9970
w: AsherArch.com
e: David@AsherArch.com

THE BLUFFS OF
FAIRPLAY
TBD
Fairplay, CO 80440

PROJECT INFORMATION:
24-086
DOCUMENT DATE:
2/14/2022 11:16:26 AM
DOCUMENT PHASE:
CONCEPT SITE PLAN



GENERAL
DETAILS
A1.1