



**AGENDA for a Regular Meeting
of the Board of Trustees of the Town of Fairplay, CO
Monday, August 18, 2025, at 6:00 P.M. in the
Fairplay Town Hall, 901 Main St, Fairplay, CO
[CLICK TO JOIN MEETING BY TEAMS](#)
(ID: 281 972 327 049 7 / Passcode: 9B6zz7k6)**

**5:00 PM – WORK SESSION: COLORADO INTERGOVERNMENTAL RISK SHARING AGENCY (CIRSA)
PRESENTATION ON ELECTED OFFICIALS’ ETHICS, LIABILITIES AND BEST PRACTICES.**

- I. 6:00 PM – CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF AGENDA**
- V. CONSENT AGENDA** *(This item is intended to streamline the Board Meeting grouping routine, non-controversial business. The public or the Board Members may ask that an item be removed from the Consent Agenda for individual consideration.)*
 - A. APPROVAL OF CHECK EXPENDITURES** – Paid bills for all Town funds from August 1, 2025, through August 11, 2025, in the amount of **\$105,182.02.**
- VI. CITIZEN COMMENTS** *(This item allows the public to sign up to address the Board on matters that are not already on the agenda. Comments are limited to 5 minutes per person. On advice of counsel, neither the Board nor Staff members will directly respond to comments; instead, the Board will direct Staff to respond and, when necessary, provide a status update to the Board.)*
- VII. PROCLAMATIONS, PRESENTATIONS AND UPDATES**
 - A.** Presentation and update regarding Boys & Girls Club of the High Rockies Summer Program by Chief Executive Officer Jessica Bartak.
- VIII. NEW BUSINESS**
 - A. FIRST READING** – Should the Board of Trustees for the Town of Fairplay approve the adoption of **FINDINGS OF FACT, CONCLUSION AND ORDER FOR ELEVATION HOSPITALITY, LLC dba COLORADO CANTINA** to be located at 456 Front Street, Fairplay, CO?
 - B. Receipt and review of DRAFT Town of Fairplay, CO, Financial Statements with Independent Auditor’s Report for December 31, 2024 caused to be made pursuant to C.R.S. 29-1-603(1).**
- IX. PUBLIC HEARINGS**
 - A. TO BE CONTINUED TO SEPTEMBER 15, 2025: SPECIAL USE PERMIT – SUP 2025-001:** Should the Board of Trustees for the Town of Fairplay approve an application from Buck Finley for a Special Use Permit (SUP) to allow for Personal Storage (Mini-Storage) Units within the Commercial (C) Zone District and to grant a Variance from Design Requirements of the Fairplay Unified Development Code on the property located at 1171 Bullet Road, Fairplay, CO?
 - B. SPECIAL USE PERMIT – SUP 2025-002:** Should the Board of Trustees for the Town of Fairplay approve an application from the South Park Food Bank for a Special Use Permit (SUP) to allow for a Community Building within the Transitional (T) Zone District and to grant a Variance from Design Requirements of the Fairplay Unified Development Code on the property located at 516 Hathaway Street, Fairplay, CO?
- X. STAFF AND BOARD OF TRUSTEE REPORTS**
- XI. ADJOURNMENT.**

Upcoming Meetings / Events

TGIFairplay Final FREE Concert Friday with Hazel Miller and FREE Ice Cream & Peaches
Fairplay Board of Trustee Special Work Session
Fairplay Board of Trustees Regular Meeting – Cancelled (LABOR DAY)
Fairplay Fall Festival
Fairplay Board of Trustees Regular Meeting

August 22, 2025
August 25, 2025
September 1, 2025
September 20, 2025
September 21, 2025

Report Criteria:

Detail report type printed

Check.Type = "Calculated","Void"

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
08/08/2025	30216	CDPHE	Annual Drinking Water Fee	1	07/22/2025	350.00	517455
Total 358:						350.00	
12/06/2023	19793	O'Rourke Media Group, LL	winter in the park ad	1	11/18/2023	345.00	105130
08/08/2025	30235		Burro Days Inserts Leadvill	2	11/18/2023	434.00	105162
Total 868:						779.00	
08/08/2025	30230	Hand Hotel	Burro Race Banquet	1	08/07/2025	3,628.50	105162
Total 1084:						3,628.50	
08/08/2025	30239	Postal Pros Southwest, Inc	July '25 Water Billing	1	07/15/2025	321.71	517218
08/08/2025	30239		Monthly Announcements F	1	07/15/2025	132.20	517218
Total 1699:						453.91	
08/08/2025	30245	Town of Fairplay	501 Main Street July '25 W	1	07/31/2025	206.00	105195
Total 2134:						206.00	
08/08/2025	30246	USABlueBook	Water Sequest injection p	1	04/04/2025	453.24	517475
Total 2176:						453.24	
08/08/2025	30247	Utility Notification Center	locates	1	07/31/2025	35.48	517475
08/08/2025	30247		Waste Water Locates	1	07/31/2025	37.99	517650
Total 2194:						73.47	
08/08/2025	30249	Xcel Energy	747 Bogue St	1	07/21/2025	16.31	105841
08/08/2025	30249		1800 Beaver Creek	1	07/21/2025	1,273.65	517495
08/08/2025	30249		Chlorinator	1	07/21/2025	105.18	517470
08/08/2025	30249		501 Main St VC	1	07/21/2025	708.70	105195
08/08/2025	30249		901 1/2 Main Street Sign	1	07/21/2025	31.72	105640
08/08/2025	30249		47001 Hwy 9 Sign	1	07/21/2025	12.28	105640
08/08/2025	30249		311 HWY 285 Unit MM 183	1	07/21/2025	242.06	105640
08/08/2025	30249		Sanitation	1	07/21/2025	4,101.94	517680
08/08/2025	30249		1190 Castello - PW Shop	1	07/21/2025	113.65	105650
08/08/2025	30249		Fairgrounds	2	07/21/2025	129.98	517470
08/08/2025	30249		157 6th - Street Lights	3	07/21/2025	97.95	105640
08/08/2025	30249		156 5th - Lights and Sign	4	07/21/2025	35.43	105640
08/08/2025	30249		Fairplay Beach	5	07/21/2025	13.84	105841
08/08/2025	30249		419 Front St	6	07/21/2025	13.84	105640
08/08/2025	30249		117 Silverheels - Baseball	1	07/21/2025	12.47	105841
08/08/2025	30249		Fairplay Street Lights	1	08/01/2025	998.32	105640
Total 2296:						7,907.32	
08/08/2025	30227	Family Support Registry	15890460 8/8/2025	1	08/07/2025	285.69	102265

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 2456:						285.69	
08/08/2025	30219	CIRSA	Liability Insurance - 3rd Qtr	1	07/01/2025	6,522.45	106115
08/08/2025	30219		Liability Insurance - 3rd Qtr	2	07/01/2025	5,401.19	517340
08/08/2025	30219		Liability Insurance - 3rd Qtr	3	07/01/2025	11,491.53	105487
08/08/2025	30219		Workman's Comp 3rd Qtr '	1	07/01/2025	300.00	105314
08/08/2025	30220		Workman's Comp 3rd Qtr'2	2	07/01/2025	5,223.63	105614
08/08/2025	30221		Workman's Comp 3rd Qtr '	3	07/01/2025	5,223.62	517014
Total 2490:						34,162.42	
08/08/2025	30218	CenturyLink	Water Plant Phone Line	1	07/19/2025	82.72	517226
Total 2614:						82.72	
08/08/2025	30223	Colorado Natural Gas, Inc.	PW office	1	08/08/2025	62.75	105650
08/08/2025	30223		WWTP	1	08/08/2025	287.09	517680
08/08/2025	30223		901 Main Street	1	08/08/2025	115.50	105023
08/08/2025	30223		PW shop	1	08/08/2025	77.20	105650
08/08/2025	30223		501 Main Street	1	08/08/2025	77.28	105195
Total 2728:						619.82	
08/08/2025	30242	Shred America	monthly document shreddi	1	07/30/2025	13.82	105030
Total 2793:						13.82	
08/08/2025	30222	Colorado Analytical Lab	Drinking Water Required T	1	07/28/2025	54.00	517475
Total 2864:						54.00	
08/08/2025	30248	Water Technology Group	Waste Water Blower Install	1	08/04/2025	8,382.02	517655
Total 2884:						8,382.02	
08/08/2025	30243	Summit Roll-Offs/Willemse	Burro Days Trash & Recycl	1	07/31/2025	3,700.00	105162
Total 2906:						3,700.00	
08/08/2025	30232	Hazel Miller Entertainment	Second Payment for August	1	08/07/2025	1,750.00	105150
Total 2951:						1,750.00	
08/08/2025	30225	Continental Divide Winery	Wine - June Concert	1	06/27/2025	468.00	105150
08/08/2025	30225		Wine - 4th of July	1	07/04/2025	1,034.00	105171
Total 3105:						1,502.00	
08/08/2025	30224	Continental Divide Producti	Sound for August Concert	1	08/07/2025	675.00	105150
Total 3123:						675.00	
08/08/2025	30241	SGM	Water Model Services - Ju	1	07/22/2025	1,730.13	517350
08/08/2025	30241		Bill Back - 240 Beaver Lan	1	07/17/2025	54.50	105107

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 3272:						1,784.63	
08/08/2025	30244	Town of Alma	Alma citation revenue	1	08/08/2025	2,960.00	104505
Total 3283:						2,960.00	
08/08/2025	30226	Ernst, Sarah	cell phone reimburse	1	08/01/2025	50.00	105065
Total 3313:						50.00	
08/08/2025	30229	Glasco UV LLC	Waste Water UV Light Repl	1	01/17/2025	1,857.18	517655
Total 3393:						1,857.18	
08/08/2025	30231	Hayes Poznanovic Korver	Legal Services - Water - Ju	1	07/02/2025	312.00	517360
08/08/2025	30231		Legal Fees Property/Stock	1	08/01/2025	355.00	517360
Total 3518:						667.00	
08/08/2025	30217	Central Mountain Pest Con	Monthly Pest Ctrl Town Hall	1	08/05/2025	100.00	105025
08/08/2025	30217		Monthly Pest Ctrl Services	2	08/05/2025	100.00	517260
Total 3769:						200.00	
08/08/2025	30211	AT&T MOBILITY	Mobile/Bodycam/Rocket M	1	07/20/2025	789.39	105065
08/08/2025	30212		Mobile/Bodycam/Rocket M	2	07/20/2025	789.38	105645
08/08/2025	30213		Mobile/Bodycam/Rocket M	3	07/20/2025	493.37	105250
08/08/2025	30214		Mobile/Bodycam/Rocket M	4	07/20/2025	7,005.80	105455
08/08/2025	30215		Mobile/Bodycam/Rocket M	5	07/20/2025	789.39	517226
Total 3786:						9,867.33	
08/08/2025	30233	Iron Mountain	Monthly Off Site Record St	1	07/31/2025	189.00	106165
Total 3789:						189.00	
08/08/2025	30240	Scream Agency	Rack Card mgmnt.	1	04/30/2025	968.75	105130
08/08/2025	30240		Event postcard and banner	1	04/30/2025	891.25	105130
08/08/2025	30240		Town Brochure/Map	1	04/30/2025	3,244.17	105130
Total 3813:						5,104.17	
08/08/2025	30234	Minimal Impact Events, LL	Burro Days Trash & Recycl	1	07/30/2025	4,731.35	105162
Total 3839:						4,731.35	
08/08/2025	30237	PATRIOT PORTABLES AN	Burro Days Porta Potties	1	07/31/2025	8,850.00	105162
08/08/2025	30237		Human Potential Running	1	08/04/2025	500.00	105170
Total 3860:						9,350.00	
08/08/2025	30210	ANGEL ARMOR LLC.	Body Armor Equipment	1	05/29/2025	1,339.00	105450
Total 3907:						1,339.00	
08/06/2025	30209	High Rockies Community S	National Night Out Kids Act	1	07/04/2025	300.00	105471

Town of Fairplay

Paid Invoice Report - Paid Bills - Board
Check issue dates: 8/1/2025 - 8/11/2025Page: 4
Aug 11, 2025 10:46AM

Check Issue Date	Check Number	Name	Description	Seq	Invoice Date	Check Amount	GL Account
Total 3949:						300.00	
08/08/2025	30228	Ferguson Waterworks	Neptune Mach 10 2" Water	1	08/04/2025	1,147.43	517485
Total 3965:						1,147.43	
08/08/2025	30238	PlowOps Inc.	Street Plowing Maint	1	08/01/2025	356.00	105670
Total 3966:						356.00	
08/08/2025	30236	Pack Burro Racing Photogr	Burro Racer Donated Winn	1	08/07/2025	200.00	105162
Total 3968:						200.00	
Grand Totals:						105,182.02	

Report Criteria:

Detail report type printed
Check.Type = "Calculated","Void"



*Town of
Fairplay
Colorado*

Town of Fairplay

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STAFF MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Janell Sciacca, Town Administrator

RE: New Business Item B – Colorado Cantina Findings of Fact, Conclusion & Order

DATE: August 18, 2025

BACKGROUND/ANALYSIS:

The Town Board held a Public Hearing on August 4, 2025 on the application from Elevation Hospitality, LLC for a new Hotel & Restaurant Liquor License for the Colorado Cantina to be located at 456 Front Street, Fairplay, CO. Following the Public Hearing, at which the application was deemed to be in order and there were no comments received against granting of the license, the Board voted unanimously to approve the application and directed Staff to bring back the customary Findings of Fact, Conclusion and Order to formalize their action. The attached is said document and Staff recommends approval.

RECOMMENDATION

To approve the Findings of Fact, Conclusion and Order formalizing the Fairplay Board of Trustees' vote to approve the application from Elevation Hospitality, LLC for a new Hotel & Restaurant Liquor License for the Colorado Cantina to be located at 456 Front Street as presented by motion, second and roll call vote.

ATTACHMENTS

- Colorado Cantina Findings of Fact, Conclusion and Order

**BOARD OF TRUSTEES
TOWN OF FAIRPLAY, COLORADO**

**IN RE: APPLICATION OF ELEVATION HOSPITALITY, LLC
FOR A HOTEL & RESTAURANT LIQUOR LICENSE**

FINDINGS OF FACT, CONCLUSIONS AND ORDER

THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO, acting as the local liquor licensing authority, enters the following Findings of Fact, Conclusion and Order.

FINDINGS

1. This matter comes on for hearing upon the application of Elevation Hospitality, LLC, a Colorado Corporation (the “Applicant”) for a Hotel & Restaurant Liquor License.
2. The application was complete and contained all the information required by the Colorado Liquor Code. The Board further found that the Applicant, its officers and shareholders to be of good moral character.
3. Notice of a public hearing on the application was given in the manner prescribed by C.R.S. § 12-47-302 and 311.
4. A Public Hearing was held on the application on August 4, 2025 at which the Applicant and all interested parties were allowed to present testimony and evidence regarding the application and particularly the criteria for issuance of a license set forth in C.R.S. § 12-47-312.
5. The Applicant presented testimony regarding the needs and desires of the adult inhabitants of the neighborhood regarding issuance of the license in the form of petitioning and testimony. No opposition was heard.
6. A background check was completed for both Owners/Managers, the results of which showed no criminal history. The building plans and specifications were determined to be a true representation of the facilities, and the premises complies with applicable zoning, building, health, and fire regulations as related to historic structures and the regulations related liquor establishments. Proof of possession of the premises was provided in the form of a lease.

7. For purposes of determining the needs and desires of the neighborhood, the entire corporate limits of the Town of Fairplay have been determined to be the neighborhood. This liquor license was determined not to be a detriment to the neighborhood and the supporting petition submitted by the applicant contained twenty-one signatures in support of granting of the license.
8. At time of approval of the application, there were five (5) other Hotel & Restaurant Liquor Licenses issued in the Town of Fairplay and as noted above, this location was previously the site of another Hotel & Restaurant Liquor License; Therefore the Town does find this license would create an undue concentration of licenses, and will not result in the need for any additional law or liquor enforcement resources.

CONCLUSIONS

1. Based on the evidence adduced at the public hearing the Board concludes that the requirements set forth in the Colorado Liquor Code have been met.
2. The Board further concludes that there was persuasive evidence that the desires of the adult inhabitants of the neighborhood favor issuance of the license.

ORDER

Based on the Findings and Conclusions set forth above, the application for a retail Hotel & Restaurant Liquor License approved by motion of the Board on August 4, 2025 is hereby ratified and the license GRANTED.

DATED this 18th day of August, 2025.

TOWN OF FAIRPLAY, COLORADO

Frank Just, Mayor

ATTEST:

Janell Sciacca, Town Clerk

Fairplay Planning Department
 Fairplay Town Hall
 901 Main Street
 Fairplay, Colorado 80440



Fairplay Board of Trustees
 Mayor – Frank Just
 Mayor Pro Tem – Ray Douglas
 Courtney Avery
 Erik Baum
 Josh Voorhis

Town Board of Trustees Hearing

South Park Food Bank – Community Center/Building Special Use Permit and Variance Review

Hearing Date:	August 18, 2025
File Name and Process:	South Park Food Bank Special Use Permit and Variance
Owner/Applicant:	Dale & Katherine Fitting / South Park Food Bank
Representative:	Tina Darrah, South Park Food Bank
Legal Description:	Easterly 20' of Lot 8; Lots 9 & 10, Clark and Bogue Addition; Block 13
Zoning:	Transitional (T)
Staff Member:	Scot Hunn, Town Planner
Recommendation:	Approval, with Conditions

Staff Report

I. Summary of Request:

The Applicant, South Park Food Bank, represented by Tina Darrah, is requesting approval of a new Special Use Permit for a Community Building within the Transitional Zone District to be developed and operated at 516 Hathaway Street. The Applicant is also asking for relief (a variance) from the strict application of the Town's driveway design standards.

Per the application, the Applicant requests approval for the following:

"We are requesting a Special Use Permit for the property located at 516 Hathaway Street to allow the South Park Food Bank, a 501C3 non-profit corporation, the ability to build a Community Building on the lot with the primary use being a Food Pantry."

“We believe the property at 516 Hathaway is a desirable location for this community building use, as that particular block has many other community uses, including a church, the senior center and its food bank and thrift store, the clinic, and the post office. The proximity to the school complex is also a great benefit due to our well-established, long-standing partnership with the schools, including student volunteers and the Totes for Hope weekend and summer food programs.”

While the Town of Fairplay Unified Development Code (UDC) does not list “Food Bank” or similar use as a use by right, the planning director has made a determination that “Community Building” is a similar use to a food bank. The UDC permits review of a Community Building as a special use, therefore the Applicant was invited to apply for a special use permit for this use within the Transitional Zone District.

Staff have identified some issues and areas of concern (discussed below) however staff are **recommending approval** of the requested permit and variance with recommended conditions intended to address any outstanding issues or concerns.

II. Summary Applicable Standards:

Special Use Standards

The following sections of Article VI – *Special Uses*, Unified Development Code (UDC) are applicable to the South Park Food Bank Special Use Permit request:

Section 16-6-10 – *Special use permits.*

- (A) *A use that is not allowed as a matter of right or without restriction in a zone district may be authorized by special use permit granted by the Board of Trustees. Only uses identified as a special use within a particular zone district may be approved.*
- (B) *Special use permits may or may not run with the land and shall be issued subject to safeguards, terms and conditions as deemed necessary and appropriate by the Board of Trustees to protect and preserve the intent and purposes of the zone district regulations. Violations of the terms and conditions on a special use permit shall be deemed violations of this Section and shall be punishable as set forth in the general penalty provisions of this Code.*

Staff Response:

“Community or Public Building” is a use specifically identified within Section 16-5-30, *Table of Uses*, UDC, as a use that is not a “use by right” but rather is permitted only via the Special Use Permit review process within the Transitional Zone District. Per the application, the Food Bank is requesting that the special use permit run with the land:

“We ask that if granted, the Special Use Permit transfer/stay with the land, as the current owner will transfer the deed to the property only upon the use being made legal via the Special Use Permit process.”

In this case, staff are recommending that any special use approval **run with the use/permittee** and NOT with the land. In other words, if the Food Bank were to be approved for operation in this location but cease to operate in this location in the future, the approved “Community or Public Building” use would also expire unless a new Special Use Permit for the same location were approved by the Town Board.

The application form lists “South Park Food Bank” as the applicant while the current property owners - Dale and Katherine Fitting – have provided a letter acknowledging and approving the Food Bank to apply for the use on their behalf. For these reasons, staff recommends that the use does not need to be approved by the Board to run with the land as requested by the Applicant.

Section 16-6-30 – Special use permit application procedures

(D) Special use permits may be granted by the Board of Trustees only after finding that the proposed special use will not adversely impact the neighborhood or the public safety and welfare. In determining whether to grant a permit, the Board of Trustees shall consider, as applicable, the following factors:

- 1. Ingress and egress to the property and proposed structures with particular reference to automotive and pedestrian safety, convenience, traffic flow and control and access in case of fire or catastrophe;*
- 2. The need and/or adequacy of off-street parking and loading areas and the economic, noise, glare or odor effects of the special use on adjoining properties and the neighborhood generally;*
- 3. Refuse and services areas;*
- 4. Utilities, with reference to location, availability and compatibility;*
- 5. Screening and buffering, with reference to type, dimensions and character;*
- 6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with properties in the neighborhood;*
- 7. Required yards and other open spaces; and*
- 8. General compatibility with adjacent property and other property in the neighborhood.*

Staff Response:

The proposed Special Use Permit for a community building (food bank) is generally compatible with the business, civic, and residential uses existing in the surrounding area and should not have any substantive or incrementally adverse impacts on factors such as ingress and egress, parking, public safety or public welfare.

Ingress, Parking, and Maneuverability

The Food Bank proposes to use an existing alleyway at the rear of the property for access by employees, volunteers, customers, and delivery providers. This will include passenger vehicles and delivery trucks.

Note: Currently, the alleyway is not fully constructed or accessible and will require additional improvements, likely by the Town, to allow for full use from the intersection of the alleyway and 5th Street, to the alleyway's intersection with 6th Street. Staff have no estimate at this time as to the time or potential costs involved in such improvements.

The plans show a layout where vehicles will enter the property from the alleyway and use a driveway to access angled parking near the center of the property. Per the application:

“The loading dock for large deliveries will use six of the parking spaces (the ones closer to the alley). We generally get these types of deliveries once per month. Large deliveries are made via a 53’ semi tractor trailer. Any other deliveries are via a standard single box truck. These are infrequent – up to once a month. On delivery days we have two to four volunteers present. The four parking spaces near the front of the building will be available for their use. We have reviewed our proposed site plan with the driver of the semi-trailer, including a site visit, and have been assured that the space/plan adequately meets their needs to successfully make deliveries.”

The plans also show the turning motions where delivery trucks will access the site using the alleyway, then back into a loading dock. The delivery trucks will then be able to exit the site in a forward motion and either turn left or right onto the alleyway.

Parking appears adequate for the use and the arrangement of on-site vehicle maneuverability and parking stall design also appears to allow for adequate, safe access and turning motions.

It is noted on the plan that six (6) parking spaces at the rear of the property will be located in the same location as the loading area. These spaces will be used on days/times when there are no deliveries. However, on delivery days, these spaces will be temporarily vacated to allow for delivery truck access. Section 16-10-80 – *Loading; other*, of the Unified Development Code (UDC) addresses the use of parking spaces for loading:

D) Off-street parking areas used to fulfill the requirements of this Chapter shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

Staff recommends that the Applicants review this particular operational detail with the Board during the public hearing to ensure that parking and delivery standards are

met; or that conditions of approval can be added to address any concerns related to the dual use of parking spaces for loading on delivery days.

Refuse and Service Areas

The site plan shows a location near the rear of the lot and immediately accessible from the proposed driveway where a dumpster/trash enclosure is proposed. Staff recommend that upon approval of this special use permit, the Applicant be required to provide final details of the trash enclosure as part of any building permit application to ensure that the enclosure is secure, well designed, and accessible by trash service providers without impacting traffic flow on the adjacent alleyway.

Utilities

The site plan as well as land survey plat provided by the Applicant show existing sewer line clean-out as well as the location of an overhead power line, fire hydrant (in alleyway) and water service at the front property line (in Hathaway Street right of way). Final plans submitted with any building or grading permits should show all utility service lines, connections and details for any shallow utility improvements on the subject property.

Screening

There is no screening necessary or proposed for the proposed use.

Signage

No signage is proposed at this time. The application states that the Food Bank intends to place signage identifying the “South Park Food Bank” on the building but that the organization will apply for signage separately at a later date.

Compatibility

The property is located within close proximity to several civic sites (such as the School District properties and uses as well as the post office directly across the street) and is located and accessible one block off of Main Street. As outlined in the application narrative provided by the Applicant, the Food Bank will be located in close proximity to partner organizations, thus serving the community to an even higher degree.

Perhaps the biggest issue related to potential impacts and compatibility relates to traffic, congestion, parking and noise on distribution days which are currently once per month (typically on a weekend day). The application narrative states:

“Our current operating model is best described as “drive-thru”. Clients line up in their vehicles; we check them in and then all food is brought to and loaded in their vehicles by volunteers. While we have planned our new site to accommodate this same model, our goal is to create a “grocery store” model, wherein clients have an opportunity to come into the food bank and “shop”, allowing them to pick out foods they prefer rather than just receiving a standard box of pre-packed items. This system would eliminate the number/line of cars on distribution day as we would have a smaller number of

clients at a pre-scheduled time throughout a longer day or over several days. It would also reduce the number of volunteers needed on distribution days. We currently operate one Saturday per month for our main distribution where we serve 65 (current average) to 120 (the most we've ever had) families, with one to five families receiving an emergency distribution per month. We currently have two to four volunteers in the food bank five-ten days per month with up to twenty volunteers on distribution days (with the current model)."

While staff is encouraged by the intent of the Food Bank to move away from the drive-through, one-day-per-month operations model for distribution, until that switch happens there remain concerns about how the potential volume of traffic will be managed and also how parking – for employees, volunteers, and clients – will be managed on those days.

If the special use permit is approved – specifically to allow for the continued use of a once-per-month distribution model – staff recommends a condition of approval that requires the applicant to provide a detailed parking and traffic management plan indicating, at a minimum, how the Food Bank staff and volunteers will manage the volume and flow of traffic as well as off-site parking needs.

Variance From Improvement Standards

The site plan shows a proposed driveway extending from the alleyway, through the property, to Hathaway Street. Generally, the driveway meets the Town's standards and appears to provide adequate width and room for parked cars to maneuver within the site. However, the UDC requires a minimum fifteen (15) feet separation of the driveway (curb cut) from the nearest property line, in this case the western property boundary. The plans currently show fourteen (14) feet separation. Therefore, as part of this Special Use Permit application, the Applicant is requesting relief of one (1) foot from the strict interpretation of Section 16-10-130 - *Design requirements*, Unified Development Code.

Section 16-22-70 - Powers of Board of Adjustment.

(B) Vary terms of this Chapter: The Board of Adjustment may authorize upon application in specific cases such variances from the terms of this Chapter, subject to terms and conditions fixed by the Board of Adjustment, as will not be contrary to the public interest where, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this Chapter will result in unnecessary hardship. Every variance authorized hereunder shall not be personal to the applicant therefor but shall run with the land. No variance shall be authorized hereunder unless the Board of Adjustment shall find that the following conditions exist:

- 1. That the variance will not authorize the operation of a use other than those uses specifically enumerated as a primary permitted use for that district in which the property is located and for which the variance is sought;*
- 2. One or more of the following special circumstances or conditions exist with respect to the specific property:*

- a. *Exceptional narrowness, shallowness, or shape of the property at the time of the enactment of the regulation in question;*
- b. *Exceptional topographic conditions of the property; and*
- c. *Other extraordinary and exceptional situations or conditions of the property.*
3. *The special circumstances and conditions have not resulted from any act of the applicant.*
4. *That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, or substantially or permanently impair the appropriate use or development of adjacent property;*
5. *That the variance, if granted, is the minimum that will afford relief and is the least modification possible of the provisions of this Chapter which are in question;*
6. *That the granting of the requested variance would relieve a peculiar, exceptional and undue hardship on the applicant, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning regulations as embodied in this Chapter and the Zoning Map.*
7. *That the variance, if granted, will not adversely affect the public health, safety and welfare.*

Staff Response:

The proposed variation from standards – in this case, by one foot – relates to the relative narrowness of the site. The code requirement for minimum of 15 feet separation of driveways from property lines is generally intended to ensure that vehicles leaving or entering a site have adequate distance away from the next nearest driveway and also to ensure that vehicles leaving a property have adequate “site triangle” – an unobscured line of site from the driver’s perspective looking left and right from the vehicle. In this case, staff recommends that both objectives are still achieved if the variance were to be granted.

The Applicant has provided a site plan showing that, with the exception of this one variation, the planned improvements will meet the Town’s standards. The amount of relief requested is absolutely the minimum or “least” modification possible and the variance will not otherwise adversely affect the public health, safety, and welfare.

III. Zoning Analysis:

Zoning

The subject property is located within the Transitional Zone District. “Community or Public Building” is a use specifically identified within Section 16-5-30, Table of Uses, UDC, as a use that is permitted only via the Special Use Permit review process within the Transitional Zone District. The purpose and objectives of the Transitional Zone District are described as follows:

“Transitional encompasses most of the original town-site lots and includes single-family uses, home offices, small-scale retail, cafés and businesses which coexist with residential neighborhoods. Business use is on the ground-level and do not require much off-street parking. Sidewalks and alleys are important features.”

- Town of Fairplay UDC Section 16-5-20 – Description of Zone Districts

As highlighted above, the purpose of this district is to allow for a mix of commercial and residential uses; as a transition from the more intense Town Center Zone District to the south and other, less intense residential zone districts located north of the site.

Staff considers the South Park Food Bank to be similar to a small scale, less intense neighborhood business with frontage on the street or ground level, and that the site has been carefully planned to consider compatibility of the building as well as the access to/from the site by employees, volunteers, customers, and deliveries.

Setbacks are 15' front, 5' rear, and 10' side. The site plan shows that the proposed structure complies with these dimensional limitations.

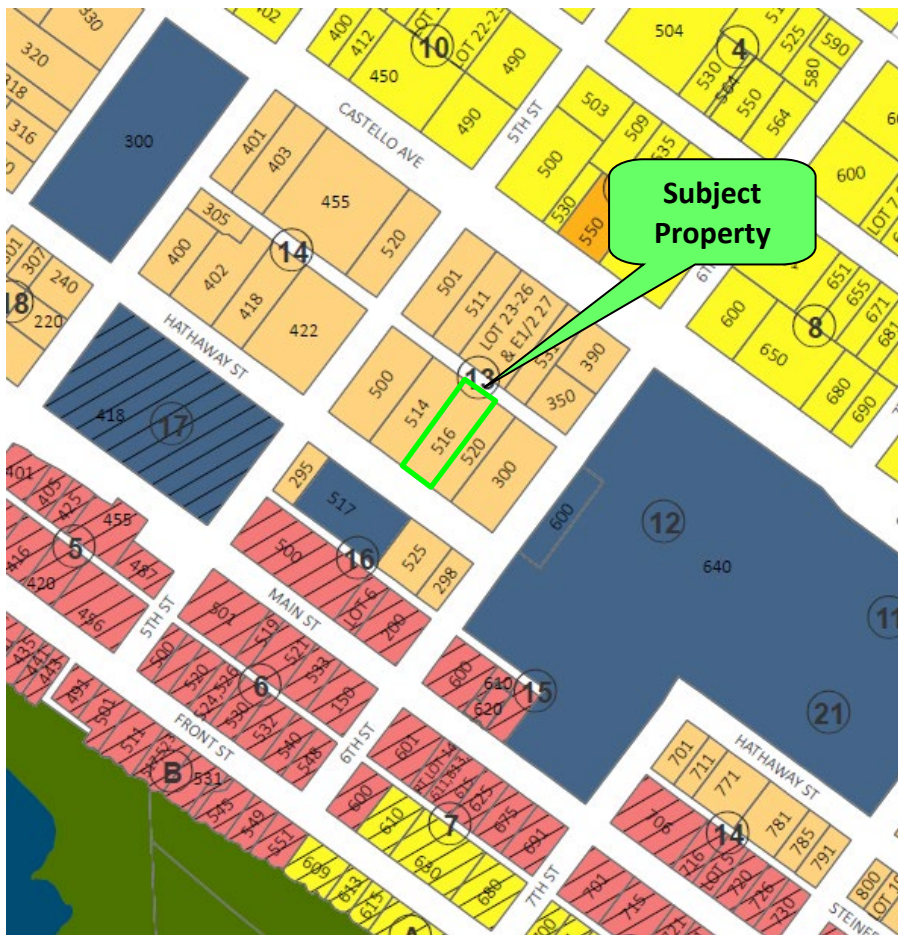


Figure 1: Town of Fairplay Zoning Map

IV. **Staff Findings:**

The following summarizes staff's findings:

- The 2013 Comprehensive Plan – particularly the Economy and Community Character goals and policies - generally support this proposal.
- A community building use is generally compatible with the residential, small or neighborhood scale business, and civic oriented intents of the Transitional Zone District. However, traffic and congestion in the immediate vicinity of the subject property on distribution days is a concern if the current operational model (drive-thru service once per month) is continued.
- The site is generally served by adequate access; however, the alleyway to be used for access and deliveries requires improvements. Staff does not anticipate that the Food Bank, as a non-profit, can address the current state of the alleyway alone. The Applicant will need to work with the Town to better understand how and when the alleyway can be improved, including grading and surfacing.
- The application appears to meet all applicable standards for a Special Use, or the use can be conditioned to ensure that the application meets all standards and is compatible with the surrounding area.
- No hours of operation were stated in the application. The website for the Food Bank also does not list general hours of operation, but does indicate that distribution day hours are 9am-11am. Staff understands that this non-profit organization, like many, may operate sporadically based on employee and/or volunteer availability. However, staff recommends that details regarding hours of operation be provided and become a condition of approval for this use.
- The variation request for a reduced distance between the driveway and the nearest property line is supportable and justified in relation to the Town's criteria for approval.

V. **Staff Recommendation and Suggested Conditions:**

Staff find that the proposed Special Use Permit and Variance Application for South Park Food Bank generally meet a preponderance of the Town's Special Use Criteria and Comprehensive Plan goals.

Staff are recommending approval of both applications, with conditions.

Suggested Motion:

In the event the Town Board of Trustees votes to approve the Special Use Permit request for South Park Food Bank, staff respectfully recommend the following motion and conditions of approval.

“I move that the Fairplay Board of Trustees approve, with the following conditions, the application for a Special Use Permit filed by the South Park Food Bank, for a Community Building to be located at 516 Hathaway Street within the Transitional Zone District, and that the Board approve the variance request because the proposals meet the Town’s criteria and standards for approval.

Recommended Conditions:

1. This Special Use Permit shall not run with the land; all approvals shall run with the non-profit use of the Applicant.
2. Prior to or concurrent with any building or grading permit application, the Applicant shall update the Special Use Permit Application and Operations Plan to include hours of operation which shall become conditions of approval.
3. Prior to or concurrent with any building or grading permit application, the Applicant shall provide final details of the trash enclosure as part of any building permit application to ensure that the enclosure is secure, well designed, and accessible by trash service providers without impacting traffic flow on the adjacent alleyway.
4. Prior to or concurrent with any building or grading permit application, the Applicant shall provide a detailed parking and traffic management plan indicating, at a minimum, how the Food Bank staff and volunteers will manage the volume and flow of traffic as well as off-site parking needs on distribution days. This condition will not be necessary if and when the Food Bank moves to an alternative distribution model/operations plan.
5. A certificate of occupancy for the South Park Food Bank building shall not be issued until and unless the alleyway serving the subject property has been improved in accordance with Town standards.

“I further move to direct the Town Planner or Town Attorney to draft a resolution of approval for the Special Use Permit and Variance for the Town Board’s review and approval.”

Attachments:

- Applicant Submittal Packet
- Public Notice



TOWN OF FAIRPLAY
P.O. BOX 267
FAIRPLAY, CO 80440
(719) 836-2622
www.fairplayco.us

DEVELOPMENT APPLICATION

APPLICATION TYPE

- ☐ Planned Unit Development (PUD)
☐ Minor Subdivision
☐ Major Subdivision
☐ Zoning / Rezoning
☒ Special Use Permit

- ☐ Variance
☐ Site Plan
☐ Lot Line Adjustment / Elimination
☐ Architectural Review
☐ Other: _____

APPLICANT INFORMATION

Applicant: SOUTH PARK FOOD BANK Date: 6.7.2025

Applicant's Address: PO Box 2068, Fairplay, CO 80440

Applicant's Phone: 970.261.1498

Fax: _____

Email Address: tinadarra@gmail.com

OWNER INFORMATION

Owner: Dale & Katherine Fitting Relationship to Applicant: Donor

Owner's Address: 570 Looney Ln
Alma, CO 80420

Owner's Phone: 303.246.3581

Fax: _____

Email Address: dale.fitting@gmail.com

PROPERTY INFORMATION

Physical Address: 516 Hathaway St. Fairplay CO 80440

Parcel No.: 378

Subdivision: Fairplay Clark and Bogue

Lot: Easterly 20' of Lot 8, all of Lot 9 & 10 Block: 13

Number of Acres: .34

Existing Zoning: Transitional

PROJECT PROPOSAL

General Description of Project:

See attached

SIGNATURES

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

<u>Ima Nauak, SPFB</u>	<u>6/7/25</u>	_____	_____
Applicant	Date	Owner	Date

The owner and/or applicant must be present at all meetings and hearings. All public hearings must be properly notices according to the Fairplay Municipal Code and Uniform Development Code (Sec.). Development Application must be signed by Applicant and Owner and all submittal requirements must be met before application will be accepted by the Town of Fairplay. Partnerships or Corporations may have the authorized general partner or other applicable corporate officer sign. *Additional pages may be attached as necessary in order to meet application requirements.*

AGREEMENT TO PAY COSTS FOR PROFESSIONAL SERVICES

No application will be accepted or processed unless it is complete and associated fees/deposits are paid. Depending on the application type, it is the Town's policy and practice to retain outside professional services to process or evaluate an application and the applicant shall bear the costs of same, inclusive of planning, land planning, engineering and legal. A deposit to cover reasonable anticipated costs for outside professional services may be required at the time of application (See Town of Fairplay Fee Schedule). All applications shall be evaluation under the standards and requirements set forth in Chapter 16 of the Fairplay Municipal Code / Uniform Development Code and must be accompanied by the required copies set forth therein.

- ☒ 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 further certify that I understand and agree to the aforementioned policy and practice of the Town of Fairplay regarding payment of professional service costs associated with this development application. *Fee Waiver Requested*
- ☒ I also understand that no building permit will be issued for the property which is the subject of this application until the application receives final approval by the Board of Trustees and any associated legal timelines have been met/passed.

Ima Nauda, SPFB *6/7/25*
Applicant Date

FOR TOWN USE ONLY

Sec. 16-3-20. Common submittal requirements.

- ☐ Application form, signed by the owner(s) of the property, in the format provided by the Town Clerk. If the applicant is not the owner of the property, a notarized letter of consent signed by the property owner or owners authorizing the applicant to process the specific land use application on the property owner's behalf shall be delivered with the submittal; (*Available online at Town of Fairplay website*)
- ☐ Legal description of the subject property;
- ☐ Proof of legal ownership and the names and addresses of the owners of the property and any lienholder(s). This can be in the form of a deed, current title policy (not older than 90 days), or a letter from the owner's attorney affirming ownership of the property;
- ☐ Names and addresses of any owners or lessees of mineral rights as listed in the records of Park County for the property; (*Visit <https://maps.parkco.us/>*)
- ☐ Names and addresses of any property owners of adjacent property including properties across a public street, public right-of-way or alley along with stamped and addressed envelopes for each; (*Visit <https://maps.parkco.us/>*)
- ☐ Statement of the purpose of the application and a description of the proposal; (*Attachment to application*)
- ☐ Vicinity map indicating the location of the property included in the land use application;
- ☐ Agreement to pay form to cover the costs of any outside consultants to assist the Town with review of the application;
- ☐ Application fee. (*See Fee Schedule*)

**Per Section 16-3-50 of the Municipal Code and UDC, in addition to the common submittal requirements listed above, additional submittal items are required based upon the type of application. SEE ADDITIONAL REQUIREMENTS CHECKLIST*

Application Submitted: <u><i>June 7, 2025</i></u>	Fee Paid: _____
Public Hearing: _____	Deposit Received: _____
Property Posted: _____	SIA / DIA Required: ☐ NO ☐ YES ☐ RECEIVED _____
Notices Mailed to Adjacent Owners: _____	Other: _____
Notice Printed in Newspaper: _____	_____

General Description of Project:

We are requesting a Special Use Permit for the property located at 516 Hathaway Street to allow the South Park Food Bank, a 501C3 non-profit corporation, the ability to build a Community Building on the lot with the primary use being a Food Pantry. The Town Code does not list Food Banks or Food Pantries as a specific use; however, it has been determined that the operations of the South Park Food Bank qualify as a "Community or Public Building", which requires a Special Use Permit in the Transition Zone District. We believe the property at 516 Hathaway is a desirable location for this community building use, as that particular block has many other community uses, including a church, the senior center and its food bank and thrift store, the clinic, and the post office. The proximity to the school complex is also a great benefit due to our well-established, long-standing partnership with the schools, including student volunteers and the Totes for Hope weekend and summer food programs.

We ask that if granted, the Special Use Permit transfer/stay with the land, as the current owner will transfer the deed to the property only upon the use being made legal via the Special Use Permit process.

If granted, we plan to begin building in 2026, giving us the winter of 2025/26 to complete our site plan and building permit approvals.

P[[]];Additional Application Submittal Requirements:

1. The trailer currently on the property will be removed upon approval of the Special Use Permit. We propose that it be listed as a condition of approval that the trailer be removed within one year of approval.
2. A site plan showing the proposed building envelope, traffic flow, parking, and loading/unloading areas is attached.
3. We plan to pave the drive lane and parking areas.
4. We are not planning any fencing/screening/buffering as fencing currently exists on both sides of the lot (neighbor's fences).
5. Signs indicating our name will be placed on the building in accordance with the Town's sign code.
6. Outdoor lighting will be limited to entrance/exits only and in accordance with the Town's lighting code.
7. Location of a small dumpster (similar to what we currently have) will be located at the back of the property in the alley in consult with the company providing trash service.

June 7, 2025

Town of Fairplay
PO Box 267
Fairplay, CO 80440

Dear Mayor and Board of Trustees,

The South Park Food Bank respectfully asks for a fee waiver for the fees associated with the attached Special Use Permit Application for 516 Hathaway Street. We operate as a 501C3 non-profit corporation, and all our operating funds are used to provide food to those in need in Fairplay and South Park. We are operated 100% by volunteers, with funds from grants and community donations.

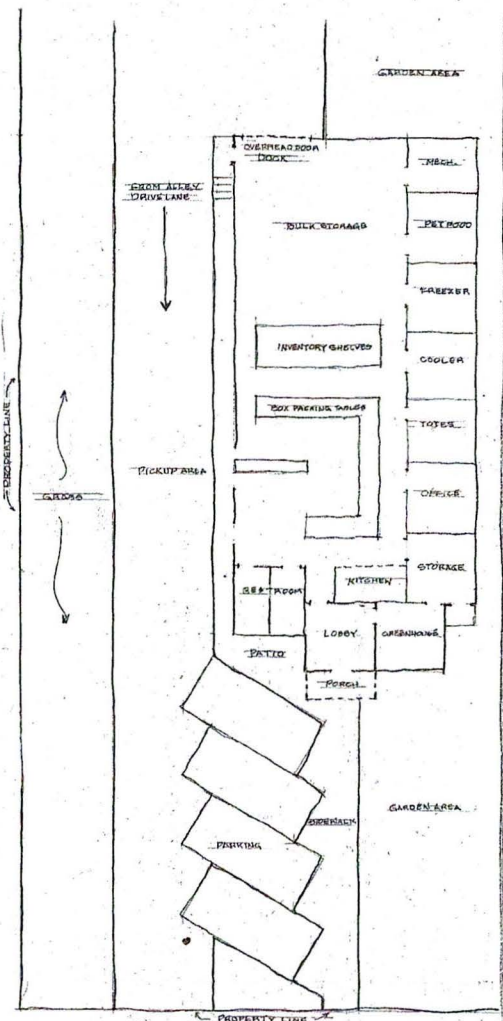
As you are aware, we are in the process of raising funds for a building to house our Food Pantry into the future. These funds are specifically earmarked for this capital campaign and any cost savings we can realize help us reach that goal. This building will ensure we are able to continue providing our current much needed service and allowing us to expand our service provision to other unmet needs in the community, such as, financial and nutritional literacy classes.

Thank you for your consideration, I am happy to answer any questions.

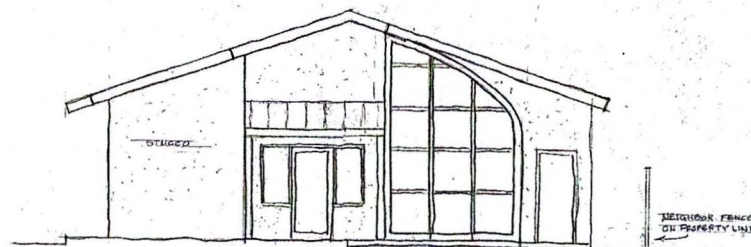
Sincerely,

A handwritten signature in blue ink, appearing to read "Dale Fitting", written over a horizontal line.

On behalf of the South Park Food Bank and
Dale Fitting
Dr. Katherine Fitting

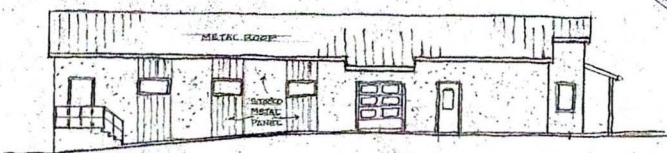


FLOOR PLAN
SCALE 1/8"=1'-0" S.B.E. 2005

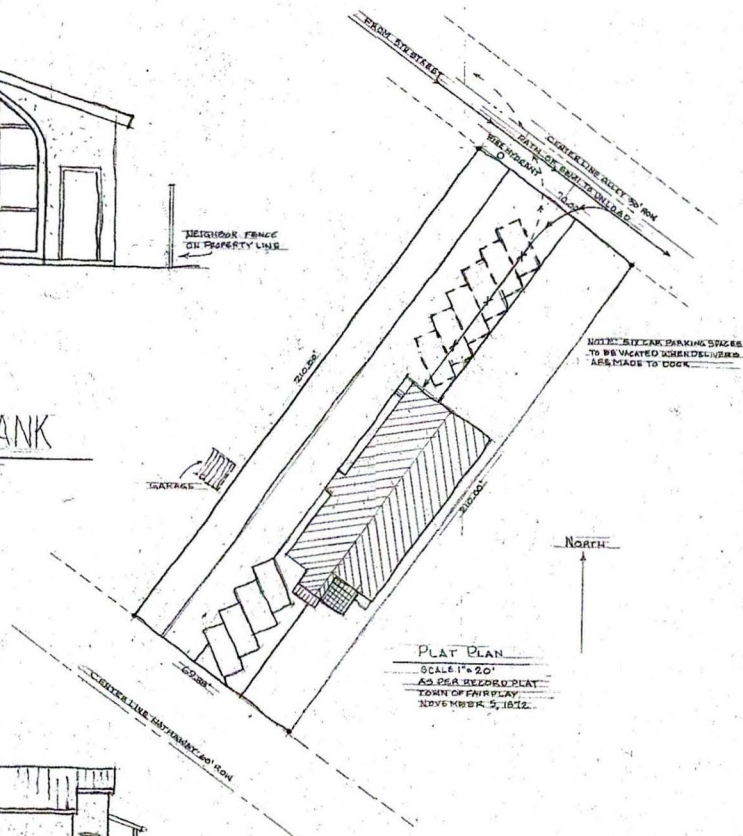


SOUTHWEST ELEVATION
SCALE 1/8"=1'-0"

SOUTH PARK FOOD BANK 516 HATHAWAY FAIRPLAY, COLORADO



NORTHWEST ELEVATION
SCALE 1/8"=1'-0"



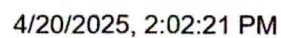
PLAT PLAN
SCALE 1"=20'
AS PER RECORDED PLAT
TOWN OF FAIRPLAY
NOVEMBER 5, 1912



SOUTH PARK FOOD BANK
508 MAIN
PO BOX 2068
FAIRPLAY COLORADO 80440

SOUTH PARK FOOD BANK
Block 18, Lots 8, 9, 10, Clark & Bona Aco.
516 HATHAWAY STREET
FAIRPLAY, COLORADO 80440

APRIL 2, 2005
PLAN #
C-2



0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
1:2,257
Maxar, Microsoft

May 26, 2025

Town of Fairplay
PO Box 267
Fairplay, CO 80440

To Whom it Concerns:

Please accept this as our letter of consent authorizing the South Park Food Bank and its representatives to act as our owner's representatives to apply for a Special Use Permit to operate a Food Pantry at 516 Hathaway Street in Fairplay. Our intent, should the Special Use Permit be granted, is to transfer ownership of the property at 516 Hathaway to the South Park Food Bank, a 501c3 non-profit corporation. We will not transfer ownership until the Food Bank is legally able to build and operate on this lot.

Thank you,



Dale and Katherine Fitting



Order No.: 361-F00810-25

GENERAL WARRANTY DEED

FNTC

Doc Fee: \$9.00

THIS DEED, Made this 25th day of March, 2025, between

Michael W Weston,

grantor, and

Dale Fitting and Katherine Fitting, as Joint Tenants

whose legal address is PO Box 1869 Fairplay Co 80440

grantees:

WITNESS, That the grantor, for and in consideration of the sum of Ninety Thousand And No/100 Dollars (\$90,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Park, State of COLORADO, described as follows:

The Easterly 20 feet of Lot 8 and all of Lots 9 and 10, Block 13, Clark and Bogue's Addition to the Town of Fairplay,
County of Park, State of Colorado.

also known by street and number as 516 Hathaway St, Fairplay, CO 80440-5203

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for themselves, their heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, they are well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

GENERAL WARRANTY DEED
(continued)

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

GRANTOR:

Michael W. Weston
Michael W Weston

STATE OF COLORADO

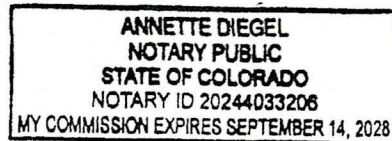
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 25th day of March, 2025, by Michael W Weston.

Annette Diegel
Notary Public

My Commission Expires: 9-14-2028

(SEAL)



General Description of Project:

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We ask that if granted, the Special Use Permit transfer/stay with the land, as the current owner will transfer the deed to the property only upon the use being made legal via the Special Use Permit process.

If granted, we plan to begin building in 2026, giving us the winter of 2025/26 to complete our site plan and building permit approvals.

Additional Application Submittal Requirements:

1. The trailer currently on the property will be removed upon approval of the Special Use Permit. We propose that it be listed as a condition of approval that the trailer be removed within one year of approval.
2. A site plan showing the proposed building envelope, traffic flow, parking, and loading/unloading areas is attached.
3. We plan to finish the drive lane and parking areas with the materials to be determined at the time of site plan/drainage plan in accordance with the Town’s code and drainage requirements.
4. We are not planning any fencing/screening/buffering as fencing currently exists on both sides of the lot (neighbor’s fences).
5. Signs indicating our name will be placed on the building in accordance with the Town’s sign code.
6. Outdoor lighting will be limited to entrance/exits only and in accordance with the Town’s lighting code. Any security lighting will be downward aimed so as to not disturb neighbors.

7. Location of a small dumpster (similar to what we currently have) will be located at the back of the property in the alley in consultation with the company providing trash service. Proposed site shown on site plan.
8. Location of current utilities shown on site plan.
9. Description of Parking/Loading/Unloading/Deliveries: we have included the ten parking spaces required by code for this type of use. The loading dock for large deliveries will use six of the parking spaces (the ones closer to the alley). We generally get these types of deliveries once per month. Large deliveries are made via a 53' semi tractor trailer. Any other deliveries are via a standard single box truck. These are infrequent – up to once a month. On delivery days we have two to four volunteers present. The four parking spaces near the front of the building will be available for their use. We have reviewed our proposed site plan with the driver of the semi-trailer, including a site visit, and have been assured that the space/plan adequately meets their needs to successfully make deliveries.
10. Our current operating model is best described as “drive-thru”. Clients line up in their vehicles; we check them in and then all food is brought to and loaded in their vehicles by volunteers. While we have planned our new site to accommodate this same model, our goal is to create a “grocery store” model, wherein clients have an opportunity to come into the food bank and “shop”, allowing them to pick out foods they prefer rather than just receiving a standard box of pre-packed items. This system would eliminate the number/line of cars on distribution day as we would have a smaller number of clients at a pre-scheduled time throughout a longer day or over several days. It would also reduce the number of volunteers needed on distribution days. We currently operate one Saturday per month for our main distribution where we serve 65 (current average) to 120 (the most we’ve ever had) families, with one to five families receiving an emergency distribution per month. We currently have two to four volunteers in the food bank five-ten days per month with up to twenty volunteers on distribution days (with the current model).

SURVEYOR'S CERTIFICATE

I, THOMAS L. BURNETT, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT MARCH 5, 2025, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID LAND SURVEY PLAT AND THE SURVEY THEREON.

DATED THE 12 DAY OF MAR 2025

Thomas L. Burnett

PROFESSIONAL LAND SURVEYOR, COLO. LICENSE NO. 11944

©2025 BURNETT LAND SURVEYING, INC.

NOTE: LEGAL DESCRIPTION AND RECORD EASEMENTS PER THE RECORDED PLAT OF TOWN OF FAIRPLAY, AS RECORDED NOVEMBER 5, 1972.

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOTES:

- 1) THE BASIS OF BEARING IS THE ASSUMED BEARING OF A LINE FROM THE NORTH EAST CORNER TO THE SOUTH WEST CORNER OF LOT 16 BLOCK 13 AS BEING N38°08'30"E WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- 2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
- 3) THE PURPOSE OF THIS SURVEY IS TO FIND OR SET THE PROPERTY CORNERS.
- 4) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- 5) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- 6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
- 7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET.
- 8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT REC. NO. 760391

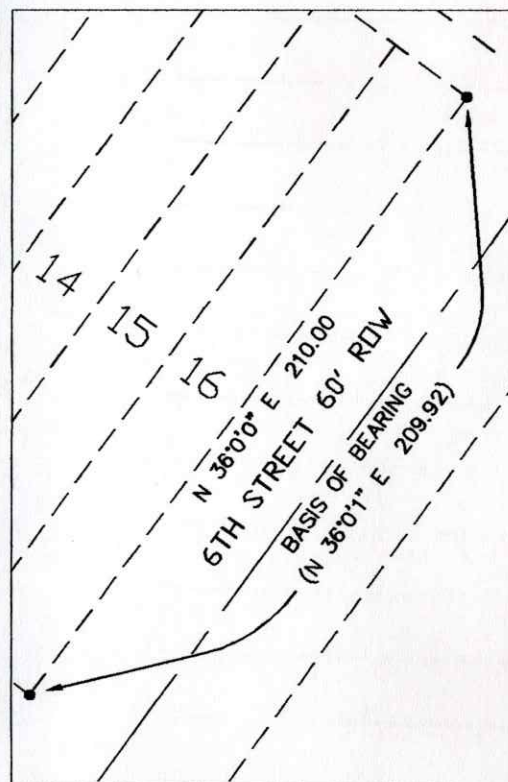
TITLE COMMITMENT NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.

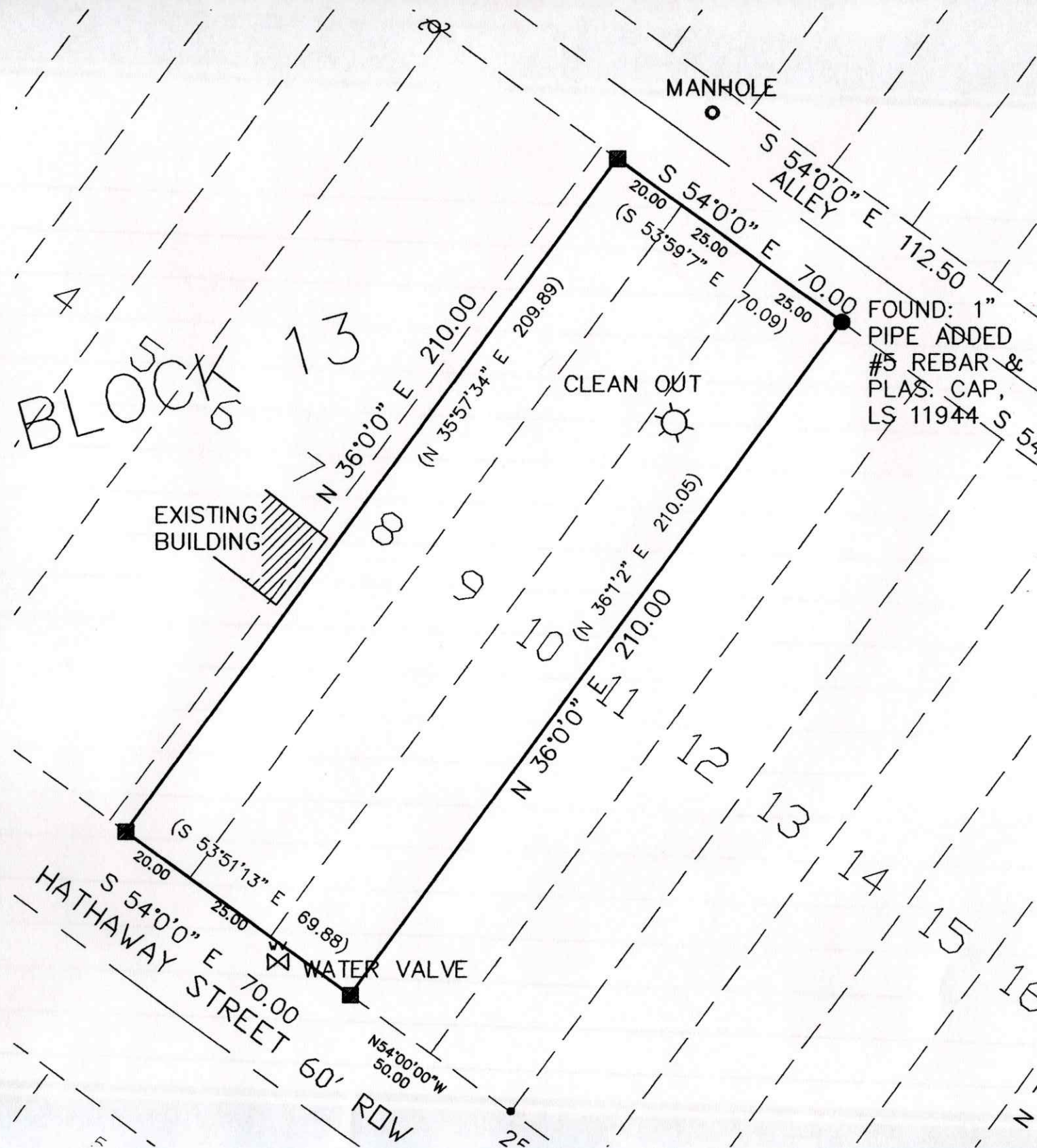
LEGEND

- INDICATES FOUND NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 11944
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- INDICATES SET #5 REBAR 18" LONG 1 1/2", YELLOW PLASTIC CAP, LS 11944
- x-x- INDICATES EXISTING FENCE

ALL TIES ARE PERPENDICULAR TO PROPERTY LINES



BASIS OF BEARING



LAND SURVEY PLAT

E'LY 20' OF LOT 8, LOTS 9&10 CLARK AND BOGUE ADD.
BLOCK #13, TOWN OF FAIRPLAY PARK COUNTY, COLORADO

SEC. 33 T.9S R.77W 6th P.M.

ADDRESS: 516 HATHAWAY STREET

BURNETT LAND
SURVEYING, INC.

P.O. BOX 1963, 351 HWY 286, STE 104
FAIRPLAY, COLORADO 80440
(719) 836-1425

DATE: MARCH 5, 2025

SCALE: 1" = 20'

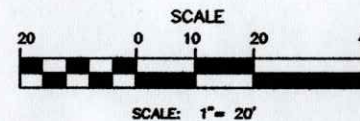
DRAWN BY: TLB

JOB NO. 2025-043

OWNER:

WESTON

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**NOTICE
PUBLIC HEARING**

PURPOSE

TO CONSIDER APPLICATION
FROM SOUTH PARK FOOD
BANK FOR A **SPECIAL USE
PERMIT (SUP)** FOR A
COMMUNITY BUILDING IN
THE TRANSITIONAL (T) ZONE
DISTRICT AND A **VARIANCE**
REQUEST FROM DESIGN
REQUIREMENTS OF THE
UNIFIED DEVELOPMENT CODE
AT 516 HATHAWAY STREET.

HEARING ON APPLICATION TO BE HELD AT:
TIME 6:00 PM
DATE MONDAY-AUG 18, 2025
ADDRESS FAIRPLAY TOWN HALL
901 MAIN STREET
BY ORDER OF: BOARD OF TRUSTEES
CALL 719-836-2622 Opt 5
FOR MORE INFO.





Town of Fairplay

901 Main Street • P.O. Box 267

Fairplay, Colorado 80440

(719) 836-2622 phone

(719) 836-3279 fax

www.fairplayco.us

August 7, 2025

Notice of Special Use Permit/Variance Hearing

South Park Food Bank – Community Building 516 Hathaway Street, Fairplay, CO 80440

This is to advise you that on **Monday, August 18, 2025 at 6:00 p.m.**, the Board of Trustees for the Town of Fairplay, Colorado, will conduct a Public Hearing at Town Hall, 901 Main Street, Fairplay, Colorado, concerning:

- 1) A Special Use Permit application to allow for a Community Building in the Transitional (T) Zone and a Variance from Design Requirements of Sec. 16-10-130. of the Fairplay Unified Development code on property located at 516 Hathaway Street, Fairplay, CO.**

The owner is Dale Fitting and the Applicant is the South Park Food Bank, PO Box 1507, Fairplay, CO 80424.

As an adjacent property owner, you are being notified of your right to appear and to present testimony in favor of or in opposition to the application at 6 PM on Monday, August 18, 2025 at Town Hall located at 901 Main Street. If you are not able to attend but still wish to submit comments, you may mail a letter to the Fairplay Board of Trustees at PO Box 267, Fairplay, CO, 80440; hand deliver it to Town Hall at 901 Main Street; or send it by email to jsciacca@fairplayco.us.

The completed application packet is available for review at Town Hall located at 901 Main Street during normal business hours of 8:30 AM to 4:30 PM, Monday – Friday. A copy of the application will be posted to the Town's website no later than Friday, August 15, 2025, by close of business as part of the Regular Meeting Agenda Packet. Questions can be addressed to the Town Administration Department at (719) 836-2622.

Attachment: Certificate of Mailing

CERTIFICATE OF MAILING (One Page)

I hereby certify that a true and correct copy of the foregoing Notice of Public Hearing for the Special Use Permit and Variance request for South Park Food Bank and Community Building to be located at 516 Hathaway Street, Fairplay, CO, was placed in the United States mail, postage prepaid, first class, this 7th day of August, 2025, and addressed to:

Curry Kimberly R Po Box 1745 Fairplay, CO 80440	Doric Lodge 25 A F And A M Po Box 554 Fairplay, CO 80440
O'Neill Shane P 2564 Magnolia Blvd W Seattle, WA 98199	Park County Board of Commissioners PO Box 220 Fairplay, CO 80440
South Park Community Church Po Box 488 Fairplay, CO 80440	Lamb Matthew Harris Po Box 252 Fairplay, CO 80440
O'Brien Deborah Ann 500 Westover Dr # 13960 Sanford, NC 27330	Palmer Philip Shawn Po Box 2267 Breckenridge, CO 80424
Kraus Kirsten Po Box 2133 Fairplay, CO 80440	Seiwert Catherine Po Box 812 Fairplay, CO 80440
Cinnamon Lisa Po Box 1854 Fairplay, CO 80440	Emerald I LLC 2759 Castle Crest Dr Castle Rock, CO 80104
Summit Habitat For Humanity Po Box 4330 Breckenridge, CO 80424	Pautler Rosemary D 12201 Park Cliff Rd Strongsville, OH 44136
Millan Valentin Anaya 145 400 N Park Ave Unit 12b Breckenridge, CO 80424	South Park Health Service District Po Box 1253 Fairplay, CO 80440
Roberts Duston Po Box 1594 Fairplay, CO 80440	South Park Seniors Inc Po Box 1443 Fairplay, CO 80440
Park County School Dist Re-2 Po Box 188 Fairplay, CO 80440	


 Janell Sciacca
 Town Administrator / Town Clerk

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE THE FAIRPLAY BOARD OF
TRUSTEES
CONCERNING A SPECIAL USE PERMIT
APPLICATION**

A Public Hearing will be held before the Fairplay Board of Trustees at Fairplay Town Hall, 901 Main Street, Fairplay, Colorado, on Monday, August 18, 2025, at 6:00 p.m., concerning an application by the South Park Food Bank for a Special Use Permit (SUP) for a community building and a variance request from Sec. 16-10-130. – design requirements of the Town of Fairplay Unified Development Code within the Transitional Zone District, on a property located at 516 Hathaway Street in the Town of Fairplay. For further information contact the Fairplay Town Hall at 719-836-2622.

As published in The Park County Republican and Fairplay Flume on August 08, 2025.



**TOWN ADMINISTRATION / CLERK'S OFFICE / HR /
GIS / BUILDING / CAPITAL PROJECTS / ETC**

MONTHLY REPORT FOR JULY 2025

ADMINISTRATION / UTILITY / BUILDING	• Short Term Rental Licenses Issued - 10 • Food Truck Licenses Issued - 3 • July & August Water & Sewer Billings Completed (<i>August billing created issues</i>) • Agreement signed for Neptune Pilot Test for 10 - 3/4" meters • Payrolls and associated reporting for July 11 and 25 completed • Plante Moran / Staff continued working with Hinkle & Co on Audit which is now delinquent. Audit expected by end of August. • CRA Employee meeting and enrollment set for Tuesday, August 19 • Conducted an interview with the Flume regarding Town Transit Program • Town has receive another application for a PT Shuttle Driver and will extend offer to begin in September. • Transit hours will shift to Monday-Thursday when school starts in August. • Completed CIRSA payroll values collections for Town's Workers' Compensation payroll surcharge for the period ending June 30 • Held meeting with Staff and Plante Moran to discuss Accounts Payable and Cash Receipting improvements and efficiencies • Attended July 14 CFR TPR Meeting Remotely • Submitted Quarterly DOLA Admin Planning Report/Reimbursement for Impact Fees • Submitted CDOT COTRAMS Application for 2026 Funding • Held monthly check-in meeting with Xcel rep Blair McGary & Lucas Meyer • Completed all 2nd Quarter Reconciliations and Bill Backs
CLERK'S OFFICE / COURT	• Scheduled Public Hearing on Colorado Cantina for August 4, 2025 • Processing annual renewals
DEVELOPMENT	• Development Review Meeting Held July 7 • See Town Planner's and Engineer's Reports for Specifics on Applications • Code Enforcement training scheduled to be held with Police Department and Town of Alma on
CAPITAL PROJECTS	• River Park Trail - Extending to 12/31/2025 for acquisition of benches, trash cans, signage, etc. Seeing more ADA use which is so exciting! • 501 Main Reroof - Contract with JR & CO is being finalized and work will start in September • Sidewalk Installation - The project is almost done, what a difference they make!!





Town of Fairplay

Police Department

901 Main Street
Fairplay, CO, 80440
(719) 836-2840

To: Janell Sciacca, Town Administrator
From: Jeff Worley, Chief of Police
Date: July 16, 2025
Re: Fairplay Police Department Monthly Report – June 2025

Police Department Updates and Projects

AVI project updates: Concerning the AVIS corridor (AKA “public safety corridor”) designations for Highways 9 and 285, CDOT has requested further information. As such the application has been temporarily delayed. Regarding our automated speed violations, we have been regularly assured by Emergent Enforcement Solutions that our Town is doing well and “on track” with where we should be at this point in the project. The police department will continue to monitor the progress of the hand-held LiDAR portion of the project and report back to the Board in the coming months.

More good news about the Congressionally Directed Spending grant submission for a new PD building project. We were notified by Senator Hickenlooper’s office that the Fiscal Year 2026 draft USDA appropriations bill text was released, which includes funding for congressionally directed spending (CDS) projects, and our proposed PD project is still included as part of the package. If Fairplay is awarded funding for the project, we should hear word in fall or early winter.

FPD officers made an arrest stemming from the drug-related search warrant that was executed in the Hartsel area in February. The suspect was charged with felony possession of controlled substances.

Two 2024 burglary cases were successfully solved. The police department received notification from CBI that DNA “hits” positively identified the names of the burglars from evidence that officers had submitted for forensic analysis. In the first instance, the July 2024 break in at the Middle Fork RV Park laundromat, the suspect was identified as a person with a history of committing burglaries in surrounding jurisdictions. In the second instance, the October 2024 Dollar General “smash-and-grab” burglar was identified as a local with a long history of drug use. Officers are seeking arrest warrants for both men.

Police Activity – Statistical Data

The following are some of the pure statistical data the Department collected for the month of June 2025:

- 191 calls-for-service (CFS) in all categories that include criminal, non-criminal, and traffic-related events. This represents an average of 6.4 incidents per day or about 103% of May's reportable activity.
- Of the total CFS numbers:
 - 164 events took place in Fairplay proper or nearby, e.g. agency-assists or follow-ups outside of nearby Fairplay (86% of CFS numbers)
 - Of the Fairplay calls, 22 ***occurred at or were related to local businesses*** – not including incidental events, for example traffic stops in a business parking lot and extra patrol checks (or about 13% of Fairplay CFS totals)
 - 27 incidents took place in Alma (14% of total CFS)
 - None of Alma's incidents ***were related to local businesses*** (or 0% of Alma CFS totals)
- Of the CFS numbers, 53 were traffic-related (28% of the CFS total):
 - 41 traffic contacts in Fairplay (77% of total traffic related events OR 25% of total Fairplay CFS)
 - 12 traffic contacts in Alma (23% of total traffic related events OR 44% of total Alma CFS)
 - 11 total citations issued
 - 21% of all traffic contacts resulted in citations
- Of the 11 citations issued:
 - 8 were tickets issued in Fairplay (73% of all citations)
 - 3 were violations in Alma (27% of all citations)
- 458 automated violations captured for speeding and submitted for approval (***Note:*** While this indicates actual speed violations of 10 MPH above the speed limit in any given speed zone, it is not definitive as to the actual number of citations that will be approved by EES, based on license plate readability, etc, and sent out for payment.)



To: Mayor Just and Board of Trustees

From: Tim Medlin Streets and Utilities
Superintendent

Date: 08/14/2025

Re: July Pw Report

This report will be short and sweet. With the Fourth and Burro Days there wasn't much action for public works.

Streets

- We received the new light poles and bases and have started repairing the bad ones
- Patched a few pot holes on front street
- Chuck Murphy paved 6th st. from Bouge st. to the ball field

Facilities

- Painted vault in the burro museum
- We received and installed our tire moulder and balancer

Events

- The 4th of July was fun, we learned a few things and was able to implement them at Burro Days
- One of our officers suggested concrete barriers so we were able to borrow some from the county to try
- They worked great and we will be using them again at the next concert





Town of Fairplay

901 Main Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622
www.fairplayco.us

MEMO

Date: August 18, 2025
To: Town of Fairplay, Mayor Just & Board of Trustees
From: Julie Bullock & Kelsey Sprys, Special Events Staff
Re: Visitor Center & Events Monthly Staff Report

Below you will find information to update you on what staff is currently working on or has completed:

- **Visitor Center/Burro Race Museum** – The visitor center continues to see the average summer visitor traffic. We did see an increase in visitors looking for the Burro Race Museum in the week directly following Burro Days. The museum was a positive topic of conversation during the Leadville Boom Days celebration the next weekend. The Visitor Center and the Burro Race Museum were very well received and incredibly busy during Burro Days. The museum is a work in progress, and we have already seen a rise in donations of memorabilia. Staff will continue to preserve these amazing pieces of history and are excited to now offer admission to the museum year-round.

SUMMER EVENT UPDATE:

- **Burro Days Recap** – Burro Days was a huge success again this year with positive feedback throughout the weekend. Below are revenue numbers that staff would to point out are tentative at this point but will give you a good feel for the event. Expenses are still coming in and staff is not ready to report those numbers yet.

Vendor Booth Fees	\$26,585.00
Burro Booth Merch Sales	\$21,450.00
Time Tickets	\$1,453.00
Burro Race Registration fees	\$5,922.91
Patriot Portables & Events - Sponsor	\$1,000.00
Brannan Companies - Sponsor	\$1,666.68
Adventure Zone Donation for rides	\$1,620.00
Beer/Wine/Cocktail sales - Saturday	\$7,922.00
Beer/Wine/Cocktail sales - Sunday	\$2,780.00
Credit Card Fees	-\$681.29
BUDGET	\$65,000.00
TOTAL	\$70,399.59

“Where History Meets the High Country”

Burro Days Highlights

- The **TGIF kickoff concert with The Long Run** saw a larger crowd than previous years.
- **The Kids Pack Dog Race** at the Beach saw a record number of participants under the direction of Marcia McMahon, DogWorks. She has some ideas about next year's event and splitting the age categories up a bit more to make the course a little safer for participants.
- The transition of the **Llama Rama** event from Rocky Mountain Rural Health to the High Rockies Community School was seamless with the same amount of teams that participated last year. The school was also able to raise over \$30,000. Staff is scheduling a recap meeting with the school in the next few weeks.
- The **76th World Championship Pack Burro Race** was extremely well attended with 93 participants that started the race, 11 in the long course and 82 in the short course. Staff received a ton of positive feedback about the new short course, not only from participants but also from the residents in Valley of the Sun. While the course was 2.7 miles shorter and more challenging the burro teams had faster times than in previous years. Jay Meriam, our race veterinarian took his volunteer position seriously and inspected all of the donkeys for jack chains. There were approximately 10 racers that used jack chains for their burros with no issues reported.
- The **Burro Days Outhouse Race** saw five competitive entries. The Shattinger Ranch team was dethroned by the Trap House to take first place and the golden toilet seat trophy.
- **TGIFairplay Free Concert Series-**
 - August 22, 2025, Hazel Miller and the Collective will be returning for the Peaches and Ice Cream Social. JR's Pizza Place and Colorado BBQ will be serving food. Xcel Energy will be bringing their Big Red Truck with information and swag for the public. High Rockies Community School will providing some activities for the kiddos from 6pm – 8pm. Staff is looking for Board volunteers to serve peaches and ice cream from 6pm until they are gone.
- **Fairplay Fall Festival – September 20, 2025**
 - Staff is preparing the poster for Fall Festival, while confirming participation with non-profits.
 - Mosquito Range Heritage Initiative is interested in participating with a booth and holding their annual Poker Ride on the Tie Hack Trail that weekend. Fall Festival will be a great opportunity to cross-promote.
 - The Lonely Pond Ranch petting zoo will be returning for a second year, bringing a selection of animals and providing yard games.
 - Roughly 300 pumpkins have been ordered from Fall Mountain Farms in Monument and will be delivered September 17th.
 - Staff has completed a Farmer's Market application that is now available to interested vendors. The cost is \$25, \$15 or free depending on business license status and if they are non-profit. At least ten booths would be great to have for the first go-around.
- **Leadership Journey** – Kelsey Sprys has been accepted into the Colorado Tourism Leadership Journey which is a year-long training and mentorship opportunity for emerging leaders in the

“Where History Meets the High Country”

tourism industry. Kelsey will be attending several networking workshops beginning in November. She will also be responsible for an Action Learning Project. This is a great opportunity for Kelsey and the Town of Fairplay.

Staff will continue to provide updates on Events monthly in our Staff Report. Please let us know if there are any questions about the information provided or on events in general.

Thank you.

HUNN

PLANNING & POLICY, LLC.

To: Mayor and Board of Trustees

From: Scot Hunn, Contract Town Planner

Date: August 15, 2025

Page | 1

RE: Monthly Planning Department Activity Status Update – July 2025

General Planning Services:

- Office Days - Monday, July 7th and 21st 2025
 - Development Review Team Meeting Attendance.
 - Attendance at Town Board meeting.
- Virtual Board Meeting Attendance
 - Monday, July 14th

Pre-Application Meetings:

- None

Other Applicant Meetings:

- Finley Mini-Storage SUP
 - July 30th – Finley Mini-Storage Meeting w/ Applicant (Re: application review status)

Active Land Use Applications and Interagency Referrals:

- Active Land Use Applications “In Process”
 - 1 Minor Subdivision (Beck)
 - 1 Exemption Plat (Stoinski Lot Line Elimination)
 - 2 Variance Requests (South Park Food Bank; Finley Mini-Storage)
 - 2 Special Use Permits (South Park Food Bank; Finley Mini-Storage)
 - 1 Development Agreement (Habitat for Humanity)
- Other
 - The Bluffs Land Banking
 - Brannan Pre-Annexation
- Interagency Referrals
 - No interagency referral requests in July 2025.

Special Projects:

- Comprehensive Plan and UDC Update Project – Request for Proposals (On Hold)
Completed a DRAFT Request for Proposals (RFP) for professional services to update the Town's comprehensive plan (last adopted/updated in 2013) as well as code updates and amendments to the Town's Unified Development Code (UDC). **Project is on hold until 2026 pending budget/funding.**



STATUS UPDATE

TO: Janell Sciacca, Town Administrator
FROM: Deron Dirksen, PE
DATE: July 2025 Summary (6/15 – 7/12)
RE: Engineering Services Status Report – Miscellaneous Projects

2018-499.007 – Habitat for Humanity

Status/Recent Progress

- Meeting with Nate Erickson on site
- Engineer Opinion of Probable Cost
- Construction schedule

Upcoming Activities

- Support town and Habitat as needed.
- Working on 2-foot easement.

2018-499.011 – General Engineering

Status/Recent Progress

- Development Review Team meeting
- Meeting at Aspen Way for drainage.

Upcoming Activities

- Continuing Development Review Team, miscellaneous meetings, and supporting staff as needed.

2018-499.029 – Impact Fee

Status/Recent Progress

- Quarterly update memo.

Upcoming Activities

- Researching Impact Fees
- Drafting memo for Board Work Session.

2018-499.035 – Bullet Road

Status/Recent Progress

- Reviewed new submittal and drafted comments.

Upcoming Activities

- Working with applicant.

2018-499.036 – Bar S Ranch

Status/Recent Progress

- Meeting with applicant

Upcoming Activities

- None.

2018-499.039 – River Park TrailStatus/Recent Progress

- Construction Observation
- Weekly meetings.
- CDOT forms
- Pay Applications

Upcoming Activities

- Final walk through

2018-499.048 – 715 Main Street - PharmacyStatus/Recent Progress

- Drainage report review.
- Drawing review.

Upcoming Activities

- None.

2018-499.049 – 240 Beaver LaneStatus/Recent Progress

- Meeting with applicant.

Upcoming Activities

- None.

2018-499.050 – MarvalStatus/Recent Progress

- Hydraulic model.
- Drafting Hydraulic report.

Upcoming Activities

- Working with applicant's engineer for hydraulic model.

2018-499.053 – StoinskiStatus/Recent Progress

- On site to look at existing water main and how it relates to property line.
- Plat review.
- Draft comments.

Upcoming Activities

- None.

2018-499.057 – Hathaway Street SurveyStatus/Recent Progress

- Line out for boundary.
- Digitizing plats.
- Generating points for lineout.

Upcoming Activities

- Record Plat

ACTIVE WORK ORDERS		BUDGET AMOUNT	CURRENT BILLING	BILLED JTD	% JTD	BUDGET BALANCE
ENGINEERING TASK ORDERS						
0.001	GIS	\$ -	\$ -		-	\$ -
0.007	Habitat for Humanity	\$ -	\$ 1,035.50		-	\$ -
0.011	General Engineering	\$ -	\$ 2,300.40		-	\$ -
0.017	Betts	\$ -	\$ -		-	\$ -
0.018	Stone Creek	\$ -	\$ -	\$ 17,429.00	-	
0.023	Burro Park	\$ -	\$ -	\$ -	-	\$ -
0.025	Water Distribution	\$ 44,900.00	\$ -	\$ 40,801.01	91%	\$ 4,098.99
0.029	Impact Fee	\$ 58,547.00	\$ 109.00	\$ 8,820.44	15%	\$ 49,726.56
0.035	1171 Bullet Road	\$ -	\$ 1,199.00	\$ 5,705.50		
0.036	Bar S Ranch	\$ -	\$ 490.50			
0.039	River Park Trail	\$ 25,000.00	\$ 18,005.94	\$ 115,156.80	461%	
0.040	Melo Subdivision	\$ -	\$ -	\$ 3,913.50	-	
0.041	Fitting Subdivision	\$ -	\$ -	\$ 1,816.00	-	
0.042	Steinermiller	\$ -	\$ -	\$ 9,981.50	-	
0.043	SH9_US285 Floodplain	\$ 3,000.00	\$ -	\$ 2,040.00	68%	\$ 960.00
0.044	Beck	\$ -	\$ -	\$ 3,119.00	-	
0.045	Circle K	\$ -	\$ -	\$ 105.00	-	
0.046	Town Sidewalks	\$ 11,764.00	\$ -	\$ 11,764.00	100%	\$ -
0.047	French Subdivision	\$ -	\$ -	\$ 381.50	-	
0.048	715 Main Street - Pharmacy	\$ -	\$ 708.50	\$ 1,144.50	-	
0.049	240 Beaver Lane	\$ -	\$ 54.40	\$ 2,453.40	-	
0.050	Marval	\$ -	\$ 1,018.50	\$ 3,642.00	-	
0.051	540 Front Street	\$ -	\$ -	\$ 436.00	-	
0.052	POTW CDOT	\$ -	\$ -	\$ 1,144.50	-	
0.053	Stoinski	\$ -	\$ 654.50	\$ 1,637.00	-	
0.057	Hathaway Street Survey	\$ 3,400.00	\$ 603.00	\$ 603.00	18%	\$ 2,797.00
TOTALS		\$ 146,611.00	\$ 26,179.24	\$ 232,093.65		\$ 57,582.55