

BUILDING PERMIT APPLICATION

JURISDICTION: _____

BUILDING PERMIT NUMBER: B-_____ - _____

DATE OF ISSUE _____/_____/_____

PARCEL I.D. NUMBER: _____

SCHEDULE NUMBER: R _____

CONTACT NAME: Roger Jameson

CONTACT PHONE: 720-708-8627

CONTACT EMAIL: golfingpig@msn.com

REQUIRED WITH SUBMISSION OF APPLICATION:

- CONTRACTOR VERIFICATION FORM
- OR
- ACKNOWLEDGEMENT OF CONTRACTOR INSURANCE

1. Roger and Mary Jameson

9221 Ptarmigan Trail

OWNER NAME		MAILING ADDRESS		
Lone Tree		CO	80124	720-708-8627
CITY		STATE	ZIP CODE	OWNER PHONE NUMBER

2. LEGAL DESCRIPTION: 9 & 10 Block 33 Town of Grand Lake Reception No 9066
LOT NUMBER BLOCK NUMBER SUBDIVISION NAME
OR METES AND BOUNDS Section 6 3 North 75 west 6th pm
SECTION TOWNSHIP RANGE

3. JOB ADDRESS: 301 Park Avenue, Grand Lake, CO 80447

4. ARCHITECT OR DESIGNER: Jeffrey Wood Architects
6854 Balsam Street, Arvada CO 80004 510-908-3447
CITY STATE ZIP PHONE

5. ENGINEER: Mark Benjamin / Crown-Jade Design & Engineering
4165 Crittenton Lane, Unit 7 Wellington, CO 80549 833-402-9532
CITY STATE ZIP PHONE

6. CONTRACTOR EMAIL: not selected

7. HOMEOWNER EMAIL: golfingpig@msn.com

8. USE OF BUILDING: Single Family Dwelling

9. CLASS OF WORK: ☐ NEW ☒ ADDITION ☐ ALTERATION ☐ REPAIR ☐ MOVE ☐ REMOVE

10. DESCRIBE WORK: Addition of 1520sf on two levels to existing SFD, with 493 sf of deck at lower level

11. NOTICE: This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is Suspended or abandoned for a period of 365 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to Violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

SIGNATURE OF OWNER (IF OWNER BUILDER)

DATE

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

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



DEPARTMENT OF **COMMUNITY DEVELOPMENT** | **BUILDING DIVISION**

308 Byers Ave | P.O. Box 238 | Hot Sulphur Springs, CO 80451

ph 970-725-3255 | f 970-725-3284

www.co.grand.co.us

CONTRACTOR VERIFICATION FORM

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

DATE: _____

BUILDING PERMIT #: _____

CONTRACTOR: _____

GRAND COUNTY CONTRACTOR REGISTRATION #: _____

CONTRACTOR CONTACT NAME: _____

CONTRACTOR EMAIL: _____

CONTRACTOR PHONE NUMBER: _____

PROPERTY OWNER: Roger and Mary Jameson

JOBSITE ADDRESS: 301 Park Avenue, Grand Lake, CO 80447

PROPERTY OWNER EMAIL: golfingpig@msn.com

PROPERTY OWNER PHONE NUMBER: 720-708-8627

OWNER OR AUTHORIZED AGENT SIGNATURE

DATE

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



TOWN OF GRAND LAKE



TAXES AND FEES CALCULATION SHEET

Date _____

Building Permit Number _____

1. Owner Name Roger and Mary Jameson
2. Owner Address 9221 Ptarmigan Trail
3. Owner Phone and Email 720-708-8627 golfingpig@msn.com
4. Job Address 301 Park Avenue

Subdivision Town of Grand Lake Block Block 33 Lot(s) 9 & 10

USE TAX CALCULATION

Total Project Cost (\$)		Cost of Material		Use Tax (0.05)		Total Use Tax (\$)
_____	X	<u>50%</u>	X	<u>5%</u>	=	_____ (1)

AFFORDABLE HOUSING FEE CALCULATION

Category	Total Square Feet	Exemptions (Sq. Ft.)	Fee per Sq. Ft. (\$)	Subtotal Fee (\$)
_____	_____	--	_____ X _____	= <input type="text"/>
_____	_____	--	_____ X _____	= <input type="text"/>
_____	_____	--	_____ X _____	= <input type="text"/>
Total Affordable Housing Fee				= _____ (2)

COMBINED TAXES AND FEES

(1) _____ + (2) _____ = _____

Permit Number: _____

Date Issued: _____

TO ALL BUILDING PERMIT APPLICANTS:

As a part of building permit issuance, you are required to pay a five percent (5%) use tax for the building materials you anticipate using in the course of your construction project.

The purpose and philosophy of use tax is to serve as an "in-lieu-of" sales tax to:

1. Make our local merchants more cost competitive because of lower sales tax rates charged elsewhere; and,
2. Capture tax revenues which might otherwise be lost to the Town due to purchase of construction materials outside of the Town but used in the Town.

Because two-thirds of general fund revenues are derived from sales tax, the Town has adopted a use tax to help pay for basic municipal services which you, as a property owner, deserve and expect from your Town. The payment of use tax is a credit against local sales tax you will pay either here in Grand Lake or in another municipality, up to (but not to exceed) the total amount of use tax paid.

You have two options available to you in order to realize your credit:

Option A. As you purchase building materials, you may present your building permit showing "Use Tax Paid" and NOT be charged up to 5% of the municipal tax on the items so purchased.

Option B. If a local sales tax is charged on your construction material purchases, save your receipts. Please note the building permit number, date of purchase, and construction site location for the purchases and present the receipts to the Town Clerk. After verifying the items submitted and computing the taxes paid, you will be reimbursed for the local sales tax paid up to (but not exceeding) the total amount of use tax paid.

ALL RECEIPTS MUST BE SUBMITTED TO THE TOWN WITHIN THIRTY (30) DAYS AFTER THE CERTIFICATE OF OCCUPANCY, A LETTER OF FINAL INSPECTION, OR OTHER DOCUMENT DENOTING ACKNOWLEDGMENT OF SUBSTANTIAL COMPLETION HAS BEEN ISSUED, OR THE PERMIT IS CLOSED FOR ANY OTHER REASON BY THE TOWN OF GRAND LAKE OR THE GRAND COUNTY BUILDING AND SANITATION DEPARTMENT.

Failure to submit all documentation for reimbursement within this period shall relieve the Town of any obligation to refund any use tax which would otherwise be due. A receipt should be obtained when a request for reimbursement is received by the Town. Mailed requests **must** be sent certified, return receipt requested.

Please feel free to ask any questions about use tax prior to signing the acknowledgment below.

I, _____, who is requesting a Building Permit for construction at the

(Print Name)

following site: _____

(legal description or street address)

have read the above and by my signature, agree and acknowledge that I understand the use tax refunding procedures of the Town of Grand Lake. I further understand, per Municipal Code 4-3-33, that if I do not submit receipts for the use tax paid for this permit within thirty (30) days after the Town of Grand Lake or the Grand County Building and Sanitation Department has closed this permit, I forfeit any right to claim a use tax refund for this Building Permit.

Signature_____



Town of Grand Lake

Planning Department

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

GRAND LAKE PLANNING DEPARTMENT CONSENT FORM

Pursuant to Town of Grand Lake Ordinance No. 04-2013, by signing this document;

The property owner hereby acknowledges that he/she is responsible for building on their own property within the setbacks or building envelopes and affirmatively represents that they are the owner of or have the right to build on all property on which construction will occur.

Owners Name or Representative: _____

Signature: _____ Date: _____

GRAND COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
PROPERTY OWNER
ACKNOWLEDGEMENT OF CONTRACTOR INSURANCE

This acknowledgement pertains only to homeowner/builders. Grand County requires that all applications for a building permit include evidence that property owners are informed of the liability protection provided by their contractors and subcontractors. Uninsured contractors expose the property owner to considerable financial risk including injured workers, unpaid suppliers, property damage, fire, and theft.

Typically owners protect themselves by:

1. Obtaining certificates of liability and workers compensation insurance from all contractors and subcontractors, preferably naming the property owners as additional insured parties;
2. Alternatively, requiring the general contractor to guarantee all subcontractors are adequately insured;
3. Requiring the contractor and subcontractors to keep these policies in full force throughout the construction project;
4. Obtaining builder's risk insurance to protect against fire and theft;
5. Seeking the advice of an insurance professional before signing a building contract.

I, _____, the owner of property located at

understand the risks of employing uninsured contractors.

Owners Signature

Date



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447

• Phone: 970-627-3435 • Fax: 970-627-9290

glplanning@townofgrandlake.com • www.townofgrandlake.com

ZONING VARIANCE REQUEST APPLICATION

PROPERTY LOCATION:

Street Address: 301 Park Avenue, Grand Lake, CO 80447

Legal Description: Lot 9 & 10 Block 33 Subdivision Reception no 9066

PROPERTY OWNER INFORMATION:

Name: Roger and Mary Jameson Email: golfingpig@msn.com

Mailing Address: 9221 Ptarmigan Trail Phone: 720-708-8627

City: Lone Tree State: CO Zip: 80124 Fax:

APPLICANT INFORMATION:

Is the Applicant the Property Owner? ☐ YES ☒ NO

Name: jeffrey Wood Architects Email: jswoodarch@comcast.net

Mailing Address: 6854 Balsam Street Phone: 510-908-3447

City: Arvada State: CO Zip: 80004 Fax:

CONTACT INFORMATION:

Is the Contact Person the Applicant? ☒ YES ☐ NO

Contact Person (if not Applicant): Email:

Mailing Address: Phone:

City: State: Zip: Fax:

VARIANCE REQUEST (Brief Description):

Exterior deck incursion into front setback as a part of addition to existing residence. The maximum incursion into the setback area is less than 30" (varies as setback line and residence are not parallel.)


REQUIRED INFORMATION CHECKLIST:

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

AFFIDAVIT:

BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.

Print Name: Jeffrey Wood

Signature: 

Date: 5/23/2022

STAFF USE ONLY

Application Received By: Date & Time:

File Name: Deposit: ☐ YES ☐ NO Amount: \$

Agreement for Services Form Signed? ☐ YES ☐ NO

1. All work shall conform to the International Building Code, 2016 edition (IBC), and all requirements of and as amended/updated by the Town of Grand Lake and Grand County, and all other applicable/related codes and ordinances (IMC, IEC, IPC) as amended by the town and county.
2. The contractor shall comply with the American Institute of Architects General Conditions (A201), 2017 edition.
3. The contractor shall verify all conditions and dimensions on the site prior to beginning work. Variance between the drawings and the actual site conditions, and any errors or omissions in the drawings, shall be brought to the attention of the Architect prior to proceeding with the work. Upon discovery of the unforeseen conditions on the site, the Contractor shall stop the work and request additional information from the architect or the structural engineer. The Contractor shall notify the Architect when the existing structure has been exposed.
4. Written dimensions shown in the drawings are rough framing dimensions, unless otherwise noted. They shall have preference over any scaled dimensions. The contractor shall not rely on scaled dimensions. Detail drawings shall have precedence over more general drawings.
5. The contractor shall be responsible for restoring to original condition, at his own expense, any damage done by him or his agents to the existing building or grounds.
6. The contractor shall guarantee all new work against leak for a period of two years following completion of the work.
7. The contractor shall install all products and materials in accordance with the manufacturer's specifications, and in accordance with the latest edition of applicable Trade Standards, published by the trade associations.
8. Upon completion of the work, all marks, stains, paint marks, tags, labels, etc., shall be removed. All finished surfaces, fixtures and equipment shall be cleaned and touched up as required. New glass shall be cleaned in a professional manner. All lamps shall be burning upon acceptance.
9. The contractor shall secure and pay for all permits (*except plan check and primary building permit which has been/will be paid by owner*), fees, licenses, and inspections necessary for the proper execution of the contract.

1. Provide all labor, demolition, permits and materials for the construction/installation of a ADDITION (on two levels) to an existing single story 700 sf residence (1520 sf new habitable area). Work will include amendments to and expansion of and existing wood deck and rails. Work to include preparation of site area and required modifications to the structural system (as described in the structural drawings). Refer to architectural drawings for detailed explanation of this scope of work.
2. Lower Level of ADDITION will include a gathering space that shall be plumbed for either a wet bar or future kitchen, as well as a new bedroom, bathroom, and stairs to upper level, in addition to exterior deck expansion. Upper Level ADDITION will serve as a Master Bedroom Suite with a landing at top of stairs, bedroom, closet and bathroom as well as a new deck. See drawings for specific size and fixtures.
3. Construct new DECK on west side of residence (existing deck to be expanded and steps to grade on east side added).
4. Exterior siding to match, as possible, existing (Cedar plywood with vertical batts at 24"oc as per existing) and stained to match.
5. Exterior walls to be insulated in accordance with ResCheck Calculations (R21).
6. Install floor and ceiling insulation per ResCheck report.
6. All exterior doors shall be installed with approved weather stripping.
7. All circuits to be arc fault circuit interrupter type. (125 volt, 15 and 20 amperes).
8. Smoke detectors (in all bedrooms) shall be interconnected such that activation of one alarm will activate audible alarm in all other locations as required by code. Hallway detectors shall include carbon monoxide detection function (Combo unit).
9. Install new hold downs, shear walls, footings and all related structural work as described herein.

1. Remove existing walls as required for renovation. Cap all electrical outlets, switches and utilities per code. Brace and support structure as necessary prior to removal of existing structures so as to prevent any movement within the existing structure. Contractor is responsible for the protection of undisturbed existing conditions (including adjacent property owners). Repair any damage resulting from new construction to 'like new' quality. Contractor to have adequate tarps available for protection of the building in the event of inclement weather.

Name	Contents
A1.0	Project Information
A1.1	Site Plan
A2.0	Existing Conditions
A2.1	First Floor Plan
A2.2	Second Floor Plan
A3.1	Elevations
A3.2	Elevations
A4.1	Building Sections
A4.2	Building Sections
A5.1	Interior Elevations
A6.1	Wall Sections
A7.1	Details
A8.1	Schedules
A 9.1	Renders
S0	Foundation Plan
S1	First Floor Framing Plan
S2	Second Floor Framing
S3	Roof Framing

The map displays the town of Grand Lake, Colorado, situated on the northern shore of Grand Lake. Key locations and features include:

- 301 Park Ave, Grand Lake, CO 80447**: A red location pin at the top left.
- Mountain Market**: A blue location pin near the top left.
- Rocky Mountain Grocery**: A blue location pin near the top center.
- Grand Lake**: The name of the town, centered in the map.
- The Historic Rapids Lodge and**: An orange location pin on the right side.
- Grand Lake Marina & Boaters Choice Temporarily closed**: A black location pin near the center right.
- Point Park**: A green location pin at the bottom center.
- Arapahoe National Recreational Area**: A blue location pin at the bottom left.

Major roads shown include Park Ave, W Portal Rd, Mountain Ave, Grand Ave, Lake Ave, and Spruce St. The map also shows the shoreline of Grand Lake and the Arapahoe National Recreational Area.

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



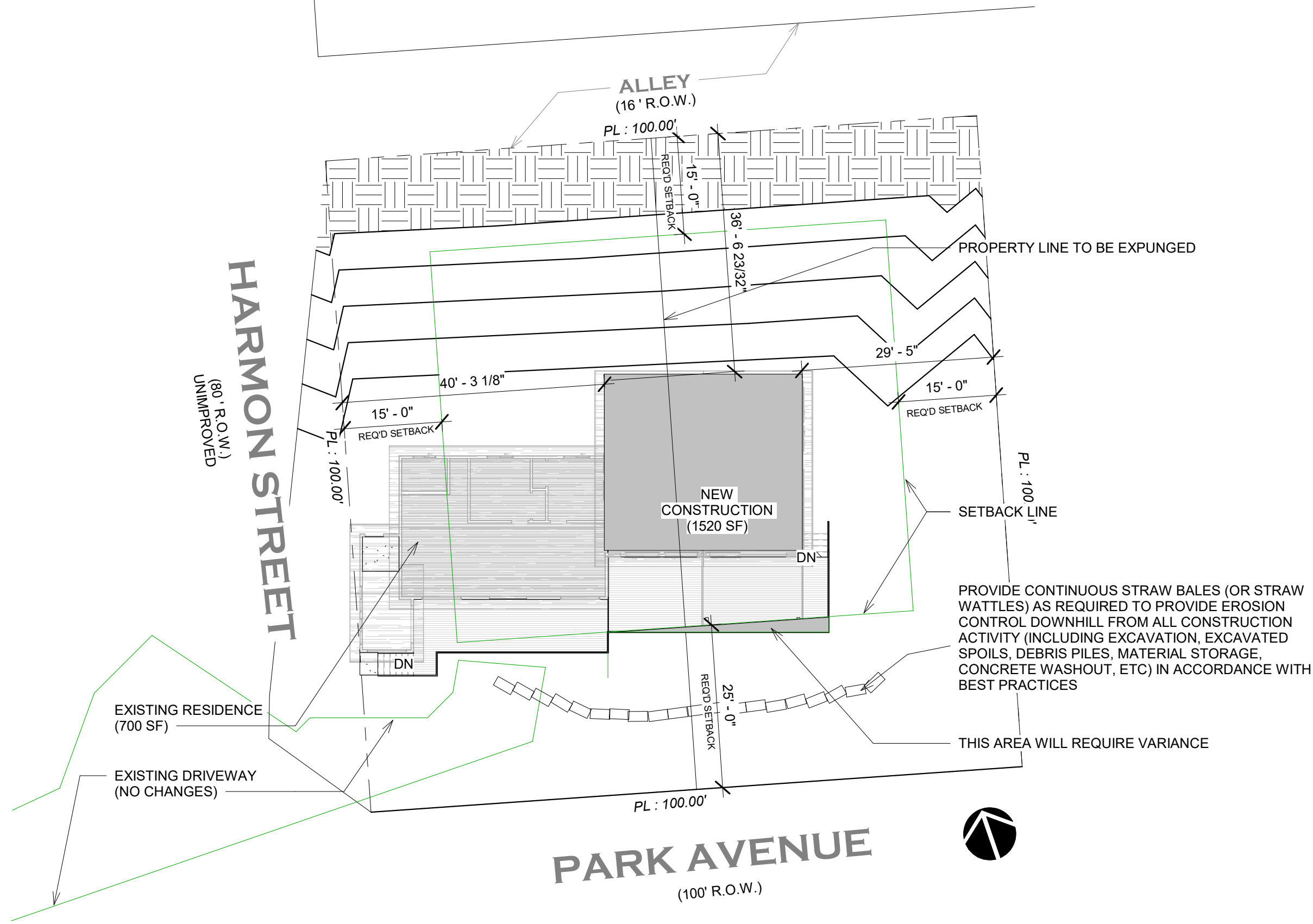
301 Park Avenue

Grand Lake, CO 80447

Project number	2022-1
Date	5/23/2022
Drawn by	JSW
Checked by	JSW

AI.0

Scale



1 Site Plan
1/16" = 1'-0"

No.	Description	Date

JEFFREY
WOOD
ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



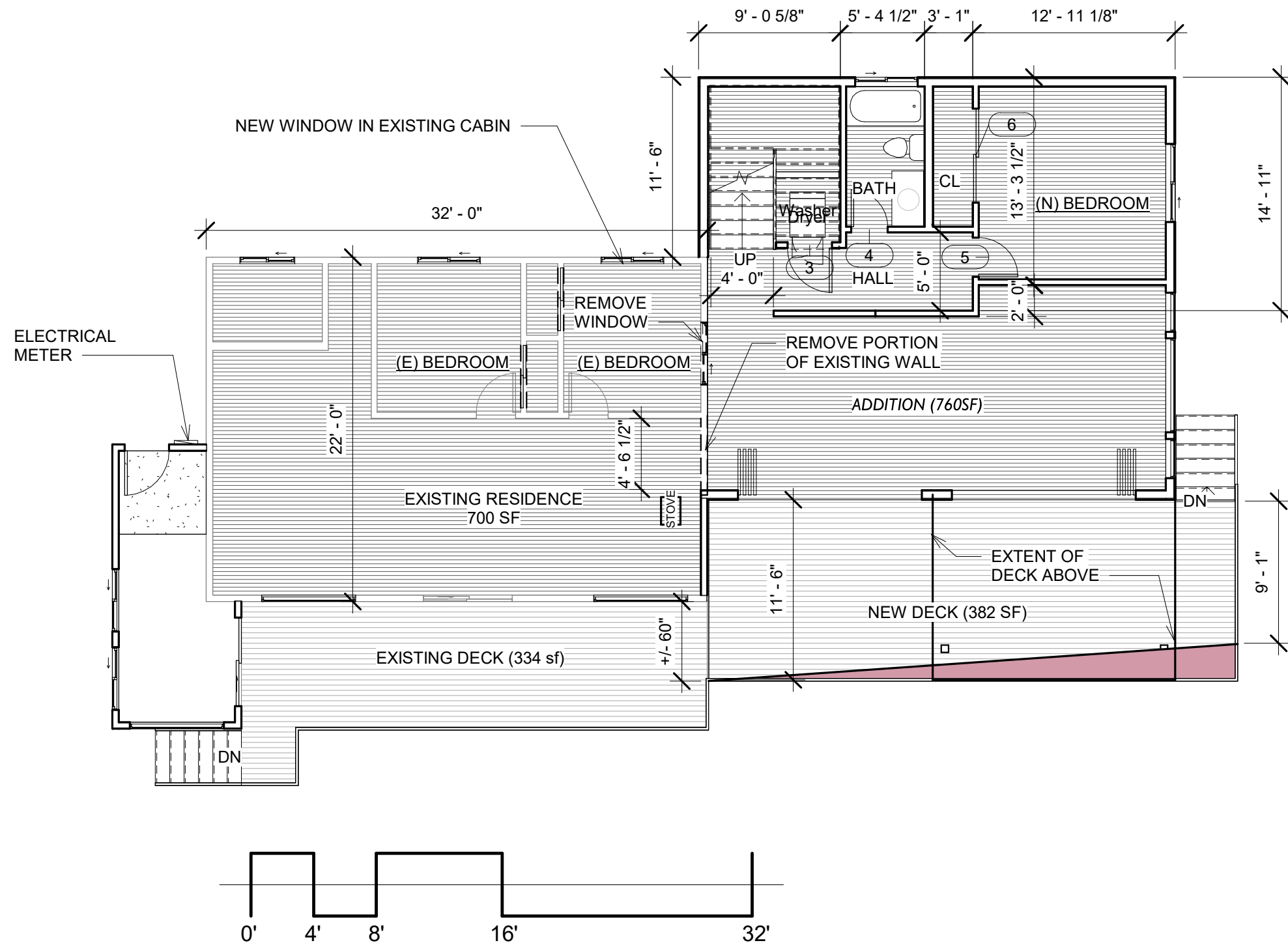
Jameson Cabin
301 Park Avenue
Grand Lake, CO 80447

for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	JSW
Checked by	JSW

Site Plan

AI.1
Scale 1/16" = 1'-0"



1 First Floor
1/8" = 1'-0"

No.	Description	Date

JEFFREY WOOD ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net

Jameson Cabin

301 Park Avenue
Grand Lake, CO 80447

for Roger & Mary Jameson

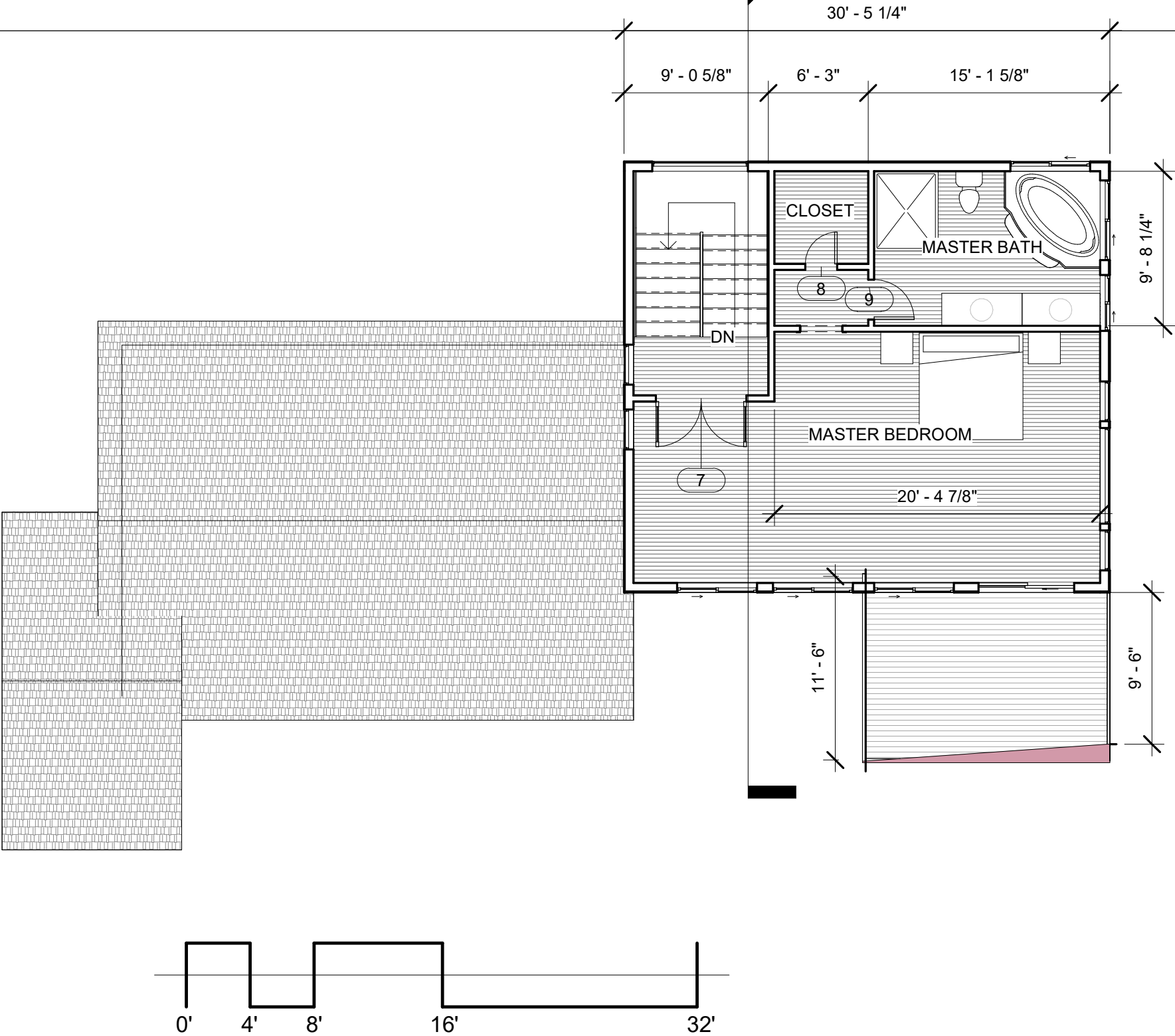
Project number	2022-1
Date	5/23/2022
Drawn by	jsw
Checked by	jsw

First Floor Plan

A2.1

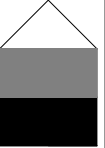
Scale 1/8" = 1'-0"

5/23/2022 9:44:00 PM



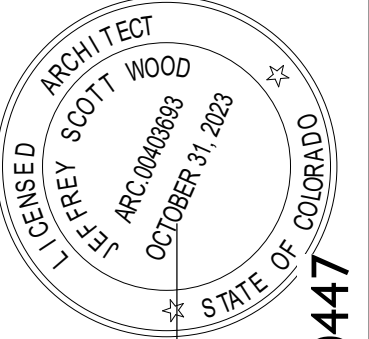
1 Second Floor
1/8" = 1'-0"

No.	Description	Date



JEFFREY
WOOD
ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



Jameson Cabin
301 Park Avenue
Grand Lake, CO 80447

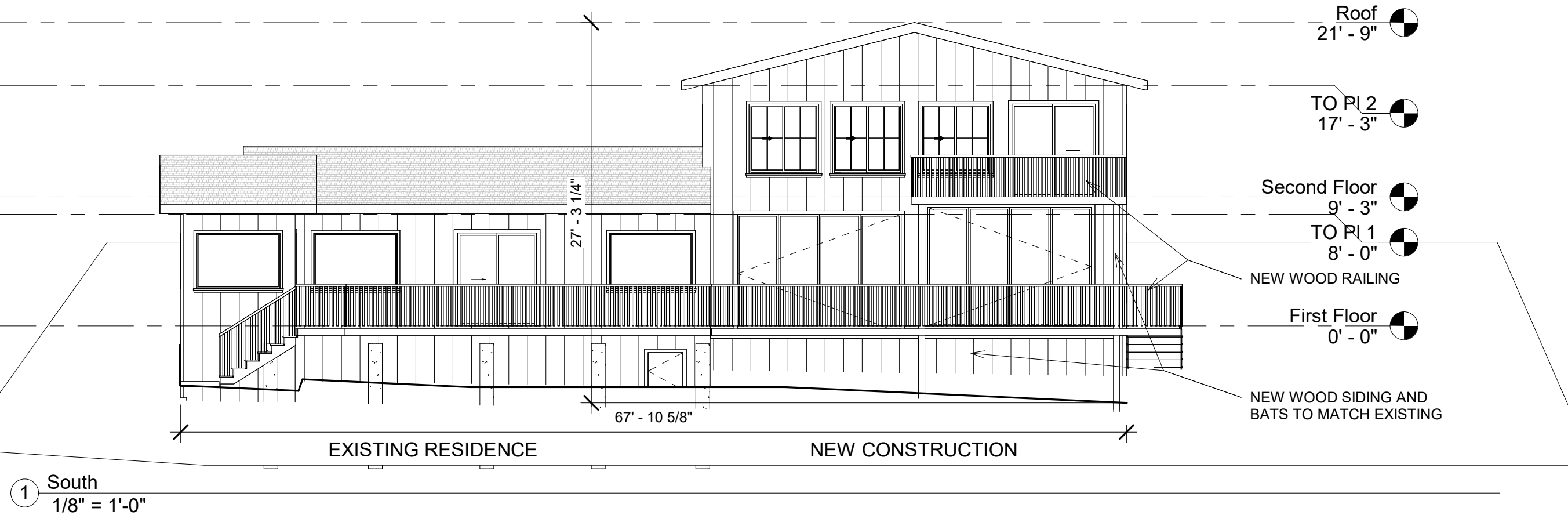
for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	jsw
Checked by	jsw

Second Floor Plan

A2.2

Scale 1/8" = 1'-0"



No.	Description	Date

JEFFREY WOOD ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net

Jameson Cabin
301 Park Avenue
Grand Lake, CO 80447

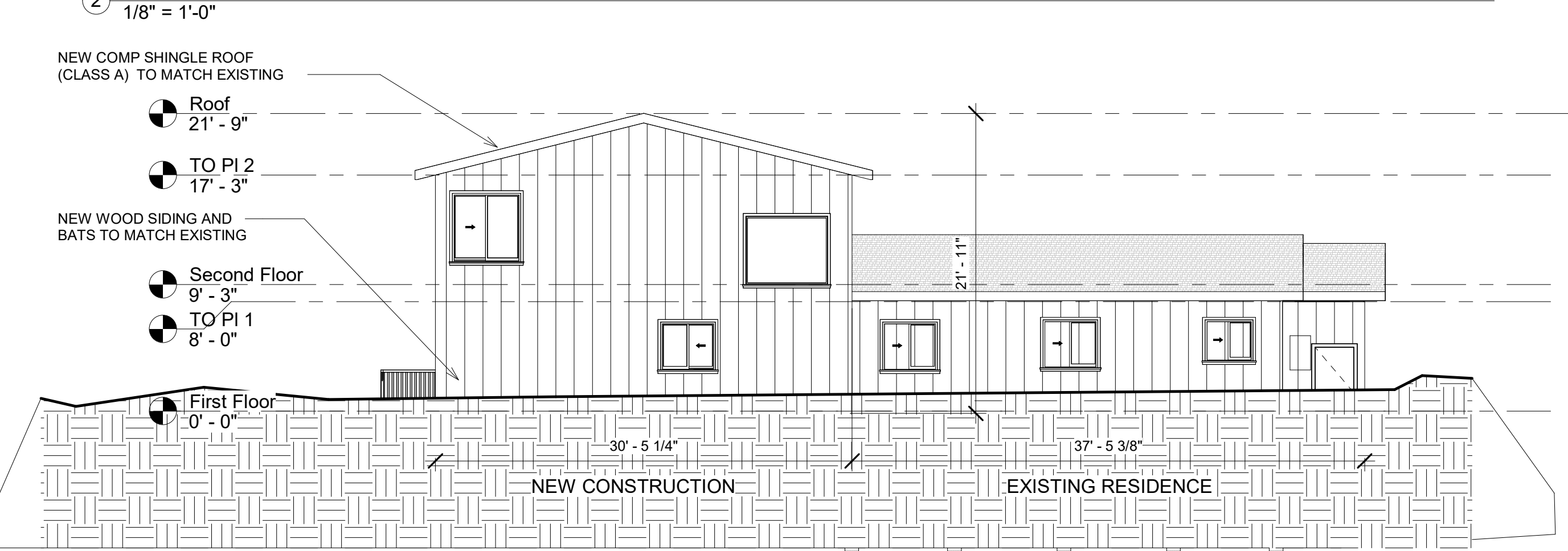
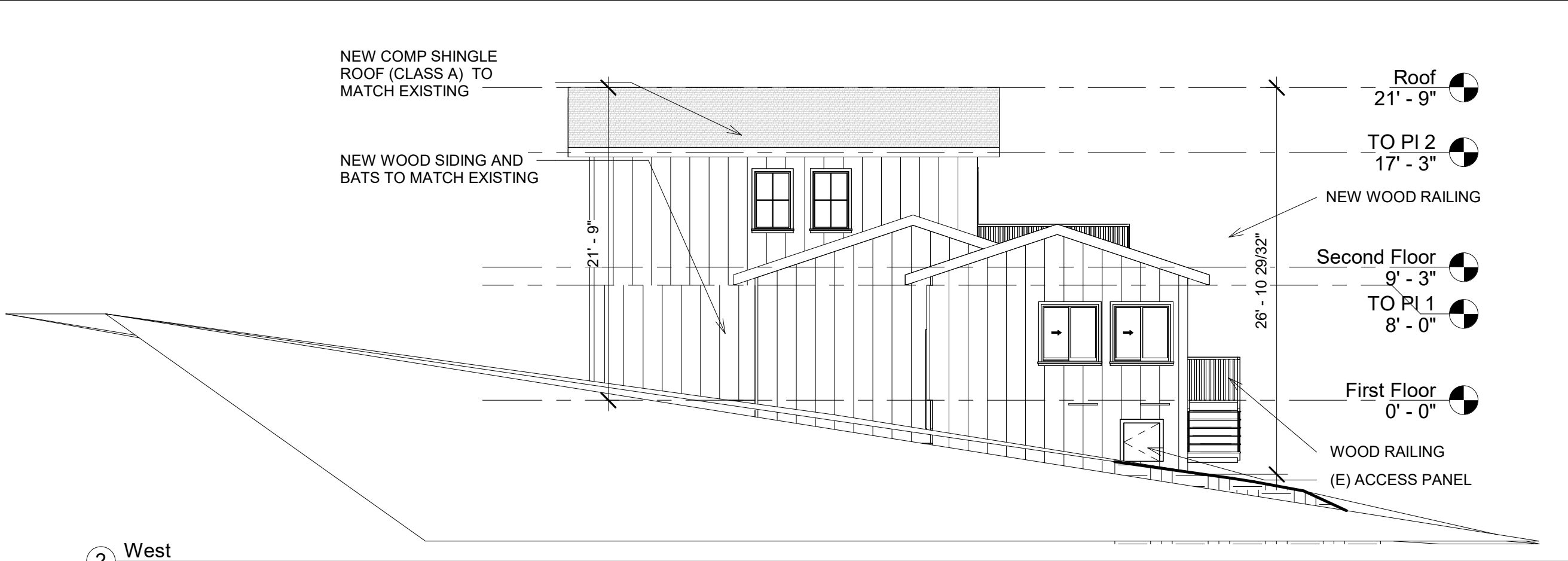
for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	jsw
Checked by	jsw

Elevations

A3.1

Scale 1/8" = 1'-0"

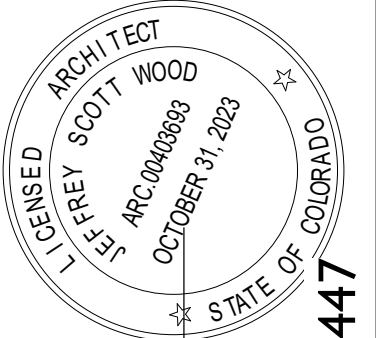


No.	Description	Date



JEFFREY
WOOD
ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



Jameson Cabin
301 Park Avenue
Grand Lake, CO 80447

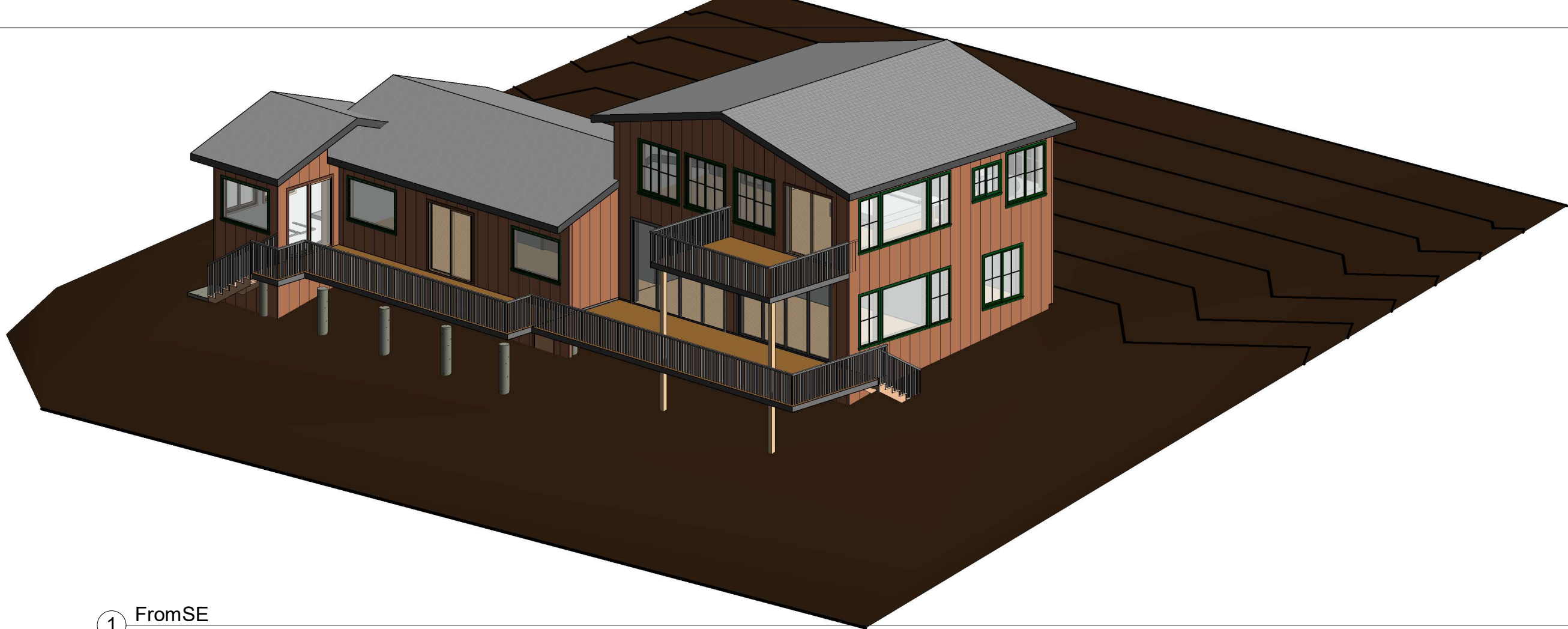
for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	jsw
Checked by	jsw

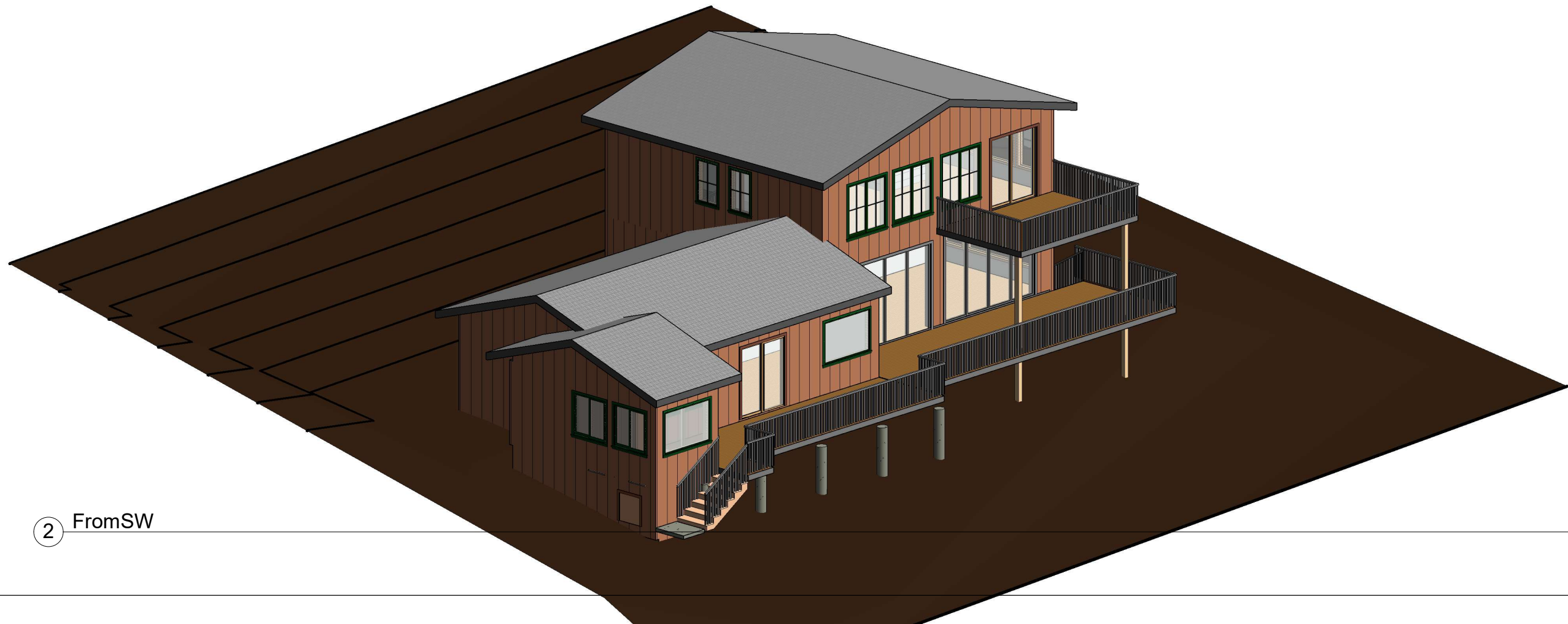
Elevations

A3.2

Scale 1/8" = 1'-0"



① FromSE



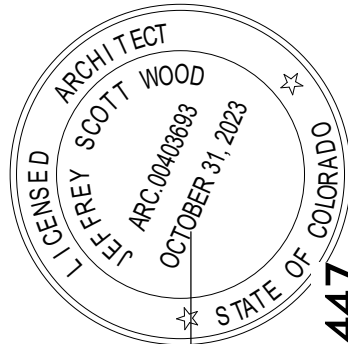
② FromSW

No.	Description	Date



JEFFREY WOOD ARCHITECTS

6854 Balsam Street
Arvada, CO 80004
510.908.3447
email: jswoodarch@comcast.net



Jameson Cabin

301 Park Avenue
Grand Lake, CO 80447

for Roger & Mary Jameson

Project number	2022-1
Date	5/23/2022
Drawn by	Author
Checked by	Checker

Renders

A 9.1

Scale