

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
ORDINANCE NO. 01-2024**

**AN ORDINANCE AMENDING TOWN CODE SECTION 9-1-1(E) REGARDING
LANDSCAPING INSPECTIONS AND RELATED BOND REQUIREMENTS**

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the provisions of the Grand Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado (the “Town”); and

WHEREAS, the Town of Grand Lake Municipal Code (the “Code”) Section 9-1-1(E) was adopted to establish standards to allow inspection of construction zones within the Town, including landscaping, to determine compliance with an approved building permit; and

WHEREAS, the Code requires completion of building permits, including landscaping, according to the approved building permit; and

WHEREAS, the Board of Trustees recognizes some cases may require extension for landscaping completion due to winter weather; and

WHEREAS, the Board of Trustees find it critical to employ methods to ensure approved landscaping plans are implemented and completed; and

WHEREAS, the Board of Trustees of the Town of Grand Lake has determined it is in the best interest of the health, safety, and welfare of the Citizens of the Town to require bonds in order to ensure landscaping projects are completed in accordance with approved building permits within the Town and the Code should be amended to reflect the same.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE, COLORADO, THAT:**

1. Section 9-1-1(E) of the Municipal Code of the Town of Grand Lake is hereby amended by removing the ~~striketrough language~~ and adding the **bold underlined language** to read in its entirety as follows:

(E) *Inspections*. The Town may conduct inspections of the construction zone to determine compliance with the approved Building Permit. In addition to required inspections incorporated by reference, the following inspections may be applicable:

1. Zoning Setback Inspections shall be required, if applicable. The Zoning Setback Inspection is conducted in order to determine distances from the property lines to the proposed structure and proper installation of erosion control and drainage requirements.

(a) Zoning Setback Inspection Requirements:

1. The forms for the footers must be installed and the rebar must be placed in the forms before a zoning setback inspection will be conducted.
 2. The property must have the corners of the property marked and flagged and string lines delineating the property lines must strung between the markers.
 3. The location of the foundation walls must be marked and flagged.
 4. Construction Erosion control and drainage, if required, must be installed.
 5. Any material placed in the public right-of-way during excavation must be removed before a zoning setback inspection will be conducted.
 - (i) The Town will provide a preliminary acceptance letter for the zoning setback inspection. This letter does not confirm the actual location of the proposed structure on the property, but merely that the location of the structure appears to be within zoning setbacks.
2. Final Zoning and Design Review Inspections shall be required for all Building Permits to determine compliance with the approved permit and corresponding plans.
- (a) The Town shall conduct a Final Zoning and Design Review Inspection upon receipt of:
 1. Final Height Verification Form completed by a surveyor licensed in the state of Colorado noting the elevations listed for the highest point of the finished rough frame and the finished grade for each corner of the structure, if applicable.
 2. A survey, done by a surveyor licensed by the State of Colorado, noting the distance from the nearest point of the structure, including projections, to the closest point of the lot line, if applicable.
 - (i) An Improvement Survey Plat (ISP) shall be required for all new construction.
 - (ii) If any part of the structure, including projections, is within four feet (4') of any required setback line, an Improvement Survey Plat will be required.
 1. If the project is a remodel of or addition to an existing structure has an accepted Improvement Survey Plat, that plat, at the Town's discretion, may be utilized in place of obtaining a new survey.
 3. A written statement from the property owner indicating the date that the landscaping plan will be completed by and a statement indicating that the lot has been reseeded. **The Town may require such statement be accompanied by a bond as required pursuant to subsection 9-1-1(E)(2)(b)(2).**
 - (b) Final Zoning and Design Review Inspection Requirements:
 1. Any material placed in the Public right-of-way must be removed.
 2. Landscaping material must be installed as per the landscaping plan. Landscaping plans may be delayed due to weather upon the Town's receipt of **a bond and a written notice from the property owner indicating the date that the plan will be completed by and a statement indicating that the lot has been reseeded. For purposes of this section, such bond shall be an uncancelable surety secured unto the Town and acceptable to the Town Attorney in an amount up to one**

hundred fifty percent (150%) of the estimated construction cost as approved by Town Staff.

- 3. Parking must be created and surfaced.
- 4. Snow storage must be located on the property and identified with a stake labeled "snow storage."
- 5. Erosion Control and drainage, if required, must be installed. These items may be required, due to special circumstances, to remain in place for a set time frame after completion of the project.
- 6. The water meter must be installed and the Town Water Department must have inspected the installation.

2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part hereof irrespective of the fact that any one part or parts are declared unconstitutional or otherwise invalid.

3. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance. Except as specifically amended by this ordinance, all other provisions of the Grand Lake Town Code shall remain in full force and effect.

INTRODUCED, APPROVED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 12TH DAY OF FEBRUARY 2024.

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

ATTEST:

BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO

Alayna Carrell
Town Clerk

By: _____
Stephan Kudron
Mayor