



Munn Architecture, LLC
315 East Agate Ave.
Granby, CO 80446
(970) 887-9366

Project Impact Statement

Project: Rocky Mountain Repertory Theatre – Off-Broadway Housing

General Info:

The Rocky Mountain Repertory Theatre currently houses their seasonal staff in existing cabins located on a 0.516-acre site at 450 Broadway Street in Grand Lake. The Repertory Theatre would like to demolish and replace eight of the nine existing cabins with two new 2-story buildings. Each of the new proposed buildings will have three units, for a total of six units between the two buildings. Each unit will have four bedrooms for a total of (24) bedrooms between the six units.

Use and Character of the Project:

The new proposed buildings will maintain the existing use, and every attempt has been made to make the buildings fit the architectural vernacular of the Town of Grand Lake as to not affect the character of the development. The proposed design includes building elements like covered boardwalks, complex rooflines, and overall massing in keeping with buildings and building elements seen throughout the Town. Additionally, material and color choices meet Three Lakes design criteria.

Overall Coverage of the Structures:

The existing buildings on the site have a combined total area of 7,385 square feet. One of the nine existing cabins on the site (Judy's House) is to remain and has a total area of 3,152 square feet spread across three levels. The total combined area of existing buildings to be demolished is 4,233 square feet. The new proposed 2-story buildings have a combined total area of 8,288 square feet.

Intensity and Density of Use:

The existing cabins – excluding Judy's House, which is to remain – can accommodate (19) people. Judy's House has (6) bedrooms, each of which has two beds, for a total of (12) people. Between the existing cabins to be demolished and Judy's House, the existing buildings can accommodate a total of (31) people.

The new proposed buildings can house a total of (24) people, which is a net gain of five people over the existing cabins to be demolished. Upon completion of the new buildings, five existing beds in Judy's House will be moved to the new residences, leaving only (7) beds in Judy's House. With these (7) beds plus the (24) new proposed beds, the reconfigured campus can accommodate (31) people total.

Traffic Circulation and Public Utilities/Drainage:

The total number of required off-street parking spaces is (21) spaces. The new proposed design includes the addition of (2) handicap accessible spaces and (15) standard parking spaces on the site. A variance is to be requested for the (4) additional required parking off-street parking spaces that aren't being provided.

As many trees in the Town Right-of-Way as possible are to be preserved and there will be no downstream impact to neighboring properties. The total disturbance area for the project is one half-acre, with the proposed design improving the existing conditions. The site has been graded to follow historic drainage patterns, with no additional burden on any of the adjacent properties. No storm sewer infrastructure is available in the area, which limits drainage design options. Following historic drainage patterns with no increase in runoff is the best option. Runoff on the northerly portion of the site will continue to travel west to the roadside ditch along the easterly right-of-way of Broadway. Drainage on the southerly portion of the site will drain to a small, proposed infiltration area south of Building B and north of Lake Avenue to reduce runoff from crossing the public street as it does in the current condition. In the event of a significant event and the capacity of the infiltration area is exceeded, runoff will sheet flow across Lake Ave and follow its historic drainage pattern to the south. There is no additional burden on the property on the south side of Lake Avenue.

Utility service sizes and locations have yet to be finalized.



APPLICABLE CODES AND STANDARDS

JURISDICTION	THE TOWN OF GRAND LAKE GRAND COUNTY BUILDING DEPARTMENT THREE LAKES WATER AND SANITATION DISTRICT GRAND LAKE FIRE PROTECTION DISTRICT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
APPLICABLE CODES	2015 IBC - INTERNATIONAL BUILDING CODE 2015 IECC - INTERNATIONAL ENERGY CONSERVATION CODE 2015 IFC - INTERNATIONAL FIRE CODE 2015 IFGC - INTERNATIONAL FUEL GAS CODE 2015 IMC - INTERNATIONAL MECHANICAL CODE 2015 IPC - INTERNATIONAL PLUMBING CODE 2017 NEC - NATIONAL ELECTRIC CODE THE TOWN OF GRAND LAKE MUNICIPAL CODE
ACCESSIBILITY STANDARDS	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2017 ICC / AND A117.1 - ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES

SITE INFO

MUNICIPALITY: TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
TOWNSHIP: 3 NORTH
RANGE: 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN
SECTION: A PART OF THE NORTHWEST QUARTER OF SECTION 5
BLOCK: 19
LOT NUMBERS: 9, 10 & 11

SITE DATA

MAX. BUILDING HEIGHT: 29' 2 1/2'

OPEN SPACE/LANDSCAPING:
OPEN SPACE REQUIREMENTS WILL BE GOVERNED BY THE SETBACK REQUIREMENTS PER TOWN OF GRAND LAKE MUNICIPAL CODE (12-2-7 (D)(8), ALL REQUIRED SETBACKS HAVE BEEN INCORPORATED IN TO THE PROJECT DESIGN AND ARE SHOWN ON PLAN DOCUMENTS.

SITE LIGHTING:
LIGHTING SHALL BE CONSISTENT WITH THE DARK SKY CONCEPT THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. LIGHTING SHALL BE DOWN-CAST TO THE FULLEST EXTENT POSSIBLE. ACCENT ORNAMENTAL LIGHTING SHALL BE PERMITTED AND IS HIGHLY RECOMMENDED. SEASONAL ORNAMENTAL LIGHTING SHALL BE PERMITTED BUT SHALL BE KEPT IN PROPERLY WORKING ORDER. OTHER EXTERIOR ORNAMENTAL LIGHTING SHALL BE REVIEWED ON A CASE-BY-CASE BASIS.

PARKING:
REQUIRED # OF OFF-STREET PARKING SPACES PER UNIT:
NEW CONSTRUCTION:
(4) UNITS x (2.5) SPACES = (10) SPACES
EXISTING ADU TO REMAIN: (2.5) SPACES

ADDITIONAL REQUIREMENTS:
GUEST PARKING: (1.25) SPACES
LOADING/UNLOADING: (1.5) SPACES
ACCESSIBLE PARKING: (1) SPACE REQ'D, (2) TO BE PROVIDED.

TOTAL OFF-STREET PARKING SPACES:
(20.2) SPACES ROUNDED UP TO (21) TOTAL REQ'D OFF-STREET PARKING SPACES
(17) TOTAL OFF-STREET PARKING SPACES PROVIDED
*VARIANCE TO BE REQUESTED

REFUSE/TRASH ENCLOSURE:
NO TRASH ENCLOSURE/RECEPTACLE REQUIREMENT IS LISTED UNDER TOWN OF GRAND LAKE MUNICIPAL CODE SECTION (12-2-17), REGULATIONS FOR COMMERCIAL TRANSITIONAL DISTRICT (CT). A SCREENING WALL WILL BE PROVIDED TO MINIMIZE VISUAL IMPACT OF TRASH RECEPTACLES ON THE PUBLIC R.O.W.

SNOW STORAGE:
REQUIRED SNOW STORAGE IS CALCULATED AT 33% OF THE TOTAL PARKING, PATHWAYS, AND DRIVING AREAS:
PARKING AREA: 2,399 sf
PATHWAYS (BOARDWALKS): 3,227 sf
DRIVING AREAS: N/A
TOTAL: 5,626 sf
5,626 sf x 33% = 1,867 sf REQ'D SNOW STORAGE AREA
*2,273 sf PROVIDED PER SITE PLAN

SUMMARY STATEMENT

TOTAL ACREAGE: 0.514
TOTAL SQUARE FOOTAGE TO BE DEVELOPED: 8,288 sf
TOTAL SQUARE FEET OF NON-RESIDENTIAL FLOOR SPACE: 244 sf
ESTIMATED CONSTRUCTION COST: \$4.1M
PROPOSED METHOD OF FINANCING: THE PROPOSED PROJECT IS TO BE FINANCED BY PRIVATE DONATIONS.

DRAINAGE NARRATIVE

THE TOTAL DISTURBANCE AREA FOR THE PROJECT IS ONE-HALF ACRE, WITH THE PROPOSED DESIGN IMPROVING EXISTING CONDITIONS. THE SITE HAS BEEN GRADED TO FOLLOW HISTORIC DRAINAGE PATTERNS, WITH NO ADDITIONAL BURDEN ON ANY OF THE ADJACENT PROPERTIES. DUE TO THERE BEING NO STORM SEWER INFRASTRUCTURE IN THE AREA THE DESIGN TEAM IS LIMITED ON DRAINAGE OPTIONS AND IS FOLLOWING HISTORIC DRAINAGE PATTERNS WITH NO INCREASE IN RUNOFF. RUNOFF ON THE NORTHERLY PORTION OF THE SITE WILL CONTINUE TO TRAVEL WEST TO THE ROADSIDE DITCH ALONG THE EASTERLY RIGHT-OF-WAY OF BROADWAY. DRAINAGE ON THE SOUTHERLY PORTION OF THE SITE WILL DRAIN TO A SMALL PROPOSED INFILTRATION AREA SOUTH OF THE PROPOSED 'BUILDING B' AND NORTH OF LAKE AVENUE TO REDUCE RUNOFF FROM CROSSING THE PUBLIC STREET AS IT DOES IN THE CURRENT CONDITION. IN THE EVENT OF A SIGNIFICANT EVENT AND THE CAPACITY OF THE INFILTRATION AREA IS EXCEEDED, RUNOFF WILL SHEET FLOW ACROSS LAKE AVENUE AND FOLLOW ITS HISTORIC DRAINAGE PATTERN TO THE SOUTH. THERE IS NO ADDITIONAL BURDEN ON THE PROPERTY ON THE SOUTH SIDE OF LAKE AVENUE. DRAINAGE CALCULATIONS ARE SHOWN ON THE INCLUDED CIVIL ENGINEERING SHEETS.

AFFORDABLE HOUSING COMPLIANCY

THE OWNER REQUESTS THAT GRAND LAKE AFFORDABLE HOUSING REQUIREMENTS BE WAIVED BASED ON THEIR NOT-FOR-PROFIT STATUS. A FORMAL REQUEST AND ADDITIONAL INFO HAS BEEN PROVIDED TO THE TOWN PLANNING DEPARTMENT. THE TOWN OF GRAND LAKE BOARD OF TRUSTEES WILL DETERMINE IF THIS IS ACCEPTABLE PER TOWN MUNICIPAL CODE.

SOLAR ORIENTATION STATEMENT

THE DESIGN TEAM HAS MADE EVERY ATTEMPT TO WORK WITHIN THE LARGER CONSTRAINTS OF THE PROJECT TO ENSURE THAT THE PROPOSED BUILDINGS PERFORM WELL WITH REGARDS TO SOLAR HEAT GAIN. THE PRIMARY VOLUMES OF THE PROPOSED STRUCTURES ARE EAST/WEST ORIENTED. THE PROJECT SITE IS COMPARATIVELY FLAT WITH LIMITED VEGETATIVE COVER. THE DESIGN INCLUDES AWNINGS TO LIMIT SOUTHERN SUN EXPOSURE AS WELL AS PROTECT SITE USERS FROM RAIN, SNOW AND WIND.

EXISTING BUILDING ADJACENCY

PROPOSED 'BUILDING A' FOUNDATION TO BE APPROX. 10' 8" FROM EXTERIOR WALL OF EXISTING HOUSE TO REMAIN ('JUDY'S HOUSE'). THE PROPOSED DESIGN MEETS THE INTERNATIONAL BUILDING CODE REQUIREMENT FOR MINIMUM DISTANCE BETWEEN BUILDINGS (10' REQUIRED). THE TOWN OF GRAND LAKE MUNICIPAL CODE REQUIRES 20' BETWEEN BUILDINGS. THE TOWN OF GRAND LAKE FIRE MARSHAL HAS REVIEWED THE DESIGN AND PROVIDED A LETTER STATING THAT THE PROPOSED DISTANCE IS ACCEPTABLE AND THAT THE 'BUILDING A' BOARDWALK AWNING ADJACENT TO 'JUDY'S HOUSE' DOES NOT NEED TO BE PERMITTED. VARIANCE TO BE REQUESTED FOR THE DISTANCE BETWEEN 'BUILDING A' AND 'JUDY'S HOUSE'.

COMMERCIAL REQUIREMENT PER ZONING

PROJECT SITE ZONED AS COMMERCIAL TRANSITIONAL (CT). PER TOWN MUNICIPAL CODE 30' OF FIRST FLOOR AREA MEASURED FROM THE FRONTAGE SHALL BE DEDICATED TO COMMERCIAL SPACE. THE PROPOSED DESIGN DOES NOT INCLUDE COMMERCIAL SPACE. VARIANCE TO BE REQUESTED AS PART OF SITE DEVELOPMENT PLAN.

SUBDIVISION PLAT

AN EXISTING LOT LINE AGREEMENT BETWEEN THE TOWN AND SITE OWNERSHIP ALLOWS THE OVERALL PROJECT SITE TO BE COMPRISED OF THREE SEPARATE LOTS. A SUBDIVISION PLAT IS REQUIRED TO COMBINE THE THREE EXISTING LOTS INTO ONE LOT. THIS IS TO BE COMPLETED AS PART OF THE PROPOSED PROJECT. THE PLAT WILL SUPERSEDE THE 2011 LOT LINE AGREEMENT.

CONTACT INFO:

ARCHITECT: MUNN ARCHITECTURE, LLC SCOTT MUNN, AIA 315 E. AGATE AVENUE GRANBY, CO 80446 PH: 970-887-9366	SUBVEIOR: CORE CONSULTANTS MICHAEL KEVIN 78947 US HWY 40 WINTER PARK, CO 80482 PH: 970.564.3900	SOILS ENGINEER: KUMAR & ASSOCIATES, INC. JAMES PARKER 240 ANNIE ROAD PO DRAWER 1887 SILVERTHORNE, CO 80498 PH: 970.468.1989	CIVIL ENGINEER: CORE CONSULTANTS ANDREW KIDDER 3473 SOUTH BROADWAY ENGLEWOOD, CO 80113 PH: 303.730.5990	STRUCTURAL ENGINEER: ASCENT GROUP INC. JARED VESINAGA 7050 US HWY 40 WINTER PARK, CO 80482 PH: 970.363.6100
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PROJECT IMPACT

EXISTING BUILDING SQUARE FOOTAGES:
RESIDENTIAL OCCURRENCE 2: 425 sf
RESIDENTIAL OCCURRENCE 3: 288 sf
RESIDENTIAL OCCURRENCE 4: 292 sf
RESIDENTIAL OCCURRENCE 4: 1,082 sf
RESIDENTIAL OCCURRENCE 4: 934 sf
RESIDENTIAL OCCURRENCE 4: 494 sf
RESIDENTIAL OCCURRENCE 7: 252 sf
RESIDENTIAL OCCURRENCE 8: 3,152 sf
*JUDY'S HOUSE (TO REMAIN)
EXTRA FEATURE OCCURRENCE 1: 1 sf
EXTRA FEATURE OCCURRENCE 2: 120 sf
EXTRA FEATURE OCCURRENCE 3: 148 sf
EXTRA FEATURE OCCURRENCE 4: 1 sf
EXTRA FEATURE OCCURRENCE 5: 175 sf
TOTAL: 7,385 sf

NEW PROPOSED BUILDING SQUARE FOOTAGES:
BUILDING A: 4,143 sf
BUILDING B: 4,145 sf
RESIDENTIAL OCCURRENCE 8: 3,152 sf
*JUDY'S HOUSE (TO REMAIN)
TOTAL: 11,440 sf

EXISTING NUMBER OF BEDS/BEDROOMS:
RESIDENTIAL OCCURRENCES 1-7: (19) BEDS
RESIDENTIAL OCCURRENCE 8: (12) BEDS/(4) BEDROOMS
*JUDY'S HOUSE (TO REMAIN)
TOTAL: (31) BEDS

NEW PROPOSED NUMBER OF BEDS/BEDROOMS:
BUILDING A: (12) BEDS/(12) BEDROOMS
BUILDING B: (12) BEDS/(12) BEDROOMS
RESIDENTIAL OCCURRENCE 8: (7) BEDS/(4) BEDROOMS
*JUDY'S HOUSE (TO REMAIN)
TOTAL: (31) BEDS/(30) BEDROOMS

PARKING

REQUIRED OFF-STREET SPACES: (21) TOTAL SPACES
EXISTING PARKING SPACES: (8) STRIPED/PAINTED SPACES PROVIDED
NEW PROPOSED PARKING SPACES: (17) TOTAL OFF-STREET SPACES
120 ADA, 155 STANDARD
*VARIANCE TO BE REQUESTED

PARKING SURFACING

PROPOSED PARKING SURFACE TO BE 2" OF COMPACTED GRAVEL. GRAVEL SURFACING FOR RESIDENTIAL UNITS IN CT ZONING DISTRICTS MAY BE PERMITTED BY THE PLANNING COMMISSION WITHOUT OBTAINING A VARIANCE (12-2-28 C-3-C-4).

VICINITY MAP (N.T.S.)



AREA MAP (N.T.S.)



SHEET INDEX LEGEND:			
<input checked="" type="checkbox"/> ISSUED	<input checked="" type="checkbox"/> ISSUED FOR REFERENCE ONLY		
<input type="checkbox"/> NOT ISSUED	<input checked="" type="checkbox"/> REMOVED FROM DRAWING SET		

SHEET INDEX	
SHEET #	SHEET TITLE

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11 of 11	OVERALL EXTERIOR ELEVATIONS - BUILDING "B"

ARCHITECT :



Munn Architecture, LLC
315 EAST AGATE AVENUE
P.O. BOX 21
GRANBY, CO 80446
970-887-9366
WWW.MUNNARCH.COM

STAMP :



OFF-BROADWAY HOUSING
FINAL DEVELOPMENT PLAN
450 BROADWAY ST, GRAND LAKE, CO 80447
PROJECT #: 1914

ISSUANCE : DATE :
FINAL DEVELOPMENT PLAN 2022-0408

SHEET TITLE :
COVER SHEET

SHEET NUMBER :
1 of 11

IMPROVEMENT LOCATION CERTIFICATE / TOPOGRAPHIC MAP

LOTS 9, 10 & 11, BLOCK 19
A PART OF THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE SIXTH
PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF
COLORADO

LAND DEVELOPMENT
ENGINEER
PUBLIC INFRASTRUCTURE
CORE CONSULTANTS, INC.
ENGLEWOOD, CO 80113
WWW.CORECONS.COM

CORE

IMPROVEMENT LOCATION CERTIFICATE
SEC. 5, T3N, R75W, 6TH P.M.
GRAND COUNTY, COLORADO



LEGAL DESCRIPTION

ALL OF LOTS 9, 10 & 11, BLOCK 19, TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS SHOWN ON THIS IMPROVEMENT LOCATION CERTIFICATE ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF LOT 9, BLOCK 18 BEARS N12°36'04"E, AS MONUMENTED AND SHOWN HEREON.
- 2.) THE BASIS OF ELEVATIONS SHOWN ON THIS MAP ARE BASED ON NGS STATION M 361. A STANDARD NGS BRASS CAP MARKED "M 361", PUBLISHED ELEVATION = 8318.17 U.S. SURVEY FEET. ON-SITE ELEVATIONS TRANSFERRED BY KTK METHODS.
- 3.) THIS IMPROVEMENT LOCATION CERTIFICATE IS NOT A LAND SURVEY PLAT AS SET FORTH IN CRS 38-51-102(12) OR AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN CRS 38-51-102(9). NOR DOES IT ESTABLISH PROPERTY BOUNDARIES OR THE TRUE RELATIONSHIP OF IMPROVEMENTS TO THEM. IMPROVEMENTS ARE GENERALLY SITUATED AS SHOWN AND ONLY APPARENT IMPROVEMENTS AND ENCROACHMENTS ARE NOTED. IT IS PREPARED FOR THE SOLE PURPOSE OF THE PARTIES STATED HEREON. CORE CONSULTANTS INC. AND J MICHAEL S. KERVIN WILL NOT BE LIABLE FOR MORE THAN THE COST OF THIS IMPROVEMENT LOCATION CERTIFICATE AND THEN ONLY TO THE CLIENT SPECIFICALLY SHOWN HEREON. THE CERTIFICATION OF THIS SURVEY SHALL NOT AND DOES NOT EXTEND TO THIRD PARTIES. ACCEPTANCE AND/OR USE OF THIS INSTRUMENT FOR ANY PURPOSE CONSTITUTES AGREEMENT BY ALL PARTIES TO ALL TERMS STATED HEREON.
- 4.) THE EXTERIOR BOUNDARY, RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THE ACCOMPANYING IMPROVEMENT LOCATION CERTIFICATE AS DISCLOSED ON THE FINAL PLAT. AT THE REQUEST OF THE OWNER NO ADDITIONAL RESEARCH WAS PERFORMED BY CORE CONSULTANTS INC. SEE NOTES ON THE RECORDED PLAT.
- 5.) CERTIFICATION NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
- 6.) FIELDWORK WAS COMPLETED 11-8-21 BY BRIAN MILLER AND JOHN INGLE.
- 7.) ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION.

ADDRESS

450 BROADWAY AVENUE, GRAND LAKE, CO

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
MUNN ARCHITECTURE

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE
RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT
LINES. THIS CERTIFICATE IS VALID ONLY FOR THE USE OF THE CLIENT AND CORE CONSULTANTS,
INC. AND DESCRIBES THE PARCELS APPEARANCES ON NOVEMBER 8, 2021. I FURTHER CERTIFY THAT
THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL, ON THIS DATE, EXCEPT UTILITY
CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN,
THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON
ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE
OR SIGN OF ANY EASEMENT, CROSSING OR BURDENING ANY PART OF THE PARCEL, EXCEPT AS
NOTED.

MICHAEL SEAN KERVIN, CO LICENSED SURVEYOR
DATE: 11-19-21
CORE PROJ: 21-221
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.



RELEASE: 11/19/21
DESIGNED: [blank]
CADD: [blank]
QA/QC: MSK

JOB NO. 21-221

SHEET 2 OF 11

SITE PLAN LEGEND:



SITE LIGHTING

LIGHTING SHALL BE CONSISTENT WITH THE DARK SKY CONCEPT THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. LIGHTING SHALL BE DOWN-CAST TO THE FULLEST EXTENT POSSIBLE. ACCENT ORNAMENTAL LIGHTING SHALL BE PERMITTED AND IS HIGHLY RECOMMENDED. SEASONAL ORNAMENTAL LIGHTING SHALL BE PERMITTED BUT SHALL BE KEPT IN PROPERLY WORKING ORDER. OTHER EXTERIOR ORNAMENTAL LIGHTING SHALL BE REVIEWED ON A CASE-BY-CASE BASIS.

GROSS AREA CALCULATIONS

PROPOSED BUILDING SQUARE FOOTAGES:

BUILDING A: 4,143 sf
LEVEL 01 = 2,520 sf
LEVEL 02 = 1,623 sf

BUILDING B: 4,145 sf
LEVEL 01 = 2,520 sf
LEVEL 02 = 1,623 sf

A & B TOTAL: 8,288 sf

EXISTING HOUSE (TO REMAIN): 3,152 sf

TOTAL UNIT-TYPE AREAS:

UNIT A: 1,429 sf
LEVEL 01 = 852 sf
LEVEL 02 = 577 sf

UNIT B: 1,292 sf
LEVEL 01 = 769 sf
LEVEL 02 = 523 sf

UNIT C: 1,292 sf
LEVEL 01 = 769 sf
LEVEL 02 = 523 sf

DENSITY PER UNIT TYPE:

BUILDING A: (12) PEOPLE
UNIT A: (4) PEOPLE
UNIT B: (4) PEOPLE
UNIT C: (4) PEOPLE

BUILDING B: (12) PEOPLE
UNIT A: (4) PEOPLE
UNIT B: (4) PEOPLE
UNIT C: (4) PEOPLE

NON-RESIDENTIAL FACILITY SQUARE FOOTAGES:

BUILDING A:
STORAGE: 119 sf

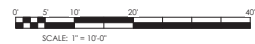
BUILDING B:
STORAGE: 120 sf

PROPOSED OUTDOOR SQUARE FOOTAGES:
PARKING: 2,399 sf

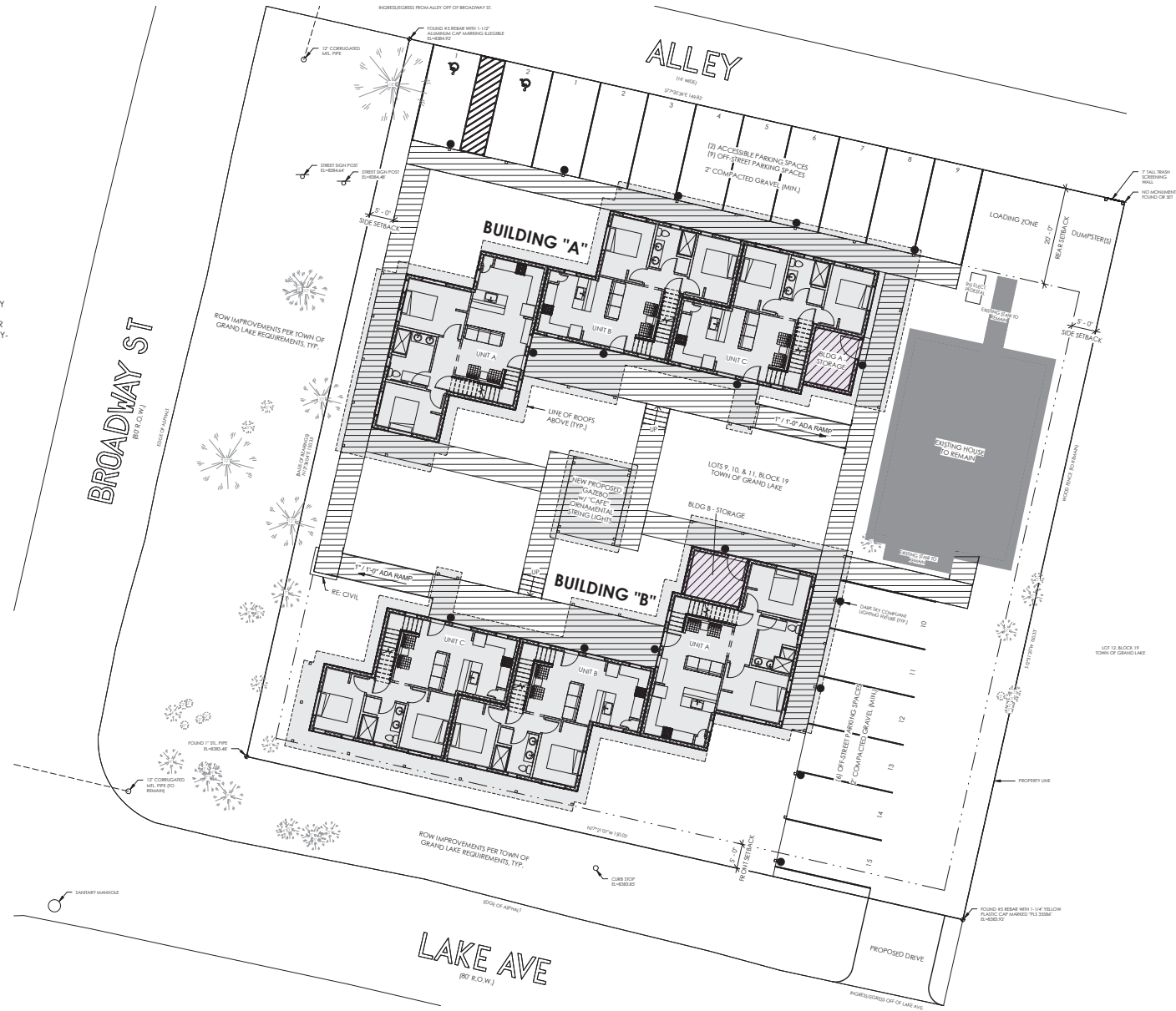
BOARDWALKS: 3,227 sf

OPEN SPACE: 10,642 sf

TOTAL PROPERTY = 22,541 sf
*LEVEL 02 AREAS NOT INCLUDED



PROJECT SITE PLAN
SCALE: 1" = 10'-0"
BACK REF:



ARCHITECT :



Munn Architecture, LLC
315 EAST AGATE AVENUE
P.O. BOX 21
GRANBY, CO 80446
970-887-9366
WWW.MUNNARCH.COM

STAMP :

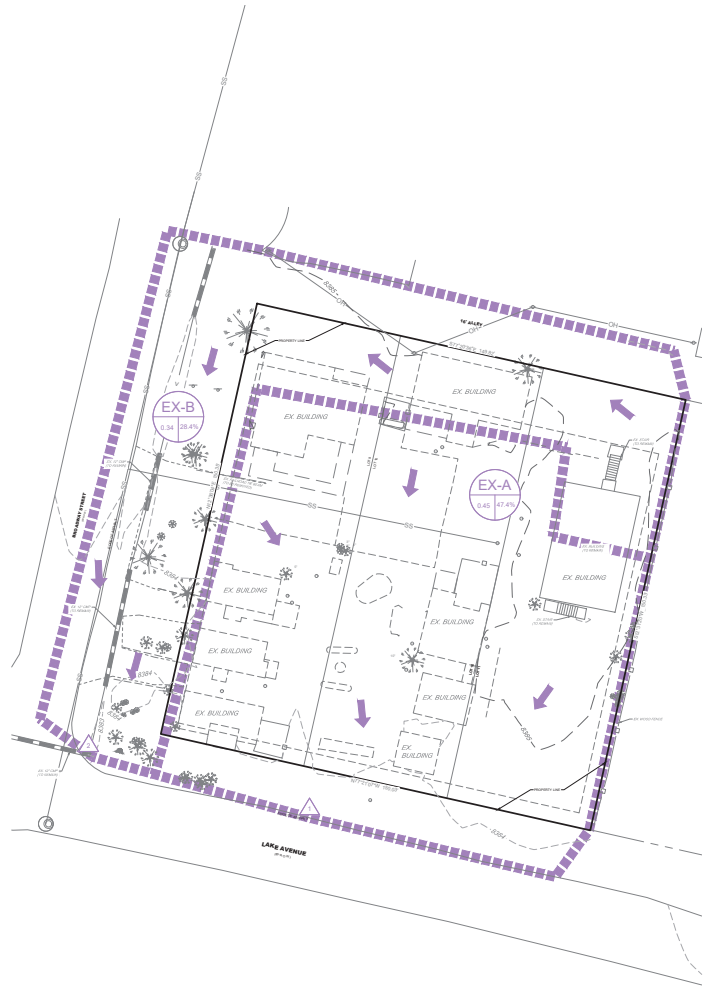


OFF-BROADWAY HOUSING
FINAL DEVELOPMENT PLAN
450 BROADWAY ST, GRAND LAKE, CO 80447
PROJECT #: 1914

ISSUANCE : DATE :
FINAL DEVELOPMENT PLAN 2022-0608

SHEET TITLE :
SITE PLAN

SHEET NUMBER :
3 of 11



Rocky Mountain Repertory Theatre

CORE Project #: 21-211
Prepared By: R.J.T.

Impervious	Residential & Commercial							Landscape Area			Soil Type		
	0.25 acres or less	0.25 - 0.75 acres	0.75 - 1.25 acres	1.25 - 2.5 acres	2.5 - 5.0 acres	5.0 - 10.0 acres	10.0 acres or larger	2-7% Slope	7-15% Slope	15%+ Slope	Soil Type A Area	Soil Type B Area	Soil Type C/D Area
% Imperv.	45.00%	30.00%	12.00%	75.00%	90.00%	100.00%	40.00%	2.00%	2.00%	2.00%			
Design Point	Area (sf)	Area (sf)	Area (sf)	Area (sf)	Area (sf)	Area (sf)	Area (sf)	Area (sf)	Area (sf)	Area (sf)	Total Area (sf)	Percent Impervious	Area (sf)
EX-A	1					4,000	13,584	1,489		0	19,373	47.4%	19,373
EX-B	2				1,132	7,701	6,034				14,867	28.4%	14,867

Rocky Mountain Repertory Theatre

CORE Project #: 21-211

Prepared By: R.J.T.

COMPOSITE DEVELOPED BASIN

WEIGHTED "C" CALCULATIONS

REFERENCE: UFGCD Vol. I RUNOFF Table 6-1

I = % Imperviousness/100 expressed as a decimal

C_A = Runoff coefficient for NRCS HSG-A soils

C_B = Runoff coefficient for NRCS HSG-B soils

C_C = Runoff coefficient for NRCS HSG-C and D soils

Natural Resource Conservation Service (NRCS)

Basin ID	% Imperv.	I	Soil Type	Runoff Coefficient, C				Basin Area	Total Area	Weighted Runoff Coefficient, C			
				2-Year	5-Year	10-Year	100-Year			2-Year	5-Year	10-Year	100-Year
EX-A	47.4%	0.47	A	0.32	0.33	0.35	0.48	0.44	0.44	0.32	0.33	0.35	0.48
			B	0.35	0.38	0.44	0.65						
			C or D	0.36	0.42	0.48	0.68						
EX-B	28.4%	0.28	A	0.16	0.17	0.18	0.33	0.34	0.34	0.16	0.17	0.18	0.33
			B	0.19	0.22	0.29	0.56						
			C or D	0.20	0.27	0.34	0.60						

TIME OF CONCENTRATION CALCULATIONS

REFERENCE: UFGCD Vol. I Section 2.4

SUB-BASIN DATA	INITIAL / OVERLAND TIME	CHANNEL / TRAVEL TIME	TOTAL TIME	T _C CHECK (UNPAVED BASINS)	FINAL T _C
DRAIN BASIN	AREA ac	CFS	Length ft.	Slope %	T _C min
EX-A	0.45	0.33	18.2	0.9	18.2
EX-B	0.34	0.17	199	0.5	20.5

RATIONAL METHOD PEAK RUNOFF

5-Year STORM

Basin Depth-Duration-Frequency (1-hr) = 0.88

SP-3

REFERENCE: UFGCD Vol. I EQ 5-1 & EQ 5-1

BASIN INFORMATION				DIRECT RUNOFF			
DESIGN POINT	DRAIN BASIN	AREA ac.	Sy Runoff COEFF	T _C min	C x A	I	Q cfs
1	EX-A	0.45	0.33	18.2	0.13	1.81	0.27
2	EX-B	0.34	0.17	23.2	0.06	1.40	0.09

RATIONAL METHOD PEAK RUNOFF

100-YR STORM

Basin Depth-Duration-Frequency (1-hr) = 1.47

SP-3

REFERENCE: UFGCD Vol. I EQ 5-1 & EQ 5-1

BASIN INFORMATION				DIRECT RUNOFF			
DESIGN POINT	DRAIN BASIN	AREA ac.	Sy Runoff COEFF	T _C min	C x A	I	Q cfs
1	EX-A	0.45	0.33	18.2	0.21	3.03	0.45
2	EX-B	0.34	0.33	23.2	0.11	2.47	0.30

NOTE:

CORE HAS NOT BEEN PROVIDED WITH GUIDANCE FROM THE PUBLIC WORKS DEPARTMENT ON WHAT IMPROVEMENTS ARE REQUIRED WITHIN THE PUBLIC RIGHT-OF-WAY ON EITHER FRONTAGE. THE RIGHT-OF-WAY IMPROVEMENTS WILL BE DESIGNED WHEN DIRECTION IS PROVIDED.

CORE CONSULTANTS, INC.
3425 S. BROADWAY
DENVER, CO 80113
303.730.4440
WWW.CORECONS.COM

ARCHITECT :



Munn Architects, LLC
315 EAST AGATE AVENUE
P.O. BOX 21
GRANBY, CO 80446
970.887.7364
WWW.MUNNARCH.COM

STAMP :



OFF-BROADWAY HOUSING
ROCKY MOUNTAIN REPERTORY PROPERTIES, INC
450 BROADWAY ST. GRAND LAKE, CO 80447
PROJECT #: 1914

ISSUANCE : DATE :

SHEET TITLE :
EXISTING DRAINAGE PLAN

SHEET NUMBER :
4 OF 11



Rocky Mountain Repertory Theatre

CORE Project #: 21-211

		Residential & Commercial										Landscape Area		Soil Type		
		0.25 acres or less	0.25 - 0.75 acres	0.75 - 1.25 acres	1.25 - 2.5 acres	2.5 - 5.0 acres	5.0 - 10.0 acres	10.0 - 25.0 acres	25.0 - 50.0 acres	50.0 - 100.0 acres	100.00+ acres	2-7% Slope	>7% Slope	Soil Type A Area	Soil Type B Area	Soil Type C/D Area
% Imperv.	Design	45.00%	50.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	2.00%	2.00%			
BASIN	Point															
PR-A	1															
PR-B	2															

Rocky Mountain Repertory Theatre

CORE Project #: 21-211

Prepared By: BJE

COMPOSITE DEVELOPED BASIN

WEIGHTED "C" CALCULATIONS

REFERENCE: UFGCD Vol. I RUNOFF Table 4-4

I = % Imperviousness/100 expressed as a decimal

C_A = Runoff coefficient for NRCS HSG A soils

C_B = Runoff coefficient for NRCS HSG B soils

C_C = Runoff coefficient for NRCS HSG C and D soils

Natural Resource Conservation Service (NRCS)

Basin ID	% Imperv.	I	Soil Type	Runoff Coefficient, C				Basin Area	Total Area	Weighted Runoff Coefficient, C			
				2-Year	5-Year	10-Year	100-Year			2-Year	5-Year	10-Year	100-Year
PR-A	43.0%	0.43	A	0.28	0.29	0.31	0.45	0.25		0.28	0.29	0.31	0.45
			B	0.31	0.34	0.41	0.63						
			C or D	0.32	0.39	0.45	0.66						
PR-B	26.9%	0.27	A	0.15	0.16	0.17	0.32	0.53		0.15	0.16	0.17	0.32
			B	0.18	0.21	0.28	0.55						
			C or D	0.19	0.26	0.33	0.59						

TIME OF CONCENTRATION CALCULATIONS

REFERENCE: UFGCD Vol. I Section 2-4

SUB-BASIN DATA	AREA (A)	LENGTH (L)	SLOPE (S)	TIME (T)	CHANNEL LENGTH (L _c)	SLOPE (S _c)	COEFF. (C)	VELOCITY (V)	TIME (T _c)	COMB. TIME (T _c)	% IMPERV. (I)	USDA COEFF. (K)	TIME (T _c)	FINAL TIME (T _c)
BASIN	ac	ft	%	min	ft	%		ft/s	min	min			min	min
PR-A	0.25	0.29	188	1.1	19.6		7	0.6	4.0	31.7	0.3	23.6	23.6	
PR-B	0.53	0.16	193	0.6	27.7	1.54	0.9	7	0.6	4.0	31.7	0.3	23.6	23.6

Rocky Mountain Repertory Theatre

CORE Project #: 21-211

Prepared By: BJE

RATIONAL METHOD PEAK RUNOFF

5-Year STORM

REFERENCE: UFGCD Vol. I EQ 5-1 & EQ 5-1

DESIGN POINT	DRAIN BASIN	AREA (A)	SLOPE (S)	TIME (T)	COEFF. (C)	C x A	I	Q
1	PR-A	0.25	0.29	19.6	0.07	1.75	0.13	
2	PR-B	0.53	0.16	23.6	0.09	1.58	0.14	

Rocky Mountain Repertory Theatre

CORE Project #: 21-211

Prepared By: BJE

RATIONAL METHOD PEAK RUNOFF

100-YR STORM

REFERENCE: UFGCD Vol. I EQ 5-1 & EQ 5-1

DESIGN POINT	DRAIN BASIN	AREA (A)	SLOPE (S)	TIME (T)	COEFF. (C)	C x A	I	Q
1	PR-A	0.25	0.45	19.6	0.11	2.92	0.33	
2	PR-B	0.53	0.32	23.6	0.17	2.65	0.45	



NOT FOR CONSTRUCTION



CONSULTANT

CLIENT

STAMP

PROJECT

ROCKY MOUNTAIN
REPOSITORY
OFF
BROADWAY
HOUSING

SUBMITTAL

CONSTRUCTION
DOCUMENTS

PROJECT #

22-036

DESIGNED BY

KR

DRAWN BY

KR

CHECKED BY

CK

ORIGINAL DATE

JUNE 8, 2022

DATE

DATE

DATE

DATE

DATE

DATE

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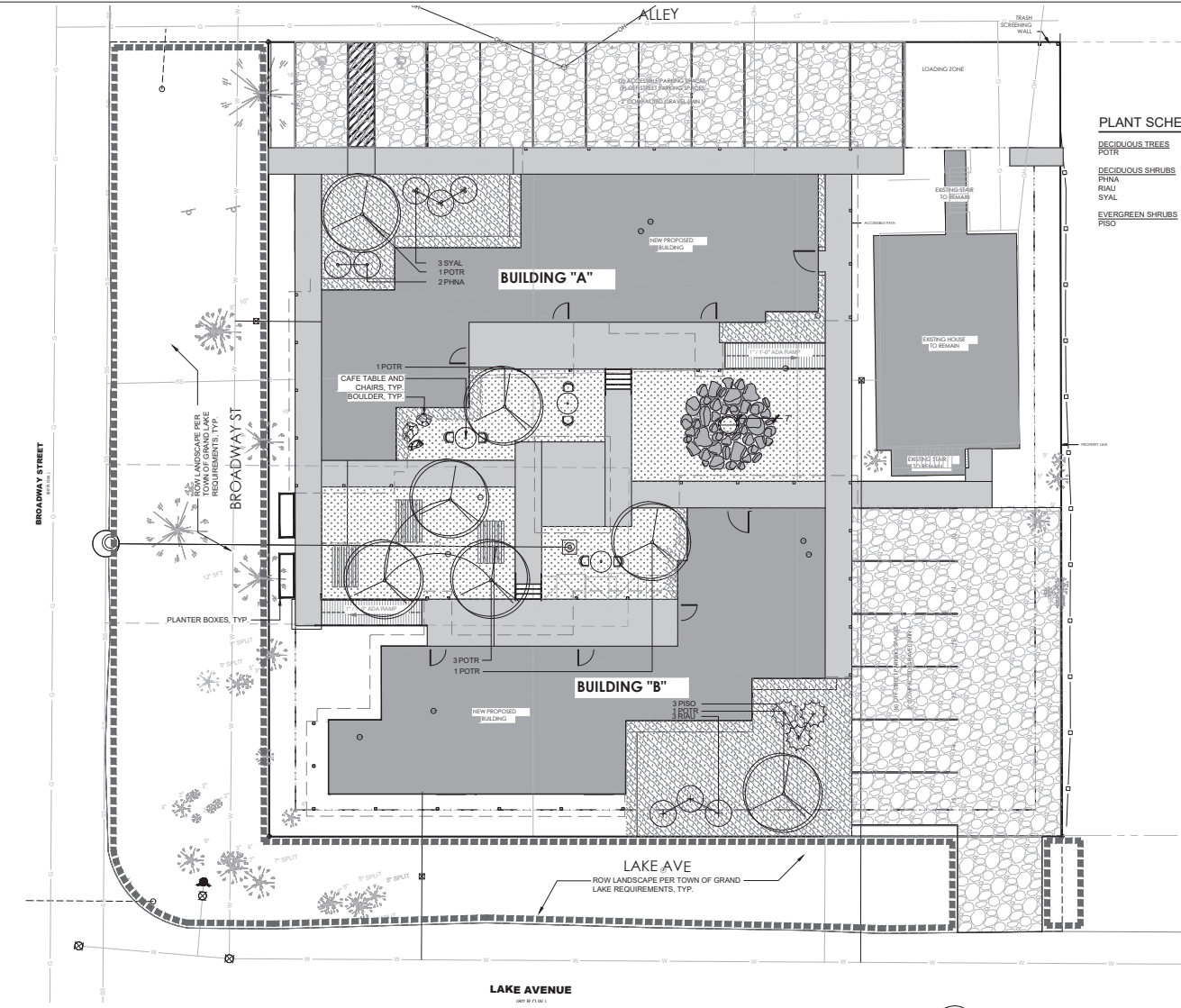
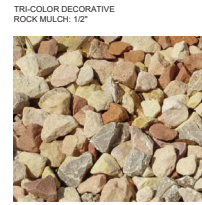
DATE

DATE

DATE

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
POTR	7	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
PHNA	2	PHYTOSCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	#5 CONTAINER	
RIAU	3	RIBES AUREUM	GOLDEN CURRANT	#5 CONTAINER	
SYAL	3	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	#5 CONTAINER	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
PISO	3	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONTAINER	



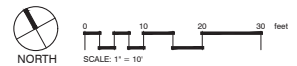
1 LANDSCAPE PLAN

LEGEND

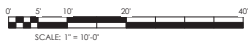
- COBBLE MULCH (1,490 SF)
- PEA GRAVEL MULCH (2,486 SF)
- FLAGSTONE PAVER (59)

GENERAL NOTES:

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES.
- ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
- NOTIFY OWNER IMMEDIATELY UPON DISCOVERY OF UNOBTAINED SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE OWNER.
- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS, UNIFORM BUILDING CODES, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

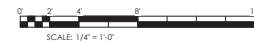
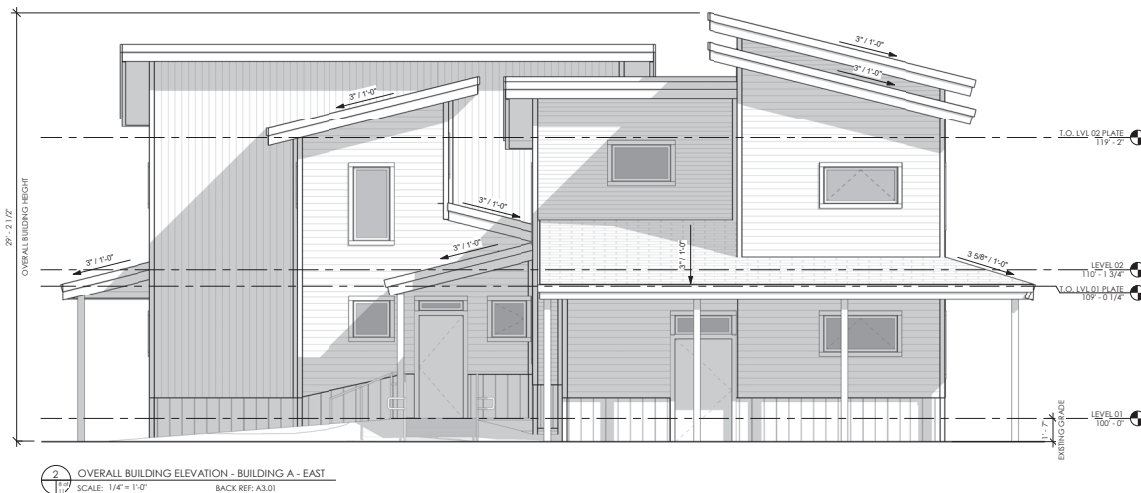


SNOW STORAGE:
REQUIRED SNOW STORAGE IS CALCULATED AT 33% OF THE TOTAL
PARKING, PATHWAYS, AND DRIVING AREAS:
PARKING AREA: 2,399 sf
PATHWAYS (BOARDWALKS): 3,227 sf
DRIVING AREAS: N/A
TOTAL: 5,626 sf
 $5,626 \text{ sf} \times 33\% = 1,867 \text{ sf REQ'D SNOW STORAGE AREA}$
2,173 sf PROVIDED PER SITE PLAN



ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNN ARCHITECTURE, LLC.

6/9/2022 3:16:12 PM
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ARCHITECT :

MA

Munn Architecture, LLC
315 EAST AGATE AVENUE
P.O. BOX 21
GRANBY, CO 80446
970-887-9366
WWW.MUNNARCH.COM

STAMP :

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FOR REFERENCE ONLY

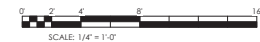
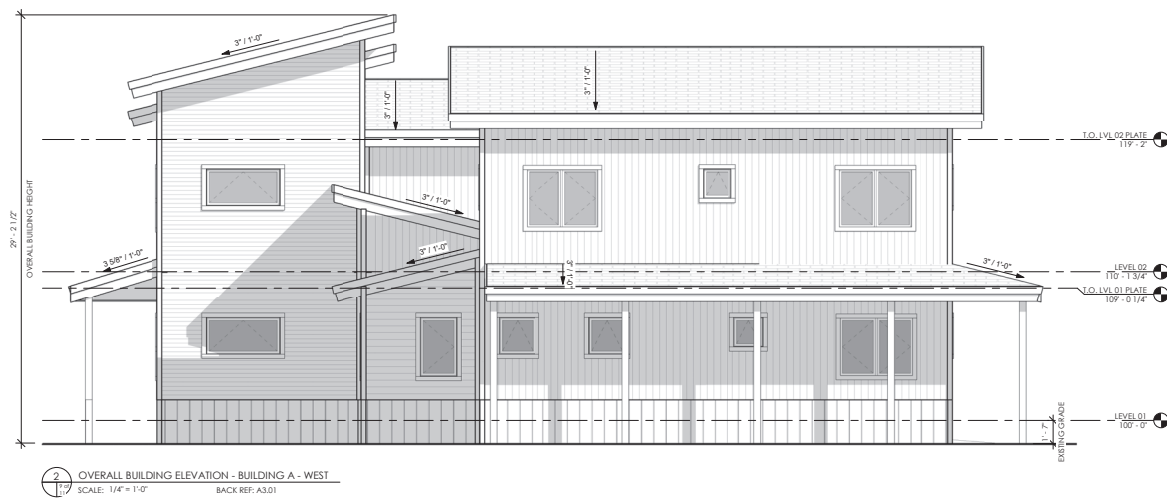
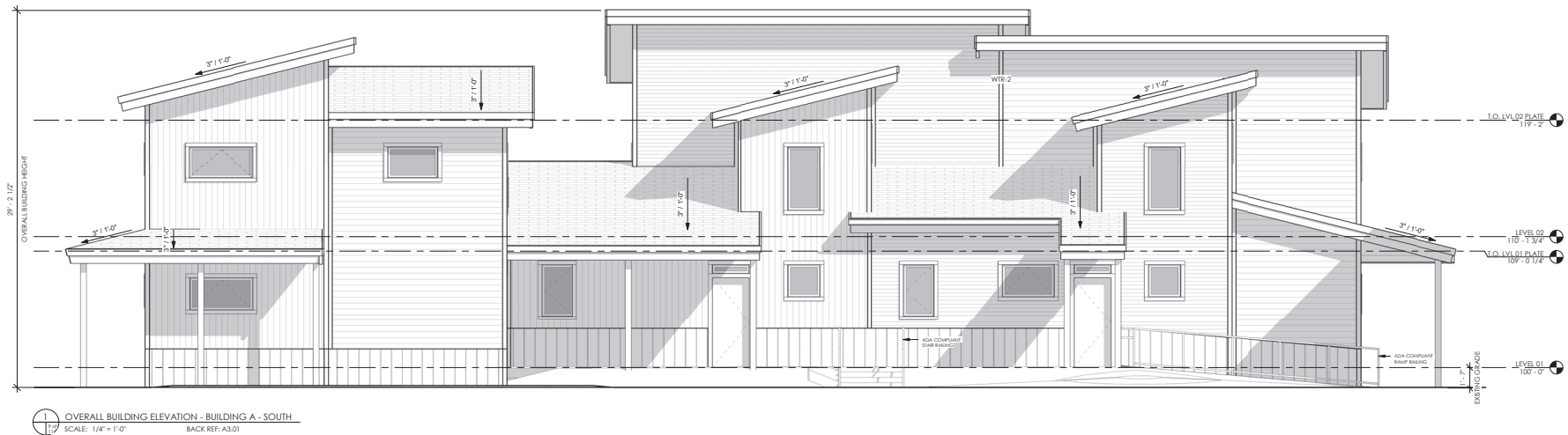
OFF-BROADWAY HOUSING
FINAL DEVELOPMENT PLAN
450 BROADWAY ST, GRAND LAKE, CO 80447
PROJECT # - 1914

ISSUANCE : DATE :
FINAL DEVELOPMENT PLAN 2022-04-08

SHEET TITLE :
OVERALL EXTERIOR ELEVATIONS - BUILDING "A"

SHEET NUMBER :
8 of 11

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ARCHITECT :



Munn Architecture, LLC
315 EAST AGATE AVENUE
P.O. BOX 21
GRANBY, CO 80446
970-887-9366
WWW.MUNNARCH.COM

STAMP :

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OFF-BROADWAY HOUSING
FINAL DEVELOPMENT PLAN
450 BROADWAY ST, GRAND LAKE, CO 80447
PROJECT #: 1914

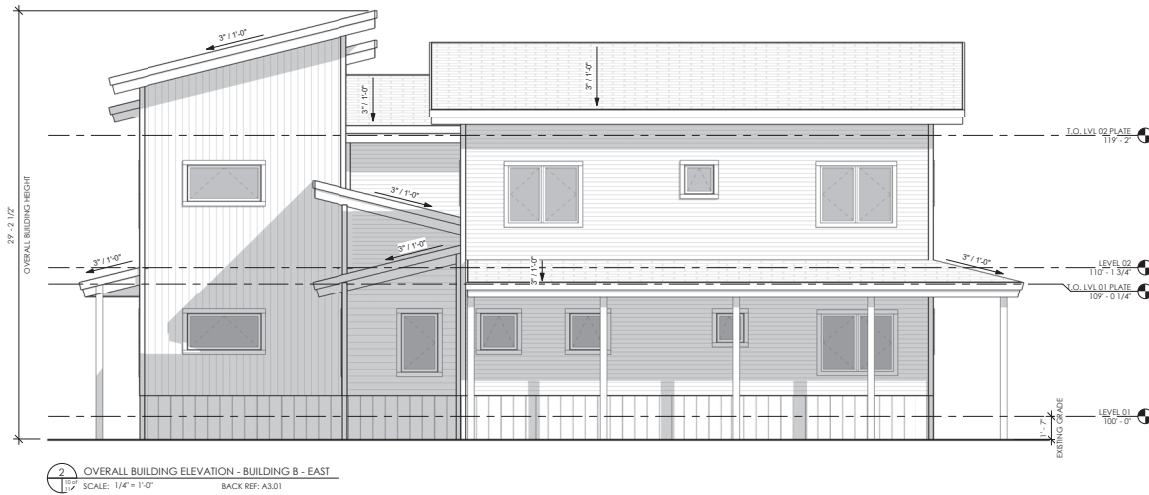
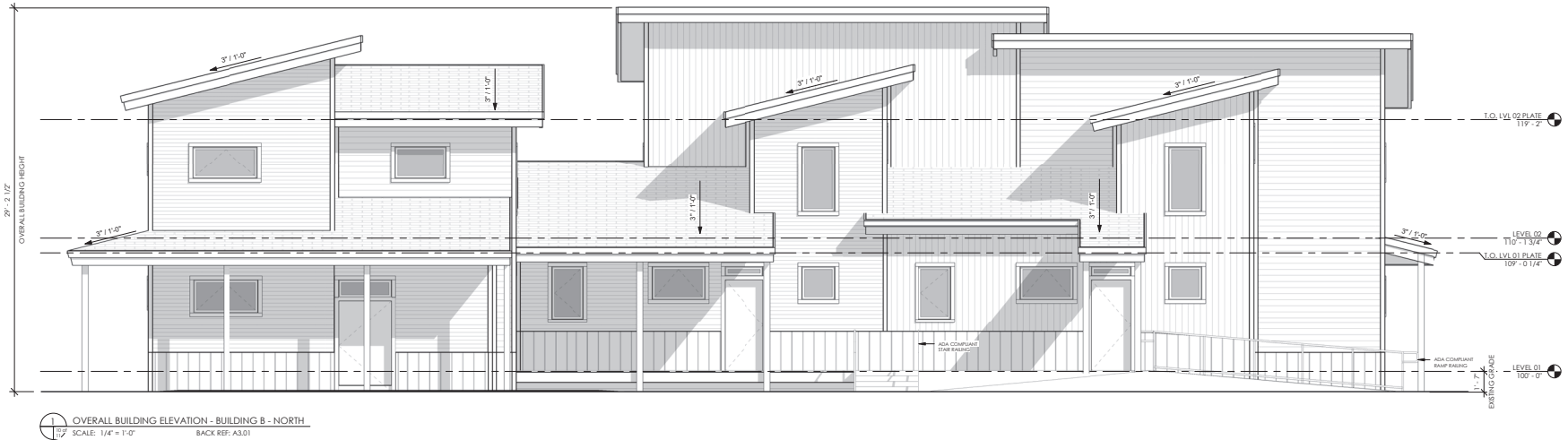
ISSUANCE : DATE :
FINAL 2022-0608
DEVELOPMENT
PLAN

SHEET TITLE :
OVERALL EXTERIOR
ELEVATIONS -
BUILDING "A"

SHEET NUMBER :
9 of 11

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ARCHITECT :
MA
Munn Architecture, LLC
315 EAST AGATE AVENUE
P.O. BOX 21
GRANBY, CO 80446
970-887-9366
WWW.MUNNARCH.COM

STAMP :
NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

OFF-BROADWAY HOUSING
FINAL DEVELOPMENT PLAN
450 BROADWAY ST, GRAND LAKE, CO 80447
PROJECT #: 1914

ISSUANCE : DATE :
FINAL DEVELOPMENT PLAN 2022-04-08

SHEET TITLE :
OVERALL EXTERIOR ELEVATIONS - BUILDING "B"

SHEET NUMBER :
10 of 11

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Harbor Breeze Oakdale 1-Light 12.2-in Black Dark Sky Outdoo...

Shop Harbor Breeze

★★★★★

▼

 12

- Overview
- Specifications
- Compare
- Reviews
- Q&A
- Product Features



\$49.98

Return to Top

\$49.98

Black finish is warm and welcoming
Inside of fixture is white, allowing more light to be reflected
Dark Sky approved

Fixture Width (Inches)
14.05

Get it Installed
View available plans & Services

Pickup at Arvada Lowe's
☒ **FREE Store Pickup**
1 Available tomorrow
Aisle LEFT WALL | Bay 8
[Check nearby stores to get more](#)

Delivery
☐ **FREE Ship to Home**
Get it by **Thu, Jun 2**
☐ **Scheduled Delivery with \$50+ Order (Fee Applies)**
Available
Delivery Scheduling in Checkout

Hurry, Low in Stock

—

1

 +
Qty

Add to Cart

Save to Catalog


Here are some similar items ...


Feedback

OVERVIEW

This nostalgic barn light from the Oakdale collection is the perfect finishing touch for your home. This classic design is perfect for today's modern farmhouse or industrial styles.

- Black finish is warm and welcoming
- Inside of fixture is white, allowing more light to be reflected
- **Dark Sky approved**
- Recommended use of 1x 60 watt max medium base light bulb (or energy efficient equivalent), not included
- Measures 12.2 L x 14.05 W x 12.2 H

 **Prop65 Warning Label**
PDF

 **Installation Manual**
PDF

CA Residents:  [Prop 65 Warning\(s\)](#) 

Feedback

SPECIFICATIONS

Warranty	1-year limited	Light Bulb Base Type	Medium base (E-26)
Weight	3	Lowe's Exclusive	✓
Dimmable	✓	Shape	Round

Overview	Specifications	Compare	Reviews	Q&A	Product Features
Style	Farmhouse				Number of Bulbs Required
Wattage	60				Package Quantity
Light Color	Warm White				Glass Color
Manufacturer Color/Finish	Black				Glass Style
Usage Rating	Wet rated				Safety Listing
Wattage Equivalent	60				Type
Maximum Fixture Wattage	60				Back Plate Height
Back Plate Width	4.8				Collection Name
Dark Sky	✓				ENERGY STAR Certified
Bulb Type	Incandescent				Fixture Depth
Fixture Height	12.2				Material
Lumens	800				Motion Sensor
Power Source	Hardwired				Bulb(s) Included
Color-Changing	✗				CA Residents: Prop 65 Warning(s)
Fixture Color Family	Black				Fixture Width

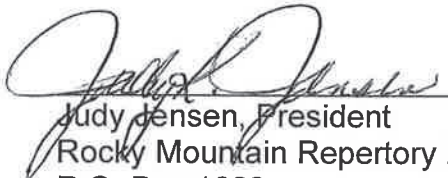
Feedback

TOWN OF GRAND LAKE
LOT LINE AGREEMENT

August 17th, 2011

RE: Town of Grand Lake Block 19, Lots 9-11

The Town of Grand Lake does not require vacation of lot lines nor has a procedure for same. Rocky Mountain Repertory Properties, Inc is in agreement with the Town of Grand Lake that these three (3) lots are to forever remain one building site; are to be considered as one building site; and can never be sold separately or mortgaged separately; unless all provisions of this Town of Grand Lake's zoning regulations then in effect are complied with, including but not limited to, area regulations.


Judy Jensen, President
Rocky Mountain Repertory Properties, Inc.

P.O. Box 1682
Grand Lake, CO 80447

STATE OF Colorado)
)ss.
COUNTY OF Grand)

The foregoing instrument was acknowledged before me this 17th day of August, 2011, by Judy Jensen as President for Rocky Mountain Repertory Properties, Inc. Witness my hand and official seal.

My commission expires: 11/07/2014



TOWN OF GRAND LAKE:


Abbi Jo Wittman,
Town Planner



Attachment 1
STATEMENT OF AUTHORITY
(Section 38-30-172, C.R.S.)

1. This Statement of Authority relates to an Entity named
2. The type of entity is a trust, LLC or other Colorado Corporation.
3. The entity is formed under the laws of the State of Colorado
4. The mailing address of the entity is:
PO Box 1682
Grand Lake, CO 80447
5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is (are):

	<u>NAME</u>	<u>POSITION</u>
(a)	<u>Judy Jensen</u>	<u>President</u>
(b)	<u>Susan Brandt</u>	<u>Vice President</u>
(c)	<u>Bill Herbert</u>	<u>Treasurer</u>
(d)	<u>Dot Weber</u>	<u>Secretary</u>

6. The authority of the foregoing person(s) to bind the entity is limited as follows (if no limits, say "No Limitation"):
No Limitation

7. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
8. This Statement of Authority amends and supersedes in all respects any prior Statement of Authority executed on behalf of the entity.

Executed this 17th day of August, 2010.

Name:

Judy Jensen President

Type or print

Judy Jensen President RMRT

Signature

STATE OF Colorado

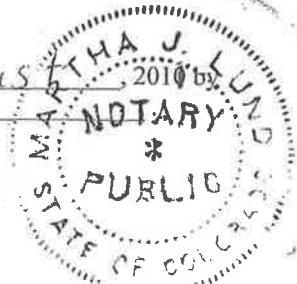
COUNTY OF Grand

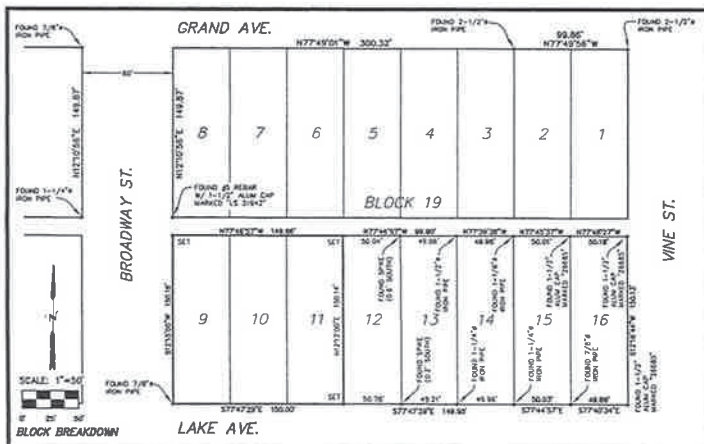
The foregoing instrument was acknowledged before me this 17 day of August, 2010 by Judy Jensen

Witness my hand and official seal.

My commission expires: 11/07/2014

Martina J. Lund
Notary Public





NOTES

- 1) Bearings shown on the accompanying Improvement Survey Plat are based on the assumption that the Boundary Line of Lot 8, Block 19 bears S 17°10'00" W, an unmonitored first class bench.
- 2) All property line information shown herein was obtained from the recorded Plat of the Town of Grand Lake, recorded as Resolution No. 2008. At the request of the owner, no additional research was performed by Mountain States Surveying, Inc. A title commitment was not provided to Mountain States Surveying, Inc. This Improvement Survey plat does not represent a title search or guarantee that there are no encumbrances on the parcel.
- 3) The parcel may be subject to rights, interests, agreements, obligations, rights-of-way or easements in favor of any person or entity, including the subject property, which exist or are expected to exist with respect to (a) any right-of-way and/or easement, (b) easement and/or easement rights, (c) easement and/or easement rights, (d) easement and/or easement rights, and (e) the water and/or water rights associated with the property, which may be located upon the land or associated with the land.
- 4) Certification not valid without the original seal and signature. This survey and all related documents are for the sole use of the client or the data of certification.
- 5) Fieldwork was completed David R. Lutz, PLS on July 16, 2008. All measurements were obtained using a Leica TSPR 1250 Total Station.
6. The field work used in the preparation of this plat is the U.S. survey and is defined by the United States Department of Commerce, National Institute of Standards and Technology.

LEGAL DESCRIPTION

(Provided by Client)

Lots 9, 10 and 11, Block 19
Town of Grand Lake,
County of Grand, State of Colorado

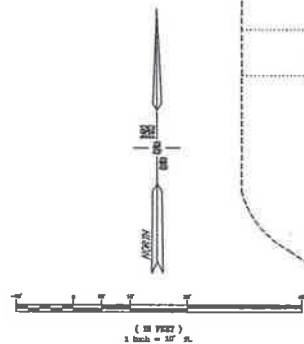
NOTICE

According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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 the certification shown herein.

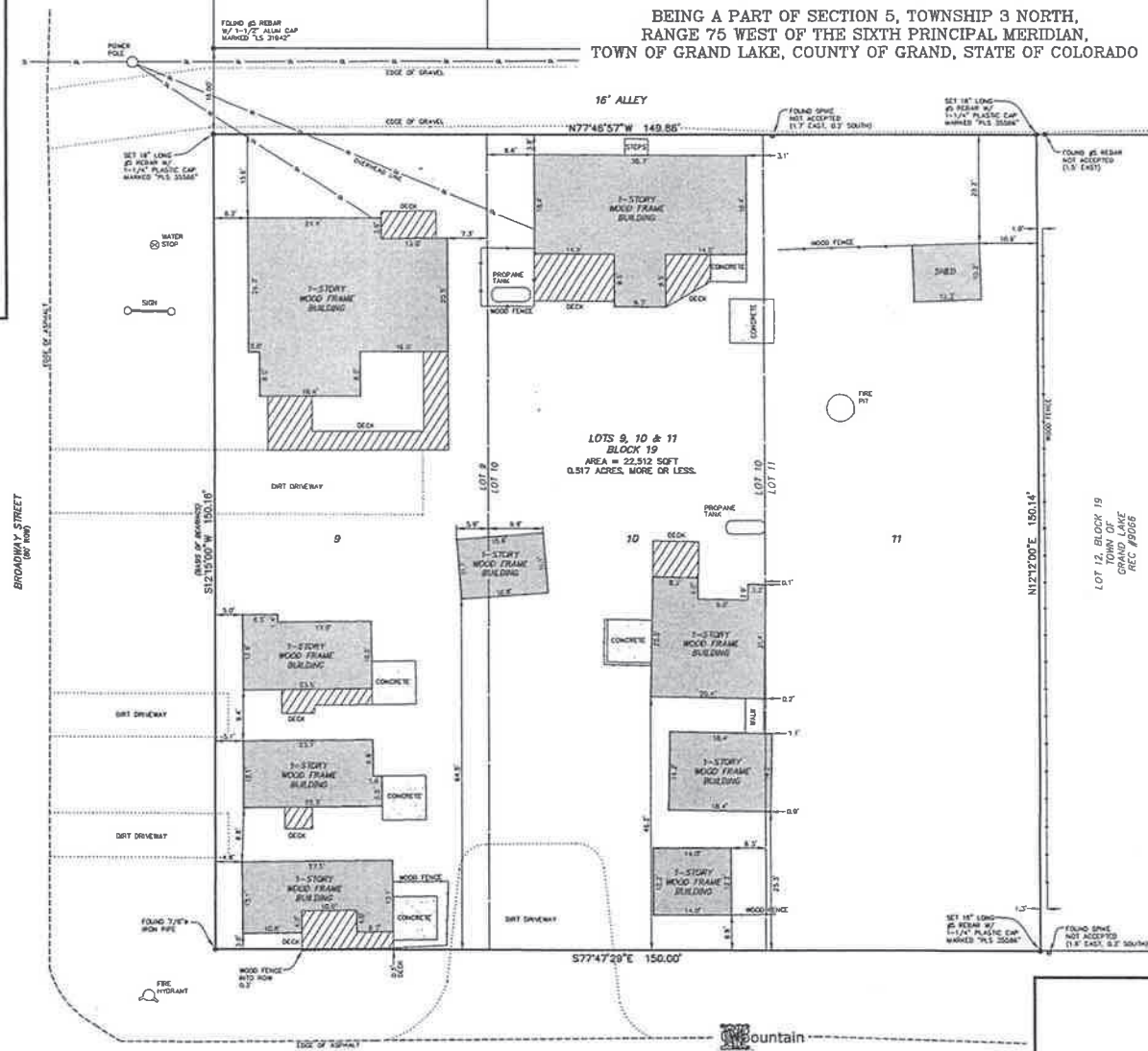
SURVEYOR'S CERTIFICATE

I, David R. Lutz, a duly licensed land surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat reflects the results of a survey made by me or under my direct supervision, and is true and correct to the best of my knowledge and belief.

DAVID R. LUTZ
COLORADO P.L.S. #2008
MOUNTAIN STATES SURVEYING, INC.



IMPROVEMENT SURVEY PLAT LOTS 9, 10 & 11-BLOCK 19 TOWN OF GRAND LAKE BEING A PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO



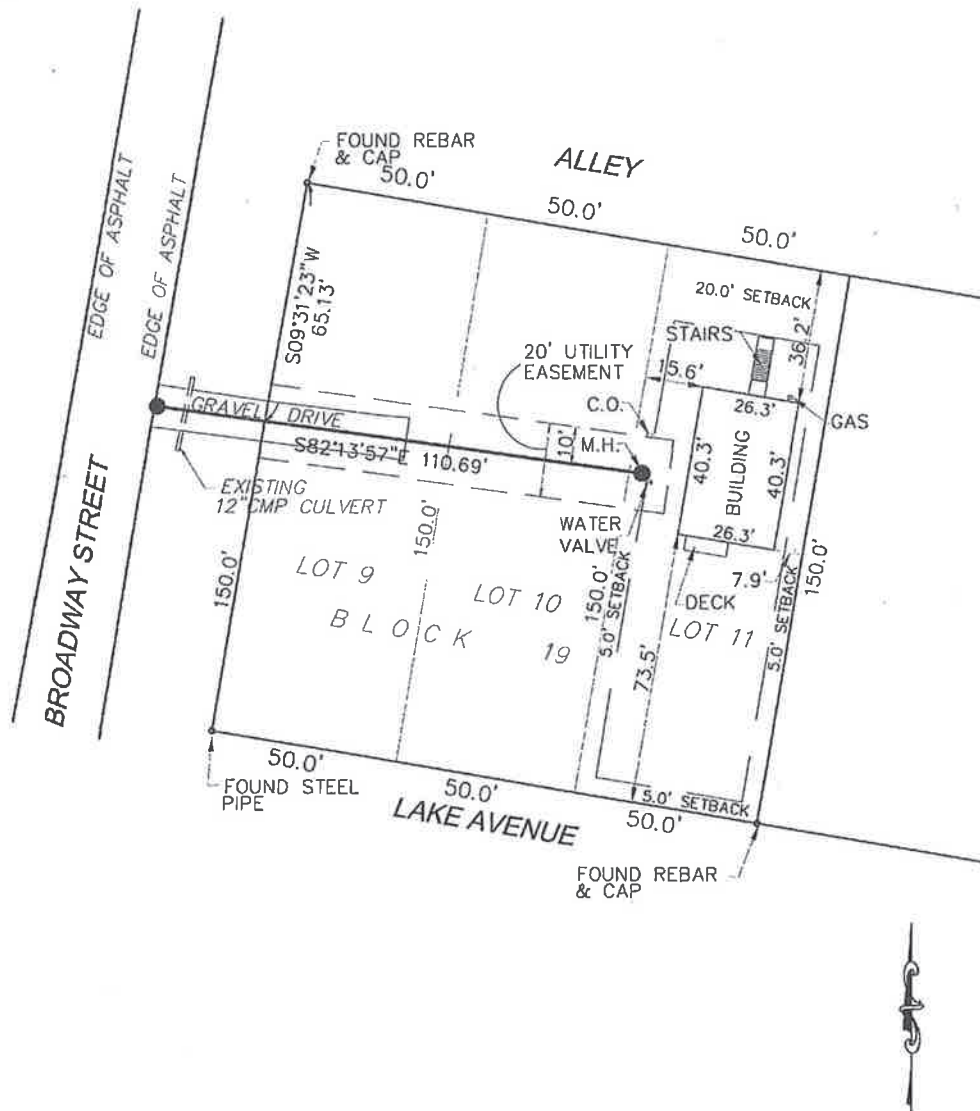
P.O. Box 1381, Fraser, CO 80442
Phone: (970) 726-9585

JOB NO.
09-022

SHEET
1 OF 1

IMPROVEMENT SURVEY PLAT

LOT 11, BLOCK 19, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO



SURVEYORS CERTIFICATION:

SCALE: 1" = 40'

I, JERALD W. RICHMOND BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED ON JANUARY 12, 2012, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JERALD W. RICHMOND P.L.S. 26298
FOR AND ON BEHALF OF
DIAMONDBACK ENGINEERING & SURVEYING, INC.



Diamondback
Engineering & Surveying, Inc.

12640 West Cedar Drive, Suite C,
Lakewood, CO 80228-2030
Office: 303-985-4204
Fax: 303-985-4214
www.diamondbackeng.com

Statement of Present & Proposed Ownership of
450 Broadway Grand Lake, CO 80447
Blk 19 Lots 9-11 Town of Grand Lake

June 8, 2022

This property is currently owned by:

Rocky Mountain Repertory Properties, Inc. (RMRP)
PO Box 1682
Grand Lake, CO 80447

See attached Warranty Deed dated Nov. 1, 1999 and Quit Claim Deed dated March 28, 2008.

RMRP will remain the owner of the property during and after the construction/execution of the of the submitted plan. There are no plans for a future sale of the property in whole or in part.

Development signor is:

Barbara Meyer
President,
Rocky Mountain Repertory Theatre

There are no lien holders on the property.

Respectfully Submitted:

A handwritten signature in dark ink, reading "Barbara K. Meyer". The signature is fluid and cursive, with the first name "Barbara" and last name "Meyer" clearly legible. The middle initial "K." is smaller and less distinct.

Barbara Meyer
President
Rocky Mountain Repertory Theatre

BILL OF SALE

KNOW BY ALL MEN THESE PRESENTS, That

RICHARD W. FARMER and PATRICIA B. FARMER

of the County of _____, State of **Colorado**, (Seller), for and in consideration of **TEN AND 00/100 (\$10.00)** Dollars, in hand paid, at or before the ensembling or delivery of these presents by

ROCKY MOUNTAIN REPERTORY, INC.

of **P.O. BOX 1682, GRAND LAKE, CO 80447**, (Buyer), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant and convey unto the said Buyer, his personal representatives, successors and assigns, the following property, goods and chattels, to wit:

lighting, heating, plumbing, ventilating, and air conditioning fixtures, TV antennas, water softeners, smoke/fire/burglar alarms, security devices, plants, mirrors, floor coverings, garage door openers including remote controls, if attached to property; storm windows, storm doors, window and porch shades, awnings, blinds, screens, curtain rods, fireplace inserts, fireplace screens & grates, heating stoves, storage sheds, all keys, if on property whether attached to property or not.

located at: **450 BROADWAY, GRAND LAKE, CO 80447**

TO HAVE AND TO HOLD the same unto the said Buyer, his personal representative, successors and assigns, forever. The said Seller covenants and agrees to and with the Buyer, his personal representatives, successors and assigns, to **WARRANT AND DEFEND** the sale of said property, goods and chattels, against all and every person or persons whomever. When used herein shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Seller has executed this Bill of Sale this **1st** day of **November, 1999**

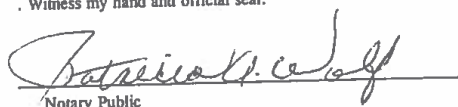

RICHARD W. FARMER


PATRICIA B. FARMER

STATE OF Colorado
County of GRAND

The foregoing instrument was acknowledged before me this **1st** day of **November, 1999**,
My Commission Expires **4-4-03**

. Witness my hand and official seal.


Notary Public

MORITZ TITLE COMPANY, LLC

P.O. BOX 1480

FRASER, CO 80442

Agents for Attorneys' Title Guaranty Fund

AFFIDAVIT AND AGREEMENT

STATE OF Missouri
COUNTY OF Audrain

The undersigned, being the purchaser(s) and/or borrower(s) of the real property described in Paragraph 9 hereof, and being first duly sworn upon oath, depose(s) and say(s):

1. The representations, covenants and agreements contained herein are made to induce Moritz Title Company, LLC, and Attorneys' Title Guaranty Fund, Inc., to authorize its title insurance policies to be issued covering the real property described in Paragraph 9 hereof, with full knowledge and intent that such representations, covenants and agreements be relied upon.
2. No construction or repair of improvements on or in the real property described in Paragraph 9 hereof has been commenced or contracted for which has not been fully completed and fully paid for more than four full months prior to the execution hereof, except as described in Paragraph 8 hereof.
3. No claims have been made to affiant(s) or to any other person within the knowledge of affiant(s) on account of work done or materials furnished to the real property described in Paragraph 9 hereof, except as described in Paragraph 8 hereof.
4. Affiant(s) know(s) of no violation of any restrictive protective covenants or governmental restrictions relating to the real property described in Paragraph 9 hereof, and affiant(s) know(s) of no encroachment of improvements onto any adjoining real property or encroachment of improvements from any adjoining real property onto the real property described in Paragraph 9 hereof, except as described in Paragraph 8 hereof.
5. Affiant(s) know(s) of no parties in possession of or claiming possessory rights pertaining to the real property described in Paragraph 9 hereof other than affiant(s), except as described in Paragraph 8 hereof.
6. Affiant(s) know(s) of no outstanding conditional sale contract, security agreements, financing statements, retention of materials, fixtures appliances, furnishings or equipment located on the real property described in Paragraph 9 hereof, except as described in Paragraph 8 hereof.
7. Affiant(s) covenant(s) and agree(s) to indemnify and hold harmless Moritz Title Company, LLC, and Attorneys' Title Guaranty Fund, Inc., from any loss or damage which would not have occurred if the representations contained herein had been true and if the covenants and agreements contained herein had been fully performed.
8. All exceptions relating to Paragraphs 2, 3, 4, 5, and 6 hereof are as follows: NOTE: DO NOT LEAVE THIS SPACE BLANK. If there are not exceptions, write "no exceptions" in this space.

NO EXCEPTIONS

9. The real property to which this affidavit and agreement relates is located in the State of Colorado and is described as follows:

Lots 9, 10 and 11, Block 19,
TOWN OF GRAND LAKE,
County of Grand,
State of Colorado.

Property Address: 450 BROADWAY, GRAND LAKE, CO 80447

Robert Westlake
ROBERT WESTLAKE

Subscribed and sworn to before me on this 1st day of November, 1999. Witness my hand and official seal.

My commission expires: June 4, 2000

Nancy Gould
Notary Public

NANCY GOULD
Notary Public - Notary Seal
STATE OF MISSOURI
Audrain County
My Commission Expires: June 4, 2000

WARRANTY DEED

THIS DEED, Made this 1st day of November, 1999, between

RICHARD W. FARMER and PATRICIA B. FARMER

of County of **GRAND**, State of **COLORADO**, grantor, and

ROCKY MOUNTAIN REPERTORY, INC.

whose legal address is **P.O. BOX 1682, GRAND LAKE, CO 80447**, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of **Four Hundred Twenty-Five Thousand and 00/100 (\$425,000.00) DOLLARS**, 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 grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **GRAND** and State of **Colorado** described as follows:

**Lots 9, 10 and 11, Block 19,
TOWN OF GRAND LAKE,
County of Grand,
State of Colorado.**

as known by street and number as: **450 BROADWAY, GRAND LAKE, CO 80447**

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is 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

General taxes for the current year and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his 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.

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


RICHARD W. FARMER


PATRICIA B. FARMER

STATE OF COLORADO
County of **GRAND**

The foregoing instrument was acknowledged before me this 1st day of November, 1999, by **RICHARD W. FARMER and PATRICIA B. FARMER**.

My Commission Expires **4-4-03**

Witness my hand and official seal.


Notary Public

QUIT CLAIM DEED

THIS DEED, made this ____ day of March, 2008, between

ROCKY MOUNTAIN REPERTORY THEATRE, A COLORADO NON-PROFIT CORPORATION
whose address is P.O. Box 1682, Grand Lake, CO 80447, GRANTOR(S), and

ROCKY MOUNTAIN REPERTORY PROPERTIES, INC., A COLORADO NON-PROFIT
CORPORATION
whose address is P.O. Box 1682, Grand Lake, CO 80447, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM, 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 Grand and State of Colorado, described as follows:

Lots 9, 10 and 11,
Block 19,
TOWN OF GRAND LAKE

County of Grand,
State of Colorado.
also known by street and number as: 450 Broadway, Grand Lake, CO 80447

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantees, their heirs and assigns forever

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

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

ROCKY MOUNTAIN REPERTORY THEATRE, A COLORADO NON-PROFIT CORPORATION

By: Judy K. Jensen, President
Judy K. Jensen, President

State of Arizona
County of Mohave

The foregoing instrument was acknowledged, subscribed and sworn to before me this 28th day of March, 2008 by JUDY K. JENSEN AS PRESIDENT OF ROCKY MOUNTAIN REPERTORY THEATRE, A COLORADO NON-PROFIT CORPORATION.

My Commission Expires: 5/2/09

Witness my Hand and Official Seal

Paul Buti
Notary Public



Paul Buti
NOTARY PUBLIC - ARIZONA
Mohave County
My Commission Expires
May 2, 2009

RECEPTION#: 2008003438, 04/04/2008 at
02:58:04 PM.

1 OF 1, R \$6.00 . Additional Names Fee:
Doc Code:QCD
Sara L. Rosene, Grand County Clerk,
Colorado

CERTIFICATE OF EXEMPTION FOR COLORADO STATE SALES/USE TAX ONLY

THIS LICENSE IS
NOT TRANSFERABLE

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION		ISSUE DATE
98-14445-0000	53 010	N 100100	OCT 13 2000

1025 GRAND AVE

GRAND LAKE CO



ROCKY MOUNTAIN REPERTORY THEATRE
PO BOX 1682
GRAND LAKE CO 80447-1682

Fred Fisher
Executive Director
Department of Revenue



GRAND LAKE FIRE PROTECTION DISTRICT
201 WEST PORTAL ROAD
P.O. Box 1408 GRAND LAKE CO 80447
(970) 627-8428

TO: Whom it may concern
FROM: Dan Mayer Fire Marshal Grand Lake Fire Protection District
REFERENCE: The Rocky Mountain Repertory Theatre Employee Housing Project

I have spoken with Christopher Tagseth from Munn Architecture several times, and reviewed the plans with him, for the Rocky Mountain Repertory Theatre housing project located at the intersection of Broadway and Lake Ave in Grand Lake. When reviewing the plans, the primary concerns centered around the need for external fire sprinkler heads in the covered breezeway between Building A and Judy's House. All of the primary means for egress for Building A open into the courtyard area and there are no doorways, or exits, into that breezeway. Therefore, external sprinkler heads in the covered walkway are not required.

The only area accessed from that breezeway is a storage closet and is not an accessible exit or egress from any of the living areas. The building's front doors all open into the courtyard area and provide an unobstructed clear means of emergency egress from the building.

The second area of concern was the distance between Building A and Judy's House for Fire Department access in the event of a fire or other emergency in the complex. In the event of a fire in either of the buildings, the primary access for fire apparatus would be from either Broadway or Lake Ave. The alley behind Building A that accesses the parking area and the breezeway would not be used during a primary response to an emergency in the complex. The walkway between the buildings would provide an optional route for tenants to access the parking area but would not typically be used by First Responders in an emergency.

The architectural plans show the distance between Building A and Judy's House is 10 feet 5 ¼ inches for a distance of approximately 16 feet through the breezeway. The International Building Code requires 10 feet between the buildings. The distance between those buildings is adequate to accommodate an emergency response or egress through that area and would not hinder emergency access.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Mayer", is written over a printed name label.

Dan Mayer Fire Marshal

Grand Lake Fire Protection District

From: [Yost, Cheria K](#)
To: [Kim White](#)
Cc: [Kim White](#); [ROMO Superintendent, NPS](#)
Subject: Public hearing notice for preliminary/final development plan review in Grand Lake
Date: Monday, June 6, 2022 1:14:25 PM

Hi Kim,

Thank you for sending the development proposal for 450 Broadway Street. The Town of Grand Lake zoning requires night sky friendly lighting. We appreciate your consideration of light hoods, direction, hue, and lumens that will keep lights focused where needed while allowing park visitors to experience exceptional dark nights.

Rocky Mountain National Park has no additional comments on the proposal.

Have a good week,
Cheri

Cheri Yost
Park Planner
Rocky Mountain National Park
(970) 586-1320

From: [Jean Johnston](#)
To: [Kim White](#)
Subject: RE: [External] Public hearing notice for preliminary/final development plan review in Grand Lake
Date: Tuesday, June 7, 2022 7:25:28 AM
Attachments: [FBlogo20x20_f385a67c-d933-45ab-89b5-afca2eff55b1.png](#)
[twitter20x20_4b90b8ef-da46-4b7b-814e-87a8b9a2dc73.png](#)
[RMRT aerial.pdf](#)

Hi Kim,

I am concerned about the clearance for MPEI powerlines from the buildings. Please see the attached pdf.

1. Along the west side of the project - MPEI requires a 15' setback from the existing pole line (red lines on the map) to the nearest portion of any structure including overhangs and decks. This provides 5' separation from the wires to the building.
2. We have an existing underground secondary power line (dashed blue line on the map) for the building that is to remain in the Northeast corner of the property. We need 5' separation from the power line to any part of a building. It does not look like we have adequate separation looking at Sheet A1.00. The power line can be relocated at the developer's expense.

The developer needs to contact MPEI before starting the demo process on the power lines on the north side of the property, so we can disconnect the meters.

Also - please include me on the email list. This went to ssimmons@mpei. Please add jeanj@mpei.com

Thank you for your consideration. Jean

Jean Johnston
Right of Way Specialist, Sr Staker

JeanJ@mpei.com
ex 265



Mountain Parks Electric, Inc.

321 West Agate Ave • P.O. Box 170, Granby, CO 80446-0170 • 970.887.3378

We are owned by those we serve.



This institution is an equal opportunity provider and employer.

[Click here to take our quick online survey for chance to win a \\$100 bill credit!](#)



This map is to be used for reference purposes only. Mountain Parks Electric, Inc. makes no warranty as to its completeness or accuracy for either electric facilities or land base features.



PO Box 528, Granby CO 80446

June 6, 2022

Town of Grand Lake
Kimberly White\Community Development Director
PO Box 99
Grand Lake, CO 80447

RE: 450 Broadway Street, Grand Lake

Dear Ms. White,

No concerns at this time, see general guidelines below:

Preliminary Plat Review General Guidelines

Application

- Must apply for Gas service at Xcel Energy Builders Call Line. **Gas main is present in the surrounding area. Gas main will be installed at 36" depth and must be 10' away from water & sewer main, electric 5'. Gas will be installed in a sole trench- no other utilities are to be located with main or services.**
- Gas main preferable to be installed in a 5' easement. **Acceptable easement language provided on final plat.**
- **Reinforcement may be needed for existing system depending on the current capacity (additional cost of reinforcement will be the responsibility of the applicant.)**

Meter Locations

- While customer preference regarding meter location deserves reasonable consideration, it remains the right of the Company to determine the placement of meters. All meter locations including multiple points of service shall have the approval of the local Xcel Design Department.
- Meters and service regulators are to be set outside the serviced structure where they will be readily accessible and be protected from corrosion and other damage, including vehicular. Meter sets in areas of deep snow need to be placed on a gable end (no shed roof allowed) *Note: Due to excessive snowfall, ice and snow shields will not be permitted in the following Colorado counties: Eagle, Lake, Park and Summit. Meters shall be installed on the gable or non-drip side of a building or in an approved remote location from the building or structure in these counties."*

Please note – this is not a final assessment of what the new gas distribution will entail. There may be additional things in the field I cannot see. Once an application has been submitted to Xcel Energy, we can start the full design process and identify the scope of work that will need to be done for this request.

Sincerely,

Kathleen Jacoby

Kathleen Jacoby

Kathleen Jacoby

Xcel Energy | Responsible By Nature

Designer, Mountain Division

583 East Jasper Court, Granby CO 80446-0528

P: 970-262-4055 F: 970-887-2453

E: kathleen.jacoby@xcelenergy.com



Colorado's Premier Summer Musical Company

DRAFT

Town of Grand Lake

May __, 2022

1026 Park Avenue

Grand Lake, Colorado 80447

Attn: Kimberly White – Town Planner

Re: Rocky Mountain Repertory Theatre (RMRT) waiver of affordable housing requirements

Dear Ms. White,

Consistent with our agreements relating to affordable housing which were approved by the Town of Grand Lake by Resolution No. 99-2010 entered into as of March 8, 2010 (Agreement 1) and Resolution No. 29-2011 entered into as of October 24, 2011 (Agreement 2), RMRT requests that the Town of Grand Lake waive the fees and other requirements associated with the Town's affordable housing requirements as they may relate to the construction of 2 new employee residences. The residences are to be located at 450 Broadway, currently the Betty Dick Off Broadway Cabins. Such cabins shall be removed and replaced with two triplex residences. These two residences are part of RMRT's continuing commitment to provide employee housing for its summer-program employees pursuant to Agreement 1 and Agreement 2.

We sincerely appreciate the support the Town continues to show for RMRT. Thank you in advance for your consideration.

Sincerely yours,

Barbara Meyer
Rocky Mountain Repertory Theatre
President

Email: admin@rockymountainrep.com

PO Box 1667 Grand Lake, CO 80447

Phone: (970) 627-5087

Website: RockyMountainRep.com

501 (c)(3) Nonprofit Organization

Fax: (970) 627-8173