

AGENDA
BOARD OF TRUSTEES
TOWN OF WESTCLIFFE
TUESDAY, MAY 21, 2024
PATTERSON HALL – 1000 MAIN
REGULAR MEETING
5:30 p.m.
Join by Zoom
Meeting ID: 818 5670 3226
Passcode: 423986
By Phone: 719-359-4580

1. Call to Order
 2. Pledge of Allegiance
 3. Roll Call
 4. Recognition of Visitors
 5. Consent Agenda

Note: All items listed under the Consent Agenda are routine and are approved with one motion. There will be a separate discussion of these items if a Board Member or citizen requests. The item may be removed from the Consent Agenda and considered separately at the discretion of the Board of Trustees.

 - A. APPROVAL OF MINUTES
 - B. TREASURER'S REPORT
 - C. APPROVAL OF BILLS
 6. Old Business
 - a. Consideration of a request to approve Ord. 2-2024 amending Title 10, Chapter 4, Section 3 Outdoor Lighting, adding paragraph H.
 - b. Continue discussing declaring the Town of Westcliffe a as Non-Sanctuary Town.
 - c. Consideration of partnering with US Solar. - Tim Hilgert
 - d. Consideration of a request to approve Ord. 3-2024 by adding Chapter 6 Tiny Homes to Title 3.
 - e. Consideration of a request to approve the Bluff Park conservation easement with The Town of Westcliffe and Colorado Open Lands, and to approve Resolution NO. 4-2024 approving the transfer of property from the Town of Westcliffe to United Business Bank. – Ben Lenth.
 7. New Business
 - a. Consideration of a request to approve a Special Event Liquor Permit for Veterans Ranch Rescue at 410 Main St.-Christy Schram.
 - b. Consideration of approving Resolution NO. 3-2024 approving a variance to build a garage five feet (5') from the front lot line at 409 S. 5th recommended by the Planning Commission.
 - c. Round Mountains report.
 - d. Consideration of approving the Façade Grant applications.
 - e. Consideration of a request to move forward with heating the Memorial Park restrooms. (WPAC)
 - f. Schedule a planning workshop.
 8. **BOARD OF ADJUSTMENTS**
Discuss the Ace Hardware lights.
 9. Additions to the Agenda
 10. Staff & Committee Reports
 11. Public Comment – Westcliffe citizens or business owners can comment on agenda items only and are limited to three (3) minutes. A request can be made to be placed on a future month's agenda if they want to address the Board of Trustees on issues related to the Town of Westcliffe.
- Adjourn

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CALL TO ORDER

Mayor Wenke called the meeting to order at 5:30 P.M.

ROLL CALL

The following members were present: Mayor Wenke, Mr. Mowry, Ms. Lund, Mr. Dembosky, Mr. Nordyke, Mr. Wilhelm, and Mr. Fulton.

PLEDGE OF ALLEGIANCE

Mayor Wenke led the Pledge of Allegiance.

OTHERS PRESENT

Caleb Patterson, Kathy Reis, Erin Christie, Attorney Clay Buchner, Cathy Snow, Sally Strom, Tim Broll, Lele & Don Cook, Donna Hood, Chuck & Karen Jagow, Christy Patterson, Joannie Liebman, Bianca Trenker, Deb Adams (Zoom), Laura Vass, Twila Geroux, John Vandoren, Tim Hilgert (Zoom), and Audrey Gluschal.

TREASURER'S REPORT

	REVENUE RECEIVED	BALANCE OF ACCOUNTS
General Fund Checking:	\$ 105,096.76	\$ 179,596.61
CSafe-GF Core 11:	\$ 3,079.76	\$ 658,245.90
CSafe-3% Tabor Reserve 13:	\$ 222.74	\$ 47,552.10
CSafe-General Fund Reserve-14	\$ 1,833.86	\$ 391,946.02
CSafe-Tennis Ct.-Core-16	\$ 96.10	\$ 20,485.20
Tennis Court Checking:	\$ 0.00	\$ 5,178.70
Municipal Court Checking:	\$ 0.00	\$ 2,407.70
Conservation Trust Fund Checking:	\$ 3,405.15	\$ 10,019.42
CSafe-CF Core 15	\$ 201.44	\$ 43,017.18
Capital Fund Checking:	\$ 31,460.53	\$ 174,858.25
CSafe-CF Core 12:	\$ 7,816.06	\$ 1,670,582.42

EXPENDITURES FOR MARCH 2024:

GENERAL FUND:	\$	64,885.44
MUNICIPAL COURT:	\$	0.00
TENNIS COURT:	\$	0.00
CONSERVATION TRUST FUND:	\$	0.00
CAPITAL FUND:	\$	19,129.94

APPROVAL OF CONSENT AGENDA

- a. Approval of minutes March 19, 2024 regular meeting
- b. Treasurer's Report
- c. Approval of Bills

ACTION: Mr. Wilhelm moved, and Mr. Fulton seconded to approve the consent agenda. Motion carried.

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OLD BUSINESS

None

NEW BUSINESS

a. **Swear in newly elected officials.**

Mr. Dembosky, Ms. Lund, and Mr. Fulton were sworn in by Mayor Wenke.

b. **Appoint Town Officials.**

	Current
Mayor Pro-Tem	George Mowry
Town Manager	Caleb Patterson
Town Clerk/Administrator/Treasurer	Kathy Reis
Town Attorney	Clay Buchner
Municipal Judge	James Heavey
Auditor	Mayberry & Company, LLC

ACTION: Mr. Dembosky moved, and Ms. Lund seconded to appoint Town Officials. Motion carried.

c. **Discuss the occurrences during the April 3rd Planning Commission Meeting. Christy Patterson.**

Ms. Patterson expressed concern over the occurrences at the April 3, 2024, Planning Commission Meeting. She provided each Trustee with material on ethical violations and played the recording from the meeting on her cell phone. Ms. Patterson requested that Mayor Wenke step down from the Board of Trustees.

d. **High Altitude Garden Club – Thank you. Sally Strom.**

Ms. Strom, President of the High Altitude Garden Club, thanked the Town for supporting them.

e. **Consideration of a request to appoint a representative from the Town to High Country Recycling. Joanie Liebman.**

Ms. Liebman provided the history of High Country Recycling and stated that there has always been a representative on the Board from Silver Cliff, Westcliffe, and Custer County. At present, there is no one from the Town of Westcliffe. The meetings are held via Zoom on the fourth Monday of the month. Mr. Mowry suggested that Erin Christie represent the Town and fill the High Country Recycling Board seat.

ACTION: Mr. Mowry moved, and Mr. Nordyke seconded to appoint Erin Christie as the representative from the Town to the High Country Recycling Board. Motion carried.

f. **Presentation – U.S. Solar regarding a partnership program. Tim Hilgert.**

Mr. Hilgert explained that Community Solar is a state-mandated program that builds large-scale solar fields. Black Hills Energy customers can sign up for the program to help offset their electrical usage. There is a guaranteed savings rate built into the program – citizens who participate receive a credit on their monthly bill.

NEW BUSINESS CONT.

In addition, upon signing up, new customers will be given a \$100.00 credit immediately. Mr. Hilgert verified that Community Solar is not expecting exclusivity or financial obligation. They just provide education to citizens and help create partnerships.

Mayor Wenke said this will be put on May's Board of Trustees Meeting agenda after all the material is reviewed.

- g. Consideration of a request to approve Resolution NO. 2-2024 approving a mural at 57600 State Highway 69 South. Tim Broll.**

Mr. Broll presented the mural that will be placed on the propane tank located at 57600 State Highway 69 South. One side will have elk, and the other will have running horses.

ACTION: Mr. Wilhelm moved, and **Mr. Fulton** seconded to approve Resolution NO. 2-2024 approving a mural at 57600 State Highway 69 South. Motion carried.

- h. Consideration of a request to add a new chapter to Title 10: Chapter 17 Lodging recommended by the Planning Commission and direct the attorney to draft the ordinance.**

The Planning Commission recommends a New Lodging Ordinance with a set fee schedule of \$100.00 per year and \$5.00 per room. Mr. Patterson reported that this issue was initiated when a citizen requested that the current short-term rental code be reworked because lodging establishments have different requirements and fees than short-term rentals. The new ordinance can also describe the difference between extended-stay establishments and short-term rentals because the current code does not address the distinction.

Bianca Trenker, owner of Raven's Lodging & Extended Stays, was asked for her opinion. She believes it would be helpful to have some regulation on extended stay establishments clarified in an ordinance to address health and safety issues.

Attorney Buchner will draft the ordinance, and approval of it will be placed on the May Agenda.

- i. Update signatories on all bank accounts.**

Ms. Reis reported that Gary Frickell needs to be removed, and Erin Christie needs to be added.

ACTION: Mr. Nordyke moved, and **Mr. Fulton** seconded to update signatories on all bank accounts. Motion carried.

- j. Executive Session for the purpose of receiving legal advice under C.R.S. Section 24-6-402(4)(b) regarding the adoption of the Tiny Home Supplement to the current building code.**

ACTION: Mr. Dembosky moved, and **Mr. Mowry** seconded to go into Executive Session for the purpose of receiving legal advice under C.R.S. Section 24-6-402(4)(b) regarding the adoption of the Tiny Home Supplement to the current building code. Motion carried.

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NEW BUSINESS CON'T.

EXECUTIVE SESSION

At 6:52 p.m., the Regular Meeting was recessed. Executive Session was convened at 6:55 p.m.

At 7:35 p.m., Mayor Wenke reconvened the Regular Meeting and announced that the Executive Session had concluded. He stated that in addition to himself, the participants in the Executive Session were Mr. Patterson, Attorney Buchner, Mr. Dembosky, Mr. Wilhelm, Mr. Nordyke, Mr. Mowry, Ms. Lund, Mr. Fulton, Ms. Christie, and Ms. Reis. For the record, Mayor Wenke asked that any person participating in the Executive Session who believed that there was any improper discussion or improper action in violation of the Open Meetings Law state his or her concerns for the record.

k. Discuss and consider taking action on the Tiny Home Supplement.

Mr. Buchner reported that 400 square feet is the State standard for tiny homes and recommended that the Town's code not exceed 500 square feet.

ACTION: Ms. Lund moved, and Mr. Fulton seconded to adopt the Tiny Home Supplement and changing the maximum size of a tiny home to 500 square feet instead of 400 square feet. Motion withdrawn.

ACTION: Ms. Lund moved, and Mr. Wilhelm seconded to direct Attorney Buchner to develop a new ordinance that will supplement the current building code to include tiny homes, with the tiny house being defined as 500 square feet or smaller. Motion carried.

STAFF & COMMITTEE REPORTS

a. Mayor

Mayor Wenke apologized for the occurrences at the April 3rd Planning Commission Meeting and asked for a vote from the Trustees if they wanted him to resign. The Board unanimously voted that they do not want him to resign. Attorney Buchner stated that, in his opinion, there is no legal basis in support of forcing Mayor Wenke to step down, but that moving forward, he should not be involved in any discussions related to his store.

b. Town Manager

Mr. Patterson reported that the line striping is in process and that the new chip seal and paving will begin soon. The Town was accepted to receive LOMA funds for the Highway Safety Improvement Program. Future agenda items include replacing the sidewalk at the Feedstore, the new bathroom at Hermit Park, and upgrading the Memorial Park bathroom to be open year-round.

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STAFF & COMMITTEE REPORTS CON'T.

c. Town Attorney

Attorney Buchner reported that the Town recently wrote a ticket for an excavation violation, and the individual who received it may approach the Trustees. Mr. Buchner advised that Town employees and Trustees should not discuss the matter with the individual because it is going through Municipal Court.

d. Town Clerk

Ms. Reis reported that Clean-Up Day is May 4th with volunteers meeting at Town Hall at 7:30 a.m.

Mayor Wenke moved, and **Mr. Fulton** seconded to adjourn. Motion carried.

ADJOURN

Recorded by:

Erin Christie

Deputy Town Clerk

REVENUES RECEIVED IN APRIL 2024

GENERAL FUND

Cash		
Credit Card		
Erin McCarthy (Custer Co. Sheriff's Office)	Hermit Park rental damage deposit National Night out 8/6/2	100.00
Laura Krall	Memorial Park rental usage fee and damage deposit 5/4/24	125.00
Joel Ohlsen	Hermit Park rental usage fee and damage deposit 6/22/24	125.00
Big Nugget Farm (Meagan Agnew)	2024 Business License Renewal	25.00
Stephanie Berry	Memorial Park rental usage fee 5/23/24	25.00
Stephanie Berry	Memorial Park rental damage deposit 5/23/24	100.00
Checks		
Wet Mt. Rustics LLC	Sign Permit	25.00
Miranda Hanan	2024 Business License Renwal	25.00
CIRSA	2023 VAMP Audit Refund	19.84
Pinnacol Assurance	General Dividend for period of 1/1/2022 to 1/1/2023	78.00
Oak Ridge Home	Building Permit #240402-1 for 75 Kryptonite Ct.	5,316.00
B. Social Feedstore Limited (Castle Holding C	2024 New Business License	40.00
Brian Thomas	Hermit Park Damage Deposit for 8/24/24	100.00
Brian Thomas	Hermit Park Usage Fee for 8/24/24	25.00
Lowes Pay & Save, Inc.	1st Qtr. 2024 Bag Fee	366.78
Westcliffe Dutch Pantry	2024 New Business License	40.00
Donna Vogelsong	Hermit Park Damage Deposit for 5/26/24	100.00
Donna Vogelsong	Hermit Park rental usage fee for 5/26/24	25.00
Wet Mountain Valley Saddle Club	Special Event & Liquor Permit - multiple dates	315.00
Trailcrest Capital Advisors, LLC	Excavation Permit #E240410-1 for 142 Jerry Drive	431.00
Custer County Schools	Building Permit #240304-1 for green house 709 Main St.	200.00
Black Hills Energy	March Franchise Fee	2,858.10
Levadura Artisanal Breads LLC	2024 Business License Renewal & Transient Merchant Perm	225.00
Shelly Larson	Hermit Park Usage Fee for 7/21/24	25.00
Shelly Larson	Hermit Park Rental Damage Deposit for 7/21/24	100.00
Sterling Development Group, LTD	1st Qtr. 2024 Bag Fee - Ace Hardware	10.56
Rocky View Construction LLC	Building Permit #F240419-1 for fence @ 90 CR 241	100.00
George Mowry	Building Permit #240419-1 window replacement	365.00
CF Altitude, LLC	1st Qtr. Disposable Bag Fee	7.50
Bear Ridge Construction	Memorial Day Parade Deposit	250.00
All Aboard Westcliffe Inc.	Building Permit #240422-2 for deck & pergola 110 Rosita Av	160.00
Smith-Woodland Inc.	Building Permit #240422-1 for pergola 116 N. 2nd St.	385.00
Nancy Pike	Building Permit #F240422-1 for fence 280 Pyrite Cir.	100.00
PHNXED Creations LLC	2024 New Business License	40.00
Lisa Kidwell	Memorial Park usage fee & damage deposit 7/18/24	125.00
Veterans Rescue Ranch Ltd	Special Event & Liquor Permit	35.00
Sangre Custom Builders LLC	New build permit # 240425-1 @ 138 Jerry Dr.	4,100.00
Charla Camper	Memorial Park usage fee & damage deposit 6/1/24	125.00
PACCT Investments , LLC	Land Use Change Application Fee	300.00
Brianna Evert	Memorial Park usage fee & damage deposit 6/2/24	125.00
Don Cook	Memorial Park damage deposit - multiple dates	100.00

The Ruby Bear LLC	Sign Permit Application 118 Main St.	50.00
Upper Arkansas Area Council	Mini-grant reimbursement for energy efficient window	3,489.46
Custer County Treasurer	General Property Tax	4,974.00
Custer County Treasurer	General Property Tax	9,634.00
Custer County Treasurer		10,149.34
	INC- Current Interest	8.42
	RBC-Current Road & Bridge	3,326.16
	RLC-Current Tax	6,231.12
	SOA-Specific Ownership A	190.17
	SOB-Specific Ownership B	489.71
	TFC-Treasurer Fee	-193.27
	RBD - Delinquent Road & Bridge	0.06
	PPC - Current Personal Property	84.59
	MHC - Current Taxes MH	12.38
United Business Bank	Interest	14.14
State of Colorado	CIG Tax	96.69
State of Colorado	2% Sales Tax	49,944.13
State of Colorado	Highway Users Tax	2,706.49
GENERAL FUND CHECKING REVENUE RECEIVED IN APRIL 2024		\$98,201.03

CSafe-GF Core-11	Interest	2,897.06
CSafe-3% Tabor Reserve-13	Interest	214.80
CSafe-GF Reserve-14	Interest	1,769.68
CSafe-GF Reserve-16	Interest	92.56

TENNIS COURT PROJECT CHECKING

TENNIS COURT PROJECT CHECKING REVENUE RECEIVED IN APRIL 2024		\$0.00

MUNICIPAL COURT CHECKING REVENUE RECEIVED IN APRIL 2024		\$0.00

REVENUES RECEIVED IN APRIL 2024

CONSERVATION TRUST FUND

United Business Bank	Interest	0.41
CONSERVATION TRUST FUND REVENUE RECEIVED IN APRIL 2024		\$0.41

CSafe-CF Core 15	Interest	194.36
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CAPITAL FUND

United Business Bank	Interest Capital Fund Checking	14.40
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State of Colorado (Town of Westcliffe)	1% Sales Tax	24,972.07
State of Colorado (Town of Westcliffe)	Design Reimbursement	5,100.00
Verizon Wireless	Lease Payment	1,000.00
Custer County Treasurer	Clerk Fees Sales Tax-1%	
CAPITAL FUND CHECKING REVENUE RECEIVED IN APRIL 2024		\$31,086.47

Csafe-CF Core 12	Interest	7,542.22
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BALANCE IN ALL FUND ACCOUNTS

GENERAL FUND CHECKING	\$226,022.35
Csafe-GF Core-11	\$561,142.96
Csafe-3% Tabor Reserve-13	\$47,766.90
Csafe-GF Reserve-14	\$393,715.70
Csafe-GF Reserve-16	\$20,577.76
TENNIS COURT PROJECT CHECKING	\$5,178.70
MUNICIPAL COURT CHECKING	\$2,407.70
TOTAL GENERAL FUND ACCOUNTS	\$1,254,404.37

CONSERVATION TRUST FUND CHECKING	\$10,019.83
Csafe-CF Core 15	\$43,211.54
TOTAL CONSERVATION TRUST FUND ACCOUNTS	\$53,231.37

CAPITAL FUND CHECKING	\$182,408.78
Csafe-CF Core 12	\$1,678,124.64
TOTAL ALL CAPITAL FUND ACCOUNTS	\$1,860,533.42

CASH BALANCE OF ALL FUND ACCOUNTS

\$3,168,169.16

NOTE: 1% Sales tax of \$24,972.07 was transferred to the Capital Fund from the General Fund.

NOTE: Transferred \$100,000.00 from Csafe General Fund Core-11 to General Fund Checking

GENERAL FUND

Acorn Petroleum, Inc.	Steet Maint./Fuel	2,274.08
Barnes, Jacke	Election Judge	160.00
Black Hills Energy	Lights/Electric	1,492.48
Card Services	Postage; election; email, dropbox, phone monthly fees	474.87
Car Quest Auto Parts	Vehicle Maint./Parts	32.39
Central Building Supply Inc.	Vehicle Maint./Parts	135.48
CenturyLink	Phone/Elevator	49.52
Colorado Canyon Signs	Street Maint./Parking Signs	970.00
Crestone Graphics	Employee shirts	66.00
Custer County Rd. & Bridge	Street Maint./Fuel	580.16
Custer County Sheriff's Office	2024 1st Qtr contract	15,537.50
Elevator Inspections, Inc.	Town Hall Maint/Elevator Inspection	350.00
ERB Element	Communication Services	3,000.00
Heather Ottem HR Consulting	Consulting for Deputy Clerk candidates	375.00
Hilltop Broadband	Internet	255.45
Heuss, Mike	Employee clothing reimbursement remaining balance	116.45
Lowe's Pay and Save, Inc.	Supplies - water	5.48
Morning Star Elevator	Town Hall Maint/Elevator Inspection	703.00
Parkes, Leslie	Election Judge	190.00
Parkes, Molly	Election Judge	100.00
Pinnacol Assurance	2023 Worker's Comp. Insurance-Audit Adjustment	1,334.00
Pueblo Bearing Service	Vehicle Maint./ Parts	86.40
Rock Parts Company	Vehicle Maint./ Parts	166.18
Rosenberger, Karen	Election Judge	290.00
Round Mtn. Water & Sanitation District	Water & Sewer	1,385.50
Sangre de Cristo Sentinel	Publishing	195.00
Seifert Enterprises, LLC	Parks Maint./Plants	763.15
Skyline Steel	Street Maint./Supplies	313.00
Smith, Rene	Election Judge	220.00
Timberline Building Systems	Mobilization for Jess Price Park Project (ARPA)	67,027.00
Tovrea, Sheri	3 Employee drug tests	60.00
Valley Ace Hardware	Supplies	2,827.89
Van Diest Supply Company	Vehicle Maint./Supplies	2,131.76
Westcliffe Petroleum Inc.	Park Maint./Propane	28.42
Wet Mtn. Tribune	Publishing	686.40
White Bros Custom	Replace heat circuit board - Town Hall	608.52
Mayberry & Company LLC	Audit Services	4,000.00
Xerox Corporation	Meter Read/Lease Payment	172.70
Buchner, Clay	Attorney fees	1,587.00

Payroll Expenses

CEBT	Employer/Health Ins.	1,803.40
CEBT	Employee/Health Ins.	489.60
EFTPS	April Payroll Taxes	6,539.38
GWRS	Employee Share Retirement Fund (ACH)	3,489.82
GWRS	Employer Share Retirement Fund (ACH)	940.91

BILLS TO DATE	\$124,013.89
APRIL 2024 PAYROLL	\$21,050.38
TOTAL GENERAL FUND EXPENDITURES FOR APRIL 2024	\$145,064.27

CAPITAL FUND

Ayres Associates,, Inc.	Engineering - Powell Ave. Sidewalk Phase 1 Design	14,200.00
Deere Financial	Lease Payment	930.74
TOTAL CAPITAL FUND EXPENDITURES FOR APRIL 2024		\$15,130.74

General Fund Profit & Loss Budget Performance

	Apr 24	Budget	Jan - Apr 24	YTD Budget	Annual Budget
Income					
7000 · General Property Taxes	6,328.09	5,617.08	29,007.67	22,468.36	67,405.00
7050 · Specific Ownership Taxes	679.88	666.66	2,698.86	2,666.72	8,000.00
7100 · Town Sales Taxes	50,654.13	76,721.70	231,778.27	306,886.85	920,660.45
7101 · Town Sales Tax License	0.00	416.66	3,893.75	1,666.72	5,000.00
7106 · Penalties & Int-Delinquent Tax	8.42	16.66	8.42	66.72	200.00
7115 · Franchise Fee	2,858.10	2,916.66	13,415.34	11,666.72	35,000.00
7125 · Building & Zoning Permits	7,057.00	3,333.33	10,764.00	13,333.36	40,000.00
7126 · Fence & Sign Permits	25.00	150.00	125.00	600.00	1,800.00
7127 · Special Use By Review Permits	0.00	50.00	0.00	200.00	600.00
7130 · Traffic Fines & Ordinances	0.00	8.33	25.00	33.36	100.00
7140 · Liquor Licenses/Special Events	0.00	125.00	1,503.75	500.00	1,500.00
7148 · Disposable Bag Fee	384.84	0.00	1,417.24	0.00	0.00
7150 · Cigarette Tax	96.69	166.66	720.29	666.72	2,000.00
7160 · Interest Income	4,988.24	9,282.92	23,966.76	37,131.64	111,395.00
7165 · Miscellaneous Income	97.84	83.33	1,773.06	333.36	1,000.00
7200 · Highway Users Tax	2,706.49	2,584.25	10,549.79	10,337.00	31,011.00
7205 · Road & Bridge Funds	3,326.22	3,027.22	16,188.06	12,108.86	36,326.62
7300 · Tennis Court Donation Fund	0.00	8.33	0.00	33.36	100.00
7305 · Events Center-Rental Fees	0.00	258.33	0.00	1,033.36	3,100.00
7310 · Bluff Site Maint. Fee	0.00	0.00	3,318.94	0.00	0.00
7315 · Park Usage Fee	150.00	133.33	925.00	533.36	1,600.00
7845 · Federal Grant	0.00	16.66	0.00	66.72	200.00
Total Income	79,360.94	105,583.11	352,079.20	422,333.19	1,266,998.07
Gross Profit	79,360.94	105,583.11	352,079.20	422,333.19	1,266,998.07
Expense					
8000 · Trustees	432.68	333.33	669.29	1,333.36	4,000.00
8005 · Ordinances & Procedures	881.40	500.00	2,564.31	2,000.00	6,000.00
8010 · Colo. Muni League Dues	0.00	77.08	0.00	308.36	925.00
8015 · Elections	1,061.15	175.00	2,072.85	700.00	2,100.00
8020 · General Accounting	0.00	100.00	3,498.99	400.00	1,200.00
8025 · Auditing	4,000.00	816.66	4,000.00	3,266.72	9,800.00
8030 · Attorney	1,694.00	2,000.00	5,079.50	8,000.00	24,000.00
8035 · Insurance - General	0.00	1,329.50	15,965.87	5,318.00	15,954.00
8040 · Workman's Compensation	1,334.00	516.66	8,202.00	2,066.72	6,200.00
8050 · Colorado State Unemployment	58.40	86.25	262.91	345.02	1,035.02
8100 · Town's Share FICA	1,810.72	1,782.54	8,150.06	7,130.10	21,390.42
8110 · Town's Share MEDI	423.47	416.88	1,906.06	1,667.56	5,002.60
8115 · Town Share Health Insurance	2,849.09	3,735.83	11,078.93	14,943.36	44,830.00
8120 · Town Share Retirement Fund	940.91	1,725.03	4,239.83	6,900.16	20,700.40
8200 · Clerk/Treasurer Wages	5,166.67	4,611.37	20,666.68	18,445.44	55,336.40
8205 · Deputy Clerk	5,359.78	9,345.67	34,723.86	37,382.64	112,148.00
8208 · Communications Manager	3,000.00	3,000.00	12,000.00	12,000.00	36,000.00
8210 · Clerk Education	0.00	83.33	274.76	333.36	1,000.00
8215 · Office Supplies	124.75	150.00	1,741.63	600.00	1,800.00
8220 · Town Manager Wages	5,500.00	5,500.00	22,000.00	22,000.00	66,000.00
8225 · Manager/Bldg/Zoning Education	0.00	166.67	1,163.09	666.64	2,000.00
8235 · Building Inspector	1,125.18	3,012.53	4,663.75	12,050.16	36,150.40
8240 · County Treasurer's Fees	193.27	166.67	904.10	666.64	2,000.00

Town of Westcliffe
General Fund Profit & Loss Budget Performance

April 2024

	Apr 24	Budget	Jan - Apr 24	YTD Budget	Annual Budget
8300 · Town Hall Maintenance	1,873.01	416.67	10,818.37	1,666.64	5,000.00
8308 · Town Hall Utilities	517.41	708.33	2,899.42	2,833.36	8,500.00
8310 · Lease Equipment	0.00	14.00	0.00	56.00	168.00
8315 · Lease Principal	0.00	90.94	0.00	363.70	1,091.22
8316 · Lease Interest	0.00	15.57	0.00	62.22	186.78
8405 · Animal Control	0.00	43.75	780.42	175.00	525.00
8410 · Organizational Membership Du...	0.00	75.00	0.00	300.00	900.00
8505 · Townman Education	0.00	166.67	0.00	666.64	2,000.00
8508 · Street & Park Supervisor	0.00	4,959.89	0.00	19,839.58	59,518.70
8510 · Street and Park Tech Wages	12,583.27	10,439.30	51,636.74	41,757.20	125,271.60
8515 · Street Maintenance & Fuel	4,137.24	4,750.00	8,397.38	19,000.00	57,000.00
8520 · Emergency Snow Removal	0.00	2,500.00	0.00	10,000.00	30,000.00
8525 · Street Lighting	815.52	1,250.00	4,268.09	5,000.00	15,000.00
8530 · Vehicle & Equip. Maintenance	2,672.71	2,083.33	10,116.66	8,333.36	25,000.00
8538 · Shop Maintenance	766.89	833.33	6,494.42	3,333.36	10,000.00
8540 · Shop Utilities	447.15	583.33	2,417.76	2,333.36	7,000.00
8545 · Highway Barn Utilities	108.55	583.33	1,747.44	2,333.36	7,000.00
8550 · Highway Barn Maint.	0.00	166.67	0.00	666.64	2,000.00
8600 · Park Utilities	1,244.80	1,666.67	4,135.90	6,666.64	20,000.00
8605 · Park Maintenance	3,009.02	5,000.00	5,947.61	20,000.00	60,000.00
8700 · Custer County Sheriff	15,537.50	5,179.17	15,537.50	20,716.64	62,150.00
8800 · Donations	0.00	2,383.33	569.02	9,533.36	28,600.00
8805 · Grants/Local	0.00	2,083.33	0.00	8,333.36	25,000.00
8806 · American Rescue Plan Expenses	0.00	9,668.19	0.00	38,672.76	116,018.28
8807 · Marketing	66.00	1,250.00	1,205.00	5,000.00	15,000.00
8810 · Contingencies	0.00	1,666.67	0.00	6,666.64	20,000.00
8811 · Contribution to/fromCapital Fun	0.00	38,333.33	460,000.00	153,333.36	460,000.00
Total Expense	79,734.54	136,541.80	752,800.20	546,167.42	1,638,501.82
Net Income	-373.60	-30,958.69	-400,721.00	-123,834.23	-371,503.75

TOWN OF WESTCLIFFE
Capital Fund Profit & Loss Budget Performance
April 2024

	Apr 24	Budget	Jan - Apr 24	YTD Budget	Annual Budget
Income					
CRF7160 - Interest Income	7,556.62	4,666.67	26,994.58	18,666.64	56,000.00
CRF7212 - Grant (New Town Property)	0.00	20,833.33	0.00	83,333.36	250,000.00
CRF7220 - Grants (New) RW	1,194.00	178,327.50	1,194.00	713,310.00	2,139,930.00
CRF7223 - CDOT Grants (Existing) RW	0.00	0.00	13,180.54	0.00	0.00
CRF7270 - Lease Proceeds Verizon Tower	1,000.00	1,000.00	3,000.00	4,000.00	12,000.00
CRF7285 - 1% Sales Tax from General Fu...	24,972.07	38,381.25	115,434.14	153,525.00	460,575.00
CRF7810 - Transfers From General Fund	0.00	38,333.37	0.00	153,333.04	460,000.00
Total Income	34,722.69	281,542.12	159,803.26	1,126,168.04	3,378,505.00
Expense					
CRF9011 - CIP Roadway (Existing)	0.00	25,833.33	0.00	103,333.36	310,000.00
CRF9012 - CIP Town Property (Existing)	0.00	33,750.00	9,782.00	135,000.00	405,000.00
CRF9014 - Equipment Debt Service	0.00	930.75	3,722.96	3,723.00	11,169.00
CRF9025 - CIP Roadway (New)	0.00	189,660.87	0.00	758,643.04	2,275,930.00
CRF9026 - CIP-Town Property (New)	0.00	23,958.33	0.00	95,833.36	287,500.00
CRF9027 - CIP-Equipment (New)	0.00	4,416.67	32,105.92	17,666.64	53,000.00
CRF9101 - Improvements-Design	0.00	3,750.00	39,368.60	15,000.00	45,000.00
Total Expense	0.00	282,299.95	84,979.48	1,129,199.40	3,387,599.00
Net Income	34,722.69	-757.83	74,823.78	-3,031.36	-9,094.00

Town of Westcliffe
CTF Profit & Loss Budget Performance
 April 2024

	<u>Apr 24</u>	<u>Budget</u>	<u>Jan - Apr 24</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
7000 · State Lottery Income	0.00	458.33	1,702.37	1,833.36	5,500.00
7050 · Interest Income	194.77	6.83	787.48	27.36	82.00
Total Income	<u>194.77</u>	<u>465.16</u>	<u>2,489.85</u>	<u>1,860.72</u>	<u>5,582.00</u>
Gross Profit	194.77	465.16	2,489.85	1,860.72	5,582.00
Expense					
9001 · Capital Outlay	0.00	4,166.66	0.00	16,666.72	50,000.00
Total Expense	<u>0.00</u>	<u>4,166.66</u>	<u>0.00</u>	<u>16,666.72</u>	<u>50,000.00</u>
Net Income	<u>194.77</u>	<u>-3,701.50</u>	<u>2,489.85</u>	<u>-14,806.00</u>	<u>-44,418.00</u>

**TOWN OF WESTCLIFFE, COLORADO
ORDINANCE # 2-2024**

AN ORDINANCE OF BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, AN INCORPORATED TOWN OF THE STATE OF COLORADO AMENDING TITLE 10, CHAPTER 4, SECTION 3, OUTDOOR LIGHTING, ADDING PARAGRAPH H., OF THE MUNICIPAL CODE.

WHEREAS, the Town of Westcliffe acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

WHEREAS, the Board of Trustees of the Town of Westcliffe has determined that Title 10, Chapter 4, Section 3, Outdoor Lighting, should be amended; and

WHEREAS, the Board of Trustees determines that it is in the best interests of the Town to amend Section 10-4-3 of the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO:

1. **Amend Title 10, Chapter 4, Section 3, Outdoor Lighting, of the Municipal Code.**
Section 10-4-3: Outdoor Lighting is hereby amended by adding the following paragraphs.

H. **Exemptions.** The standards of this section shall not apply to:

1. Decorative holiday lights from October 15th through November 7th, and from December 1st through January 15th, from 8am to 10pm. All decorative lights not in compliance with this Code must be turned off no later than 10pm during the exemption period.
 2. Official government lighting, other than those owned and maintained by the Town of Westcliffe, installed for the benefit of public health, safety and welfare.
 3. Lighting identifying hazards or road construction.
 4. Special Events: Outdoor lights associated with nighttime events that are not compliant with this code require a special event permit approved by the Board of Trustees. Applications for special event permits require payment of the "Special Use Permit" fee as delineated in the Westcliffe Fee Schedule.
2. **Other Sections Unchanged.** Notwithstanding the foregoing additions and amendments, all other Sections of Title 10, Chapter 4, of the Westcliffe Municipal Code remain unchanged and in their original form.
 3. **Severability.** If any 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 declares that

it would have adopted this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

4. **Effective Date and Time.** This Ordinance shall become effective 30 days after publication in accordance with law.

THIS ORDINANCE WAS INTRODUCED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED BY MAJORITY VOTE AT ITS REGULAR MEETING HELD AT THE TOWN OF WESTCLIFFE ON THE 21ST DAY OF MAY, 2024.

TOWN OF WESTCLIFFE

By: _____
Paul Wenke, Mayor

ATTESTED:

Kathy Reis, Town Clerk

**TOWN OF WESTCLIFFE, COLORADO
ORDINANCE # 3-2024**

**AN ORDINANCE OF THE TOWN OF WESTCLIFFE AMENDING TITLE 3, ADDING CHAPTER 6 –
TINY HOMES, OF THE MUNICIPAL CODE**

WHEREAS, the Town of Westcliffe acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

WHEREAS, the Board of Trustees of the Town of Westcliffe has determined that it is in the best interests of the Town to adopt and add Title 3, Chapter 6 – Tiny Homes, as a supplement to the Town Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WESTCLIFFE, COLORADO, as follows:

1. **Adoption of Title 3, Chapter 6, of the Municipal Code.** Title 3, Chapter 6 – Tiny Homes, of the Municipal Code is hereby adopted and added to read in substantially the same form and substance as follows:

CHAPTER 6

TINY HOMES

- 3-6-1: Scope
- 3-6-2: Definitions
- 3-6-3: Ceiling Height
- 3-6-4: Lofts
- 3-6-5: Emergency Escape and Rescue Openings

3-6-1. Scope. This section shall be applicable to tiny homes used as single dwelling units. Tiny homes shall comply with the International Residential Code and Westcliffe Land Use Code, except as otherwise stated in this section.

3-6-2. Definitions. As used in this Chapter, the following terms shall have the meanings indicated, unless the context otherwise requires:

A. Egress Roof Access Window. A skylight or roof window designed and installed to satisfy the *emergency escape and rescue opening* requirements of Westcliffe’s Land Use Code.

B. Landing Platform. A landing measuring two treads deep and two risers tall, provided as the top step of a stairway accessing a *loft*.

C. Loft. Any floor level located above the main floor and open to it on at least one side, with a *ceiling height* less than 6 feet 8 inches (2032 mm), complying with the area, access, and guard requirements of paragraph D. below, and used as a living or sleeping space.

D. Tiny Home. A *dwelling* which is 500 or less square feet in floor area excluding *lofts*.

3-6-3. Ceiling Height. Minimum ceiling height. Habitable space and hallways in tiny homes shall have a ceiling height not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens shall have a ceiling height not less than 6 feet 4 inches (1930 mm). No obstructions shall extend below these minimum ceiling heights including beams, girders, ducts, lighting, or other obstructions.

Exception: Ceiling heights in lofts are permitted to be less than 6 foot 8 inches (2032 mm).

3-6-4. Lofts.

A. Minimum Loft Areas. *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of paragraphs 1. through 3. below.

1. Minimum Area. Lofts shall have a floor area of not less than 35 square feet (3.25 m²).

2. Minimum Dimensions. Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

3. Height Effect on Loft Area. Portions of a loft with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft. Exception: Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

B. Loft Access. The access to and primary egress from lofts shall be of any type described in paragraphs 1. through 4. below.

1. Stairways. Stairways accessing lofts shall comply with this code or with paragraphs a. through e. below.

a. Width. Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at all points at or above the permitted handrail height. The minimum width below the handrail shall not be less than 20 inches (508 mm).

b. Headroom. The headroom in stairways accessing a loft shall not be less than 6 feet 2 inches (1880 mm) measured vertically from the sloped line connecting the tread nosings in the middle of the tread width. Exception: The headroom for landing platforms shall not be less than 4 feet 6 inches (1372 mm).

c. Treads and Risers. Risers for stairs accessing a loft shall be a minimum of 7 inches (178 mm) and a maximum of 12 inches (305 mm). Tread depth and riser height shall be calculated with the following formulas:

Tread depth = 20 inches (508 mm) minus $\frac{4}{3}$ riser height

OR

Riser height = 15 inches (381 mm) minus $\frac{3}{4}$ tread depth

Exception: Landing platforms shall measure two treads deep and two risers tall.

d. Handrails. Handrails shall comply with Westcliffe's Land Use Code.

e. Stairway guards. Guards at open sides of stairways shall comply with Westcliffe's Land Use Code.

2. Ladders. Ladders accessing lofts shall comply with paragraphs a. and b. below.

a. Size and Capacity. Ladders accessing lofts shall have 12 inches (305 mm) minimum rung width and 10 inches (254 mm) to 14 inches (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200-pound (75 kg) load on any rung. Rung spacing shall be uniform within $\frac{3}{8}$ -inch (9.5 mm).

b. Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

3. Alternating Tread Devices. Alternating tread devices accessing lofts shall comply with Westcliffe's Land Use Code. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

4. Ships Ladders. Ships ladders accessing lofts shall comply with Westcliffe's Land Use Code. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

C. Loft Guards. Loft guards shall be located along the open side(s) of lofts located more than 30 inches (762 mm) above the main floor. Loft guards shall be not less than 36 inches (914 mm) in height or one-half the clear height to the ceiling, whichever is less.

3-6-5. Emergency Escape and Rescue Openings.

A. General. Tiny homes shall meet the requirements of Westcliffe's Land Use Code for emergency escape and rescue openings. Exception: Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Westcliffe's Land Use Code when installed with the bottom of their opening no more than 44 inches (1118 mm) above the loft floor.

2. **Severability.** If any 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 declares that it would have adopted this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
3. **Effective Date and Time.** This Ordinance shall become effective 30 days after publication in accordance with law.

THIS ORDINANCE WAS INTRODUCED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED BY MAJORITY VOTE AT ITS REGULAR MEETING HELD AT THE TOWN OF WESTCLIFFE ON THE 21ST DAY OF MAY, 2024.

TOWN OF WESTCLIFFE

By: _____
Paul Wenke, Mayor

ATTEST:

Kathy Reis, Town Clerk

**TOWN OF WESTCLIFFE
RESOLUTION 2-2024**

A RESOLUTION OF THE TOWN OF WESTCLIFFE APPROVING THE PLAT AND LOT LINE AMENDMENT AND TRANSFERRING OF CERTAIN REAL PROPERTY FROM THE TOWN OF WESTCLIFFE TO THE UNITED BUSINESS BANK LOCATED IN THE TOWN OF WESTCLIFFE

WHEREAS, the Town of Westcliffe, in the County of Custer and State of Colorado (the "Town") is a municipal corporation duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the Town of Westcliffe is authorized to acquire, hold, lease, and dispose of real property pursuant to C.R.S. § 31-15-101(1)(d); and

WHEREAS, the United Business Bank is a private for-profit corporation duly organized under the laws of the State of Colorado; and

WHEREAS, the Town of Westcliffe finds it beneficial to the public health, safety, and welfare of the community to transfer certain real property from the Town of Westcliffe to the United Business Bank located in the Town of Westcliffe.

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

Section 1. The Town of Westcliffe hereby approves and accepts the plat and lot line amendment as described under Reception #250172, and agrees to transfer the real property, between Lot 1-A and Lot 1-B of Hall's Minor Subdivision to effectuate the same, that lot line amendment and transfer being more fully and legally described under Reception #250172, attached hereto as Exhibit A, which is incorporated herein by this reference, and being duly transferred to Unite Business Bank under the Quitclaim Deed, attached hereto as Exhibit B.

Section 2. The Town of Westcliffe hereby authorizes the Mayor to execute the Quitclaim Deed on behalf of the Town.

Section 3. Following the execution of this Resolution and the date on which the Town of Westcliffe causes a copy of the original executed Quitclaim Deed to be delivered to the United Business Bank located in the Town of Westcliffe, the Town Clerk shall cause a copy of the same to be recorded in the real property records of Custer County, Colorado.

Section 4. This Resolution is effective upon its approval by the Board of Trustees.

THIS RESOLUTION was read, approved, and adopted the 21st day of May, 2024, by the Board of Trustees of the Town of Westcliffe, Colorado.

BY: TOWN OF WESTCLIFFE

Paul Wenke, Mayor

ATTESTED:

Kathy Reis, Town Clerk

UNITED BUSINESS BANK / TOWN of WESTCLIFFE amendment PLAT

IN SECTION 18, T22S, R72W OF THE 6th P.M., TOWN OF WESTCLIFFE, COUNTY OF CUSTER, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF WESTCLIFFE, COLORADO IS THE OWNER OF LOT 1-A OF HALL'S MAJOR SUBDIVISION IN SAID TOWN OF WESTCLIFFE, COLORADO FURTHER, THAT UNITED BUSINESS BANK IS THE OWNER OF LOT 1-B OF SAID HALL'S MAJOR SUBDIVISION

OWNERS STATEMENT
 THE TOWN OF WESTCLIFFE AND UNITED BUSINESS BANK, THE OWNERS OF SAID LOTS, HAVE CAUSED THIS PLAT TO BE PREPARED IN ORDER TO EXECUTE THE FOLLOWING ACTIONS:
 1) AMEND THE COMMON BOUNDARY LINE BETWEEN LOT 1-A AND LOT 1-B OF HALL'S MAJOR SUBDIVISION TO THE POSITION AS SHOWN HEREON
 2) REQUEST THAT THE TOWN OF WESTCLIFFE APPROVE AND ACCEPT THIS PLAT AND LINE AMENDMENT

IN WITNESS WHEREOF
 UNITED BUSINESS BANK HAS
 CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF MARCH 2024.
Paul Wenke Mayor

STATE OF Colorado
 COUNTY OF Denver
 THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March, 2024 A.D. BY Paul Wenke Mayor
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES

IN WITNESS WHEREOF
 THE TOWN OF WESTCLIFFE HAS
 CAUSED THESE PRESENTS TO BE EXECUTED THIS 20th DAY OF February, 2024 A.D. AS OWNER OF LOT 1-A OF HALL'S MAJOR SUBDIVISION
Paul Wenke
 PAUL WENKE, MAYOR

IN WITNESS WHEREOF
 THE TOWN OF WESTCLIFFE HAS
 CAUSED THESE PRESENTS TO BE EXECUTED THIS 20th DAY OF February, 2024 A.D. AS OWNER OF LOT 1-A OF HALL'S MAJOR SUBDIVISION
Paul Wenke
 PAUL WENKE, MAYOR

IN WITNESS WHEREOF
 THE TOWN OF WESTCLIFFE HAS
 CAUSED THESE PRESENTS TO BE EXECUTED THIS 20th DAY OF February, 2024 A.D. AS OWNER OF LOT 1-A OF HALL'S MAJOR SUBDIVISION
Paul Wenke
 PAUL WENKE, MAYOR

TOWN OF WESTCLIFFE CERTIFICATE
 THIS PLAT APPROVED AND THE DECLARATION ACCEPTED ON BEHALF OF THE TOWN OF WESTCLIFFE THIS 20th DAY OF February, 2024 A.D. BY Paul Wenke AS MAYOR AND ATTESTED TO BY Kathryn Reiss AS TOWN CLERK
Paul Wenke Mayor
Kathryn Reiss Town Clerk

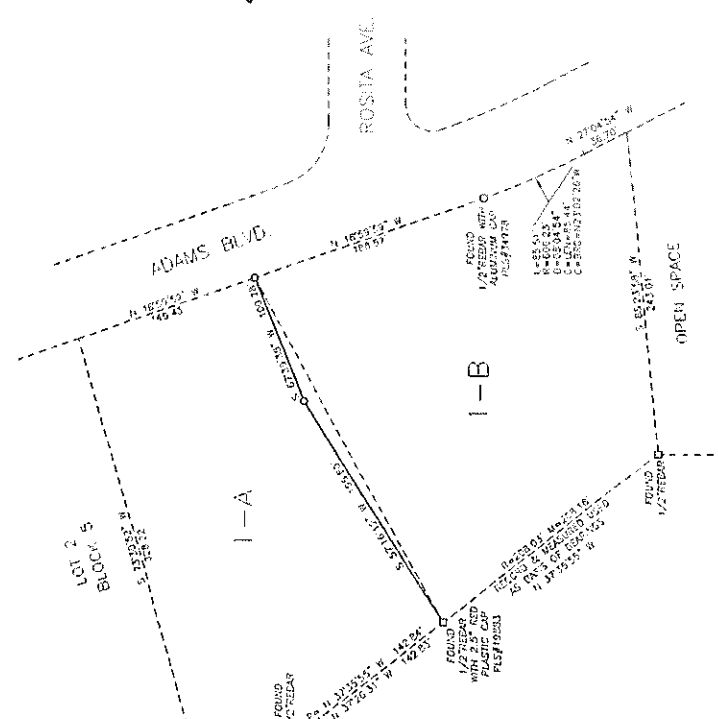


SURVEYOR'S STATEMENT
 AS DEFINED BY THE COLORADO DEPARTMENT OF REGULATORY AGENCIES
 I DO HEREBY CERTIFY TO THE TOWN OF WESTCLIFFE AND UNITED BUSINESS BANK THAT THIS PLAT HAS BEEN SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR OR REGISTERED LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR'S RESPONSIBLE CHARGE WITH REASONABLE CARE AND DILIGENCE AND THAT THE INFORMATION AND BELIEF IS ACCORDANCE WITH REASONABLE STANDARDS OF PRACTICE. IS NOT A GUARANTEE OR WARRANTY, OTHER EXPRESSED OR IMPLIED.

ALAN ALVAREZ
 COLORADO PLS NO 31542
 C/MON
 Alan Alvarez

THIS PLAT FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CUSTER COUNTY, COLORADO AT 10 P. M. ON THIS DAY OF 27 MAR, 2024 A.D.

BY: Holly Rickelle Deputy Clerk
 UNDER RECEPTION NO. 250172



Southern Colorado Surveying & Mapping
 PO BOX 12376 • COLORADO CITY, COLORADO 80402
 (719) 676-2665, sjs3152@aol.com

Sheet 1 of 1 Sheet

IN SECTION 18, T22S, R72W OF THE

LOT 2
BLOCK 5

ADDAMS BLVD.

1-A

1-B

FOUND 1/2" REBAR

R=137.14284' W
S57°39'38" W
M=142.83'

100.78'
S67°39'38" W

195.80'
S57°16'12" W

FOUND 1/2" REBAR

WITH 2.5" RED PLASTIC CAP
PLS#19883

RECORD OF MEASUREMENTS
BASED ON REBAR AS
N 37° 35' 55" W
M=208.03'
M=208.18'

FOUND 1/2" REBAR

WITH ALUMINUM CAP
PLS#34978

FOUND 1/2" REBAR

OPEN SPACE



WARRANTY DEED

THIS DEED is dated APRIL 3, 2024, and is made between the COLORADO OPEN LANDS, FKA SAN ISABEL LAND PROTECTION TRUST, the "Grantor" or "COL", whose address is 1546 Cole Blvd. #200, Lakewood, CO 80401 of the County of Jefferson and State of Colorado, and the statutory TOWN OF WESTCLIFFE, COLORADO by its Board of Trustees, the "Grantee" or "Town of Westcliffe" whose legal address is 1000 Main Street, Westcliffe, CO 81252 of the County of Custer and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of ONE DOLLAR, (\$1.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, donates, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Custer and State of Colorado, described as follows:

Project Number: TBD
Project Code: 23660

See attached Exhibit "A" and Exhibit "B" for: Legal Description and Depiction of Property
Parcel Number:

also known by street address as: Vacant Land
and assessor's schedule or parcel numbers: 0010221109 and 0010221208

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, 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 and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's successors and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's successors and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, donate, 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 and subject to: none; or the following matters:

The perpetual conservation easement in gross encumbering the fee parcel recorded September 2, 2015, at Reception Number 00225924 with the Clerk and Recorder of Custer County and held by COL will continue to be in effect post conveyance of the fee title to the Town of Westcliffe, and this conservation easement shall be amended, restated, and rerecorded therewith to reflect this conveyance.

Excepts from the subject property described herein in the attached Exhibits, the mineral estate and including all coal, oil, gas and other hydrocarbons, and all clay and other valuable mineral in and under said subject property. The GRANTOR hereby covenants and agrees that the GRANTEE shall forever have the right to take and use, without payment of further compensation to the GRANTOR, any and all sand, gravel, earth, rock, and other road building materials found in or upon said subject property and belonging to the GRANTOR; and

The GRANTOR further covenants and agrees that no exploration for, or development of any of the products, as described above, and owned by the GRANTOR heretofore or hereafter the date set forth above and hereby excepted will ever be conducted on or from the surface of the premises described in the attached Exhibits, and that in the event any of such operations may hereafter be carried on beneath the surface of said premises, the GRANTOR shall perform no act which may impair the subsurface or lateral support of said premises. These covenants and agreements hereunder, shall inure to and be binding upon the GRANTOR and its heirs, personal and legal representatives, successors and assigns forever.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

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

Anthony P. Caligiuri

Anthony P. Caligiuri, President of Colorado Open Lands,
FKA the San Isabel Land Protection Trust

STATE OF Colorado)
County of Jefferson) ss.

The foregoing instrument was acknowledged before me this 3rd day of April, 2024, by Anthony P. Caligiuri, as President of Colorado Open Lands, FKA the San Isabel Land Protection Trust, Grantor.

Witness my hand and official seal.
My commission expires: May 10, 2026

**PAMELA SJOERDSMA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184018827
MY COMMISSION EXPIRES MAY 10, 2026**

Pamela Sjordsma
Notary Public

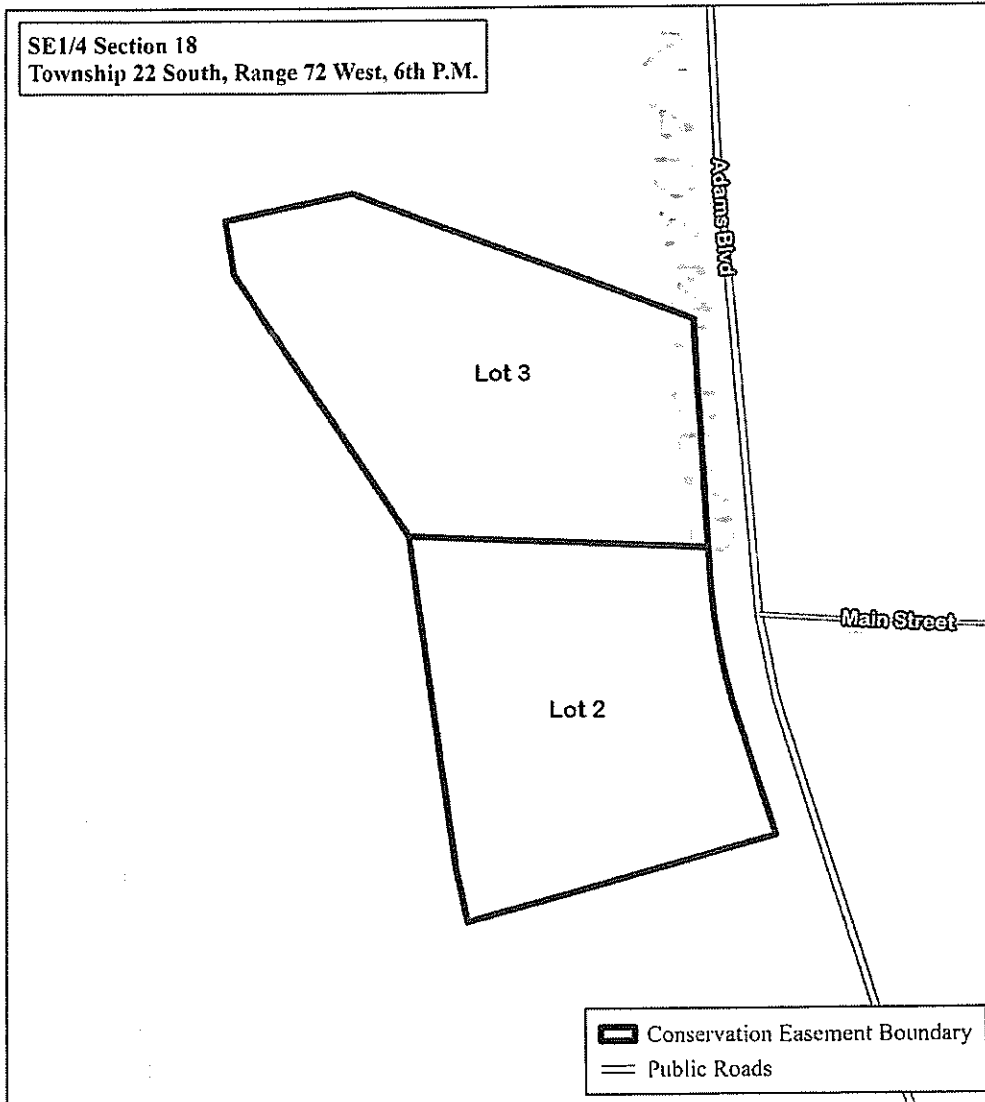
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Exhibit B
Depiction of Property



BLUFF PARK CONSERVATION EASEMENT
GUSTER COUNTY

SE1/4 Section 18
Township 22 South, Range 72 West, 6th P.M.



Preparer: Colorado Open Lands Date: 2/23/2024
Data Source: Public Land Surveying System (BLM, 2021)
Public Access should not be inferred from this map. This map
is not a survey and should not be construed as one.



Legal Description

Lots 2 and 3, Block 5, Adams Addition to the Town of Westcliffe, Filing No. 1 Amended, also known as Adams Addition to the Town of Westcliffe No. 1, in the Town of Westcliffe, County of Custer, State of Colorado

QUITCLAIM DEED

The QUITCLAIM DEED, made this 21st day of May, 2024, by and between:

TOWN OF WESTCLIFFE, COLORADO, whose legal address is 1000 Main St., PO Box 406, Westcliffe, CO 81252 ("Grantor"),

and,

UNITED BUSINESS BANK, whose legal address is 102 S. Adams Blvd., Westcliffe, CO 81252 ("Grantee"):

WITNESSETH, that Grantor, for and in consideration of the sum of Zero Dollars (\$0.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell, and convey unto Grantee and his/her heirs and assigns, all the right, title, interest, claim, and demand, which Grantor has in and to the real property, together, with improvements, if any, situate and being in the County of Archuleta and the State of Colorado, described as follows:

That Portion of Lot 1-A of Hall's Minor Subdivision abutting Lot 1-B of Hall's Minor Subdivision, as mapped, platted, and recorded under Reception No. 250172, being an amendment to the common boundary line between Lot 1-A and Lot 1-B of Hall's Minor Subdivision to the position as shown therein.

TO HAVE AND TO HOLD the said premises, with its appurtenances, and 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 Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, Grantors have caused this deed to be executed on the date set forth above.

Town of Westcliffe, Colorado

By: Paule Wenke, Mayor

STATE OF COLORADO, COUNTY OF CUSTER

I, _____, a notary public, certify that Paule Wenke, Mayor of the Town of Westcliffe, Colorado, whose name is signed to the foregoing instrument, dated May 21, 2024, acknowledged the same before me.

My Commission Expires: _____

WITNESS my hand and official seal.

Notary Public

Application for a Special Events Permit

Departmental Use Only

In order to qualify for a Special Events Permit, You Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)

- | | | |
|---|---|---|
| <input type="checkbox"/> Social | <input type="checkbox"/> Athletic | <input type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Chartered Branch, Lodge or Chapter | <input type="checkbox"/> Political Candidate |
| <input checked="" type="checkbox"/> Patriotic | <input type="checkbox"/> National Organization or Society | <input type="checkbox"/> Municipality Owned Arts Facilities |
| <input type="checkbox"/> Political | <input type="checkbox"/> Religious Institution | |

LIAB Type of Special Event Applicant is Applying for:	DO NOT WRITE IN THIS SPACE
2110 <input checked="" type="checkbox"/> Malt, Vinous And Spirituous Liquor \$25.00 Per Day	Liquor Permit Number
2170 <input checked="" type="checkbox"/> Fermented Malt Beverage \$10.00 Per Day	

1. Name of Applicant Organization or Political Candidate Veterans Rescue Ranch, Ltd.	State Sales Tax Number (Required) 92-2566999
2. Mailing Address of Organization or Political Candidate (include street, city/town and ZIP) 3730 Centennial Ranch Rd. Westcliffe, CO 81252	3. Address of Place to Have Special Event (include street, city/town and ZIP) 410 Main Street Westcliffe, CO 81252

4. Authorized Representative of Qualifying Organization or Political Candidate Christy Schram	Date of Birth 09/09/1981	Phone Number (513)317-7647
---	------------------------------------	--------------------------------------

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

5. Event Manager Vanessa Cruz	Date of Birth 03/19/1982	Phone Number (719)458-9663
Event Manager Home Address (Street, City, State, ZIP) 2631 Grafton Avenue, Dallas, TX 75211	Email Address of Event Manager info@courtyardcountryinn.com	

6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes How many days? _____	7. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes License Number _____
---	---

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? Yes No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date	Hours From	To	Date	Hours From	To	Date	Hours From	To	Date	Hours From	To
05/26/2024	10:30 a.m.	12:30 a.m.									

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature 	Title CEO	Date 4/29/24
---------------	---------------------	------------------------

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

Local Licensing Authority (City or County)	<input type="checkbox"/> City <input type="checkbox"/> County	Telephone Number of City/County Clerk
--	--	---------------------------------------

Signature	Title	Date
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DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

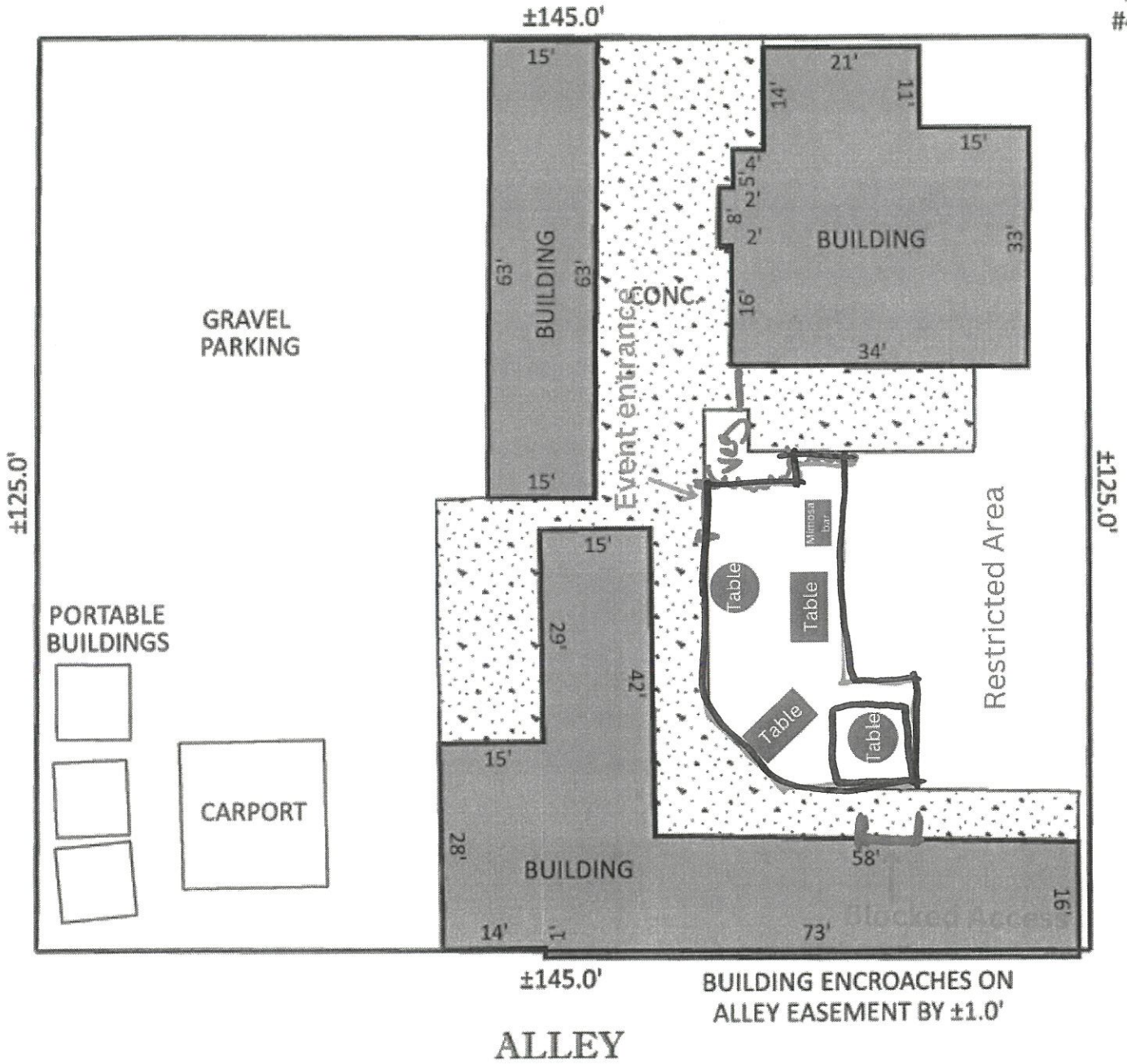
Liability Information

License Account Number	Liability Date	State	Total
		-750 (999)	\$

Veteran's Rescue Ranch

410 MAIN STREET

FOUND #4 REBAR



TOWN OF WESTCLIFFE

RESOLUTION #3-2024

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO TO
GRANT A VARIANCE AT 409 S. 5TH STREET**

WHEREAS, the Town of Westcliffe acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

WHEREAS, pursuant to Westcliffe Municipal Code ("Code") Section 10-1-8.D., the Westcliffe Board of Trustees ("Board"), serving as the Board of Adjustment, is charged with reviewing and granting/denying Variance applications; and

WHEREAS, Code Section 10-1-8.D. authorizes the Board of Adjustments to grant variances; and

WHEREAS, Jerry Peters ("Applicant") has submitted an Application for a Variance in accordance with Section 10-1-8. of the Code ("Variance Application"), a copy of which is attached hereto and incorporated by reference; and

WHEREAS, on May 1, 2024, after due and proper public notice, the Planning Commission conducted a public meeting at which all interested parties were given an opportunity to be heard, and thereafter approved Applicant's variance application; and

WHEREAS, the Board of Trustees of the Town of Westcliffe finds that it is in the best interest of the Town to grant the Applicant's Variance.

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

Section 1. The above recitals are hereby incorporated by reference.

Section 2. The Board of Trustees of the Town of Westcliffe hereby finds:

1. The variance will not authorize any use other than a use enumerated as a permitted use in the district;
2. The variance will be necessary to mitigate or relieve practical difficulties or unnecessary hardships;
3. The variance will not place an unnecessary burden on the future resources of the Town or on adjoining land owners;
4. The variance will not change the predominant character of the neighborhood and will be compatible with the surrounding area; and
5. The variance will not be out of harmony with the intent and purpose of this Title.

Section 3. The Board of Trustees of the Town of Westcliffe hereby approves the Variance Application and grants the Applicant's request to build a garage five feet (5') from the lot line at 409 S. 5th St., in accordance with the Application as submitted, and waives the requirements of Title 10 – Land Use Code, which would otherwise disallow the Applicant's building of the garage within 5' of the lot line.

Section 4. This Resolution is effective immediately. However, the recordation of this Resolution with the Custer County Clerk and Recorder's Office shall be made more than thirty (30) days following the date of this Resolution in order to allow for all applicable periods of appeal of such decision to expire. In the event of a timely filed notice of appeal, the recordation of this Resolution shall be postponed or stayed pending final resolution of the appeal.

Section 5. Repealer. All resolutions and orders of the Board of Trustees, or parts thereof, inconsistent with the provisions of this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

Section 6. Severability. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the validity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution, the intent being that the same are severable.

ADOPTED THIS 21ST DAY OF MAY, 2024.

TOWN OF WESTCLIFFE

Paul Wenke, Mayor

ATTEST:

Kathy Reis, CMC, Town Clerk

LAND USE CHANGE APPLICATION

TOWN OF WESTCLIFFE
PO BOX 406
1000 MAIN ST
WESTCLIFFE, CO 81252

Building & Zoning Official
(719) 783-2282 Ext. 12

APPLICATION

Variance Zone Change Use by Special Review
 Vacate Lot Line Other

MAILING ADDRESS

PROPERTY ADDRESS

Applicant Name Jerry Peters
Address: 409 S. 5th
City/State/Zip Westcliffe, 81252

Phone #

Same
303-621-9625

DESCRIBE THE REQUESTED CHANGE

Variance for ~~house~~^{GARAGE} to be built adjacent to fence.
Fence is currently on the lot line, both front & north side.
Want to build 30' x 24' garage on front & side lot line.
Alternative is a 28' x 24' building 5' off side lot line.

Property Owners Signature

Date

[Signature]

3/12/24

Building/Zoning Officials Signature

Date

As the applicant, you are responsible for researching and understanding any covenants and/or restrictions attached to the subject property. By submitting this application, you are attesting that the proposed use is not in violation of any covenants or restrictions on the property, or that the proposed use has been otherwise approved by the HOA, POA, or other organization that enforces covenants and restrictions attached to the subject property. The Town of Westcliffe is not responsible for enforcing private land use covenants and/or restrictions. Approval of this application does not relieve the property or the applicant from the private enforcement of any covenants and restrictions attached to the subject property."

OFFICE USE

Filing Fee Paid \$ 300
Public Hearing Date _____
Hearing Notice Published _____
Property Posted _____
Approved _____ Denied _____

Check # ~~0245~~ 0445
Receipt # 02846

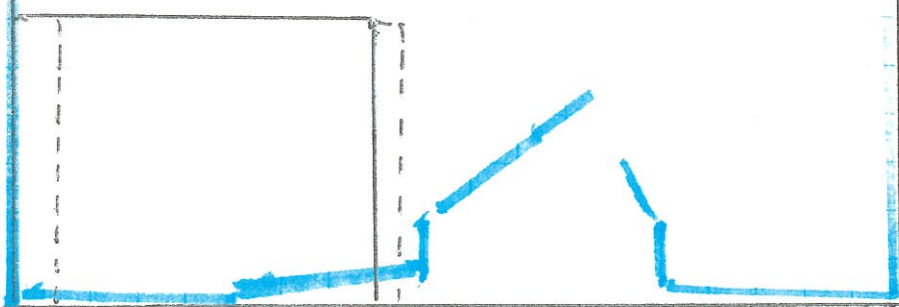


Assem IT

21' EASEMENTS

125'1

REQUESTED GARAGE 30' X 24' ON LOT LINE
ALTERNATIVE 28' X 24', 5' OFF SIDE LOT LINE



21'

75'

5' 5"

SCALE: 1" = 16'
EXISTING FENCE



FAÇADE GRANT PROGRAM

NAME	ADDRESS	DATE APPLIED	TOTAL PROJECT	AMOUNT REQUESTED	AMOUNT Recommended
Music Mountain Instruments	510 Main St.	3/1/2024	10,502.00	5,000.00	5,000.00
James Hocksmith	202 Main St.	4/8/2024	9,019.50	4,509.75	4,509.75
Rockwell Carr	305 Main St.	3/29/2024	2,600.00	1,300.00	1,300.00
West Center for the Performing Arts	119 Main St.	4/29/2024	3733.80	1866.90	1,866.90
Western Star Center	100-102 S. 3rd	4/30/2024	14,348.61	5,000.00	5,000.00
Native Woods	310 S. 6th	4/30/2024	5,000.00	2,500.00	2,500.00
Wet Mt. Rustics, LLC	404 Main St.	4/30/2024	8,541.00	4,270.50	4,270.50
			53,744.91	24,447.15	24,447.15

Total Funds Available 25,000.00

Total Funds Awarded 24,447.15

Total Funds Available Remaining

552.85

WESTCLIFFE BUSINESS FACADE GRANT APPLICATION FORM

Business Name: <i>Music Mountain Instruments</i>	Phone: <i>1-719-229-2548</i>
Lead Contact Person: <i>Jill Beattie</i>	Title: <i>owner/operator/music teacher</i>
E-Mail: <i>music mountain instruments @ gmail.com</i>	Website:
Mailing Address: <i>510 Main St. Westcliffe, CO 81252</i>	Physical Address: <i>510 Main Street</i>
Business Owner: <i>Jill Beattie</i>	Property Owner: <i>Jill & Richard Beattie</i>
Grant Request Amount: <i>\$5,000.00</i>	Total Project Cost: <i>\$10,502.00</i>

PROJECT SUMMARY: *Paint Exterior of Building and Decks. Remove dead trees and trim healthy trees to improve the appearance & safety of the property.*

Four copies of the printed application, attachments, and support material must be received to be considered for review. Instructions for SUMMARY or attached Project Narrative and Plans:

1. Describe how the proposed project will provide a significant visual improvement over current conditions as seen from public ways
2. Provide relevant information such as project budgets, construction proposals, bids, photographs, site plans, sketches, project schedules, and required permits at the applicant's expense
3. Please provide paid receipts and proof of payment for reimbursement upon completion of the project
4. Note any factors that pose a risk to the completion of the project within six months of award

All applicants are encouraged to review their proposed projects with Town staff before application submission to fully understand any Town codes relevant to a particular project. Incomplete applications will not be accepted.

The grant application is due by April 30th 2024, by 5:00 p.m. They may be dropped off at the Westcliffe Town Hall, 1000 Main Street.

Jill Beattie
Applicant's Signature

03/01/2024
Date

Jill Beattie & Richard Arnold Beattie
Building Owners Signature (if different from applicant)

03/01/2024
Date

*No
Permit
Required*

WESTCLIFFE BUSINESS FACADE GRANT APPLICATION FORM

Business Name: JH Westcliffe LLC	Phone: 303-748-2218
Lead Contact Person: James Hockensmith	Title: Owner/Manager of JH Westcliffe LLC
E-Mail: jimhock@ yahoo.com	Website: N/A
Mailing Address: 3131 E. Alameda Ave, Unit 1108 Denver, CO 80209	Physical Address: 202 Main St. # 51 S. 2ND ST, Westcliffe, CO
Business Owner:	Property Owner: JH Westcliffe LLC
Grant Request Amount: \$ 9019.50 4,509.75	Total Project Cost: \$ 9019.50

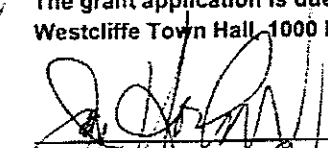
PROJECT SUMMARY: Re-paint all building trim around doors + windows. Paint is severely peeling and exposing wood. It will make building + street view with a fresh look.

Four copies of the printed application, attachments, and support material must be received to be considered for review. Instructions for SUMMARY or attached Project Narrative and Plans:

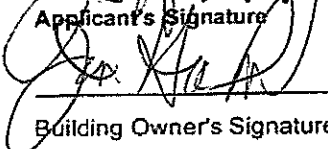
1. Describe how the proposed project will provide a significant visual improvement over current conditions as seen from public ways.
2. Provide relevant information such as project budgets, construction proposals, bids, photographs, site plans/sketches, project schedules, and required permits at the applicant's expense
3. Please provide paid receipts and proof of payment for reimbursement upon completion of the project.
4. Note any factors that pose a risk to the completion of the project within six months of award.

All applicants are encouraged to review their proposed projects with Town staff before application submission to fully understand any Town codes relevant to a particular project. Incomplete applications will not be accepted.

✓ The grant application is due by April 30th 2024, by 5:00 p.m. They may be dropped off at the Westcliffe Town Hall, 1000 Main Street.



 Applicant's Signature



 Building Owner's Signature (if different from applicant)

3/31/24

 Date

3/31/24

 Date

No
 Permit
 Required

WESTCLIFFE BUSINESS FACADE GRANT APPLICATION FORM

Business Name: Boutique off Main	Phone: (505) 261-1969
Lead Contact Person: Rockwell Carr	Title: owner of bldg.
E-Mail: RRC699@gmail.com	Website:
Mailing Address: 10789 Alcott Way Westminster, CO 80234	Physical Address: 305 MAIN ST Westcliffe, CO
Business Owner: Rene Smith Teresa Lee	Property Owner: Rockwell Carr
Grant Request Amount: \$ 1,300.00 1,300.00	Total Project Cost: \$2,600.00

PROJECT SUMMARY:

Four copies of the printed application, attachments, and support material must be received to be considered for review. Instructions for SUMMARY or attached Project Narrative and Plans:

1. Describe how the proposed project will provide a significant visual improvement over current conditions as seen from public ways.
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3. Please provide paid receipts and proof of payment for reimbursement upon completion of the project.
4. Note any factors that pose a risk to the completion of the project within six months of award.

All applicants are encouraged to review their proposed projects with Town staff before application submission to fully understand any Town codes relevant to a particular project. Incomplete applications will not be accepted.

The grant application is due by April 30th 2024, by 5:00 p.m. They may be dropped off at the Westcliffe Town Hall, 1000 Main Street.

Rockwell Carr

Applicant's Signature

3-28-24

Date

Building Owner's Signature (if different from applicant)

Date

No
Permit
Required
DAB UNL

Rocky Carr 305 Main

PROPOSED PROJECT FOR BUSINESS FACADE GRANT

305 MAIN STREET, WESTCLIFFE

OWNER: ROCKWELL CARR (505) 261-1969

This historic structure (original Town Hall and Mason Lodge) is located one door from the NE corner of the 4-way stop and is arguably at the heart of Westcliffe. We propose to repaint the entire front of this two-story building. The existing paint job on the lower level is peeling and deteriorated. The second level happens to be a color which matches nothing and which no one is very fond of. A full freshening of this facade with nice color-coordination will certainly provide a significant visual improvement as seen from public ways, especially at this location.

There does not appear to be a risk that this project cannot be completed within six months of a grant award. We have a bid of \$2500 from local contractor Shakespeare Painting and have added an additional \$100 for extraneous expenses. We do not believe a permit is required.

Thank you for your consideration!

Rockwell Carr

Received
4-29-24

WESTCLIFFE BUSINESS FACADE GRANT APPLICATION FORM

Business Name: Westcliffe Center for the Performing Arts	Phone: (719) 783-3004
Lead Contact Person: Christiane Relph	Title: Executive Director
E-Mail: bev9219@gmail.com	Website: www.jonestheater.com
Mailing Address: PO Box 790 Westcliffe, CO 81252	Physical Address: 119 Main Street Westcliffe, CO 81252
Business Owner: 501c(3)	Property Owner: Christiane Relph/WCPA
Grant Request Amount: \$1866.90	Total Project Cost: \$3733.80

PROJECT SUMMARY:

Four copies of the printed application, attachments, and support material must be received to be considered for review. Instructions for SUMMARY or attached Project Narrative and Plans:

1. Describe how the proposed project will provide a significant visual improvement over current conditions as seen from public ways

Our project: Water is leaking from the decking of the second floor exterior balcony on the façade of the Jones Theater above the Studio Two entrance. Exterior is becoming discolored and water is leaking through two can lights in the Studio Two exterior ceiling, causing a fire hazard.

Replace leaking old decking on second floor exterior balcony, and replace it with NCW 3/4" OSB with bonding adhesive under 60 mi flexion XL. Old drain will be retained.

Cost: \$3000 estimate

Replace old vitrines (wooden boxes that hold movie posters) with two new metal ones.

Cost: \$733.80

The appearance of the façade will be improved by fixing the leak, replacing the damaged and discolored decking and replacing the worn out and damaged old vitrines with new ones.

Permit
Required

WESTCLIFFE BUSINESS FACADE GRANT APPLICATION FORM

Business Name: WESTERN STAR CENTER	Phone: 303 304 0669
Lead Contact Person: PETER STADER	Title: OWW
E-Mail: PETER@WESTERNSTARCENTER.COM	Website:
Mailing Address: PO BOX 125	Physical Address: 218 MAIN STREET
Business Owner: PETER STADER	Property Owner: PETER STADER LLC
Grant Request Amount: 5000.00	Total Project Cost: 14348.61

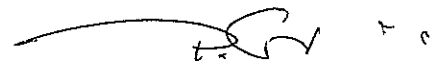
PROJECT SUMMARY:

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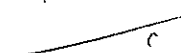
The grant application is due by April 30th 2024, by 5:00 p.m. They may be dropped off at the Westcliffe Town Hall, 1000 Main Street.



 Applicant's Signature

04/29/24

 Date



 Building Owner's Signature (if different from applicant)

 Date

Western Star Center

Project Proposal for Exterior Visual Enhancement of 214 - 218 Main St, and 100 - 102 S 3rd Street Westcliffe, Colorado

Project Summary

This proposal aims to revitalize the exterior of the building located at 214 - 218 Main St and 100 - 102 South Third Street in Westcliffe, Colorado. The project will enhance the building's facade, aligning it with the aesthetic standards of the business district. Key focus areas include updating signage, repainting the exterior, and refurbishing architectural details such as door and window frames and stucco. This initiative will not only improve the street appeal of the property but also strengthen its standing in the commercial community by attracting more patrons and prospective tenants.

Project Objectives

- **Elevate Building Aesthetics:** Modernize the building's exterior to reflect a polished and inviting business environment.
- **Increase Business Visibility:** Implement uniform, high-quality signage that enhances the visibility and brand presence of the businesses within.
- **Preserve and Enhance Architectural Features:** Restore historical architectural elements, ensuring they are both preserved and functional.
- **Boost Pedestrian Traffic:** Create a visually appealing exterior that draws more visitors and customers to the area, benefiting all businesses within the district.

Enhancement Details

- **Signage**
 - Design standardized signs that reflect the professional nature of the business district, while allowing for customization to display individual business brands.
 - The design is close to the original from the 1920th and pays tribute to the history of the building and the Westcliffe business district's beginnings.
 - Use durable materials suitable for the local climate, ensuring longevity and reduced maintenance costs.
- **Exterior Painting**
 - Select a sophisticated color scheme that complements the surrounding buildings and enhances the historic elements of the property.
 - Apply high-grade, weather-resistant paint that provides both beauty and protection against the elements.
- **Door and Window Frames**
 - Refurbish existing door and window frames, repairing any damage, and applying new paint or stain to match the updated color scheme.
 - Upgrade hardware for improved security and a fresh, modern look.
- **Stucco Restoration**
 - Repair any cracks and damage in the stucco to improve structural integrity and

Rec. 4-30-24

WESTCLIFFE BUSINESS FACADE GRANT APPLICATION FORM

Business Name: NATIVE WOODS	Phone: 719-783-2228
Lead Contact Person: JANICE SQUIRE	Title: OWNER
E-Mail: JSQUIRE@LIVE.COM	Website: _____
Mailing Address: 310 S. 6 th ST. WESTCLIFFE, CO	Physical Address: SAME
Business Owner: R. JAMES & JANICE D. SQUIRE	Property Owner: SAME
Grant Request Amount: \$ 2500	Total Project Cost: \$ 5,000

PROJECT SUMMARY:

Four copies of the printed application, attachments, and support material must be received to be considered for review. Instructions for SUMMARY or attached Project Narrative and Plans:

1. Describe how the proposed project will provide a significant visual improvement over current conditions as seen from public ways.
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3. Please provide paid receipts and proof of payment for reimbursement upon completion of the project.
4. Note any factors that pose a risk to the completion of the project within six months of award.

All applicants are encouraged to review their proposed projects with Town staff before application submission to fully understand any Town codes relevant to a particular project. Incomplete applications will not be accepted.

The grant application is due by April 30th 2024, by 5:00 p.m. They may be dropped off at the Westcliffe Town Hall, 1000 Main Street.

Janice D. Squire
Applicant's Signature

4-30-2024
Date

Building Owner's Signature (if different from applicant)

Date

Permit
Required

2024 BUSINESS FACADE GRANT APPLICATION FROM NATIVE WOODS GARDEN CENTER

OUR CURRENT PORCH AWNING IS VERY UNSIGHTLY WITH BROKEN PANELS AND PEELING PAINT. WE WANT TO REPLACE THIS ENTRY WAY WITH A GABLE ROOF FRAME AND THICK GREENHOUSE GLASS. THIS WILL BE LESS SUBJECT TO WIND AND HAIL DAMAGE, AND WILL PROVIDE A BETTER DISPLAY AREA FOR OUR HANGING BASKETS AND FLOWERS. WE ALSO WANT TO MOVE THE LARGE ROCKS THAT BORDER OUR PARKING AREA, PLACING THEM AROUND THE BASE OF OUR BUSINESS SIGN TO CREATE A ROCK GARDEN WITH PERENNIAL PLANTS. THEN INSTALL A GUARDRAIL WITH SIGNAGE TO IMPROVE THE PARKING AREA. BOTH THESE IMPROVEMENTS WILL PROVIDE A MORE PLEASING SIGHT TO THOSE COMING IN TO TOWN ON HIGHWAY 69 FROM THE SOUTH. WE PLAN TO START WORK AT THE END OF THE 2024 SUMMER AND FINISH BY THE END OF SEPTEMBER.

COSTS

LABOR	-	\$1600
TRUSSES	-	\$1600
DELIVERY	-	\$200
LUMBER	-	\$1000
GLASS	-	\$300
GUARDRAIL	-	\$300
TOTAL		\$5000

1000 4/30/24

WESTCLIFFE BUSINESS FACADE GRANT APPLICATION FORM

Business Name: WET MOUNTAIN Rustics, LLC	Phone: 719 373-5000
Lead Contact Person: Seth Peters	Title: member
E-Mail: SETHP2008@GMAIL.COM	Website:
Mailing Address: PO 1054 WC	Physical Address: 404 MAIN ST
Business Owner: Seth Peters	Property Owner: Skyfield, LLC
Grant Request Amount: 4,270.50	Total Project Cost: 8541.00

PROJECT SUMMARY:

Four copies of the printed application, attachments, and support material must be received to be considered for review. Instructions for SUMMARY or attached Project Narrative and Plans:

1. Describe how the proposed project will provide a significant visual improvement over current conditions as seen from public ways.
2. Provide relevant information such as project budgets, construction proposals, bids, photographs, site plans/sketches, project schedules, and required permits at the applicant's expense
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4. Note any factors that pose a risk to the completion of the project within six months of award.

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The grant application is due by April 30th 2024, by 5:00 p.m. They may be dropped off at the Westcliffe Town Hall, 1000 Main Street.

[Signature] Member

Applicant's Signature

4-26-24

Date

[Signature] member

Building Owner's Signature (if different from applicant)

4/26/24

Date

Requires Bldg Permit

Wet mtn. Rustics

April 26, 2024

To: Town of Westcliffe
From: Seth Peters
Wet Mountain Rustics, LLC
Re: Business Façade Grant Request

Dear Trustees,

I am requesting this grant to assist with bringing my leased property at 404 Main St. back to it's historic character. In doing so, we will remove the existing non-historic metal tile roof and swamp cooler. We will install a new, weathering (rusting) corrugated steel roof, with no swamp cooler. This will make this historic, late 1800's building more compatible with our other historic buildings in town, and will visually enhance it for those who pass by along Main St. and 4th St.

Thank you for your consideration.

BOARD OF ADJUSTMENTS

Put on
June 18th

Agenda - Caleb

**TOWN OF WESTCLIFFE
REQUEST TO BE PLACED ON AGENDA**

Office of the Town Clerk
P.O. Box 406
Westcliffe, CO. 81252
townclerk@townofwestcliffe.com
719-783-2282

 Westcliffe Town Board

 Board of Adjustments

~~Westcliffe Planning Commission~~

CJP 5/7/24

Here are things you need to know:

- You must contact the Town staff prior to coming to the Board. Quite often the issue can be resolved by staff action.
- Please plan on attending the meeting. The Board of Trustees will be unable to take action without a representative in attendance.

Please complete the following information and return this form no later than ten (10) days prior to the Board meeting to the above address or bring it to the Town Hall at 1000 Main Street our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. (Regular Board meetings are scheduled for the third Tuesday of each month.)

Name of person making presentation: PAUL ZAWACKI

Organization, if speaking on behalf of a group: N/A

Is this a request for Board action? Yes No

Please provide a summary of your comments:

 ACE HARDWARE LIGHTS
 REQUEST TO BE ON RECURRING
 AGENDA UNTIL RESOLVED

What staff member have you spoken to about this? Please summarize your discussion:

 CALEB & BOARD CJP 5/7/24
 Planning Commission

Contact information:

Name: PAUL ZAWACKI

Mailing Address: PO BOX 1338
 W.C.

email: PAULZ@ZAWACKI

Daytime Phone: 719-339-7125