



**Collbran Board of Trustees**  
**Regular Meeting Agenda**  
**Tuesday, August 5, 2025, 6:00 PM**  
Collbran Town Hall 1010 High Street  
and Via Zoom  
[Join the Meeting via Zoom](#)

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1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Revisions or Deletions to Agenda
4. Persons not on the agenda
  - a. Please limit comments to three (3) minutes and address your comments directly to the Mayor.
  - b. Identify yourself by name and address when making comments.
  - c. Comments should be courteous, civil and constructive.
  - d. Town Board will make no decision nor take action, except to direct the Town Manager or Town Attorney.
5. Consent Agenda

*Items of a routine nature are placed on the consent agenda to allow the board of trustees to spend its time and energy on more important items on a lengthy agenda. Any board member or any member of the public may request that an item be "removed" from the consent agenda and considered on the regular agenda.*

  - a. May 6, 2025 Draft Minutes
  - b. May 14, 2025 Draft Minutes
  - c. May 16, 2025 Draft Minutes
  - d. May 20, 2025 Draft Minutes
  - e. June 3 2025 Draft Minutes
  - f. June 12, 2025 Draft Minutes
  - g. July 1, 2025 Draft Minutes
  - h. July 31, 2025 Draft Minutes
6. Bruce Smith Update
7. Request for Waiver of Auditorium Rental Fees for Event to be Held in September
  - a. Presented by Dan Currier, Friends of the Library
8. Public Hearing-Ordinance 2025-001

SECOND READING - ORDINANCE 2025-001, AN ORDINANCE OF THE TOWN OF COLLBRAN, COLORADO ADOPTING AND AMENDING THE INTERNATIONAL BUILDING CODE, THE COLORADO PLUMBING AND FUEL GAS CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE NATIONAL ELECTRICAL CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, AND THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE TO BE APPLIED THROUGHOUT THE TOWN OF COLLBRAN, COLORADO

  - a. Attachment A – Notice of Public Hearing

9. Resolution No. 12, Series of 2025  
A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO,  
REGARDING CONTRACTING FOR PROFESSIONAL SERVICE CONTRACTORS AND AUTHORIZING  
AND DIRECTING THE TERMINATION OF CONTRACTS WITH KLJ ENGINEERING
10. Discussion Regarding Water Service/Tap Fees for Property Owned by Forrest Towns and  
Bonnie Betts
11. Request to Consider Proclamation Concerning America 250 – Colorado 150
  - a. Presented by the Plateau Valley Historical Society
12. Broadband and Auditorium Projects Update-Karla Distel
  - a. Building Permit and Inspections for Gandi CNL and Associated Tower
  - b. Collbran Auditorium Special Inspections Correspondence from Lindauer-Dunn, Inc.
  - c. Building Permit and Inspections for Collbran Auditorium
13. Staff Updates
14. Public Correspondence
  - a. Thank You Note-HopeWest 2025 Spring Swing
15. Adjournment



**Minutes**  
**Town of Collbran**  
**Board of Trustees Regular Meeting**  
**May 6, 2025 6:00pm**

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**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

**Present:** Trustees Winkleblack, Bethel, Stahly, and Price, and Mayor Wilcox

**Staff Present:** Interim Town Clerk Colella; Interim Town Manager Sprang (Via Zoom) and Town Attorney Scarbeary (Via Zoom)

**4. Changes or Deletions to Agenda**

**MOTION:** TRUSTEE PRICE MOVED TO DELETE ITEMS 6 (A), (I) AND (J) TO DISCUSS (F) (G), (M), (O) AND (P); SECONDED BY TRUSTEE WINKLEBLACK

Vote Results:

Trustee Bethel –	Yes
Trustee Winkleblack -	Yes
Trustee Price -	Yes
Trustee Stahly –	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

**5. Persons not on the agenda**

Brittney Miller spoke  
Monica Etcheverry spoke  
Melanie Clark spoke  
Terry Daylrymple spoke  
Forrest Towns spoke

**6. Consent Agenda**

- a. Staff Memo to the Board: The Importance of Consent Agendas
- b. February 04, 2025 Board of Trustees Meeting Minutes
- c. March 04, 2025 Board of Trustees Meeting Minutes
- d. March 18, 2025 Board of Trustees Meeting Minutes
- e. April 01, 2025 Board of Trustees Meeting Minutes
- f. April 09, 2025 Board of Trustees Meeting Minutes
- g. April Financial Report

- h. RESOLUTION 2025-007, A RESOLUTION OF THE TOWN OF COLLBRAN AUTHORIZING AND REMOVING BANKING SIGNATORIES
- i. RESOLUTION 2025-008, A RESOLUTION OF THE TOWN OF COLLBRAN COLORADO APPROVING THE 2025 FEE SCHEDULE FOR THE TOWN
- j. RESOLUTION 2025-009, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, DECLARING CERTAIN EQUIPMENT AS SURPLUS PROPERTY
- k. Approval of Annual Renewal of Work-Based Learning Program Agreement between Collbran Job Corps and the Town of Collbran
- l. Approval of a contract between the Town of Collbran and Distel Consulting, LLC in a not-to-exceed amount of \$530 for grant and project assistance for the auditorium and broadband projects
- m. Request to the State Auditor for an extension of time to file audit for year ended December 31, 2024
- n. Approval of Change Order # 1 with Asbestos Professionals in the amount of \$4,591.57 for additional materials abated at the Collbran Auditorium. With approval of this change order, the final and revised contract amount with Asbestos Professionals is \$458,949.37.
- o. Approval of Change Order #4 to the contract with Asset Engineering for the Collbran Auditorium remodel, deducting \$4,591.37 from the contract sum to fund additional asbestos abatement costs. Upon approval of this change order, the revised contract amount with Asset Engineering will be \$1,606,804.22.
- p. Approval of a Request for Proposal (RFP) to procure the services of a Town Attorney

**MOTION:** TRUSTEE STAHLY MOVED TO APPROVE CONSENT AGENDA ITEMS (B), (C), (D), (E), (H), (K), (L) AND (N); SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Winkleblack -	No
Trustee Price –	No
Trustee Bethel –	No
Trustee Stahly –	No
Mayor Wilcox –	No

**MOTION FAILED**

#### **APRIL 9, 2025 MEETING MINUTES**

Trustee Price asked to fix a few items-Zentz present and was not a member; Colella listed twice; Trustee Winkleblack advised a vote was recorded incorrectly

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE THE APRIL 9, 2025 BOARD OF TRUSTEE MEETING MINUTES PENDING THE REMOVAL OF TRUSTEE ZENTZ AS PRESENT AND LISTING CLERK COLELLA ONLY PRESENT ONCE, AND TRUSTEE WINKLEBLACKS VOTE CORRECTED ON ITEM NO. 8 FROM “YES” TO A “NO”; SECONDED BY MAYOR WILCOX

Vote Results:

Trustee Price –	Yes
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Trustee Bethel –	Yes
Trustee Stahly –	Yes
Trustee Winkleblack -	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

**6.g. APRIL FINANCIAL REPORT**

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE THE APRIL FINANCIAL REPORT;  
SECONDED BY TRUSTEE WINKLEBLACK

Vote Results:

Trustee Stahly –	Yes
Trustee Price –	Yes
Trustee Bethel –	Yes
Trustee Winkleblack -	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

**6.m. REQUEST FOR THE STATE AUDITOR FOR AN EXTENSION OF TIME TO FILE AUDIT  
FOR YEAR ENDED DECEMBER 31, 2024**

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE REQUEST FOR THE STATE AUDITOR FOR  
AN EXTENSION OF TIME TO FILE AUDIT FOR YEAR ENDED DECEMBER 31, 2024;  
SECONDED BY MAYOR WILCOX

Vote Results:

Trustee Winkleblack -	Yes
Trustee Bethel –	Yes
Trustee Stahly –	Yes
Trustee Price –	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

**IT WAS DECIDED TO GO THROUGH CONSENT AGENDA ITEMS INDIVIDUALLY AT THE  
END OF THE MEETING-NO VOTE HELD**

**7. Auditorium Project Update, presented by Asset Construction Management**

- 8. ORDINANCE 2025-001**, AN ORDINANCE OF THE TOWN OF COLLBRAN, COLORADO  
ADOPTING AND AMENDING THE INTERNATIONAL BUILDING CODE, THE COLORADO  
PLUMBING AND FUEL GAS CODE, THE INTERNATIONAL MECHANICAL CODE, THE  
INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE  
NATIONAL ELECTRICAL CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, AND

THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE TO BE APPLIED THROUGHOUT THE TOWN OF COLLBRAN, COLORADO

- a. Attachment A - Building Code Draft

**MOTION:** MAYOR WILCOX MOVED TO APPROVE ORDINANCE 2025-001, AN ORDINANCE OF THE TOWN OF COLLBRAN, COLORADO ADOPTING AND AMENDING THE INTERNATIONAL BUILDING CODE, THE COLORADO PLUMBING AND FUEL GAS CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE NATIONAL ELECTRICAL CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, AND THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE TO BE APPLIED THROUGHOUT THE TOWN OF COLLBRAN, COLORADO; SECONDED BY TRUSTEE PRICE

Vote Results:

Trustee Winkleblack –	Yes
Trustee Stahly –	Yes
Trustee Price -	Yes
Mayor Wilcox –	Yes
Trustee Bethel	Yes

MOTION PASSED

- 9. Approval of Building Permit at 3011 Orchard Avenue, presented by Kat Herbert, Contract Planner on behalf of the Town from our KLJ Engineering partner
  - a. Attachment A - Building Permit Application

**MOTION:** TRUSTEE WINKLEBLACK MOVED TO APPROVE THE BUILDING PERMIT AT 3011 ORCHARD AVENUE, PRESENTED BY KAT HERBERT, CONTRACT PLANNER ON BEHALF OF THE TOWN FROM OUR KLJ ENGINEERING PARTNER; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Stahly –	Yes
Trustee Price -	Yes
Trustee Bethel	Yes
Trustee Winkleblack –	Yes
Mayor Wilcox	Yes

MOTION PASSED

- 10. Approval of Building Permit and Certificate of Zoning Compliance application at 3033 Pinion St, presented by Kat Herbert
  - a. Attachment A - Elevations
  - b. Attachment B - Site Plan
  - c. Attachment C - Building Permit and Certificate of Zoning Compliance Application

APPLICATION WITHDRAWN BY APPLICANT

11. Approval of an Easement Agreement at 58798 Delores Drive, presented by Kat Herbert
- a. Attachment A - Ingress/Egress Easement Agreement between the Town of Collbran and Forrest Towns and Bonnie Betts

**MOTION:** TRUSTEE WINKLEBLACK MOVED TO APPROVE AN EASEMENT AGREEMENT AT 58798 DELORES DRIVE, PRESENTED BY KAT HERBERT- ATTACHMENT A – INGRESS/EGRESS EASEMENT AGREEMENT BETWEEN THE TOWN OF COLLBRAN AND FORREST TOWNS AND BONNIE BETTS; SECONDED BY MAYOR WILCOX

Vote Results:

Trustee Stahly –	Yes
Trustee Winkleblack –	Yes
Trustee Bethel -	Yes
Trustee Price -	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

12. Approval of a Domestic Water Easement Agreement between the Town of Collbran and Forrest C Towns and Bonnie Betts, presented by Kat Herbert
- a. Attachment A - Domestic Water Easement Agreement between the Town of Collbran and Forrest C Towns and Bonnie Betts
  - b. Attachment B - Delores Divide Rural Land Division

**MOTION:** TRUSTEE WINKLEBLACK MOVED TO APPROVE A DOMESTIC WATER EASEMENT AGREEMENT BETWEEN THE TOWN OF COLLBRAN AND FORREST C TOWNS AND BONNIE BETTS, PRESENTED BY KAT HERBERT; ATTACHMENT A - DOMESTIC WATER EASEMENT AGREEMENT BETWEEN THE TOWN OF COLLBRAN AND FORREST C TOWNS AND BONNIE BETTS AND ATTACHMENT B - DELORES DIVIDE RURAL LAND DIVISION; SECONDED BY TRUSTEE PRICE

Vote Results:

Trustee Bethel -	Yes
Trustee Stahly –	Yes
Mayor Wilcox –	Yes
Trustee Winkleblack –	Yes
Trustee Price -	Yes

**MOTION PASSED**

13. RESOLUTION 2025-010, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, APPROVING THE TRANSFER OF \$9,000 FROM THE TOWN’S GENERAL FUND TO

THE WATER AND SEWER FUND PURSUANT TO A PREVIOUSLY APPROVED EXCHANGE WITH KENDALL AND TERESA WILCOX FOR THE DEDICATION OF A TEN-FOOT STRIP OF LAND LOCATED IN THE TERRELL PARK SUBDIVISION

MOTION: TRUSTEE PRICE MOVED TO APPROVE RESOLUTION 2025-010, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, APPROVING THE TRANSFER OF \$9,000 FROM THE TOWN'S GENERAL FUND TO THE WATER AND SEWER FUND PURSUANT TO A PREVIOUSLY APPROVED EXCHANGE WITH KENDALL AND TERESA WILCOX FOR THE DEDICATION OF A TEN-FOOT STRIP OF LAND LOCATED IN THE TERRELL PARK SUBDIVISION; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Winkleblack –	Yes
Trustee Price -	Yes
Trustee Bethel –	Yes
Trustee Stahly -	Yes
Mayor Wilcox –	Recused

MOTION PASSED

14. Street Dance Invoice Budgetary Request a supplement to Board Approved April 09, 2025 approved Fourth of July Street Closure Request, presented by Brandi Norsby

MOTION: TRUSTEE PRICE MOVED TO APPROVE THE STREET CLOSURE ON JULY FROM 8 – 12 PM AND SUPPLEMENT THE PRICE OF \$189.45 FOR INSURANCE AND \$1,000.00 FOR A BAND WHICH WILL BE INVOICE DIRECTLY TO THE TOWN; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Stahly –	Yes
Trustee Winkleblack –	Yes
Trustee Stahly -	Yes
Trustee Price -	Yes
Mayor Wilcox –	Yes

MOTION PASSED

15. Street Closure Request, Heritage Days Parade on Fourth of July, presented by Brandi Wiltse

MOTION: TRUSTEE PRICE MOVED TO APPROVE THE HERITAGE DAYS PARADE ON THE FOURTH OF JULY AT 9:00 AM TO 11:00 AM; SECONDED BY TRUSTEE WINKLEBLACK



Vote Results:

Trustee Bethel –	Yes
Mayor Wilcox –	Yes
Trustee Winkleblack –	Yes
Trustee Stahly -	Yes
Trustee Price -	Yes

MOTION PASSED

16. Heritage Days Presentation on Fireworks, a Ground Show, and Band, presented by Tamera Clark

MOTION: TRUSTEE WINKLEBLACK MOVED TO APPROVE THE HERITAGE DAYS PRESENTATION ON FIREWORKS, A GROUND SHOW AND BAND, PRESENTED BY TAMERA CLARK - 1) SPECIAL EVENT PERMIT FOR BEER GARDEN AND 3) APPROVAL OF FUNDS FOR PURCHASE OF FIREWORKS PENDING APPROVAL OF LOCAL FIRE DEPARTMENT NOT TO EXCEED \$5,000.00; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Price -	Yes
Trustee Winkleblack –	Yes
Trustee Bethel –	Yes
Trustee Stahly -	Yes
Mayor Wilcox –	Yes

MOTION PASSED

17. Trustee Price's Requested Agenda Items from the April 09, 2025, Board Meeting, presented by Trustee Price

- a. Discussion on surveillance cameras at Town Hall
- b. Discussion on Monthly Financial Reports, request to add additional information
- c. Discussion of reimbursement of PVSD Waterline Expenditures

MOTION: TRUSTEE PRICE MOVED TO TABLE AGENDA ITEM NO. 17; SECONDED BY MAYOR WILCOX

Vote Results:

Trustee Bethel –	Yes
Trustee Stahly -	Yes

Trustee Winkleblack –	Yes
Trustee Price -	Yes
Mayor Wilcox –	Yes

## MOTION PASSED

### 18. Water Attorney Interviews

- a. Nazarenius, Stack, & Wombacher, LLC
- b. JVAM Law
- c. Lisa Voorhis
- d. Burns, FIGA & Will Attorneys

19. EXECUTIVE SESSION: The Board of Trustees may enter into an executive session pursuant to C.R.S. 24-6-402(4)(b) for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions concerning possible employment agreements with a Town Water Attorney.

## REGULAR MEETING RECESSED AT 9:17 PM FOR EXECUTIVE SESSION REGULAR MEETING RESUMED AT 9:33 PM

Mayor Wilcox directed staff and the Town Attorney to negotiate and discuss a contract with Nazarenius, Stack & Wombacher

### Vote Results:

Trustee Bethel –	Yes
Trustee Winkleblack –	Yes
Mayor Wilcox –	Yes
Trustee Price -	Yes
Trustee Stahly -	Yes

## UNANIMOUS CONSENT

20. EXECUTIVE SESSION: The Board of Trustees may enter into an executive session pursuant to C.R.S. 24-6-402(4)(b) for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions concerning broadband and/or Optimus Communications.

### 21. Town Attorney Update

- a. 30-day notice to withdraw as Town Attorney

### 22. Staff Updates

- a. Interim Town Administrator, professional services contract expires on Friday, May 09, 2025
- b. Incident Reports from Mesa County Sheriff for March 2025 and First Quarter 2025 – informational only and for Trustee review
- c. KLJ Projects Update

#### REMAINING CONSENT AGENDA ITEMS

- a. February 04, 2025 Board of Trustees Meeting Minutes

MOTION: MAYOR WILCOX MOVED TO APPROVE FEBRUARY 04, 2025, MARCH 04, 2025, MARCH 18, 2025 AND APRIL 01, 2025 BOARD OF TRUSTEES MEETING MINUTES; SECONDED BY TRUSTEE WINKLEBLACK

#### Vote Results:

Trustee Stahly -	Yes
Trustee Bethel –	Yes
Trustee Winkleblack –	Yes
Mayor Wilcox –	Yes
Trustee Price -	Yes

#### MOTION PASSED

- h. RESOLUTION 2025-007, A RESOLUTION OF THE TOWN OF COLLBRAN AUTHORIZING AND REMOVING BANKING SIGNATORIES

MOTION: TRUSTEE PRICE MOVED TO APPROVE RESOLUTION 2025-007, A RESOLUTION OF THE TOWN OF COLLBRAN AUTHORIZING AND REMOVING BANKING SIGNATORIES; SECONDED BY TRUSTEE WINKLEBLACK

#### Vote Results:

Trustee Bethel -	Yes
Trustee Stahly –	Yes
Trustee Winkleblack –	Yes
Trustee Price -	Yes
Mayor Wilcox –	Yes

#### MOTION PASSED

- k. Approval of Annual Renewal of Work-Based Learning Program Agreement between Collbran Job Corps and the Town of Collbran

MOTION: TRUSTEE WINKLEBLACK MOVED TO APPROVE ANNUAL RENEWAL OF WORK-BASED LEARNING PROGRAM AGREEMENT BETWEEN COLLBRAN JOB CORPS AND THE TOWN OF COLLBRAN; SECONDED BY TRUSTEE PRICE

Vote Results:

Trustee Price -	Yes
Trustee Bethel –	Yes
Trustee Stahly–	Yes
Trustee Winkleblack-	Yes
Mayor Wilcox –	Yes

MOTION PASSED

- I. Approval of a contract between the Town of Collbran and Distel Consulting, LLC in a not-to-exceed amount of \$530 for grant and project assistance for the auditorium and broadband projects

MOTION: TRUSTEE WINKLEBLACK MOVED TO APPROVE A CONTRACT BETWEEN THE TOWN OF COLLBRAN AND DISTEL CONSULTING, LLC IN A NOT-TO-EXCEED AMOUNT OF \$530 FOR GRANT AND PROJECT ASSISTANCE FOR THE AUDITORIUM AND BROADBAND PROJECTS; SECONDED BY TRUSTEE STAHLY

Vote Results:

Trustee Winkleblack -	Yes
Trustee Bethel –	No
Trustee Price–	No
Mayor Wilcox –	Yes
Trustee Stahly-	Yes

MOTION PASSED

- n. Approval of Change Order # 1 with Asbestos Professionals in the amount of \$4,591.57 for additional materials abated at the Collbran Auditorium. With approval of this change order, the final and revised contract amount with Asbestos Professionals is \$458,949.37.
- o. Approval of Change Order #4 to the contract with Asset Engineering for the Collbran Auditorium remodel, deducting \$4,591.37 from the contract sum to fund additional asbestos abatement costs. Upon approval of this change order, the revised contract amount with Asset Engineering will be \$1,606,804.22.

MOTION: TRUSTEE STAHLY MOVED TO APPROVE CHANGE ORDER # 1 WITH ASBESTOS PROFESSIONALS IN THE AMOUNT OF \$4,591.57 FOR ADDITIONAL MATERIALS ABATED AT THE COLLBRAN AUDITORIUM. WITH APPROVAL OF THIS CHANGE ORDER, THE FINAL AND REVISED CONTRACT AMOUNT WITH ASBESTOS PROFESSIONALS IS \$458,949.37 AND

APPROVAL OF CHANGE ORDER #4 TO THE CONTRACT WITH ASSET ENGINEERING FOR THE COLLBRAN AUDITORIUM REMODEL, DEDUCTING \$4,591.37 FROM THE CONTRACT SUM TO FUND ADDITIONAL ASBESTOS ABATEMENT COSTS. UPON APPROVAL OF THIS CHANGE ORDER, THE REVISED CONTRACT AMOUNT WITH ASSET ENGINEERING WILL BE \$1,606,804.22; SECONDED BY TRUSTEE WINKLEBLACK

Vote Results:

Trustee Price -	Yes
Trustee Stahly –	Yes
Trustee Bethel–	Yes
Trustee Winkleblack-	Yes
Mayor Wilcox –	Yes

MOTION PASSED

p. Approval of a Request for Proposal (RFP) to procure the services of a Town Attorney

MOTION: TRUSTEE PRICE MOVED TO APPROVE A REQUEST FOR PROPOSAL (RFP) TO PROCURE THE SERVICES OF A TOWN ATTORNEY REQUESTING THAT IT ALSO BE POSTED IN THE GJ SENTINEL, CML LISTSERV AND BIDNET AND ALLOWING PEOPLE TO MAIL IN A PHYSICAL BID AND AN EMAIL BID; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Price -	Yes
Trustee Stahly –	Yes
Trustee Winkleblack –	No
Trustee Bethel-	Yes
Mayor Wilcox –	Yes

MOTION PASSED

23. Trustee Informational, Items for Future Agenda, Upcoming Meeting Dates TBD by Board and any new staff hired or to be hired by the Board

a. Future Agenda Requests:

- i. Optimus Communications, possibly May 20, 2025 due to full May 6 agenda
- ii. Website Remediation Proposal for ADA Compliance, presented by Trish Coberly with Coberly Web Creations, possibly May 20, 2025 due to full May 6 agenda
- iii. Discussion about Restarting the Plateau Valley Chamber of Commerce, presented by Taylor Kelly-Lotman with Bluebird Ranch & Consulting, possibly on May 20, 2025 due to full May 6 agenda

24. Public Correspondence

- b. Statement read by Former Trustee Tilda Evans, at the April 09, 2025 Board Meeting

**MEETING ADJOURNED AT 11:07 PM.**

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Approved

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Attest



**Minutes  
Town of Collbran  
Board of Trustees Special Meeting  
May 14, 2025 6:00pm**

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

**Present:** Trustees Winkleblack, Bethel, Stahly, Price, and Mayor Wilcox

**Staff Present:** Interim Town Clerk Colella

4. **Changes or Deletions to Agenda**

**MOTION:** TRUSTEE PRICE MOVED TO ADD DISCUSSION AND DIRECTION ON TOWN HALL BUSINESS HOURS; SECONDED BY MAYOR WILCOX

Vote Results:

Trustee Winkleblack -	Yes
Trustee Bethel –	Yes
Trustee Stahly -	Yes
Trustee Price –	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

5. **Persons not on the agenda**  
None

6. **ADDED: Discussion and Direction on Town Hall Business Hours**

**MOTION:** TRUSTEE PRICE MOVED THAT THE HOURS THAT WE REQUESTED A TEMPORARY STAFFING AGENCY OR JOB CORPS WOULD BE MONDAY THRU THURSDAY 9:00 AM TO 4:00 PM AND THESE COULD EVENTUALLY BE THE GOAL OF OUR NEW LONG TERM HOURS AFTER WE HAVE THE STAFF TO FULFILL THOSE HOURS; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Winkleblack -	Yes
Trustee Bethel –	Yes
Trustee Price -	Yes
Trustee Stahly –	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

## 7. Staffing Discussion

- a. Town of Collbran Status Report
- b. Administrative Assistant Job Description
- c. Finance Director Job Description
- d. Town Administrator Job Description
- e. Administrative Assistant-Temp Employee
- f. Staffing Evaluation, Advisement and Assistance

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE CONTACT BRUCE SMITH TO SEE IF HE IS WILLING TO COME AND HELP US RECRUIT AND TRAIN NEW STAFF; SECONDED BY MAYOR WILCOX

Vote Results:

Trustee Bethel –	Yes
Trustee Stahly –	Yes
Trustee Winkleblack –	No
Trustee Price -	Yes
Mayor Wilcox –	Yes

MOTION PASSED

**MOTION:** TRUSTEE PRICE MOVED TO ACCEPT MELANIE CLARK’S OFFER TO VOLUNTEER, AS AVAILABLE, TO ASSIST KEEPING OFFICE HOURS MORE REGULAR AND ASSISTING DUSTIE AS NEEDED; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Stahly –	Yes
Trustee Bethel –	Yes
Trustee Price –	Yes
Trustee Winkleblack -	Yes
Mayor Wilcox –	Yes

MOTION PASSED

**MOTION:** TRUSTEE PRICE MOVED TO CONTACT STAFFING AGENCIES THROUGHOUT THE VALLEY AND SEND THEM OUR ADMINISTRATIVE ASSISTANT JOB DESCRIPTION AND JOB HOURS ASKING IF THEY HAVE SOMEBODY QUALIFIED TO TEMPORARILY HELP US; SECONDED BY TRUSTEE STAHLY

Vote Results:

Trustee Price –	Yes
Trustee Stahly –	Yes
Trustee Winkleblack –	Yes
Trustee Bethel -	Yes
Mayor Wilcox –	Yes

MOTION PASSED



8. **Consideration of Contract Appointment for Professional Services of Dustie Colella as Interim Town Clerk/Treasurer**

**MOTION:** TRUSTEE STAHLY MOVED TO APPROVE THE 90 DAY CONTRACT WITH THE 10-14 DAY NOTICE OF TERMINATION AMENDMENT; SECONDED BY TRUSTEE PRICE

Vote Results:

Trustee Winkleblack –	Yes
Trustee Price –	Yes
Trustee Bethel –	Yes
Trustee Stahly -	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

**MOTION:** TRUSTEE WINKLEBLACK MOVED TO ADVERTISE FOR FULL TIME POSITION OF TOWN ADMINISTRATOR; NO SECOND; MOTION DIED ON THE FLOOR

**MEETING ADJOURNED AT 7:20 PM.**

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Approved

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Attest



**Minutes  
Town of Collbran  
Board of Trustees Special Meeting  
May 16, 2025 6:00pm**

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

**Present:** Trustees Winkleblack, Bethel, Stahly, Price, and Mayor Wilcox

**Staff Present:** Interim Town Clerk Colella

4. **Changes or Deletions to Agenda**
5. **Persons not on the agenda**

None

6. **Staffing Discussion**

- a. Contract with Bruce Smith for Staffing Evaluation, Advisement and General Assistance

**MOTION:** TRUSTEE PRICE MOVED TO CREATE A CONTRACT WITH BRUCE SMITH FOR STAFFING EVALUATION, ADVISEMENT AND GENERAL ASSISTANCE AND LET HIM NEGOTIATE WITH TOWN ATTORNEY; SECONDED BY TRUSTEE STAHLY

Vote Results:

Trustee Winkleblack -	No
Trustee Price –	Yes
Trustee Bethel -	Yes
Trustee Stahly –	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

**MEETING ADJOURNED AT 1:31 PM.**

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Approved

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Attest



**Minutes  
Town of Collbran  
Board of Trustees Special Meeting  
May 20, 2025 6:00pm**

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

**Present:** Trustees Winkleblack, Bethel, Stahly, Price, and Mayor Wilcox

**Staff Present:** Interim Town Clerk Colella

4. **Changes or Deletions to Agenda**
5. **Persons not on the agenda**

Mark McGowan spoke

6. **Approval of Resolution 11, Series of 2025**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO APPROVING AN AGREEMENT WITH BRUCE SMITH CONSULTING INC. FOR PROFESSIONAL SERVICES

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE RESOLUTION NO. 11, SERIES OF 2025, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO APPROVING AN AGREEMENT WITH BRUCE SMITH CONSULTING INC. FOR PROFESSIONAL SERVICES AND STRIKE SECTION 3 FROM THE AGREEMENT FOR PROFESSIONAL SERVICES; SECONDED BY MAYOR WILCOX

Vote Results:

Trustee Winkleblack -	No
Trustee Bethel –	Yes
Trustee Stahly -	Yes
Trustee Price –	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

7. **Discussion Regarding Town Water Rights; Article 16, Section 7-Colorado Constitution**
8. **Discussion Regarding Office Procedures**
  - a. Door Locks
  - b. CORA Requests
  - c. Board Meetings

**MEETING ADJOURNED AT 7:15 PM.**

\_\_\_\_\_  
Approved

\_\_\_\_\_  
Attest



**Minutes  
Town of Collbran  
Board of Trustees Special Meeting  
June 3, 2025 6:00pm**

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

**Present:** Trustees Winkleblack, Bethel, Price, and Mayor Wilcox

**Staff Present:** Interim Town Clerk Colella; Consultant Smith

4. **Changes or Deletions to Agenda**
5. **Persons not on the agenda**

None

6. **Bruce Smith Update**
7. **Approval of Resolution 12, Series of 2025**

RESOLUTION NO. 12, SERIES 2025 - A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO APPOINTING THE LAW FIRM OF NAZARENUS STACK & WOMBACHER AS THE TOWN'S WATER ATTORNEY

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE RESOLUTION NO. 12, SERIES 2025 - A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO APPOINTING THE LAW FIRM OF NAZARENUS STACK & WOMBACHER AS THE TOWN'S WATER ATTORNEY; SECONDED BY MAYOR WILCOX

Vote Results:

Trustee Winkleblack -	Yes
Trustee Bethel -	Yes
Trustee Price –	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

8. **Approval of Resolution 13, Series of 2025**

RESOLUTION NO. 13, SERIES 2025 - A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO APPROVING A REPRESENTATION AGREEMENT WITH NAZARENUS STACK & WOMBACHER FOR WATER TOWN ATTORNEY LEGAL SERVICES

**MOTION:** TRUSTEE WINKLEBLACK MOVED TO APPROVE RESOLUTION NO. 13, SERIES

2025 - A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO APPROVING A REPRESENTATION AGREEMENT WITH NAZARENUS STACK & WOMBACHER FOR WATER TOWN ATTORNEY LEGAL SERVICES; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Bethel –	Yes
Trustee Winkleblack -	Yes
Trustee Price –	Yes
Mayor Wilcox –	Yes

MOTION PASSED

**9. Consideration of a Street Closure Request, Oktoberfest, presented by Tascha Vig**

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE STREET CLOSURE FOR OKTOBERFEST FOR SEPTEMBER 12, 2025 FROM 4PM TO 9PM; SECONDED BY MAYOR WILCOX

Vote Results:

Trustee Bethel –	Yes
Trustee Price –	Yes
Trustee Winkleblack -	Yes
Mayor Wilcox –	Yes

MOTION PASSED

**10. Approval of Resolution No. 14, Series of 2025**

RESOLUTION NO. 14, SERIES OF 2025 – A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO DECLARING THE POSITION OF TOWN ATTORNEY VACANT

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE RESOLUTION NO. 14, SERIES OF 2025 – A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO DECLARING THE POSITION OF TOWN ATTORNEY VACANT; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Price –	Yes
Trustee Winkleblack -	Yes
Trustee Bethel –	Yes
Mayor Wilcox –	Yes

MOTION PASSED

**11. Approval of Building Permit and Certificate of Zoning Compliance application at 3033 Pinion St**

Presented by Kat Herbert

- a. Attachment A - Building Permit and Certificate of Zoning Compliance Application
- b. Attachment B - Site Plan
- c. Attachment C – Elevations

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE BUILDING PERMIT AND CERTIFICATE OF

ZONING COMPLIANCE APPLICATION AT 3033 PINION STREET; ATTACHMENT A,  
ATTACHMENT B AND ATTACHMENT C; SECONDED BY TRUSTEE WINKLEBLACK

Vote Results:

Trustee Price –	Yes
Trustee Bethel –	Yes
Trustee Winkleblack -	Yes
Mayor Wilcox –	Yes

MOTION PASSED

**12. Presentation by Laramie Energy - General Update of Current Projects and Activities**

**13. Website Remediation Proposal for ADA Compliance**

Presented by Trish Coberly with Coberly Web Creations

**MOTION:** TRUSTEE PRICE MOVED TO CONTRACT TRISH COBERLY WITH COBERLY WEB CREATIONS FOR WEBSITE REMEDIATION PROPOSAL FOR ADA COMPLIANCE; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Winkleblack -	Yes
Trustee Bethel –	Yes
Trustee Price –	Yes
Mayor Wilcox –	Yes

MOTION PASSED

**14. Plateau Valley High School Scoreboard**

- a. Exhibit A - Signed fire code plan review from the Colorado Division of Fire Prevention & Control, showing that a fire code review and inspections are not required
- b. Exhibit B - Scoreboard construction drawing signed by an engineer licensed in the State of Colorado
- c. Exhibit C - Structural engineering calculations signed by an engineer licensed in the State of Colorado
- d. Exhibit D - Construction specifications
- e. Exhibit E - Scoreboard product specifications

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE THE PLATEAU VALLEY HIGH SCHOOL SCOREBOARD CONSTRUCTION; EXHIBIT A, EXHIBIT B, EXHIBIT C, EXHIBIT D AND EXHIBIT E, AS PRESENTED; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Bethel –	Yes
Trustee Price –	Yes
Trustee Winkleblack -	Yes
Mayor Wilcox –	Yes

MOTION PASSED

**15. Presentation by Mark McGowan**

Optimus Communications - Internet and Voice Services Proposal

**16. Town Attorney Update**

**17. Staff Updates**

**18. Trustee Informational, Items for Future Agenda, Upcoming Meeting Dates TBD by Board**

a. Future Agenda Requests:

i. Town Attorney Interviews and Selection Process

**19. Public Correspondence**

a. Statement read by Monica Etcheverry for Rachel Showalter, at May 6, 2025, Board Meeting

b. Letter from HopeWest regarding Spring Swing Update

**20. Adjournment**

**MEETING ADJOURNED AT 8:09 PM.**

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Approved

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Attest





**Minutes  
Town of Collbran  
Board of Trustees Special Meeting  
June 12, 2025 2:00pm**

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

**Present:** Trustees Winkleblack, Bethel, Price, Stahly and Mayor Wilcox

**Staff Present:** Interim Town Clerk Colella; Consultant Smith

4. **Changes or Deletions to Agenda**
5. **Persons not on the agenda**

None

6. **Executive Session**

The Board of Trustees may Enter into Executive Session pursuant to C.R.S. § 24-6-402(4)(f) for potential interviews with candidates, discussion of qualifications, and potential appointment of a Town Attorney

**REGULAR MEETING RECESSED AT 2:09 PM FOR EXECUTIVE SESSION**

**REGULAR MEETING RESUMED AT 3:28 PM**

7. **Possible motion to direct Town staff regarding appointment of Town Attorney**

**MOTION:** TRUSTEE PRICE MOVED TO DIRECT STAFF TO CONTACT CHRISTOPHER MCANANY AT THE DUFFORD WALDECK LAW FIRM TO OFFER THEM THE POSITION AS THE COLLBRAN TOWN ATTORNEY UNTIL THE ELECTION IN APRIL; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Winkleblack -	Yes
Trustee Price -	Yes
Trustee Bethel –	Yes
Trustee Stahly -	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

8. **Update-Bruce Smith**
9. **Adjournment**

**MEETING ADJOURNED AT 3:41 PM.**

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Approved

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Attest



**Minutes  
Town of Collbran  
Board of Trustees Regular Meeting  
July 1, 2025 6:00pm**

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**1. Call to Order (6:15 pm)**

**2. Pledge of Allegiance**

**3. Roll Call**

**Present:** Trustees Winkleblack (via Zoom), Bethel, Price, Stahly and Mayor Wilcox

**Staff Present:** Interim Town Clerk Colella; Consultant Smith

**4. Changes or Deletions to Agenda**

**5. Persons not on the agenda**

Carol Gregory spoke

**6. Bruce Smith Update**

**7. RESOLUTION NO. 16, SERIES 2025**

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A LEGAL SERVICES AGREEMENT BETWEEN THE TOWN OF COLLBRAN AND DUFFORD WALDECK, LLP

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE RESOLUTION NO. 16, SERIES 2025; A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A LEGAL SERVICES AGREEMENT BETWEEN THE TOWN OF COLLBRAN AND DUFFORD WALDECK, LLP; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Stahly -	Yes
Trustee Winkleblack -	Yes
Trustee Bethel –	Yes
Trustee Price -	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

**8. RESOLUTION NO. 15, SERIES OF 2025**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO APPROVING AN UPDATED EMPLOYMENT AGREEMENT FOR INTERIM TOWN CLERK/TREASURER

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE RESOLUTION NO. 15, SERIES OF 2025 – A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO APPROVING AN UPDATED EMPLOYMENT AGREEMENT FOR INTERIM TOWN CLERK/TREASURER; SECONDED

BY TRUSTEE BETHEL

Vote Results:

Trustee Winkleblack -	Yes
Trustee Stahly -	Yes
Trustee Bethel –	Yes
Trustee Price -	Yes
Mayor Wilcox –	Yes

MOTION PASSED

9. **Discussion Regarding Water Service/Taps for Property Owned by Forrest Towns and Bonnie Betts**
10. **Discussion Regarding Delegating Authority to Administratively Approve Certain Minor Building Permits**

a. Memorandum from Kat Herbert

b. **RESOLUTION NO. 17, SERIES OF 2025**

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO DELEGATING AUTHORITY TO ADMINISTRATIVELY APPROVE CERTAIN MINOR BUILDING PERMITS

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE RESOLUTION NO. 17, SERIES OF 2025-A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO DELEGATING AUTHORITY TO ADMINISTRATIVELY APPROVE CERTAIN MINOR BUILDING PERMITS; SECONDED BY TRUSTEE STAHLY

Vote Results:

Trustee Winkleblack -	Yes
Trustee Stahly -	Yes
Trustee Price –	Yes
Trustee Bethel -	Yes
Mayor Wilcox –	Yes

MOTION PASSED

11. **Updates on Broadband and Auditorium Projects** – Karla Distel

12. **Staff Updates**

- a. Incident Reports from Mesa County Sheriff for May 2025 – informational only and for Trustee review

13. **Trustee Informational, Items for Future Agenda, Upcoming Meeting Dates TBD by Board**

- a. Call July 15, 2025, Special Meeting (not work session); Second Reading of International Codes Adoption Ordinance

**MOTION:** TRUSTEE PRICE MOVED TO CALL JULY 15, 2025, SPECIAL MEETING (NOT WORK SESSION) FOR SECOND READING OF INTERNATIONAL CODES ADOPTION ORDINANCE AND FOR ANY OTHER ITEMS THAT MAY ARISE; SECONDED BY TRUSTEE STAHLY

Vote Results:

Trustee Bethel -	Yes
Trustee Winkleblack -	Yes
Trustee Stahly–	Yes
Trustee Price -	Yes

Mayor Wilcox – Yes  
MOTION PASSED

**14. Adjournment**

**MEETING ADJOURNED AT 8:25 PM.**

\_\_\_\_\_  
Approved

\_\_\_\_\_  
Attest



**Minutes  
Town of Collbran  
Board of Trustees Special Meeting  
July 31, 2025 11:00am**

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**1. Call to Order and Roll Call (11:07 am)**

**2. Pledge of Allegiance**

**Present:** Trustees Bethel, Price, Stahly and Mayor Wilcox

**Staff Present:** Interim Town Clerk Colella; Administrative Assistant White

**3. Revisions or Deletions to Agenda**

**4. Persons not on the agenda**

None

**5. Request to the State Auditor for an extension of time to file audit for year ended December 31, 2024; Authorization for Mayor to Sign**

**MOTION:** TRUSTEE PRICE MOVED TO APPROVE REQUEST TO THE STATE AUDITOR FOR AN EXTENSION OF TIME TO FILE AUDIT FOR YEAR ENDED DECEMBER 31, 2024; AUTHORIZATION FOR MAYOR TO SIGN; SECONDED BY TRUSTEE BETHEL

Vote Results:

Trustee Bethel -	Yes
Trustee Stahly –	Yes
Trustee Price -	Yes
Mayor Wilcox –	Yes

**MOTION PASSED**

**6. Adjournment**

**MEETING ADJOURNED AT 11:10 AM.**

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Approved

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Attest

To: Mayor & Trustees

From: R. Bruce Smith

Subject: Report

Date: July 31, 2025

The following is a summary of information of interest. Let me know if you desire more detail or clarification.

1. In reviewing the payroll, I found that Mike Nichols was being paid significantly less than indicated in the budget and supporting documents. Since the Board had authorized a salary to be \$ 71,404, I authorized his pay to be increased to that amount. I was not confident that I had the authority to effectively increase his salary from January 1 through mid-July and so I have not authorized that to be done. However, unless the Board directs differently, I will do that.

The other two Public Works employees have been paid slightly higher than indicated in the budget. Unless directed otherwise I will leave those salaries as is and consider it as part of their annual review.

2. I am not at all pleased with some of the professional service contractors and KLJ Engineering in particular. I also do not think it is in anyone's best interest to conduct a public evaluation of any firm. Instead, I would terminate the contract in accordance with its terms and retain engineering firms as appropriate for specific projects. Consequently, I have prepared the Resolution directing the termination of the KLJ contract(s).

3. The rehabilitation of the Hoosier Ditch pipeline is a project that is thirty years (or more) over- due. My first-choice engineer for that project is Westwater Engineering because I worked with WWE on specially that project in the early "90s. (In talking to WWE I found that they still had had those files.)

SGM also did some evaluation analysis of Hoosier Ditch which I consider to have been well done.

Both firms, and perhaps others, deserve consideration when the time comes to hire an engineer (which I hope will be soon).

Ideally the pipeline will be the penstock for a hydroelectric plant with the intention being to generate power for the water plant, pump station and perhaps revenue.

I regard the project a high enough priority to consider "bonding" as a financial option. If so, sales tax based revenue bonds or possibly hydro revenues are the likely alternatives.

4. In the near future, the Town will need to contract with a registered land surveyor to assist on annexations. In the past I found that the Town could greatly reduce the costs of annexations and essential changes to the Town map and zoning map by hiring the surveyor directly. By reducing the costs to the affected property owner there is incentive to annex.



**TOWN OF COLLBRAN, COLORADO**  
**Ordinance 2025-01**

**AN ORDINANCE OF THE TOWN OF COLLBRAN, COLORADO ADOPTING AND AMENDING THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE NATIONAL ELECTRICAL CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, AND THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE TO BE APPLIED THROUGHOUT THE TOWN OF COLLBRAN, COLORADO.**

**WHEREAS**, pursuant to C.R.S. §§ 31-15-401, *et seq.*, and 31-16-201, *et seq.*, as amended, the Board of Trustees (the “Board”) for the Town of Collbran, Colorado (the “Town”) has the power to adopt generally applicable ordinances, including adopting by reference certain model codes including a building code;

**WHEREAS**, the Town has previously adopted by reference various model codes published by the International Code Council (the “ICC”) including the 2018 International Building Code, the 2018 International Plumbing Code, the 2018 International Mechanical Code, the 2018 International Fuel Gas Code, the 2018 International Existing Building Code, the 2018 International Residential Code, and the 2018 International Energy Conservation Code (together, the “2018 International Model Codes”);

**WHEREAS**, the Town has previously adopted by reference the 2017 National Electrical Code”) (the “2017 National Electrical Code”) published by the National Fire Protection Association (the “NFPA”);

**WHEREAS**, the 2018 International Model Codes and the 2017 National Electrical Code are codified in Articles 6.12 – 6.40 of the Code of the Town of Collbran (the “Town Code”);

**WHEREAS**, pursuant to an intergovernmental agreement between the Town and Mesa County, Colorado (the “County”) – which is authorized pursuant to Article XIV, Section 18 of the Colorado Constitution and C.R.S. §§ 29-1-203 – Mesa County agrees to serve as the Town’s Building Official under all applicable model building codes;

**WHEREAS**, by September 1, 2025, Mesa County will adopt and enforce the most recent versions of various model building codes as more fully set forth herein;

**WHEREAS**, pursuant to the intergovernmental agreement between Mesa County and the Town, the Town must follow the County’s adoption of the various model building codes as set forth herein;

**WHEREAS**, the purpose of the ICC’s 2024 International Building Code (the “IBC”) is to comprehensively regulate the erection, construction, enlargement, alteration, repair, moving,

removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of all structures;

**WHEREAS**, the purpose of the ICC’s 2024 International Residential Code (the “IRC”) is provide minimum standards for the construction, alteration, movement, repair, use and occupancy, location removal and demolition of one- and two-story residential dwellings and the use of certain equipment;

**WHEREAS**, the purpose of the ICC’s 2024 International Mechanical Code (the “IMC”) is to provide minimum requirements for, regulate, and control the design, construction, installation, quality of materials, location operation and maintenance, and the use of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat producing appliances;

**WHEREAS**, the purpose of the ICC’s 2024 International Plumbing Code (the “IPC”) is to provide minimum standards for the safe installation and maintenance of sewage and water piping systems;

**WHEREAS**, the purpose of the ICC’s 2024 International Fuel Gas Code (the “IFGC”) is to provide minimum standards for safe installation of fuel gas piping systems, fuel gas utilization equipment, and related accessories;

**WHEREAS**, the purpose of the ICC’s 2024 International Existing Building Code (the “IEBC”) is to encourage the use and reuse of existing buildings and to provide regulations covering the repair, alteration, addition, and change of occupancy for existing buildings and historic buildings while achieving appropriate levels of safety without requiring full compliance with the new construction requirements of other ICC codes;

**WHEREAS**, the purpose of the ICC’s 2024 International Energy Conservation Code (the “IECC”) is to provide minimum standards for energy efficiency, the use of natural resources, and the impact of energy usage on the environment;

**WHEREAS**, C.R.S. § 31-15-602 requires that any municipality adopting the 2021 or more recent versions of the IECC also adopt the Colorado Model Electric Ready and Solar Ready Code (the “CMERSRC”);

**WHEREAS**, the purpose of CMERSRC is to ensure that newly-constructed buildings are constructed in a manner where solar photovoltaic or solar thermal systems and electric vehicle charging infrastructure may be readily installed and building systems may be readily electrified;

**WHEREAS**, the purpose of NFPA’s 2023 National Electrical Code (the “NEC”) is to provide the benchmark for safe electrical design, installation, and inspection to protect people and property from electrical hazards;

**WHEREAS**, the Board hereby finds and determines that the adoption of the 2024 IBC, 2024 IRC, the 2024 IMC, the 2024 IPC, the 2024 IFGC, the 2024 IEBC, the 2021 IECC, the

CMERSC, and the 2023 NEC (together, the “Building Codes”) is necessary to protect the public health, safety, and welfare of the Town;

WHEREAS, pursuant to the requirements of C.R.S. §§ 31-16-201 *et seq.*, on June 3<sup>rd</sup>, 2025, the Board conducted a properly-noticed public hearing on the adoption of the Building Codes by reference, including the amendments thereto more fully set forth herein;

WHEREAS, copies of the Building Codes – as amended – are available for inspection at Town Hall, located at 1010 High Street, Collbran, Colorado 81624; and

WHEREAS, to cover the administrative costs of enforcement of the Building Codes, including the cost to review applications and conduct inspections, the Town approves the Fee Schedule attached hereto as **Exhibit A**.

**NOW THEREFORE, BE IT ORDAINED**, by the Board of the Town of Collbran as follows:

Section 1. Repeal and Replace Town Code Sections 6.12.010 – 6.12.030. Sections 6.12.010 – 6.12.030 are hereby repealed in their entirety and reenacted as follows:

## **ARTICLE 6.12 INTERNATIONAL BUILDING CODE**

### 6.12.010 Adopted by Reference

- (a) The International Building Code, 2024 Edition, as published by the International Code Council, Inc., together with amendments set forth below (hereafter “IBC” or “International Building Code”) is hereby adopted to provide minimum standards to safeguard life and limb, health, property, and the public welfare by regulating and controlling various matters including without limitation the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within the jurisdiction.
- (b) The following Chapters of the Appendices of the International Building Code, 2024 Edition, are adopted:
  - i. Chapter C, Group U - Agriculture Building;
  - ii. Chapter I, Patio Covers; and
  - iii. Chapter P, Sleeping Lofts.

6.12.020      Amendments

The IBC, is hereby amended as follows:

- (a) Section 101: Section 101.4.4 **Property maintenance** is amended by deletion of this section in its entirety.
- (b) Section 105: Section 105.1 **Required** is amended by the addition of the sentence: “Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.”
- (c) Section 105: Section 105.2 **Work exempt from permit** is amended to read:
  - i. “6. Sidewalks, driveways and platforms not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
  - ii. “11. Swings and other playground equipment, located outside, of all occupancies covered by this code.
- (d) Section 105: Section 105.2 **Work exempt from permit** is amended by the addition of the following new items:
  - i. “14. Plastic covered crop production shelters where access to public is prohibited.”
  - ii. “15. Shade fabric structures 400 square feet or less.”
  - iii. “16. Storage containers on active construction sites for short-term utilization, subject to annual review.”
- (e) Section 105: Section 105.6 **Suspension or revocation** is amended by the addition of the sentence to read: “The Building Official may suspend or revoke a permit when a Stop Work Notice is issued in writing by another governing federal, state or local authorities in violation of any ordinance or regulation under their authority.”
- (f) Section 109: Section 109.2 **Schedule of permit fees** is amended by the addition of Exhibit A Town of Collbran Building Department Fee Schedule. (Copy of Exhibit A Town of Collbran Building Department Fee Schedule, is on file at Town Hall).
- (g) Section 109: Section 109.6 **Refunds** is amended by the addition of the following: “Building permit fees may be refunded at the rate of

85% of the building permit fee provided the project for which the permit was issued has not commenced or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”

- (h) Section 109: Section 109.7 **Fees for agriculture buildings** is amended by the addition of Subsection 109.7 to read: “No fees shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. This agriculture building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures.”
- (i) Section 110: Section 110.7 **Inspections for agriculture buildings** is amended by addition of Subsection 110.7 to read as follows: “No inspections shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. However, this exemption is not an exception of the minimum building standards set forth in the International Building Code, or to the other requirements for inspections for electrical, mechanical and plumbing.”
- (j) Section 111: Section 111.2 **Certificate issued** is amended by deletion of: “or other laws that are enforced by the department” and replaced with: “or other codes referenced in this ordinance.”
- (k) Section 111: Section 111.3 **Temporary occupancy** is amended by addition of the following: “Such temporary occupancy shall be limited to the provisions of this code or any other code referenced in this ordinance.”
- (l) Section 113: Section 113 **Board of appeals** is amended by deletion of this section in its entirety and replaced with: “The Board of Appeals established under this Chapter shall serve as the Board of Appeals.”
- (m) Section 114: Section 114.4 **Violation penalties** is amended by deletion of this section in its entirety and replaced with: “Any person who violates a provision of the code or fails to comply with any of the requirements thereof shall be subject to the penalties prescribed in this Chapter.”

- (n) Section 116: Section 116.1 **Unsafe Conditions** is amended by adding a paragraph to read: “The building official may cause the premises to be closed up and secure through any available public agency or contractor arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be lien upon such real estate and may be collected by any other legal resource. The building official may condemn unsafe structures.”
- (o) Section 305: Section 305.2.3 “**Twelve**” or **fewer children in a dwelling unit** is amended by deleting Five and replacing with Twelve.
- (p) Section 308: Section 308.2.4 **Five or fewer persons receiving custodial care** is amended by deleting: “provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with Section 2904 of the International Residential Code.”
- (q) Section 310: Section 310.4.1 **Care facilities within a dwelling** is amended by deleting: “provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section 2904 of the International Residential Code.”
- (r) Section 310: Section 310.6 **Residential Group R-5** is amended by the addition of Section 310.6 to read as follows: “**Residential Group R-5.** Residential Group R-5 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment. This occupancy requires that all persons residing within shall, without any assistance, be capable of responding to an emergency situation to complete building evacuation. Such occupancy shall comply with the International Residential Code. This group shall include, but not limited to, the following:  
  
Congregate living facilities (nontransient) with 16 or fewer occupants, for whom supervision is provided on a 24-hour basis within the building, structure or portion thereof”
- (s) Section 1004: Table 1004.5 **Maximum floor area allowances per occupant** is amended to change the maximum floor area allowance per occupant of Agriculture Building from: 300 Gross to 500 Gross.
- (t) Chapter 30: Chapter 30 **Elevators and conveying systems** is amended by the addition of four new sections and subsections to read as follows:

## **SECTION 3010**

### **PERMITS & CERTIFICATES OF INSPECTION**

**3010.1 Permits Required.** It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter or to make alterations to any existing elevator, dumbwaiter or moving walk, as defined in ASME A17.1, without first having obtained a permit for such installations from the building official. Permits shall not be required for maintenance or minor alterations.

**3010.2 Certificates of Inspection Required.** It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by an approved inspection agency. Such certificates shall be issued upon payment of prescribed fees and a valid inspection report indicating that the conveyance is safe and that the inspection and tests have been performed in accordance with ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3013.

**3010.3 Applications for Permits.** Applications for a permit to install shall be made on forms provided by the building official, and the permit shall be issued to an owner or the owner's representative, upon payment of the permit fees specified in this section.

**3010.4 Applications for Certificates of Inspection.** Applications for an inspection and certificates of inspection shall be made to an approved inspection agency by the owner of an elevator, dumbwaiter, escalator or moving walk. Fees for inspections and certificates of inspection shall be determined by the approved inspection agency.

**3010.5 Fees.** A fee for each permit shall be paid to the building official as prescribed in the jurisdiction Permit Fee Schedule.

## **SECTION 3011**

### **DESIGN**

**3011.1 Detailed Requirements.** For detailed design, construction and installation requirements see Chapter 16 and the appropriate requirements for ASME A17.1.

## **SECTION 3012**

### **REQUIREMENTS FOR OPERATION AND MAINTENANCE**

**3012.1 General.** The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installations and shall cause periodic inspections to be made on such conveyances as required by this section.

**3012.2 Periodic Inspection and Tests.** Routine and periodic inspections and tests shall be made as required by ASME A17.1.

**3012.3 Alterations, Repairs and Maintenance.** Alterations, repairs and maintenance shall be made as required by ASME A17.1.

**3012.4 Inspection Costs.** All costs of such inspections shall be paid by the owner.

## **SECTION 3013**

### **UNSAFE CONDITIONS**

**3013.1 Unsafe Conditions.** When an inspection reveals an unsafe condition of an elevator, escalator, moving walk or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of inspection and unsafe conditions. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such conveyance, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed by the building official when satisfied that the unsafe conditions have been corrected.

- (u) Section 3109: Section 3109.1 **General** is amended by deletion and replaced with: “Swimming pools, spas and hot tub barriers shall



comply with section 305 of the International Swimming Pool and Spa Code.”

6.12.030 Copies on File and Available for Sale

At least one copy of the International Building Code, 2024 Edition, and the adopted Chapters of the Appendices thereto, together with one copy of the ordinance codified in this chapter, shall be kept on file in Town Hall. Copies of said IBC and adopted Appendices shall be available for sale to the public at a moderate price.

\* \* \*

Section 2. Repeal and Replace Town Code Sections 6.16.010 – 6.16.030. Sections 6.16.010 – 6.16.030 are hereby repealed in their entirety and reenacted as follows:

**ARTICLE 6.16 INTERNATIONAL PLUMBING CODE**

6.16.010 Adopted by Reference

- (a) The International Plumbing Code, 2024 Edition, published by the International Code Council and as amended and adopted by the State of Colorado Plumbing Board pursuant to C.R.S. §§ 12-155-101, *et seq.*, together with amendments set forth below (hereafter “IPC”) and applicable chapters of the International Residential Code published by the International Code Council and as amended is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of plumbing systems within the Jurisdiction.

6.16.020 Amendments

The IPC, is hereby amended as follows:

- (a) **Fee schedule** is amended by the addition of Exhibit A Town of Collbran Building Department Fee Schedule. (Copy of Exhibit A Town of Collbran Building Department Fee Schedule, is on file in Town Hall).
- (b) **Fee refunds** is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”

- (c) **Means of appeal** is amended by deletion of this section in its entirety and replaced with the following: “The Colorado State Plumbing Board serves as the Board of Appeals for the International Plumbing Code.”

6.16.030 Copies on File and Available for Sale

At least one copy of the International Plumbing Code, 2024 Edition, together with one copy of the ordinance codified in this chapter, shall be kept on file at Town Hall. Copies of said IPC shall be available for sale to the public at a moderate price.

\* \* \*

Section 3. Repeal and Replace Town Code Sections 6.20.010 – 6.20.030. Sections 6.02.010 – 6.20.030 are hereby repealed in their entirety and reenacted as follows:

**ARTICLE 6.20 INTERNATIONAL MECHANICAL CODE**

6.20.010 Adopted by Reference

- (a) The International Mechanical Code, 2024 Edition, as published by the International Code Council, together with amendments set forth below (hereafter “IMC” or “International Mechanical Code”) is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of mechanical systems within the Jurisdiction.

6.20.020 Amendments

The IMC is hereby amended as follows:

- (a) Section 108: Section 108.2 **Schedule of Permit Fees** is amended by the addition of Exhibit A Town of Collbran Building Department Fee Schedule. (Copy of Exhibit A Town of Collbran Building Department Fee Schedule, is on file in Town Hall).
- (b) Section 108: Section 108.6 **Refunds** is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”

- (c) Section 112: Section 112 **Means of appeal** is amended by deletion of this section in its entirety and replaced with the following: “The Board of Appeals established in Part 13 shall serve as the Board of Appeals.”
- (d) Section 114: Section 114.4 **Violation penalties** is amended by deletion of the section in its entirety and replaced with the following: “Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to the penalties as prescribed in Part 16 of this Ordinance.”

6.20.030 Copies on File and Available for Sale

At least one copy of the IMC, 2024 Edition, together with one copy of the ordinance codified in this article, shall be kept on file in Town Hall. Copies of the IMC shall be available for sale to the public at a moderate price.

\* \* \*

Section 4. Repeal and Replace Town Code Sections 6.24.010 - 6.24.020. Sections 6.24.010 – 6.24.020 are hereby repealed in their entirety and reenacted as follows:

**ARTICLE 6.24 INTERNATIONAL FUEL GAS CODE**

6.24.010 Adopted by Reference

- (a) The International Fuel Gas Code, 2024 edition, published by the International Code Council and as amended and adopted by the State of Colorado Plumbing Board pursuant to C.R.S. §§ 12-155-101, *et seq.*, together with amendments set forth below (hereafter “IFGC”) and applicable chapters of the International Residential Code published by the International Code Council and as amended is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of fuel gas systems within the Jurisdiction.

6.24.020 Reserved

6.24.030 Copies On File And Available For Sale

At least one copy of the International Fuel Gas Code, 2024 Edition together with one copy of the ordinance codified in this article, shall be kept on file at Town Hall. Copies of the IFGC and said chapters of the appendix shall be available for sale to the public at a moderate price.

\* \* \*

Section 5. Repeal and Replace Town Code Sections 6.28.010 – 6.28.040. Sections 6.28.010 – 6.28.040 are hereby repealed in their entirety and reenacted as follows:

## **ARTICLE 6.28 INTERNATIONAL EXISTING BUILDING CODE**

### 6.28.010 Adopted by Reference

- (a) The International Existing Building Code, 2024 Edition, as published by the International Code Council, together with amendments set forth below (hereafter “IEBC” or “International Existing Building Code”) is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of existing buildings within the Jurisdiction.

### 6.28.020 Amendments

The IEBC is hereby amended as follows:

- (a) Section 108: Section 108.2 **Schedule of permit fees** is amended by the addition of Exhibit A Town of Collbran Building Department Fee Schedule. (Copy of Exhibit A Town of Collbran Building Department Fee Schedule, is on file at Town Hall).
- (b) Section 108: Section 108.6 **Refunds** is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”
- (c) Section 112: Section 112 **Board of appeals** is amended by deletion of this section in its entirety and replaced with the following: “The Board of Appeals established in Part 13 shall serve as the Board of Appeals.”
- (d) Section 113: Section 113.4 **Violations** is amended by deletion of this section in its entirety and replaced with the following: “Any person who violates a provision of the code or fails to comply with any of the requirements thereof shall be subject to the penalties prescribed in Part 16 of this Ordinance.”
- (e) Section R115: Section R115 **Unsafe buildings and equipment** is amended by deletion of this section in its entirety and replaced with:

“As amended in section 116 of the 2024 International Building Code.”

**6.28.030 Copies on File and Available for Sale**

At least one copy of the International Existing Building Code, together with one copy of the ordinance codified in this article, shall be kept on file at Town Hall. Copies of the IEBC shall be available for sale to the public at a moderate price.

**6.28.040 Penalties**

- (a) Any person, firm or corporation violating any provisions of the IEBC shall be punished by a fine of not more than \$1,000.00, or by imprisonment of not more than one year or by both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the IEBC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IEBC shall be deemed one of strict liability.
- (b) The issuing of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IEBC. No permit presuming to give authority to violate or cancel the provisions of the IEBC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (c) The issuance of or granting of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IEBC or any other ordinance, or from revoking any certificate of approval when issued in error.

\* \* \*

Section 6. Repeal and Replace Town Code Sections 6.32.010 – 6.32.030. Sections 6.32.010 – 6.32.030 are hereby repealed in their entirety and reenacted as follows:

**ARTICLE 6.32 INTERNATIONAL RESIDENTIAL CODE**

**6.32.010 Adopted by Reference**

- (a) The International Residential Code, 2024 Edition, published by the International Code Council, together with amendments set forth

below (hereafter “IRC” or “International Residential Code”) is hereby adopted for regulating the design, construction, quality of materials, erection, installation, alteration, location, repair, location, relocation, replacement, addition to, use and maintenance of one- and two family dwellings and townhouses not more than three stories in height within the Jurisdiction.

- (b) The following chapters of the Appendix of the International Residential Code, 2024 Edition, are adopted:
  - i. Appendix BB, Tiny Houses;
  - ii. Appendix BF, Patio Covers;
  - iii. Appendix BO, Existing Buildings and Structures;
  - iv. Appendix CB, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents; and
  - v. Appendix CC, Recommended Procedure for Safety Inspection of an Existing Appliance Installation.

#### 6.32.020 Amendments

The IRC is hereby amended as follows:

- (a) Section R101: Section R101.2 **Scope** is amended by moving Owner-occupied lodging houses with five or fewer guestrooms from exception to scope.
- (b) Section R101: Section R101.2 **Scope** is amended by moving a care facility with five or fewer persons receiving custodial care within a dwelling unit from exception to scope.
- (c) Section R101: Section R101.2 **Scope** is amended by moving a care facility with five or fewer persons receiving care that are within a dwelling unit from exception to scope.
- (d) Section 101: Section 101.2 **Scope** is amended by the addition to scope: “Child Care Facilities as permitted under HB21-1222, but not to exceed 12 Children.”
- (e) Section 101: Section 101.2 **Scope** is amended by the addition to scope: “Residential Group R-5, as defined in the IBC.”

- (f) Section 102: Section 102.6 **Existing structures** is amended by deletion of: “International Property Maintenance Code.”
- (g) Section R104: Section R104.2.3.1 **Flood hazard areas** is amended by the deletion of this section in its entirety and replaced with the following: “No permit will be issued without review and approval from the local jurisdiction floodplain administrator.”
- (h) Section R104: Section R104.3.1 **Determination of substantially improved or substantially damaged existing buildings in flood hazard areas** is amended by the deletion of this section in its entirety and replaced with the following: “No permit will be issued without review and approval from the jurisdiction floodplain administrator.”
- (i) Section R105: Section R105.1 **Required** is amended by the addition of the sentence: “Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.”
- (j) Section R105: Section R105.2 **Work exempt from permit** is amended to read:
  - i. “5. Sidewalks, Driveways and Platforms not more than 30 inches above the adjacent grade and not over any basement or story below.”
  - ii. “7. Temporary (removable) prefabricated swimming pools installed for a maximum of 180 days per year.”
  - iii. “8. Swings, playhouses and other playground equipment.”
  - iv. “10. Decks that are not more than 30 inches above grade at any point.”
- (k) Section R105: Section 105.2 **Work exempt from permit** is amended by the addition of the following new items:
  - i. “11. Re-siding of buildings regulated by this code.”
  - ii. “12. Roof recover of buildings regulated by this code that do not exceed Limits of Section R908.4 and 908.4.1”
  - iii. “13. Plastic covered crop production shelters where access to the public is prohibited.”

- (l) Section R106: Section R106.1.4 **Buildings in flood hazard areas** is amended by the deletion of this section in its entirety and replaced with the following: “The local jurisdiction floodplain administrator will be responsible for adherence to applicable regulations under their authority. A final verification and approval from the floodplain administrator will be given prior to issuance of a Certificate of Occupancy.”
- (m) Section R106: Section R106.3.1 **Construction documents** is amended by deletion of the second sentence of the first paragraph: “One set of construction documents so reviewed shall be retained by the Building Official.”
- (n) Section R106: Section R106.5 **Retention of construction documents** is amended by deletion of this section in its entirety.
- (o) Section R108: Section R108.2 **Schedule of permit fees** is amended to add Exhibit A Town of Collbran Building Department Fee Schedule. (Copy of Exhibit A Town of Collbran Building Department Fee Schedule, is on at Town Hall).
- (p) Section R108: Section R108.5 **Refunds** is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”
- (q) Section R108: Section R108.7 **Fees for agriculture buildings** is amended by the addition of Subsection R108.7 to read: “No fees shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. This agriculture building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures.”
- (r) Section R109: Section R109.5 **Inspections for agriculture buildings** is amended by addition of Subsection R109.5 to read as follows: “No inspections shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. However, this exemption is



not an exception of the minimum building standards set forth in the International Building Code, or to the other requirements for inspections for electrical, mechanical and plumbing.”

- (s) Section R110: Section R110.2 **Certificate issued** is amended by deletion of: “or other laws that are enforced by the department” and replaced with: “or other codes referenced in this ordinance.”
- (t) Section R110: Section R110.3 **Temporary occupancy** is amended by addition of the following: “Such temporary occupancy shall be limited to the provisions of this code or other codes referenced in this ordinance.”
- (u) Section R112: Section R112 **Board of appeals** is amended by deletion of this section in its entirety and replaced with: “The Board of Appeals established under this Chapter shall serve as the Board of Appeals.”
- (v) Section R113: Section R113.4 **Violation penalties** is amended by deletion of the section in its entirety and replaced with the following: “Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to the penalties as prescribed in Part 16 of this Ordinance.”
- (w) Section R115: Section R115 **Unsafe structures and equipment** is amended by addition to read: “As amended in section 116 of the 2024 International Building Code.”
- (x) Section R202: Section R202 **Definitions** is amended to read:
  - i. “Dwelling. Any *building* that contains one or two *dwelling units* used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. Dwelling is not defined as a *building* that is used, intended, or designed to be separated as individually owned properties. See definition of *townhouse*.”
  - ii. “Townhouse. A *building* that contains two or more attached *townhouse units*.”
- (y) Section R302: Table R302.1 (1) **Exterior walls** is amended by changing the following:
  - i. “Walls (not fire resistance rated) Minimum Fire Separation Distance = 3 feet”

- ii. “Projections (not fire resistance rated) Minimum Fire Separation Distance = 2 feet”
  - ii. “Openings (unlimited) Minimum Fire Separation Distance = 3 feet”
  - iii. “Openings, deleted 25% Maximum of Wall Area/ 0 Hours/ 3 feet”
  - iv. “Penetrations (all) Minimum Fire Separation Distance < 3 feet, compliance with Section R302.4 and at 3 feet or greater, no requirements.”
- (z) Section R302: Section R302.2 **Townhouses** is amended for the purpose of this section to read: “Townhouse shall include two (2) or more attached townhouse units as defined in Section R202.”
- (aa) Section R302: Section R302.3 **Two-family dwellings** is amended for the purpose of this section to read: “Two-family dwelling does not include buildings that are used, intended, or designed to be separated as individually owned properties. See definition of townhouse.”
- (bb) Section R306: Section R306 **Flood-resistant construction** is amended by deletion of this section in its entirety and delegating authority to the local jurisdiction floodplain administrator.
- (cc) Section R309: Section R309.1 **Townhouse automatic sprinkler systems** is amended by deletion of this section and replaced with the following: “An automatic sprinkler system shall be installed in townhouses that contain more than four townhouse units. **Exception:** An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.”
- (dd) Section R309: Section R309.2 **Automatic fire sprinkler systems** is amended by the deletion of “shall be installed” and replaced with “may be installed”.
- (ee) Section R317: Section R317.1 **Floor surface** is amended by the deletion of the second paragraph.
- (ff) Section R317: Section R317.5 **Fire sprinklers** is amended by deletion of this section in its entirety.

- (gg) Section R319: Section R319.1 **Emergency escape and rescue openings required** first sentence is amended to read: “Basements, floors above grade plane, habitable attics, the room to which a sleeping loft is open and every sleeping room shall have not less than one operable emergency escape and rescue opening.”
- (hh) Section R319: Section R319.1 **Emergency escape and rescue openings required** is amended by the addition of the following exception:
  - i. “5. Storage rooms located above a garage and accessed only through the garage.”
- (ii) Section R322: Section R322.1 **Dwelling units or sleeping units** is amended by deletion of this section in its entirety.
- (jj) Section R323: Section R323 **Elevators and Platform Lifts** is amended by deletion of this section in its entirety.
- (kk) Section R325: Section R325.1.2 **Natural ventilation** Exception 3 is amended by deletion in its entirety and replacing with the following: “Required ventilation openings shall be permitted to open into a thermally isolated sunroom or roofed porch, deck, or patio where the space has adequate openings to the outside.”
- (ll) Section R328: Section R328.1 **Swimming pools, spas and hot tubs** is amended by deletion of this section in its entirety.
- (mm) Section R333: Section R333 **Wildfire hazard areas** is amended by the addition of Section R333:

#### **Section R333 Requirements in Wildfire Hazard Areas.**

- i. Section R333.1 Wildfire Hazards defined. Areas that have wildfire hazard rating of medium or above (as shown on the Mesa County Wildfire Hazard Map).
- ii. Section R333.2 Roof Covering. Roof coverings for new buildings or structures or additions thereto or roof covering utilized for re-roofing, shall be Class A or B, tested in accordance with ASME E108 or UL790 or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet

complying with ASTM D3909 installed over the combustible decking.

- iii. Section R333.3 Roof Valleys. Where provided, valley flashings shall be not less than 0.019-inch (0.44 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.
- iv. Section R333.4 Underfloor Enclosure. Buildings or structures shall have underfloor areas with habitable space located above enclosed to the ground with exterior walls.

**Exception:** Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction, fire-retardant-treated wood or heavy timber construction. Fire-retardant-treated wood shall be labeled for exterior use and meet the requirements of Section 2303.2 of the International Building Code.

- v. Section R333.5 Vents. Where provided, attic ventilation openings, foundation or underfloor vents, or ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8 inch (3.2 mm) or shall be designed and approved to prevent flame or ember penetration into the structure.
- vi. Section R333.6 Moved Buildings. Any building or structure moved within or into any Wildfire Hazard Area shall be made to comply with all the requirements for new buildings in the Wildfire Area.
- vii. Section R333.7. Replacement or repairs to buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall meet the requirements of this section for new construction.

- (nn) Chapter 11 (eleven): Chapter 11 (eleven) **Energy efficiency** is amended by the deletion of this chapter in its entirety, and replace

with: “See 2024 International Energy Conservation Code as adopted for energy code requirements.”

6.32.030 Copies on File and Available for Sale

At least one copy of the International Residential Code, 2024 Edition, and the Chapters of the Appendices adopted herein, together with one copy of the ordinance codified in this article, shall be kept on file at Town Hall. Copies of the IRC shall be available for sale to the public at a moderate price.

\* \* \*

Section 7. Repeal and Replace Town Code Sections 6.36.010 – 6.36.030. Sections 6.36.010 – 6.36.030 are hereby repealed in their entirety and reenacted as follows:

**ARTICLE 6.36 INTERNATIONAL ENERGY CONSERVATION CODE**

6.36.010 Adopted by Reference

- (a) The International Energy Conservation Code, 2021 Edition, published by the International Code Council, (hereafter “IECC” or “International Energy Conservation Code”) (or more current published energy compliance standards used in its entirety as approved by the Building Official) is hereby adopted as the Energy Conservation Code of the Town of Collbran regulating design, construction, quality of materials, erection, installations, alterations, repair, location, relocation, replacement, additions to, use and maintenance of the building envelope, mechanical, lighting and power systems within the Jurisdiction.

6.36.020 Amendments

- (a) Section 103: Section R103.5 **Retention of construction documents** is hereby amended by deletion of this section in its entirety.
- (b) Section C104 & Section R104: Section C104.2 & Section R104.2 **Schedule of permit fees** are amended by the addition of the Ordinance, Exhibit A, Town of Collbran Building Department Fee Schedule. (Copy of Exhibit A, Town of Collbran Building Department Fee Schedule, is on file at Town Hall.)
- (c) Section C104 & Section R104: Section C104.5 & Section R104.5 **Refunds** is amended by the deletion of this section in its entirety

and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”

- (d) Section C110 & Section R110: Section C110 & Section R110 **Board of appeals** are amended by deletion of these sections in their entirety and replaced with: “The Board of Appeals established in Part 13 of the Ordinance, shall serve as the Board of Appeals.”
- (e) Section C111 & Section R111: Section C111 & Section R111 **Duties of the code official** are hereby amended by the addition of these sections: “The *code official* is hereby authorized and directed to enforce the provisions of this code. The *code official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.”
- (f) Section R402: Table R402.1.3 **Insulation minimum R-values and fenestration requirements by component** is amended by changing to the following values from the 2024 International Energy Conservation Code:

5 and Marine 4	0.30 <sup>i</sup>	0.55	NR	49 or 30ci <sup>j</sup>	30 or 20&5ci <sup>h</sup> or 13&10ci <sup>h</sup> or 0&20ci <sup>h</sup>	13/17	30 or 19&7.5ci or 15ci	15ci or 19 or 13&5ci	10ci, 4 ft <sup>k</sup>	15ci or 19 or 13&5ci
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- (g) Section R402: Table R402.1.3 **Insulation minimum R-values and fenestration requirements by component** is amended by adding the following footnotes:
  - i. “j. Insulation entirely above roof deck.”
  - ii. “k. Slab insulation shall be installed in accordance with Section R402.2.9.1.”
- (h) Section R402: Section R402.2.9.1 **Slab-on-grade floor insulation installation** is amended by the deletion of the second sentence and replaced with the following: “Insulation located below grade shall be extended the distance provided in Table R402.1.3, but need not

exceed the footing depth in accordance with Section R403.1.4 of the *International Residential Code*.”

- (i) Section R408: Section R408.2 **Additional efficiency package options** is amended by the addition of the following sentence at the end of the section: “As an alternative, additional efficiency measures and credits complying with section R408 of the 2024 *International Energy Conservation Code*, shall be deemed equivalent.”
- (j) Section R404: Section R404.2 **Interior lighting controls** is amended by the deletion of this section in its entirety.

#### 6.36.030 Copies on File and Available for Sale

At least one copy of the International Energy Conservation Code, 2024 edition, together with one copy of the ordinance codified in this article, shall be kept on file at Town Hall. Copies of said IECC shall be available for sale to the public at a moderate price.

\* \* \*

Section 7. Repeal and Replace Town Code Sections 6.40.010 – 6.40.030. Sections 6.40.010 – 6.40.030 are hereby repealed in their entirety and reenacted as follows:

### **ARTICLE 6.40 NATIONAL ELECTRICAL CODE**

#### 6.40.010 Adopted by Reference

- (a) The National Electrical Code published by the National Fire Protection Association as amended and adopted by the State of Colorado Electrical Board pursuant to Title 12, Article 115 C.R.S. (hereafter “NEC” or “National Electrical Code”) is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of electrical systems in the Jurisdiction.

#### 6.40.020 Amendments

- (a) Applicants shall pay for each electrical permit at the time of issuance, a fee for electrical permits and inspections as determined by Exhibit A Town of Collbran Building Department Fee Schedule. (Copy of Exhibit A Town of Collbran Building Department Fee Schedule, is on file at Town Hall).

6.40.030 Copies on File and Available for Sale

At least one copy of the NEC, together with one copy of the ordinance codified in this article, shall be kept on file at Town Hall. Copies of the NEC shall be available for sale to the public at a moderate price.

\* \* \*

Section 8. Enact Sections 6.44.010 – 6.44.040. Sections 6.44.010 – 6.44.040 are enacted as follows:

**ARTICLE 6.44 COLORADO ELECTRIC AND SOLAR READY CODE**

6.44.010 Adopted by Reference

- (a) The Colorado Model Electric Ready and Solar Ready code language developed for adoption by the Energy Code Board, pursuant to C.R.S. § 24-38.5-401(5), as required by HB22-1362 (the “CMERSRC”), is adopted as written at the time of this code adoption to regulate the design, construction, quality of materials, erection, installations, alterations, repair, location, relocation, replacement, additions to, use and maintenance of the building envelope, mechanical, lighting and power systems within the Jurisdiction.

6.44.020 Reserved

6.44.030 Copies on File and Available for Sale

At least one copy of the CMERSRC, together with one copy of the ordinance codified in this article, shall be kept on file at Town Hall. Copies of the CMERSRC shall be available for sale to the public at a moderate price.

6.44.040 Penalties

- (a) Any person, firm or corporation violating any provisions of the CMERSRC shall be punished by a fine of not more than \$1,000.00, or by imprisonment of not more than one year or by both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the CMERSRC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the CMERSRC shall be deemed one of strict liability.



- (b) The issuing of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the CMERSRC. No permit presuming to give authority to violate or cancel the provisions of the CMERSRC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (c) The issuance of or granting of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the CMERSRC or any other ordinance, or from revoking any certificate of approval when issued in error.

\* \* \*

Section 9.     Repeal and Reenact Section. Sections 6.08.210 – 6.08.260 are hereby repealed in their entirety and reenacted as follows:

Section 6.08.210     Appeals

- (a) A common appellate procedure and Board of Appeals to hear all appeals arising under the application of this Chapter, except with respect to Articles 6.16, 6.24, and 6.40, is hereby created.
- (b) The Board of Appeals appointed by the Mesa County Board of County Commissioners shall render all decisions and findings in writing to the appellant with a duplicate copy to the Chief Building Official.
- (c) The Board of Appeals shall have jurisdiction to decide any appeals from the Chief Building Official if the decision of the Chief Building Official concerns suitability of alternate material, methods of construction or a reasonable interpretation of this Chapter. The Board of Appeals shall not hear appeals of life safety items, administrative provisions of this Chapter nor shall the Board of Appeals be empowered to waive requirements of this Chapter. The first order of business at any hearing of the Board of Appeals shall be to determine if it has jurisdiction to hear the appeal.
- (d) Any appeal to the Board of Appeals shall be preceded by a written appeal to the Chief Building Official, who shall reply in writing. The decision of the Chief Building Official may be appealed to the Board of Appeals, within ten days from the date of the decision of the Chief Building Official. A Notice of Appeal, together with a copy of the original written appeal and a copy of the Chief Building Official's decision, shall be filed with the Board of Appeals at the time the appeal is requested.

- (e) The Board of Appeals shall meet within thirty (30) days of the written appeal, hear evidence and argument if it deems appropriate, and shall render all decisions and findings in writing to the Chief Building Official with a duplicate copy to the appellant.

Section 6.08.220 – Section 6.08.260                      Reserved

\*                      \*                      \*

Section 10. Conflicts and Permits Previously Issued. All prior resolutions or ordinances or parts thereof in conflict herewith to the extent of such conflicts or inconsistencies are hereby amended; provided, however, this ordinance shall not affect the construction of buildings which permits were issued prior to the effective date of this ordinance and all buildings now under construction pursuant to existing permits shall be constructed in conformance with the Building Codes applicable at the time of issuance of said permit; provided further however, that no construction authorized by an existing permit shall be altered without complying with the newly adopted Building Codes. Nor shall the adoption of this Code prevent the prosecution of violations of any prior Resolution or Ordinance adopting prior Building Codes which occurred prior to the effective date of this Ordinance. Where this Ordinance and the Codes adopted herein by reference are in conflict with other resolutions or ordinance of the Town of Collbran, Colorado, the more restrictive provision shall apply.

Section 11. Town of Collbran Building Code Fee Schedule. Exhibit A, the “Town of Collbran Building Department Fee Schedule”, as cited in this Ordinance, is attached to and adopted with this Ordinance and is incorporated herein by reference.

Section 12. Non-assumption of Duty of Care. The Town of Collbran, its officials, employees and agents thereof shall not be deemed to have assumed a duty of care where none otherwise existed by the performance of a service or an act of assistance for the benefit of any person under this ordinance or the Building Codes enacted herein. The adoption of these Building Codes shall not give rise to a duty of care where none otherwise existed. Enactment of this ordinance shall not constitute a waiver of sovereign immunity by the Town of Collbran, its officials, employees or agents.

Section 13 Safety Clause. The Board of Trustees hereby finds, determines, and declares that this ordinance is necessary and proper for the health, safety, and welfare of the Town and its residents.

Section 14. Severability. If any part, section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause, or phrase is declared invalid.

Section 15. Codification Amendments. The codifier of the Town Code, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Collbran Town Code.

Section 16. Effective Date. This Ordinance shall become effective on September 1, 2025.

INTRODUCED, READ, AND APPROVED ON FIRST READING THIS this 6th day of May, 2025.

INTRODUCED, READ, APPROVED ON SECOND READING, AND ORDERED  
PUBLISHED this 5th day of August, 2025.

**ATTEST:**

**TOWN OF COLLBRAN:**

By: \_\_\_\_\_

Dustie Colella, Town Clerk

By: \_\_\_\_\_

Kendall Wilcox, Mayor

## EXHIBIT A

### TOWN OF COLLBRAN BUILDING DEPARTMENT FEE SCHEDULE

All fees related to the activities of the Town of Collbran Building Department in relation to public compliance with the adopted Building Codes are given in this Exhibit A. In general, fees include permit fees, plan review fees and inspection fees. All questions regarding the calculation of fees for any specific project should be directed to the Town of Collbran Building Department.

**Table 1A- Town of Collbran Building Department Fees**

Fee #	Fee Description	Fee Value
1	<p>Applies to any project subject to the “Group” and “Type of Construction” identified by the 2003 International Building Code. The fee associated with any project type separately listed in this table will supersede this Permit Fee.</p> <p>Permit Fees generally include the permit and the inspections to support a project. Re-inspection and additional plan review fees may also apply.</p> <p><b>Plan Review Fees in addition to the Permit Fee:</b> New Commercial Construction, Addition, or Alteration to Commercial Building</p> <p><b>New One- and Two-Family residences and Townhouses (R-3):</b> Applies to new one and two family and townhouse projects. The Building Department has the discretion to apply this fee or a portion thereof.</p> <p><b>Residential Submittal Fee:</b> Applies to residential projects that hold a risk of non-issuance after staff intake and review, as determined by the Building Official.</p> <p><b>Third Party Plan Review:</b> The Building Department may require certain projects to have plan reviews completed by a third party. Any costs between the applicant and the third party reviewer are negotiated and charged directly between the parties.</p> <p>The Building Department may assess an additional fee associated for the Building Department’s additional review.</p>	<p>Table 2</p> <p>Maximum 50% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department</p> <p>Maximum 15% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department</p> <p>Maximum of \$250 non-refundable fee, to be applied to the permit fee at the time of issuance</p> <p>Maximum 20% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department</p>

**Table 1B- Town of Collbran Building Department Fees (continued)**

**Fees Related to Administration/Inspections**

<b>Fee #</b>	<b>Fee Description</b>	<b>Fee Value</b>
2	Inspections outside of normal business hours (2 hour minimum)	\$60. <sup>00</sup> per hour per person
3	Inspections or plan review for which no fee is specifically indicated	\$50. <sup>00</sup> per hour per person
4	Re-inspection Fee	\$50. <sup>00</sup> first re-inspection \$100. <sup>00</sup> for addition re-inspection on same violation
5	Same day inspection if staff is available	\$100. <sup>00</sup> in addition to required Re-inspection fee (4)
6	When inspections are required after Temporary Certificate of Occupancy expires Extensions before TCO expires	\$250. <sup>00</sup>  \$100. <sup>00</sup>
7	Administrative functions not covered in other fees (i.e. condemnations, oversight of unsafe conditions, etc.)	\$75. <sup>00</sup> per hour per person

**Project Specific Permit Fees**

<b>Fee #</b>	<b>Fee Description</b>	<b>Fee Value</b>
8	Demolition Permit	\$50. <sup>00</sup>
9	Move on Houses Permit Fee	Table 2 <sup>(2)</sup>
10	Signs Illuminated and Non Illuminated Permit Fee	Table 2 <sup>(1)</sup>
11	Mechanical, Electrical, Plumbing, Hot Tubs, Pools & Spas Permit Fee	Table 2 <sup>(1)</sup>
12	Manufactured Home (HUD) Permit Fee (Utilities Only)	\$150. <sup>00</sup>
13	Manufactured Home (HUD) on required Permanent Foundation Permit Fee	\$200. <sup>00</sup>
14	International Residential Code (IRC) Certified Homes Permit Fee on required Permanent Foundation and Utilities only  IRC Certified Homes with On-Site Construction Inspections Verified by Town of Collbran Building Department	\$200. <sup>00</sup>   Table 2 <sup>(1)</sup>
15	Office/ Construction Trailer Permit Fee	\$150. <sup>00</sup> per section
16	Change in Use/ Occupation Valuation Permit Fee Under \$2,000 Valuation  Over \$2,000 Valuation	\$50. <sup>00</sup>  Table 2 <sup>(1)</sup>

17	First reactivation of expired permit	\$50. <sup>00</sup>
18	Additional reactivation or release of non-compliance	\$50. <sup>00</sup> per trade included
19	Decks, Patio Covers, Storage Sheds & Open Carports Permit Fee Less than 400 sq. ft. in area and accessory to residences  Plumbing, Electrical & Mechanical  Over 400 sq. ft. in area: Valuation Calculated at \$15.00 per sq. ft.	\$50. <sup>00</sup>  Table 2 (1)  Table 2
20	Intermodal Shipping Container Shed/Storage with No Utilities or Attached Construction	\$50. <sup>00</sup>
21	Work Commencing before Permit Issuance (at Building Official discretion)	2x Permit Fee

(1) "Total Valuation" is the actual coast of project labor and materials.

(2) "Total Valuation" is determined by Table 3A and 3B.

**Table 2- Town of Collbran Permit Fee Schedule**

<b>Total Valuation</b>	<b>Permit Fee (All Permit Fees Rounded up to the next dollar)</b>
Up to \$1200. <sup>00</sup>	\$50. <sup>00</sup>
\$1200. <sup>01</sup> to \$2,000	\$50. <sup>00</sup> for the first \$1200. <sup>00</sup> plus \$2. <sup>20</sup> for each additional \$100. <sup>00</sup> or fraction thereof, to and including \$2,000
\$2,000. <sup>01</sup> to \$25,000	\$68. <sup>00</sup> for the first \$2,000. <sup>00</sup> plus \$9. <sup>90</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof, to and including \$25,000
\$25,000. <sup>01</sup> to \$50,000	\$295. <sup>70</sup> for the first \$25,000. <sup>00</sup> plus \$7. <sup>20</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof, to and including \$50,000
\$50,000. <sup>01</sup> to \$100,000	\$475. <sup>70</sup> for the first \$50,000. <sup>00</sup> plus \$5. <sup>00</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof, to and including \$100,000
\$100,000. <sup>01</sup> to \$500,000	\$725. <sup>70</sup> for the first \$100,000. <sup>00</sup> plus \$3. <sup>90</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof, to and including \$500,000
\$500,00. <sup>01</sup> to \$1,000,000	\$2,285. <sup>70</sup> for the first \$500,000. <sup>00</sup> plus \$3. <sup>30</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof, to and including \$1,000,000
\$1,000,000. <sup>01</sup> And up	\$3,935. <sup>70</sup> for the first \$1,000,000. <sup>00</sup> plus \$2. <sup>20</sup> for each additional \$1,000. <sup>00</sup> or fraction thereof

Notes:

1. To determine the Total Valuation for new construction or additions, select the applicable Square Foot Construction Cost multiplier in Table 3A and 3B- Building Valuation Data. The product of the identified multiplier and the area, in square feet, of the outside dimension of the proposed construction project is the Total Valuation.
2. The Total Valuation for remodels is the actual labor and material cost of the project.

**Table 3A- Building Valuation Data**

Group	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, Theaters, with stage	160.69	153.29	149.76	143.55	133.59	132.90	138.98	123.75	119.25
A-1 Assembly, Theaters, without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.98
A-2 Assembly nightclubs	118.34	115.03	112.14	107.94	100.98	99.751	104.00	91.98	88.94
A-2 Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
A-3 Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17
A-3 Assembly, general, community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.39	97.46	81.24	77.74
A-4 Assembly, arenas	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
B Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
E Educational	128.37	124.05	120.50	115.17	106.24	103.73	111.36	94.92	91.38
F-1 Factory and industrial, moderate hazard	74.13	70.68	66.42	64.36	55.62	56.61	61.75	47.42	45.06
F-2 Factory and industrial, low hazard	73.13	69.68	66.42	63.36	55.62	55.61	60.75	47.42	44.06
H-1 High Hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	NP
H234 High Hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88
H-5 HPM	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61

I-1 Institutional, supervised environment	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
I-2 Institutional incapacitated	200.36	196.04	192.30	187.07	175.32	NP	182.81	164.96	NP
I-3 Institutional, restrained	137.99	133.67	129.93	124.70	114.47	112.98	120.44	104.12	98.94

**Table 3A- Building Valuation Data (continued)**

Group	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
1-4 Institutional, day care facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
M Mercantile	88.15	84.83	80.95	71.74	70.26	70.02	73.81	61.26	59.22
R-1 Residential, hotels	120.33	116.24	113.15	108.61	99.80	99.75	105.41	91.83	88.25
R-2 Residential, multi-family	100.33	96.24	93.15	88.61	79.95	79.90	85.56	71.98	68.40
R-3 Residential, one and two-family	96.19	93.52	91.22	88.71	84.51	84.36	87.22	80.46	74.68
R-4 Residential, care/ assisted living facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
S-1 Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	56.36	42.23	39.88
S-2 Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88
U Utility, miscellaneous	52.28	49.43	46.49	44.17	38.31	38.31	41.69	31.50	29.99

Notes:

1. Private Garages use Utility, miscellaneous Group
2. Unfinished basements (all use groups) = \$15.<sup>00</sup> per sq. ft.
3. For shell only buildings, deduct 20 percent
4. N.P. = Not Permitted
5. Complete unfinished residential basements \$40.<sup>00</sup> per sq. ft.
6. The values in this table are from the 2003 International Building Code (IBC). This reference to the 2003 IBC is intended to only apply to the values listed in this Table. For all other requirements of the Town of Collbran Building Code, including the definition of any Group or Construction Type, the version of the IBC that applies is the one adopted by the Building Department.



## NOTICE OF HEARING

NOTICE is hereby given of a public hearing before the Board of Trustees (the “Board”) for the Town of Collbran, Colorado (the “Town”) at 6:00pm on August 5, 2025, at Colbran Town Hall located at 1010 High Street, Collbran, Colorado 81624 for the purpose of considering the adoption by reference of various model codes as described herein (the “Building Codes”) to regulate the construction, alteration, and maintenance of structures within the Town.

Copies of the Building Codes, along with the deletions and amendments proposed, are on file at the office of the Town Clerk, located at 1010 High Street, Collbran, Colorado 81624 and may be inspected during regular business hours. A digital copy of the adopting ordinance is additionally available on the Town’s website.

The Building Codes include the International Building Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code, International Existing Building Code, International Energy Conservation Code, , and published by the International Code Council, 200 Massachusetts Ave, NW, Suite 250, Washington, DC 20001; the National Electrical Code published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02169; and the Colorado Model Electric Ready and Solar Ready Code published by the Colorado Energy Office, 1600 Broadway, Suite 1960, Denver, Colorado 80202. The subject matter of these Building Codes is intended to provide for the comprehensive regulation of the construction, alteration, and maintenance of all structures within the Town and generally conform with similar regulations throughout the state and the nation. The ordinance adopting the Building Codes additionally makes amendments, additions, and deletions to the Building Codes to conform with the unique requirements and characteristics of the Town.

Following the hearing, the Board will consider passage of the ordinance adopting the Building Codes. This notice is given and published by the order of the Board.

Dated this 21<sup>st</sup> of July, 2025.

TOWN OF COLBRAN COLORADO



Dustie Colella, Town Clerk

First notice of hearing: July 21, 2025

Second notice of hearing: July 28, 2025

**TOWN OF COLLBRAN, COLORADO  
RESOLUTION NO. 12  
SERIES OF 2025**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN  
COLORADO REGARDING CONTRACTING FOR PROFESSIONAL SERVICE  
CONTRACTORS AND AUTHORIZING AND DIRECTING THE TERMINATION OF  
CONTRACTS WITH KLJ ENGINEERING**

**WHEREAS**, the Board of Trustees desires to employ the best available professional service contractors at appropriate costs for each individual contract; and

**WHEREAS**, the appropriate solicitation process for professional services contractors varies with the type of contract, the urgency of the services to be provided, and other factors particular to the needed work; and

**WHEREAS**, contracts were made by previous Boards of Trustees with professional service contractors including but not limited to KLJ Engineering, which are not considered to be in the best interest of the Town of Collbran.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLLBRAN, COLORADO:**

Section 1. The Town Administrator, or interim contractor working in that capacity, in consultation with the Mayor, is authorized and directed to utilize such solicitation process as is deemed appropriate to solicit proposals from professional services contractors as needed.

Section 2. Following solicitation of such professional services contracts, the best proposal shall be presented to the Board of Trustees for approval.

Section 3. The Town Administrator or contractor retained in that interim capacity, is hereby authorized and directed to terminate the contracts with KLJ Engineering in accordance with applicable conditions in such written contracts and to cease any additional work pursuant to such contracts. If deemed appropriate any on-going consultation may be continued through completion or new contracts with KLJ Engineering may be referred to the Board of Trustees.

**THIS RESOLUTION was read, passed, and adopted by the Collbran Board of Trustees at the Regular Meeting held this 5<sup>th</sup> day of August, 2025.**

TOWN OF COLLBRAN, COLORADO

By: \_\_\_\_\_  
Kendall Wilcox, Mayor

ATTEST:

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Dustie Colella, Town Clerk



## **AMERICA 250 - COLORADO 150**

### **Colorado's Sesquicentennial in 2026**

#### **THE COMMEMORATION**

In 2026, the United States will mark the 250th anniversary of the Declaration of Independence—our nation's semiquincentennial. At the same time, Colorado will mark the 150th anniversary of our entrance into the Union—our state's sesquicentennial. As the Centennial State, Colorado is the only one who will observe twin anniversaries—our *Sesquicentennial*. As we celebrate this uniquely Colorado commemoration, we invite you to pause, reflect upon, and honor Colorado's shared history as we imagine our future together through community events, educational opportunities, statewide celebrations, and more.

#### **THE AMERICA 250 - COLORADO 150 COMMISSION**

The America 250 - Colorado 150 Commission is charged with guiding Colorado's Sesquicentennial in ways that empower every Coloradan to participate. The Commission consists of [21 members](#), representing Colorado's diverse communities, several state agencies, and works closely with members of an Advisory Panel representing communities throughout the state. The Commission was [created by the Colorado General Assembly](#) with the support of Governor Jared Polis, and is housed within History Colorado.

As we create opportunities to commemorate and celebrate Colorado's stories, the Commission is committed to recognizing that our shared history includes the experiences of all who have called Colorado home. 2026 will be an opportunity for us to come together as we celebrate Colorado by acknowledging our complete shared history, honor what makes Colorado unique, and recognize our shared destiny as we strive toward a more perfect union.

#### **SIGNATURE INITIATIVES**

The America 250 - Colorado 150 Commission will create opportunities for everyone in Colorado to participate in the Sesquicentennial through a variety of signature initiatives.

**Engage: Creating Memorable Public Experiences:** The Sesquicentennial commemoration will feature opportunities for communities to come together and celebrate Colorado.

**Educate: Commemorating Our Shared History:** The Commission will support a variety of educational efforts that engage inclusively with our shared history and create a lasting legacy well beyond 2026.

**Unite: Supporting Colorado Communities:** The Commission will support local communities in a variety of ways as Coloradans create moments of unity and lasting impacts throughout the Sesquicentennial.

## **GET INVOLVED**

All Coloradans are encouraged to make the most of this once-in-a-lifetime opportunity. It will take us all working together to coordinate commemorative events, plan community activities, create new scholarship and new educational opportunities, identify new sites for historic preservation, and show our fellow Americans what makes the Sesquicentennial uniquely Colorado.

**The America 250 - Colorado 150 Commission will foster community efforts by:**

- Hosting a statewide events calendar on the 250 - 150 website
  - Share all of the exciting opportunities to participate in your local community! Open to community groups and organizations planning events and programs, this will be the best way to see what is happening around Colorado as we commemorate the anniversaries.
- Uniting statewide Sesquicentennial efforts through a shared visual identity
  - Let everyone know that you're part of the Sesquicentennial! Community groups and nonprofit organizations will have access to the 250-150 logo for their commemorative programming.
  - Entities interested in using the logo in for-profit ventures can contact Commission staff.
- Fostering opportunities to participate in the Sesquicentennial throughout Colorado
  - Regional Advisory Panel members are forming Local Organizing Committees throughout Colorado and are coordinating regional involvement with the commemoration.
- Supporting statewide community efforts to participate in the Semiquincentennial
  - The Commission will connect local communities to funding opportunities where possible, by informing Advisory Panel members, Local Organizing Committees, and by posting information on our website
  - The Commission is exploring ways to directly assist communities with commemorative programming

## **CONTACT**

- Katie Roach, Program Director, America 250 - Colorado 150: [katie.roach@state.co.us](mailto:katie.roach@state.co.us)



## **America 250 - Colorado 150 Proclamation for Local Governments**

**WHEREAS**, the year 2026 marks the 250th anniversary of the signing of the Declaration of Independence; and

**WHEREAS**, the year 2026 marks Colorado's 150th anniversary of statehood; and

**WHEREAS**, [CITY], founded in [YEAR FOUNDED] has contributed proudly and significantly to the history of our nation and our state for more than [YEARS SINCE FOUNDING] years; and

**WHEREAS**, in 2016 the United States Congress established by Joint Resolution the America 250 Commission to encourage observance of the 250 years of our nation's existence; and

**WHEREAS**, the Colorado legislature established the America 250 - Colorado 150 Commission with the passage of Senate Bill 2022-011, and the Commission has determined its mission and purpose is to celebrate Colorado by acknowledging the completeness of our shared history, honor that which makes Colorado unique, and strive toward a more perfect union; and

**WHEREAS**, it is appropriate that [CITY NAME] engages fully with our past and looks toward a shared future; and

**WHEREAS**, the mayor and city council of [CITY NAME] thus encourage its citizens to create and participate in programs that will commemorate the history of our city, our state, and our nation; and

**NOW, THEREFORE**, be it resolved that I, [MAYOR NAME], do hereby proclaim that [CITY NAME] will fully engage in commemorative activities leading up to and during the Commission's stated length of observance: July 4, 2025 through December 31, 2026.

I urge all community members to take advantage of the resources available from the America 250 Commission, the America 250 - Colorado 150 Commission, and the City of [CITY NAME] to observe the Sesquicentennial anniversary by coordinating commemorative events, planning historical activities, providing opportunities for public discourse, creating new scholarship around Colorado's complete history, creating new educational opportunities, and by seeking opportunities for historic preservation. [CITY NAME] pledges to uplift, support, and generate commemorative opportunities.

[MAYOR SIGNATURE and SEAL]

**PROCLAIMED** this [DATE] day of [MONTH and YEAR]

To: Collbran Board of Trustees, Town Manager, Town Clerk

From: Karla Distel

Date: July 31, 2025

Subject: Updates on Broadband and Auditorium Projects

Pursuant to the agreement I have with the Town for project management of the fiber and auditorium projects, I would like to provide you with project updates.

**Collbran Middle-Mile Fiber project:**

All of the electronic equipment (routers and switches) has been tested and placed at the Carrier Neutral Locations (CNLs) for the Glenwood to Grand Junction corridor fiber backbone project, including the Collbran CNL at Gandi Park. The fiber between Collbran and the I-70 splice point in De Beque has been tested, met specifications and is "lit". Region 10 anticipates being able to start offering services to Internet Service Providers (ISPs) in mid to late August (the source of the ongoing delay is some new electrical work that needs to be authorized by Lumen in one of the Front Range connection points). Eric Hittle, who I have copied on this email, is a Region 10 representative who can quote pricing for lease space in the CNL and backhaul services. Region 10 already works with three local providers (Optimus, Elite and Vero) in their other locations so they should have his contact info, but if anyone else wishes to inquire about services, they can contact Eric as follows:

ERIC HITTLE, CISSP  
R10 Broadband Project Manager  
(970) 507-1092 mobile

In terms of our local buildout, Apeiron has completed the aerial fiber connections on the Grand Valley Power poles to the Job Corps, PV Clinic and PV Schools. The downtown alley loop is complete with connections to the PV Fire Station, the Collbran Branch library, the Auditorium, Public Works and Town Hall. Underground fiber has been placed to the bulk water plant at the fairgrounds and to the water treatment plant. At the Job Corps and PV Schools, fiber was brought to an agreed-upon corner of their respective properties, and the schools will install and maintain fiber within their campuses and contract with internet service providers (ISPs) for services as they choose.

The fiber to the anchor locations is not leased to or managed by Region 10, rather the Town will lease those out directly to ISPs. You will authorize use of those fibers by the ISPs via a Dark Fiber Lease Agreement, a draft which I provided last month, subject to changes and revisions by your staff and attorney. The Board will need to decide how much to charge for use of this fiber. For comparison, Region 10 charges a flat rate of \$195 per month for use of their point-to-point fiber for in-town arrangements, and \$230 per mile for longer runs. Because of the DOLA funding that was part of the project, the network must be open access (available to all carriers) and pricing should be competitively-neutral between providers.

The Collbran Middle-Mile grant expires 8/31/25. I will work on project closeout and final reports and bill the grant partners for their final project shares. I will provide you with a final project cost summary for your September meeting.

**Collbran Auditorium:**

At the Collbran Auditorium, the metal roof/siding is installed, and they are finishing the final trim. The new doors and windows are installed. There will be an electronic keyless entry system at the northeast door to facilitate building rentals and event use. The mechanical and electrical contractors have completed the installation of the new heating system and upgrades of the electrical systems throughout the building. The plumbers are working on the sink and the bathrooms. In the interior of the building, it has been insulated and drywalled and painting is underway. The suspended ceiling and new lights are installed, and the ceiling fans are onsite and ready to hang. The historical wood floor in the main hall, with its' unique pattern intact, is being treated with a non-toxic chemical wash, and several coats of polyurethane will be applied. Chamberlin Architects continues to monitor the work to assure compliance with the design, and Mesa County is doing the normal building inspections as work progresses under permit #PM24-2466 that was issued 7/19/24. I have attached the final review and compliance letter from Lindauer-Dunn, Inc. Structural Engineers dated 06/27/25.

At this point, Asset Construction Management estimates that all work will be complete and a final Certificate of Occupancy (CO) for the building will be issued by mid-August 2025. The Town should be able to begin scheduling events and renting out the building in September. Prior to completion, Asset will provide the Town with Operation and Maintenance (O&M) Manual and/or videos to document the ongoing operational and maintenance requirements and will train the Public Works staff on the systems and their use. For example, the floor should only be mopped with a neutral cleaner, and the Town should plan to have the floor professionally cleaned with new poly applied every 3-5 years, depending on use.

Once work is complete, there are several steps required for closeout of the CDBG grant, including another public hearing. I will work with your staff to schedule that. I will work with DOLA to close out the CDBG grant and will request the committed funding from Mesa County. I will provide you with a final project summary and cost, hopefully for your September meeting or soon thereafter.

If you have any questions or concerns, please let me know.

Respectfully,

Karla Distel  
Distel Consulting, LLC





Jeffrey A. Dunn  
Principal  
Leland J. Lindauer  
Emeritus

June 27, 2025

Mesa County Building Department  
Dept. 5005  
P.O. Box 20,000  
Grand Junction, CO 81502-5001

Subject: Collbran Auditorium Special Inspections  
Building Permit No. PM24-2466  
102 Main Street, Collbran, Colorado  
Lindauer Dunn, Inc. Job No. 21.075

To Whom It May Concern:

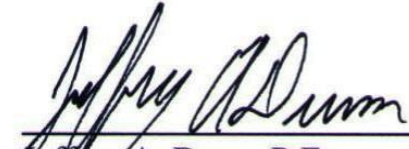
We have received and reviewed final summary report prepared by Geotechnical Engineering Group, verifying that the structural special inspections of the building have been completed. The independent firm performed special inspections of the wood framing, structural steel, and concrete in accordance with the provisions of Chapter 17 of the I.B.C.

The special inspectors have confirmed that the structural components of the building were constructed in accordance with building code requirements and per the construction documents and any subsequent addenda or revisions to those documents.

This letter serves as our notice that the structure of the building is in compliance with the design documents. If you have any questions, please do not hesitate to call our office.

Sincerely,

LINDAUER DUNN, INC.

  
\_\_\_\_\_  
Jeffrey A. Dunn, P.E.





# Community Development Department Building Division

200 S. Spruce Street • PO Box 20,000-5005 • Grand Junction, Colorado • 81502  
Telephone: 970.244.1631 • Fax: 970.244.1769 • www.mesacounty.us

## PERMIT TO BUILD

DATE: 7/10/2024

VALUE: \$325,000.00

This Permit includes:

PERMIT NUMBER: PM24-2810

PERMIT TYPE: Commercial

Building Inspections

OWNER: TOWN OF COLLBRAN

SUB-TYPE: Other

Electrical Inspections

Plumbing/Fuel Gas

TAX SCHEDULE NUMBER: 2667-264-00-044

Inspections

Planning

Mechanical Inspections

PROJECT ADDRESS: 5800 PENINSULA RD, COLLBRAN, CO 81624

### CONTRACTOR

### SPECIALTY

Mountain Wireless Construction Inc

Electrical

Mountain Wireless Construction Inc

Electrical

NL- NeuComm Solutions LLC

**DESCRIPTION OF WORK:** Finish Interior of Existing Shelter, Add New Tower and Add Backup Generator

### MESA COUNTY USE TAX

EXEMPT \_\_\_\_\_ MONTHLY \_\_\_\_\_ ON COMPLETION \_\_\_\_\_  
EXEMPTION NUMBER: \_\_\_\_\_

I hereby acknowledge the USE TAX filing status noted above and agree to abide by the provisions and regulations of the CCOUNTY SALES AND USE TAX RESOLUTION MCM 81-199. I understand that I am responsible for maintaining adequate accounting records that are subject to audit for 3 years to substantiate my use tax return.

### CITY OF GRAND JUNCTION USE TAX

1. USE TAX UPON PURCHASES OF ALL MATERIALS WHICH THE GRAND JUNCTION SALES TAX HAS NOT BEEN PAID. You may summarize by supplier on USE TAX FORM No. 116 the amount of materials used. This shall be done upon completion of the job and paid directly on the FINANCE DIRECTOR'S OFFICE.
2. PAYMENT OF TAX DIRECTLY TO SUPPLIER: I hereby certify that all materials used in the above construction will be purchased within city limits and the Sales Tax paid directly to the supplier. All purchase records and invoices will be retained for 3 years. I certify that the statements made herein are true and correct to the best of my knowledge.

X \_\_\_\_\_

I hereby acknowledge that the above information is correct to the best of my knowledge, and I agree to comply with all city or county ordinances regulating building construction.

CONTRACTOR/ OWNER SIGNATURE

BUILDING DEPARTMENT SIGNATURE

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# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

RECEIVED

JUN 03 2024

200 S. Spruce Street • PO Box 20,000-5005 • Grand Junction, Colorado • 81502  
Telephone: 970.244.1631 • Fax: 970.244.1769 • [www.mesacounty.us/building](http://www.mesacounty.us/building)

Community Development

Permit Number Pm24-2810

## APPLICATION FOR PERMIT TO BUILD

IT IS THE RESPONSIBILITY OF THE PERSON OBTAINING THE PERMIT TO DELIVER ALL CLEARANCES AND APPROVALS TO THE BUILDING DEPARTMENT OFFICE.

ALL FIELDS ARE REQUIRED TO BE COMPLETED BY APPLICANT

VALUATION: \$ 325,000.00 PERMIT FEE: \$ PLAN REVIEW FEE: \$ 133.00 ☐ PAID ☒ UNPAID

### LEGAL DESCRIPTION

PROJECT ADDRESS: 5800 Peninsula Rd, Collbran

TAX PARCEL NUMBER: 2667-264-00-044

SUBDIVISION:

FILING: LOT: BLOCK:

### APPLICANT NAME / PORTAL ACCOUNT INFORMATION

NAME: Karen Diack

PORTAL ACCOUNT:

PHONE NUMBER: 303-829-0023

### OWNER/TENANT

NAME: Town of Collbran

ADDRESS: 1010 High St, Po Box 387

CITY: Collbran STATE: CO ZIP: 81624

PHONE NUMBER: 970-487-3751

EMAIL ADDRESS: townmanager@townofcollbran.us

### GENERAL OR MAIN CONTRACTOR

LICENSE NAME: NeuComm Solutions LLC

CONTACT: Karen Diack

PHONE NUMBER: 303.829.0023

EMAIL ADDRESS: karen@neucommsolutions.com

PORTAL ACCOUNT USER ID:

GJ CITY CONTRACTOR #:

### ARCHITECT / ENGINEER

FIRM NAME: Mountain Wireless

CONTACT: Adam Dailey

PHONE NUMBER: 720.255.6089

EMAIL ADDRESS: adailey@mountainwireless.com

WILL ENGINEER DO CONCRETE INSPECTIONS? Y - 3rd party

NOTICE TO ALL APPLICANTS: ANY PERSON, FIRM OR COMPANY WORKING WITHIN THE CITY LIMITS OF GRAND JUNCTION AS A GENERAL CONTRACTOR OR SUB-CONTRACTOR MUST OBTAIN AND MAINTAIN A CITY CONTRACTOR'S LICENSE.

THE APPLICANT MUST SUPPLY THE CONTRACTOR LICENSE NAME AND NUMBER FOR ALL TRADES LISTED BELOW PRIOR TO PERMIT ISSUANCE

### SUB-CONTRACTOR INFORMATION

PLUMBING CONTRACTOR:

STATE CONTRACTOR #:

GAS/ HVAC CONTRACTOR:

STATE CONTRACTOR #: \_\_\_\_\_ -OR-  
CITY OF GJ LICENSE #: \_\_\_\_\_

ELECTRICAL CONTRACTOR: Kevin Graham

STATE CONTRACTOR #: EC.0101358

### MESA COUNTY USE TAX

ARE BUILDING MATERIALS TO BE PURCHASED OUTSIDE MESA COUNTY? ☐ YES ☐ NO \*Gov't Project Tax Exempt

IF YES, CONTACT MESA COUNTY TREASURER 970-244-1824

### DESCRIPTION OF WORK PLANNED

Finish interior of existing shelter, add new tower, add new back-up generator

PROJECT SQUARE FOOTAGE: 90

### ACKNOWLEDGEMENT

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL CITY/ COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE: Karen Diack

-- FOR OFFICE USE ONLY --

APPROVAL DATE: 7/2/2024 PLAN REVIEWER: MG

SPECIAL CONDITIONS:

SPECIAL INSPECTIONS  
REQUIRED

2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

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**MESA  
COUNTY**

**COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**

200 S. Spruce Street • PO Box 20,000-5005 • Grand Junction, Colorado • 81502  
Telephone: 970.244.1631 • [www.mesacounty.us/building](http://www.mesacounty.us/building)

**Statement of Special Inspection**

Project Address: 5800 Peninsula Rd

Permit Number: PM24-2810

Applicant: Karen Diack

Architect or Engineer: Enertech/ Hari Ganesh Rotithor

In accordance with Section 1704 of the IBC (see reverse side), the owner or the Registered Design Professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed below. All of the items listed below shall be subject to special inspection and reports are to be available for the Building Department on site at the time of inspection. A final compliance letter shall be submitted and approved before issuance of a CO.

- |  |   |
|--|---|
| <input type="radio"/> Foundation                 | <input type="radio"/> Structural steel (bolting and/or welding) |
| <input type="radio"/> Concrete and reinforcement | <input type="radio"/> Sprayed fire-resistant materials          |
| <input type="radio"/> Masonry and reinforcement  | <input type="radio"/> Seismic                                   |

**The following three signatures are required:**

|  |  |  |
|--|--|--|
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|--|--|--|

Approved Special Inspection Firm (Print)

Signature

Date

|  |  |  |
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General Contractor (Print)

Signature

Date

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Mesa County Building Inspection (Print)

Signature

Date

☐

All structural wood/shear framing shall be performed by a Registered Structural Engineer and or an approved competent inspector under the direct oversight of a Registered Structural Engineer.

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

Structural Engineer of Record (Print)

Signature

Date

The building permit for the above named project will not be issued until this form is returned signed, to the Mesa County Building Department.

➤ UFER inspection shall be done by M.C.B.D. prior to placement of concrete

Special Inspections shall conform to and comply with the requirements, as stated in Chapter 17, of the 2018 International Building Code.

- Documentation required for all inspections, Section 1704.2.4
- All corrective actions and or design modifications, shall be provided in writing and included with weekly delivered reports. Verbal design changes and or modifications, shall not be accepted or approved.
- Special Inspectors shall provide and maintain credentials as required, Section 1704.2.1. Credentials shall be readily available for verification by or on behalf of the Building official.

➤ Non-Compliance of these requirements, may result in unnecessary delays to project progress

## TOWN OF COLLBRAN BUILDING PERMIT

Date of application 03/01/2024 Permit Number BP-24-03  
Property owner Town of Collbran Day time phone 970-487-3751  
Applicant's name Karen Diack Day time phone 303-829-0023  
Property Address 5800 Peninsula Rd. Collbran Tax schedule # 2667-264-00-044  
Block Number \_\_\_\_\_ Lot Number(s) \_\_\_\_\_ Zone District P  
OProposed new construction (\$30.00) \_\_\_\_\_  
☒ Remodel or Repair construction (\$30.00) Finish interior of existing shelter, add telecom tower & back-up generator  
OProposed Demolition (\$30.00) \_\_\_\_\_  
Present square footage 90 sq ft (shelter) New square footage no change %New 0  
Maximum height 40' tower Lot size 6.61 acres House size N/A  
Front setback 524' (20' req'd) Side setback 83'/430+' (10' req'd) Rear setback 40' (20' req'd)  
Manufactured Home: HUD or UBC mobile home number N/A

18.04.140 Building Permit. No building permit shall be issued prior to the issuance of a Certificate of Zoning Compliance by the Town of Collbran. No site preparation or building construction for any building shall be commenced without first obtaining a Building Permit application from the Town of Collbran and subsequently receiving Building Permit approval from Mesa County Building Department, 750 Main Street, Grand Junction, CO 81502 (244-1631). Mesa County processes building permits and performs inspections on behalf of the Town of Collbran

18.04.040 (c) Certificates of Zoning Compliance for New, Alter or Nonconforming. No permit for erection, alteration, moving, or repair of any building will be issued until application has been made for a Certificate of Zoning Compliance, and the Certificate shall be issued in conformity with the provisions of this Title.

### Step 1 - Collbran's Building Permit - \$30.00

Site plan required. All applications for a building permit shall be accompanied by two (2) copies of a site plan drawn to scale (no less than 1/4" = 1 foot) showing the actual dimensions of the lot to be built upon, the size of the building(s) to be erected, and the location of the building on the lot with reference to the legally established property lines and such information as may be necessary to provide for compliance with these regulations. A record of such applications shall be kept in the office of the Building Inspector. Notice of approval of a building permit shall be posted on the subject property within twenty-four hours of such approval.

Height and Setback Requirements: The maximum height is 35 feet. The front yard setback is a minimum 10 feet, the side yard setbacks are a minimum of 7-1/2 feet on both sides, and the rear yard setback is 18 inches from an alley or 7-1/2 feet from an adjacent property or as otherwise provided in the Municipal Code.

On a separate sheet of paper, please draw a site plan showing the following: (See reverse side for example)

- ☒ 1. An outline of the property lines with dimensions and setbacks (measurements);
- ☒ 2. A dotted line outline of proposed structure and dimensions of proposed structure;
- ☒ 3. Include architectural elevations of all sides of proposed structure;
- ☒ 4. The distance from the proposed structure to the front, rear and side property lines (setbacks);
- ☒ 5. All easements or rights-of-way on or immediately adjacent to the property;
- ☒ 6. All existing or proposed structures with square footage on the property, including fences;
- ☒ 7. All streets adjacent to the property and street names;
- ☒ 8. All existing and proposed driveways, including length, width and distance from intersections;
- ☒ 9. Location & dimensions of existing and/or proposed parking, number of spaces and construction material;
- ☒ 10. A North arrow.



X 11. Locations of existing or proposed walkways, leading to the front door of the house and to adjacent structures and walkway construction materials used.

X 12. Property lines marked with string line for ease of measuring set backs.

X 13. Location of all utilities (above and below ground) and utility easements.

ANY INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING MAY RESULT IN A DELAY IN OBTAINING THE BUILDING AND ZONING CLEARANCE.

**Step 2 - Certificate of Zoning Compliance - \$50.00**

The Zoning Compliance Certificate will be issued when Collbran's building permit is approved.

**Step 3 - Mesa County's Building Permit - Based on Mesa County's Fee Schedule**

Please see the attached Mesa County Building Permit and instructions for completion.

**PLEASE BE ADVISED: ONCE YOU RECEIVE APPROVAL FOR YOUR PERMIT FROM MESA COUNTY, BRING 1 COPY OF MESA COUNTY'S APPROVED AND SIGNED PERMIT TO THE TOWN OF COLLBRAN FOR OUR RECORDS. FAILURE TO DO SO COULD RESULT IN RED TAGGING THE PROJECT UNTIL A COPY IS RECEIVED.**

By signing this form, the applicant accepts responsibility for:

- Locating and identifying all utilities, easements, property lines, existing and proposed structures.
- Installing all driveways in accordance with the applicable sections of the Mesa County Standard Specifications for Road and Bridge Construction;
- Obtaining a Underground Utility Permit for the construction or altering of any road drainage or other improvement within the public right-of-way;
- Payment of all fees, including water and sewer taps, building and land use fees, and all actual costs incurred by the Town in conjunction with the review and approval of this permit, including, but not limited to, engineering, planning, surveying, and legal services.

Comments: Project is being completed by NeuComm Solutions on behalf of its customer, the Town of Collbran.

The information shown on the site plan is factual to the best of my knowledge. I have read, understand and agree to abide by the terms of the Town of Collbran's Land Use Regulations and all Town Ordinances.

Varen Diack  
Applicant

03/01/2024

Date

Fee(s) received: Check Number: \_\_\_\_\_ Date: \_\_\_\_\_

Approved By Mark Chain, Planner Land Use & Zoning, Town Staff and/or Town Planner

Example of Site Plan:

Mark Chain

03/22/2024

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## PLANNING STAFF MEMORANDUM

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**TO:** MESA COUNTY BUILDING DEPARTMENT  
**FROM:** MARK CHAIN - TOWN PLANNER  
**SUBJECT:** ZONING COMPLIANCE REVIEW – 5800 PENISULA RD.  
**REMODEL/REPAIR – FINISH INTERIOR OF EXISTING BUILDING**  
**DATE:** 3/22/2024  
**CC:** JENNI ADAMS, MELONIE MATAROZZO

---

The Town of Collbran received an application for a zoning compliance review from Karen Diack on behalf of property owner, the Town of Collbran, for demolition of interior improvements in an existing commercial building and to refinish the interior. Eventually, a telecom tower and backup generator will be added to the project but that is to be considered in the near future as part of a Special Use Permit Land Use Application. The existing property is located at 5800 Peninsula Rd., Town of Collbran, Mesa County, Colorado. Parcel # - 2667-264-00-044. The properties also known as Gandi Park.

The application consisted of the following:

The only information submitted has been this demolition permit/building permit application form. Planning Staff thinks the demolition and interior remodel can proceed as there is no expansion of the existing structure. Staff will review if necessary, any additional materials provided.

**Comments:**

**Zoning** - Zoning for the subject property is "P-Public Zone District". Parks and Open space owned by the Town are allowed in the Public Zone District. Telecommunication facilities and towers are allowed by Special Use Permit. The Special Use Permit has been scheduled for public hearing.

**Minimum Lot Size** - There is no minimum lot size for the Public Zone District. Parcel has been noted as being 6.61 acres and County Assessor records states the parcel is 6.8 acres

**Maximum Lot Coverage** - The maximum lot coverage in the Public Zone District is 50%. No expansion of structure. Compliant

**Maximum Floor Area Ratio** - The maximum floor area ratio in the Public Zone is 1:1. Project is compliant.

**Setback** - Project complies with setbacks. Setbacks indicated on the permit and those in the P Zone District are provided below:

Front setback – 20 feet minimum.

Provided= 524'

Side Setback - 10 feet minimum

Provided = 83 feet and 430 + ft.

Rear setback – 20 foot minimum

Provided+ 40'

**SETBACKS Comply**

**Building Height** - The maximum building height in the P Zone District is 35 feet. The proposed tower may be 40 feet in height. This is being considered separately as part of a Special Use Permit application.

NOTE: on the Building Permit Application form there is a section on Page 1 entitled "Height and Setback Requirements". The setback requirements noted in that section are incorrect. Setbacks required as per code are noted above.

Based upon the representations of the applicant and the submittals provided to the Town, the proposed demolition of interior improvements and remodel in the existing building at Gandi Park comply with applicable Town of Collbran Zoning Regulations. It is the applicant's responsibility to verify that all dimensions shown on the submitted drawings accurately represent all dimensions in the field and that the building is located outside of any known easement(s).

**Conditions:** After completion of improvements, perform site inspection and confirm that existing structure has not been expanded. Planning Staff will review if provided any future site plans, easements, architectural elevations, civil drawings etc. if needed for this application or associated building Permit. Telecommunication tower will be subject to a separate land-use application and building permit.

Zoning compliance is hereby **Granted** - by:

*Mark Chain*

Mark Chain

Town Planner, Collbran, Colorado

Approval Date: 03/22/2024



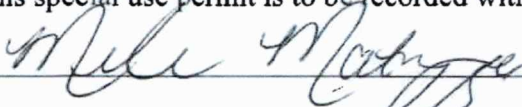
## Town of Collbran Special Use Permit

This special use permit is issued to Town of Collbran located at 1010 High Street, Collbran, Colorado in conformance with Chapter 18.12.080 Articles 18.28 and 18.24 of the Collbran Municipal Code for a **Telecommunication Facility and Tower** to be located at 5800 Peninsula Road. The property is located in the Public Zone District which includes telecommunication facilities and towers as a special use.

The Collbran Board of Trustees held a properly noticed public hearing on April 16, 2024 at which the application was considered and public testimony was received. The Board of Trustees found the application in conformance with the Public Zone District and Chapter 18.12.080 Special Use, submittal requirements of Article 18.28 and the review requirements of Article 18.24. The Board of Trustees voted to **approve** the application with the following condition(s).

1. The tower and attached antennas shall have a non-specular dulled dark finish that will minimize or eliminate reflection. The color and type of matte/dulled surface shall be subject to approval of town staff prior to tower construction.
2. Exterior lighting shall utilize motion activated lighting, be down-cast and directed to the point of use to minimize lighting impacts while still allowing adequate lighting for security and support staff. Building and lighting plans shall be submitted to town staff for review and approval prior to construction.
3. The tower shall not be illuminated.
4. All representations made by the applicant in the application submittal and verbally before the Board of Trustees and identified in the meeting minutes are considered part of the application and binding on the applicant.

This special use permit is to be recorded with the Mesa County Clerk and Recorder.

  
\_\_\_\_\_

Melonie Matarozzo – Town Administrator  
Town of Collbran, Colorado

Date: 4-16-24





**MESA  
COUNTY**

**COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**

200 S. Spruce Street • PO Box 20,000-5005 • Grand Junction, Colorado • 81502  
Telephone: 970.244.1631 • www.mesacounty.us/building

**Statement of Special Inspection**

Project Address: 5800 Peninsula Rd

Permit Number: PM24-2810

Applicant: Karen Diack

Architect or Engineer: Enertech/ Hari Ganesh Rotithor

In accordance with Section 1704 of the IBC (see reverse side), the owner or the Registered Design Professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed below. All of the items listed below shall be subject to special inspection and reports are to be available for the Building Department on site at the time of inspection. A final compliance letter shall be submitted and approved before issuance of a CO.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Foundation                 | <input checked="" type="checkbox"/> Structural steel (bolting and/or welding) |
| <input checked="" type="checkbox"/> Concrete and reinforcement | <input type="checkbox"/> Sprayed fire-resistant materials                     |
| <input type="checkbox"/> Masonry and reinforcement             | <input type="checkbox"/> Seismic  |

The following three signatures are required:

|  |   |                  |
|--|---|------------------|
| <u>YEH AND ASSOCIATES- INC.</u>          | <u>[Signature]</u>                                | <u>6/17/2024</u> |
| Approved Special Inspection Firm (Print) | Signature   | Date             |
| NEUCOMM SOLUTIONS, LLC                   | <u>Karen Diack</u> 2024.07.05<br>12:00:04 -07'00' | 07/05/2024       |
| General Contractor (Print)               | Signature   | Date             |
| <u>Mesa County Building Inspection</u>   | <u>[Signature]</u>                                | <u>7/05/2024</u> |
| Mesa County Building Inspection (Print)  | Signature   | Date             |

- ☐ All structural wood/shear framing shall be performed by a Registered Structural Engineer and or an approved competent inspector under the direct oversight of a Registered Structural Engineer.

|                                       |           |      |
|---------------------------------------|-----------|------|
|                                       |           |      |
| Structural Engineer of Record (Print) | Signature | Date |

The building permit for the above named project will not be issued until this form is returned signed, to the Mesa County Building Department.

- UFER inspection shall be done by M.C.B.D. prior to placement of concrete



10/1/11

10/1/11

10/1/11





## INSPECTION ACTIVITY REPORT

Printed 7/31/2025

|                       |                                       |                        |            |
|-----------------------|---------------------------------------|------------------------|------------|
| <b>Permit Number:</b> | PM24-2810                             | <b>Permit Status:</b>  | Finalized  |
| <b>Address:</b>       | 5800 PENINSULA RD, COLLBRAN, CO 81624 | <b>Permit Type:</b>    | Commercial |
| <b>Applicant:</b>     | NeuComm Solutions LLC, Karen Diack    | <b>Permit Subtype:</b> | Other      |
| <b>Owner:</b>         | TOWN OF COLLBRAN                      | <b>Applied Date:</b>   | 5/31/2024  |
| <b>Contractor:</b>    | NL-NeuComm Solutions LLC              | <b>Approved Date:</b>  | 7/2/2024   |
|                       |                                       | <b>Issued Date:</b>    | 7/10/2024  |

**Description of Work:** Finish Interior of Existing Shelter, Add New Tower and Add Backup Generator

| Requested Date | Scheduled/<br>Completed | Inspection Type/<br>Results   | Inspector      | Inspection Comments:  |
|----------------|-------------------------|-------------------------------|----------------|---|
| 7/10/2024      | 7/10/2024<br>7/11/2024  | Frame - B<br>PARTIAL          | Alan Koos      | Need to inspect exterior fire rated sheeting  |
| 7/11/2024      | 7/11/2024<br>7/12/2024  | Insulation - B<br>PASS        | Ryan Bradford  |   |
| 7/12/2024      | 7/12/2024<br>7/12/2024  | Frame - B<br>PASS             | Ryan Bradford  |   |
| 7/12/2024      | 7/12/2024<br>7/12/2024  | Fire Wall - B<br>PASS         | Ryan Bradford  | screw inspection  |
| 8/7/2024       | 8/7/2024<br>8/8/2024    | Underground - E<br>PASS       | Joseph Null    |   |
| 8/8/2024       | 8/8/2024<br>8/8/2024    | Temporary Service - E<br>PASS | Joseph Null    |   |
| 8/21/2024      | 8/21/2024<br>8/22/2024  | Final - E<br>PARTIAL          | Joseph Null    | The lighting and receptacles will need to be checked once the power is turned on and the grounding to the tower complete before a final inspection can be completed . |
| 1/30/2025      | 1/30/2025<br>1/30/2025  | Frame - B                     | Karen Diack    |   |
| 2/3/2025       | 2/3/2025<br>2/4/2025    | Final - E<br>PASS             | Jeremiah Adams |   |
| 2/4/2025       | 2/4/2025<br>2/4/2025    | Zoning Final<br>PASS          | Janika Harris  | Per letter from Town of Collbran  |
| 2/5/2025       | 2/5/2025<br>2/6/2025    | Final - B<br>PASS             | Greg Barnes    |   |





Jeffrey A. Dunn  
Principal  
Leland J. Lindauer  
Emeritus

June 27, 2025

Mesa County Building Department  
Dept. 5005  
P.O. Box 20,000  
Grand Junction, CO 81502-5001

Subject: Collbran Auditorium Special Inspections  
Building Permit No. PM24-2466  
102 Main Street, Collbran, Colorado  
Lindauer Dunn, Inc. Job No. 21.075

To Whom It May Concern:

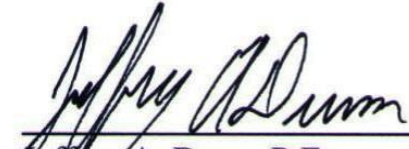
We have received and reviewed final summary report prepared by Geotechnical Engineering Group, verifying that the structural special inspections of the building have been completed. The independent firm performed special inspections of the wood framing, structural steel, and concrete in accordance with the provisions of Chapter 17 of the I.B.C.

The special inspectors have confirmed that the structural components of the building were constructed in accordance with building code requirements and per the construction documents and any subsequent addenda or revisions to those documents.

This letter serves as our notice that the structure of the building is in compliance with the design documents. If you have any questions, please do not hesitate to call our office.

Sincerely,

LINDAUER DUNN, INC.

  
\_\_\_\_\_  
Jeffrey A. Dunn, P.E.





# Community Development Department Building Division

200 S. Spruce Street • PO Box 20,000-5005 • Grand Junction, Colorado • 81502  
Telephone: 970.244.1631 • Fax: 970.244.1769 • www.mesacounty.us

## PERMIT TO BUILD

**DATE:** 7/19/2024

**VALUE:** \$1,000,000.00

**This Permit includes:**

**PERMIT NUMBER:** PM24-2466

**PERMIT TYPE:** Commercial

Building Inspections  
Planning

**OWNER:** TOWN OF COLLBRAN

**SUB-TYPE:** Business Remodel/  
Addition/ Alteration

Electrical Inspections  
Plumbing/Fuel Gas

**TAX SCHEDULE NUMBER:** 2667-351-03-053

Inspections

Mechanical Inspections

Fire Inspections

**PROJECT ADDRESS:** 102 MAIN ST, COLLBRAN, CO 81624

### CONTRACTOR

### SPECIALTY

ASSET ENGINEERING LIMITED

GRAND MESA MECHANICAL INC

HVAC

Barnes Electric

Electrical

Grand Mesa Mechanical INC

Plumbing

**DESCRIPTION OF WORK:** REROOF AND REMODEL OF AUDITORIUM

### MESA COUNTY USE TAX

EXEMPT \_\_\_\_\_ MONTHLY \_\_\_\_\_ ON COMPLETION \_\_\_\_\_  
EXEMPTION NUMBER: \_\_\_\_\_

I hereby acknowledge the USE TAX filing status noted above and agree to abide by the provisions and regulations of the COUNTY SALES AND USE TAX RESOLUTION MCM 81-199. I understand that I am responsible for maintaining adequate accounting records that are subject to audit for 3 years to substantiate my use tax return.

X 

### CITY OF GRAND JUNCTION USE TAX

1. USE TAX UPON PURCHASES OF ALL MATERIALS WHICH THE GRAND JUNCTION SALES TAX HAS NOT BEEN PAID. You may summarize by supplier on USE TAX FORM No. 116 the amount of materials used. This shall be done upon completion of the job and paid directly on the FINANCE DIRECTOR'S OFFICE.

2. PAYMENT OF TAX DIRECTLY TO SUPPLIER: I hereby certify that all materials used in the above construction will be purchased within city limits and the Sales Tax paid directly to the supplier. All purchase records and invoices will be retained for 3 years. I certify that the statements made herein are true and correct to the best of my knowledge.

X \_\_\_\_\_

I hereby acknowledge that the above information is correct to the best of my knowledge, and I agree to comply with all city or county ordinances regulating building construction.

  
CONTRACTOR/ OWNER SIGNATURE

  
BUILDING DEPARTMENT SIGNATURE





# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

FEB 05 2024

200 S. Spruce Street • PO Box 20,000-5005 • Grand Junction, Colorado • 81502  
Telephone: 970.244.1631 • Fax: 970.244.1769 • [www.mesacounty.us/building](http://www.mesacounty.us/building)

Community Development

Permit Number PM24-2464

## APPLICATION FOR PERMIT TO BUILD

IT IS THE RESPONSIBILITY OF THE PERSON OBTAINING THE PERMIT TO DELIVER ALL CLEARANCES AND APPROVALS TO THE BUILDING DEPARTMENT OFFICE.

ALL FIELDS ARE REQUIRED TO BE COMPLETED BY APPLICANT

VALUATION: \$ 1,000,000 PERMIT FEE: \$ 3936.00 PLAN REVIEW FEE: \$ 1968.00 ☒ PAID ☐ UNPAID

### LEGAL DESCRIPTION

PROJECT ADDRESS: 102 Main St, Collbran, CO

TAX PARCEL NUMBER: 2667-351-03-053

SUBDIVISION:

FILING: LOT: BLOCK:

### APPLICANT NAME / PORTAL ACCOUNT INFORMATION

NAME: Derek Hamilton

PORTAL ACCOUNT: Asset Engineering Limited

PHONE NUMBER: (970) 433-1553

### OWNER/TENANT

NAME: Town of Collbran

ADDRESS: 1010 High Street

CITY: Collbran STATE: CO ZIP: 81624

PHONE NUMBER: (970) 487-3751

EMAIL ADDRESS: [admin@townofcollbran.us](mailto:admin@townofcollbran.us)

### GENERAL OR MAIN CONTRACTOR

LICENSE NAME: Asset Engineering Limited

CONTACT: Derek Hamilton

PHONE NUMBER: (970) 433-1553

EMAIL ADDRESS: [Derek@assetcm.com](mailto:Derek@assetcm.com)

PORTAL ACCOUNT USER ID: D80hamilton

GJ CITY CONTRACTOR #: 20241105

### ARCHITECT / ENGINEER

FIRM NAME: Chamberlin Architects

CONTACT: Daniel Gartner

PHONE NUMBER: (970) 242-6804

EMAIL ADDRESS: [dgartner@chamberlinarchitects.com](mailto:dgartner@chamberlinarchitects.com)

WILL ENGINEER DO CONCRETE INSPECTIONS? Yes

NOTICE TO ALL APPLICANTS: ANY PERSON, FIRM OR COMPANY WORKING WITHIN THE CITY LIMITS OF GRAND JUNCTION AS A GENERAL CONTRACTOR OR SUB-CONTRACTOR MUST OBTAIN AND MAINTAIN A CITY CONTRACTOR'S LICENSE.

THE APPLICANT MUST SUPPLY THE CONTRACTOR LICENSE NAME AND NUMBER FOR ALL TRADES LISTED BELOW PRIOR TO PERMIT ISSUANCE

### SUB-CONTRACTOR INFORMATION

PLUMBING CONTRACTOR: TBD GMMI

STATE CONTRACTOR #: 0000652

GAS/ HVAC CONTRACTOR: TBD GMMI

STATE CONTRACTOR #: 2024-3034 -OR-

CITY OF GJ LICENSE #: \_\_\_\_\_

ELECTRICAL CONTRACTOR: TBD Barnes Electric

STATE CONTRACTOR #: 2466

### MESA COUNTY USE TAX

ARE BUILDING MATERIALS TO BE PURCHASED OUTSIDE MESA COUNTY? ☐ YES ☒ NO

IF YES, CONTACT MESA COUNTY TREASURER 970-244-1824

### DESCRIPTION OF WORK PLANNED

Re-roof and remodel

PROJECT SQUARE FOOTAGE: 5,136 sf

### ACKNOWLEDGEMENT

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL CITY/ COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE: [Signature]

-- FOR OFFICE USE ONLY --

APPROVAL DATE: 6/17/24 PLAN REVIEWER: AM

SPECIAL CONDITIONS:



# COMMUNITY DEVELOPMENT DEPARTMENT BUILDING

200 S. Spruce Street • PO Box 20,000-5002 • Grand Junction, Colorado • 81502  
Telephone: 970.244.1631 • www.mesacounty.us

## Permit Clearance Checklist

Permit# PM 24-24166

| Doc Type  | Required | Jurisdiction/Notes/Final Required?**   |
|---|----------|--|
| Gamma   |          |  |
| Planning**                                      | NIR      |  |
| Sanitation                                      | yes ✓    | need collbran  |
| Assessor form/floor plan                        | yes ✓    | need collbran  |
| Health Department – Food/Public Pool            | yes ✓✓   | need both Have Both  |
| Fire Department**                               | HIR ✓    | Need. No Notes or Approval Found waiving a commercial Remodel Fire Requirement |
| Waste Water- Commercial                         |          |  |
| Cross Connection                                |          |  |
| Wildfire Area                                   |          |  |
| Floodplain Requirements**                       |          |  |
| Plan Review Fee                                 |          |  |
| Contractors Needed                              | yes ✓    | Elect plbg mech & Lic #s   |
| State Inspection Notification - School Projects |          |  |
| Notes to Plans Examiners                        |          |  |
| Notes to Support Services                       |          |  |
| Special Inspection Form Required?               |          | yes  |

1/2  
omm

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## PLANNING STAFF MEMORANDUM

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**TO:** MESA COUNTY BUILDING DEPARTMENT  
**FROM:** MELONIE MATAROZZO - TOWN ADMINSTRATOR  
**SUBJECT:** ZONING COMPLIANCE REVIEW – 102 MAIN STREET.  
**REMODEL AND RE- ROOF OF EXISTING AUDITORIUM**

**DATE:** 7/08/2024  
**CC:** JENNI ADAMS, MELONIE MATAROZZO

---

The Town of Collbran received an application for a zoning compliance review from Asset Engineering Limited, LLC on behalf of property owner, the Town of Collbran, for the various processes required to remodel and re-roof the existing Collbran Auditorium.

The existing property is located at 102 Main St, Town of Collbran, Mesa County, Colorado. Parcel # - 2667-351-03-053. The property is also known as the Collbran Auditorium.

The application consisted of the following:

- Building permit application form
- Cover Sheet
- Sheet Composed of General Notes
- Overall Site Plan
- Project Manual
- Specification Sheets

**Comments:**

**Zoning** - Zoning for the subject property is "DTC - Downtown Commercial District".

Downtown commercial district and space owned by the Town of Collbran in the downtown commercial district is intended to provide community center and tourist commercial uses in the traditional commercial center of the Town. The DTC District offers opportunities for attractive street and pedestrian areas designed to attract visitors from the highway oriented areas.

**Minimum Lot Size** - The minimum lot size for Downtown Commercial District is 3,000 square feet for a non-residential use, plus 1,250 square feet for each included residential use. Parcel has been noted as being 0.14 acres and County Assessor records states the parcel is 0.14 acres

**Maximum Lot Coverage** - The maximum lot coverage in the Downtown Commercial District is 80%. No expansion of any structure. Compliant

**Maximum Floor Area Ratio** - The maximum floor area ratio in the Downtown Commercial Zone is 2:1. Project is compliant.

**Setback** - NA. Dimensions to the existing building will not be modified. Project is compliant

Based upon the representations of the applicant and the submittals provided to the Town, the proposed remodel and re-roofing of the Collbran Auditorium complies with applicable Town of Collbran Zoning Regulations.

**Conditions:** After completion of improvements, perform site inspection to ensure all equipment replaced with specified units.

Zoning compliance is hereby **Granted** - by:



Melonie Matarozzo, Town Administrator

Town Administrator Collbran, Colorado

Approval Date: 7/8/2024



## Ben Scherping

---

**From:** Jenni Adams <admin@townofcollbran.us>  
**Sent:** Thursday, July 18, 2024 5:18 PM  
**To:** Ben Scherping; Melonie Matarozzo  
**Subject:** Re: Approval for 102 Main St Collbran - Auditorium Remodel/Re-roof

Good afternoon Ben,

I wanted to confirm that the Town of Collbran won't need any additional sewer clearances for the auditorium remodel.

If you need any additional information please give us a call.

Melonie Matarozzo

Town Manager

and

Jenni Adams

Admin Assistant

Kindest Regards,

**Jenni Adams**

Notary Public | Administrative Assistant

Town of Collbran

1010 High Street | PO Box 387

Collbran, CO 81624

(970) 487-3751

[#loveourcowtown](#)



On Thu, Jul 18, 2024 at 3:24 PM Ben Scherping <[bscherping@assetcm.com](mailto:bscherping@assetcm.com)> wrote:

Hi Jenni & Melonie,

Derek and I discussed it further after the OAC meeting today, and would it be possible to get an email stating that we won't need any additional sewer clearances for the auditorium remodel? Having something like to turn into the county will ensure we don't hit any delays getting the permit.



# Plan Review Report

---

|   |  |
|---|--|
| <b>ARCHITECT/ENGINEER:</b>                  | <b>Date:</b> 7/11/24   |
| <b>Attn:</b>                                | <b>Date plans received:</b> 7/9/24   |
| <b>Project Name:</b><br>Collbran Auditorium | <b>Type of Review:</b> <input checked="" type="checkbox"/> Initial <input type="checkbox"/> Deferred <input type="checkbox"/> Response/Revision<br><input checked="" type="checkbox"/> Life Safety <input type="checkbox"/> Fire Code <input type="checkbox"/> Building Code <input type="checkbox"/> Fire Alarm <input type="checkbox"/> Fire Sprinkler <input type="checkbox"/> Other: |
| <b>Address:</b><br>1010 High St             | <b>NFPA Occupancy Type:</b> Select One   |
| <b>Permit Number:</b><br>P-24033            | <b>ICC Occupancy Type:</b> Assembly A-3  |
| <b>Jurisdiction:</b><br>PVFPD               | <b>Applicable Regulation Set:</b> <input checked="" type="checkbox"/> IFC <input type="checkbox"/> NFPA 13<br><input type="checkbox"/> NFPA 72   |
|   | <b>Deferred Submittals Required:</b> <input type="checkbox"/> Fire Sprinkler <input type="checkbox"/> Fire Alarm<br><input type="checkbox"/> Underground Fire Main <input type="checkbox"/> Emergency Power Supply<br><input type="checkbox"/> Kitchen Hood Suppression <input type="checkbox"/> Other:  |

Dynamic Planning has reviewed the submitted plans for the facility and address indicated above. These documents have been reviewed for compliance with the adopted codes as noted: International Fire Code, 2018 Edition.

-Due to occ load, no fire alarm or fire sprinkler required.

-Ramps shall comply with 1012

-Ramps used as part of a means of egress shall have a running slope not steeper than one unit vertical in 12 units horizontal (8-percent slope). 1012.2

-The clear width of a ramp between handrails, if provided, or other permissible projections shall be 36 inches (914 mm) minimum. 1012.5.1

- Premises Identification shall comply with 505

- Fire Extinguishers shall comply with 906 - Max travel distance to an extinguisher shall not exceed 75' and max floor area per extinguisher shall not exceed 11,250 sq ft. A Will verify during on site inspections.

- Exit signs shall be installed in accordance with 1013

- Illumination emergency power shall comply with section 1104.5.

**Construction Documents dated:** 4/26/24

**Plan Reviewer:** Cory Schreiner - Plan Reviewer Cert #236315234

**Signature:** Cory Schreiner  
Digitally signed by Cory Schreiner  
Date: 2024.07.11 10:34:46  
-06'00'

**IMPORTANT: This review does not relieve the responsibility of the contractor or professional of record to comply with all laws and adopted codes and standards.**



## **Plan Review Report**



Project Name: **Collbran Auditorium**  
Project Number: **P-24033**

**IMPORTANT:** This review does not relieve the responsibility of the contractor or professional of record to comply with all laws and adopted codes and standards.



**MESA  
COUNTY**

**COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**

200 S. Spruce Street • PO Box 20,000-5005 • Grand Junction, Colorado • 81502  
Telephone: 970.244.1631 • www.mesacounty.us/building

**Statement of Special Inspection**

Project Address: 102 Main St

Permit Number: PM24-2466

Applicant: Town of Collbran

Architect or Engineer: Asset Engineering

In accordance with Section 1704 of the IBC (see reverse side), the owner or the Registered Design Professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed below. All of the items listed below shall be subject to special inspection and reports are to be available for the Building Department on site at the time of inspection. A final compliance letter shall be submitted and approved before issuance of a CO.

- Foundation
- Concrete and reinforcement
- Masonry and reinforcement
- Structural steel (bolting and/or welding)
- Sprayed fire-resistant materials
- Seismic

**The following three signatures are required:**

|  |           |           |
|--|-----------|-----------|
| Grand Valley Consulting, LLC<br>John Withers, PE, engineer |           | 7-18-2024 |
| Approved Special Inspection Firm (Print)                   | Signature | Date      |
| Asset Engineering<br>Derek Hamilton VP                     |           | 07-18-24  |
| General Contractor (Print)                                 | Signature | Date      |
| Jared Burson   |           | 7/19/24   |
| Mesa County Building Inspection (Print)                    | Signature | Date      |

☐ All structural wood/shear framing shall be performed by a Registered Structural Engineer and or an approved competent inspector under the direct oversight of a Registered Structural Engineer.

|   |           |          |
|---|-----------|----------|
| Jeffrey A. Dunn PE<br>Lindauer Dunn, Inc. |           | 07/19/24 |
| Structural Engineer of Record (Print)     | Signature | Date     |

The building permit for the above named project will not be issued until this form is returned signed, to the Mesa County Building Department.

➤ UFER inspection shall be done by M.C.B.D. prior to placement of concrete

Special Inspections shall conform to and comply with the requirements, as stated in Chapter 17, of the 2018 International Building Code.

- Documentation required for all inspections, Section 1704.2.4
- All corrective actions and or design modifications, shall be provided in writing and included with weekly delivered reports. Verbal design changes and or modifications, shall not be accepted or approved.
- Special Inspectors shall provide and maintain credentials as required, Section 1704.2.1. Credentials shall be readily available for verification by or on behalf of the Building official.

➤ Non-Compliance of these requirements, may result in unnecessary delays to project progress



## INSPECTION ACTIVITY REPORT

Printed 8/1/2025

|                       |                                 |                        |                             |
|-----------------------|---------------------------------|------------------------|-----------------------------|
| <b>Permit Number:</b> | PM24-2466                       | <b>Permit Status:</b>  | Issued                      |
| <b>Address:</b>       | 102 MAIN ST, COLLBRAN, CO 81624 | <b>Permit Type:</b>    | Commercial                  |
| <b>Applicant:</b>     | Derek Hamilton                  | <b>Permit Subtype:</b> | Business Remodel/Alteration |
| <b>Owner:</b>         | TOWN OF COLLBRAN                | <b>Applied Date:</b>   | 5/13/2024                   |
| <b>Contractor:</b>    |                                 | <b>Approved Date:</b>  | 6/17/2024                   |
|                       |                                 | <b>Issued Date:</b>    | 7/19/2024                   |

**Description of Work:** REROOF AND REMODEL OF AUDITORIUM

| Requested Date | Scheduled/<br>Completed | Inspection Type/<br>Results               | Inspector       | Inspection Comments:  |
|----------------|-------------------------|---|-----------------|---|
| 5/23/2025      | 5/23/2025<br>5/27/2025  | Rough-In - P<br>PARTIAL                   | Greg Barnes     | domestic water piping in floor assembly, talked to plumbing contractor about having all hot water lines insulated do to recirc line   |
| 5/23/2025      | 5/23/2025<br>5/27/2025  | Mid-Roof - B<br>PASS                      | Greg Barnes     | limited inspection do to roof pitch   |
| 5/28/2025      | 5/28/2025<br>5/29/2025  | Pipe Insulation - P<br>PARTIAL            | Greg Barnes     | pipe insulation for piping under floor in south east area   |
| 6/9/2025       | 6/9/2025<br>6/10/2025   | Rough-In - E<br>PARTIAL                   | Colton Radcliff | West entire area in front of stage. Will need to inspect back of house and column wraps. Outlet boxes above T-grid ceiling inspected, will need above ceiling once T-grid is installed. |
| 6/10/2025      | 6/10/2025<br>6/11/2025  | Mechanical Duct/ Fire Dampers - M<br>PASS | Greg Barnes     |   |
| 6/11/2025      | 6/11/2025<br>6/11/2025  | Rough-In - P<br>PASS                      | Greg Barnes     |   |
| 6/11/2025      | 6/11/2025<br>6/11/2025  | Gas Pipe & Test - P<br>PARTIAL            | Greg Barnes     | rough in  |
| 6/11/2025      | 6/11/2025<br>6/11/2025  | General Notes<br>Conditional Pass         | Greg Barnes     | plans have been changed two non bearing walls removed and max occupancy has increased.  |

|           |                        |                               |                 |   |
|-----------|------------------------|-------------------------------|-----------------|---|
| 6/16/2025 | 6/16/2025<br>6/17/2025 | Rough-In - E<br>PARTIAL       | Colton Radcliff | Back of house. Demo needed of receptacle in women's bathroom down low, was old instant H2O heater. Column wraps will be final rough-in inspection.  |
| 6/16/2025 | 6/16/2025<br>6/17/2025 | Temporary Service - E<br>PASS | Colton Radcliff | Ensure all grounding electrodes present are bonded together at final.   |
| 6/16/2025 | 6/16/2025<br>6/17/2025 | Insulation - B<br>FAILED      | Greg Barnes     | gaps and voids in the insulation where you can see the wall sheeting behind it. also has some areas completely missed. correct and recall   |
| 6/20/2025 | 6/20/2025<br>6/23/2025 | Rough-In - E<br>PASS          | Colton Radcliff | Column wraps. This completes rough-in inspections. Will need lights in working condition in basement by final and basement conduit in code compliance.  |
| 6/23/2025 | 6/23/2025<br>6/24/2025 | Insulation - B<br>PASS        | Greg Barnes     |   |
| 6/26/2025 | 6/26/2025<br>6/27/2025 | Frame - B<br>PARTIAL          | Greg Barnes     | non structural interior framing. talked to general contractor about the engineer letters and he stated he will get on it right away   |
| 7/23/2025 | 7/23/2025<br>7/24/2025 | Ceiling Rough-In - E<br>PASS  | Colton Radcliff |   |
| 7/23/2025 | 7/23/2025<br>7/24/2025 | Rough-In - E<br>FAILED        | Colton Radcliff | Will need Vestibule and exterior egress landings at required 2 exits to have emergency egress illumination in compliance with IBC 1008.3.2. This can be accomplished with remote heads from the exit signs. |
| 7/25/2025 | 7/25/2025<br>7/25/2025 | Rough-In - E<br>PASS          | Colton Radcliff |   |

## Project: PM24-2466

Address: 102 MAIN ST, COLBRAN, CO 81624

List of Inspections:

| Type                                 | Scheduled Date | Status    | Result           |
|--------------------------------------|----------------|-----------|------------------|
| Rough-In - P                         | 5/27/2025      | Completed | PARTIAL          |
| Mid-Roof - B                         | 5/27/2025      | Completed | PASS             |
| Pipe Insulation - P                  | 5/29/2025      | Completed | PARTIAL          |
| Rough-In - E                         | 6/10/2025      | Completed | PARTIAL          |
| Mechanical Duct/ Fire Dampers<br>- M | 6/11/2025      | Completed | PASS             |
| Rough-In - P                         | 6/11/2025      | Completed | PASS             |
| Gas Pipe & Test - P                  | 6/11/2025      | Completed | PARTIAL          |
| General Notes                        | 6/11/2025      | Completed | Conditional Pass |
| Rough-In - E                         | 6/17/2025      | Completed | PARTIAL          |
| Temporary Service - E                | 6/17/2025      | Completed | PASS             |
| Insulation - B                       | 6/17/2025      | Completed | FAILED           |
| Rough-In - E                         | 6/23/2025      | Completed | PASS             |
| Insulation - B                       | 6/24/2025      | Completed | PASS             |
| Frame - B                            | 6/27/2025      | Completed | PARTIAL          |
| Ceiling Rough-In - E                 | 7/24/2025      | Completed | PASS             |
| Rough-In - E                         | 7/24/2025      | Completed | FAILED           |
| Rough-In - E                         | 7/25/2025      | Completed | PASS             |

# THANK YOU!

2025 HopeWest Spring Swing  
Astra Lumina

Journ of Colbran  
Thank you so much  
for your recent support  
of Spring Swing. Not  
only did you help  
create a memorable  
evening but your  
support also impacted  
patients & families  
right here in the  
community. Thank you  
for your support &  
belief in our cause.

With Appreciation  
— Jenni Feil