

Town of Marble  
Special Meeting of the Board of Trustees  
May 18th 2023 6:00 P.M.  
Agenda

6:00 P.M.

- A. Call to order & roll call of the special meeting of the Board of Trustees
- B. Continue public hearing Wilkey/Smith re-zoning
- C. Consider approval Slow Groovin Liquor License renewal
- D. Consider approval Parker/Collins lot line adjustment
- E. Consider approval Gohery Short Term Rental application
- F. Discussion re: CPW proposal for Beaver Lake
- G. Discussion re: Colorado Stone Quarry request for Willow shoots
- H. Consider changing June 1<sup>st</sup> regular meeting date due to MCS graduation
- I. Adjourn

Minutes of the Regular Meeting  
Town of Marble of the Board of Trustees  
May 4, 2023

A. Call to order & roll call of the regular meeting of the Board of Trustees – Mayor Ryan Vinciguerra called the meeting to order at 6:09 p.m. Present: Ryan Vinciguerra, Emma Bielski, Amber McMahon and Larry Good. Absent: Tony Petrocco. Also present: Ron Leach, Town Administrator; Alie Wettstein, Administrative Assistant and Terry Langley, minutes. Ryan Vinciguerra made a motion to go into executive session. Amber McMahon seconded and the motion passed unanimously.

B. Executive session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice regarding rezoning application related to Smith/Wilkey property.

Amber McMahon made a motion to end the executive session and return to the regular meeting. Emma Bielski seconded and the motion passed unanimously. The regular meeting resumed at 7:05 p.m.

C. Mayor Comments – Ryan explained that they would not be able to vote on the request to rezone the Smith Wilkey property because it was not listed on the agenda. Comments are allowed. Each person wishing to speak will have a single opportunity with comments to be made to the board.

Ryan opened the comments to the floor. Angus Barber asked for an explanation of the current zoning situation in Marble. He specifically asked about living and running a business in the same place. Ryan said that mixed use is not currently covered but home occupied business is. There is use by right and use by review and there are categories of business that fit those subcategories. There are a handful of properties in Marble that fit these. Larry explained that there is residential, business and public zoning classifications and that residential/business zoning is generally for cottage industry. Angus asked if it would be helpful to have mixed use zoning (business/residential) and Larry said that is something that the Master Planning (MP) group will be addressing. Emma said they are bound to the year 2000 Master Plan and it does not include mixed use zoning. The town has been asked if they can go ahead and give mixed use zoning but that it needs to be part of the MP. Jen Cox asked if the board couldn't vote to add something to the agenda. Ryan explained that this issue would involve a public hearing and would need to be noticed. Jaime Fiske asked if the goal of rezoning is to allow residents to have a business on the property. Ryan explained that the goal is to have the MP address zoning. Anyone wanting to rezone their property would need proper justification. Larry said this is according to state statute. Requirements include having to be in compliance with current zoning, if use in the surrounding area changes benefits the community or if there is an error in the existing zoning. Changes would need to benefit the community. These conditions are what the MP would be looking at. Jaimie spoke to the lack of places to have a business other than in a home. Ryan said the 2000 zoning was for a bedroom community and he feels it is outdated. Richard asked why the town would not allow the Wilkey's to have a business on their property without a zoning change considering previous precedents. Amber explained that it does not meet the criteria for a home occupied business. Samantha Wilkey said that their property does not show as being in the town. Dustin spoke to the current maps, regulations and requirements. Samantha said the existing MP is not law, it is a guide. Amber explained that this is not a matter of a single business, it is a zoning issue. Once it is rezoned, there is a use by right and that business could be changed. Patsy Smith said that they have paid the county commercial taxes for

what the county considers commercial zoning. Amber explained that the county appraises for taxes based on the use of the property and because of the sheds, it is classified commercial for tax purposes but is not zoned as a business. Dustin said he had talked to realtors and appraisers who did not feel that it would affect neighbor's property value. Amber explained that she had asked if a residential lot located next to a commercial property would decrease property value and affect saleability and was told it would. Dustin asked what would happen if they ran the business without a zoning change. Ryan said their business license would not be renewed. He stated that he supports the change. Amber said she was encouraged with the previous discussion regarding ways to mitigate the neighbors objections. Linda Evans asked if the Wilkey's would have to do something to protect the Evans' privacy. Ryan said they could set some conditions and those could include protecting their privacy. Richard Wells said he looked at spot zoning and he does not consider this spot zoning due to other nearby businesses and he supports conditions to help mitigate concerns. Samantha talked about using porta potties and the fact that many of the businesses have no bathrooms. She spoke to the fact that they have tried to do this the right way and that requests have come in piece meal with responses within 24 hours. Jeff Evans said that people come here to get away from the city hustle and bustle but that there seems to be a push to change the town. Current businesses do not affect the traffic, change geography or are even noticeable. Considerations with changing the town include infrastructure and the ability to support the change. Amber feels that many of these concerns can be addressed through the Master Plan and through any terms and conditions required as part of the rezoning. Jerry Begely spoke in favor of granting the rezoning request. Mike Yellico said that he sees both sides of this issue and that the town council's hands are tied in terms of changing the zoning and that also we should encourage small business. Mike Evans said that this could open the door to developers and that we don't want the valley destroyed. Ryan apologized to the applicants for the failure to post the public hearing. Ron explained that the vote did not have to be part of a public meeting so does not require 30 days. After discussion a special meeting was set for May 18, 2023. Ryan Vinciguerra made a motion to hold a special meeting on May 18, 2023 at 6:00 p.m. Larry Good seconded and the motion passed unanimously.

D. Consent Agenda – Emma Bielski made a motion to pass the consent agenda. Ron added another bill and explained that it is for repairs that had to be made to the park bathrooms due to pump failure that resulted in freezing and other issues. The cost is for \$4200 to Alpine Septic. Emma amended her motion to include the addition. Amber McMahill seconded and the motion passed unanimously.

- a. Approve April 6th, 2023 minutes
- b. Approve April 21st, 2023 minutes
- c. Approve Current Bills, May 4th, 2023

#### E. Administrator Report

a. Discussion Re: CPW change of use for Beaver Lake, Cyndi Fowler – Ron explained that he learned that CPW is considering some use changes to several areas including Beaver Lake. It will ban any flotation device unless it is being used for fishing with a fishing license. This will have a direct impact on the local SUP business. The town was not notified ahead of time. He suggests that the town should weigh in with CPW asking for more information. Cyndi Fowler asked the town to come up with solutions to present to CPW that would allow town use of the lake. She said opinions can be lodged on the CPW site ([engageCPW.org](https://engageCPW.org)) until May 24. She suggested a formal letter from the town to CPW. Larry suggested asking a CPW representative to come to the special meeting. Cyndi spoke to the historic lack

of enforcement from CPW and their lack of care of the lake. Richard Wells explained that Beaver Lake is a state wildlife area and he does not feel that it should be used by a business whose whole plan is based on use of Beaver Lake. Sue Blue does not want to see these changes result in a migration to McKee pond by SUP. She explained that McKee is a state-stocked, privately-owned lake that has to be open for public fishing. Dustin asked if there was any possibility of Marble taking over management and having a pay-to-play situation. Jen spoke to the fact that this is a multi-faceted problem that needs a multi-faceted solution that takes all users into consideration. Jaimie spoke to the increased popularity of stand-up paddleboards (SUP) which means more rental businesses and private ownership, resulting in more SUPs on the lake. She read statements from two individuals supporting use other than strictly fishing and also spoke to the positive aspects of visitors coming to use the lake. Ryan suggested writing a letter and get involved. Emma asked for clarification with past requirements of needing a fishing license with current proposals. Amber explained the various new rules including no flotation devices unless fishing, no contact with the water (swimming), no dogs unless hunting or being trained for hunting, and more. Emma asked if CPW had included any proposals for enforcement. Discussion of the lack of regulation resulting in the current problems followed. Mike spoke to the number of users who come to Beaver Lake to recreate for reasons other than fishing resulting in the lack of opportunity to fish and the lack of wildlife. He encouraged the town to be clear of what the town wants to see from CPW regarding the lake.

b. Update status of Master Plan project, Ron – Mark Chain, who was hired as the facilitator, reported that the first meeting will be held next week, May 11, 6 p.m. at the fire station and the direction and framework will be formed regarding number of meetings then.

c. Update status of discussions with Marble Water Company (MWC), Ron – Ron reported that representatives of the MWC will be in town the first week in June and are open to a work session with the town board. We are in negotiations with them regarding acquiring MWC. Amber asked if Kate Sawyer from Rural Community Assistance Corp (RCAC) could help with this. Alie explained that Katie has just had a baby but Alie will reach out. Ron will reach out to MWC about a special meeting/work session. Amber suggested asking Katie to help draft a plan B regarding what will happen if our water is contaminated.

## F. Reports

a. Parks Committee Report & Earth Day cleanup plan, Marja – Marja was not present. Mike Yellico reported on the Frisbee Golf course. They have their own tools and shed. He suggested having people and businesses sponsor a hole and help with trash and maintenance of their holes.

b. CTO grant status, Amber – Amber reported that we got the extension so we have until June 15 for the signage.

c. Lead King Loop working group status & parking control plan, Ron – Amber said that the county is trying to reconvene to determine what recommendations can be implemented. The town's portion includes parking including signage and natural barriers. Jen spoke to the fact that limiting parking in town results in trucks and trailers parking along CR 3. Larry asked if there had been any response to the fact that the town was not contributing funds to the Forest Service. Ron told them it was a budget issue. Samantha said she was told by Kendra from the FS that because the town was not able to give the 3,000, they will not be at the top of Daniels Hill very much at all this year and that last year they were up here a lot every Saturday and Sunday.

Dustin reported that the FS has posted a No Parking sign at the top of Daniel's. Mike Yellico asked where paid parking stands in regard to the SBA. Ron reported that Ryan has been in touch and now the SBA is in touch with the town attorney.

G. Land Use Issues

a. Consider approval of Jim Gohery Short Term Rental application, Ron – Ron received the application yesterday. The board will consider it at the June meeting.

H. Old Business -

I. New Business

a. Jen Cox has a concern about CR 3 at Slate Creek. There are six culverts that are blocked. She requests that the town work with the county to better maintain those culverts. Dustin Wilkey explained what work is currently being done.

b. Regular meeting in conflict with school graduation. If there is a conflict with graduation, a new date for the June 1 town meeting will be set at the special meeting on May 18.

J. Adjourn – Emma Bielski made a motion to adjourn. Larry Good seconded and the motion passed unanimously. The meeting was adjourned at 9:05 p.m.

Respectfully submitted,  
Terry Langley

Note: Invite a representative of CPW to the special meeting

**Submit to Local Licensing Authority**

**SLOW GROOVIN BBQ**  
**101 W 1ST STREET**  
**Marble CO 81623**

Fees Due	
Renewal Fee	550.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
<b>Amount Due/Paid</b>	\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

## Colorado Beer and Wine License Renewal Application

**Please verify & update all information below**

**Return to city or county licensing authority by due date**

Licensee Name <b>SLOW GROOVIN BBQ LLC</b>		Doing Business As Name (DBA) <b>SLOW GROOVIN BBQ</b>	
Liquor License # <b>03-03223</b>	License Type Hotel & Restaurant (city)		
Sales Tax License Number <b>2559641</b>	Expiration Date <b>08/04/2023</b>	Due Date <b>06/20/2023</b>	
Business Address <b>101 W 1ST STREET Marble CO 81623</b>			Phone Number <b>9709634090</b>
Mailing Address <b>101 W 1ST STREET Marble CO 81623</b>		Email <b>Ryan.Vinciguerra@gmail.com</b>	
Operating Manager <b>Ryan</b>	Date of Birth <b>7/1/83</b>	Home Address <b>101 W 1st St, Marble CO 81623</b>	Phone Number <b>970 948 8576</b>
1. Do you have legal possession of the premises at the street address above? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the premises owned or rented? <input checked="" type="checkbox"/> Owned <input checked="" type="checkbox"/> Rented* *If rented, expiration date of lease <b>may 2024</b>			
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3b. If so, which are you renewing? <input type="checkbox"/> Delivery <input type="checkbox"/> Takeout <input type="checkbox"/> Both Takeout and Delivery			
4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ Yes ☒ No
8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☒ Yes ☐ No *See Attached*

**Affirmation & Consent**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Title

*Ryan Vinciguerra*

*Partner*

Signature

*[Signature]*

Date

*5/12/23*

**Report & Approval of City or County Licensing Authority**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

**Therefore this application is approved.**

Local Licensing Authority For

Date

Signature

Title

Attest

## Tax Check Authorization, Waiver, and Request to Release Information

I, Ryan Vinciguerra am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Slow Groovin BBQ (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business) <u>Slow Groovin BBQ</u>		Social Security Number/Tax Identification Number <u>27-5007167</u>	
Address <u><del>106</del> 101 W 1st St</u>			
City <u>Marble</u>		State <u>CO</u>	Zip <u>81623</u>
Home Phone Number <u>970 963 4090</u>		Business/Work Phone Number	
Printed name of person signing on behalf of the Applicant/Licensee <u>Ryan Vinciguerra</u>			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) <u>[Signature]</u>			Date signed <u>5/12/23</u>

### Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



## Liquor License Application Information

### 8.) Other Colorado Liquor Licenses

- Slow Groovin BBQ (Applicant)  
101 W 1<sup>st</sup> st, Marble CO 81623

Ryan Vinciguerra – 80% owner  
Nial O'Connor – 20% owner

- Slow Groovin Snowmass  
67 Elbert Ln, Snowmass Village, CO 81615

Ryan Vinciguerra – 50% owner  
Nial O'Connor – 20% owner  
Steve Horner – 20% owner  
Tim Lucca – 10% owner

- Propaganda Pie  
467 Redstone Blvd, Redstone CO 81623

Ryan Vinciguerra – 33% owner  
Nial O'connor – 33% owner  
Steve Horner – 33% owner

- Honey Butter  
155 Hwy 133, Carbondale CO 81623

Ryan Vinciguerra – 33% owner  
Nial O' Connor – 33% owner  
Steve Horner – 33% owner

- Raspberry Ridge Café (~~Applicant~~)  
Ryan Vinciguerra - 66.9% owner  
Nial O Connor – 16.52% owner  
Philip Poll – 17.39% owner

# Short Term Rental Business License Application

Town of Marble  
322 W. Park St  
Marble, CO 81623

Type of Application (check one): ☒ Initial Permit Application ☐ Renewal Permit Application

## **Applicant Information (owner of property):**

Name: Jim Gohery / Amber Crowley: if the Owner is not a natural person, the names of all natural persons who own an interest in the owner.

Mailing Address: 415 W. Park Street

City: Marble State: CO Zip: 81623

Daytime Phone: 970.704.6211 Evening Phone: Same Cell Phone: 970.274.6891 / 970.366.0074

Fax: N/A Email Address: Dooneseamus@mac.com

## **Short Term Rental Information:**

Address: 415 W. Park Street, Marble CO 81623

Designated Responsible Party (As defined in Town of Marble Ordinance # 3-2019) Jim Gohery / Amber Crowley

Daytime Phone: 970.704.6211 Evening Phone: Same Cell Phone: 970.274.6891 / 970.366.0074

Maximum Occupancy: (As defined in Town of Marble Ordinance # 3-2019) 4 People

Colorado Sales Tax ID# 46-1845618

**Additional documentation and fees required to be submitted with Application:**

- ✓ Gunnison County assessor's record for the property showing purported ownership and bedroom count:
- ✓ Proof of required insurance coverage: Owners are required to obtain insurance that covers claims arising from the short terms rental use of a property, as an endorsement to a standard policy, umbrella coverage, a stand-alone short term rental policy, or otherwise. If coverage is limited to certain number of nights, the license shall be limited to the number of nights for which coverage is provided. The insurance requirement may be met if the Owner represents that it is only renting the parcel through a service that automatically provides owners with insurance coverage for bodily injury or property damage in the minimum amount of \$1,000,000.
- ✓ Completed Short Term Rental Self Inspection Form:
- ✓ Site Plan, 8-1/2" x 11" denoting Off Street Parking:
  - Any additional information that the Town may specifically request:  
None Requested at time of application submittal
  - Non-refundable application and license fee of \$50.00.

**Note:** Applicants who submit an incomplete form or are missing information shall have 14 days from notification to provide a completed information. After 14 days, the application is automatically denied and the property will require a new application and fee.

# Short Term Rental Business License Self-Inspection form

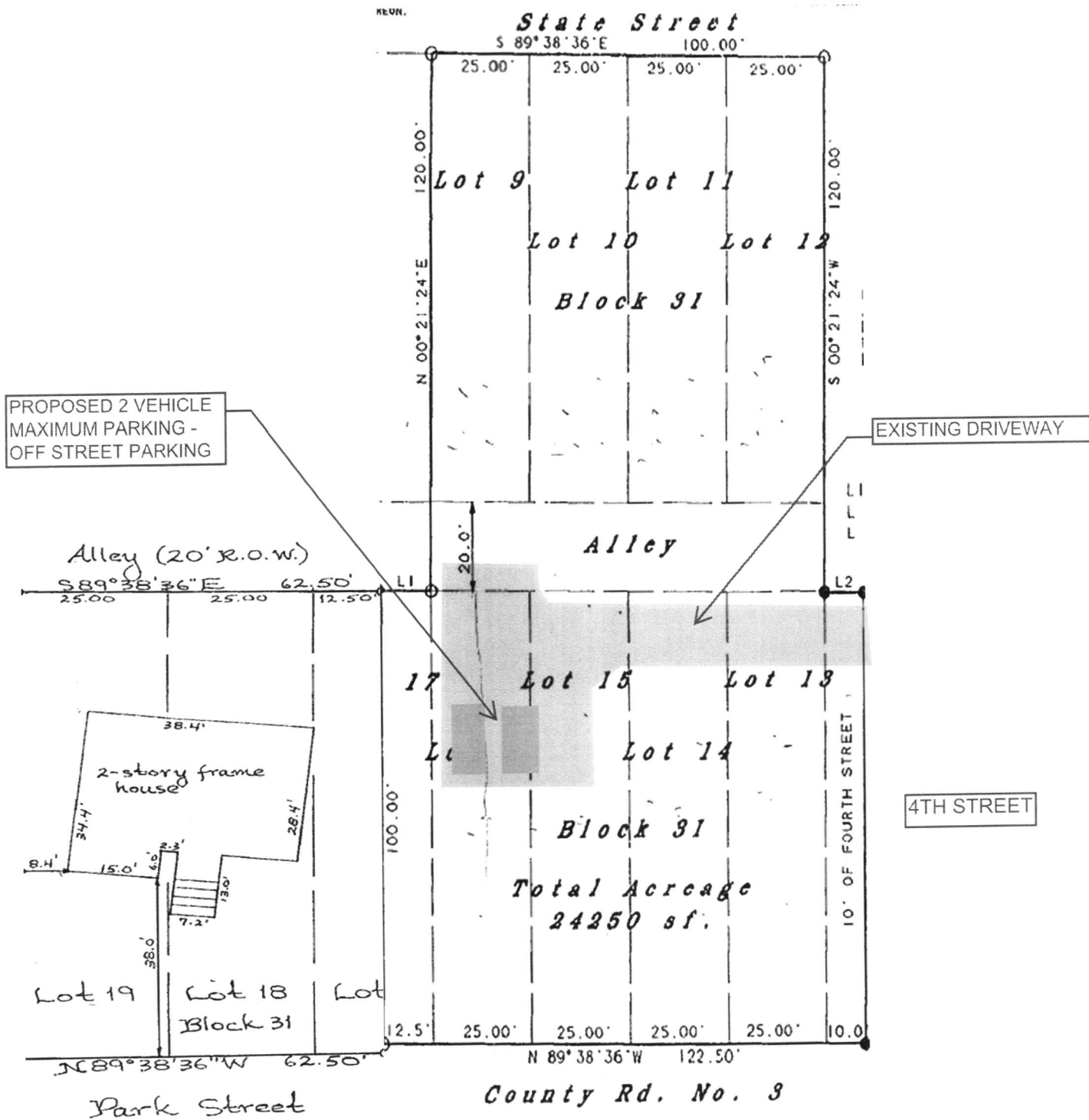
Town of Marble  
322 W. Park St  
Marble, CO 81623

- ✓ Smoke/Carbon Monoxide Combination Detector installed in each bedroom.
- ✓ Land line telephone installed.
- ✓ Designated Responsible Party posted.
- ✓ Open burning restrictions posted.
- ✓ Trash/garbage pick up day posted.
- ✓ No on street parking posted.

Target Date to  
commence short term  
rental is the week of  
June 5, 2023. All of the  
items on this list will be  
posted at that time

Applicant: Jim Gohery

Date: 05.02.23





MICHELLEL

DATE (MM/DD/YYYY)  
5/2/2023**EVIDENCE OF PROPERTY INSURANCE**

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

<b>AGENCY</b> Mountain West Insurance - Glenwood 201 Centennial St 4th Floor Glenwood Springs, CO 81601		<b>PHONE</b> (A/C, No, Ext): (970) 945-9111	<b>COMPANY</b> Safeco Insurance Company P.O. Box 91017 Chicago, IL 60680-1175	
<b>FAX</b> (A/C, No): (970) 945-2350		<b>E-MAIL ADDRESS:</b>		
<b>CODE:</b> 7055004		<b>SUB CODE:</b>		
<b>AGENCY CUSTOMER ID #:</b> CROWLEAM01				
<b>INSURED</b>	Amber Crowley 1050 Village Rd Carbondale, CO 81623		<b>LOAN NUMBER</b>	<b>POLICY NUMBER</b> OY8895397
		<b>EFFECTIVE DATE</b> 5/2/2023	<b>EXPIRATION DATE</b> 5/2/2024	<input checked="" type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

**PROPERTY INFORMATION**

**LOCATION/DESCRIPTION**  
Loc # 1, 415 W Park St, Marble, CO 81623

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

**COVERAGE INFORMATION**PERILS INSURED ☐ BASIC ☐ BROAD ☐ SPECIAL ☐

COVERAGE / PERILS / FORMS

AMOUNT OF INSURANCE

DEDUCTIBLE

Loc # 1		
Dwelling	\$478,000	1,000
Other Structures	\$47,800	
Personal Property	\$50,000	
Loss of Use	\$47,800	
Personal Liability Each Occurrence	\$500,000	
Medical Payments Each Person	\$10,000	

**REMARKS (Including Special Conditions)****CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**ADDITIONAL INTEREST**

<b>NAME AND ADDRESS</b>          Reference Copy	<b>ADDITIONAL INSURED</b>	<b>LENDER'S LOSS PAYABLE</b>	<b>LOSS PAYEE</b>
	<b>MORTGAGEE</b>	<input checked="" type="checkbox"/> <b>Reference copy</b>	
	<b>LOAN #</b>		
	<b>AUTHORIZED REPRESENTATIVE</b> 		



## Gunnison County Assessor's Property Record Search

## Gunnison County Assessor's Property Record Search

R004168  
415 W PARK ST , MARBLE

Total Actual Value  
\$710,170

## SUMMARY

Account #	<b>R004168</b>
Parcel #	<b>2917-262-06-011</b>
Account Type	<b>Residential</b>
Economic Area	<b>Econ Area 8</b>
Owner Name	<b>GOHERY JAMES R III, CROWLEY AMBER H</b>
Mailing Address	<b>1050 VILLAGE RD CARBONDALE, CO 81623-1550</b>
Property Location	<b>415 W PARK ST , MARBLE</b>
Legal Description	<b>LOTS 18, 19 &amp; PART OF LOT 17, BLOCK 31, MARBLE</b>
<b>The Legal Description is abbreviated and not intended for use on a deed.</b>	
Parcel Notes	-

## CURRENT ASSESSMENT INFORMATION

Tax Year	<b>2023</b>
Tax District	<b>400</b>
Mill Levy	<b>70.974</b>
Land Actual Value	<b>\$105,200</b>
Building Actual Value	<b>\$604,970</b>
Total Actual Value	<b>\$710,170</b>
Land Assessed Value	<b>\$6,970</b>
Building Assessed Value	<b>\$40,060</b>
Total Assessed Value	<b>\$47,030</b>

For 2023, the assessment rate for single family residential property is 6.765% and the actual value is first reduced by \$15,000. Agricultural land and outbuildings are assessed at 26.4%. For most other property, including vacant land and commercial, the rate is 27.9%. For commercial improved property, the actual value is first reduced by \$30,000.

Please note: between January 1 and April 30, the values shown above will reflect the property's valuation from the prior tax year. Any changes to this valuation due to reappraisal or new construction will be displayed from May 1 onwards.

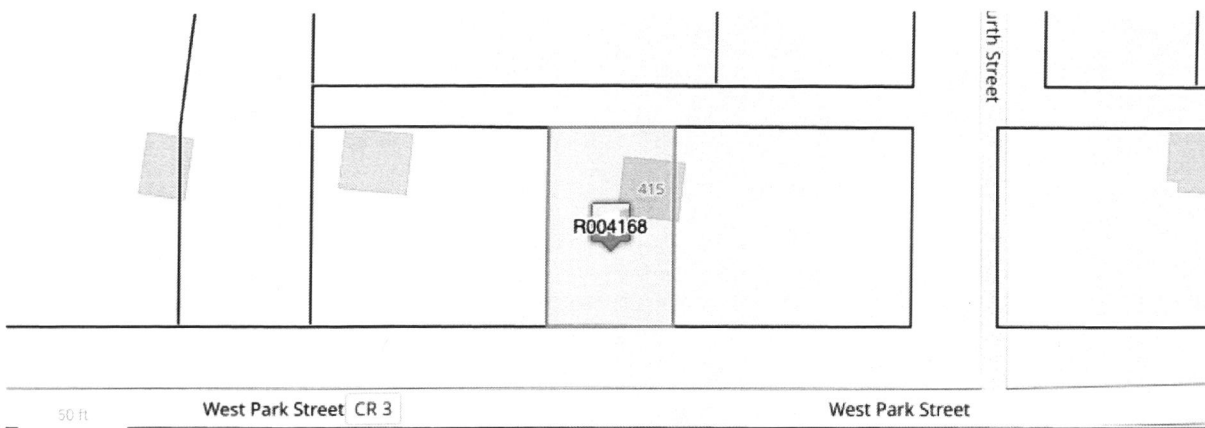
**LAND**

LEA	SUBDIVISION	LAND TYPE	SIZE
+ 80370: MARBLE SMALL BLDG SITE <10000	WEST MARBLE	Residential	6,250 Sq Ft
Site Access	<b>YEAR ROUND</b>		
Electricity	<b>INSTALLED</b>		
Sewer	<b>ISDS SEPTIC SYSTEM INSTALLED</b>		
Water	-		
Other Attributes	-		

**BUILDINGS****BUILDING (1)**

Property Type	<b>Residential</b>	# of Units	<b>1</b>
Occupancy	<b>Single Family Residential: CONVENTIONAL</b>		
Original Year Built	<b>1985</b>	Stories	<b>2</b>
Effective Year Built *	<b>1985</b>	Bedrooms	<b>1</b>
Construction Quality	<b>Average</b>	Bathrooms	<b>3</b>
Condition	<b>Average</b>	Finished Basement	-
Above Grade Living Area	<b>1,699</b>	Unfinished Basement	-
Garage	-	Unfinished Area	-

\* The difference between a building's Original Year Built and Effective Year Built reflects any remodels, additions and maintenance that have been undertaken since it was first constructed. These activities tend to extend a building's useful life, resulting in an Effective Year Built that is newer than the Original Year Built.





To: Board of Trustees

From: Ron Leach

Regarding: Zoom meeting with CPW regarding future of Beaver Lake

### Beaver Lake Management Meeting 5/9/2023

Wendy Ryan – Colorado River Engineers

Benjamin Krause DNR CPW

Tarn Udall CPW

Matt Yamishita DNR CPW

Brenden Langehuizen – River District

Ed Olzewski – West Divide Conservancy District

Sam Potter – West Divide

Kendall Burgmeister – TOM Lawyer

Beaver Lake as an option for water augmentation for Crystal River water rights holders. CPW, the owners of Beaver Lake and the Town of Marble both require an augmentation plan. A proposed partnership including CPW, West Divide, and TOM to manage the recreation area, trout stocking program, and the release and refill of water from the lake when a call is made. All entities expressed interest in a partnership, potentially with Gunnison County.

When asked if CPW could or would sell the Lake, Matt explained how the area had been bought or donated in 4 separate parcels. On with a deed contingency that the area could not be sold for 99 years. Other parcels with strict Angling Only restriction.

A water storage survey will be conducted on June 12<sup>th</sup> by CPW.

Everyone was asked to create a Wishlist for the future of Beaver Lake. A follow-up meeting will be scheduled after the survey. Ron offered to contact Gunnison County to see if they are interested in the partnership.