

Town of Marble  
Regular Meeting of the Board of Trustees  
August 1, 2019  
7:00 P.M.  
Marble Community Church, 121 W. State St. Marble, Colorado  
Agenda

7:00 P.M.

- A. Call to order & roll call of the Regular Meeting of the Board of Trustees
- B. Approve previous minutes
- C. Administrator Report
  - a. Current bills payable August 1, 2019, Ron
  - b. Discussion of 2020 budget, Ron
  - c. Lead King Loop working group report, Ron
  - d. Discussion with Gunnison County Sheriff, John Gallowich
  - e. Discussion regarding joining the Community Resource Center, Emma
  - f. Other
- D. Mayor's Comments
  - a. Consider for approval Marble Charter School Special Event Liquor Permit application for Lead King Loop, Ryan
  - b. Other
- E. Current Land Use Issues
  - a. Consider for approval Ordinance #2-2019 Slow Groovin land lease expansion application, Nial
  - b. Consider for approval Ordinance #3-2019 Short Term Rental proposal, Ryan
  - c. Discussion of Manus lot consolidation application, Ron
  - d. Other
- F. Old Business
  - a. Discussion of road & bridge improvement schedule, 10 minutes, Ryan
  - b. Discussion of proposed recycle program & trash receptacles, Ryan
  - c. Other
- G. New Business
  - a. Consider request for funding for MF stage improvements, Amber
  - b. Other
- H. Adjourn

Town of Marble  
Minutes of the Special Meeting of the Board of Trustees  
July 25th, 2019  
Redstone Inn 82 Redstone Blvd. Redstone CO

A. Call to order & roll call of the Special Meeting of the Board of Trustees – The meeting was called to order by Tim Hunter, Mayor Pro Temp at 7:23 p.m. Present: Tim Hunter, Emma Bielski, Charlie Manus. Mayor Ryan Vinciguerra arrived at 7:41 p.m. Absent: Larry Good. Also present: Ron Leach, Town Administrator and Terry Langley, minutes. There will be no votes taken at this meeting and no comments made by citizens.

B. Dinner

C. Discussion of Colorado Municipal League (CML) resources available to board members – Ron explained that the Colorado Municipal League is a support organization for Colorado municipalities. These resources include workshops, a Public Officials Training Video, an Ethics, Liabilities & Best Practices Handbook for Elected Officials and the CML website, CML.org. Emma said that the Community Resource Center is an excellent resource. Membership fee is \$146 and the possibility of joining will be on the August agenda.

D. Discussion of 2020 goals – Ryan stressed the importance of setting some goals to work toward. The following goals were suggested with the understanding that this did not necessarily mean they would all be fully accomplished in 2020.

Carbonate Creek bridge – a decision on what involvement the board/town wants to have needs to be made. Emma suggested making at least a five-year plan for roads. This plan might include crowning, clearing culverts, applying mag chloride, and striping with a schedule of which roads in a particular year. General discussion of some of the needs followed. The possibility of forming a citizen committee and/or a survey of citizens as to needs was discussed. A determination of road conditions, safety concerns and usage prior to setting a schedule was also discussed.

Water augmentation plan – There was discussion of possible location of ponds and partnering with other Crystal Valley water users, including the Marble Water Company. This needs to be a priority and requires further study and discussion.

Jail House preservation project/Thompson Park beautification.

Mill Site Park preservation work and grant applications. The existing 10 year plan and parking plan need to be revisited. There is a need for temporary protection of columns.

Review town master plan & park plan.

Enforcement and the court system.

Lead King Loop project – The town needs to take the lead for signing of grants. Funds needed to be included in the 2020 budget.

Exploring the possibility of a sales tax and/or property tax increase to fund some of the above.

E. Discussion of privacy of board members – There was discussion of maintaining confidentiality while following the sunshine law. Ron suggested all board members consider utilizing a town of marble email account to keep town business emails separate from personal emails.

F. Discussion of personnel management, possible discussion items

a. Chain of Command – It was agreed that the Town Administrator should supervise the following town positions: campground host, bathroom maintenance position, book keeper and board minutes transcriber. The board should supervise the Town Administrator. The town needs a signed agreement with HUB, due to the work they are paid for concerning the campground and the future parking program.

b. Employee action form -

c. Process to evaluate employees

d. Annual employee evaluations

e. Job descriptions –

It was determined that b-e should be developed by Ron Leach and presented for board approval.

G. Discussion of re-cycling program – Ryan reported on progress being made. A program similar to the past Redstone program will probably be set up, with the site open on one weekday and one Saturday a month and staffed by volunteers.

H. Adjourn – Emma Bielski made a motion to adjourn. Tim Hunter seconded and the motion passed unanimously. The meeting was adjourned at 9:45 p.m.

It should be noted that no decisions were made tonight, no votes taken and no policies adopted. All agenda items were discussion only.

Respectfully submitted,

Terry Langley

LKL/OHV working group  
Conference Call  
July 16, 2019 - 3:00 p.m.

Those on the call: Ron Leach, Terry Langley, Corinne Truesdell, Manette Anderson, Dr. Melanie Armstrong (joined at 3:17).

Ron wasn't able to be on the June call. He was able to meet Corinne twice in Marble. They made a quick trip into Crystal two weeks ago. Last Friday they met for four hours and he introduced her to some of the council members and Steve Finn, who has a stake in this project due to the location of his home. They were accompanied by Heather Sackett, a journalist in the valley who is going to start following and writing about this project. At the July 11 Marble Town Council meeting, Ron updated the council on where we are. They agreed to be the "lead" agency for the committee for grant applications and to serve as the official voice of the committee. The LKL group has been given \$1200 from the Crystal River Chamber (\$1,000) and from the Beaver Lake Lodge (\$200). The Gunnison County commissioners will be coming to Marble in either August or September and we plan to ask for some funds from them at that time. He will share that date when he has it. Dr. Armstrong reported that the grant applied for from the Gunnison Valley Community Foundation was approved. This one is for more than \$3,000. She told Ron that the Department of Local Affairs (DOLA) grant is another source we will be applying for. Western Colorado University will be assisting with that application.

Manette reported that the LKL is not yet open. A jeep club came through and cut a tree blocking the road and they bushwhacked across the avalanche field and around a snow filled gully to get down but the road is still closed. She has pictures and feels that this was irresponsible and contributes to the resource degradation. Traffic counters from the county were stolen so data collection has been manual to date. They will try to get more counters. The avalanche closure is past the switchback and before the road that goes up to Sheep Mountain, also before the ford.

Ron has invited Corinne to attend the Aug 1 Town Council meeting and would like to have a committee meeting open to the public in the 3<sup>rd</sup> or 4<sup>th</sup> week in August.

Manette stated that it is the agreement of the committee to hire a strategic planner to formalize planning goals etc. Manette asked if the funds were available for hiring a strategic planner. Dr. Anderson reported that the first grant was for preliminary work prior to strategic planning, including expenses and time for Corinne and starting the public meeting process. Ron said that we need to develop a budget when more of the working group is available. Ron has committed the group to a stipend and travel expenses for Corinne. That amount is to be determined and the Aug 1 meeting may be the time to work on that with the town council. Dr. Armstrong said the GoCo (Greater Outdoor Colorado) planning grant has a possibility of up to \$75,000. Manette said that the months that have led up to this point have led the group to decide to formalize goal setting and developing a time line through strategic planning with a professional planner. To do this would cost about \$5,000. She would like to pursue donations but needs to know where they should be sent. Ron reported that funds would go into the Marble general fund and be earmarked for the LKL in a designated fund. Manette has talked to some folks and come up with some ideas for fundraising: GoFundMe, person to person solicitation for donations, donation box. Corinne said that there is a delay in grant applications and awards and wondered if there was anything we could tackle in

the meantime. Ron said that he sees the first need is for personnel – for Corinne and for the planner. A budget is the first step. Manette suggested a call to work on the budget prior to the August call. Ron will suggest some dates when he sends out these notes. He thinks in about 2 weeks so as to have it started prior to the Aug 1 meeting.

Ron said that he and Corinne had talked about her meeting with the people in Crystal to get a feel for Crystal culture and the impacts LKL usage is having on the community, documenting any data collected. Corinne will work out a date for that with Manette. She will be working on documenting her first impression. She will also start on the GoCo grant application very soon. Manette said she has worked on those in the past and is willing to help with that.

Dr. Armstrong will send the parameters on the grant to the group.



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## Marble Charter School

418 W. Main St.

Marble, CO 81623

970-963-9550 phone 970-963-8435 fax

[www.leadkingloop25k.com](http://www.leadkingloop25k.com)

June 26, 2019

It's time to start ramping up our planning for the 16th Annual Lead King Loop Charity Races. We will run 2 races on September 15<sup>th</sup>—a 25k and a kid 2.5k race. Participants range from toddlers to seniors and are both hikers and runners.

**I am sending this with sincere confidence that you will choose to support us in this crucial fundraiser for the Marble Charter School. Our school provides a unique and nurturing environment in the upper Crystal River Valley.**

**Our mission as a charity race is to provide a sustainable and substantial fundraiser for the Marble Charter School while providing the most runner and sponsor friendly trail run in the region.**

The Marble Charter School community has directed the race since its inception in 2003. We are passionate about our community, school, and showcasing the beautiful valley and state in which we live. There are many things that make us unique in today's growing trail running scene:

- We are 100% volunteer based and all proceeds go directly to the school
  - Our volunteers consist of MCS families, community members, and race family members
  - We provide a breakfast and lunch buffet for all participants and volunteers which is entirely made available from homemade and donated food
  - We provide six aide stations that are completely manned by volunteers
- The donation to our small but growing school makes a large impact to 100% of our school population
- The money raised goes directly to student needs. Examples include funding scholarships for outdoor education camping, field trips, summer programming, technology, teaching supplies, physical fitness and academic curriculum needs

**Thank you for your past patronage of this event. We sincerely hope that the Town of Marble will continue their support of the Marble Charter School by approving the Special Event Alcohol permit. We hope to honor past requests from race participants to provide beer after the race.**

**Please do not hesitate to contact me with any questions that you may have.**

**Sincerely,**

Amy Rusby  
School Director  
970-963-9550  
[arusby@gunnisonschools.net](mailto:arusby@gunnisonschools.net)

Town of Marble  
Ordinance Number 2  
Series of 2019

AN ORDINANCE APPROVING A LEASE AMENDMENT BETWEEN THE TOWN OF MARBLE AND SLOW GROOVIN BBQ LLC.

WHEREAS:

The Town of Marble (the "Town") is a statutory town organized pursuant to Colorado Law; C.R.S. §31-1-101 *et seq.*;

The Town owns those certain platted streets within the Town of Marble known as Main Street and West First Street;

Slow Groovin BBQ LLC ("Slow Groovin"), is a Colorado limited liability company, which operates a restaurant on Lots 9-12, Block 23, in the Town of Marble ("Slow Groovin Property"), which is owned by Slow Groovin Holding, LLC;

Slow Groovin also holds an easement to use Lots 1 and 2, Block 23, Town of Marble (the "Parking Lot"), for parking purposes associated with the restaurant operated on the Slow Groovin Property;

Slow Groovin and the Town previously entered into that certain Lease dated May 1, 2019, which was approved by Ordinance No. 1, Series 2019, on April 18, 2019;

Slow Groovin desires to amend the Lease to modify the leased Premises;

The Town is willing to amend the Lease as requested by Slow Groovin;

C.R.S. § 31-15-713 requires that any lease in excess of one year be approved in a Town ordinance; and

The Lease, as amended, is for a term in excess of one year; and

The Board of Trustees finds that entering into the First Amendment to Lease is in the best interests of the Town of Marble.

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

1. The First Amendment to Lease attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved and shall be executed by the Mayor on behalf of the Town of Marble.
2. A copy of this ordinance shall be published by title only.



INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED BY TITLE this \_\_\_\_ day  
of \_\_\_\_\_, 2019 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

TOWN OF MARBLE:

\_\_\_\_\_  
Tim Hunter, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
Ron Leach, Town Clerk

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE ("Amendment") is entered into this 1st day of August, 2019, by and between the Town of Marble ("Landlord"), and Slow Groovin BBQ LLC, a Colorado limited liability company ("Tenant").

WITNESSETH:

1. This Amendment pertain to that certain Lease between Landlord and Tenant dated May 1, 2019.
2. The Lease is amended as follows:
  - a. Exhibit 1 to the Lease, illustrating the Premises, shall be replaced with Exhibit 1 to this Amendment. All references to "Exhibit 1" in the Lease shall be deemed to refer to Exhibit 1 to this Amendment.
3. Except as expressly modified herein, the Lease remains in full force and effect.
4. The general provisions of the Lease (e.g. Notice, Applicable Law, Attorney Fees, Construction, Severability, Execution) and the personal guaranty, shall apply with equal force to this Amendment.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed the day and year first above written.

LANDLORD: Town of Marble

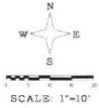
TENANT: Slow Groovin BBQ LLC

\_\_\_\_\_  
By: Tim Hunter, Mayor Pro Tem

\_\_\_\_\_  
By: Ryan Vinciguerra

Attest: \_\_\_\_\_  
Ron Leach, Town Clerk

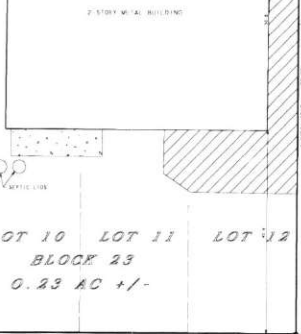
MAIN STREET



W. FIRST STREET

LOT 1 LOT 2  
BLOCK 22  
5000 SF

LOT 8 LOT 9 LOT 10 LOT 11 LOT 12  
BLOCK 23  
0.23 AC +/-



ALLEY

ALLEY

LEGAL DESCRIPTION  
LOTS 8, 9, 10, 11 AND 12, BLOCK 23, TOWNHIP 11 N,  
RANGE 103 N, COUNTY OF GARFIELD, COLORADO  
AND  
LOTS 1 AND 2, BLOCK 22, TOWNHIP 11 N,  
RANGE 103 N, COUNTY OF GARFIELD

IMPROVEMENT SURVEY CERTIFICATE  
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS FILED IN MY OFFICE AND THAT THE SAME ARE CORRECTLY SHOWN ON THE ABOVE PLANS.

LEGEND AND NOTES

- FOUND AS SHOWN
- NOT FOUND AS SHOWN (SEE PLANS FOR LOCATION)
- FOUND AS SHOWN
- EDGE OF ROAD & ALLEY
- CENTERLINE OF ROAD
- LEASE AREA

IMPROVEMENT SURVEY PLAT  
D. W. HOFFMAN  
MAYOR, GARFIELD COUNTY, CO  
BY LINES IN SPACE  
SURVEY ENGINEER, C.E.S. No. 111  
17 GARFIELD AVENUE, GARFIELD CO., CO. 81601  
DATE: 10/20/2009 SCALE: 1" = 10'



**Town of Marble**  
**Ordinance Number \_\_\_\_\_**  
**Series of 2019**

**AN ORDINANCE AMENDING THE ZONING CODE  
WITH RESPECT TO SHORT TERM RENTALS**

WHEREAS:

- A. The Town of Marble (the "Town") is a statutory town organized pursuant to Colorado Law; C.R.S. § 31-1-101 et seq.;
- B. The Town is authorized to regulate land use matters within its boundaries, see C.R.S. § 31-23-101 et seq., and has adopted land use regulations known as the Zoning Code;
- C. The Town recognizes that there are benefits to allowing owners of residential units within the Town to rent their Dwellings, or portions thereof, for periods of time less than thirty days. However, due to the potential for adverse impacts on surrounding residential uses, short term rentals must be regulated by the Town to protect the health, safety, and welfare of owners, neighbors, and visitors.
- D. The Town desires to update the Zoning Code provisions regarding short term rentals and add provisions regarding short term rentals and business licenses for short term rentals.

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

- 1. Section 7.10 of the Zoning Code shall be amended to read in its entirety as shown on the attached Exhibit A.

INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED BY TITLE ONLY this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

TOWN OF MARBLE:

ATTEST:

\_\_\_\_\_  
Ryan Vinciguerra, Mayor

\_\_\_\_\_  
Ron Leach, Clerk

## Exhibit A

### 7.10 Short Term Rentals

#### *Sections:*

- 7.10.10 Purpose
- 7.10.20 Effective Date
- 7.10.30 Definitions
- 7.10.40 Short Term Rentals Allowed
- 7.10.50 Permit Application Process
- 7.10.60 Issuance; Renewal; Appeal; Suspension; Revocation
- 7.10.70 Compliance and Standards

#### **7.10.10 – Purpose**

The Town of Marble recognizes that there are benefits to allowing owners of residential units within the Town to rent their Dwellings, or portions thereof, for periods of time less than thirty days. Short term rental of Dwellings bring additional visitors to the Town, can allow owners to recoup housing costs, and provides revenues for the Town through the additional tax collections. However, due to the potential for adverse impacts on surrounding residential uses, short term rentals must be regulated by the Town to protect the health, safety, and welfare of owners, neighbors, and visitors.

#### **7.10.20 – Effective Date**

This Article, 7.10, shall be effective commencing on \_\_\_\_\_. Any property operated as a Short Term Rental after such date without a business license for a Short Term Rental shall be in violation of this Article.

#### **7.10.30– Definitions**

- A. **OWNER** is defined as the natural person, partnership, corporation, association, company, or other public or corporate entity, or any combination of one or more of the same, that holds legal title to the subject property.
- B. **SHORT TERM RENTAL** is the leasing, letting, or contracting out of a Dwelling, or any portion thereof, for residential, dwelling or sleeping purposes, for any period of time less than 30 consecutive days. This definition does not include offering the use of one's property where no fee is charged or collected. This definition does not allow for the rental of tents, RVs or other structures that do not meet the definition of "Dwelling" under Section 7.1.70 of this Zoning Code.
- C. **DESIGNATED RESPONSIBLE PARTY** is defined as a person located in the Crystal River Valley who will be immediately available (within an hour of notification) to respond to any issues arising from the short term rental of the property, whether it be from the rental property, public safety personnel, utility personnel, or any other municipal party. If this person is not the Owner, they must have authority from the Owner to make decisions and authorize work on behalf of the Owner, and have physical access to the property.

- D. **OCCUPANCY LIMIT** is defined (calculated) as the lesser of (a) the number of bedrooms in the Dwelling documented in the Gunnison County Assessor Records times 2, plus 2; and (b) the number of dedicated off-street parking spaces documented on an approved site plan times 4.

**7.10.40 Short Term Rental Limitations and Requirements.**

- A. Short Term Rental is prohibited except pursuant to this Article 7.10. It shall be unlawful and a violation of this Article for any person to use any property as a Short Term Rental without first having obtained a business license for a Short Term Rental from the Town.
- B. Short Term Rental licenses will only be issued for parcels zoned as Residential.
- C. All Short Term Rentals shall strictly comply with all applicable Town ordinances, codes, and regulations.
- D. Short Term Rental licenses are issued on a parcel by parcel basis. Only one license is allowed and required per parcel. A parcel will be defined based on the Gunnison County Assessor's records, subject to compliance with all applicable minimum lot size restrictions in the Town Code. For parcels with more than one Dwelling, a maximum of two dwellings may be used as Short Term Rentals.
- E. A natural person is limited to holding two Short Term Rental licenses, either directly or indirectly through an entity in which such person owns an interest.
- F. Insurance. Standard homeowner and landlord insurance policies may not cover claims arising from the short terms rental use of a property. 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.
- G. Release and Indemnification. Every Owner shall, in submitting an Application and being issued a license, agree to release and indemnify the Town from and against any claims arising from the Owner's short term rental.

**7.10.50 - Application**

- A. Application, whether initial or for any renewal, for a business license for a Short Term Rental shall be made on a form provided by the Town of Marble. The application shall include, at a minimum, the following:
1. The Owner's name, address, and phone number (if the Owner is not a natural person, the names of all natural persons who own an interest in the Owner);
  2. The address of the Short Term Rental;
  3. A Designated Responsible Party (see 7.10.30.C) with contact information;
  4. The Maximum Occupancy for the Short Term Rental as calculated in 7.10.30.D; and
  5. Colorado Sales Tax ID #.
- B. Additional documentation required to be submitted with the Application shall include:
1. Gunnison County Assessor's record for the Property, showing purported ownership and bedroom count;
  2. Proof of required insurance coverage;

3. Completed Short Term Rental Self Inspection Form. The form will be supplied by the Town. The form shall be signed by the Owner, and shall certify and covenant that at the time of application and throughout the duration of the license, the licensed structure complies and will comply with the requirements listed on the form;
  4. 8-1/2" x 11" Site Plan denoting Off Street Parking; and
  5. Any additional information that the Town may specifically request.
- C. At the time of Application, the Owner shall submit to the Town a non-refundable application and license fee, which shall be the same fee as is required for any business license and which may be amended by the Board from time to time.
  - D. An Owner must pay the fee at the time of the application, whether it is for a new license or renewal.
  - E. Applicants who submit an incomplete form or are missing information shall have 14 days from notification to provide completed information. After 14 days, the application is automatically denied and the property will require a new application and fee.

**Sec. 7.10.60 – Permit Issuance; Renewal; Appeal; Suspension; Revocation**

- A. Business licenses for Short Term Rentals shall only be issued after a complete application has been submitted by the property Owner and the Town determines that the applicant and the subject property meet the requirements of this Article.
- B. Business licenses for Short Term Rentals shall specify any terms and conditions of the business license.
- C. Business licenses for Short Term Rentals shall be valid from the date of issuance through the immediately following (insert date, March 31?). Licenses must be renewed annually and a renewed license shall be valid for a one year term from (insert date, April 1?) through (insert date, March 31?).
- D. A business license for a Short Term Rental may only be renewed prior to expiration of the active business license.
- E. Applications shall be reviewed, and permits issued, by the Town Clerk.
- F. Applicants may appeal an adverse decision regarding an application for a business license for a Short Term Rental to the Board of Trustees. Such appeal shall be filed with the Town Clerk in writing within 15 days of the notification to the Applicant of the decision and shall be heard by the Board of Trustees within 35 days of receipt of the Applicant's appeal. The hearing on the appeal shall be noticed in accordance with the requirements for notice of regular meeting of the Board. The Board shall render a decision within 21 days of the hearing of the appeal.
- G. A business license for a Short Term Rental attaches only to the property for which it is issued and is non-transferrable upon the sale or other transfer of ownership of the property.
- H. A business license for a Short Term Rental may be suspended or revoked at any time should it be determined by the Town that: (1) The applicant made a material misstatement on the application; or (2) the Short Term Rental is not being operated in compliance with this Article, any other section of the Town Code, any other applicable Federal, State, or local law, or the terms of the business license. An Owner may appeal the decision to suspend or revoke the business license for a Short Term Rental under the process outlined in Section 7.10.60.F hereof. The suspension or revocation of a business license for a Short Term Rental shall not be deemed a prerequisite to the institution of enforcement proceedings, the imposition of fines and the Town's pursuit of any remedies as described

elsewhere in the Code, including but not limited to Section 7.4.10, Zoning Enforcement. Revocation of a permit shall be grounds to not issue another permit to the same Owner for a period of two years from the date of revocation.

**Sec. 7.10.70 – Compliance and Standards**

- A. The Town of Marble is not a party to and does not enforce any private covenants. Private covenants may restrict the ability for owners to engage in short term rentals.
- B. The Owner of a Short Term Rental shall post the following in a prominent and visible location in the Short Term Rental:
  - 1. A copy of the business license for a Short Term Rental;
  - 2. Name and contact information for Designated Responsible Party;
  - 3. Description of location of fire extinguishers and emergency egress;
  - 4. Rules and regulations of the Town that apply to the occupancy of the Short Term Rental, which shall include, but are not limited to: Parking Restrictions; Noise/Amplified Sound Restrictions; Trash Disposal/Storage/Collection Information; and Relevant Temporary Restrictions such as Water or Fire; and
  - 5. Any other information deemed necessary to ensure the public's health and safety, as indicated on the business license issued by the Town.
- C. The Owner of a Short Term Rental shall post their business license number for a Short Term Rental in all advertisements of the property.
- D. The Owner of a Short Term Rental shall cause to be collected and paid all applicable local, state, and federal taxes including sales and lodging taxes.
- E. It shall be the duty of the Owner to promptly notify the Town of Marble upon any change in name or contact information for the Designated Responsible Party.
- F. No on-street parking is permitted for Short Term Rental tenants. Tenant parking should adhere to the submitted on-site parking plan.
- G. All licensed properties are subject to inspection by the Town for the purpose of determining compliance with the requirements for a license issued under this Article. Inspections will only be conducted when the Town has probable cause to believe that the property is not in compliance with the requirements of this Article.
- H. Nothing in this Article shall be construed to authorize the use of residential property, through short term rental or otherwise, for uses other than residential, dwelling or sleeping purposes (such as commercial or special events).

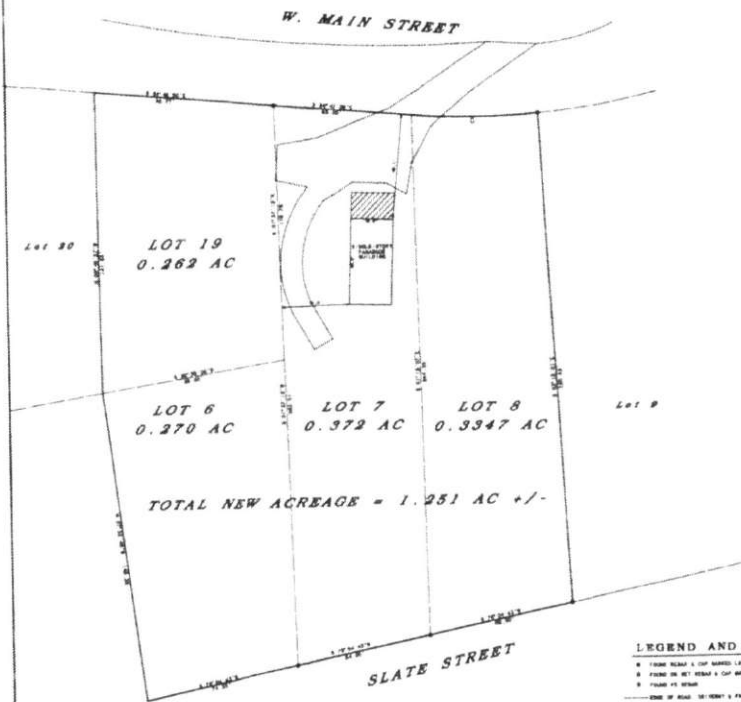


BY NOTARY PUBLIC JIM COLLIER

# MANUS LOT CLUSTER PLAT

## LOTS 6, 7, 8 & 19, BLOCK 5, MARBLE SKI AREA FILING #1

### GUNNISON COUNTY, COLORADO



**LEGAL DESCRIPTION**  
 LOTS 6, 7, 8 AND 19, BLOCK 5, MARBLE SKI AREA  
 FILING NO. 1, GUNNISON COUNTY, COLORADO

TOTAL NEW ACREAGE = 1.251 AC +/-

**LEGEND AND NOTES**

1. FOUND BY THE SURVEYOR TO BE CORRECT TO THE CENTER OF THE CURVE AND  
 2. FOUND BY THE SURVEYOR TO BE CORRECT TO THE CENTER OF THE CURVE AND  
 3. FOUND BY THE SURVEYOR TO BE CORRECT TO THE CENTER OF THE CURVE AND

DATE	WELL	DEPTH	DIAM.	STATUS	CHAS.	OTHER	REMARKS
11/11/11		200.00	8.00	DRY			NO GAS
11/11/11		200.00	8.00	DRY			NO GAS

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE  
 This platting was approved for recording in the Office of the Clerk and  
 Recorder of Gunnison County, Colorado, on this 11th day of 2011.  
 Title \_\_\_\_\_ Date \_\_\_\_\_  
 County Clerk



MANUS LOT CLUSTER PLAT  
 200 W. MAIN STREET  
 MARBLE SKI AREA  
 GUNNISON COUNTY, COLORADO  
 BY SURVEYOR JIM COLLIER, P.L.S. #1111  
 REGISTERED PROFESSIONAL SURVEYOR  
 1000 E. 10TH AVENUE, SUITE 200, DENVER, CO 80202  
 PHONE: (303) 733-8888 FAX: (303) 733-8889