



## PROPERTY FEATURES

### 370 BLUE MOUNTAIN TRAIL | LYONS



## LOCATION & EXTERIOR FEATURES

- Unique property features including a year-round spring and old copper mine building foundations, and the remains of historic rock walls.
- Beautiful homesite with dramatic views of the mountains, with cliff rocks and moss rock throughout the land.
- Wildlife is plentiful—elk, deer, bobcats, mountain lions, bears, and hummingbirds.
- Four fenced pastures below the house include loafing sheds, a round pen and a riding arena.
- A covered porch outside the front door, and a three-sided deck surrounds the remaining sides and back of the house.
- Close proximity to Lyons Fire Station #2 and an easy drive into downtown Lyons
- Outside the sliding glass door in the basement is a flagstone patio, and a private deck is off the master bedroom.
- The well was installed at time of construction, and runs very strong (7 gallons per minute). The septic system was installed at the same time.
- A 500 gallon propane tank is installed on the property, leased through Hygiene Propane Service

**LAURA LEVY GROUP**  
**AN ELEVATED APPROACH TO REAL ESTATE**

303.931.8080 | [www.LauraLevy.com](http://www.LauraLevy.com)

 **COLDWELL BANKER | REALTY**

*All data and information is deemed reliable, but not guaranteed. Buyer should verify.*



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## INTERIOR FEATURES

- All kitchen appliances are stainless steel including GE microwave, LG stove/range, dishwasher and refrigerator.
- The kitchen has wood flooring. blue-stained custom cabinets and flagstone countertops and breakfast bar.
- Gorgeous living room features high tongue and groove ceilings with a dramatic four-foot moose, elk and white tail deer antler chandelier.
- The wood-burning rock fireplace is made of moss rocks curated from the property.
- The primary bedroom has a private deck and attached bathroom with a 3-inch flagstone shelf
- An antique 1800's claw foot tub and custom vanity in the main floor bathroom.
- The Trane 2-stage furnace runs on propane.
- This home has central AC as well as ceiling fans in each bedroom and in the office.

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**UTILITIES AND INTERNET ACCESS**

ELECTRIC: PVREA

<https://www.pvrea.coop/>

GAS: Hygiene Propane Services

(303) 776-6197

500 gallon tank leased with Hygiene Propane Services

WATER: Well (seller states 7 gal/min - buyer to verify)

SEPTIC: 3 bedroom capacity, 1,000 gallon tank, installed in 2003 (buyer to verify)

TRASH AND RECYCLING: One Way Disposal (recycling is available)

<https://onewaytrash.com/>

MAIL: Individual mail boxes located at the start of the dirt road.

INTERNET SERVICE: Rise Broadband

<https://www.risebroadband.com/>

LANDLINE SERVICE: Centurylink

<https://www.centurylink.com>

PROPERTY INSURANCE: Currently Farmers Insurance

PROPERTY TAXES: \$6,954.56 (2023)

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#### ABOUT LYONS:

Lyons, Colorado sits in the shadow of Longs Peak nestled below the iconic Steamboat Mountain. It is known as the Double Gateway to the Rockies due to its location at the intersection of Highway 7 and Highway 36... both routes to Rocky Mountain National Park and the Estes Park region. This location offers a spectacular landscape with two river canyons and the confluence of the North and South St. Vrain rivers. Residents treasure their outdoor spaces and all the recreational opportunities in the surrounding parks, Boulder County Open Space and dedicated trails like Picture Rock, Antelope Trail and Hall Ranch.

Lyons is also famous for annual music festivals and concerts at [Planet Bluegrass](#). Musicians and artists have been drawn to the beauty and vibrant creative lifestyle that is very unique to this small town. Enjoy a summer concert in the park or sit with a crowd of 5,000 to see world-class musicians on the main stage at Planet Bluegrass.



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#### LOCAL SCHOOLS:

The schools in Lyons are highly rated and known for providing a caring, small town educational experience that can be harder to find in larger communities. The public schools are part of the St. Vrain School District. [Lyons Elementary School](#) is often celebrated for its sweet and inspirational atmosphere that is incredibly well-supported by the Lyons Community. [Lyons Middle/Senior School](#) is a small, blended school that covers 6<sup>th</sup>-12<sup>th</sup> grades.

#### LYONS REGIONAL LIBRARY:

The Lyons Regional Library is a brand new, beautiful community-centered facility that is located downtown. The Library strives to provide access to quality resources and programs that will fulfill educational and cultural needs for the entire community. *(Photo courtesy: Lyons Regional Library)*

Website: <https://lyons.colibraries.org>



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#### LYONS HISTORY:

The first settlers of Lyons included the Native American Ute and Arapaho tribes. Additionally, the Shoshones, Pawnee, Cheyenne and Crow tribes were known to have hunted through the valley. E.S. Lyon and his wife came to the region in 1880 from Connecticut. The town was platted, named after Lyon and became incorporated in 1891.

Lyons became a quarry town due to all of the sandstone in the hills nearby. Those quarries were a booming business that brought the railroad to town. Sandstone was shipped on this system as far away as Chicago and New York. Several quarries remain active today and provide the beautiful stone for some of Colorado's most iconic buildings, sidewalks and other projects. You can see Lyons' famous stone in many of the beautiful buildings on the campus of the CU Boulder.

Residents are encouraged to learn more about the history of Lyons by visiting the Lyons Redstone Museum in the summer. The museum has been closed due to COVID-19, but you can enjoy a "walking" tour from the comfort of your couch by clicking here: <https://theclio.com/tour/910>

#### LYONS FIRE PROTECTION DISTRICT

The greater Lyons community is served by a very robust fire department that is a blend of paid firefighters and volunteers. The department prides itself on their quick response and trained, skilled and very dedicated members. In addition to continual training, the fire department has two fire stations and maintains a fleet of firefighting apparatus. The fire department is also a core member of the community, providing preparedness and public information.

Website: <https://www.lyonsfire.org/>



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**NASHVILLE OF THE ROCKIES: THE MUSIC SCENE**

Lyons is a little town with a big sound. Home to [Planet Bluegrass](#), the festival grounds that bring world class musicians and thousands of fans into the community every summer for [RockyGrass](#), [Folks Fest](#) and a number of other seasonal concerts and festivals. The owners and producers behind Planet Bluegrass also manage the [Telluride Bluegrass Festival](#) from their offices in downtown Lyons.

Festivarians spend warm weekends soaking up the sun while enjoying the St. Vrain River which meanders through Planet Bluegrass. Local and visiting concert-goers sit on the grass in front of the main stage with scenic Steamboat Mountain as the dramatic backdrop.

Music is a strong cord in the fabric of the Lyons community. If you wander downtown in the evening, you might catch live music in local restaurants or a circle of friends playing their guitars and mandolins.

*(Photo courtesy: Planet Bluegrass)*



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#### COMMERCIAL BUSINESSES IN LYONS:

Lyons has many creative, independent businesses including shops, galleries, restaurants, breweries, distilleries and many services. For a complete list, visit the Town of Lyons website or the [Lyons Chamber of Commerce](#). Better yet, walk down Main or High Streets and grab a latte at the [Barking Dog](#), have tacos at [Mojo Taqueria](#), some BBQ at [Smokin Daves](#), or enjoy a delectable dinner at Lyons gourmet restaurant [Marigold](#) or delectable food and cocktails at [Farra](#).

You won't need to leave Main Street when doing your holiday shopping. The downtown district is home to [Western Stars Gallery](#), [Red Canyon Art](#), Solace, [Uniquely Lyons](#) and [Gatherings of a Lifetime](#). Main Street is anchored by the beloved [St. Vrain Market](#) which offers high quality groceries, meats and delicious sandwiches, bakery goods and prepared meals. Beloved bakery Moxie opened a mercantile in 2021.

Lyons is also home to the original Oskar Blues Brewery which was the pioneer of craft beer in a can. MainStage Brewery opened in May in the heart of downtown and offers outdoor seating and live music. The [A-Lodge](#) is a small and charming motel that was just remodeled and will open a beer garden in the summer of 2021. Lyons is also home to the country's first Tiny Home Resort, [WeeCasa](#).

Lyons has always inspired creativity and that is evident in the many unique and pioneering businesses that thrive in this community. The commercial district along Main and High Streets also provides the backdrop for the annual Halloween Parade and Parade of Lights as well as art walks and installations, sporting events and traditional community events like Good Old Days. The business community continually provides sponsorships and support for other recreational events like the [Lyons Outdoor Games](#) and the [Old Man Winter Rally](#).



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#### PRIMARY NONPROFITS SUPPORTING LYONS:

A healthy and dedicated philanthropic energy in Lyons has helped to create numerous charitable pursuits, a thriving PTO and Booster Clubs as well as the creation of two non profit organizations that provide human services and cultural enrichment to the community.

[LYONS EMERGENCY ASSISTANCE FUND \(LEAF\)](#): provides safety net services to residents in the greater Lyons region. This includes a food pantry, basic needs, Lyons Meals on Wheels and Mental Wellness services.

[LYONS COMMUNITY FOUNDATION \(LCF\)](#): provides support to other nonprofits (including LEAF) as well as scholarships, funding for cultural events, art installations and many other programs to inspire positive impacts to the community. LCF has also provided grant programs after natural disasters and the 2020 pandemic.

Residents are encouraged to volunteer and donate to these organizations to continue the spirit of giving in the community. *(Photo courtesy: LEAF)*

















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### Legend

- |  |  |   |
|--|--|---|
|  Subdivisions      |  Rocky Mountain National Park |  Other         |
|  Tax Parcels       |  Incorporated Areas           | 30969E146467N.sid   |
|  Railroads         |  PLSS Township and Range      |  Red: Band_1   |
|  Major Road System |  PLSS Sections                |  Green: Band_2 |
|  Road System       |  PLSS Quarter Sections        |  Blue: Band_3  |

### Notes

0.1      0      0.1 Miles




Scale  
1: 4,800



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

Date Prepared: 4/2/2024 10:02:37 PM

Parcel Number: **0419000043**  
Schedule Number: **1337980**  
Account Number: **R1337980**

Tax District: 4005   
Property Tax Year: 2024  
Mill Levy: 101.994

Subdivision : /190470 - S19 T04 R70  
Neighborhood : 41428  
Legal Description: SE 1/4 OF NE 1/4 19-4-70 (SPLIT FROM 04190 00 032)

**Property Address:**  
370 BLUE MOUNTAIN TRL  
LYONS, CO 80540

**Owner Name & Address:**  
SPRAU SAMANTHA BYERS  
370 BLUE MOUNTAIN TRL  
LYONS, CO 80540

## Sales Information

Clicking a **Sale Date** shows recorded document details. Clicking a **Reception No** will open a new tab with the **Clerk and Recorder's Recording Department** Public Records portal, Easy Access (registration required). For questions about Easy Access, please call the Recording Department at 970-498-7860, option 1.

Sale Date (info)	Reception No. (doc)	Sale Price	Deed Type
 <a href="#">2004-07-02</a>	 <a href="#">20040071444</a>	\$0	Quit Claim Deed
 <a href="#">2002-07-25</a>	 <a href="#">2002084041</a>	\$210,000	Warranty Deed
 <a href="#">1994-12-28</a>	 <a href="#">2002007126</a>	\$0	Warranty Deed
 <a href="#">1992-08-01</a>	 <a href="#">92048764</a>	\$595,000	Warranty Deed

## 2024 Value Information

Abstract Code/Description		Value Type	Actual Value	Assessed Value	Net Acres	Net Sq Ft
1219	Single Family Residence	Improvement	\$692,700	\$46,411	.00	0
1219L	Single Family Residence	Land	\$380,000	\$25,460	40.00	1,742,400
<b>Totals:</b>			<b>\$1,072,700</b>	<b>\$71,871</b>	<b>40</b>	<b>1,742,400</b>

The **Estimate My Taxes** function is temporarily unavailable.  
370 BLUE MOUNTAIN TRL LYONS, CO 80540

## Building Improvements

<b>Building ID:</b>	1
<b>Address</b>	370 BLUE MOUNTAIN TRL
<b>Property Type:</b>	Residential
<b>Built As:</b>	2 Story
<b>Occupancy:</b>	Single Family Residential
<b>Year Built from:</b>	2002
<b>Quality:</b>	Average
<b>Condition:</b>	Average
<b>Exterior:</b>	Frame Siding
<b>Interior:</b>	Drywall

<b>Heat</b>	Central Air to Air
<b>Roof Type:</b>	Gable
<b>Roof Cover:</b>	Formed Seam Metal
<b>Foundation:</b>	Concrete
<b>Rooms:</b>	7
<b>Bedrooms:</b>	3
<b>Baths:</b>	3.00
<b>Units:</b>	1
<b>Stories:</b>	2.00
<b>Total Sq Ft:</b>	2,400
<b>Bsmt. Sq Ft:</b>	816

## Property Attributes & Descriptions

Attribute	Attribute Description
Sewer	Septic -- 1 Document Found: <div style="border: 1px solid #ccc; padding: 2px; display: inline-block; margin: 5px 0;">Document 1</div> If you still have septic-based questions, please call the <b>Larimer County Health Department</b> at 970.498.6775.

## Building Detail Type & Description

Detail	Description	Units
Appliance	Fireplace	1
Balcony	Wood Wood Fin	24
Balcony	Wood Wood Fin	1,088
Basement	Bsmnt Conc	816
Basement	Garden Level	816
Basement	Walkout	1
Fixture	Bath 3/4	2
Fixture	Bath Full	1
Garage	Attached	528
Porch	Wood Deck	98
Porch	Wood Roof	98
Porch	Wood Roof	208

370 BLUE  
MOUNTAIN

TRL LYONS, CO 80540

## Property Tax History

Click a year to view "Tax Due Dates" and "Where My Taxes Go" in the right column.

## Tax Due Dates

Period	Due	Amount
First Half	2/29/2024	\$3,477.28

Second Half	6/15/2024	\$3,477.28
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 Property Taxes

## Where My Taxes Go: 2023

Levy	Tax Authority	Amount
40.510	REI-J GENERAL FUND	\$2,762.21
21.745	LARIMER COUNTY	\$1,482.70
16.728	REI-J BOND PAYMENT	\$1,140.62
15.396	LYONS FIRE DISTRICT	\$1,049.79
5.856	LYONS REGIONAL LIBRARY DISTRICT	\$399.30
1.759	THOMPSON VALLEY HLTH SVC DST	\$119.94
0.000	LARIMER CONSERVATION DISTRICT	\$0.00

**NOTE:** special assessments, fees and state assessed taxes not shown here

## Property Tax Status

<b>Tax Liens</b>	No
<b>Treasurer's Deed</b>	No
<b>Tax Deferred</b>	No
<b>Delinquent Prior Year(s) Taxes</b>	No
<b>Certificate of Taxes Due</b>	6/23/2023
<b>Tax Exemption</b>	No

Year	Total Tax Liability	Property Balance	Owner Tax Liability	State Tax Liability	Total Actual Value	Total Assessed Value
2023	\$6,954.56	\$3,477.28	\$6,954.56	\$0.00	\$1,017,700	\$68,186
2022	\$5,091.33	\$0.00	\$5,091.33	\$0.00	\$714,700	\$49,672
2021	\$5,066.31	\$0.00	\$5,066.31	\$0.00	\$714,700	\$51,101
2020	\$4,781.75	\$0.00	\$4,781.75	\$0.00	\$677,000	\$48,406
2019	\$4,802.61	\$0.00	\$4,802.61	\$0.00	\$677,000	\$48,406
2018	\$3,918.12	\$0.00	\$3,918.12	\$0.00	\$549,900	\$39,593
2017	\$3,893.90	\$0.00	\$3,893.90	\$0.00	\$549,900	\$39,593
2016	\$4,151.62	\$0.00	\$4,151.62	\$0.00	\$524,900	\$41,782
2015	\$3,945.88	\$0.00	\$3,945.88	\$0.00	\$524,900	\$41,782
2014	\$3,075.99	\$0.00	\$3,075.99	\$0.00	\$408,100	\$32,490
2013	\$2,789.24	\$0.00	\$2,789.24	\$0.00	\$408,100	\$32,490
2012	\$2,904.67	\$0.00	\$2,904.67	\$0.00	\$427,100	\$33,990
2011	\$2,693.27	\$0.00	\$2,693.27	\$0.00	\$427,100	\$33,990
2010	\$2,506.94	\$0.00	\$2,506.94	\$0.00	\$395,700	\$31,500
2009	\$2,429.32	\$0.00	\$2,429.32	\$0.00	\$395,700	\$31,500
2008	\$2,306.66	\$0.00	\$2,306.66	\$0.00	\$381,700	\$30,380
2007	\$2,092.55	\$0.00	\$2,092.55	\$0.00	\$381,700	\$30,380
2006	\$1,569.26	\$0.00	\$1,569.26	\$0.00	\$283,740	\$22,700
2005	\$1,615.78	\$0.00	\$1,615.78	\$0.00	\$283,740	\$22,700
2004	\$222.54	\$0.00	\$222.54	\$0.00	\$37,900	\$3,130
2003	\$10.65	\$0.00	\$10.65	\$0.00	\$500	\$150
2002	\$10.76	\$0.00	\$10.76	\$0.00	\$500	\$150
2001	\$10.03	\$0.00	\$10.03	\$0.00	\$500	\$150
2000	\$10.59	\$0.00	\$10.59	\$0.00	\$505	\$150



# PROPERTY TAX STATEMENT

## 2023 Taxes Payable in 2024



**THIS IS THE ONLY NOTICE YOU WILL RECEIVE.  
PLEASE KEEP THE TOP PORTION FOR YOUR RECORDS.**

**Irene E. Josey**  
**Treasurer & Public Trustee**  
 P. O. Box 2336, Fort Collins, CO 80522-2336  
 200 West Oak Street, Suite 2100, Fort Collins, CO 80521  
 Phone: (970) 498-7020  
 www.larimer.gov/treasurer  
 Email: lctreasurer@larimer.org

<b>SCHEDULE NUMBER: 1337980</b>	<b>TAX DISTRICT: 4005</b>	<b>PROPERTY TYPE: Residential</b>	<b>PARCEL NUMBER: 0419000043</b>
---------------------------------	---------------------------	-----------------------------------	----------------------------------

TAX AUTHORITY	MILL LEVY	LEVIED TAX	VALUATION***	ACTUAL	ASSESSED
LARIMER CONSERVATION DISTRICT	0.00000	\$0.00	<b>TAX RELIEF RESIDENTIAL</b>	\$1,072,700.00	\$71,871.00
*LARIMER COUNTY*	21.74500	\$1,562.83	<b>OWNER RESPONSIBILITY</b>	\$55,000.00	\$3,685.00
LYONS FIRE DISTRICT	15.39600	\$1,106.53		\$1,017,700.00	\$68,186.00
LYONS REGIONAL LIBRARY DISTRICT	5.85600	\$420.88			
RE1-J BOND PAYMENT	16.72800	\$1,202.26			
RE1-J GENERAL FUND	40.51000	\$2,911.49			
THOMPSON VALLEY HLTH SVC DST	1.75900	\$126.42			
	<u>101.99400</u>	<u>\$7,330.41</u>			

(Assessed Value X Mill Levy/1000 = Levied Tax)

LEVIED TAXES	\$7,330.41
NON-LEVIED TAXES	\$0.00
ADMINISTRATION FEE	\$0.00
INTEREST ACCRUED	\$0.00
FEE(S)	\$0.00
ASSESSMENT LIEN	\$0.00

TAX AMOUNT	\$7,330.41
EXEMPTION(S)	(\$375.85)
PAYMENT(S)	(\$3,477.28)
BALANCE	\$3,477.28
<b>Amount Due</b>	<b>\$3,477.28</b>

**PROPERTY LOCATION**  
 370 BLUE MOUNTAIN TRL LYONS, CO 80540  
**LEGAL DESCRIPTION OF PROPERTY**  
 SE 1/4 OF NE 1/4 19-4-70 (SPLIT FROM 04190 00 032)  
**ADDITIONAL PROPERTY INFORMATION**

**\* = Amount reflects a temporary property tax reduction for 2023 taxes payable in 2024**

PROPERTY OWNER OF RECORD	PROPERTY STATUS CODES	
SPRAU SAMANTHA BYERS 370 BLUE MOUNTAIN TRL LYONS, CO 80540	<b>FOR OFFICE USE ONLY</b>	In absence of State Legislative Funding SB 25 and estimated State revenues of \$152,392,566, your school's general fund levy would have been 52.821 mills.

\*\*\*EXEMPTION AMOUNTS FOR REAL PROPERTY MAY INCLUDE THE SENIOR/DISABLED VETERAN/GOLD STAR SPOUSE EXEMPTION AND/OR TEMPORARY TAX RELIEF EXEMPTIONS FROM SENATE BILLS 22-238 AND 23B-001.

Visit [larimer.gov/treasurer/pay](http://larimer.gov/treasurer/pay) for online payment options.  
 \* Electronic Check: No Fee!  
 \* Debit Card: 1.75% up to \$170, then \$2.95 flat fee  
 \* Credit Card: 2.29%



# Ownership and Encumbrance Report

Phone: (303) 816-7527

Email: O&Es@guardiancolo.com

**Date:** February 20, 2024

**Prepared For:**

LAURA LEVY  
COLDWELL BANKER REALTY  
2700 CANYON BLVD, SUITE 200  
BOULDER, CO 80302  
Email [laura.levy@cbrealty.com](mailto:laura.levy@cbrealty.com)

**Property Address:** 370 Blue Mountain Trl, Lyons, CO 80540

**Legal Description:** SEE DEED

**Vested Owner:** Samantha Byers Sprau

**Vesting Deed:** Quit Claim Deed Recorded 7/22/2004

**Encumbrances:** NONE

*Thank you for choosing Guardian Title for your O&E needs.*

This Owner and Encumbrance Report is for informational purposes only and should not be considered an insurance product. There may be information provided on the name search that is for a person with like names and may or may not affect the owners of the subject property. The liability hereunder is limited to the amount paid for this report. The information provided herein has been deemed reliable but is not guaranteed.

# General Information

Parcel Number: **0419000043**  
Schedule Number: **1337980**  
Account Number: **R1337980**

Tax District: 4005  
Property Tax Year: 2024  
Mill Levy: 101.994

Subdivision : /190470 - S19 T04 R70  
Neighborhood : 41428  
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**Owner Name & Address:**  
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370 BLUE MOUNTAIN TRL  
LYONS, CO 80540

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The **Estimate My Taxes** function is temporarily unavailable.





SCOTT DOYLE, CLERK  
LARIMER COUNTY CO

RCPTN# **2004-0071444**

07/22/2004  
10:17:00

PAGES - 1 FEE \$6.00 DOC \$0.00 #358770

Recorded the \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m.  
Reception # \_\_\_\_\_ Recorder \_\_\_\_\_ By \_\_\_\_\_

**QUIT CLAIM DEED**

THIS DEED, Made this day of July 2, 2004, between  
SAMANTHA BYERS

STATE DOCUMENTARY FEE  
EXEMPT

Grantor, for the consideration of \*\*\* TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION \*\*\* in hand paid,  
hereby sells and quitclaims to  
SAMANTHA BYERS SPRAU

Grantee, whose street address is 371 BLUE MOUNTAIN TRAIL, LYONS, CO 80540  
City of LYONS, County of LARIMER, State of COLORADO, the following  
real property in the \_\_\_\_\_ County of LARIMER, and State of Colorado, to wit:  
THE SE 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 70 WEST OF THE 6TH  
P.M., COUNTY OF LARIMER, STATE OF COLORADO

also known as street and number 371 BLUE MOUNTAIN TRAIL, LYONS, CO 80540  
TOGETHER with all its appurtenances.  
The singular number shall include the plural, the plural the singular, and the use of any gender shall be  
applicable to all genders. Signed as of the day and year first above written.

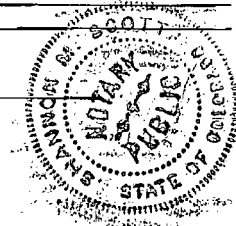
*Samantha Byers*  
SAMANTHA BYERS

State of Colorado )  
County of El Paso ) ss.

The foregoing instrument was acknowledged before me this day of July 2, 2004  
by SAMANTHA BYERS

Witness my hand and official seal.  
My commission expires  
11/13/2004

*Shannon M. Scott*  
Notary Public



When recorded return to:

371 BLUE MOUNTAIN TRAIL, LYONS, CO 80540



CLERK'S NOTE  
NO REPLY REQUIRED  
BY COUNTY CLERK'S OFFICE

WARRANTY DEED

THIS DEED, Made this 25TH day of JULY, 2002 between  
JAMES D. MAXWELL, JR. AND CHARLES P. MAXWELL

STATE DOCUMENTARY FEE

21.00

of the County of LARIMER and  
State of COLORADO, grantor, and  
SAMANTHA BYERS

600 Manhattan Drive #A-1, Boulder, CO 80303

whose legal address is ~~600 BLUE MOUNTAIN TRAIL, LYONS, COLORADO~~

of the County of LARIMER and State of COLORADO, grantees:

WITNESSETH, That the grantor for and in consideration of the sum of TWO HUNDRED TEN THOUSAND AND 00/100, (\$210,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of LARIMER and State of Colorado, described as follows:

~~North East~~  
The Southeast 1/4 of the ~~North East~~ 1/4 of Section 19, Township 4 North, Range 70 West of the 6th P.M., County of Larimer, State of Colorado.  
also known by street and number as 0 BLUE MOUNTAIN TRAIL, LYONS, COLORADO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for 2002 and subsequent years; except easements, restrictions, covenants, conditions, reservations and rights of way of record, if any;

Together with the right to use and subject to a non-exclusive easement as recorded May 28, 1991 at Reception No. 91022805 in the records of the office of the Clerk and Recorder of Larimer County, Colorado.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

*James D. Maxwell Jr. by Charles P. Maxwell  
as attorney in fact*  
\_\_\_\_\_  
JAMES D. MAXWELL, JR. BY CHARLES P.  
MAXWELL, AS ATTORNEY IN FACT  
*Charles P. Maxwell*  
\_\_\_\_\_  
CHARLES P. MAXWELL

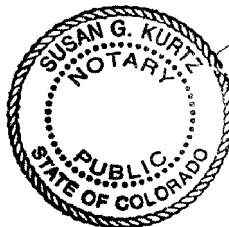
STATE OF COLORADO

County of LARIMER

} ss. The foregoing instrument was acknowledged before  
me this 25TH day of JULY, 2002

by CHARLES P. MAXWELL, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR JAMES D. MAXWELL, JR.

Witness my hand and official seal.  
My commission expires



*Susan G. Kurtz*  
\_\_\_\_\_  
NOTARY PUBLIC  
4845 PEARL EAST CIRCLE #200  
BOULDER, COLORADO 80301

No. 932A. Rev. 7-84

My Commission Expires 11/09/2005



Larimer County Building Department  
200 West Oak Street  
P. O. Box 1190  
Fort Collins, CO 80522  
970-498-7700 Inspections: 970-498-7697

Permit Number: 02-B1890  
Date Issued: April 25, 2003  
Date Expires: October 16 2004  
Permit Type: NRES

### CONDITIONS AND COMMENTS

1: Effective July, 2002, any person, disturbing an area 1 acre or greater in size as part of a construction activity, is required to implement a storm water management plan and obtain a permit authorizing the activity from the Colorado Department of Public Health and Environment (CDPHE). This requirement is mandated by the adoption of the new storm water regulation by the State of Colorado.

Application forms and information about how to design a storm water management plan can be obtained from CDPHE by calling (303)692-3585. Information is also available at the Larimer County Engineering Department at (970)498-5723.

Aside from clearing, grading and excavation activities, disturbed areas also include areas receiving overburden (e.g., stockpiles), and areas with heavy equipment/vehicle traffic and storage.

2: NOTICE: FIREPLACE RESTRICTED AREA

Standard Masonry Fireplaces are not permitted. All other fireplaces installed in this "Restricted Area" shall be one of the following:

1. A gas fireplace or fireplace with gas logs,
2. An electric device,
3. A fireplace that meets the Phase III emission standards established by the Colorado Air Quality Control Commission, or any other clean burning device that is approved by such Commission.

3: No structure or any portion or extension of a structure (i.e. eaves, window wells, patios, etc.) shall be located within an easement. The maximum height of any structure is 40 feet.

4: A State well permit is required.

5: Must have defensible space.

6: Class "B" roof and Class 3 siding required.

7: State Electrical Permit required.

8: Property owners/contractors are responsible for assuring that structures meet Larimer County's minimum requirements for setbacks from property lines, rights of way, and for the accuracy of any plans submitted showing these details. Property owners are strongly advised to hire a Colorado Licensed Land Surveyor that will locate the property lines and verify that the structure location is as shown on the approved plans and meets Larimer County's minimum setback requirement.

9: Setbacks from streams, creeks, or rivers shall be 100 feet from the centerline of the established water course.

10: The zoning of this parcel is O-Open. The required setbacks are  
Front Yard - 25 Side Yard - 25 feet Rear Yard - 25 feet

11: SEPARATE GARAGE PERMIT REQUIRED. ROOF RAFTERS TO BE #1/#2 NORTH SPF. FIBER BENDING OF 1005.

12: There is a Larimer County approved drainage plan for this development on file with the Larimer County Engineering Department. This plan details information containing horizontal and vertical placement of the structure, culvert size and location and overall site grading (if applicable). It is the responsibility of the lot owner/builder to ensure the drainage of the lot is consistent with this plan. This includes ensuring that the minimum opening elevation/top of foundation is within 2 inches of design elevation.

**COLORADO STATE ELECTRICAL BOARD  
ELECTRICAL PERMIT NUMBER: 517736**

Date Paid: 24-MAR-04

Expires on: 24-MAR-05

**CUSTOM ELECTRIC CORP OF THE ROCKIES**  
3732 FLORENTINE CIR

Registration Number: 6454

Trim Permit: N

LONGMONT CO 80503

Daytime Phone: **970 390-8772** Fax:

Power Supplier: Poudre Valley REA - Ft. Collins

Owner Name: SPRAU BRAD

BRAD SPRAU

Address: 371 BLUE MOUNTAIN TR

City: Lyons

County: Larimer

NEW RESIDENTIAL

Other Comments:

**Inspector:** Dave Cearlock

Square Footage 2500

Cost of work:

*(303) 223-9838*  
**For Inspection Call:** 970-229-0191

Fee Amt 95

Check Number: 1006

**COLORADO STATE ELECTRICAL BOARD  
DEPARTMENT OF REGULATORY AGENCIES**

1580 Logan Street, Denver Colorado, 80203-1941

Phone: 303-894-2300

*577 3087*

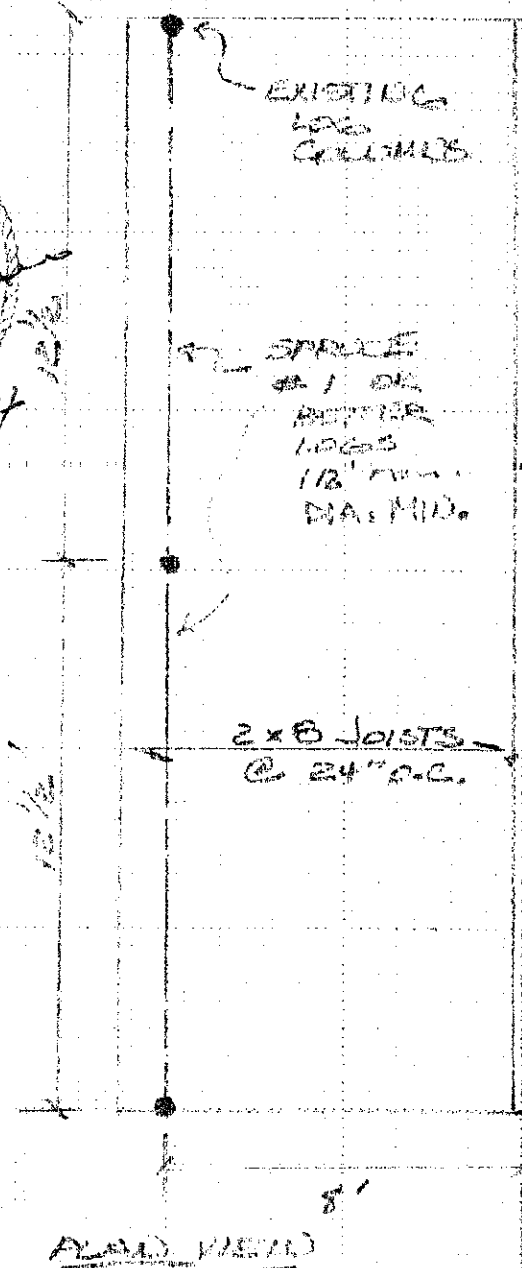
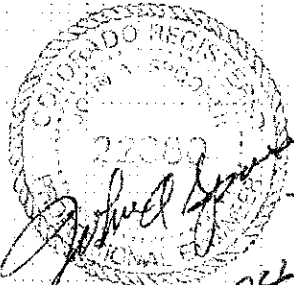
ART DUDLEY



### VAN HORN ENGINEERING AND SURVEYING

1043 Fish Creek Road - P.O. Box 456 - Estes Park, CO 80517  
Phone: (970) 586-9388 - Fax: (970) 586-8101

*Michael Spence*  
Aug 10, 04



EXISTING LOG COLUMNS

HOUSE

SPACE @ 1' OR BETTER LOGS 1 1/2" DIA. MID.

2x12 LEDGER W/ LEDGER OR SCREWS @ 12" O.C. (STAGGER TOP AND BOTTOM)

2x8 JOISTS @ 24" O.C.

2x8 JOISTS NAILERED TO 2x12 W/ L26 HANGERS (OR EOLN.)

GRAVEL SAND LEAD = 40#/sq

PLAN VIEW

JOB NAME: SPRAD RESIDENCE  
DECK ROOF  
(PLAN VIEW)

JOB NO.:  
SHEET 1 OF 2  
BY: JAS. DATE: 8/9/04

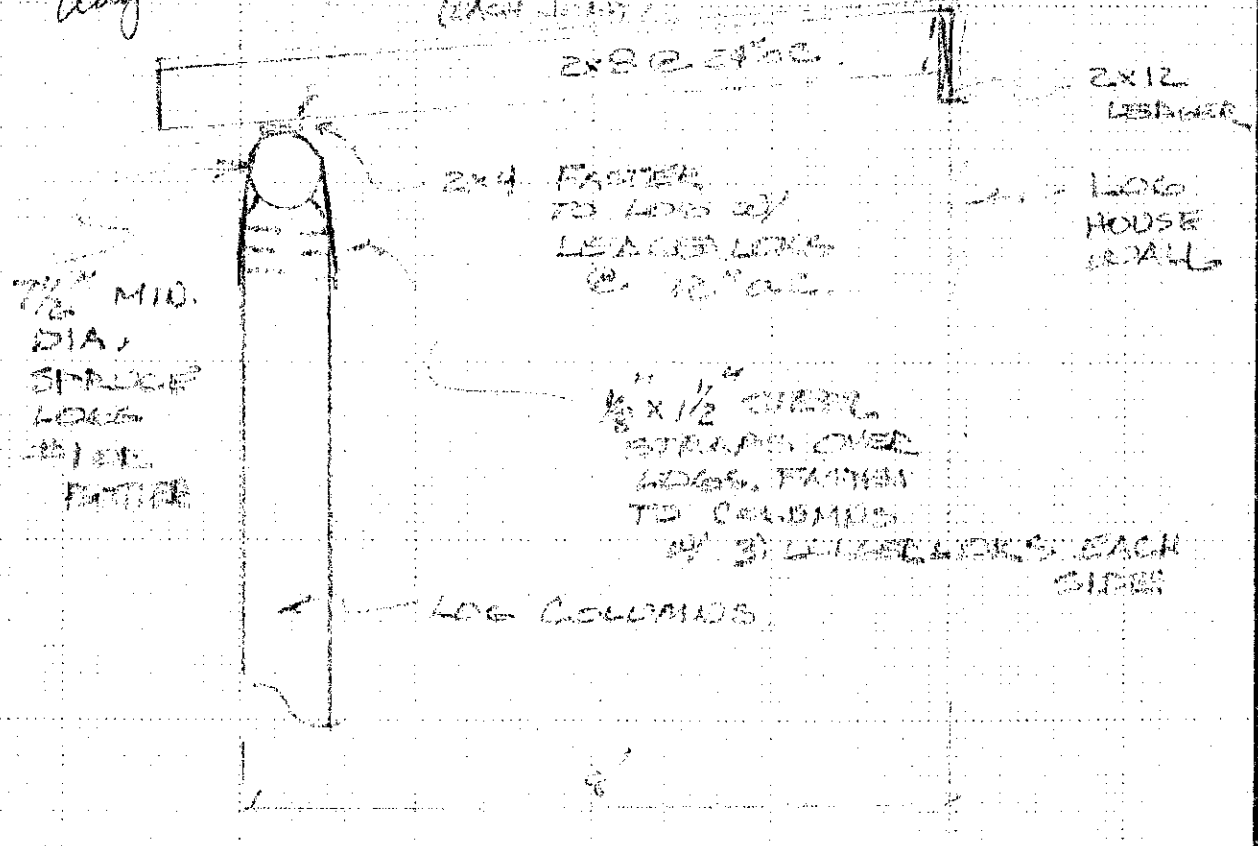


# VAN HORN ENGINEERING AND SURVEYING

1043 Fish Creek Road - P.O. Box 456 - Estes Park, CO 80517  
Phone: (970) 586-9388 - Fax: (970) 586-8101

*John L. Fisher*  
Aug 10, 04

IMPRESO  
H.S. SA OR H.S.F  
HARDWARE THIS  
(WASH STATE?)



7/8" MID.  
DIA.  
SPACE  
LOGS  
BETW  
FASTEN

2x4 FASTEN  
TO LOGS BY  
LEADER LOGS  
@ 12" OC.

1/2" x 1/2" STEEL  
STRAPS OVER  
LOGS, FASTEN  
TO COLUMNS  
W/ 3" LEADER LOGS EACH  
SIDE

LOG COLUMNS

ELEVATION

JOB NAME:

SPRINKLER RESIDENCE  
DECK ROOF  
ELEVATION SECTION

JOB NO.:

SHEET 2 OF 2

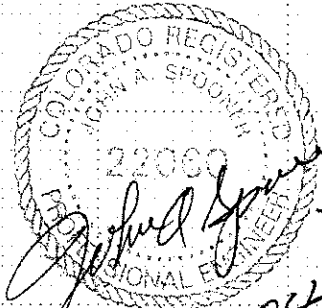
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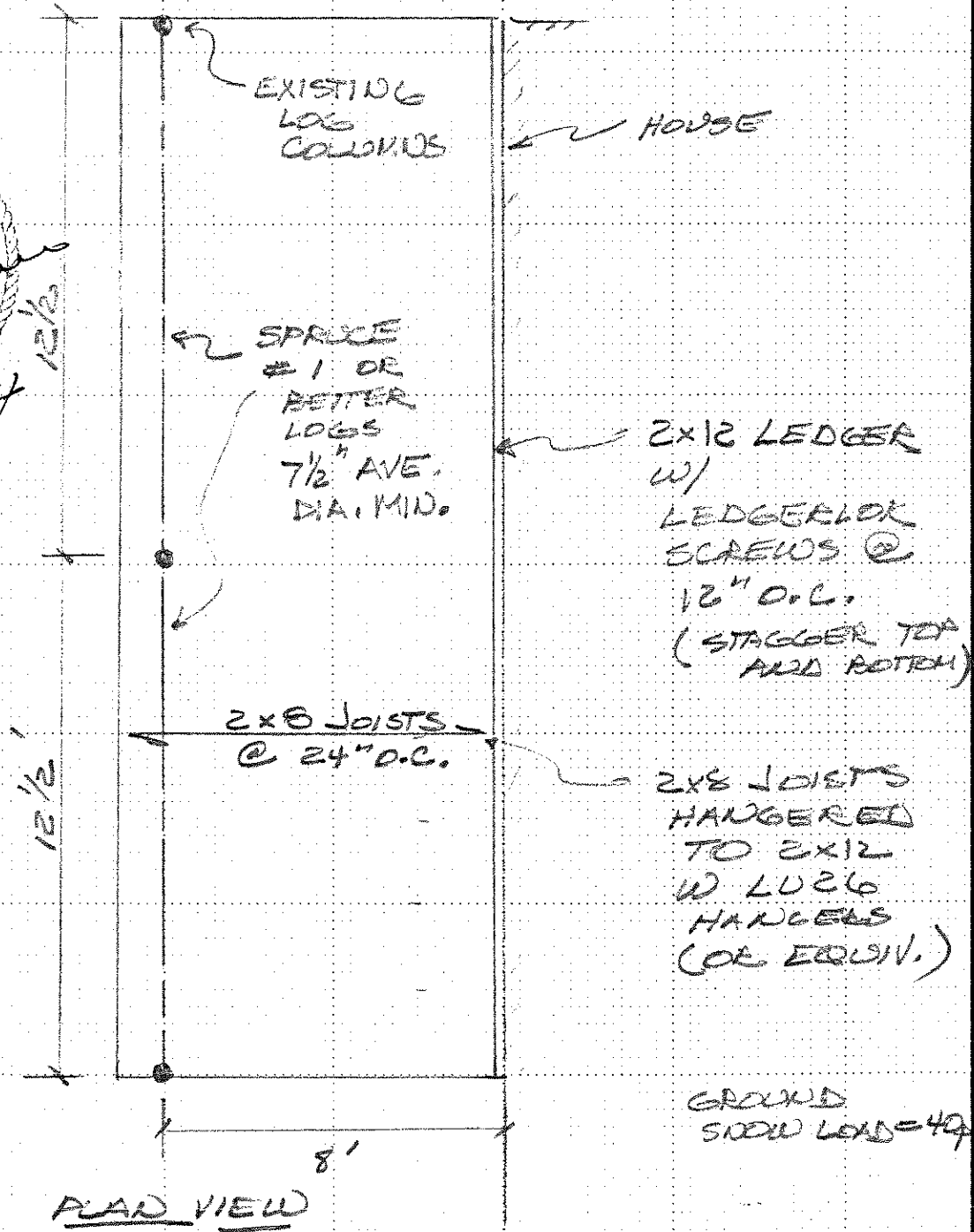
# VAN HORN ENGINEERING AND SURVEYING

1043 Fish Creek Road - P.O. Box 456 - Estes Park, CO 80517

Phone: (970) 586-9388 - Fax: (970) 586-8101



Aug 10, 04



JOB NAME:

SPRAD RESIDENCE  
DECK ROOF  
PLAN VIEW

JOB NO.:

SHEET

OF

BY: JAS

DATE:

2  
8/9/04

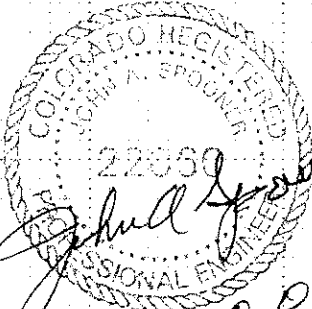




# VAN HORN ENGINEERING AND SURVEYING

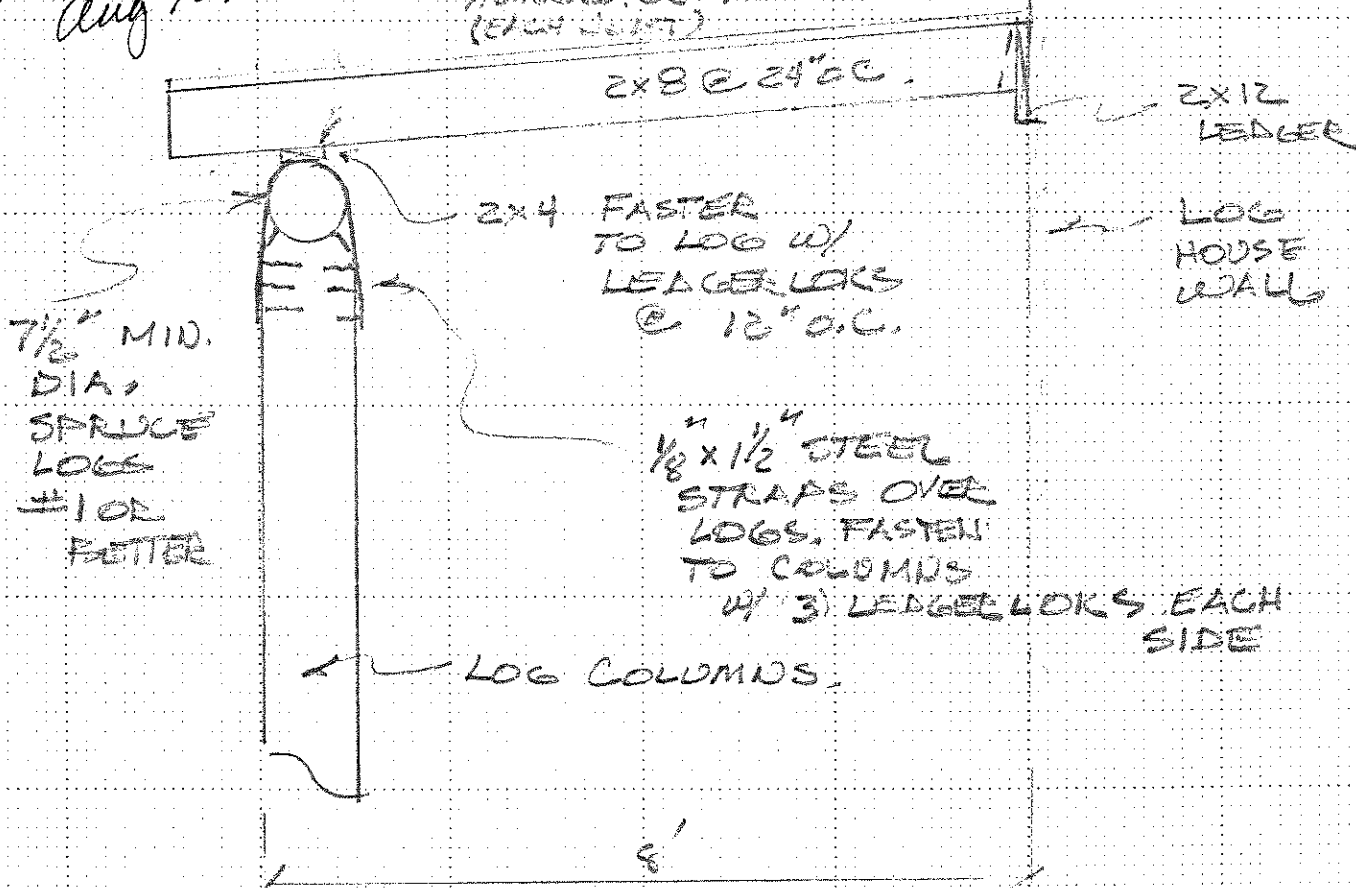
1043 Fish Creek Road - P.O. Box 456 - Estes Park, CO 80517

Phone: (970) 586-9388 - Fax: (970) 586-8101



*John A. Sprouner*  
Aug 10, 04

STRAPPED  
W/ 1/2" x 1/2" OR HEAVY  
HURRICANE TIES  
(EACH JOINT)



7 1/2" MIN.  
DIA.  
SPRUCE  
LOGS  
#1 OR  
BETTER

2x4 FASTER  
TO LOG W/  
LEDGER LOKS  
@ 12" O.C.

2x12  
LEDGER

LOG  
HOUSE  
WALL

1/2" x 1/2" STEEL  
STRAPS OVER  
LOGS, FASTENED  
TO COLUMNS  
W/ 3 LEDGER LOKS EACH  
SIDE

LOG COLUMNS

6'

ELEVATION

JOB NAME: SPRAD RESIDENCE  
DECK ROOF  
ELEVATION SECTION

JOB NO.: \_\_\_\_\_  
SHEET 2 OF 2  
BY: JAS DATE: 8/9/04

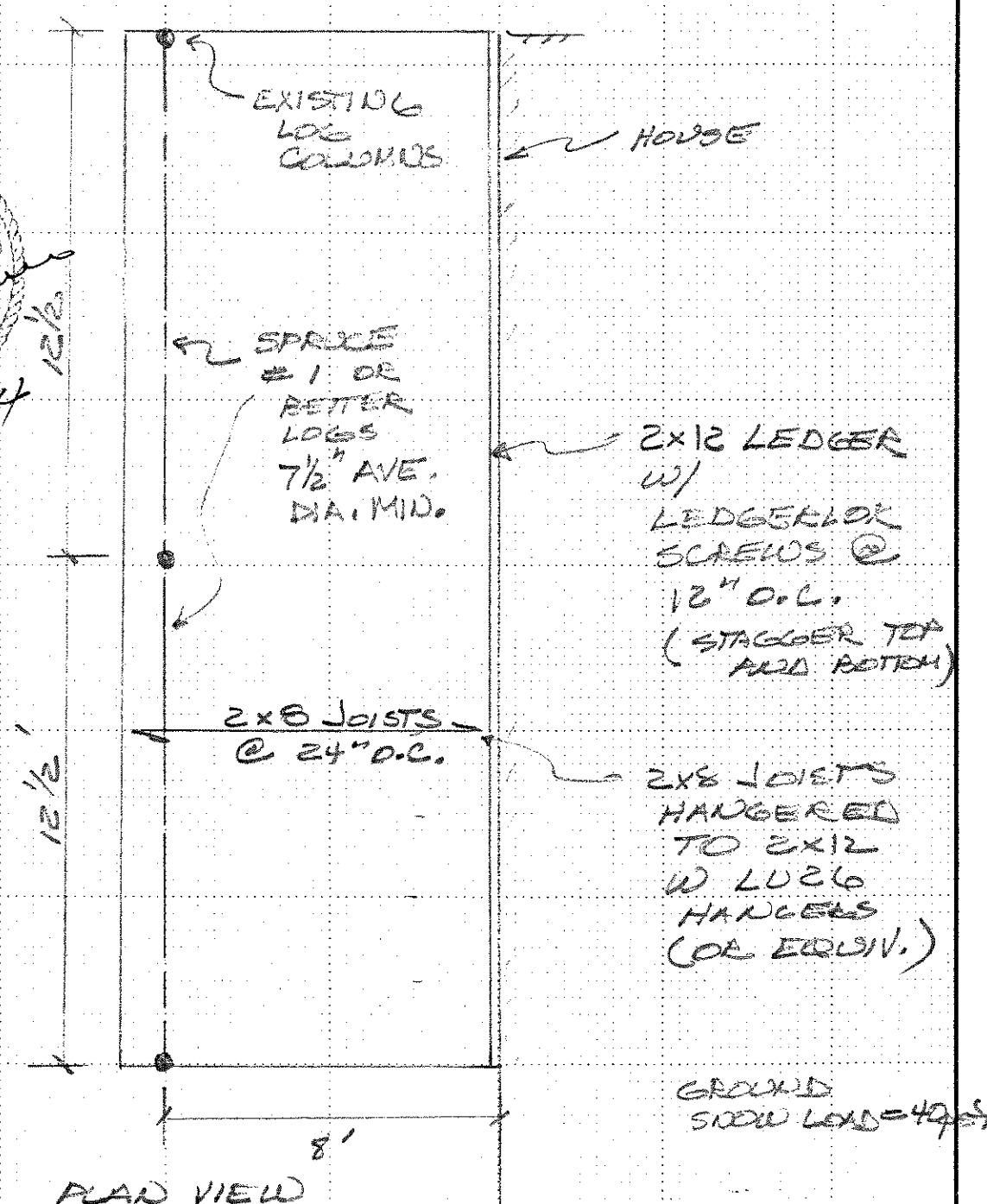


# VAN HORN ENGINEERING AND SURVEYING

1043 Fish Creek Road - P.O. Box 456 - Estes Park, CO 80517  
Phone: (970) 586-9388 - Fax: (970) 586-8101



*John A. Spooner*  
Aug 10, 04



JOB NAME: SPRAD RESIDENCE  
DECK ROOF  
PLAN VIEW

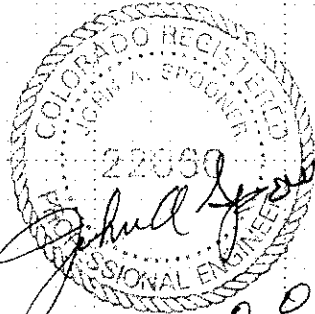
JOB NO.: \_\_\_\_\_  
SHEET 1 OF 2  
BY: JAS DATE: 8/9/04



# VAN HORN ENGINEERING AND SURVEYING

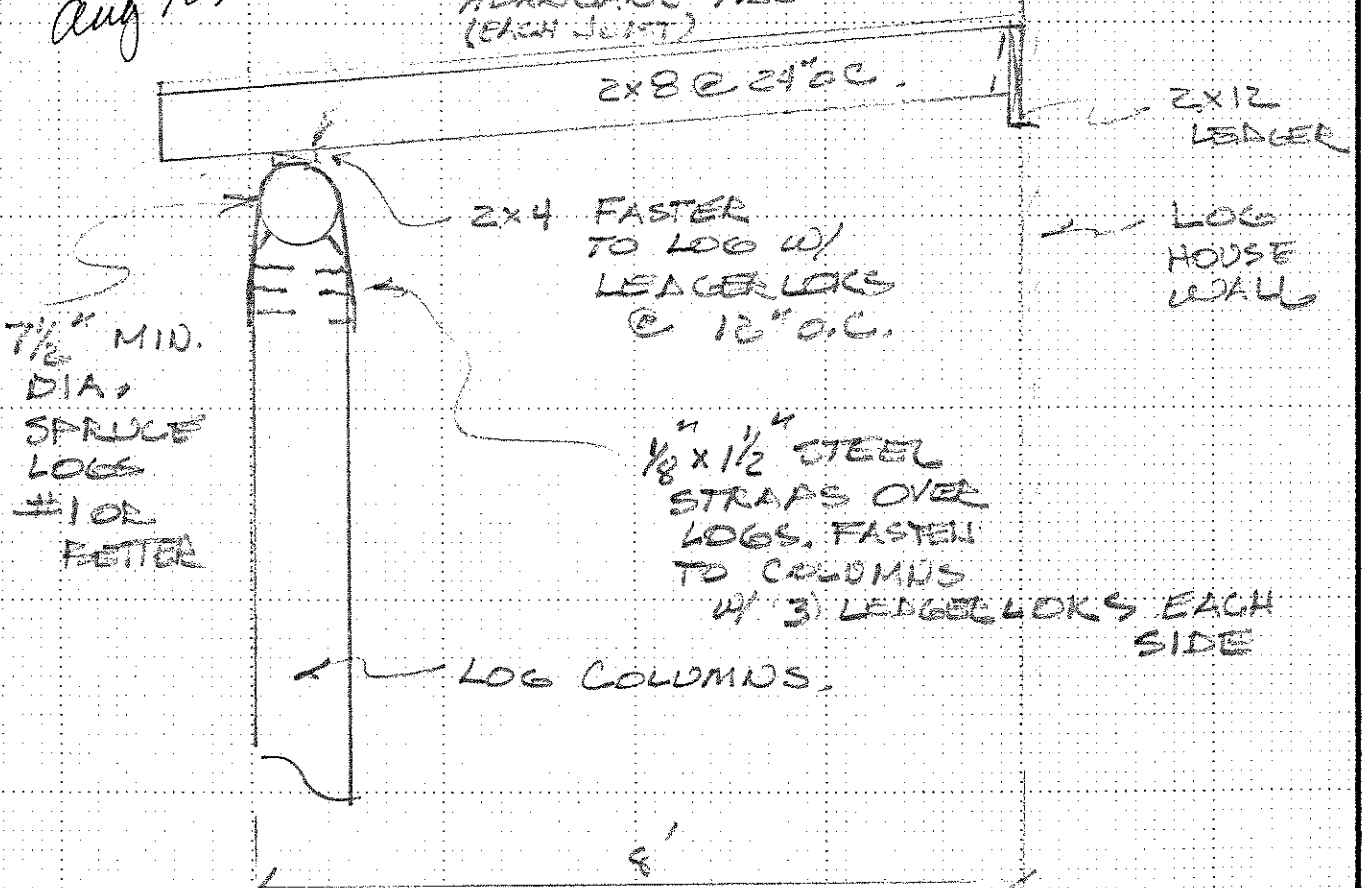
1043 Fish Creek Road - P.O. Box 456 - Estes Park, CO 80517

Phone: (970) 586-9388 - Fax: (970) 586-8101



*John Spurgeon*  
Aug 10, 04

SIMPSON  
H2, SA OR H2S  
HURRICANE TIES  
(EACH JOINT)



ELEVATION

JOB NAME: SPRAU RESIDENCE  
DECK ROOF  
ELEVATION SECTION

JOB NO.: \_\_\_\_\_  
 SHEET 2 OF 2  
 BY: JAS DATE: 8/19/04

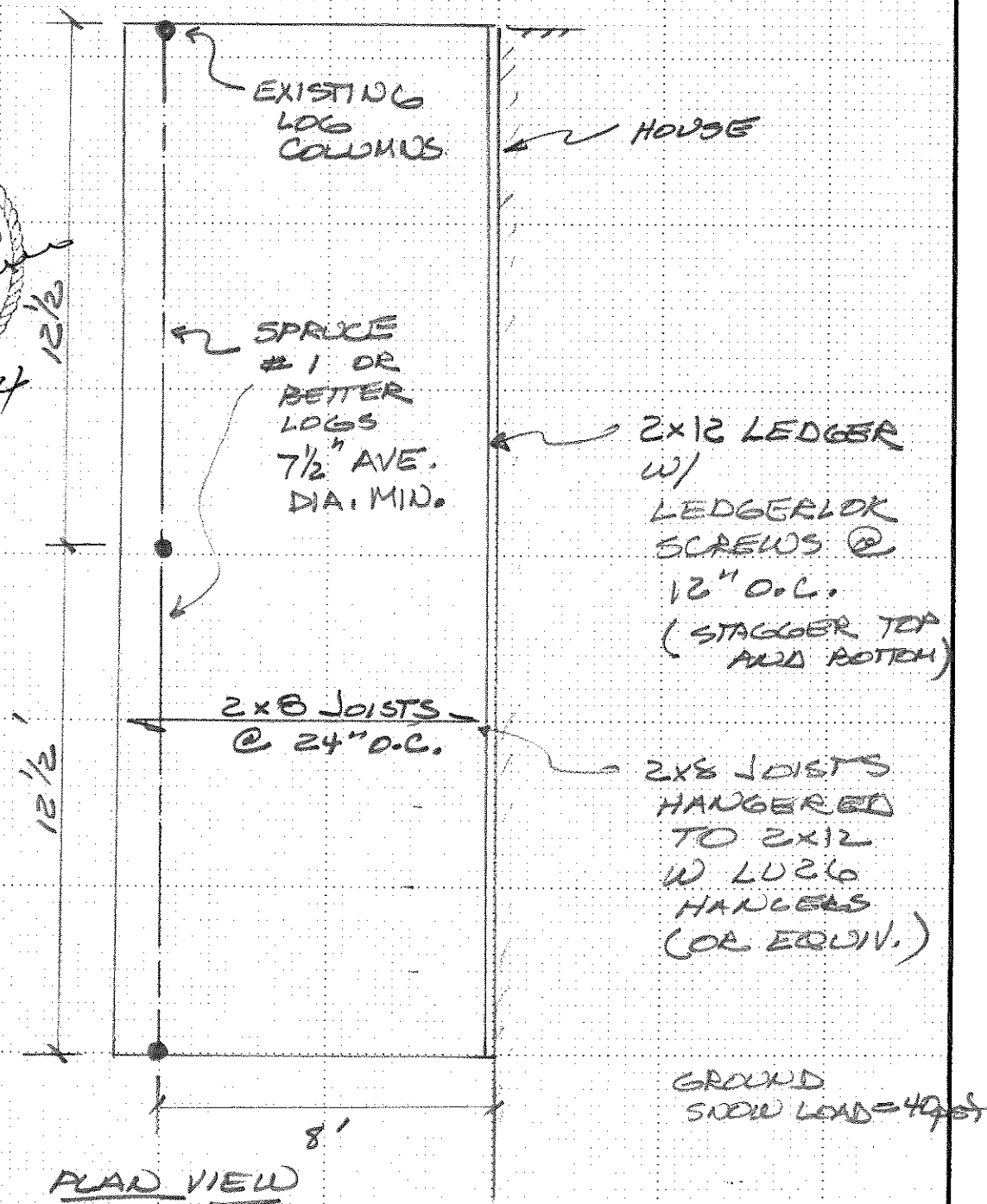


# VAN HORN ENGINEERING AND SURVEYING

1043 Fish Creek Road - P.O. Box 456 - Estes Park, CO 80517  
Phone: (970) 586-9388 - Fax: (970) 586-8101



*John A. Spodman*  
Aug 10, 04



JOB NAME: SPRAD RESIDENCE  
DECK ROOF  
PLAN VIEW

JOB NO.: \_\_\_\_\_  
SHEET 1 OF 2  
BY: JAS DATE: 8/9/04



# VAN HORN ENGINEERING AND SURVEYING

1043 Fish Creek Road - P.O. Box 456 - Estes Park, CO 80517  
Phone: (970) 586-9388 - Fax: (970) 586-8101



*John A. Spooner*  
Aug 10, 04

SIMPSON  
H2.5A OR H2.5  
HURRICANE TIES  
(EACH JOIST)

2x8 @ 24" O.C.

2x12  
LEADER

2x4 FASTER  
TO LOG W/  
LEADER LOKS  
@ 12" O.C.

LOG  
HOUSE  
WALL

7 1/2" MIN.  
DIA.  
SPRUCE  
LOGS  
#1 OR  
BETTER

1/2" x 1/2" STEEL  
STRAPS OVER  
LOGS. FASTEN  
TO COLUMNS  
W/ 3) LEADER LOKS EACH  
SIDE

LOG COLUMNS.

8'

ELEVATION

JOB NAME: SPRAD RESIDENCE  
DECK ROOF  
ELEVATION SECTION

JOB NO.: \_\_\_\_\_  
SHEET 2 OF 2  
BY: JAS DATE: 8/19/04



# VAN HORN ENGINEERING AND SURVEYING

1043 Fish Creek Road - P.O. Box 456 - Estes Park, CO 80517

Phone: (970) 586-9388 - Fax: (970) 586-8101



8'x8' HOT TUB (4390<sup>W</sup> W/ WATER,  
6 PERSON CAPACITY)

EXISTING  
(3) 2x12

LOG  
COLUMNS  
(TYP)

ADD  
(3) 2x12"

EXISTING  
2x10 JOISTS  
@ 24" O.C.

ADD  
8"x16"x16"  
PAD W/  
2#4 EACH  
WAY &  
12" Ø COLUMN  
W/ 2#4 VERT  
TYP. OF 3

EXISTING  
(2) 2x12

(2) 1/2" LAGS.  
HOUSE

HOT TUB DECK  
MODIFICATIONS

JOB NAME: BRAD SPRAD RESIDENCE  
371 BLUE MTD. TRAIL  
LYONS, CO

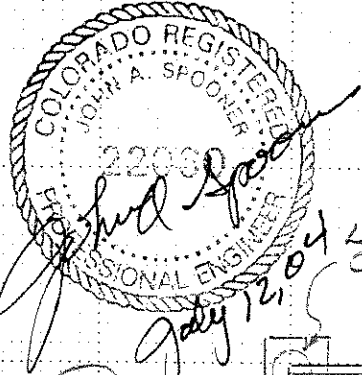
JOB NO.: \_\_\_\_\_  
SHEET 1 OF 1  
BY: JAS DATE: 7/12/04



# VAN HORN ENGINEERING AND SURVEYING

1043 Fish Creek Road - P.O. Box 456 - Estes Park, CO 80517

Phone: (970) 586-9388 - Fax: (970) 586-8101



8'x8' HOT TUB (4390<sup>lbs</sup> w/ WATER,  
6 PERSON CAPACITY)

EXISTING  
(3) 2x12

LOG  
COLUMNS  
(TYP)

ADD  
(3) 2x12"

EXISTING  
2x10 JOIST'S  
@ 24" O.C.

ADD  
8" x 16" x 16"  
PAD w/  
2#4 EACH  
w/ 12" Ø COLUMN  
w/ 2#4 VERT  
TYP. OF 3

EXISTING  
(2) 2x12

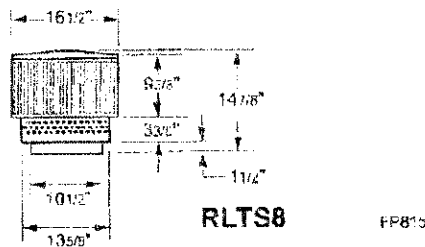
(2) 1/2" LAGS  
HOUSE

HOT TUB DECK  
MODIFICATIONS

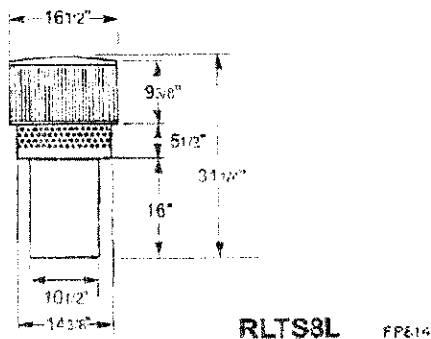
JOB NAME: BRAD SPRAD RESIDENCE  
371 BLUE MTD. TRAIL  
LYONS, CO

JOB NO.: \_\_\_\_\_  
SHEET 1 OF 1  
BY: JAS DATE: 7/12/04

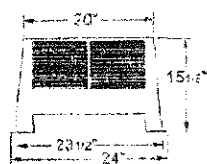
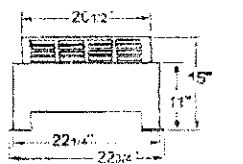
## CONTEMPORARY TERMINATIONS



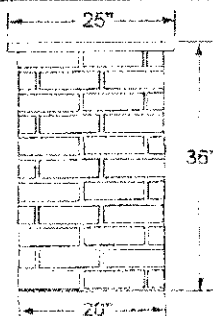
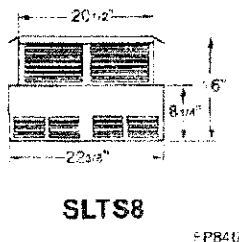
## CONTEMPORARY CHASE TERMINATIONS



## SHROUDS



## TRADITIONAL CHASE TOP/HOUSING



\*Chimney Extension (S20B) is an option to extend the S20B 36 inches higher. S20B must be used with used with SLTSK8 or PLTSK8.

## FIREPLACE FACTS

### SEQUOIA EPA WOOD FIREPLACE

#### FEATURES:

- Catalytic design
- Ceramic glass window features glass air-wash system
- Arched cast iron doors are air sealed
- Eliminates smoke and heat loss
- Square foot heating ability: over 2,500 sq. ft.
- Burn time up to 24 hours (12 hours on EPA Test)
- Size of logs up to 24"
- Large ash handling system with removable ash pans (2 each)
- Uses Majestic S8 three-wall, 8" chimney system
- Btu high: 70,500; Btu low: 12,600 (based on EPA ratings) over 100,000 Btu's max
- Efficiency: 73%
- 4.2 cubic foot firebox
- Huge viewing area: 36" x 20 1/4"
- Less than 2.5 grams/hour particulate
- Twin outside air kit (AK-MST)
- Weight: 741 lbs
- EPA Phase II certified, wood, zero clearance fireplace

#### MINIMUM FLOOR AREA:

-TBA

#### MINIMUM NON-COMBUSTIBLE HEARTH

#### EXTENSION AREA:

- 61 1/2" W x 20" D

- Requires 1/2" thick Majestic EH2416 Insulation Board Between Combustible Floor and Non-Combustible Covering

#### OPTIONAL ACCESSORIES:

- EWF36CF TK cast iron face kit (totally covers face of unit) with cast doors and grills in classic black
- EWF36CLK latticed cast iron grills (top and bottom) in classic black

## FLUE SYSTEM

### 8" THREE-WALL 'S' SYSTEM STANDARD

#### SPECIFICATION:

- 8" I.D.
- 13 3/8" O.D.
- 2" Clearance to Combustible Materials
- 17 1/2" x 17 1/2" Minimum Roof/Ceiling Opening

#### MIN./MAX. INSTALLATION HEIGHTS:

Maximum - 90 Ft. 0 In.

Minimum -

Straight-Up (Without Elbows) 14 Ft. 6 In.

With 2 Elbows\* 14 Ft. 6 In.

With 4 Elbows\* 21 Ft. 0 In.

\*Maximum Total Offset - 20 Ft.

The Fireplace Facts Information Sheets are for quick reference only and are subject to change without notice. Actual fireplace instructions must abide by specifications provided with each product.

FP117 REV. 04/03

**MAJESTIC**  
*Fireplaces*

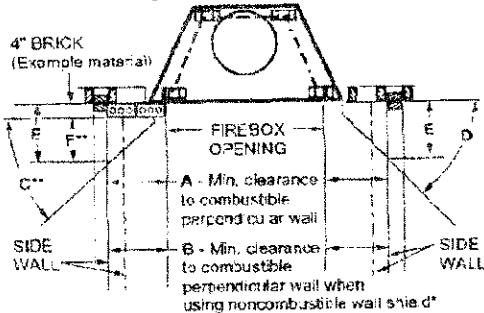


Sequoia

## MINIMUM WALL CLEARANCES

**WITH**  
Noncombustible  
Surround Facing

**WITHOUT**  
Noncombustible  
Surround Facing

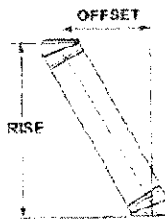


- ☐ Combustible material permitted within shaded area.
- Noncombustible wall shield requires 1" Majestic EH2416 insulation (minimum R Value = 1.85) between decorative noncombustible rigid covering and combustible wall. Minimum height and width is 40" x 40".
- Dimension/degree of angle will vary depending on thickness of noncombustible surround facing.

	A	B	C	D	E	F
SEQUOIA	26"	12"	25"	17"	12"	8"

FS17H

## OFFSET ELBOW CHART



1"	1 1/2"	3"	4"	Chimney Support	Offset	Rise	1"	1 1/2"	3"	4"	Chimney Support	Offset	Rise
0	0	0	0	0	3"	11"	0	1	3	0	1	64 1/2"	117 1/2"
1	0	0	0	0	8 1/4"	20"	0	0	1	2	1	68 1/4"	124"
0	1	0	0	0	11 1/4"	25 1/4"	0	1	2	1	1	70 1/2"	128"
2	0	0	0	0	13 1/2"	29 1/4"	0	0	0	3	1	74 1/4"	134 1/2"
1	1	0	0	0	16 1/2"	34 1/4"	0	1	1	2	2	78"	140 3/4"
0	0	1	0	0	20 1/2"	40 3/4"	0	0	3	1	2	81"	146"
2	1	0	0	0	21 3/4"	43 1/2"	0	1	0	3	2	84"	151 1/4"
0	0	0	1	0	26 1/4"	5 1/4"	0	0	2	2	2	87"	156 1/2"
0	1	1	0	0	28 1/2"	55 1/4"	0	1	3	1	2	89 1/4"	160 1/4"
1	0	0	1	0	31 1/2"	60 1/4"	0	0	1	3	2	93"	160 3/4"
0	1	0	1	0	34 1/2"	65 1/2"	0	1	2	2	2	95 1/4"	170 3/4"
0	0	2	0	0	37 1/2"	70 3/4"	0	0	0	4	2	99 1/4"	177 3/4"
1	1	0	1	1	41 1/2"	77 3/4"	0	1	1	3	2	101 1/2"	181 3/4"
0	0	1	1	1	45"	83 3/4"	0	0	3	2	2	104 1/4"	186 1/4"
0	1	2	0	1	47 1/4"	87 1/2"	0	1	0	4	2	107 1/4"	191 1/2"
0	0	0	2	1	51"	94"	0	0	2	3	2	110 1/4"	196 3/4"
0	1	1	1	1	53 1/4"	98"	0	1	3	2	3	114"	203 1/4"
0	0	3	0	1	56 1/4"	103 1/4"	0	0	1	4	3	117 3/4"	209 3/4"
0	1	0	2	1	59 1/4"	108 1/2"	0	1	2	3	3	120"	213 1/2"
0	0	2	1	1	62 1/4"	113 1/2"	0	0	0	5	3	123 3/4"	220"

## PRODUCT LISTING

### FIREPLACE/CHIMNEY:

- Underwriters' Laboratories Report No. MH6018
- International Council of Building Officials (ICBO) Report No. ER-5677
- Various city and state listings are available upon request.

### INSULATION BOARD (MAJESTIC EH2416):

- Underwriters' Laboratories Report No. MH6018 Volume 2
- Thermal Conductivity ("K") is 0.459/IN.
- Total R-value is 2.13/IN.

## CHIMNEY SECTION CHART

Height	Intermediate Sections				Height	Intermediate Sections			
	1'	1 1/2'	3'	4'		1'	1 1/2'	3'	4'
35 1/2"	0	0	1	0	208 1/2"	0	0	2	3
38 1/2"	2	1	0	0	214"	0	1	3	2
47 1/2"	0	0	0	1	221 1/2"	0	0	1	4
52"	0	1	1	0	226"	0	1	2	3
58"	1	0	0	1	233 1/2"	0	0	0	5
64"	0	1	0	1	338"	0	1	1	4
70"	0	0	2	0	244"	0	0	3	3
70 1/2"	1	1	0	1	250"	0	1	0	6
82"	0	0	1	1	256"	0	0	2	4
86 1/2"	0	1	3	0	259 1/2"	1	1	0	3
94"	0	0	0	2	268"	0	0	1	5
98 1/2"	0	1	1	1	272 1/2"	0	1	2	4
104 1/2"	0	0	3	0	280"	0	0	0	6
110 1/2"	0	1	3	2	284 1/2"	0	1	1	5
116 1/2"	0	0	2	1	290 1/2"	0	0	2	4
121"	0	1	3	0	296 1/2"	0	0	0	6
128 1/2"	0	0	1	2	302 1/2"	0	0	2	5
133"	0	1	2	1	307"	0	1	3	4
140 1/2"	0	0	0	3	314 1/2"	0	0	1	5
145"	0	1	1	2	319"	0	1	2	5
151"	0	0	0	1	326 1/2"	0	0	0	7
157"	0	1	0	3	331"	0	1	1	6
163"	0	0	2	2	337"	0	0	3	5
167 1/2"	0	1	3	1	343"	0	1	0	7
175"	0	0	1	3	349"	0	0	2	6
179 1/2"	0	1	2	2	353"	0	1	3	5
187"	0	0	0	4	361"	0	0	1	7
191 1/2"	0	1	1	3	365 1/2"	0	1	2	6
197 1/2"	0	0	3	2	373"	0	0	0	8
203 1/2"	0	1	0	4					

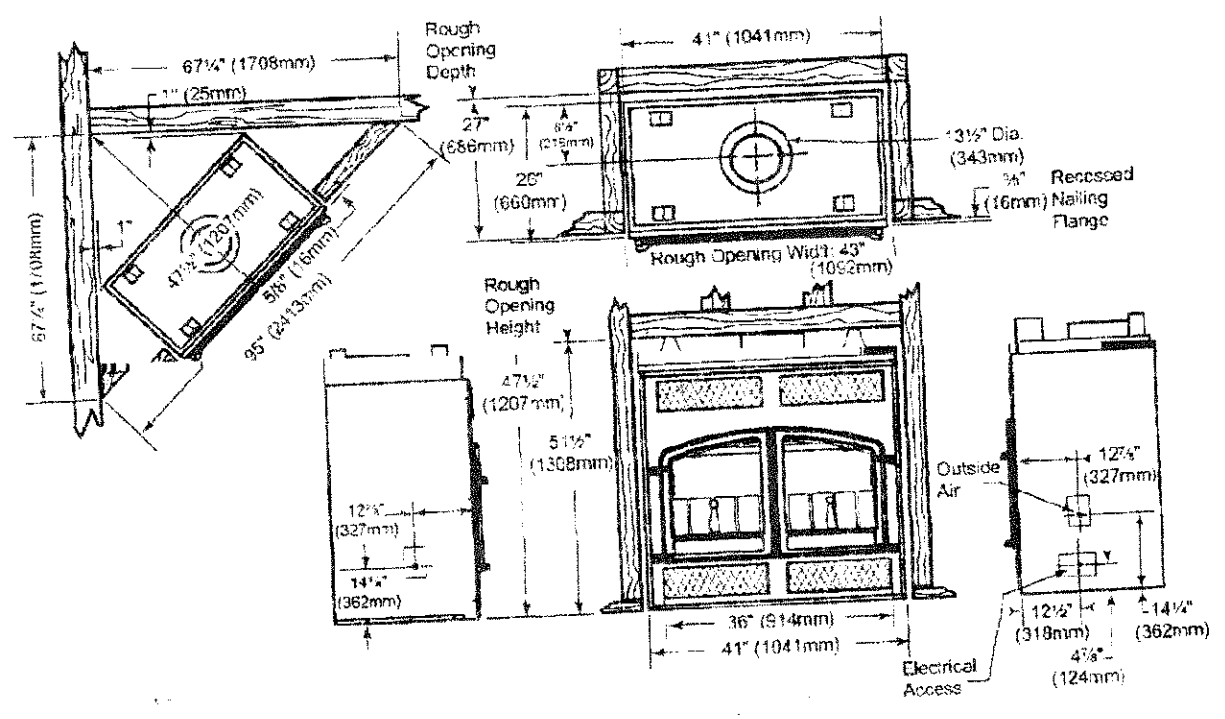
10  
2440'

3/4  
6  
2 8 3/4

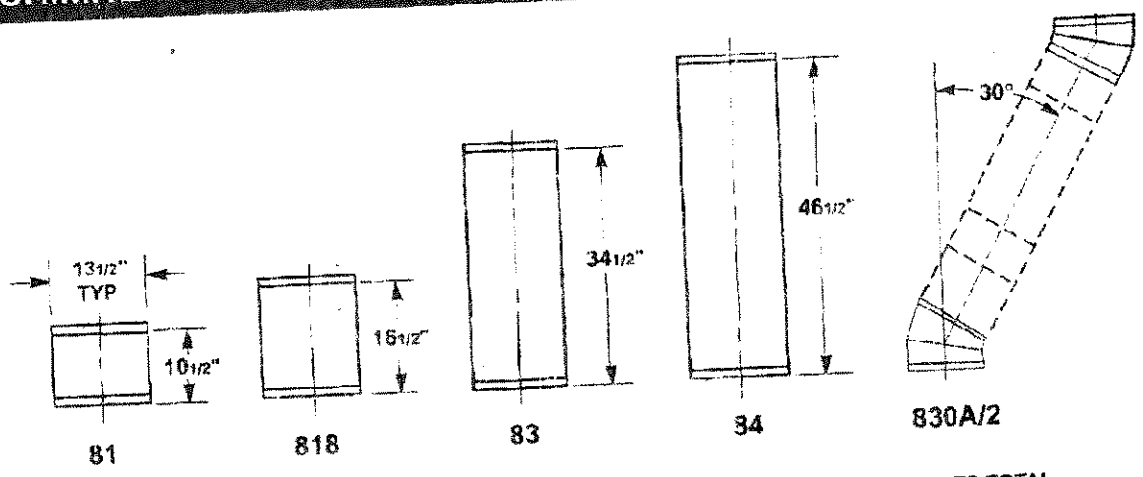
2444+2  
ASPEN 4'25'

# FIREPLACE and CHIMNEY SPECIFICATIONS

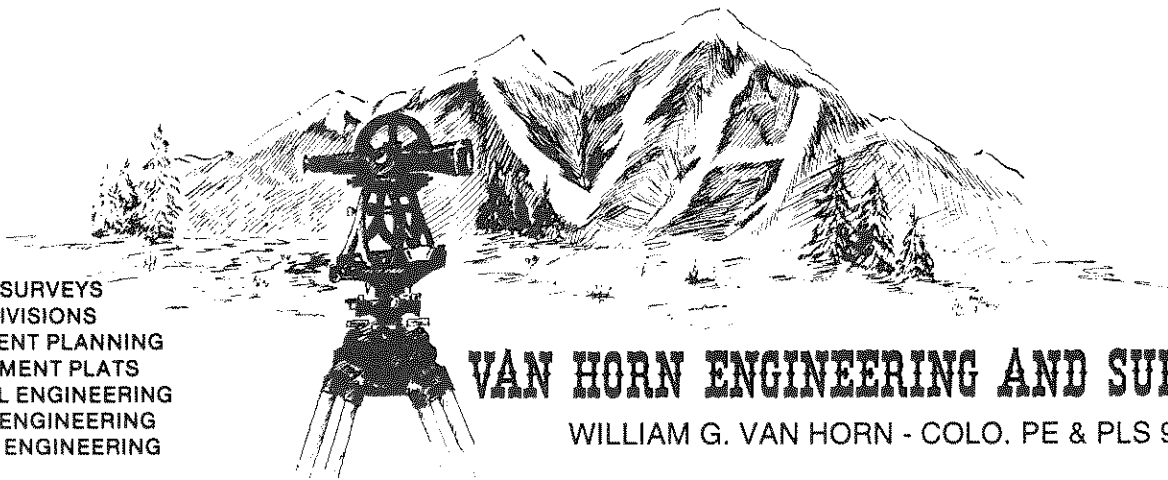
## SEQUOIA EPA WOOD FIREPLACE



## CHIMNEY SECTIONS and OFFSETTING ELBOWS



NOTE: THE INSTALLED LENGTH OF ANY CHIMNEY SECTION IS 1" LESS THAN ITS TOTAL LENGTH, EXCEPT FOR THE LAST SECTION INSTALLED.



LAND SURVEYS  
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STRUCTURAL ENGINEERING  
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MUNICIPAL ENGINEERING

## VAN HORN ENGINEERING AND SURVEYING

WILLIAM G. VAN HORN - COLO. PE & PLS 9485

July 15, 2002

Brad Sprau  
3300 Queen Court  
Broomfield, Colorado 80020

Dear Brad,

Enclosed is a copy of a site plan on a similar property to yours. We will show your entire parcel on a large scale and show a "Blow Up" area on a smaller scale.

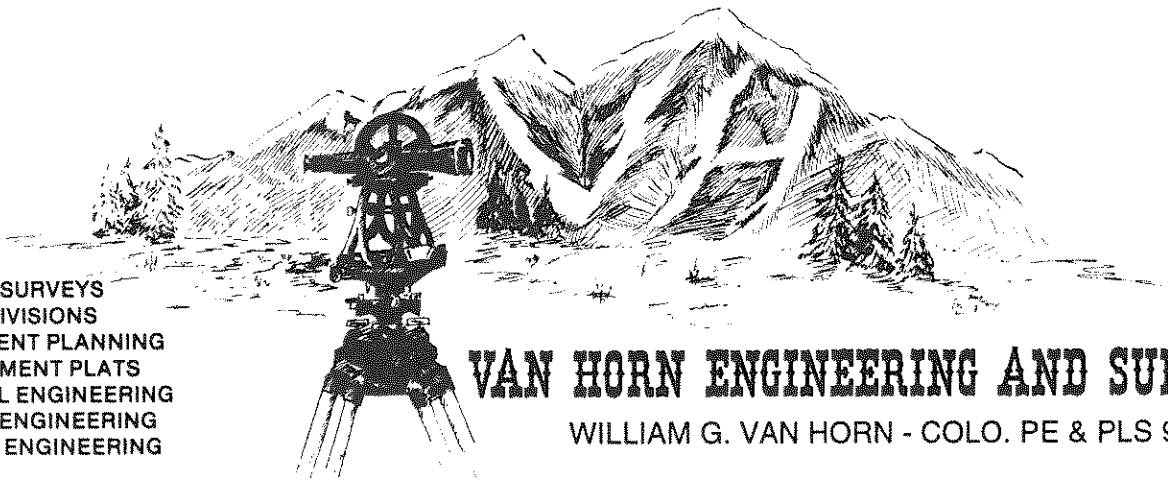
The contours we will show will allow your designer to produce a foundation plan and handle drainage issues around the proposed house. Also, as I mentioned in the field, the site plan can show features to design around (trees, rocks, and cliffs) and also view lines for orientation.

Please call if you have any questions.

Sincerely,



Lonnie A. Sheldon  
For Van Horn Engineering



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## VAN HORN ENGINEERING AND SURVEYING

WILLIAM G. VAN HORN - COLO. PE & PLS 9485

September 10, 2002

Larimer County Building Official

RE: Byers Property Footing Setback From Rock Ledge.

Dear Building Official:

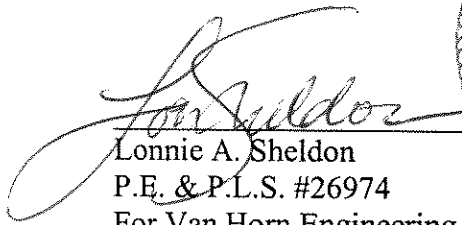
The attached copy of pages 2-44 and 2-50 of the 1997 U.B.C. (paragraphs 1806.5.3 and 1806.5.6) require that footings on or adjacent to sloped surfaces be setback a sufficient amount to provide vertical and lateral support without detrimental settlement.

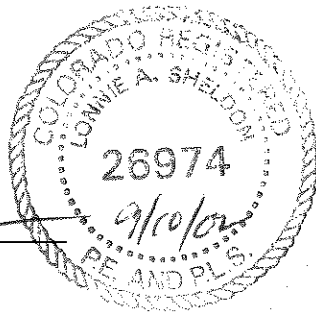
Paragraph 1806.5.6 suggests that alternate setbacks and clearances may be approved based on an investigation and consideration of the following items, which are addressed here for this specific proposal:

1. Material. The material supporting the proposed footings is dense bedrock sandstone.
2. Height of slope. The height of slope below the proposed footings is Approximately 40'.
3. Slope gradient. The slope gradient below the proposed footings is very nearly a vertical slope.
4. Load intensity. The load intensity of the material below the proposed footings is sufficient (it is a form of bedrock).
5. Erosion Characteristics. The sloped material below the proposed footings has a low and very slow erosion rate. Wind and water erosion will be further minimized by construction as the structure will block wind and drainage will be directed away from the proposed structure.

Given the above, a footing setback of at least 12' from the downhill near vertical rock face on the subject property is proposed. If there are any questions, or if additional information is felt needed, do not hesitate to phone me at 970-586-9388

Sincerely,

  
Lonnie A. Sheldon  
P.E. & P.L.S. #26974  
For Van Horn Engineering



## SECTION 1805 — ALLOWABLE FOUNDATION AND LATERAL PRESSURES

The allowable foundation and lateral pressures shall not exceed the values set forth in Table 18-I-A unless data to substantiate the use of higher values are submitted. Table 18-I-A may be used for design of foundations on rock or nonexpansive soil for Type II One-hour, Type II-N and Type V buildings that do not exceed three stories in height or for structures that have continuous footings having a load of less than 2,000 pounds per lineal foot (29.2 kN/m) and isolated footings with loads of less than 50,000 pounds (222.4 kN).

Allowable bearing pressures provided in Table 18-I-A shall be used with the allowable stress design load combinations specified in Section 1612.3.

## SECTION 1806 — FOOTINGS

**1806.1 General.** Footings and foundations shall be constructed of masonry, concrete or treated wood in conformance with Division II and shall extend below the frost line. Footings of concrete and masonry shall be of solid material. Foundations supporting wood shall extend at least 6 inches (152 mm) above the adjacent finish grade. Footings shall have a minimum depth as indicated in Table 18-I-C, unless another depth is recommended by a foundation investigation.

The provisions of this section do not apply to building and foundation systems in those areas subject to scour and water pressure by wind and wave action. Buildings and foundations subject to such loads shall be designed in accordance with approved national standards. See Section 3302 for subsoil preparation and wood form removal.

**1806.2 Footing Design.** Except for special provisions of Section 1808 covering the design of piles, all portions of footings shall be designed in accordance with the structural provisions of this code and shall be designed to minimize differential settlement when necessary and the effects of expansive soils when present.

Slab-on-grade and mat-type footings for buildings located on expansive soils may be designed in accordance with the provisions of Division III or such other engineering design based on geotechnical recommendation as approved by the building official.

**1806.3 Bearing Walls.** Bearing walls shall be supported on masonry or concrete foundations or piles or other approved foundation system that shall be of sufficient size to support all loads. Where a design is not provided, the minimum foundation requirements for stud bearing walls shall be as set forth in Table 18-I-C, unless expansive soils of a severity to cause differential movement are known to exist.

**EXCEPTIONS:** 1. A one-story wood- or metal-frame building not used for human occupancy and not over 400 square feet (37.2 m<sup>2</sup>) in floor area may be constructed with walls supported on a wood foundation plate when approved by the building official.

2. The support of buildings by posts embedded in earth shall be designed as specified in Section 1806.8. Wood posts or poles embedded in earth shall be pressure treated with an approved preservative. Steel posts or poles shall be protected as specified in Section 1807.9.

**1806.4 Stepped Foundations.** Foundations for all buildings where the surface of the ground slopes more than 1 unit vertical in 10 units horizontal (10% slope) shall be level or shall be stepped so that both top and bottom of such foundation are level.

### 1806.5 Footings on or Adjacent to Slopes.

**1806.5.1 Scope.** The placement of buildings and structures on or adjacent to slopes steeper than 1 unit vertical in 3 units horizontal (33.3% slope) shall be in accordance with this section.

**1806.5.2 Building clearance from ascending slopes.** In general, buildings below slopes shall be set a sufficient distance from the slope to provide protection from slope drainage, erosion and shallow failures. Except as provided for in Section 1806.5.6 and Figure 18-I-1, the following criteria will be assumed to provide this protection. Where the existing slope is steeper than 1 unit vertical in 1 unit horizontal (100% slope), the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope shall be measured from the top of the wall to the top of the slope.

**1806.5.3 Footing setback from descending slope surface.** Footing on or adjacent to slope surfaces shall be founded in firm material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. Except as provided for in Section 1806.5.6 and Figure 18-I-1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than 1 unit vertical in 1 unit horizontal (100% slope), the required setback shall be measured from an imaginary plane 45 degrees to the horizontal, projected upward from the toe of the slope.

**1806.5.4 Pools.** The setback between pools regulated by this code and slopes shall be equal to one half the building footing setback distance required by this section. That portion of the pool wall within a horizontal distance of 7 feet (2134 mm) from the top of the slope shall be capable of supporting the water in the pool without soil support.

**1806.5.5 Foundation elevation.** On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. The building official may approve alternate elevations, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.

**1806.5.6 Alternate setback and clearance.** The building official may approve alternate setbacks and clearances. The building official may require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

**1806.6 Foundation Plates or Sills.** Wood plates or sills shall be bolted to the foundation or foundation wall. Steel bolts with a minimum nominal diameter of 1/2 inch (12.7 mm) shall be used in Seismic Zones 0 through 3. Steel bolts with a minimum nominal diameter of 5/8 inch (16 mm) shall be used in Seismic Zone 4. Bolts shall be embedded at least 7 inches (178 mm) into the concrete or masonry and shall be spaced not more than 6 feet (1829 mm) apart. There shall be a minimum of two bolts per piece with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the piece. A properly sized nut and washer shall be tightened on each bolt to the plate. Foundation plates and sills shall be the kind of wood specified in Section 2306.4.

**1806.6.1 Additional requirements in Seismic Zones 3 and 4.** The following additional requirements shall apply in Seismic Zones 3 and 4.

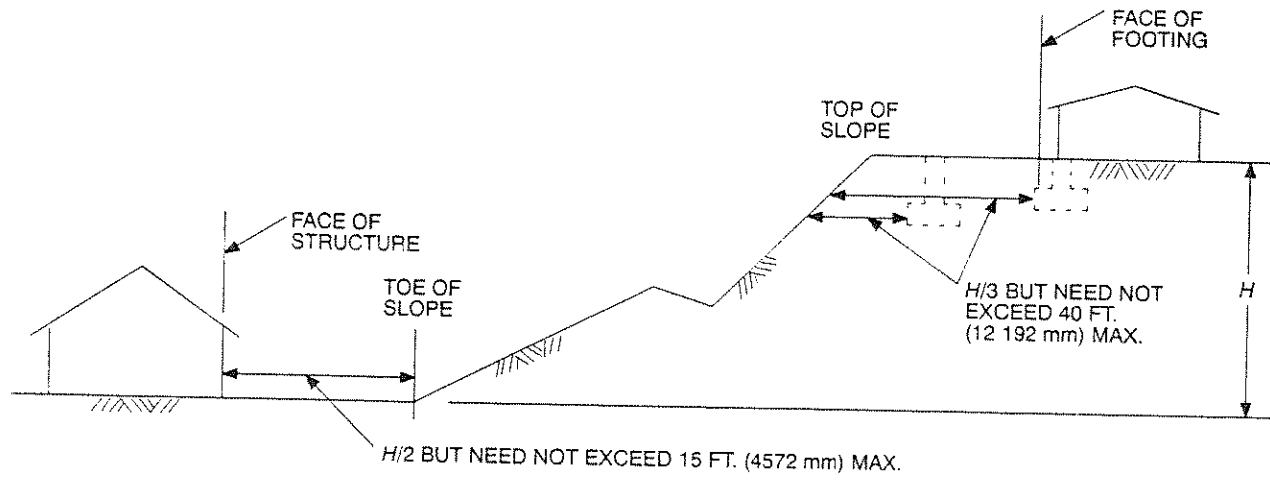
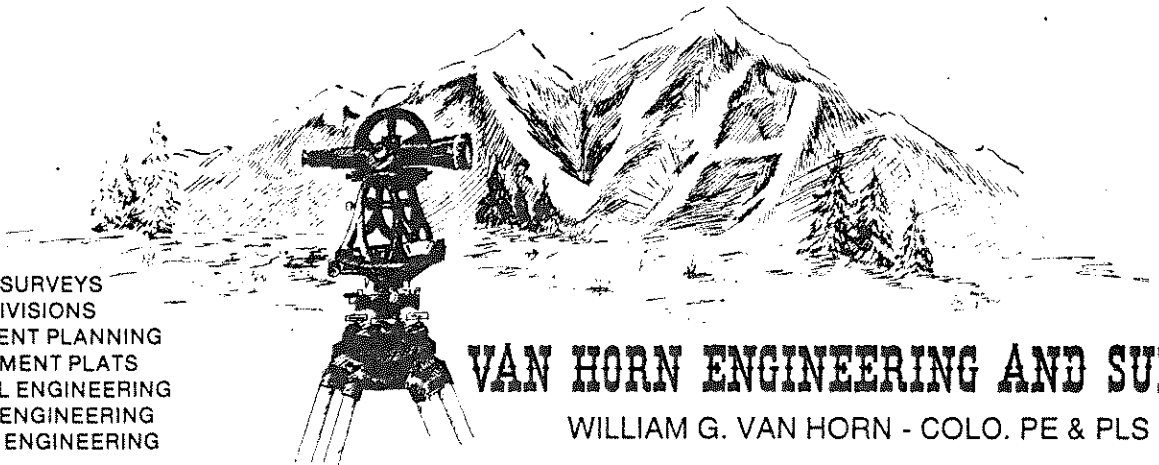


FIGURE 18-I-1—SETBACK DIMENSIONS



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## VAN HORN ENGINEERING AND SURVEYING

WILLIAM G. VAN HORN - COLO. PE & PLS 9485

Dear property owner and client:

This letter is sent to you with the intent to provide valuable information regarding the use and longevity of your recently designed Individual Sewage Disposal System (ISDS). Your system is classified as a "standard system", meaning that extraordinary design and construction techniques were not necessary for your site. However, it is important to realize that any ISDS can be made to fail if it is not properly used and maintained. The following information should be considered by you as you plan to use your new ISDS:

Water conservation is important relative to the amount of water put through the system over any given time. As a system owner, you should try not to overtax the systems absorption abilities. Processes that utilize a lot of water (laundry, dish washing, bathing...) should be spread out to provide the bed with some drying time between cycles.

Regular tank pumping is a necessity to avoid clogging the absorption field. A basic rule of thumb is that a three bedroom home should have the tank pumped every three years. The property owner should know where the lid (access to the tank) is located and should protect the lid from possible damage.

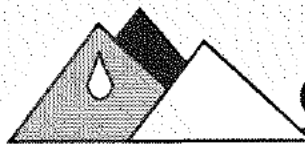
Absorption bed maintenance is important to keep the bed area protected, clean and available for use. Trees should not be planted within 20' of the edges of the absorption bed. Vehicle, animal or recreational traffic should not be allowed over the bed area to avoid over compacting the bed material. Harsh chemicals or solvents should not be allowed into the system.

It is our hope that these tips will provide you with information that will help you to protect and preserve your new ISDS.

Sincerely,

Van Horn Engineering





# CHURCH & Associates, Inc.

ENGINEERS & GEOLOGISTS

## CHURCH & ASSOCIATES, INC. PROFESSIONAL SERVICE AGREEMENT

Client: BRAAD SPRANG Owner: Same Date: 7-16-02  
SAMANTHA BYERS Job No: 13897-1  
 Mailing/Billing Address: 3300 Queen Ct. Location/Legal Description/County: Ad. Access in NW 1/4 SEC 19-4-70  
Broomfield, CO 80020 W. 1/2 NE 1/4 Larimer County, CO  
 Phone: [REDACTED] Fax: 503/474 Email: \_\_\_\_\_

### SCOPE OF SERVICES

Fee	Fee
<input checked="" type="checkbox"/> <u>800-950</u> Soil and Foundation Recommendations	<input type="checkbox"/> _____ Soil/Percolation Testing
<input type="checkbox"/> _____ Geotechnical Evaluation	<input type="checkbox"/> _____ OWS Design
<input type="checkbox"/> _____ Wet Basement Evaluation	<input type="checkbox"/> _____ OWS Site Evaluation
<input type="checkbox"/> _____ Other, see below	<input type="checkbox"/> _____ OWS System Evaluation
<u>*800 - TEST PITS ARCHIT</u>	
<u>\$450 - TEST WELLS DRILLED BY ENGINEER</u>	
<u>\$700 - NO EXCAV. - ADDRESS GEO-LIAISON</u>	

### TERMS

For services noted above, the sum of \$ 200-800-950 shall be paid. Terms: COD x or within 30 days\* \_\_\_\_\_.  
 All work is COD unless you have an established credit history with CHURCH & Associates, Inc.  
 Estimated completion date 9-6-02. All construction/installation observations are to be invoiced  
 at \$ 60 per hour with a two hour minimum per visit. 2 visit(s) are anticipated. Charges for time are portal to portal  
 from our office. You will be verbally notified in advance if additional charges are incurred due to re-inspections.  
 Additional work, other than inspections after issuance of reports for indicated scope require an additional service  
 agreement.

\*Payment is due CHURCH & Associates, Inc. upon receipt of invoice, unless specific arrangements have been made. If payment  
 is not received within 30 days of the date of the invoice, the payment shall bear a service charge at the highest rate permitted by law  
 but shall not exceed 18%. At the end of 60 days all such accounts, including accrued service charges, will be referred for appropriate  
 legal action. A valid, as permitted by law, collection fee will also be applied to the total amount due.

### CONDITIONS

Prices quoted are valid for 30 days from date of this agreement.  
 CHURCH & Associates, Inc. is not responsible for utilities not shown on provided plans.

If this agreement meets with approval, please sign and retain the original and return a copy to our office. If you have questions,  
 please call the project contact person below. Thank you for the opportunity to be of service to you.

CHURCH & Associates, Inc.

Thomas W. Fry (Thomas W. Fry)  
 Project Contact

[Signature]  
 Client Signature and Title

We Accept Visa and Master Card

Company

DENVER 4501 Wadsworth Boulevard Wheat Ridge, CO 80033  
 303.463.9317 Fax: 303.463.9321

CASTLE ROCK 303.660.4358  
 EVERGREEN 303.816.1455  
 LOVELAND 970.663.2124

Larimer County Building Department  
200 West Oak Street  
P. O. Box 1190  
Fort Collins, CO 80522

Permit Number: 02-B1890  
Date Issued: April 25, 2003  
Date Expires: October 16, 2004  
Permit Type: NRES

**LARIMER COUNTY BUILDING PERMIT**

Work Description: SINGLE FAMILY RESIDENCE

----- Owner -----  
BYERS, SAMANTHA

----- Contractor -----  
DUDLEY CONSTRUCTION

Construction Address: 371 BLUE MOUNTAIN TR LYN Space:  
Subdivision Name: N/A Lot: Block/Tract:  
Parcel Number: 0419000043

The owner/contractor agrees to perform the work described according to the plans and specifications submitted and with all provisions of applicable ordinances, state laws, and building codes. The owner/contractor also acknowledges that the granting of this permit does not give authority to violate any of these regulations and understands that it is their responsibility to insure that compliance to the above provisions are met.

The permit is subject to all red line corrections as noted on the approved plans and attached conditions. The approved plans and permit card shall be available at the construction site. A reinspection fee may be assessed if the approved plans are not available or for each inspection or reinspection when such portion of work for which the inspection has been scheduled is not completed or when corrections called for have not been made.

THIS PERMIT SHALL BECOME NULL AND VOID IF THE BUILDING OR WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED BY October 22, 2003, OR IF THE BUILDING OR WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS, OR IF THE PROPERTY OWNER, PERSON OR ENTITY TO WHOM THE PERMIT IS ISSUED FAILS TO REQUEST AN INSPECTION BY October 22, 2003. THIS PERMIT SHALL EXPIRE ON October 16, 2004 UNLESS AN EXTENSION OF AN ADDITIONAL 18 MONTHS IS REQUESTED IN WRITING. FAILURE TO HAVE THE FINAL INSPECTION APPROVED, OR WHERE APPLICABLE, A CERTIFICATE OF OCCUPANCY OBTAINED, OR AN EXTENSION APPROVED WILL BE CONSIDERED A VIOLATION OF THE ADOPTED REGULATIONS OF LARIMER COUNTY AND SUBJECT TO REMEDIES AS ALLOWED BY LAW.

I have read the above notification and attached conditions and agree to comply with these regulations and the County approved plans. If the signatory below is someone other than the property owner, the signatory represents and warrants that he/she has full authority to sign this permit on behalf of the property owner and to bind the owner to all terms and conditions herein.

Name of Owner: Samantha Byers (Please Print)  
By: Brodley Spear (Fiance) (Signature)  
Relationship to owner if signed by someone other than owner) (Title or)

Larimer County Building Department  
200 West Oak Street  
P. O. Box 1190  
Fort Collins, CO 80522  
970-498-7700 Inspections: 970-498-7697

Permit Number: 02-B1890  
Date Issued: April 25, 2003  
Date Expires: October 16 2004  
Permit Type: NRES

### CONDITIONS AND COMMENTS

1: Effective July, 2002, any person, disturbing an area 1 acre or greater in size as part of a construction activity, is required to implement a storm water management plan and obtain a permit authorizing the activity from the Colorado Department of Public Health and Environment (CDPHE). This requirement is mandated by the adoption of the new storm water regulation by the State of Colorado.

Application forms and information about how to design a storm water management plan can be obtained from CDPHE by calling (303)692-3585. Information is also available at the Larimer County Engineering Department at (970)498-5723. Aside from clearing, grading and excavation activities, disturbed areas also include areas receiving overburden (e.g., stockpiles), and areas with heavy equipment/vehicle traffic and storage.

2: NOTICE: FIREPLACE RESTRICTED AREA

Standard Masonry Fireplaces are not permitted. All other fireplaces installed in this "Restricted Area" shall be one of the following:

1. A gas fireplace or fireplace with gas logs,
2. An electric device,
3. A fireplace that meets the Phase III emission standards established by the Colorado Air Quality Control Commission, or any other clean burning device that is approved by such Commission.

3: No structure or any portion or extension of a structure (i.e. eaves, window wells, patios, etc.) shall be located within an easement. The maximum height of any structure is 40 feet.

4: A State well permit is required.

5: Must have defensible space.

6: Class "B" roof and Class 3 siding required.

7: State Electrical Permit required.

8: Property owners/contractors are responsible for assuring that structures meet Larimer Countys' minimum requirements for setbacks from property lines, rights of way, and for the accuracy of any plans submitted showing these details. Property owners are strongly advised to hire a Colorado Licensed Land Surveyor that will locate the property lines and verify that the structure location is as shown on the approved plans and meets Larimer Countys' minimum setback requirement.

9: Setbacks from streams, creeks, or rivers shall be 100 feet from the centerline of the established water course.

10: The zoning of this parcel is O-Open. The required setbacks are  
Front Yard - 25 Side Yard - 25 feet Rear Yard - 25 feet

11: SEPARATE GARAGE PERMIT REQUIRED. ROOF RAFTERS TO BE #1/#2 NORTH SPF. FIBER BENDING OF 1005.

12: There is a Larimer County approved drainage plan for this development on file with the Larimer County Engineering Department. This plan details information containing horizontal and vertical placement of the structure, culvert size and location and overall site grading (if applicable). It is the responsibility of the lot owner/builder to ensure the drainage of the lot is consistent with this plan. This includes ensuring that the minimum opening elevation/top of foundation is within 2 inches of design elevation.

# Building

Department Facts
<p><b>Address</b>                  200 W. Oak Street                  PO Box 1190                  Fort Collins, CO 80522-1190</p> <p><b>Phone</b>                  (970) 498-7700                  (970) 498-7711 Fax</p> <p><b>Office Hours</b>                  8:00 a.m. - 4:00 p.m.</p> <p><b>Estes Park Hours</b>                  M,W,Th,F 8:00 a.m. - 9:30 a.m.                  Phone: 577-2100</p> <p><b>Building Official</b>                  Tom Garton  <a href="#">Send e-mail</a></p>
Miscellaneous Info
<p><a href="#">Frequently Asked Questions</a></p> <p><a href="#">Building Activity Report</a></p> <p><a href="#">Building Code Adopted</a></p> <p><a href="#">Inspections</a></p> <p><a href="#">Certificate of Occupancy</a></p> <p><a href="#">Parcel/Address Information</a></p> <p><a href="#">Fireplace/Wood Stove Info</a></p> <p><a href="#">Stock Plan Procedure</a></p> <p><a href="#">Fire Districts &amp; Other Agencies</a></p> <p><a href="#">Flood Plain Information</a></p> <p><a href="#">Board of Appeals</a></p> <p><a href="#">2001 Annual Report</a> [pdf]</p>
Estes Valley Info
<p><a href="#">Community Development</a></p> <p><a href="#">Zoning Approval Form</a> [pdf]</p>

## Back Up the Moving Van!

Our offices will be closing on Wednesday, June 11 at 1:00 p.m., and will re-open Monday, June 16 at 8:00 a.m. in the new Courthouse Offices building. We will be located on the 3rd floor of the new building.

**Customer Survey**  
 Please help the Building Department improve our service by completing our [online Customer Survey](#). You may also direct comments to the Customer Advocate, Naomi O'Connor, [via e-mail](#) or by calling (970) 498-7677.


### Department Function

The Building Department is responsible for processing building permits and conducting building inspections.

### Online Information

#### One & Two Family Residential Information

- [A Guide to Residential Construction](#)
  - [Guide Book](#) [pdf, 93k]
  - [Guide Book Attachments](#) [pdf, 363k]
- [Engineered Foundation Requirements](#)
- [1-2 Family plot plan requirements](#)
- [Manufactured Homes outside of a Manufactured Home Park](#)
- [Cabins](#)
- [Decks](#)
- [Detached Garages](#)
- [Patio Covers](#)
- [Basement Finish](#)
- [Building Permit Application](#) [pdf, 22k, 8.5x14]



**Schedule your building inspections, check your plan status, and more online. If you are unable to schedule your inspection request, please call the Permit Fast Track assistance line at (970) 498-7675.**

#### Commercial, Industrial, and Multi-Family Building Information

*Revised just go Monday*

*Katie*

*4/23/03*

- [Site Plan Requirements \(Land Use Code Section 6.0\)](#) [pdf, 97k]
- [Commercial Construction Guidelines](#)
- [Sign Permit Requirements](#)
- [Temporary Fireworks Stand](#)
- [Non-Residential Building Permit Application](#) [pdf, 20k, 8.5x14]

#### **Miscellaneous Permits**

- [One Day Permit Application](#)
- [Gas Line Requirements](#)
- [Liquid Propane Requirements](#)

#### **Agricultural Building Information**

- [Pole Structures](#)
- [Loafing Sheds](#)
- [Portable Agricultural Building](#)

#### **Building Code Enforcement**

- [General Information](#)
- [Frequently Asked Code Enforcement Questions](#)
- [When Construction Is Done Without A Permit](#)
- [Submit a Complaint](#)
- [E-Mail Code Enforcement Staff](#)

#### **Wildfire Hazard Mitigation**

#### **External Links**

- [ICBO Web Site](#)
- [State Electrical Board](#)
- [National Association of the Remodeling Industry](#)
- [Better Business Bureau](#)

Last modified: 04/17/2003

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[200 W. Oak Street](#) • Fort Collins, CO 80521 • 970-498-7000 || © 1995-2003, Larimer County



Complete all areas of the application that are applicable.
RESIDENTIAL BUILDING PERMIT APPLICATION

Permit Application # \_\_\_\_\_

Date Received \_\_\_\_\_ By \_\_\_\_\_

PARCEL NUMBER / / JOB SITE ADDRESS CITY ZIP

SUBDIVISION NAME: \_\_\_\_\_ LOT # \_\_\_\_\_ BLOCK/TRACT# \_\_\_\_\_ ZONING \_\_\_\_\_ ACRES \_\_\_\_\_
Subdivision Number (check subdivision status sheet for special requirements)

Table with 3 columns: NAME, MAILING ADDRESS/CITY, PHONE #. Rows include PROPERTY OWNER, APPLICANT, CONTRACTOR, ENGINEER, and ARCHITECT.

WORK DESCRIPTION: \_\_\_\_\_

VACANT PROPERTY: YES [ ] NO [ ] If No, Existing # of buildings \_\_\_\_\_ Existing # of Dwelling Units \_\_\_\_\_

TYPE OF CONSTRUCTION: Check One:
New [ ] Addition [ ] Remodel [ ] Moved Building [ ] Temporary Building [ ] Other [ ]

PERMIT TYPE: Check One:
Single Family Residence [ ] Duplex [ ] Cabin [ ] Guest Quarters [ ]
Manufactured Homes: Double Wide/Modular [ ] Single Wide Manufactured Home [ ]
Garage [ ] Barn/Shed [ ]
Guest Quarters square feet: \_\_\_\_\_ Primary Residence sq. ft. \_\_\_\_\_
Planning Letter of Approval Required: Farmstead [ ] Case # \_\_\_\_\_ Extended Family [ ] Case # \_\_\_\_\_

Change of Use by Building Code? Yes [ ] No [ ] From \_\_\_\_\_ To \_\_\_\_\_
Change of Use by Land Use Code? Yes [ ] No [ ] From \_\_\_\_\_ To \_\_\_\_\_

Engineered Foundation: Yes [ ] No [ ] Square Footage: 1st floor \_\_\_\_\_ Deck \_\_\_\_\_
2nd floor \_\_\_\_\_ Porch \_\_\_\_\_

Plan Resubmittal: Yes [ ] No [ ] Finished Basement \_\_\_\_\_ Garage \_\_\_\_\_
Unfinished Basement \_\_\_\_\_ Other \_\_\_\_\_

Are you creating New Access off of a County Road? Yes [ ] No [ ]
Is this a gated community? Yes [ ] No [ ] If yes, gate or lock combination \_\_\_\_\_

Table with 4 columns: FUEL SOURCE, HEATING TYPE, TYPE OF SEWAGE, TYPE OF WATER. Each column has sub-columns for New and Existing.

Office Staff Use:
Class "B" Roofing Area: Yes [ ] No [ ] Erosion/Grading/Steep Slope required: Yes [ ] No [ ] Wildfire Hazard Area: Yes [ ] No [ ]
If Public, Form given to applicant [ ] If Septic, notify of Health Dept reqmt [ ] If Public, Form given to applicant [ ] If Well, State Permit required [ ]

IS THERE ANY ELECTRICAL WORK BEING DONE? YES [ ] NO [ ] Is a Fire Sprinkler being installed? Yes [ ] No [ ]

# OF BEDROOMS: New \_\_\_\_\_ Existing \_\_\_\_\_ # OF BATHROOMS: New Full \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/2 \_\_\_\_\_ Existing Full \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/2 \_\_\_\_\_
# of Kitchens: New \_\_\_\_\_ Existing \_\_\_\_\_ # of Furnaces: New \_\_\_\_\_ Existing \_\_\_\_\_

TOTAL ESTIMATED VALUATION (Excluding land, landscaping, & utilities costs) \$ \_\_\_\_\_

FOOTING AND FOUNDATION COST (Applies only to separate permits for Footing and Foundation) \$ \_\_\_\_\_

I hereby certify that the above information is correct and agree to construct this building in accordance with the site plan, building plans, and specifications submitted herewith, and in strict compliance with all the provisions of the Zoning Ordinance, Building Code, and Health and Plumbing Regulations of the County of Larimer.

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ PHONE: \_\_\_\_\_

OFFICE USE ONLY:
S-T-R \_\_\_\_\_ Government Code \_\_\_\_\_ # of new Bldgs \_\_\_\_\_ # of new Units \_\_\_\_\_
Amount Collected \_\_\_\_\_ Cash \_\_\_\_\_ Check # \_\_\_\_\_

BUILDING PERMITS

EXPIRATION OF PLAN REVIEW: Applications for which no permit is issued within 180 days (six months) following the date of application expire by limitation, and plans and other data submitted for review are then returned to the applicant. The building official may extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant must resubmit plans and pay a new plan review fee. (The original plan review fee is non-refundable since that portion of work has been completed by staff).

PERMIT EXPIRATION: Every permit issued by the building official under the provisions of the Larimer County Building Code expires by limitation 18 months after the date of issue. (A permit may be extended for an additional 18-month period, for a maximum validity period of three years, as noted below). Every permit also expires WHEN:

- 1. The building or work\* authorized by the permit is not commenced within 180 days from the date the permit was issued; or
2. The building or work\* authorized by the permit is suspended or abandoned at any time after the work is commenced for a period of 180 days; or
3. The person or entity to whom the permit is issued fails to request a first inspection within 180 days from the date the permit was issued.

[\*NOTE: The reference to "building or work" as used above is not intended to mean minor, inconsequential work (i.e., the installation of one or two boards), but instead is intended to mean substantial work (i.e., siding installed, shingles adhered, foundation poured, etc.) Other agency inspections, i.e., electrical, health, etc., qualify as on-going work or work commenced.]

Before work can be recommenced, a new permit must be obtained. The fee for the new permit is one-half the amount required for a new permit, provided no changes have been made or will be made in the original plans and specifications, and provided further that the suspension or abandonment of work has not exceeded one year. Changes in plans and specifications require an additional permit fee and plan review fee. Any nullified permit where the suspension or abandonment has exceeded one year will require the permittee to pay a new permit fee plus plan review fee.

When a permit has expired and application for a new permit is made, if changes and specifications have been made since the issuance of the original permit, or if a new Building Code has been adopted during the time between the original permit was issued and a new permit is issued, the permittee is required to pay a new building permit fee plus a new plan review fee, and the approved plans must be reviewed and will be required to be brought into compliance with current code.

PERMIT EXTENSIONS: Any person/permittee holding an unexpired and valid permit may apply for an extension of time to commence work, return to work or complete work under the permit by submitting a written request describing good and satisfactory reasons for the extension. This request must be received prior to the date on which the original permit expires or becomes null and void. A permit cannot be extended further than 18 months from the original expiration date without prior written approval of the Larimer County Building Official. Approval will only be granted upon extraordinary cause shown. [It is the intent of the Larimer County Building Department to allow a maximum of three years to complete a project]. An extended permit does not require compliance with codes adopted since the original permit was issued, and does not require the payment of new fees.

PERMIT ISSUANCE/INSPECTIONS/OCCUPANCY: The application, plans, specifications, computations and other data filed by an applicant for a permit are reviewed under the direction of the Larimer County Building Official. The plans may be reviewed by other Larimer County Departments to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of the Larimer County Building Code and other pertinent laws and ordinances, and that the fees specified have been paid, the building official will issue a permit to the applicant.

When the building official issues the permit where plans are required, the building official will endorse in writing or stamp the plans and specifications APPROVED. The approved plans and specifications cannot be changed, modified or altered without authorization from the building official, and all work regulated by the Larimer County Building Code must be done in accordance with the approved plans.

It is the duty of the person doing the work authorized by a permit to notify the building department that the work is ready for inspection. If the requested inspection is inadvertently missed by the building department, it is the duty of the person doing the work authorized by a permit to resubmit the request for inspection. Please have the permit card and approved plans on site.

The building department requires that every inspection be requested by 8:00 a.m. for the day requested. Requests may be made by calling the Building Department's inspection request line for the Estes Park area at 577-2100 and for all other areas at 498-7697. It is the duty of the person requesting any inspection to provide access to and means for inspection of such work.

The Building Department requests that the property owner stake the four corners of the proposed structure and property boundaries in order to allow for accurate setback, wildfire and slope inspections.

Approved numbers or addresses must be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

No work is to be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the building inspector. This approval will be given only after an inspection has been made of each successive step in the construction.

No building or structure may be used or occupied until the building official has issued a certificate of occupancy or temporary certificate of occupancy, except that no certificate of occupancy is issued for cabins, agricultural buildings, additions, alterations, garages, carports, sheds, tanks and towers, however, letters of completion may be requested for these structures. Changes in the character or use of a building may not be made without approval of the building official.

If you decide not to build under an issued permit, please call any of the Building Department's permit technicians at 498-7700 for an explanation of Larimer County's refund policy.

Agent/Applicant Signature

(Date)

(Permit Number)



ACE Heating & Cooling

PO Box 2509/2838 Stagecoach Trail  
 Lyons, CO 80540  
 PH: 303-823-3030  
 FX: 303-823-8718

**Invoice**

Date	Invoice #
7/20/2004	341

<b>Bill To</b>
Art Dudley Construction Art Dudley PO Box 286 Lyons, CO 80540

<b>Ship To</b>
Art Dudley Construction The Sprau Residence 371 Blue Mountain Trail Lyons, CO 80540

P.O. No.	Terms	Project
		The Sprau Home

Description	Qty	Prior %	Curr %	Total %	Amount
The complete installation of a Trane heating system and air distribution system complete with the installation of (4) Broan bath room and laundry room exhaust fans with vents.	1				5,656.00T
Trane furnace upgrade to a XV90 2 stage 90% gas furnace with variable speed blower.	1				1,566.00T
Trane Dual-fuel heat pump (heating and cooling) system with controls.	1				3,788.00T

It has been our pleasure working with you and we look forward to working with you in the future.	<b>Subtotal</b>	\$11,010.00
	<b>Sales Tax (7.25%)</b>	\$798.23
	<b>Total</b>	\$11,808.23
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$11,808.23

\$10,403.91  
 balance due

+ 415.00  
 12223.23  
 < 1819.22





# SYSTEM PROPOSAL

**Air Conditioning Experts**  
 PO Box 2509  
 Lyons, CO 80540  
 Ph. (303) 823-3030  
 Fx. (303) 823-8718

Proposal Submitted to: Art Dudley Construction		Date: 1-10-03
Address: PO Box 286	Job Address: The SPRAU Residence	
City, State, Zip: Lyons, CO 80540	City, State, Zip Blue Mountain Trail Lyons, CO	
Phone (H) [REDACTED]	Phone	
We Propose: To furnish and service under warranty (stated below) products or equipment for you're home or business in accordance With the conditions and specifications set fourth in this proposal.		

I would like to out-line for you the scope of work that we propose for the new home that you're building. I have based my Heating & Cooling system on the drawings dated November 20 2003. The system is ACCA certified to perform to the design specifications.

**Proposed Scope of Work**

The standard system – The system will be comprised of one Trane 80% furnace located in the Basement equipment room complete with all galvanized steel duct system controlled by a programmable room thermostat. We will vent the clothes dryer and (3) bath room exhaust fans with galvanized steel duct to the out doors. We will also install (12) supply air ducts and 8 return air grilles. There will be a high/low return air grilles duct located in the great room to help to pull down the trapped hot air at the ceiling. We will also install (4) supply air registers in the basement to help heat the space.

- The (1) Trane furnace will be an XE80 up-flow gas furnace 80 % efficient.
- The (3) Broan Bathroom exhaust fans will be ceiling mounted and vented to the outdoors.
- The (1) Broan laundry exhaust fan will be ceiling mounted and vented to the outdoors.
- The gas clothes dryer will be vented to the out doors via. Galvanized steel duct routed in the basement.
- The Air Distribution system will be fabricated from SMACNA standards galvanized steel in our local shop.
- The Air Distribution Grilles & Registers will be installed in the ceiling, floor & ceiling.

We propose to furnish complete, as specified above for the investment of..... \$ 5,656.00

**Possible Furnace upgrades**

- Trane XL90 90% (2) stage gas heat and single stage blower:.....(upgrade).....+ \$ 1,081.00
- **SSTrane XV90 90% (2) stage gas heat with variable speed blower:...(upgrade).....+ \$ 1,566.00**

**This option will not only save on the cost of propane of a 10-13% savings, but it will also same you on electricity of the amount of 30-40%.**

**Possible Air Conditioning Upgrade**

- Trane XE1200 central air conditioning system 12SEER:.....(upgrade)....+ \$ 2590.00

**\$\$\$Possible Heat Pump Upgrade \$\$\$**

- Trane XR1200 central Heat Pump combined with the XV90 furnace which will provide (3) stages of heat and (1) of cooling :.....(upgrade)..+ \$ 3,788.00

**This option will earn you a savings of 10-13% on your propane, but also a REBATE of up to \$1,000.00 from Poudre Valley REA for the upgrade to a Dual-Fuel system.**

**Humidifier Upgrade**

- Honeywell powered whole house humidifier:.....(upgrade).....+ \$ 415.00

**Electronic Air Cleaner**

- Honeywell powered whole house electronic air cleaner:.....(upgrade).....+ \$ 595.00

Finally, I would like to thank you for this opportunity to provide you with this proposal and I hope that you will be pleased with the services and products that we provide.

Sincerely,

Darrell F. Paswaters  
ACE Heating & Cooling

# Heating and Air Conditioning Economic Analysis

## For Future / Existing Home Of

Sprau Residence  
371 Blue Mountain Trail  
Lyons, CO

## Conducted By

ACE Heating & Cooling  
P.O. Box 2509 / 2838 Stagecoach Trl  
Lyons, CO 80540  
303-823-3030

**Wrightsoft Corporation**

**Trane Corporation**

Right-Suite, Version 4.1.16

Serial Number: RSRTRN23029

Job Name:  
 Date:  
 By: Darrell

File: SPARUR~1.RSR  
 Zone: Entire House  
 Page 1 of 6

## Base System

Cooling: Trane XB 1000 TTB060C

Installation Cost

Heating: Trane

<b>8246</b>
-------------

	Auto Fan Operation		Continuous Fan Operation	
	Units	Dollars	Units	Dollars
<b>HEATING</b>				
Propane (gal )	1462	1155	1462	1155
Indoor Fan (kWh)	1031	67	5215	339
<b>Total:</b>		<b>1222</b>		<b>1494</b>
<b>COOLING</b>				
Cooling Unit (kWh)	1577	102	1577	102
Indoor Fan (kWh)	340	22	1676	109
<b>Total:</b>		<b>125</b>		<b>211</b>
<b>WATER HEATING</b>				
None	0	0	0	0
<b>Annual Cost Of Operation:</b>		<b>1346</b>		<b>1705</b>

### FUTURE OUTLOOK

Year	Financing	Auto Fan Operation			Continuous Fan Operation		
		Operating	Mainten.	Accumul.	Operating	Mainten.	Accumul.
1	0	1346	0	1346	1705	0	1705
2	0	2692	0	2692	3410	0	3410
3	0	4039	0	4039	5115	0	5115
4	0	5385	0	5385	6820	0	6820
10	0	13462	0	13462	17050	0	17050

### WARRANTIES AND FEATURES

*Propane Based cost .79¢  
Per gal*

Job Name:  
 Date:  
 By: Darrell

Page 2 of 6  
 File: SPARUR~1.RSR  
 Zone: Entire House

## Investment 1

Cooling: Trane XE 1200 TTP060C

Installation Cost

Heating: Trane TUX100R960H

<b>9327</b>
-------------

	Auto Fan Operation		Continuous Fan Operation	
	Units	Dollars	Units	Dollars
<b>HEATING</b>				
Propane (gal )	1257	993	1257	993
Indoor Fan (kWh)	0	0	0	0
<b>Total:</b>		<b>993</b>		<b>993</b>
<b>COOLING</b>				
Cooling Unit (kWh)	1361	88	1361	88
Indoor Fan (kWh)	0	0	0	0
<b>Total:</b>		<b>88</b>		<b>88</b>
<b>WATER HEATING</b>				
None	0	0	0	0
<b>Annual Cost Of Operation:</b>		<b>1082</b>		<b>1082</b>

### FUTURE OUTLOOK

Year	Financing	Auto Fan Operation			Continuous Fan Operation		
		Operating	Mainten.	Accumul.	Operating	Mainten.	Accumul.
1	0	1082	0	1082	1082	0	1082
2	0	2163	0	2163	2163	0	2163
3	0	3245	0	3245	3245	0	3245
4	0	4327	0	4327	4327	0	4327
10	0	10817	0	10817	10817	0	10817

### WARRANTIES AND FEATURES

Job Name:  
 Date:  
 By: Darrell

File: SPARUR~1.RSR  
 Zone: Entire House  
 Page 3 of 6

## Investment 2

Heat pump: Trane XE 1200 WEATHERTRON TWP060C

Installation Cost

Backup: Trane XV90 TUY100R9V4A\*

<b>11010</b>
--------------

	Auto Fan Operation		Continuous Fan Operation	
	Units	Dollars	Units	Dollars
<b>HEATING</b>				
Heating Electr. (kWh)	10393	676	10393	676
Indoor Fan (kWh)	915	60	1790	116
Propane (gal )	62	49	62	49
<b>Total:</b>		<b>784</b>		<b>841</b>
<b>COOLING</b>				
Cooling Unit (kWh)	1314	85	1314	85
Indoor Fan (kWh)	248	16	633	41
<b>Total:</b>		<b>102</b>		<b>127</b>
<b>WATER HEATING</b>				
None	0	0	0	0
<b>Annual Cost Of Operation:</b>		<b>886</b>		<b>968</b>

### FUTURE OUTLOOK

Year	Financing	Auto Fan Operation			Continuous Fan Operation		
		Operating	Mainten.	Accumul.	Operating	Mainten.	Accumul.
1	0	886	0	886	968	0	968
2	0	1771	0	1771	1935	0	1935
3	0	2657	0	2657	2903	0	2903
4	0	3542	0	3542	3870	0	3870
10	0	8856	0	8856	9675	0	9675

### WARRANTIES AND FEATURES

Job Name:  
 Date:  
 By: Darrell

File: SPARUR~1.RSR  
 Zone: Entire House  
 Page 4 of 6

### Investment 3

Heat pump: Trane XL 1200 WEATHERTRON TWX060C

Installation Cost

Backup: Trane XV90 TUY100R9V4A\*

<b>11755</b>
--------------

	Auto Fan Operation		Continuous Fan Operation	
	Units	Dollars	Units	Dollars
<b>HEATING</b>				
Heating Electr. (kWh)	10977	713	10977	713
Indoor Fan (kWh)	921	60	1792	116
Propane (gal )	66	52	66	52
<b>Total:</b>		<b>826</b>		<b>882</b>
<b>COOLING</b>				
Cooling Unit (kWh)	1471	96	1471	96
Indoor Fan (kWh)	239	16	627	41
<b>Total:</b>		<b>111</b>		<b>136</b>
<b>WATER HEATING</b>				
None	0	0	0	0
<b>Annual Cost Of Operation:</b>		<b>937</b>		<b>1019</b>

### FUTURE OUTLOOK

Year	Financing	Auto Fan Operation			Continuous Fan Operation		
		Operating	Mainten.	Accumul.	Operating	Mainten.	Accumul.
1	0	937	0	937	1019	0	1019
2	0	1874	0	1874	2037	0	2037
3	0	2811	0	2811	3056	0	3056
4	0	3748	0	3748	4075	0	4075
10	0	9369	0	9369	10187	0	10187

### WARRANTIES AND FEATURES

# SYSTEM COMPARISON

Job Name:  
Date:  
By: Darrell

File: SPARUR~1.RSR  
Zone: Entire House

<b>BASE SYSTEM</b>	
Installation Cost:	8246
Financing Cost:	0
Operating Cost:	13462
Maintenance Cost:	0

10 Year Cost  
**\$ 21708**

<b>INVESTMENT 1</b>	
Installation Cost	9327
Financing Cost:	0
Operating Cost:	10817
Maintenance Cost:	0

Return On Investment: 9.4% **\$ 20144**  
10 Year Cost

<b>INVESTMENT 2</b>	
Installation Cost	11010
Financing Cost:	0
Operating Cost:	8856
Maintenance Cost:	0

Return On Investment: 5.2% **\$ 19866**  
10 Year Cost

<b>INVESTMENT 3</b>	
Installation Cost	11755
Financing Cost:	0
Operating Cost:	9369
Maintenance Cost:	0

Return On Investment: 1.6% **\$ 21124**  
10 Year Cost



**RIGHT-J LOAD AND EQUIPMENT SUMMARY**

**File name:** SPARUR~1.RSR  
**For:** Sprau Residence  
 371 Blue Mountain Trail  
 Lyons CO

**By:** ACE Heating & Cooling  
 P.O. Box 2509 / 2838 Stagecoach Tl  
 Lyons CO 80540  
 303-823-3030

**Job #:**  
**Wthr :** Boulder CO  
**Zone :** Entire House

**WINTER DESIGN CONDITIONS**

Outside db: -2 °F  
 Inside db: 70 °F  
 Design TD: 72 °F

**SUMMER DESIGN CONDITIONS**

Outside db: 95 °F  
 Inside db: 75 °F  
 Design TD: 20 °F  
 Daily Range M  
 Rel. Hum. : 50 %  
 Grains Water 0 gr

**HEATING SUMMARY**

Bldg. Heat Loss 57676 Btuh  
 Ventilation Air 0 CFM  
 Vent Air Loss 0 Btuh  
 Design Heat Load 57676 Btuh

**SENSIBLE COOLING EQUIP LOAD SIZING**

Structure 35723 Btuh  
 Ventilation 0 Btuh  
 Design Temp. Swing 3.0 °F  
 Use Mfg. Data n  
 Rate/Swing Mult. 1.00  
 Total Sens Equip Load 35723 Btuh

**INFILTRATION**

Method Simplified  
 Construction Quality Average  
 Fireplaces 0

	HEATING	COOLING
Area (sq.ft.)	2446	2446
Volume (cu.ft.)	26828	26828
Air Changes/Hour	0.7	0.4
Equivalent CFM	314	179

**LATENT COOLING EQUIP LOAD SIZING**

Internal Gains 1840 Btuh  
 Ventilation 0 Btuh  
 Infiltration 0 Btuh  
 Tot Latent Equip Load 1840 Btuh  
 Total Equip Load 37563 Btuh

**HEATING EQUIPMENT SUMMARY**

**Make** Trane  
**Trade**

Efficiency 80.0 AFUE  
 Heating Input 100000 Btuh  
 Heating Output 80000 Btuh  
 Heating Temp Rise 37 °F  
 Actual Heating Fan 1948 CFM  
 Hg Air Flow Factor 0.034 CFM/Btuh

**COOLING EQUIPMENT SUMMARY**

**Make** Trane  
**Trade** XB 1000  
 TTB060C  
 TXC050C4+BAY24X045

Efficiency 10.4 SEER  
 Sensible Cooling 39200 Btuh  
 Latent Cooling 16800 Btuh  
 Total Cooling 56000 Btuh  
 Actual Cooling Fan 1948 CFM  
 Clg Air Flow Factor 0.055 CFM/Btuh

Space Thermostat

Load Sens Heat Ratio 95

MANUAL J: 7th Ed. Right-Suite: Ver 4.1.16 S/N RSRTRN23029

**RIGHT-J CALCULATION PROCEDURES A, B, C, D**

Job #:

Zone: Entire House

File name: SPARUR~1.RSR

**Procedure A - Winter Infiltration HTM Calculation\***

1.	Winter Infiltration CFM					
	0.7 AC/HR x	26828 Cu.Ft.	x	0.0167 =	314	CFM
2.	Winter Infiltration Btuh					
	1.1 x	314 CFM	x	72 Winter TD =	24839	Btuh
3.	Winter Infiltration HTM					
	24839 Btuh /	447	Total Window =		55.6	HTM
			and Door Area			

**Procedure B - Summer Infiltration HTM Calculation\***

1.	Summer Infiltration CFM					
	0.4 AC/HR x	26828 Cu.Ft.	x	0.0167 =	179	CFM
2.	Summer Infiltration Btuh					
	1.1 x	179 CFM	x	20 Summer TD =	3943	Btuh
3.	Summer Infiltration HTM					
	3943 Btuh /	447	Total Window =		8.8	HTM
			and Door Area			

**Procedure C - Latent Infiltration Gain**

0.68 x	0	gr.diff. x	179	CFM =	0	Btuh
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**Procedure D - Equipment Sizing Loads**

1.	Sensible Sizing Load					
	Sensible Ventilation Load					
	1.1 x	0	Vent.CFM x	20	Summer TD	= 0 Btuh
	Sensible Load for Structure (Line 19)					+ 35723 Btuh
	Sum of Ventilation and Structure Loads					= 35723 Btuh
	Rating and Temperature Swing Multiplier					x 1.00 RSM
	Equipment Sizing Load - Sensible					+ 35723 Btuh
2.	Latent Sizing Load					
	Latent Ventilation Load					
	0.68 x	0	Vent.CFM x	0	gr.diff.	= 0 Btuh
	Internal Loads =					+ 1840 Btuh
		230	x	8	No. People	
	Infiltration Load From Procedure C					+ 0 Btuh
	Equipment Sizing Load - Latent					= 1840 Btuh

\*Construction Quality is:

a

No. of Fireplaces is:

0

MANUAL J: 7th Ed.

Right-Suite:

Ver 4.1.16

S/N RSRTRN23029

1		Name of Room			Entire House			01 Rec RM			01 Bath RM			01 Mech RM			
2		Running Ft. Exposed Wall			316.0 Ft.			66.0 Ft.			19.0 Ft.			8.0 Ft.			
3		Room Dimensions, Ft.						501.0 x 1.0 ft			12.0 x 6.0 ft			8.0 x 10.0 ft			
4		Ceilings, Ft			10.2			9.0			9.0			9.0			
		Condit. Option			d			heat/cool			heat/cool			heat/cool			
TYPE OF EXPOSURE		CST NO.	HTM Htg	HTM Clg	Area Length	Btuh Htg	Btuh Clg	Area Length	Btuh Htg	Btuh Clg	Area Length	Btuh Htg	Btuh Clg	Area Length	Btuh Htg	Btuh Clg	
5	Gross Exposed Walls and Partitions	a	12H	4.3	1.4	2079	****	****	594	****	****	54	****	****	0	****	****
		b	51A	5.0	1.7	1748	****	****	0	****	****	0	****	****	0	****	****
		c	15G	3.1	0.0	180	****	****	0	****	****	108	****	****	72	****	****
		d	13D	0.8	1.2	189	****	****	189	****	****	0	****	****	0	****	****
		e		0.0	0.0	0	****	****	0	****	****	0	****	****	0	****	****
		f		0.0	0.0	0	****	****	0	****	****	0	****	****	0	****	****
6	Windows and Glass Doors Heating	a	3D	26.0	**	321	8343	****	28	728	****	6	156	****	0	0	****
		b	9J	24.6	**	105	2586	****	42	1034	****	0	0	****	0	0	****
		c		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
		d		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
		e		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
		f		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
7	Windows and Glass Doors Cooling	North		19.0		53	****	1007	0	****	0	0	****	0	0	****	
		NE/NW		0.0		0	****	0	0	****	0	0	****	0	0	****	
		E/W		64.0		281	****	17984	58	****	3712	0	****	0	0	****	
		SE/SW		0.0		0	****	0	0	****	0	0	****	0	0	****	
		South		32.0		92	****	2944	12	****	384	6	****	192	0	****	
		Horz		0.0		0	****	0	0	****	0	0	****	0	0	****	
8	Other doors	a	10D	33.1	10.9	21	696	228	0	0	0	0	0	0	0	0	
		b		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	
9	Net Exposed Walls and Partitions	a	12H	4.3	1.4	1927	8325	2729	524	2264	742	48	207	68	0	0	0
		b	51A	5.0	1.7	1453	7323	2400	0	0	0	0	0	0	0	0	0
		c	15G	3.1	0.0	180	557	0	0	0	0	108	334	0	72	223	0
		d	13D	0.8	1.2	189	151	227	189	151	227	0	0	0	0	0	0
		e		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	0
		f		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	0
10	Ceilings	a	18F	2.5	1.5	1209	3047	1862	0	0	0	0	0	0	0	0	
		b		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	
		c		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	
11	Floors	a	21A	1.7	0.0	653	1128	0	501	866	0	72	124	0	80	138	0
		b	19D	1.9	0.0	364	681	0	0	0	0	0	0	0	0	0	0
		c		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	0
12	Infiltration	a	55.6	8.8	447	24839	3943	70	3890	617	6	333	53	0	0	0	
13	Subtot Btuh Loss=6+8.+11+12				****	57676	****	****	8932	****	****	1156	****	****	361	****	
14	Duct Btuh Loss				0%	0	****	0%	0	****	0%	0	****	0%	0	****	
15	Total Btuh Loss = 13+14				****	57676	****	****	8932	****	****	1156	****	****	361	****	
16	Int. Gains:		People @	300	8	****	2400	0	****	0	0	****	0	0	****	0	
			Appl. @	1200	0	****	0	0	****	0	0	****	0	0	****	0	
17	Subtot RSH Gain=7+8.+12+16				****	****	35723	****	****	5682	****	****	313	****	****	0	
18	Duct Btuh Gain				0%	****	0	0%	****	0	0%	****	0	0%	****	0	
19	Total RSH Gain=(17+18)*PLF				1.00	****	35723	1.00	****	5682	1.00	****	313	1.00	****	0	
20	CFM Air Required				****	1948	1948	****	302	310	****	39	17	****	12	0	

1		Name of Room		1 Kitchen/Dining				1 Great RM			1 Bed RM			1 Office			
2		Running Ft. Exposed Wall		54.0 Ft.				44.0 Ft.			26.0 Ft.			22.0 Ft.			
3		Room Dimensions, Ft.		14.0 x 26.0 ft				18.0 x 30.0 ft			14.0 x 12.0 ft			11.0 x 11.0 ft			
4		Ceilings, Ft		15.0 heat/cool				16.0 heat/cool			9.0 heat/cool			9.0 heat/cool			
		Condit. Option															
TYPE OF EXPOSURE		CST NO.	HTM Htg	Clg	Area Length	Btuh Htg	Clg	Area Length	Btuh Htg	Clg	Area Length	Btuh Htg	Clg	Area Length	Btuh Htg	Clg	
5	Gross Exposed Walls and Partitions	a	12H	4.3	1.4	810	****	****	0	****	****	0	****	****	0	****	****
		b	51A	5.0	1.7	540	****	****	704	****	****	234	****	****	198	****	****
		c	15G	3.1	0.0	0	****	****	0	****	****	0	****	****	0	****	****
		d	13D	0.8	1.2	0	****	****	0	****	****	0	****	****	0	****	****
		e		0.0	0.0	0	****	****	0	****	****	0	****	****	0	****	****
		f		0.0	0.0	0	****	****	0	****	****	0	****	****	0	****	****
6	Windows and Glass Doors Heating	a	3D	26.0	**	77	2001	****	108	2807	****	40	1040	****	16	416	****
		b	9J	24.6	**	0	0	****	42	1034	****	0	0	****	0	0	****
		c		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
		d		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
		e		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
		f		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
7	Windows and Glass Doors Cooling	North		19.0	20	****	380	21	****	399	0	****	0	0	****	0	
		NE/NW		0.0	0	****	0	0	****	0	0	0	****	0	0	****	0
		E/W		64.0	57	****	3648	108	****	6912	24	****	1536	0	****	0	
		SE/SW		0.0	0	****	0	0	****	0	0	****	0	0	****	0	
		South		32.0	0	****	0	21	****	672	16	****	512	16	****	512	
Horz		0.0	0	****	0	0	****	0	0	****	0	0	****	0			
8	Other doors	a	10D	33.1	10.9	21	696	228	0	0	0	0	0	0	0	0	
		b		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	
9	Net Exposed Walls and Partitions	a	12H	4.3	1.4	801	3460	1134	0	0	0	0	0	0	0	0	
		b	51A	5.0	1.7	451	2273	745	554	2792	915	194	978	320	182	917	301
		c	15G	3.1	0.0	0	0	0	0	0	0	0	0	0	0	0	
		d	13D	0.8	1.2	0	0	0	0	0	0	0	0	0	0	0	
		e		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	
		f		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	
10	Ceilings	a	18F	2.5	1.5	125	315	193	540	1361	832	0	0	0	0	0	
		b		0.0	0.0	0	0	0	0	0	0	0	0	0	0		
		c		0.0	0.0	0	0	0	0	0	0	0	0	0	0		
11	Floors	a	21A	1.7	0.0	0	0	0	0	0	0	0	0	0	0		
		b	19D	1.9	0.0	364	681	0	0	0	0	0	0	0	0		
		c		0.0	0.0	0	0	0	0	0	0	0	0	0	0		
12	Infiltration	a	55.6	8.8	98	5446	864	150	8335	1323	40	2223	353	16	889	141	
13	Subtot Btuh Loss=6+8.+11+12				****	14872	****	****	16329	****	****	4240	****	****	2222	****	
14	Duct Btuh Loss				0%	0	****	0%	0	****	0%	0	****	0%	0	****	
15	Total Btuh Loss = 13+14				****	14872	****	****	16329	****	****	4240	****	****	2222	****	
16	Int. Gains:	People @	300	0	****	0	0	****	0	2	****	600	2	****	600		
		Appl. @	1200	0	****	0	0	****	0	0	****	0	0	****	0		
17	Subtot RSH Gain=7+8.+12+16				****	****	7192	****	****	11053	****	****	3321	****	****	1554	
18	Duct Btuh Gain				0%	****	0	0%	****	0	0%	****	0	0%	****	0	
19	Total RSH Gain=(17+18)*PLF				1.00	****	7192	1.00	****	11053	1.00	****	3321	1.00	****	1554	
20	CFM Air Required				****	502	392	****	552	603	****	143	181	****	75	85	

1	Name of Room		1 Bath RM					2 Bed RM			2 Bath Rm			2 Master BR			
	Running Ft. Exposed Wall		8.0 Ft.					28.0 Ft.			8.0 Ft.			33.0 Ft.			
2	Room Dimensions, Ft.		7.5 x 7.5 ft					13.0 x 15.0 ft			8.0 x 8.0 ft			19.0 x 15.0 ft			
3	Ceilings, Ft		9.0					9.0			9.0			9.0			
4	Condit. Option		heat/cool					heat/cool			heat/cool			heat/cool			
TYPE OF EXPOSURE		CST NO.	HTM Htg	HTM Clg	Area Length	Btuh Htg	Btuh Clg	Area Length	Btuh Htg	Btuh Clg	Area Length	Btuh Htg	Btuh Clg	Area Length	Btuh Htg	Btuh Clg	
5	Gross Exposed Walls and Partitions	a	12H	4.3	1.4	0	****	****	252	****	****	72	****	****	297	****	****
		b	51A	5.0	1.7	72	****	****	0	****	****	0	****	****	0	****	****
		c	15G	3.1	0.0	0	****	****	0	****	****	0	****	****	0	****	****
		d	13D	0.8	1.2	0	****	****	0	****	****	0	****	****	0	****	****
		e		0.0	0.0	0	****	****	0	****	****	0	****	****	0	****	****
		f		0.0	0.0	0	****	****	0	****	****	0	****	****	0	****	****
6	Windows and Glass Doors Heating	a	3D	26.0	**	6	156	****	12	312	****	12	312	****	16	416	****
		b	9J	24.6	**	0	0	****	0	0	****	0	0	****	21	517	****
		c		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
		d		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
		e		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
		f		0.0	**	0	0	****	0	0	****	0	0	****	0	0	****
7	Windows and Glass Doors Cooling	North		19.0	0	****	0	12	****	228	0	****	0	0	****	0	
		NE/NW		0.0	0	****	0	0	****	0	0	****	0	0	****	0	
		E/W		64.0	6	****	384	0	****	0	12	****	768	16	****	1024	
		SE/SW		0.0	0	****	0	0	****	0	0	****	0	0	****	0	
		South		32.0	0	****	0	0	****	0	0	****	0	21	****	672	
		Horz		0.0	0	****	0	0	****	0	0	****	0	0	****	0	
8	Other doors	a	10D	33.1	10.9	0	0	0	0	0	0	0	0	0	0	0	0
		b		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	0
9	Net Exposed Walls and Partitions	a	12H	4.3	1.4	-6	-26	-8	240	1037	340	60	259	85	260	1123	368
		b	51A	5.0	1.7	72	363	119	0	0	0	0	0	0	0	0	0
		c	15G	3.1	0.0	0	0	0	0	0	0	0	0	0	0	0	0
		d	13D	0.8	1.2	0	0	0	0	0	0	0	0	0	0	0	0
		e		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	0
		f		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	0
10	Ceilings	a	18F	2.5	1.5	0	0	0	195	491	300	64	161	99	285	718	439
		b		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	0
		c		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	0
11	Floors	a	21A	1.7	0.0	0	0	0	0	0	0	0	0	0	0	0	0
		b	19D	1.9	0.0	0	0	0	0	0	0	0	0	0	0	0	0
		c		0.0	0.0	0	0	0	0	0	0	0	0	0	0	0	0
12	Infiltration	a		55.6	8.8	6	333	53	12	667	106	12	667	106	37	2056	326
13	Subtot Btuh Loss=6+8.+11+12					****	826	****	****	2507	****	****	1399	****	****	4830	****
14	Duct Btuh Loss					0%	0	****	0%	0	****	0%	0	****	0%	0	****
15	Total Btuh Loss = 13+14					****	826	****	****	2507	****	****	1399	****	****	4830	****
16	Int. Gains:	People @	300	0	****	0	2	****	600	0	****	0	2	****	600	0	
		Appl. @	1200	0	****	0	0	****	0	0	****	0	0	****	0	0	
17	Subtot RSH Gain=7+8.+12+16					****	****	547	****	****	1574	****	****	1057	****	****	3429
18	Duct Btuh Gain					0%	****	0	0%	****	0	0%	****	0	0%	****	0
19	Total RSH Gain=(17+18)*PLF					1.00	****	547	1.00	****	1574	1.00	****	1057	1.00	****	3429
20	CFM Air Required					****	28	30	****	85	86	****	47	58	****	163	187

RIGHT-J WINDOW DATA

Job #

File name SPARUR~1.RSR

W	S	D	W	G	L	S	S	O	N	A	S	O	O	W	C	W	S
N	K	I	A	L	O	T	H	V	G	N	H	V	V	H	H	N	H
D	Y	R	L	A	W	R	A	H	L	G	C	R	R	G	T	A	A
W			L	Z	E	M	D	G	Z	L	O	X	Y	T	M	R	R

01 Rec RM

a	n	s	a	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	32.0	12.0	0.0
a	n	w	a	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	64.0	16.0	0.0
b	n	w	a	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	64.0	42.0	0.0

01 Bath RM

a	n	s	a	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	32.0	6.0	0.0
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01 Mech RM

1 Kitchen/Dining

a	n	e	a	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	64.0	9.0	0.0
a	n	n	b	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	19.0	20.0	0.0
a	n	w	b	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	64.0	48.0	0.0

1 Great RM

a	n	s	b	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	32.0	21.0	0.0
a	n	n	b	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	19.0	21.0	0.0
a	n	w	b	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	64.0	66.0	0.0
b	n	w	b	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	64.0	42.0	0.0

1 Bed RM

a	n	s	b	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	32.0	16.0	0.0
a	n	w	b	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	64.0	24.0	0.0

1 Office

a	n	s	b	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	32.0	16.0	0.0
---	---	---	---	---	---	---	---	---	---	----	-----	-----	-----	-----	------	------	-----

1 Bath RM

a	n	e	a	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	64.0	6.0	0.0
---	---	---	---	---	---	---	---	---	---	----	-----	-----	-----	-----	------	-----	-----

2 Bed RM

a	n	n	a	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	19.0	12.0	0.0
---	---	---	---	---	---	---	---	---	---	----	-----	-----	-----	-----	------	------	-----

2 Bath Rm

a	n	e	a	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	64.0	12.0	0.0
---	---	---	---	---	---	---	---	---	---	----	-----	-----	-----	-----	------	------	-----

2 Master BR

a	n	w	a	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	64.0	16.0	0.0
b	n	s	a	c	y	n	n	n	2	90	1.0	0.0	0.0	1.0	32.0	21.0	0.0

194767

JD Robinson Master Plumber  
State Licensed Plumbing Contractor

jdthep plumber@yahoo.com  
720-340-9687

Robinson Plumbing & Heat LLC  
PO Box 421  
Hygiene, CO 80533



**Robinson Plumbing & Heat LLC**

New Construction, Remodel, Service

SHIP TO

ADDRESS

371 Blue Mountain trail

CITY, STATE, ZIP

Lyons

CITY, STATE, ZIP

ORDER NUMBER

DEPARTMENT

SALESPERSON

WHEN SHIP

TERMS

HOW SHIP

DATE

JD

9/19/18

QUANTITY

DESCRIPTION

PRICE

AMOUNT

Misc. parts

15.<sup>00</sup>

Labor 2 hrs @ \$125.<sup>00</sup> hr

250.<sup>00</sup>

250.<sup>00</sup>

Total

3265.<sup>00</sup>

- Replaced kit. Faucet
- Replaced garbage disposal
- Replaced seal and spring on hot side of left lav. faucet upstairs.
- Replaced trip lever on upstairs toilet.

Thank you!

JD

Robinson  
Plumbing

BUYER:

146260

**Invoice**

SOLD TO  
*Brad Samant*  
 ADDRESS  
 CITY, STATE, ZIP

SHIP TO  
 ADDRESS  
 CITY, STATE, ZIP

CUSTOMER ORDER NO.

SOLD BY

TERMS

F.O.B.

DATE

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		<i>Railing Balance</i>	<i>9295</i>		
		<i>Door lock</i>	<i>60 00</i>		
		<i>Total</i>	<i>9355</i>		
		<i>ART DUOLEY</i>			
		<i>PAID SHIP</i>			







Phone: (970) 786-6400 *Larkspur*  
 Email: cochimney@gmail.com  
 Web: cochimney.com



Customer Samantha Sprau *1st driveway* Phone [redacted] Date 9/23/21  
 Address 370 Blue Mountain Trail Email \_\_\_\_\_  
 City, State, Zip Boulder *Big house area on 1st* Cleaning  Yes  No  ? Inspection  I  II  III

**SITE INFORMATION**

**UNIT TYPE**

- FREE STANDING  PELLET
- OPEN FIREPLACE  INSERT

**HOME INFO**

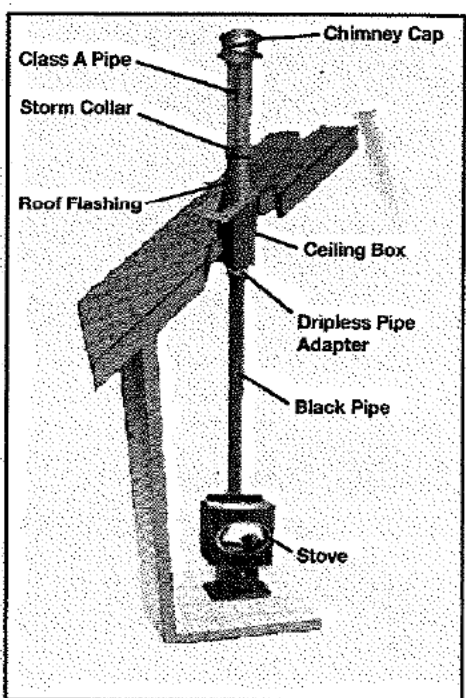
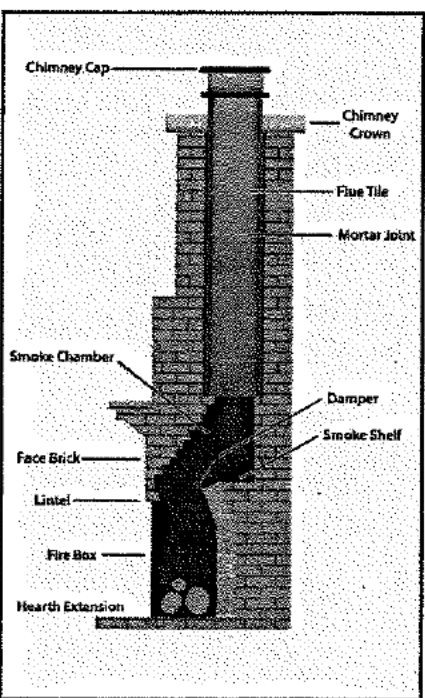
STORIES 1 2 3 4  
 FIREPLACES 1 2 3 4

**ROOF TYPE**

- SHINGLE  TILE
- METAL  SHAKE (WOOD)

**PITCH**

- MILD  MODERATE
- STEEP



Safety Inspection		Satisfactory	Unsatisfactory
Fireplace		X	
Hearth Protection		X	
Spark Screen		X	
Doors <i>cleaned</i>		X	
Firebox		X	
Grate		X	
Ash Dump		X	
Damper		X	
Smoke Chamber / Smoke Shelf		X	
Firebrick / Panels <i>clay/metal</i>		X	
Creosote: Stage I II III		X	
Chimney: Masonry / Wood / Metal		X	
Brick / Stone / Siding		X	
Flu Tiles & Mortar Joints <i>lvs</i>		X	
Flashing		X	
Caulking		X	
Crown Wash / Chase Top		X	
Chimney Cap		X	
Wood Stove: Free Standing / Insert		X	
Glass		X	
Clearances		X	
Installation		X	
Stove Gasket		X	
Baffle		X	
Stovepipe / Flex Liner		X	
Storm Collar		X	
Class A Pipe		X	
Brackets		X	

Balance is due on completion of work

Completion Date: 9/23/21

PAID: CHECK # <u>5333</u> <input type="checkbox"/> CREDIT CARD <input type="checkbox"/> CASH	Total Due:	<i>inspection 400 clean 515</i>
		<u>\$260</u>

RECOMMENDATION / NOTES: Next year inspection

**Note:** This sheet is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer, not as certification of fire worthiness or safety. Since conditions of use are beyond our control, we make no warrantee of the safety or function of any appliance and none is to be implied.

Aqua Spas, Inc.  
 637 Ken Pratt Blvd  
 Longmont, CO 80501

# Sales Order

Sales Order ID: 170722  
 Customer ID: 34803  
 Employee ID: rarone  
 Ordered: 1/2/2020  
 Invoiced:  
 Distribution: In House

Samantha & Brad Sprau  
 370 Blue Mountain Trail  
 Lyons, CO 80540

**Ship To:**  
 Brad Sprau  
 370 Blue Mountain Trail  
 Lyons, CO 80540  
 Home [REDACTED]

Qty	Item	List Price	Unit Price	Total
1	COVER 8' GRY - 94x94-Master 8' Charcoal/Grey Cover	\$549.00	\$549.00	\$549.00

**Deposits / Invoices**

Terms: Prepaid

01/02/2020 Deposit - American Express \*2009 - Auth  
 858115 CONTACT

\$595.75

<b>Sub Total</b>	<b>\$549.00</b>
<b>Taxes</b>	<b>\$46.75</b>
<b>Total</b>	<b>\$595.75</b>
<b>Deposits</b>	<b>-\$595.75</b>
<b>Invoices</b>	<b>\$0.00</b>
<b>Order Balance</b>	<b>\$0.00</b>

**Terms And Conditions**

\*1 Upon signing by the customer, this document shall represent the binding contract of the parties. Any alteration or deviation from the above specifications on any required labor beyond normal delivery, may involve additional charges and must be requested in writing. Customer is responsible for preparation and access of delivery site. Aqua Spas is not responsible for delay in delivery related to change request, special orders, weather, or site preparation including electrical. Additional charges will apply for any and all delays. Deliveries are based on a 2 man delivery team, any additional labor provided by Aqua Spas will be at the expense of the spa buyer at the rate of \$65.00/Hr. per person. All sales are final.

2. Electrical hookups are not included and are not the responsibility of Aqua Spas in any way. All warranties are voided if customer tampers with equipment unless given permission by dealer. All warranty work subject to inspection by dealer. Field service labor will be the responsibility of the product owner unless otherwise agreed in writing. Deposits are non-refundable. The prevailing party in any action to enforce or interpret the terms of this Agreement shall be entitled to all costs incurred in connection therewith, including reasonable attorneys fees, costs, and expert witness fees, and such fees and costs incurred to collect on any judgment entered. This Agreement is not contingent on financing unless specifically noted. Delivery obligation arises only after receipt of full payment. 25% interest charged annually on any unpaid balances after delivery.

*Hot Tub cover*

637 Ken Pratt Blvd, Longmont, CO 80501, (303) 827-3368, Fax: (720) 204-6988, aquaspasinc@aol.com



Thursday, January 2, 2020, 3:20:53 PM

Printed By rarone

Accepted \_\_\_\_\_

Date \_\_\_\_\_

Received By \_\_\_\_\_

Date \_\_\_\_\_





Michael Crow  
303-588-3912

Job Name- **Brad Sprau-370 Blue Mountain Trail-** [REDACTED]  
Job Number 03676

Terms 1/2 down; 1/2 on completion

**American Wood Care is pleased to present the following:**

Pressure wash natural wood surfaces to remove previous product and surface degradation. Apply oil based stain to the house body, fascia and trim. This process will help the overall look and help prevent mold issues and cracking. Matching existing color as best I can. Most of the work will be done by hand. Clean and/or protect any surfaces affected by work to be done.

**Log home(body)-\$4150.00(except for lower level and protected upper level)**  
**Deck floors(3)-\$3500.00**  
Color – (matching existing)

*if Paid 4000.00  
8/23/18  
[Signature]*

*Due 3650.00*

**Agreed and accepted:**

\_\_\_\_\_  
Customer Signature

**Date 08/08/18**

*[Signature]*  
Company Signature and Position  
American Wood Care, Inc.  
*(700.00)*  
*2950.00 PA*  
*9/13/18*

Circulating Air, Inc  
 500 9th Ave #12  
 Longmont, CO 80501  
 (303)772-7960  
 circulatingair@gmail.com  
 http://circulatingairinc.com



# INVOICE

INVOICE # 62061  
 DATE 03/29/2016  
 DUE DATE 03/29/2016  
 TERMS Due on receipt

**BILL TO**  
 Brad & Samantha Sprau  
 370 Blue Mountain Trail  
 Lyons, CO 80540

Please detach top portion and return with your payment.

**WORK**  
 replace a/c unit

**JOB ADDRESS**  
 370 Blue Mountain Trail

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/29/2016	recovered the freon per EPA guidelines and removed and disposed of the a/c unit. Installed a new Trane "dry" R22 replacement a/c unit. Connected the low and line voltage wires and the refrigeration line set. Evacuated the unit and added new R22 freon. Tested the a/c. OK		0.00	0.00
03/29/2016	Trane "Dry R22" 13 SEER a/c installation (2 yrs. labor, 5 yrs. parts and compressor)	1	3,100.00	3,100.00

BALANCE DUE

**\$3,100.00**

302.26

3,402.26

302.26

Pa 3/31/16

Work performed by: \_\_\_\_\_

900  
 6/17/16

August

Will Hackett Chimneys  
P.O. Box 1355  
Nederland, CO 80466  
303-440-0828  
w.hackett@hotmail.com



Customer Grant Sprou  
Address 370 Blue Mt Trail  
City Lyons  
Phone [REDACTED]  
Directions \_\_\_\_\_

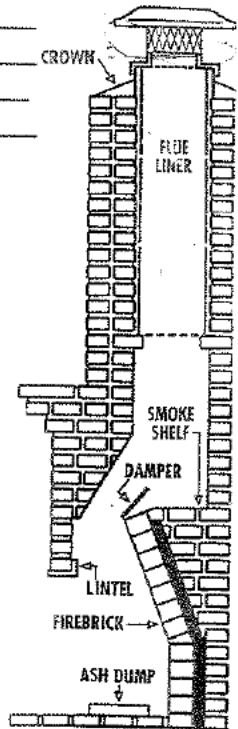
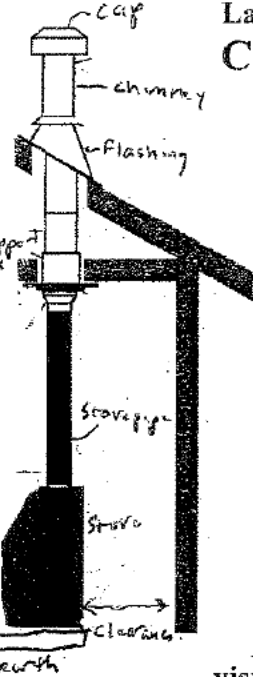
Date 4-21-16 Time \_\_\_\_\_  
How did you hear about us? Estia Toledo

System information

Fireplace: Masonry  Type \_\_\_\_\_  
Zero Clearance  Brand Vermont Castings EFW36  
Opening size 36" Age 2003  
Stove: Freestanding  Brand \_\_\_\_\_  
Insert  Brand \_\_\_\_\_  
Chimney: Factory Built  Brand Majestic Age 2003  
Masonry  Type 3 wall air cooled  
Flue size: 6"rd. 8"rd. 10"rd. 8"x13" 13"x13" 13"x17" other \_\_\_\_\_  
Liner: Stainless  Flue tile \_\_\_\_\_ Other \_\_\_\_\_ Unlined \_\_\_\_\_  
Last Cleaned? Never! Cords burned per season? 1-3?

Comments:

removed +/- 1/2 gallon soot.  
serviced catalytic combustor  
needs new chimney cap -  
air cooled guardian w/windshield  
\$300 installed  
or  
air cooled windbeater  
\$400 installed  
both 1/2 down, 1/2 on completion



Customer Verification: This report is the result of a visual inspection. It is intended as a convenience to our customer, not as a certification of fire worthiness or safety. Since conditions of use and hidden construction defects are beyond our control, no warranty is made for the safety or function of any appliance and none is to be implied.

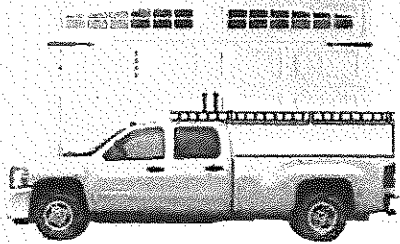
I have read this form and understand the apparent condition of my fireplace, woodstove, chimney and/or vent system.

Signature \_\_\_\_\_ Date \_\_\_\_\_

INVOICE/RECEIPT	
flue cleaning	
fireplace	
<u>\$225</u>	







**WORK ORDER INVOICE**

**Mark's Garage Doors**

(970) 541-4011

NAME <i>Cam Spau</i>		INVOICE
ADDRESS <i>370 Pine Mountain Trail</i>		DATE
<i>Lyons Co 70540</i>		PHONE

**SERVICE CHECK LIST:**

GOOD FAIR BAD	GOOD FAIR BAD	GOOD FAIR BAD	GOOD FAIR BAD
SPRINGS <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	OPENER <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	ROLLERS <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	HINGES <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
DRUMS <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	CABLES <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	SECTIONS <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BRACKETS <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

	QTY.	DESCRIPTION	PRICE	AMOUNT
<b>MATERIAL</b>	<b>SPRINGS</b>	TORSION SPRING 0.195	\$79	
		TORSION SPRING 0.207	\$89	
		TORSION SPRING 0.218	\$99	
		TORSION SPRING 0.225	\$109	
		<i>1</i> TORSION SPRING 0.234	\$119	<i>\$119</i>
		TORSION SPRING 0.243	\$129	
		TORSION SPRING 0.250	\$149	
		TORSION SPRING 0.262	\$169	
<b>MATERIAL</b>	<b>PARTS</b>	<i>2</i> 7' CABLE	\$59	<i>\$118</i>
		8' CABLE	\$69	
		DRUM	\$69	
		ROLLER	\$15	
		HINGES	\$29	
<b>MATERIAL</b>	<b>OPENERS</b>	CHAIN DRIVE 1/2 HP	\$379	
		SCREW DRIVE 1/2 HP	\$399	
		BELT DRIVE 1/2 HP	\$449	
		OTHER		

	QTY.	DESCRIPTION	PRICE	AMOUNT
<b>LABOR</b>	<i>1</i>	LABOR TO INSTALL ABOVE	\$85	<i>\$85</i>
		LABOR TO INSTALL ABOVE (WEEKEND/NIGHT)	\$99	
		DOOR OFF TRACK	\$250	
		OPENER INSTALLATION ONLY	\$150	
		SERVICE CALL	\$40	

PAYMENT METHOD  Cash  Credit  Check

SUB TOTAL	<i>322</i>
TAX	<i>15.40</i>
<b>TOTAL</b>	<i>337.40</i>

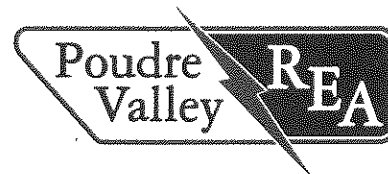
Credit Card# \_\_\_\_\_ Expire Date \_\_\_\_\_ # Code \_\_\_\_\_

SIGNATURE *Mark Spau*

DATE *1/19/15*

**POUDRE VALLEY RURAL  
ELECTRIC ASSOCIATION, INC.**

P.O. BOX 272550  
FORT COLLINS, CO 80527-2550  
Bus. Phone 970-226-1234  
800-432-1012



7649 REA PARKWAY  
FORT COLLINS, CO 80528  
FAX 970-226-2123  
www.pvrea.com

September 13, 2002

Samantha Byers  
Brad Sprau  
2229 Broadway  
Boulder, CO 80302

**RE: WORK ORDER #35880**

Samantha Byers and Brad Sprau:

Enclosed is a Contract for electric service and Right-of-Way Easement for your new home. Please sign and complete the contract and easement where indicated with an "X" circled in red and retain the last copy of the contract for your records. Fill in all names of owners of record and either enter the Reception Number or Book and Page from your recorded warranty deed on this easement. You can obtain this information by telephoning the County Clerk and Recorders office. It is necessary to have the easement notarized. Please return the remaining copies to our office with the correct service address and your construction deposit in the amount of \$2861.00. Please note the location of our stakes, and advise me of any underground obstructions.


If the applicant acquires a building permit for a permanent residence by one (1) year from the date of this contract, the Association will refund an investment of \$1200.00. A copy of your building permit is required.

Poudre Valley REA needs access to its electric meter, underground cables, poles or transformers. If you add a fence, locked gate(s) or landscaping, it should not prevent an employee from gaining access for meter reading or maintenance.

You will be billed a nonrefundable \$18.00 connect fee approximately 10 days after the service is installed. If you have not had a previous account with Poudre Valley REA, you will also be billed a \$90.00 deposit which is refundable with interest. However, if the applicant supplies a letter to Poudre Valley REA from their last electric utility company and that account indicates no disconnects within the last twelve (12) months and paid in full, the deposit will be waived. Your \$18.00 monthly minimum will begin thirty (30) days after the facilities are installed or when the meter is set which ever occurs first.

If you have any questions, please have your above work order number available when calling our office. All prices and policies are valid for ninety (90) days.

Sincerely,

  
Matt Organ  
Engineering Representative

pl  
Enclosure(s)

W:\My Documents\Mo\W035880.doc

POUDRE VALLEY RURAL ELECTRIC ASSOCIATION, INC.  
RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that (X) SAMANTHA BYERS

BRAD SPRAU

[Print full name(s) (single, joint, partnership, corporation, incorporated asst)]

is (are) the owner(s) of record and for a good and valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby grant unto Poudre Valley Rural Electric Association, Inc., (Association) a Colorado Corporation, whose post office address is Fort Collins, Colorado, and to its successors and assigns, a perpetual right-of-way easement upon these particularly described lands of the undersigned:

A UTILITY EASEMENT 20 FEET WIDE, 10 FEET EACH SIDE OF POWER LINE CENTER AND  
APPURTENANCES AS CONSTRUCTED ON WORK ORDER # 35880

RECEPTION NO. : (X) 200308 4041

County LARIMER, Book X \_\_\_\_\_, Page X \_\_\_\_\_, Section 19, Township 4 N, Range 70 W,

for the purposes of constructing, reconstructing, inspecting, upgrading, increasing voltage or line capacity, operating, repairing, maintaining, and extending from time to time an overhead and/or underground electric line or system, including, but not limited to, poles, towers, fixtures, conductors, guy wires, cables, conduits, vaults, transformers, pads, and enclosures, on, over or under the above-described lands;

And for the purposes of cutting, mowing, trimming, or controlling by chemical means, from time to time, trees, bushes and shrubbery located within 10 feet of the centerline of said line or system and to cut down all dead, weak, leaning or dangerous trees or limbs in or adjacent to the right-of way as may, in the opinion of the Association, otherwise endanger the lines or other facilities of the Association.

The undersigned agrees to keep the area within 18 feet of the centerline of said underground or overhead electric line or system clear of buildings, structures, piles of earth, rubbish, debris or other substances or materials, and to permit or otherwise agree to the easement and joint use occupancy of other lines or systems;

And grants the Association the right of access for ingress and egress over the lands above-described and the right to use the roads or trails, whether public, private or dedicated, to install, maintain and use gates and fences presently installed or as may be installed from time to time:

And further agrees that all facilities installed by or for the Association shall remain the property of the Association, removable at the option of the Association.

And shall not grant any other easement right-of-way, permit or license upon, under or over said property without the written consent of the Association. The failure to enforce all or any portion of this Easement by the Association shall not be deemed acquiescence or waiver by the Association of any of its hereby expressed rights.

defend the title thereto against all claims, and that said lands are free and clear of encumbrances and liens of whatsoever character except the following:

MORTGAGE COMPANY NAME:  First National Bank of Colorado

IN WITNESS WHEREOF the undersigned has set his hand and seal this 22 day of September, 2012.

(Owner)

*Samantha Byers*

(Owner)

*Benjamin Byers*

X (Owner)

X (Owner)

STATE OF COLORADO )

COUNTY OF Boulder ) ss:

The foregoing instrument was acknowledged before me this 22 day of September, 2012, by (enter OWNERS OF RECORD NAME(S)) SAMANTHA BYERS & BENJAMIN BYERS

*[Signature]*  
Notary Public (NAME)

My Commission Expires: 1-13-09

WORK ORDER # 35880 MO MO LOC # \_\_\_\_\_

# CONTRACT FOR ELECTRIC SERVICE

The undersigned (hereinafter called the "Applicant") hereby applies for electric service from Poudre Valley Rural Electric Association, Inc. (hereinafter called the "Association") upon the following terms and conditions:

## 1. GENERAL

- a. The Applicant will, when electric energy becomes available, purchase from the Association all electric energy used on the premises described below and will pay for at the applicable rates and terms in accordance with the "Schedule of Rates for Electricity and Rules and Regulations" (hereinafter called the "Rules and Regulations") as may from time to time be filed with the Public Utilities Commission of the State of Colorado by Poudre Valley Rural Electric Association. This contract shall continue in force for a minimum number of years as specified in paragraph 4 (c) below from the date service is made available hereunder and said contract shall be automatically renewed on a yearly basis until cancelled by at least thirty (30) days written notice given by either party to the other, at the addresses specified herein.
- b. The minimum monthly or annual charge for electric service, regardless of the kilowatt hours consumed, shall be the higher of the following charges:
  - 1) The minimum specified in the applicable rate schedule, or
  - 2) One and one half percent (1 1/2%) of the Association's investment per month or eighteen percent (18%) of the Association's investment annually, based upon the actual necessary cost of constructing and installing the line extension and facilities necessary to supply the service, or
  - 3) The transformer charge specified in the applicable rate schedule.
- c. No agent or representative of the Association has the power to amend, modify, alter or waive any of the provisions of the terms of this contract. Any promises, agreements, or representations made by any agent or representative of the Association not herein set forth shall be void and of no effect.
- d. Acceptance of this contract by the Association shall constitute a binding agreement between the Applicant and the Association. This contract will not alter the terms of any other contract between the Applicant and the Association.

## 2. RESPONSIBILITY

- a. The Applicant will sign a separate Application for Service on the form provided and will comply with the Rules and Regulations of the Association.
- b. Failure on the part of the Applicant to accept service from the Association or to comply with the Rules and Regulations of the Association, or to perform under the terms and conditions of this contract, shall not relieve the Applicant from making all the payments and performing all the conditions set forth in this contract. In the event the applicant becomes delinquent in any payments, the applicant will forfeit all construction deposits theretofore made, and the Association shall have the option to declare all of the remainder of the payments due under this contract immediately due and payable. The Association, at its option, may remove all or part of the unused facilities.
- c. The Association may record this instrument in the office of the County Clerk and Recorder in the County in which the real estate is situated.
- d. This agreement shall be binding upon the successors, legal representatives, heirs, devisees, and assigns of the respective parties hereto.
- e. The Association shall use reasonable diligence to provide the Applicant with a constant and uninterrupted supply of electric power and energy; but if such supply shall fail or be interrupted or become defective through acts of God, or the public enemy, or by accident, strikes, labor troubles, or by action of elements or inability to secure rights-of-way, or other permits needed, or any other cause beyond reasonable control of the Association, the Association shall not be liable therefor.

## 3. RIGHTS-OF-WAY

- a. The Applicant hereby grants and conveys unto the Association the right, privilege and easement to construct, operate and maintain the facilities together with right of ingress and egress, including the installation of Association owned locks and/or lock boxes, etc., as may be necessary to extend, maintain and operate this service.
- b. The Applicant hereby gives to the Association without cost or expense, the further right and privilege to cut and trim any trees or shrubbery near said overhead lines supplying the Applicant, so that adequate and proper service may be extended hereunder.
- c. The Applicant further agrees to assist in obtaining needed rights-of-way that may be required to provide service hereunder.
- d. The Applicant acknowledges that he/she has been instructed to disclose locations of underground obstructions. The Applicant agrees to indemnify the Association against loss or damage to underground property of the Applicant or to underground property of others on the Applicant's property. The Association will use reasonable care in locating and digging holes or trenches for poles, anchors or underground service but will not be responsible for damage to sewers, water lines or other underground facilities if the exact location of such underground property can not be determined before construction begins.

## 4. CONTRACT PROVISIONS

- a. Service will be rendered at the Association's standard voltage. The Association's meter shall constitute the point of delivery to the Applicant and the Applicant will own and maintain all poles, wires, equipment and other facilities beyond the point of delivery.
- b. Service to be furnished under this agreement is to be delivered at a mutually agreed point on the Applicant's premises described below:

Legal Description:

Located in \_\_\_\_\_ Quarter of Section 19 Township 6 N, Range 70 W, of 6th P.M. in the County of LARIMER further described as \_\_\_\_\_

SERVICE ADDRESS:  Blue Mountain Trail BUILDING PERMIT NO.:  \_\_\_\_\_

- c. This contract shall continue in force for a minimum of 10 years from the date service is made available.
- d. Type of Service:  Permanent  Indeterminate  Temporary  
Describe: 120/240 Volt, 200 AMP service

Maximum KVA 15 Horsepower N/a  
 Single Phase  Three Phase  Overhead  Underground  
 Applicable Rate Schedule A-02

- f. The Association hereby acknowledges receipt of the following consideration paid by the Applicant in accordance with the applicable Rules and Regulations:

Ledger Acct. No. <u>252.30</u>	\$ <u>1200.00</u>	Refundable <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Ledger Acct. No. <u>252.20</u>	\$ <u>1661.00</u>	Refundable <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Ledger Acct. No. _____	\$ _____	Refundable <input type="checkbox"/> Yes <input type="checkbox"/> No

Conditions: The applicant will pay \$2861.00 the cost for the facilities. If the applicant acquires a building permit for a permanent residence within one (1) year from the date of this contract, the Association will refund an investment of \$1200.00.

<input checked="" type="checkbox"/> Social Security Number		<b>SAMANTHA BYERS</b>
	APPLICANT(S)	<b>BRAD SPRAU</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SIGNATURE(S)	<input checked="" type="checkbox"/> Date(s) <u>9/20/02</u>
		<input checked="" type="checkbox"/> Title(s) _____

**3. RIGHTS-OF-WAY**

- a. The Applicant hereby grants and conveys unto the Association the right, privilege and easement to construct, operate and maintain the facilities together with right of ingress and egress, including the installation of Association owned locks and/or lock boxes, etc., as may be necessary to extend, maintain and operate this service.
- b. The Applicant hereby gives to the Association without cost or expense, the further right and privilege to cut and trim any trees or shrubbery near said overhead lines supplying the Applicant, so that adequate and proper service may be extended hereunder.
- c. The Applicant further agrees to assist in obtaining needed rights-of-way that may be required to provide service hereunder.
- d. The Applicant acknowledges that he/she has been instructed to disclose locations of underground obstructions. The Applicant agrees to indemnify the Association against loss or damage to underground property of the Applicant or to underground property of others on the Applicant's property. The Association will use reasonable care in locating and digging holes or trenches for poles, anchors or underground service but will not be responsible for damage to sewers, water lines or other underground facilities if the exact location of such underground property can not be determined before construction begins.

**4. CONTRACT PROVISIONS**

- a. Service will be rendered at the Association's standard voltage. The Association's meter shall constitute the point of delivery to the Applicant and the Applicant will own and maintain all poles, wires, equipment and other facilities beyond the point of delivery.
- b. Service to be furnished under this agreement is to be delivered at a mutually agreed point on the Applicant's premises described below:

Legal Description: Located in LARIMER County of LARIMER Quarter of Section 19 Township 4 N. Range 70 W. of 6th P.M. in the further described as BLVD. NORTH (1st) **BUILDING PERMIT NO. X**

c. This contract shall continue in force for a minimum of 10 years from the date service is made available.

d. Type of Service:  Permanent  Indeterminate  Temporary  
Describe: 120/240 Volt, 200 AMP service

Maximum KVA 15 Horsepower N/A  
 Single Phase  Three Phase  Overhead  Underground  
 Applicable Rate Schedule A-02

f. The Association hereby acknowledges receipt of the following consideration paid by the Applicant in accordance with the applicable Rules and Regulations:  
 Ledger Acct. No. 252.30 Refundable  Yes  No  
 Ledger Acct. No. 252.20 Refundable  Yes  No  
 Ledger Acct. No.            Refundable  Yes  No

Conditions:  
**The applicant will pay \$2861.00 the cost for the facilities. If the applicant acquires a building permit for a permanent residence within one (1) year from the date of this contract, the Association will refund an investment of \$1200.00.**

<input checked="" type="checkbox"/> Social Security Number <u>[REDACTED]</u>	APPLICANT(S) <u>SAMANTHA BYERS BRAD SPRAU</u>	<input checked="" type="checkbox"/> Date(s) <u>7/22/03</u>
Owner <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SIGNATURE(S) <u>Samantha Byers Brad Sprau</u>	<input checked="" type="checkbox"/> Title(s) <u>Owners</u>
Phone Number <input checked="" type="checkbox"/> <u>535-9</u>	ADDRESS <u>2229 BROADWAY</u>	
Taken BY <b>MATT ORCAN</b>	CITY-STATE-ZIP <b>BOULDER, CO 80302</b>	

I ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THIS DOCUMENT  
 Signature [Signature] Date 7/22/03  
 Accepted by POUDRE VALLEY RURAL ELECTRIC ASSOCIATION, INC  
 Attachments            By            W.O. No. 35660 Location No.             
 State Schedule

# APPLICATION AND PERMIT FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM



**LARIMER COUNTY**  
**DEPARTMENT OF HEALTH & ENVIRONMENT**  
 1525 BLUE SPRUCE DRIVE  
 FORT COLLINS, COLORADO 80524

1. SE 1/4 S 19 T 04 R 70 Parcel # \_\_\_\_\_ (970) 498-6775 F.C.  
 2. Subdivision \_\_\_\_\_ (970) 577-2050 E.P.  
 3. Lot 12 Block \_\_\_\_\_ Filing \_\_\_\_\_ Tract \_\_\_\_\_ (970) 498-6772 FAX  
 4. New System  Repair \_\_\_\_\_ Remodel \_\_\_\_\_ Vault/Privy \_\_\_\_\_  
 5. Business Name \_\_\_\_\_  
 6. Addr/Loc LOT 12, BLUE MOUNTAIN TRAIL LYONS CO 80540  
 7. Owner BYERS, SAMANTHA Phone \_\_\_\_\_  
 8. Address (BLUE MTN 1609 CR 37E) LYONS CO 80540  
 9. Agent BYERS, SAMANTHA Phone \_\_\_\_\_  
 10. Address (BLUE MTN, 1609 CR 37E) LYONS CO 80540  
 11. Contractor BLUE MTN EXCAVATING Phone (303)823-5421  
 12. Address 1609 CR 37E, LYONS, CO 80540  
 13. Engineer Signature \_\_\_\_\_ Date \_\_\_\_\_  
 14. Build type SFD Bsm't Bath \_\_\_\_\_ Capacity 3BDRMS Lot Size 40 ACRESX  
 15. Well Y Water Dist. \_\_\_\_\_ Sanit. Dist. \_\_\_\_\_  
 16. Plot Plan  Eng. Report  Engineer's Design VAN HORN ENGINEERING  
 17. Owner/Agent Signature *Bradley Spear* Date 09/16/2002

Fee \$ 350.00 Receipt # PD-EPK BP # \_\_\_\_\_ Cross Ref # \_\_\_\_\_

Permission is hereby granted to the owner or his agent to perform the work indicated below in accordance with the Larimer County Individual Sewage Disposal Regulations and is conditional upon the final installation approval of the Larimer County Department of Health and Environment. This permit is to remain in full force for the duration of the Larimer County Building Permit, or 120 days after its issuance, where applicable, providing it is not revoked for noncompliance. The issuance of this permit does not constitute assumption by the Department or its employees of liability for the failure or inadequacy of the sewage disposal system.

18. Depth to Water Table \_\_\_\_\_ Perc Rate \_\_\_\_\_ Depth to bedrock \_\_\_\_\_ Slope \_\_\_\_\_

19. Type and Design of System \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

20. Maintenance Schedule \_\_\_\_\_

21. Please notify the department 48 hours in advance of backfilling to obtain final inspection for issuance of "Occupancy Certificate".

<u>Approval Signature</u>	<u>Date</u>	<u>Approval Signature</u>	<u>Date</u>
22. Preliminary: _____	_____	24. Construction Inspection _____	_____
23. Site Inspection: _____	_____	25. Final inspection _____	_____
		26. Occupancy Permit Ok'd _____	_____

**Larimer County Health Dept. : Estes Park**

1601 Brodie Ave.  
Estes Park, CO 80517  
970-577-2050

Patient # 3440  
Samantha Byers  
3300 Queen Ct.  
Broomfield, CO 80020

Date of Service SEP 16 2002

Qty	Description	Your Portion
	1 Septic Permit - Res New	350.00
	Check 1605	-350.00
		Total Due \$ 0.00
		New Balance \$ 0.00
For: Lot 12, Blue Mtn Trail, Lyons		
Total Cost For Services \$	350.00	
You Saved \$	0.00	

**Closed 1st Wednesday Each Month**

**WALK-IN HOURS**

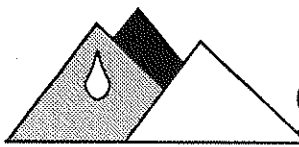
**Clinic Services**

- Immunizations
- Blood Pressure Screening
- T.B. Testing
- O.B. Care Information
- Birth Control Supplies
- Pregnancy Testing
- STD/HIV Testing
- Vaginal Infection Check Monday 1:00pm - 4:00pm
- Abnormal Pap Follow-Up Wednesday 9:00am - 12:00pm
- Emergency Contraception

**Water Samples**

Tuesday From 8:00am - 12:00pm





**CHURCH & Associates, Inc.**

**ENGINEERS & GEOLOGISTS**

**GEOLOGIC, SOIL AND FOUNDATION INVESTIGATION  
PROPOSED RESIDENCE  
LOT 12, BLUE MOUNTAIN RANCH  
SE ¼ NE ¼ SECTION 19, T.4 N., R. 70 W. OF THE 6<sup>TH</sup> P.M.  
LARIMER COUNTY, COLORADO**

Prepared for:

**BRAD SPRAU AND SAMANTHA BYERS  
3300 QUEEN STREET  
BROOMFIELD, COLORADO 80020**

**JOB NO. 13897-L**

**JULY 30, 2002**

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## SCOPE

This report presents the results of a soils, geologic and foundation investigation for a proposed residence to be located on Lot 12, Blue Mountain Ranch, SE ¼ NE ¼, Section 19, T.4N., R.70W. of the 6<sup>th</sup> P.M., Larimer County, Colorado. The purpose of our investigation was to evaluate the subsurface conditions. The report includes a description of soil, rock and ground water conditions, recommended foundation system, recommended design and construction criteria influenced by the subsurface materials, and recommendations for surface and subsurface drainage. The primary emphasis was shifted towards geologic hazards after the initial site visit. The report is based on data developed during a field investigation as well as our experience. A summary of our findings and recommendations is presented below.

## CONCLUSIONS

1. Surface and subsurface materials exposed consisted of very hard, massive to thinly bedded sandstone located near the top of cliff. Joint patterns and other observations suggest no immediate slope movement. Minor rock fall and erosion were observed to a rock ledge upslope of the proposed building area.
2. No free water is expected to be present within the proposed foundation levels.
3. A spread footing foundation system is appropriate for the subsurface conditions encountered. For a spread footing foundation system, the bottom of the footings should be supported on the underlying sandstone or leveling course of granular, structural fill. Foundations should be kept at least 25 feet from the edge of top of the rock ledge. Design and construction criteria are given in the body of the report.
4. The sandstone exhibits no swelling when wetted and floor slabs supported on grade have a no risk of movement or cracking due to swelling. Options for floor support are discussed in detail in the slab-on-grade construction section of the report.
5. Positive surface drainage down and away from all foundation walls must be established.
6. The structure foundation should be kept at least 20 feet away from the closest point of the top of the cliff to the west. Loose rock should be removed from the slope and cliff to the east.

## PROPOSED CONSTRUCTION

A single-story, single-family log home with a walkout basement is proposed. It is understood the building will be a concrete foundation and wood frame structure. Relatively light construction loads are

anticipated. Slab-on-grade construction is proposed in the exterior walkways. A site plan and building plans were not available when this report was prepared.

## **SITE CONDITIONS**

The 40± acre site is located in a rural area, north of Lyons in Larimer County, Colorado. The location of the building envelope is located east of and on top of a small cliff near an old mine road or trail, as indicated on Figure 1. The cliff to the west was near vertical with a drop of 20 feet to 25 feet. Slopes of colluvium composed of soil and rock covered with vegetation were present at the base of the cliff. The building site is located partly on a relatively flat area and partly on rock outcrops. A small, sloping to steep, rock ledge of 10 feet to 20 feet in height is located to the east and upslope of the building site. Minor rock fall has occurred in the past. A shaft of a small copper mine is located south and east of the building site. Evergreen trees and brush cover most of the property

## **INVESTIGATION**

Subsurface conditions were investigated by visual observations by a Professional Geologist and research of readily available literature. Exploration by means of excavating was not attempted due to the exposures of the hard bedrock and impracticality of drilling or digging.

## **SURFACE AND SUBSURFACE CONDITIONS**

Materials exposed at the surface consist of thinly bedded to massive, fine-grained sandstone of the Ingleside Formation, which dips approximated 12° to the southeast. Two minor joint sets were observed in various strata and did not appear to be continuous through the formation. The weathered and hard sandstone exhibits high bearing characteristics and does not exhibit swelling when wetted.

No free water is anticipated at foundation depths, but could flow along the bedrock surface or through joints during snowmelt and periods of precipitation. A perched water table should be anticipated.

## BUILDING FOUNDATIONS

SPREAD FOOTINGS: Uniform excavation in the sandstone will be difficult. A leveling course of fill granular material is anticipated to create a level excavation suitable for placing footing forms. Fill to create a level excavation must be compacted. Footings should be designed for a maximum soil bearing pressure of 2500 pounds per square foot (PSF). The fill should consist of clean  $\frac{1}{2}$ " to  $\frac{3}{4}$ " washed rock. An Engineer should be notified 24 hours in advance to observe the completed, open excavation to verify proper bearing strata. Spread footing foundation system should be designed and constructed to meet the following criteria:

1. All footings must be supported by approved  $\frac{1}{2}$ " to  $\frac{3}{4}$ " washed rock.
2. Minimum footing widths of at least 16 inches should be used for continuous footings, which foundation walls and 24 inches square for concrete pads, which support columns. Larger sizes, or interrupted footings, may be necessary depending on the load of the structure.
3. Continuous foundation walls should be reinforced to span local anomalies in the soil. A minimum reinforcement should consist of at least two No.5 bars top and bottom in all foundation walls. The foundation should be designed to span an unsupported length of 10 feet.
4. The footings should be protected from frost action and should be covered with a minimum of 3 feet of soil for frost protection.

## SLAB-ON-GRADE CONSTRUCTION

The sandstone presents a low risk of slab movement for slab-on-grade construction. Exterior flatwork may settle if supported by fill or backfill, which has not been compacted adequately. All fill below slabs or backfill should be compacted, tested and approved prior to placement of any structures. The following design and construction details should be used for slab-on-grade construction.

1. Slabs should be separated from exterior walls and interior, bearing members. Vertical movement of the slabs should not be restricted.
2. Under-slab plumbing should be eliminated where feasible. Where such plumbing is unavoidable it should be thoroughly pressure tested during construction.
3. The granular, structural fill should be used underneath the floor slabs to reduce moisture migration to the slabs. A vapor barrier system could be used in conjunction with the gravel layer.
4. Plumbing and utilities, which pass through the slab, should be isolated from the slab.

5. If a forced air heating system is used and the furnace is located on the slab, provisions should be made for a collapsible connection between the furnace and the ductwork.

## **LATERAL LOADS**

If plans change and a basement is proposed, below grade basement walls must be designed for lateral loads. For "active" conditions, an equivalent fluid pressure of 35 pounds per cubic foot (PCF) should be used. For "at rest" conditions, an equivalent fluid pressures of 45 PCF should be used. These pressures assume a level backfill surface and do not include surcharge or hydrostatic loads. The installation of a foundation drain system will reduce the development of hydrostatic pressures against the foundation walls.

## **SUBSURFACE DRAINAGE**

No ground water was observed within the influence of the structure in our investigation. The installation of an exterior foundation drain is recommended. The drain should be constructed similar to the details presented on Figure 3. The exterior drain should lead to a gravity discharge or to a sump where water can be removed by pumping.

## **SURFACE DRAINAGE**

Performance of the foundation is, to a large degree, influenced by water controlled by surface drainage. The following precautions should be observed during construction and be maintained at all times after the residence is completed.

1. The ground surface surrounding the exterior of the structure should be sloped to drain away from the structure in all directions for a minimum slope of 12 inches in the first 10 feet.
2. Backfill around the foundation walls should be moistened and compacted to at least 90% (where the fill is not to support structures) to 95% (where fill will support structures) of the standard Proctor maximum dry density. Any settlement of backfill around the structure, which often occurs after construction, should be immediately repaired to avoid the risk of surface water entering the foundation soils. The foundation walls should be adequately cured, braced and/or designed to resist lateral pressures imposed by equipment and/or compaction during backfilling.
3. All roof downspouts and drains should discharge well beyond the limits of all backfill.

**GEOLOGIC HAZARD MITIGATION**

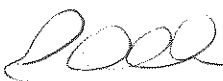
The exact location of the home had not been determined prior to this investigation. The potential for geologic hazards due to rock fall and slope failure is considered to be low to moderate in the general area of the proposed structure. Potential hazards can be reduce by constructing the foundation of the main structure at least 20 feet from the closest point of the top edge of the cliff and by scaling (removing) large rocks, boulders or loose slabs from the slope above the structure. Excavation into the slope to the east should be coordinated with and observed by a Professional Geologist to address potential hazards, which may be created by the excavation process.

**LIMITATIONS**

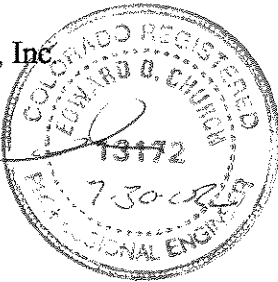
Rock conditions anticipated in the excavation were limited due to observation and testing limitations in the sandstone. Variations in subsurface conditions not observed are always possible which may necessitate revisions of our recommendations. Our office should be notified in the event that site conditions, location or type of construction changes from that described in this report. The open excavation for the structure should be observed by a representative of our office to confirm the recommendations of this report. The cost of these services and additional observations is not included in the report fee.

If we can be of further service in discussing the contents of this report, or in the analysis of the influence of subsurface conditions on the design of the structure, please call. The project manager for your project is Thomas W. Finley at the Loveland office.

CHURCH & Associates, Inc.



Edward O. Church, P.E.



EOC/twf

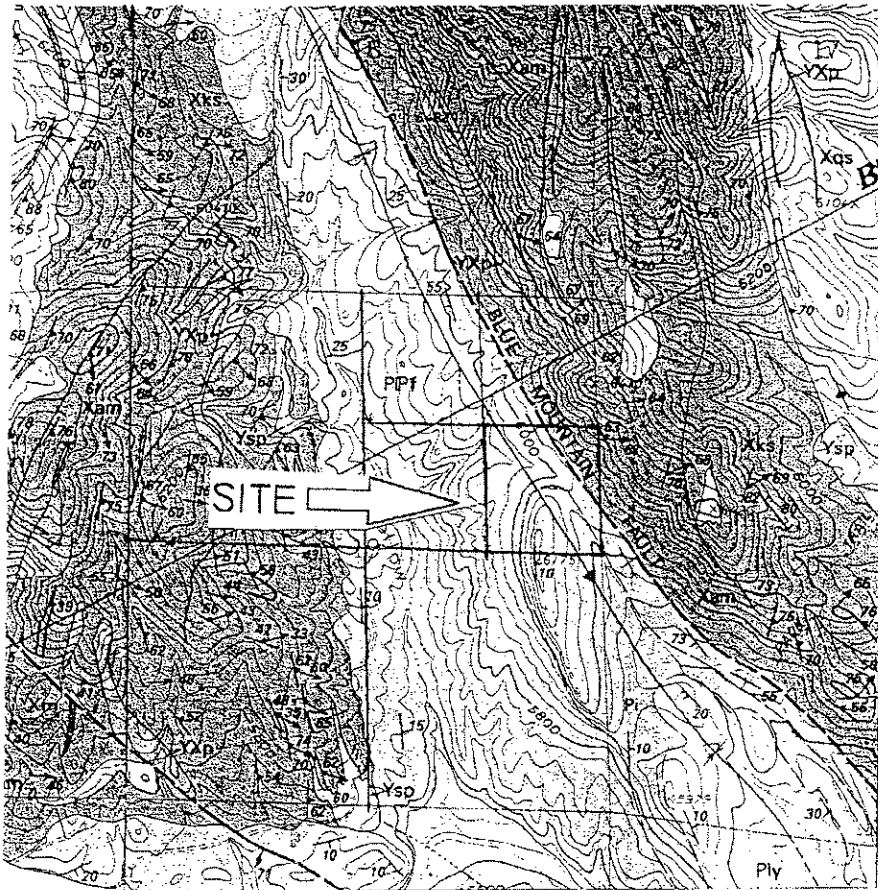
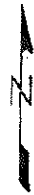
3 copies sent





LOT 12, BLUE MOUNTAIN RANCH  
SE 1/4 OF THE NE 1/4 SECTION 19, T. 4 N., R. 70 W.  
OF THE 6TH P.M., LARIMER COUNTY, COLORADO

SCALE  
1 : 24,000

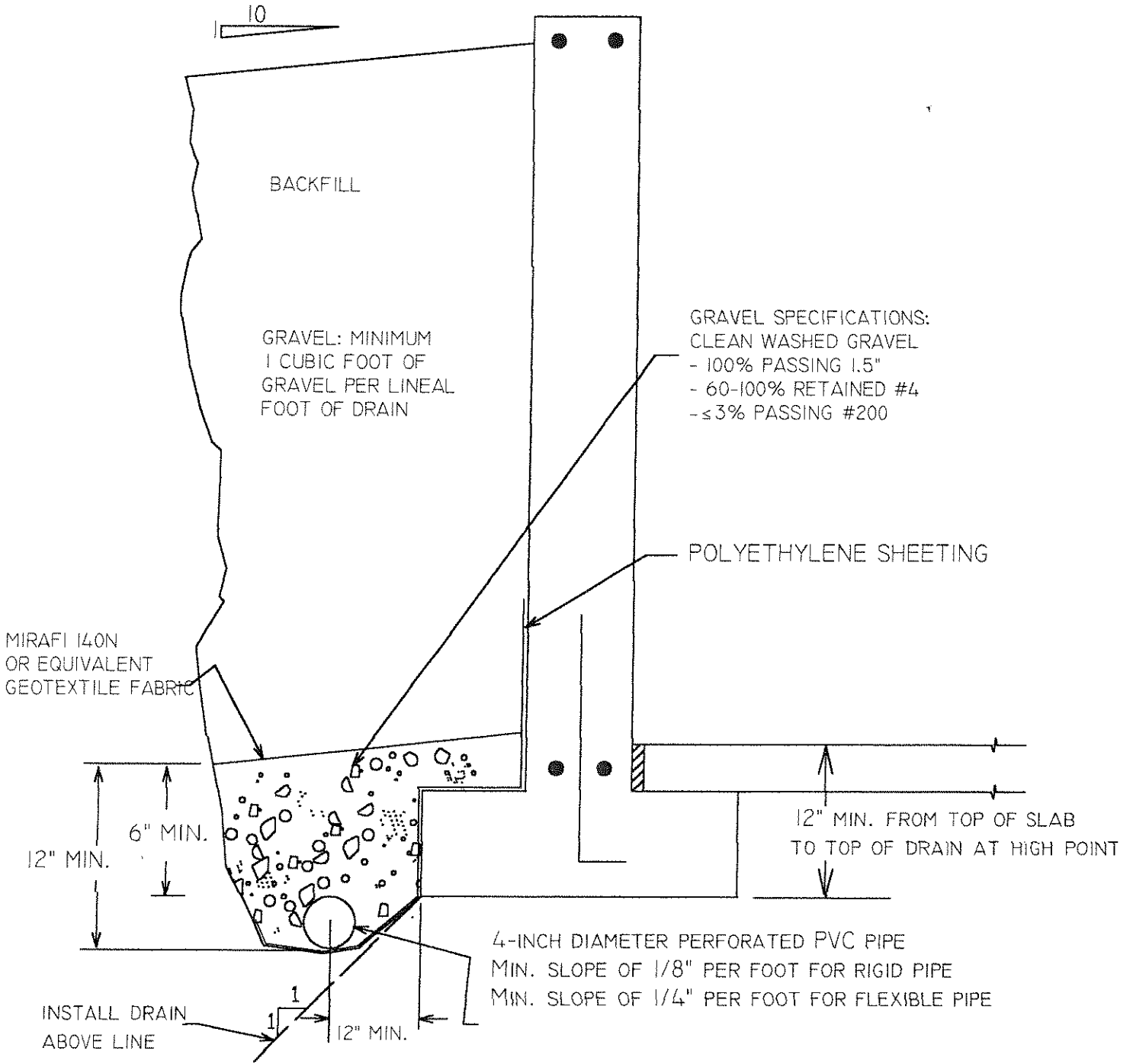


REFER TO FIGURE 1 FOR KEY  
BASED ON USGS MAP GQ-1627

AREA GEOLOGY

JOB NO. 13897-L

FIGURE 2



- NOTES:
1. DRAIN PIPE SHOULD LEAD TO SUMP OR PROTECTED POSITIVE GRAVITY DISCHARGE.
  2. WRAP GRAVEL COMPLETELY WITH GEOTEXTILE IN AREAS OF SANDY OR SILTY SOILS.
  3. TOP OF DRAIN SHOULD BE A MINIMUM OF 12 INCHES BELOW TOP OF SLAB AT HIGH POINT

TYPICAL EXTERIOR BASEMENT WALL DRAIN

## Appendix A Important Information About The Report

The data collected by Church & Associates during this investigation was used to provide geotechnical information and recommendations regarding subsurface conditions on the site investigated, the effect of those conditions on the proposed construction, and the foundation type for the named client. The stratification lines indicated on the boring log are approximate, and subsurface conditions encountered during construction may differ from those presented herein. This uncertainty cannot be eliminated because of the many variabilities associated with geology. For example, material and engineering characteristics of soil and bedrock may change more gradually or more quickly than indicated in this report, and the actual engineering properties of non-sampled soil or rock may differ from interpretations. Quantitative conclusions regarding the performance of geotechnical structures prior to construction are not possible because of the complexity of subsurface conditions. Rather, engineering judgments and experience are used to estimate likely geotechnical performance and provide the necessary recommendations. Put another way, we cannot be sure about what is not visible, so the collected data and our training and experience are used to develop predictions and recommendations. There are no guarantees or warranties implied or expressed.

The owner and/or client must understand that uncertainties are associated with geotechnical engineering, and they, the owner and/or client, must determine the level of risk they are willing to accept for the proposed construction. The risks can be reduced, but not eliminated, through more detailed investigation, which costs more money and takes more time, and through any appropriate construction which might be recommended as a result of that more detailed investigation. To reduce the level of uncertainty, this report was prepared only for the referenced client and for the proposed construction indicated in the report. Unless authorized by Church & Associates in writing, the owner will assume additional geotechnical risk if this report is used for any construction that differs from that indicated in the report. Our firm should be consulted well before changes in the proposed construction occur, such as the nature, size, configuration, orientation, or location of any improvements. Additionally, the knowledge and experience of the local geotechnical practice is continually expanding and it must be understood the presented recommendations were made according to the standard of practice at the time of report issuance. If the construction occurs 1 or more years after issuance of the report, the owner and/or client should contact our firm to determine if additional investigation or revised recommendations would be advisable.

The geotechnical practice in the Denver Region must consider the risk associated with expansive soils and bedrock. The geotechnical practice in the Denver area uses a relative scale to evaluate swelling potentials. When the sample is wetted under a surcharge pressure (loading) of 1000 pounds per square foot (PSF), the measured amount of swell is classified as low, moderate, high, or very high. Table 1 presents the relative classification criteria for the percentage of expansion based on initial sample height at the indicated surcharge pressure.

Table 1

Risk Category	Percent Swell Under a 1000 PSF Surcharge Pressure
Low	0 - <2
Moderate	2 - <4
High	4 - <6
Very High	Greater than 6

Source: Colorado Association of Geotechnical Engineers, Guideline for Slab Performance Risk Evaluation and Residential Basement Floor System Recommendations (Denver Metropolitan Area), 1996