

# FROM US TO YOU

## A Rocky Mountain Retreat

When we first discovered this special valley in the Rocky Mountains of Colorado, we knew we had found a place worth sharing. Since 2012, 220 Timber has welcomed countless guests as a beloved short-term rental, filling its rooms with laughter, creativity, and memories. Fully booked for years, it has been our joy to see families, scrapbookers, quilters, and groups of friends find inspiration and connection here.

And while it has been a thriving retreat for visitors, it's also a truly wonderful place to call home. With its generous spaces, peaceful surroundings, and a chicken coop already in place, it would be the perfect place to raise a family in the mountains—close to nature, yet still within easy reach of Denver. So, whether you are in search of a business opportunity or a peaceful personal place to land, this property offers both.

Step inside, and you'll see why so many fall in love with it. The craft room, brightened by generous windows, has been the heart of the lodge for years—filling with the hum of creativity and the glow of mountain light. When it's time to pause, guests curl up by one of the fireplaces or step out onto the deck to breathe in the crisp Rocky Mountain air, surrounded by ever-changing views.

The home is thoughtfully equipped for groups, with a full kitchen for shared meals, a cozy TV/DVD nook for movie nights, and a quiet living room perfect for conversations or simply listening to the stillness of the mountains.

Getting here is easy, even in winter, thanks to our county-maintained and snowplowed road. And while we love our neighbors, the property's sense of privacy and serenity is something we've cherished deeply.

The setting itself is pure Colorado. Just minutes from Golden Gate Canyon State Park, you'll find hiking, fishing, biking, cross-country skiing, and sledding right at your doorstep. White-water rafting in Clear Creek is only 20 minutes away, and for skiers, Eldora is a short drive, with Winter Park and Summit County's world-class resorts within reach for a perfect day trip.

For us, 220 Timber has been more than just a property—it has been a place of joy, creativity, and connection. We know the next chapter of its story will be just as full of inspiration for whoever is lucky enough to call it their own.

Proud Owners of 220 Timber Road



## 220 Timber Rd, Black Hawk 80422

IRES MLS # : 1052249

\$829,000

RESIDENTIAL-DETACHED / INC

ACTIVE

Locale: Black Hawk

County: Gilpin

Subdivision: Chalet Park #1

Legal: S: 32 T: 2S R: 72W SUBD: CHALET PARK #1 LOT: 015 & IMPS INCLUDING THAT PORTION OF VACATED NORTON DR RECPT #157205

Website: <https://www.iresis.com/go/mls/1052249>

<b>Total SqFt All Lvl:</b>	3444	<b>Basement SqFt:</b>	1462
<b>Total Finished SqFt:</b>	3444	<b>Lower Level SqFt:</b>	
<b>Finished SqFt w/o Bsmt:</b>	1982	<b>Main Level SqFt:</b>	1516
<b>Upper Level SqFt:</b>	466	<b>Addl Upper Lvl:</b>	

# Garage Spaces: 2 Garage Type: Attached

Garage SqFt:

Built: 1996 SqFt Source: Assessor records

New Const: No

Builder: Model:

New Const Notes:

CoListing Agent: Jackie Jones

CoListing Office: RE/MAX Alliance-Nederland

**Listing Comments:** Tucked into the trees in the Chalet Park neighborhood of Black Hawk, this cedar sided mountain home offers comfort, space, and a layout designed for everyday living as well as memorable gatherings. With four bedrooms and four baths, the floor plan provides room to spread out while still feeling connected. The main level opens to a vaulted great room where hardwood floors unify the living, kitchen, and dining areas. Granite countertops and newer appliances bring a poli (...)

**Driving Directions:** CO-119 to CO-46 (Golden Gate Canyon) - right on Norton Dr continue to Timber Rd. Sign on property - please drive slow on local dirt roads! Do not enter without an appointment.

### Property Features

**Style:** 2 Story Construction: Wood/Frame, Wood Siding **Roof:** Composition **Roof Type:** Contemporary/Modern **Outdoor Features:** Balcony, Deck, Oversized Garage **Location Description:** Corner Lot, Wooded Lot, Native Grass, Unincorporated **Road Access:** County Road/County Maintained **Road Surface At Property Line:** Gravel Road **Basement/Foundation:** Full Basement, Walk-out Basement **Heating:** Forced Air **Cooling:** Ceiling Fan **Inclusions:** Window Coverings, Gas Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave, Some Furniture **Energy Features:** Double Pane Windows **Design Features:** Eat-in Kitchen, Separate Dining Room, Cathedral/Vaulted Ceilings, Open Floor Plan, Pantry, Washer/Dryer Hookups, Wood Floors **Primary Bedroom/Bath:** 5 Piece Primary Bath **Fireplaces:** 2+ Fireplaces **Disabled Accessibility:** Level Lot, Main Floor Bath, Main Level Bedroom **Utilities:** Natural Gas, Electric, High Speed Avail **Water/Sewer:** Well, Septic **Ownership:** Private Owner **Possession:** Delivery of Deed **Property Disclosures:** Seller's Property Disclosure **Flood Plain:** 500 Year/Moderate Risk **Possible Usage:** Single Family **New Financing/Lending:** Cash, Conventional, VA **Exclusions:** - A few items will be removed - everything else conveys at no value.

Elementary: Gilpin  
Middle/Jr.: Gilpin  
High School: Gilpin  
School District: Gilpin

Lot SqFt: 43,124 Approx. Acres: 0.99

Elec: United Water: Well

Gas: CO Nat Gas Taxes: \$1,339/2025

Trash: Multiple options

PIN: 171132201028 Zoning: RS

Waterfront: No Water Meter Inst: No

Water Rights: No Well Permit #: 199206

HOA: No

Metro Dist: No

Bedrooms: 4 Baths: 4 Rough Ins: 0

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	1	0	2
3/4	1	0	0	0	0	1
1/2	0	0	1	0	0	1

All Bedrooms Conform: Yes

Rooms	Level	Length	Width	Floor
Primary Bdrm	M	16	16	Carpet
Bedroom 2	U	14	14	Wood
Bedroom 3	U	11	11	Wood
Bedroom 4	B	14	14	Carpet
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	8	10	Wood
Family room	B	15	25	Carpet
Great room	-	-	-	-
Kitchen	M	15	15	Tile
Laundry	B	9	11	Tile
Living room	M	30	36	Wood
Rec room	-	-	-	-
Study/Office	B	16	11	-

Contact: Jackie Jones Phone: 303-250-7353 Mobile: - Email: Jackie@HomesByJackieJones.com

Office: RE/MAX Alliance-Nederland Phone: 303-258-7020

LA: Homes By Jackie Jones Team LO: RE/MAX Alliance-Nederland



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**SPD19 Seller's Property Disclosure (Residential)**  
**Adoption Date: August 5, 2025**  
**Mandatory Use Date: January 1, 2026**

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**SELLER'S PROPERTY DISCLOSURE  
(RESIDENTIAL)**

**THIS SELLER'S PROPERTY DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.**

Seller states that the information contained in this Seller's Property Disclosure ("SPD") is correct to **Seller's CURRENT ACTUAL KNOWLEDGE** as of the date signed by Seller. If the Contract to Buy and Sell (Contract) requires Seller to complete this SPD, this form must be fully completed to **Seller's CURRENT ACTUAL KNOWLEDGE** as of the date of the Seller's Property Disclosure Deadline in the Contract. **Any changes to the disclosures herein must be disclosed by Seller to Buyer promptly after discovery. In the event Seller discovers a new adverse material fact after completing this SPD, Seller must disclose in writing any such new adverse material fact to Buyer. Seller's failure to disclose a known adverse material fact affecting the Property or occupant may result in legal liability.** If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this SPD or not. If the Property is part of a Common Interest Community, this SPD is limited to the Property or unit itself, except as stated in Section P.

Broker is authorized to deliver a copy of this SPD to prospective buyers.

Seller and Buyer understand that this SPD is not a warranty or guarantee of any kind by the Seller or by any Broker or Agent representing the Seller. Property inspection services may be purchased and are advisable. This SPD is **not** intended as a substitute for an inspection of the Property. **Buyers are encouraged to obtain their own professional inspection(s).**

**SELLER:** Your answers are NOT limited to only the space provided in this SPD. Attach additional pages, reports, receipts, or any other documents you believe necessary for the information you provide to be complete.

Date SPD completed by Seller: **02/20/2026**

Property:

**220 Timber Road, Black Hawk, CO 80422**

Seller: **Kristy L McAdoo and Mark A McAdoo**

Year Built: **1997**

Year Seller Acquired Property: **2011**

Seller  is  is not currently occupying the Property.

If Seller is not currently occupying the property, date Seller last occupied the Property: **11/2011**

During any period when Seller has not occupied the Property, the Property was  vacant  occupied by someone other than Seller.

**I. IMPROVEMENTS**

NOTE: The Contract, not this SPD, determines whether an item is included or excluded in the sale. If there is an inconsistency between this SPD and the Contract, the Contract controls.

A.	BUILDING CONDITIONS (all aspects of the Property to include decks and patios) If you know of any of the following problems EVER EXISTING, check the "Yes" column:	Yes	Comments
1	Structural problems with improvements		
2	Structural supports or reinforcements added		
3	Moisture and/or water, including but not limited to, leakage/seepage in the basement/crawlspace		
4	Damage due to termites, other insects, birds, animals, or rodents		

5	Damage due to hail, wind, fire, flood, or other casualty		
6	Any settling, movement, cracking, heaving or breakage of the following:		
	a. Foundations		
	b. Floors	<input checked="" type="checkbox"/>	Tiles cracked near basement exterior door
	c. Interior Walls		
	d. Exterior Walls		
	e. Driveways		
	f. Sidewalks		
	g. Patios		
	h. Retaining Walls		
	i. Other:		
7	Window leaks		
8	Exterior Artificial Stucco (EIFS)		
9	Subfloors		
10			

<b>B.</b>	<b>ROOF – General Information</b> Do you know of the following on the Property: If yes, provide the requested information in Comments	<b>Yes</b>	<b>Comments</b>
1	Indicate age of roof in Comments		installed 10/31/2017
2	Indicate roof material in Comments		asphalt shingles GAF shingle
3	Roof is under warranty		
	a. Date of warranty expiration		
	b. Warranty is transferable	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	
4	Roof work done while under current roof warranty		
	a. Date work completed		
5			
	<b>ROOF – If you know of any of the following problems EVER EXISTING, check the "Yes" column:</b>	<b>Yes</b>	<b>Comments</b>
6	Roof leak		
7	Damage to roof		
8	Damage to skylight		new skylights installed when roof was installed
9	Damage to gutter or downspout		
10	Other roof problems, issues or concerns		
11			

<b>C.</b>	<b>APPLIANCES</b> (if included in the sale) If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:	<b>Yes</b>	<b>Age, if known</b>	<b>Comments</b>
1	Built-in vacuum system & accessories			
2	Clothes dryer			<input type="checkbox"/> Gas <input type="checkbox"/> Electric
3	Clothes washer			

4	Dishwasher			
5	Disposal			
6	Freezer			
7	Gas grill			
8	Range ventilation system			
9	Microwave oven			<input type="checkbox"/> Free standing <input type="checkbox"/> Built in
10	Oven	2023		<input checked="" type="checkbox"/> Gas Electric Single Double
11	Range/Stove			Gas Electric Free Standing Drop-In
12	Refrigerator	2023		
13	T.V. antenna:			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:
14	Satellite system or DSS dish:			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:
15	Trash compactor			
16				

<b>D. ELECTRICAL &amp; TELECOMMUNICATIONS – General Information</b>				
Do you know of the following on the Property: If yes, provide the requested information in Comments				
	Yes	Age, if known	Comments	
1			220 Volt service	
2			Electrical Service: Amps	
3			Landscape lighting	
4			Electric provider – provide name in Comments	
5			Cable/TV provider – provide name in Comments	
6			Internet provider – provide name in Comments	
7			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:	
			a. Output	
8			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:	
9			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:	
10			Doorbell Wired Wireless Smart	
11			Smoke/fire detector(s) Battery Hardwire	
12			Carbon monoxide alarm(s) Battery Hardwire	
13			Internet wiring Cable DSL Satellite Fiber Other:	
14			Built in sound system Speakers - Built In Wiring - Built In Speakers - Wireless	
15				
			<b>ELECTRICAL &amp; TELECOMMUNICATIONS</b> If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:	
16			Security system	

17	Smoke/fire detector(s)			
18	Carbon monoxide alarm			
19	Light fixtures		2011	
20	Switches & outlets			
21	Internet wiring			
22	Inside telephone wiring & blocks/jacks			
23	Cable TV wiring & jacks			
24	Ceiling fans		2011	
25	Bathroom vent fan(s)			
26	Garage door opener & remote control # of remote/openers: 2		2025	New installed 1.2025 by Gold Label Specialties 303.279.7234
27	Garage door keyless entry			
28	Built in intercom system			
29	Doorbell			
30	Built in sound system			
31				
	<b>ELECTRICAL &amp; TELECOMMUNICATIONS</b> If you know of any problems <b>EVER EXISTING</b> with the following, check the "Yes" column:	<b>Yes</b>	<b>Age, if known</b>	<b>Comments</b>
32	Electrical Service			
33	Aluminum wiring at the outlets (110)			
34	Solar panels			
35	Wind generators			
36	Electric wiring or panel			
37				

<b>E. MECHANICAL</b> If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:	<b>Yes</b>	<b>Age, if known</b>	<b>Comments</b>
1 Overhead doors (including garage doors)			new opener installed 2/2024
2 Entry gate system			
3 Elevator			
4 Sump pump(s): # of			
5 Recycle pump			
6			

<b>F. VENTILATION, AIR &amp; HEAT – General Information</b> Do you know of the following on the Property: If yes, provide the requested information in Comments	<b>Yes</b>	<b>Age, if known</b>	<b>Comments</b>
1 Furnace			
a. Furnace Type			<input type="checkbox"/> Forced Air Gas <input type="checkbox"/> Forced Air Electric <input type="checkbox"/> Forced Air Propane <input type="checkbox"/> Radiant <input type="checkbox"/> Gravity Flow <input type="checkbox"/> Other (specify):

	b. Number of Units			
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
2	Heating system (other than furnace)			
	a. Type/Fuel			
3	Fireplace			
	a. Type			<input type="checkbox"/> Masonry <input type="checkbox"/> Insert <input type="checkbox"/> Wood Burning <input type="checkbox"/> Direct Vent <input type="checkbox"/> Other (specify):
	b. Fireplace starter			<input type="checkbox"/> Switch <input type="checkbox"/> Remote
4	Free Standing Heating Stove			
	a. Fuel Source			<input type="checkbox"/> Wood <input type="checkbox"/> Pellet <input type="checkbox"/> Corn <input type="checkbox"/> Gas <input type="checkbox"/> Other (specify):
5	Date fireplace/wood stove, chimney/flue last cleaned:			Do not know
6	Fuel tanks If leased, provide the name and contact information of entity leased from in Comments			<input type="checkbox"/> Owned <input type="checkbox"/> Leased
7	Radiant heating system:			<input type="checkbox"/> Interior <input type="checkbox"/> Exterior
	a. Interior Type			
	b. Exterior Type			
8	Air Conditioning			
	a. Type			<input type="checkbox"/> Electric <input type="checkbox"/> Central Air <input type="checkbox"/> Other (specify):
	b. Number of Units			
	c. Zoned			Location of zone 1: Location of zone 2: Location of zone 3:
	<b>VENTILATION, AIR &amp; HEAT</b> If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:	<b>Yes</b>	<b>Age, if known</b>	<b>Comments</b>
9	Furnace			
10	Heating System (other than Furnace)		2012	New Furnace installed
11	Heat Pump			
12	Evaporative cooler			
13	Window air conditioning units			
14	Central air conditioning			
15	Attic ventilation system (attic only)			
16	Whole house fan			
17	Vent fans			
18	Humidifier			
19	Air purifier			
20	Fireplace			
21	Fireplace insert			
22	Fireplace starter			
23	Heating Stove			

24	Fuel tanks			
25				

<b>G. WATER – General Information:</b> Do you know of the following on the Property: If yes, provide the requested information in Comments		<b>Yes</b>	<b>Age, if known</b>	<b>Comments</b>
1	Water heater			
	a. Number of Water Heaters			
	b. Fuel Type			
	c. Capacity			
2	Water filter system			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:
3	Water softener			<input type="checkbox"/> Owned <input type="checkbox"/> Leased. If leased, provide the name and contact information of entity leased from:
4	Indicate location of master water shutoff in Comments			
5	Type of well:			
	a. Exempt well (outside designated groundwater basin)			Household use only inside a single-family dwelling (typically less than 35 acres; no outdoor uses) Permit no: Domestic use (typically 35+ acres; indoor household use in up to 3 dwellings on the parcel, outdoor watering of personal livestock, irrigation of up to 1 acre) Permit no: Livestock (on farm/range/pasture) Permit no: Other (please explain): Permit #:
	b. Small capacity well (inside designated groundwater basin)			Domestic use (indoor household use in up to 3 dwellings on the parcel; watering of personal livestock, limited irrigation area, no more than 1 acre-foot per year) Permit no: Other (please explain): Permit #:
6	Well metered			
7	Well Pump	<input checked="" type="checkbox"/>		new pump installed as noted above
	a. Brand name pump number			
	b. Date installed			
	c. Date of last inspection			
	d. Date of last service			
	e. Depth			
	f. GPM and date last measured			
8	Galvanized pipe			
9	Polybutylene pipe			
10	Cistern water storage			
	a. Number of gallons			
11	Supplemental water purchased in past 2 years			
	a. Name and contact information of entity from which supplemental water was purchased			none
12				

<b>WATER</b> If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:		Yes	Age, if known	Comments
13	Water heater(s)			
14	Water filter system			replaced filters 2.2026 Purwaterproducts.com
15	Water softener			
16	Water system pump		2021	New well pump & motor 2.2021 Doctor Water Well 303.438.6669
17	Sauna			
18	Hot tub or spa			
19	Steam room/shower			
20	Underground sprinkler system			
21	Fire sprinkler system			
22	Backflow prevention device			
23	Irrigation pump			
24				
<b>WATER</b> If you know of any problems <b>EVER EXISTING</b> with the following, check the "Yes" column:		Yes	Age, if known	Comments
25	Leaks, backups, or similar problems with any portion of the water or plumbing systems (including lines and water pressure) or damage therefrom			
26	Well	<input checked="" type="checkbox"/>		new pump installed as noted above
27	Pool			
28	Irrigation system			
29	Water has been tested for potability			
	a. Indicate result of test in comments and provide the most recent records and reports pertaining to such testing			
30				

<b>H. SOURCE OF WATER &amp; WATER SUPPLY</b> Provide the following information regarding the Property:
<p>1 Type of water supply: Public Community <input checked="" type="checkbox"/> Well Shared Well Other None</p> <p>If the Property is served by a Well, a copy of the Well Permit <input checked="" type="checkbox"/> is <input type="checkbox"/> is Not provided. Well Permit #: Drilling Records <input checked="" type="checkbox"/> Are <input type="checkbox"/> Are Not provided. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No.</p> <p>The Water Provider for the Property can be contacted at: Name: _____ Address: _____ Web Site: _____ Phone No.: _____</p> <p>There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is [describe source]:</p> <p><b>SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.</b></p>

<b>I. SEWER/SEPTIC – General Information:</b> Do you know of the following on the Property: If yes, provide the requested information in Comments		Yes	Comments
1	Public sanitary sewer service		
	a. Name and contact information of public sanitary sewer service provider		
	b. Date the sewer line was last scoped		

2	Community sanitary sewer service		
	a. Name and contact information of community sanitary sewer service provider:		
	b. Date the sewer line was last scoped		
3	Septic System		
	a. Type		Tank Leach Lagoon
	b. Date of issuance of latest Individual Use Permit		
	c. Date of latest inspection		
	d. Date of latest pumping		
	e. System is under a maintenance agreement (pumped/inspected on a regular basis)		Maintenance agreement is mandated. Name and contact information of entity that mandates the maintenance agreement:  Maintenance agreement is not mandated
4	Other sanitary sewer service		Type:
5	Gray water storage/use		
6			
	<b>SEWER/SEPTIC</b> If you know of any problems <b>EVER EXISTING</b> with the following, check the "Yes" column:	Yes	Comments
7	Leaks, backups, or similar problems with any portion of the sewage systems or damage therefrom		
8	Lift station (sewage ejector pump)		
9			

J.	<b>FLOODING AND DRAINAGE</b> If you know of any problems <b>EVER EXISTING</b> with the following on the Property, check the "Yes" column:	Yes	Comments
1	Flooding		
2	Drainage		
3	Grading		
4	Water intrusion in the basement, crawl space, or other parts of Property		
5	Repairs made to control water intrusion in the basement, crawl space, or other parts of the Property		
6			
	<b>DRAINAGE AND RETENTION PONDS – Other Information</b> Do you know of the following on the Property:	Yes	Comments
7	Drainage or retention ponds, dams, storm water detention basins, or other similar facilities		
8			

K.	<b>OTHER DISCLOSURES – IMPROVEMENTS</b> If you know of any problems <b>NOW EXISTING</b> with the following, check the "Yes" column:	Yes	Comments
1	Included fixtures and equipment		
2	Stains on carpet	<input checked="" type="checkbox"/>	master bedroom candle wax damage from previous owner
3	Floors		
4			

**II. GENERAL**

<b>L. USE, ZONING &amp; LEGAL ISSUES</b> If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1 Zoning violation, variance, conditional use, violation of an enforceable PUD, or non-conforming use		
2 Notice or threat of condemnation proceedings		
3 Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		
4 Notice of zoning action related to the Property		
5 Building code, city, or county violations		
6 Violation of restrictive covenants or owners' association rules or regulations		
7 Any building or improvements constructed within the past one year before this Date without approval by the owner's association or its designated approving body		
8 Any additions or alterations made with a Building Permit		
9 Any additions or non-aesthetic alterations made without a Building Permit	<input checked="" type="checkbox"/>	In June 2024 the rear deck/stairs was removed and replaced with new deck/stairs of same size. No permit pulled
10 Other legal action		
11 Any part of the Property leased to others (written or oral)		
12 Used for short-term rentals in the past year	<input checked="" type="checkbox"/>	Property has been a Crafting/Scrapbooking and Quilting Retreat since 2011
13 Grandfathered conditions or uses		
14		

<b>M. ACCESS &amp; PARKING</b> If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1 Any access problems, issues or concerns		
2 Roads, trails, paths, or driveways through the Property used by others		
3 Public highway or county road bordering the Property	<input checked="" type="checkbox"/>	The county plows and maintains Timber Rd in front of house
4 Any proposed or existing transportation project that affects or is expected to affect the Property		
5 Encroachments, boundary disputes, or unrecorded easements		
6 Shared or common areas with adjoining properties, including but not limited to, walls, fences and driveways		
7 Requirements for curb, gravel/paving, or landscaping		
8 Any limitations on parking or access due to size, number of vehicles, or type of vehicles in the past year		
9		

<b>N. ENVIRONMENTAL CONDITIONS</b> If you know of any of the following <b>EVER EXISTING</b> on any part of the Property, check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1 Hazardous materials on the Property, such as radioactive, toxic or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge methane, mill tailings, solvents, or petroleum products		
2 Underground storage tanks		
3 Aboveground storage tanks		
4 Underground transmission lines		

5	Property used as, situated on, or adjoining a dump, landfill or municipal solid waste landfill		
6	Monitoring wells or test equipment		
7	Sliding, settling, upheaval, movement or instability of earth, or expansive soils on the Property		
8	Mine shafts, tunnels, or abandoned wells on the Property		
9	Within a governmentally designated geological hazard or sensitive area		
10	Within a governmentally designated floodplain or wetland area		
11	Dead, diseased, or infested trees or shrubs		
12	Environmental assessments, studies, or reports done involving the physical condition of the Property		
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
14	Smoking inside improvements (including garages, unfinished space, or detached buildings) on Property		
15	Animals kept in the residence		
16	Other environmental problems, issues or concerns		
17	Odors		
18			

<b>O. RADON</b> If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1 Radon test(s) conducted on the Property. Provide copies of the most recent records and reports pertaining to radon concentrations within the Property.		
2 Radon concentrations detected or mitigation or remediation performed. Provide a full description.		
3 Radon mitigation system installed on Property. Provide all information known by Seller about the radon mitigation system.	<input checked="" type="checkbox"/>	installed at time of build. We have the original info
4		

<b>P. COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY</b> If you know of any of the following <b>NOW EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1 Property is part of an owners' association		
2 Special assessments or increases in regular assessments approved by owners' association but not yet implemented		
3 Problems or defects in the common elements or limited common elements of the Association Property		
<b>COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY</b> If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
4 Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or unit)		
5		
<b>COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY – Other Information:</b> Name of the Owner's Association(s) governing the Property:		<b>Contact Information</b>
6 Owners' Association #1		
7 Owners' Association #2		
8 Owners' Association #3		
9 Owners' Association #4		

Q.	METROPOLITAN DISTRICT If you know of any of the following <b>NOW EXISTING</b> , check the "Yes" column:	Yes	Comments
1	Property is located within the boundaries of a Metropolitan District that was organized on or after January 1, 2000		
	<b>METROPOLITAN DISTRICT – Information:</b>		<b>Comments</b>
2	Name of Metropolitan District #1		
3	Official website of the Metropolitan District #1		
4	Name of Metropolitan District #2		
5	Official website of Metropolitan District #2		

R.	GENERAL DISCLOSURES If you know of any of the following <b>EVER EXISTING</b> , check the "Yes" column:	Yes	Comments
1	Written reports of any building, site, roofing, soils, water, sewer, mold, or engineering investigations or studies of the Property. Provide copies of all such reports in possession of Seller.		
2	Any property insurance claim submitted (whether paid or not)		
3	Structural, architectural, and engineering plans and/or specifications for any existing improvements. Provide copies of all such reports in possession of Seller.		
4	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
5	Government special improvements approved, but not yet installed, that may become a lien against the Property		
6	Any litigation alleging negligent construction or defective building products		
7	Any award or payment of money in lieu of repairs for defective building products or poor construction		
8	Any release signed regarding defective products or poor construction that would limit a future owner from making a claim		
9	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
10	Property is subject to Deed Restrictions, other recorded document restrictions, or Affordable Housing Restrictions		
11	Property is located in a historic district		
12			
	<b>GENERAL – Other Information:</b>	<b>Yes</b>	<b>Comments</b>
13	U.S. Postal Service delivery available		Property Post Office Cluster Mailbox - Location and No.:  Other (specify):
14			

**OTHER KNOWN ADVERSE MATERIAL FACTS:** For purposes of this section, adverse material facts would include any non-observable or observable physical conditions existing on the Property. Describe any other known adverse material facts in or on the Property (attach additional pages as necessary):

The information contained in this SPD has been furnished by Seller(s), who certifies it was answered truthfully, based on **Seller's CURRENT ACTUAL KNOWLEDGE**.

*Kristy L McAdoo*

Date Completed: 2/20/2026

Seller: **Kristy L McAdoo**

*Mark A McAdoo*

Date Completed: 2/20/2026

Seller: **Mark A McAdoo**

**ADVISORY TO BUYER:**

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters are satisfactory to Buyer:

- a. the physical condition of the Property;
- b. the presence of mold or other biological hazards;
- c. the presence of rodents, insects, and vermin including termites;
- d. the legal use of the Property, including zoning and legal access to the Property;
- e. the availability and source of water, sewer, and utilities;
- f. the environmental and geological condition of the Property;
- g. the presence of noxious weeds; and
- h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer

decides whether to purchase the Property.

2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to investigate or inspect the Property or inclusions when this SPD is filled in and signed.

3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by performing more specific evaluations and inspections of the Property.

4. Boundaries, location and ownership of fences, driveways, hedges, and similar features of the Property may become the subjects of a dispute between a property owner and a neighbor. A survey may be used to determine the likelihood of such problems.

5. Seller does not warrant that the Property or inclusions are fit for Buyer's intended purposes or use of the Property. Disclosure of the condition of an item is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.

**BUYER(S) ACKNOWLEDGE RECEIPT OF THIS SPD. BUYER(S) SIGNATURE DOES NOT CONSTITUTE APPROVAL OF ANY DISCLOSED CONDITION AS REPRESENTED HEREIN BY SELLER.**

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

---

**SPD19 SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)**

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**RE/MAX Alliance-Nederland**  
 286 N Bridge St #118 Nederland, CO 80466  
 Jackie Jones Homes By Jackie Jones  
 Team Jackie@HomesByJackieJones.com  
 Ph: 303.250.7353

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SWA35-8-10) (Mandatory 1-11)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**SOURCE OF WATER ADDENDUM  
 TO CONTRACT TO BUY AND SELL REAL ESTATE**

Date: 7/23/2025

**1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE.** This Source of Water Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller and Buyer dated \_\_\_\_\_ (Contract), for the purchase and sale of the Property known as No. **220 Timber Road, Black Hawk, CO 80422**

**2. SOURCE OF POTABLE WATER.** Seller discloses the following information for the source of potable water for the Property:

[Select and complete 1, 2 or 3 as applicable.]

**2.1** The Property's source of water is a Well. Well Permit #: 199206  
 If a well is the source of water for the Property, a copy of the current Well Permit  Is  Is Not attached.

**2.2** The Water Provider for the Property can be contacted at:  
 Name:  
 Address:  
 Web Site:  
 Phone No.:

**2.3** There is neither a Well nor a Water Provider for the Property. The source of water for the Property is [describe source]:

**NOTE TO BUYER: SOME WATER PROVIDERS RELY, TO VARYING DEGREES ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

*Kristy L McAdoo*

Date: 7/26/2025

Seller: *Kristy L McAdoo*

*Mark A McAdoo*

Date: 7/26/2025



**RE/MAX Alliance-Nederland**  
 286 N Bridge St #118 Nederland, CO 80466  
 Jackie Jones Homes By Jackie Jones  
 Team Jackie@HomesByJackieJones.com  
 Ph: 303.250.7353

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF94-5-18) (Mandatory 1-19)

**SQUARE FOOTAGE DISCLOSURE  
 (Residential)**

This disclosure is made to Buyer and Seller pursuant to the requirements of the Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address: **220 Timber Road, Black Hawk, CO 80422**

**1. Licensee Measurement**

Listing Licensee  Has  **Has Not** measured the square footage of the residence according to the following standard, methodology or manner:

Standard/Methodology/Manner	Date Measured	Square Footage
<input type="checkbox"/> Exterior measurement		
<input type="checkbox"/> FHA		
<input type="checkbox"/> ANSI		
<input type="checkbox"/> Local standard		
<input type="checkbox"/> Other		

**2. Other Source of Measurement :**

Listing Licensee  **Is**  **Is Not** providing information on square footage of the residence from another source(s) as indicated below:

Source of Square Footage Information	Date	Square Footage
<input checked="" type="checkbox"/> Prior appraisal (Date of document)	<b>12/24/2012</b>	<b>3,444</b>
<input type="checkbox"/> Building plans (Date of document)		
<input type="checkbox"/> Assessor's office (Date obtained)		
<input type="checkbox"/> Other		

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. **If exact square footage is a concern, the property should be independently measured.**

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed by Buyer on or before any applicable deadline in the contract.

Broker:  Date: 9/29/2025  
**Jackie Jones**

The undersigned acknowledge receipt of this disclosure.

 Date: 9/29/2025  
 Seller: **Kristy L McAdoo**



**AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE**

DATE: \_\_\_\_\_ FROM: Alliance Real Estate Services LLC, dba RE/MAX Alliance  
TO: Kristy L McAdoo and Mark A McAdoo  
PROPERTY: 220 Timber Road Black Hawk CO 80422

This is to give you notice that the Ownership of Alliance Real Estate Services LLC, dba RE/MAX Alliance has a business relationship with those Providers described in this Notice. Because of this relationship, this referral may provide the Owner of Alliance Real Estate Services LLC dba RE/MAX Alliance a financial or other benefit. Set forth below are the names of the Service Providers and is the estimated charge or range of charges for the services listed. You are NOT required to use the listed providers as a condition of:

- The settlement of your loan on or for the purchase of your property or any refinance of that property.
- Insurance for your property

**THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES**

The rates quoted by these Companies may not be the lowest available and are subject to change.

**SERVICE PROVIDERS**

- **Home Mortgage Advisors, LLC (“HMA”):** HMA is 50% owned by Mortgage Group Partners, LLC, and 50% owned by CMG Financial Services, Inc. A subset of the owners of Alliance Real Estate Services LLC, dba RE/MAX Alliance own 100% of Mortgage Group Partners, LLC. HMA provides a full range of residential mortgage loan products and services.
  - **Loan Origination Fees: 0%-3% of the loan amount**
- **Evertree Insurance Services Mountain States, LLC:** A subset of the owners of Alliance Real Estate Services LLC dba RE/MAX Alliance has a less than 1% interest in this entity. It provides Homeowners Insurance and other insurance products including Life, Auto, Flood, and Health.

Rates will depend on location of the property and the actual coverage requested by the insured. HMA and Evertree Insurance Services are located at 5440 Ward Road, Arvada, CO 80002.

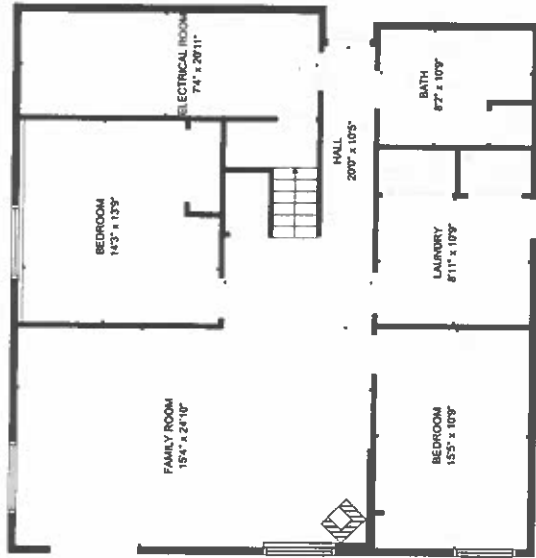
**ACKNOWLEDGMENT:** I/we have read this disclosure form and understand that the Ownership of Alliance Real Estate Services LLC, dba RE/MAX Alliance is referring me/us to purchase the above-described services and may receive a financial or other benefit as the result of this referral.

Seller/Buyer Name	Date	Seller/Buyer Name	Date
<i>Kristy L McAdoo</i>	07/26/2025	<i>Mark A McAdoo</i>	07/26/2025
Seller/Buyer Name	Date	Seller/Buyer Name	Date

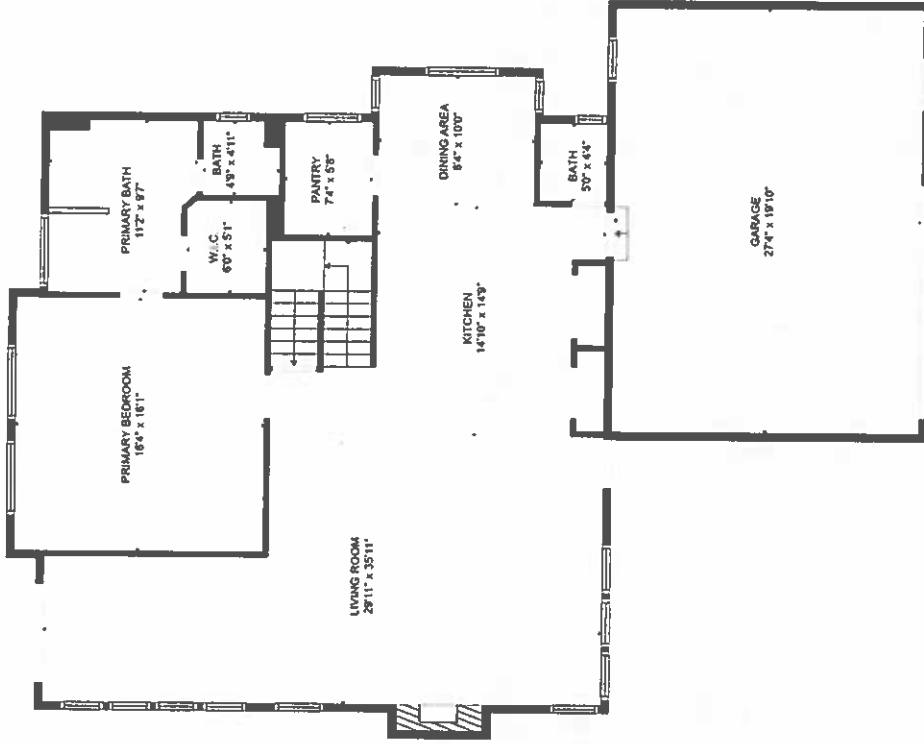
**BROKER PRESENTATION ACKNOWLEDGMENT:** As attested by the Broker’s signature below, on \_\_\_\_\_ (date), Broker provided the Seller and/or Buyer with a copy of this Affiliated Business Arrangement Disclosure.

SELLER has declined to sign the Affiliated Business Arrangement Disclosure.  BUYER has declined to sign the Affiliated Business Arrangement Disclosure.

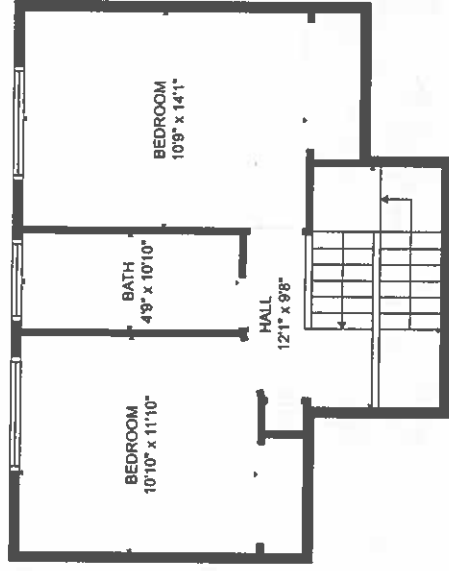
Broker \_\_\_\_\_



LOWER LEVEL



MAIN LEVEL

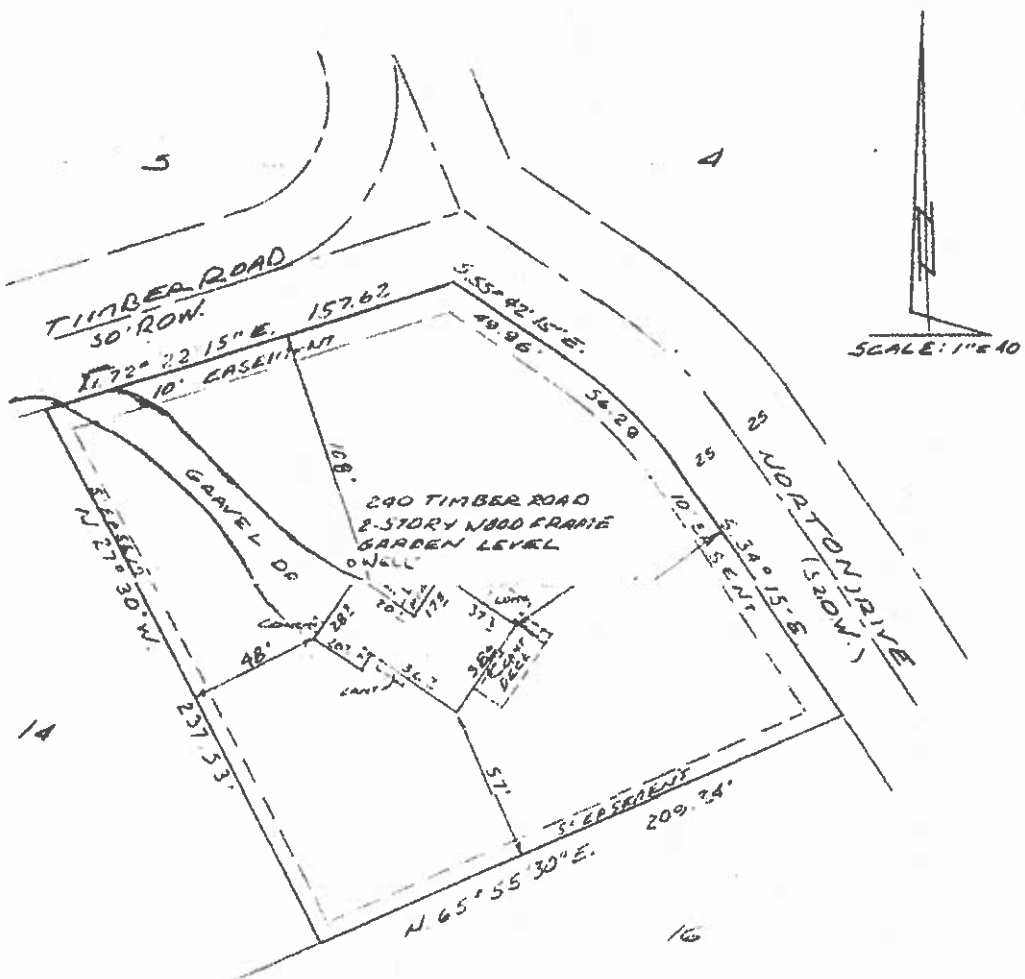


UPPER LEVEL

GROSS INTERNAL AREA  
 LOWER LEVEL: 1,462 sq ft, MAIN LEVEL: 1516 sq ft, UPPER LEVEL: 466 sq ft  
 TOTAL: 3,444 sq ft

**LEGAL DESCRIPTION:**

LOT 15,  
CHALET PARK SUBDIVISION - FILING NO. 1,  
COUNTY OF GILPIN,  
STATE OF COLORADO.

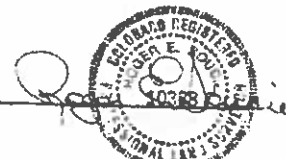


**NOTES:**

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED MAP IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR HEREON NAMED.
3. THE PROPERTY SHOWN HEREON IS NOT IN A FLOOD HAZARD AREA ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0800759999 B DATED 3-1-94.

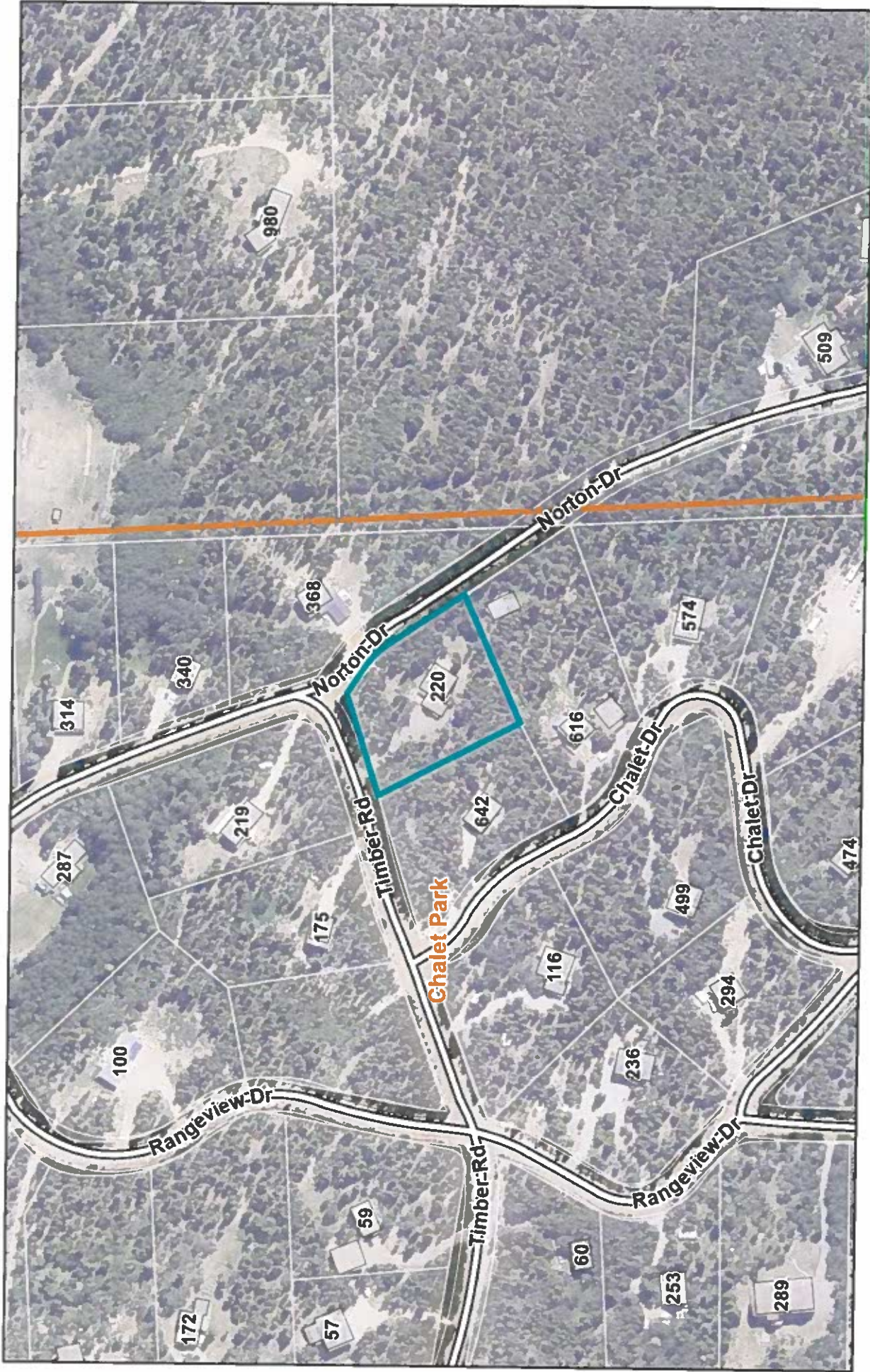
**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE PERSON, CORPORATION, OR BUSINESS NAMED HEREON, THAT IT IS NOT A LAND SURVEY PLAT OF IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENTS. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE PARCEL HEREIN DESCRIBED (ON THE DATE SHOWN HEREON) EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



SCALE: 1" = 40'	DATE: 9-13-99	REVISED:	TITLE COMMITMENT: NAME FURNISHED	DRAWN BY: CHARNE
DRAWS BY: LISA BERGLUND		TYPE OF SURVEY OR DRAWING: IMPROVEMENT LOCATION CERTIFICATE		DRAWING OR JOB NO. 9-9922
OWNER:	BUYER: BERGLUND			

# Gilpin County Web Map



9/30/2025, 10:59:42 AM

Gilpin County Boundary

Building Footprints

<all other values>

Subdivisions

Tax Lots (Under Development)

Tax Parcels (Legacy)

Private

0 0.02 0.04 0.07 0.13 km  
0 0.03 0.07 0.13 mi

1:3,165

Esri Community Maps Contributors, County of Clear Creek, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph.

0.99 ACRES



NORTON DR

TIMBER RD

PROPERTY LINES ARE FOR  
ILLUSTRATIVE PURPOSES ONLY

OFFICE OF THE STATE ENGINEER  
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203  
(303) 866-3581

WELL PERMIT NUMBER <b>199206</b>	
DIV. 1	CNTY. 24 WD 07 DES. BASIN MD

APPLICANT

WILLIAM LOVINGIER  
BOX 237  
BLACKHAWK CO 80422

(303) 582-5787

**PERMIT TO CONSTRUCT A WELL**

SUBDIV: CHALET PARK  
LOT: 15 BLK: FLG: 1

LOT SIZE: 1 ACRES

APPROVED WELL LOCATION

GILPIN COUNTY

SW 1/4 NW 1/4 SECTION 32

TWP 2 S RANGE 72 W 6th P.M

DISTANCES FROM SECTION LINES

2010 Ft. from North Section Line

1130 Ft. from West Section Line

**ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT  
CONDITIONS OF APPROVAL**

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction and Pump Installation Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on the residential site DESCRIBED ABOVE.
- 4) The use of ground water from this well is limited to ordinary household purposes inside a single family dwelling. The ground water shall not be used for irrigation or other purposes.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The return flow from the use of this well must be through a non-evaporative waste water disposal system where the water is returned to the same stream system in which the well is located.
- 7) This well shall be constructed not more than 200 feet from the location specified on this permit.

*M. M. 10-30-96*

*Hal D. Simpson*  
\_\_\_\_\_  
State Engineer

*M. A. Malley*  
\_\_\_\_\_  
By

Receipt No. 0406879

DATE ISSUED **OCT 30 1996**

EXPIRATION DATE **OCT 30 1998**

WELL CONSTRUCTION AND TEST REPORT  
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

RECEIVED

DEC 23 1996

WATER RESOURCES  
STATE ENGINEER

1. WELL PERMIT NUMBER 199206

2. OWNER NAME(S) William Lovingsior  
Mailing Address P.O. Box 237  
City, St. Zip Black Hawk, CO 80422  
Phone ( ) 582-5787

3. WELL LOCATION AS DRILLED: SW 1/4 NW 1/4, Sec. 32 Twp. 2 S, Range 72W 6th 2 m  
DISTANCES FROM SEC. LINES:  
2010 ft. from North Sec. line. and 1130 ft. from West Sec. line. OR  
(north or south) (east or west)  
SUBDIVISION: Chalet Park LOT 15 BLOCK \_\_\_\_\_ FILING(UNIT) 1  
STREET ADDRESS AT WELL LOCATION: \_\_\_\_\_

4. GROUND SURFACE ELEVATION 9280 ft. DRILLING METHOD Airpercussion  
DATE COMPLETED 12/14/96 TOTAL DEPTH 200 ft. DEPTH COMPLETED 200 ft.

5. GEOLOGIC LOG:

Depth	Description of Material (Type, Size, Color, Water Location)
0 - 7 ft	Brown Fill Dirt
7 - 9 "	Black Topsoil
9 - 110 "	Gray granite
110 - 118 "	White Quartz
118 - 165 "	Gray granite
165 - 172 "	White quartz
172 - 200 "	Gray granite

6. HOLE DIAM. (in.) From (ft) To (ft)

8 1/2"	0	20
6"	20	200

7. PLAIN CASING

OD (in)	Kind	Wall Size	From(ft)	To(ft)
6 5/8"	Steel	.188	-1	20
4"	PVC	200 psi	15	140

PERF. CASING: Screen Slot Size: 1/8"

4"	PVC	200 psi	140	200
----	-----	---------	-----	-----

8. FILTER PACK:  
Material N/A  
Size \_\_\_\_\_  
Interval \_\_\_\_\_

9. PACKER PLACEMENT:  
Type N/A  
Depth \_\_\_\_\_

REMARKS: Water located at: 118' and 165'

10. GROUTING RECORD:

Material	Amount	Density	Interval	Placement
cement	188#	11#	0-20	pour+vibrat.

11. DISINFECTION: Type Chlorine (dry) Amt. Used 1 cup

12. WELL TEST DATA:  Check box if Test Data is submitted on Form No. GWS 39 Supplemental Well Test.  
TESTING METHOD Air  
Static Level 35 ft. Date/Time measured 12/14/96, Production Rate 3 gpm.  
Pumping level 195 ft. Date/Time measured 2 p.m. - 4 p.m., Test length (hrs.) 2  
Remarks \_\_\_\_\_

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge. (Pursuant to Section 24-4-104 (13)(e) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.)

CONTRACTOR C.R. Smith Drilling Phone ( 303 642-3339 Lic. No. 328  
Mailing Address 109 Cap Road, Black Hawk, CO 80402

Name/Title (Please type or print)  
Calvin R. Smith

Signature  
Calvin R. Smith

Date  
12/20/96



Boulder Roofing, Inc.  
 3551 Pearl Street  
 Boulder, CO 80301  
 303.443.4646 / fax 303.443.4692  
 email: dan@boulderroof.com



## PROPOSAL

Submitted to:  
 Kristy McAadoo  
 220 Timber Rd  
 BlackHawk, CO 80422

Date: 1/21/2015

This proposal may be withdrawn  
 by Boulder Roofing, Inc. if not  
 accepted within 30 days.

Job Name & Location: McAadoo Residence, 220 Timber Rd, BlackHawk, CO 80422

### Complete Re-Roof

- Tear off the existing layer of asphalt shingles and haul away all debris.
- Install 2x4 drip edge along eaves.
- Install Moisture guard on all eaves and through all valleys.
- Install Moisture guard through entire area above front porch and beyond warm wall.
- Install Titanium Synthetic underlayment using cap nails on remaining roof surface
- Install new pre-painted rake edge along gable ends.
- Properly re-flash all existing skylights.
- Replace the (8) existing attic vents with 10" galvanized box vents.
- Install new "no-caulk" flashings at all plumbing vents.
- Install a new self-seal starter course along all of the eaves.
- Provide and install one of the following fiberglass dimensional shingles
- Install Manufacturers Ridge at all peaks
- All shingles will be six-nailed as required for high winds.
- Conduct final inspection and clean up.

pd 145570  
 10/5/2017  
 v#1578

- |   |                       |
|---|-----------------------|
| 1.) Tamko Heritage 30 Year              | \$11,589              |
| 2.) Tamko Heritage IR impact resistant  | \$12,238              |
| 3.) Gaf Timberline Lifetime             | \$11,874              |
| 4.) Gaf Armorshield II impact resistant | \$12,345 <del>✓</del> |

Option: Replace the existing (4) skylights with new Velux 2246 curb mount glass units. Add, \$1,472.

### Notes:

This proposal includes the removal and re-installation of the heat cable. We are not sure if all of the cable is still good. Please let us know if any areas appear to not be melting the snow properly and we can quote replacements. Some insurance companies offer discounts when class 4 shingles are installed.

- We hereby propose to provide all labor and materials as described in the above specifications for the amount stated.
- Payment to be made upon completion. Service charge: 1.5%/month plus the cost of collection & legal fees. BRF shall not be required to continue work if not paid.
- All work is covered by Boulder Roofing's standard two-year warranty (except repairs). Said warranty is the sole and exclusive remedy related to work completed.
- Boulder Roofing is fully licensed and insured. Certificates are available upon request.
- 'Additional insured' endorsements will result in an extra charge if required.
- Any alterations from above specifications involving extra costs will be executed only upon written order.
- Work cannot be scheduled until signed copy is returned.

**Boulder Roofing, Inc.**

By: Dan Reivich  
 Dan Reivich

**ACCEPTANCE OF PROPOSAL** – The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified and payment will be made as outlined above.

Date of Acceptance \_\_\_\_\_ By \_\_\_\_\_





25 Locations

Main:  
 Colorado: 303-782-9000  
 Ohio/Indiana: 614-956-1555  
 President's Hotline:  
 303-336-1599

**INVOICE**  
 321 W 84th Ave  
 Thornton, CO 80260  
 (303) 292-4800

www.appliancefactory.com

Invoice No.	S00352133
Invoice Date	07/02/2023
Sched Date	07/03/2023
Status	CUST PICKUP
Branch	1180
Page	1 of 1



Sold To:  
 McAdoo, Kristy  
 GOLDEN, CO 80402

Deliver To: 3032159227  
 McAdoo, Kristy  
 220 TIMBER RD  
 BLACK HAWK, CO 80422

Customer # 3032159227	Payment Type PAYMENT BEFORE D	Invoice Type SALES	Salesperson Noel Francis	Alt Phone #	Route
--------------------------	----------------------------------	-----------------------	-----------------------------	-------------	-------

COMMENTS:

DIRECTIONS:

QTY	BRAND	MODEL / PART	DESCRIPTION	SERIAL TYPE	PRICE	EXT PRICE
1	FRN	FRSS2623AD	FREESTANDING SIDE BY SIDE		899.98	899.98
		Payment	VISA/MC/DISCOVER (NO AMEX)		976.48	976.48

*PBL  
 Frig.  
 7/2023*

- All cancellations and returns are subject to a restocking fee, at Appliance Factory's sole discretion, of up to 50% of the price of the product.
- If I do not purchase Product Protection Plus extended warranty to protect my appliance purchase beyond the manufacture warranty, I am responsible for all costs of repair and/or replacement of my appliances.
- All mattress purchases are final. The single exception is if the mattress purchased is part of the Comfort Guarantee Program, in which event the terms and conditions of that Program controls.
- I authorize Appliance Factory and its trade partners to contact me by email, text, or other medium to provide promotional information.
- With my signature below, I state I am the customer listed on this invoice and I agree that I have read, understand, and agree to each of the five numbered conditions and agreements above my signature:

Sub Total	899.98
Tax	76.50
Invoice Total	976.48
Balance	0.00

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

OWTS to be pumped  
and inspected per  
*Gilpin County Septic*  
regulations prior to  
sale!

Information deemed reliable but not guaranteed



**PUMPING AND INSPECTION REPORT  
FOR SEPTIC TANKS**

STREET ADDRESS: 220 Timbers Rd.  
 SYSTEMS CLEANER Four Hills Septic Pumping

Unless a section has been checked **NA**, **ALL ITEMS** in that section must be completed. Items marked with an asterisk ( \* ) are minimum approval criteria items and any such item marked **FAIL** means the system cannot qualify for a use permit. All other **NO / YES** items are for information only and will be so noted on the use permit. **NP** means that this component was not originally present or provided with the system. This form must be completed for **ALL** septic tank or vault pumping. Use a separate form for each tank pumped. Gray shaded numbers are agency codes.

**PUMPING AND INSPECTION CONDITIONS**

Were all compartments of multi-compartment tanks pumped?  YES  NO  
 Was all liquid and sludge removed leaving no more than 3 inches in tank?  YES  NO

If any of the above were marked 'NO,' you must provide an explanation of the reasons why it was not possible to do so.

\_\_\_\_\_

\_\_\_\_\_

**ESTIMATED CAPACITY OF TANK** 1250 gal 2 compmts

**PRIMARY TREATMENT UNITS (septic tanks)**

Tank Operational Status

*Discharge / leakage?	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL
*Infiltration?	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL
Located under building?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <small>U213</small>
Back flow after pumping?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <small>U214</small>

Tank Components

*Lid(s)	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL
*Tank Integrity	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL
*Dosing siphon	<input type="checkbox"/> PASS	<input type="checkbox"/> FAIL <input checked="" type="checkbox"/> NP
*Internal Tees / baffles	<input checked="" type="checkbox"/> PASS	<input type="checkbox"/> FAIL <input type="checkbox"/> NP
*Effluent Filters / screens	<input type="checkbox"/> PASS	<input type="checkbox"/> FAIL <input checked="" type="checkbox"/> NP

**BLACK WATER TANKS / VAULTS**

<input checked="" type="checkbox"/> NA		
*No outlet / connection	<input type="checkbox"/> PASS	<input type="checkbox"/> FAIL
*High water alarm	<input type="checkbox"/> PASS	<input type="checkbox"/> FAIL <input type="checkbox"/> NP

**TANK REPAIRS MADE?**  YES  NO

Nathaniel Waters  
Signature of Pumper

10/21/24  
Pump Date

**NOTE: TO OBTAIN A USE PERMIT THIS REPORT MUST BE FILED WITHIN EIGHTEEN (18) MONTHS OF THE PUMPING DATE SHOWN ABOVE.**

FOOTHILLS SEPTIC PUMPING

**INVOICE**

P.O. BOX 17713  
 GOLDEN, CO 80402  
 (303) 670-3160

Date	Invoice #
10/21/2024	134626

<b>Bill To</b>
MARK/KRISTY MCADOO
GOLDEN, CO. 80402

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	FOR: 220 TIMBER RD. / BLACK HAWK PUMP SEPTIC TANK 1250 GAL	750.00	750.00
1	JEFFCO INSPECTION ONLY	200.00	200.00
Thank you for your business.		<b>Total</b>	\$950.00

**GILPIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
INDIVIDUAL SEWAGE DISPOSAL SYSTEM INSPECTION REPORT**

STREET ADDRESS: 220 Timbers Rd

INSPECTION FIRM FootHills Septic Pumping

COLORADO PE # \_\_\_\_\_ NAWT # 12629 NSF # \_\_\_\_\_

Except for system components, unless a section has been checked **NA**, **ALL ITEMS** in that section must be completed. Items marked with an asterisk ( \* ) are minimum approval criteria items. Any such item marked **FAIL** means the system cannot qualify for a use permit. All other **NO / YES** items are for information only and will be so noted on the use permit. **NP** means that the component was not provided with the original system. **Gray shaded numbers** are Agency codes.

**SYSTEM COMPONENTS** (mark only 1 for each category, or mark **NA** if not applicable)

Primary Treatment Unit **NA**

- septic tank       gray water tank       aeration tank (703)

Secondary Treatment Unit **NA**

- trickling media filter (703)       other (specify) \_\_\_\_\_

Absorption / Evaporation System **NA**

- chambered system       drip irrigation       seepage bed\*  
 seepage pit       seepage trench       ET bed  
 Other \_\_\_\_\_ \*includes any unknown type of seepage system.

Alternate System **NA**

- chemical toilet       composting toilet       incineration toilet  
 surface discharge       holding tank       black water vault  
 other (specify) \_\_\_\_\_

Other Components: **NA**

- electric pump (lift) station       valve box       other \_\_\_\_\_

NOTE: items marked "703" above also require the submission of **FORM 703**

**SITE, WEATHER AND OCCUPANCY CONDITIONS DURING INSPECTION**

- |                            |  |                                   |
|----------------------------|--|-----------------------------------|
| *Erosion?                  | <input checked="" type="checkbox"/> PASS | <input type="checkbox"/> FAIL     |
| *Improper discharges?      | <input checked="" type="checkbox"/> PASS | <input type="checkbox"/> FAIL     |
| Improper vegetative cover? | <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES u202 |
| Subject to compaction?     | <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES u203 |
| Snow cover?                | <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES u204 |
| Property vacant?           | <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES u201 |

**ABSORPTION / EVAPORATION SYSTEMS** **NA**

Visible Components

- |                          |                               |                               |                             |
|--------------------------|-------------------------------|-------------------------------|-----------------------------|
| *Vent / observation pipe | <input type="checkbox"/> PASS | <input type="checkbox"/> FAIL | <input type="checkbox"/> NP |
| *D Box / valve box       | <input type="checkbox"/> PASS | <input type="checkbox"/> FAIL | <input type="checkbox"/> NP |

Operational status

- |  |  |   |
|--|--|---|
| *Sewage surfacing?                     | <input checked="" type="checkbox"/> PASS | <input type="checkbox"/> FAIL                 |
| Evidence of past surfacing?            | <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES u205             |
| Surface dampness?                      | <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES u206             |
| Excessive odors?                       | <input checked="" type="checkbox"/> NO   | <input type="checkbox"/> YES u207             |
| Liquid in obs. / vent pipe? <i>jet</i> | <input type="checkbox"/> NONE            | <input type="checkbox"/> less than 1" u208    |
|  | <input type="checkbox"/> 1" - 6" u215    | <input type="checkbox"/> greater than 6" u216 |

**ALTERNATE SYSTEMS**

\*Functioning?  PASS  FAIL  
 Specific odors?  NO  YES u209

NA

**ELECTRIC LIFT / PUMP STATIONS**

\*Lid(s)  PASS  FAIL  
 \*Tank integrity  PASS  FAIL  
 \*Pump and controls  PASS  FAIL

NA

**MINOR REPAIRS MADE TO SYSTEM\* (must be completed)  NONE MADE**

Erosion control measures  Vent or observation pipe repaired / replaced  
 Sewer line repairs  Other repairs / replacements

(\*Use FORM 702 to report repairs to the tank and 703 for repairs to the mechanical system)

I hereby certify that I have inspected the above individual sewage disposal system in accordance with the guidance document(s) provided by the Gilpin County Public Health Agency and that my comments and observations accurately reflect the physical and operational status of the system and its components on the date of inspection and of any work performed by me.

Inspector Nashua Watson

Date 10/21/24

**NOTE: TO OBTAIN A USE PERMIT THIS REPORT MUST BE FILED WITHIN THIRTY (30) DAYS OF THE DATE IT IS PREPARED AND SIGNED.**

Below For Agency Use Only

**MALFUNCTION FILES**

CURRENT?  NO  YES  
 PAST 3 YEARS  NO  YES u210 REF NUMBER \_\_\_\_\_  
 MONTH, YEAR \_\_\_\_\_

**INSTALLATION FILES**

RECORDS?  NO u211  YES  
 Limited or Restricted Occupancy  NO  YES u217  
 Permit Number \_\_\_\_\_  
 Date of Installation \_\_\_\_\_ Number of bedrooms \_\_\_\_\_  
 Tank capacity: \_\_\_\_\_ gallons Absorption area: \_\_\_\_\_ sq. ft

**NOTICE OF NONCOMPLIANCE / VIOLATIONS?**  NO  YES u212

# GILPIN COUNTY PARKS & RECREATION



The Community Center has a gymnasium, cardio hall, weight room, fitness studio, 2 pools, indoor track, locker rooms with showers, youth camp room, and multipurpose room. The Fairgrounds include a community garden, nature trail, and an indoor and outdoor arena. Pete Gones Memorial Park is across HWY 46 with sports fields and a playground.

## 2026 SPECIAL EVENTS & HOLIDAYS

### JANUARY

- 1 New Years Day - Closed
- 19 MLK Jr. Day - Closed

### FEBRUARY

- 7 Dad & Daughter Dance & Dive
  - 16 Presidents' Day - Closed
- Register for Spring Break Camp

### MARCH

- 7 Mom & Son Nerf War
  - 29 Easter Egg Hunt & Dive
- Register for Summer Camp

### APRIL

- 5 Easter - Closed

### MAY

- 9 Health and Wellness Fair and 5k
  - 25 Memorial Day - Closed
- Register for Youth Baseball and Adult Softball, Grass Volleyball

### JUNE

- 7 Family Fun Fishing Clinic
- 13 Artisan Market
- 19 Juneteenth - Open | Movie In the Park

### JULY

- 4 Independence Day - Closed
  - 11 Artisan Market
  - 17-19 Gilpin County Fair
- Register for Youth Soccer

### AUGUST

- 8 Artisan Market
- 16-20 Annual Maintenance Week - Closed

### SEPTEMBER

- 7 Labor Day - Closed
- 12 First Responders Day | Artisan Market

### OCTOBER

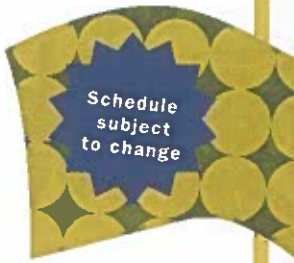
- 5 Frances Xavier Cabrini Day - Open
- 30 Spooky Stroll

### NOVEMBER

- 7 Veteran's Day Lunch with 4-H
  - 11 Veteran's Day - Open
  - 26-27 Thanksgiving Holiday Closed
  - 28 Turkey Trot
- Register for Winter Break Camp

### DECEMBER

- 12-13 Winter Arts Festival
- 24-25 Christmas Holiday - Closed
- 31 New Year's Eve - Closed



## 2026 COMMUNITY CENTER INFORMATION

\*Hours subject to change.  
Pool open all day in summer M/W

	FACILITY	POOL
SUNDAY:	11AM - 5PM	11AM -4:30PM
MONDAY:	7:30AM - 8PM	7:30AM - 12PM & 4:30-7:30PM
TUESDAY:	CLOSED YOUTH CAMP ONLY	
WEDNESDAY:	7:30AM - 8PM	7:30AM - 12PM & 4:30-7:30PM
THURSDAY:	4PM - 8PM	4:30PM - 7:30PM
FRIDAY:	7:30AM - 6PM	7:30AM - 5:30PM
SATURDAY:	9AM - 5PM	9AM - 4:30PM

## ADMISSION FEES

Age	Daily Drop-In	10 Punch Card (Expires Annually)	1 Month Membership	3 Month Membership	Annual Membership
4-17 Resident	\$4	\$36	\$32	\$80	\$260
18-64 Resident	\$5	\$45	\$40	\$100	\$330
65+ Resident	\$4	\$36	\$32	\$80	\$260
Non-Resident All Ages	\$8	\$72	\$64	\$160	\$550

- ✓ Drop-in lunch special M/W 12-4pm (during school year only) \$3 Residents / \$6 Non-Resident
- ✓ We accept SilverSneakers, Renew Active, Silver&Fit!
- ✓ Household Memberships: Buy 1 Get 1 Half-Off (3 month or annual, equal or lesser value)
- ✓ Veterans and Human Service Programs get 30% off memberships and punch cards.
- ✓ The Friends of Gilpin County Community Center offers fee assistance through the Heart Fund!



Facebook



Newsletter



Heart Fund



gilpincounty.colorado.gov



303.582.1453

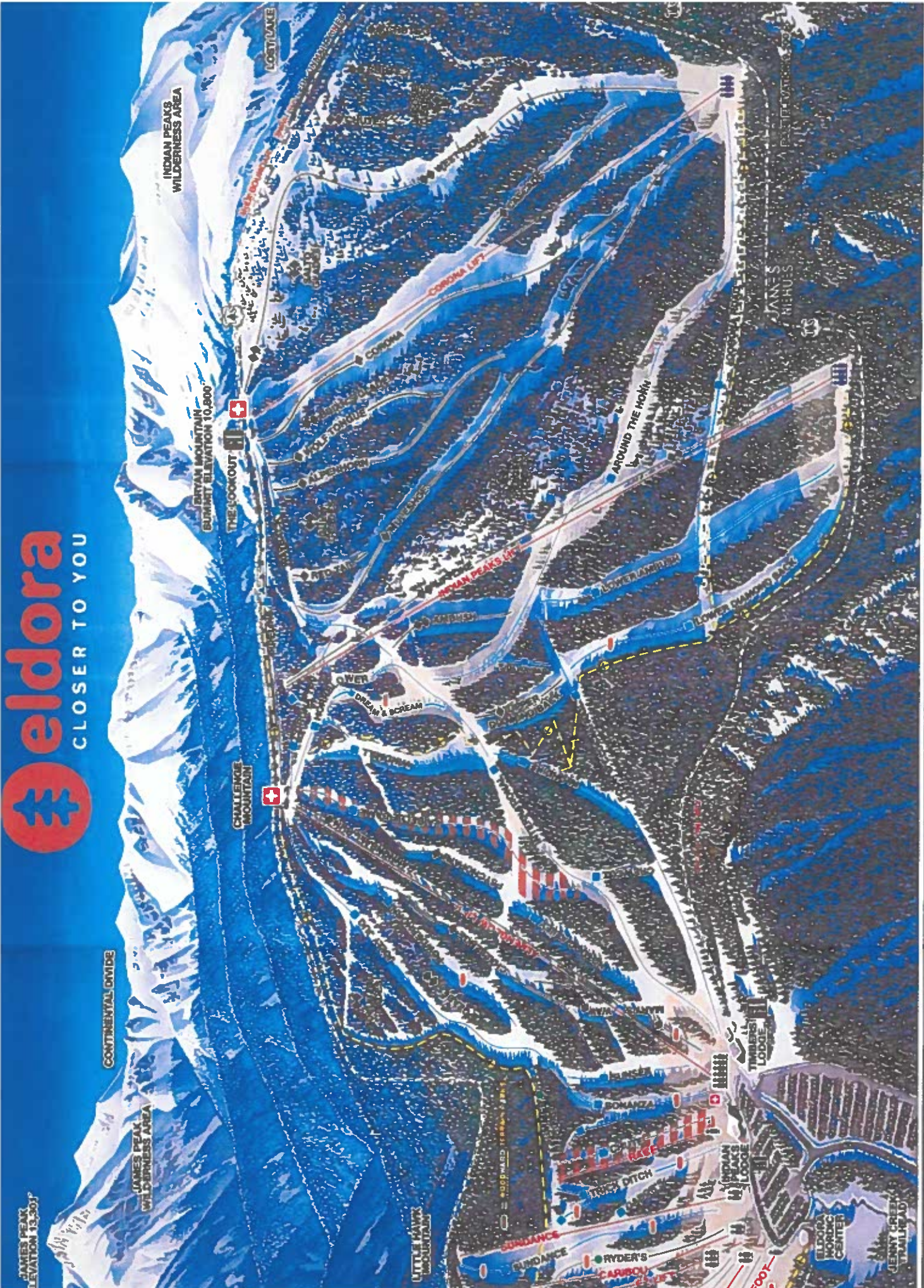


250 Norton Dr. Black Hawk

updated 12/20/2025

# eldora

CLOSER TO YOU



**MAP**

- Easiest
- More Difficult
- Race Training & Events
- Alpine Touring
- Trail-Uphill Only
- Road
- First Aid

The institution is an equal opportunity provider and is also an equal opportunity employer. Under special use permits with the U.S. Forest Service, National Forest, and in cooperation with the U.S. Forest Service, National Forest, and in cooperation with the U.S. Forest Service, National Forest.



# FREE RIDE

- Cruise in Comfort
- Explore the History
- Step off to Play in the Casinos

## Black Hawk & Central City Tramway

Our Free Bus Service connects you to destinations throughout The City of Black Hawk and Central City via 19 conveniently located bus stops. This friendly, free service is made possible by the support of local casinos.

Buses operate continuously, 7 days a week, from late morning until early the following morning.

Route and schedule information can be found at: [www.CityofBlackHawk.org](http://www.CityofBlackHawk.org) or by contacting MV Transportation at 303-761-3145.

### Useful Tips:

- For your safety, drivers will stop only at designated bus stop locations.
- Be courteous of other passengers. Rudeness and or vulgarity are unacceptable and will result in removal from the bus.
- Service animals are allowed.
- No open drinks and no smoking.
- Please ask your driver if you have any questions.
- Video and audio surveillance is in use.

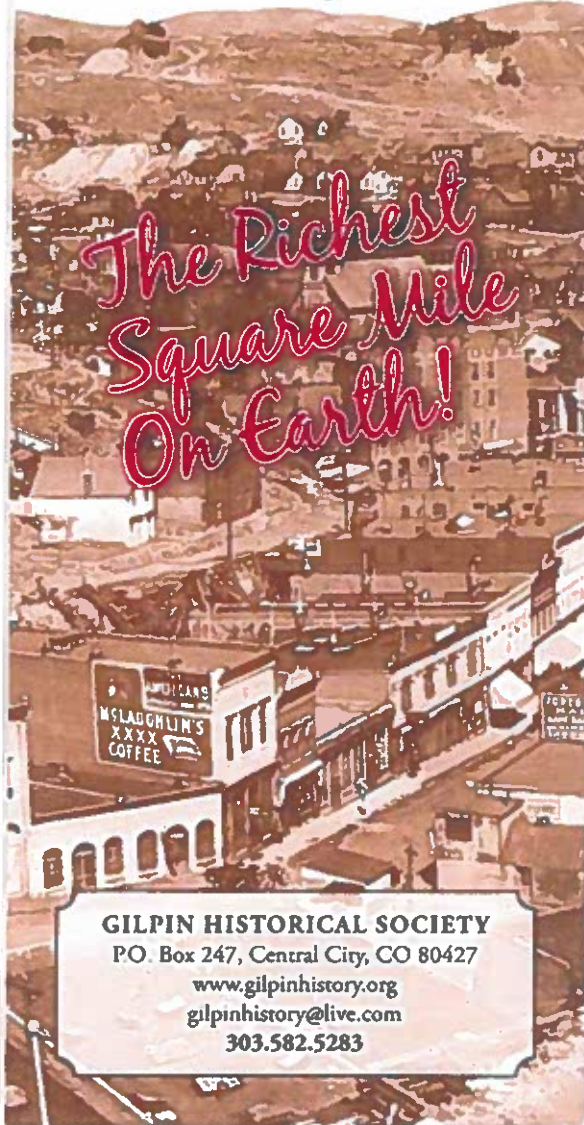


### Accessibility:

Vehicles are wheelchair accessible and are operated in compliance with the American With Disabilities Act (ADA). The Black Hawk Tramway complies with Title VI of the Civil Rights Act of 1964. The level and quality of transportation services will be provided without regard to race, color, and national origin. Information in languages other than English will be provided as needed and will be consistent with DOT LEP Guidance.

To request additional compliance information, please contact:  
Black Hawk Tramway 303 582 1324  
PO Box 68, 98<sup>th</sup> Miners Road Black Hawk, CO 80422

Locate Bus Stops & Casinos 



**GILPIN HISTORICAL SOCIETY**  
P.O. Box 247, Central City, CO 80427  
[www.gilpinhistory.org](http://www.gilpinhistory.org)  
[gilpinhistory@live.com](mailto:gilpinhistory@live.com)  
303.582.5283



## Upcoming Central City Events

Some you look forward to every year and some are brand new. All are not-to-be-missed.

Find them at [VisitCentralCity.com/events](http://VisitCentralCity.com/events) or scan this QR code.





**SHOP & DINE**  
*in*  
**BLACK HAWK**  
**COLORADO**



visit us at  
**Gregory Plaza &  
on Lower Gregory  
Street**



Flip this card  
to learn more!

# Welcome to the County of Gilpin



Tourist Map



**COLORADO**  
COME TO LIFE





Gilpin County Parks & Recreation



# Mother Son Battle of Nerf

Saturday  
March 7, 2026  
5:30-8:00pm

Hear Ye Hear Ye!

Let foam darts fly and laughter ring through the halls. Mothers and sons shall join the fray in a battle of wit, speed, and playful might.

Take aim, stand thy ground, and fight side by side in an epic Nerf clash where honor is earned and memories are forged



Fee: \$35/couple  
\$10/add. child  
\$10 late fee after 3/1

Bring thy suit  
& towel for a bath  
in thy Moat!

Community Center 250 Norton Dr. Black Hawk | 303.582.1453



## About Our District



### GILPIN COUNTY SCHOOL HISTORY

Gilpin County was established in 1861. One of the original 17 counties, Gilpin was named after Colorado's first governor of the Territory of Colorado, William Gilpin. The first public schools in Gilpin County were established a year later in 1862. There were three schools in the area at that time: one each in Central City, Black Hawk and Russell Gulch. At one time there were sixteen schools in the county. The first high school graduation was in 1888 at Central City High School (in future years the school was known as Union High School).

As the turn of the century approached, high school enrollment had grown and much of the existing building was occupied by secondary students. To address the number of students in school, Voters and District 1 responded by approving and building a separate elementary school, Clark Grade School, around 1900 in Central City. In 1921 Gilpin County High School was established by a vote of the people. The Gilpin County High School District paid rent to District 31 for the use of their building. A few years later, a bond issue was passed so that the new high school district could purchase the building from District 1. The price included the heating plant located in the Clark School building.

On October 26, 1959, Gilpin County School District RE-1 was voted into existence, reorganizing seven districts and one County High School District into one county-wide district. Motivated by financial issues in 1965, the Board of Education in Gilpin and in Boulder Valley voted to redraw district boundaries. Gilpin County School District RE-1 was divided almost in half. The southern half remained as Gilpin RE-1 while the northern half of the county was incorporated into the Boulder Valley School District. Gilpin RE-1 students attended school in grades K-6 at Clark Elementary School in Central City. Students in grades 7-12 attended school in Jefferson County or Clear Creek School Districts.

As student enrollment numbers grew, parents requested a new school building that would bring secondary students home to Gilpin RE-1. Voters approved the construction of the new school in the spring of 1978.

The school site was relocated to its present location a few miles north of Black Hawk on Highway 119 in 1978. The one level construction included a library, a multi-purpose room for physical education classes that also included a kitchen for lunch services, and 17 classrooms that served kindergarten through twelfth grade. Two years later as enrollment increased, additional classrooms were constructed at the west end and east end of the 1979 structure. In 1980, the main hallway was extended west and five classrooms were added. And, at the same time, the main hallway was extended east and six classrooms were added on the main level. The mountain terrain enabled the east addition to include a lower level that housed a wood shop, metal shop, and fine arts classrooms. Additionally, a separate gymnasium with bleacher seating to serve as a field house was constructed in 1980 just up the hill from the new school structure. This facility served the needs of the students in the community for the next 20 years.

The late 1990s brought the legalization of limited gaming and gambling to Black Hawk and Central City. Civic and school leaders anticipated a population increase to occur in conjunction with the development of the casino industry. With the anticipation of more students, a new building was planned and voters approved a bond issue to finance a three story middle/high school building north of the current school that welcomed students to its new classrooms in 2000. This new construction incorporated a waste water treatment plant on the campus along with the construction of a transportation maintenance garage.

The entire school complex has a student enrollment capacity of 600 students in grades pre-school through grade 12. However, the gaming industry did not bring a boom increase of residents to the county or students to the school. The school is a fitting place for students to learn and teachers to teach.

Curricular and extracurricular offerings have been varied and many throughout the time since secondary students returned to Gilpin in 1978. At that time wood shop, photography, drafting, art, theatre, and music were prominent courses in student schedules. Football, basketball, track, volleyball, and cheerleading have been popular sports for students to participate in over the past 25 years. Advanced coursework in English and math are offered at the school or students may concurrently enroll in college courses and take the courses at college or online at Gilpin RE-1. Spanish is offered to both middle school and high school students. The Gilpin RE-1 Board of Education has ensured over decades that the Preschool through twelfth grade program has provided a very comprehensive educational experience to all students.

# Gilpin County School District RE-1

## 2025 - 2026 School Year Calendar

August 2025						
Su	M	Tu	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

10 School Days

September 2025						
Su	M	Tu	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

17 School Days

October 2025						
Su	M	Tu	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

18 School Days

November 2025						
Su	M	Tu	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

14 School Days

December 2025						
Su	M	Tu	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

12 School Days S1= Days

January 2026						
Su	M	Tu	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

15 School Days

February 2026						
Su	M	Tu	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

16 School Days

March 2026						
Su	M	Tu	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

14 School Days

April 2026						
Su	M	Tu	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

18 School Days

May 2026						
Su	M	Tu	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

15 School Days S2= Days

June 2026						
Su	M	Tu	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026						
Su	M	Tu	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### LEGEND

- School in Session Day
- Late Start 9am/School Day
- Parent/Teacher Conferences
- Vacation Day/No School
- Teacher Professional Day
- Teacher Work Day
- Teacher Work/Professional Day

### 2025

#### Fall Semester

- 8/6/25 & 8/12 Teacher Professional Days
- 8/7 & 8/11 Teacher Work Days
- 8/11 Back to School Night-6p to 7:30p
- 8/13 **First School Day-All Students**
- 9/1 Labor Day-No School
- 9/5 Teacher Professional Day
- 10/16 End Quarter 1
- 10/17 AM Teacher Professional/PM Work Day
- 10/23 Parent/Teacher Conferences 4 pm-8 pm
- 10/24 Parent/Teacher Conferences 8 am-12 pm
- 11/7 Teacher Professional Day
- 11/26 & 27 Thanksgiving Break-No School
- 12/18 End Quarter 2/Semester I
- 12/18 Student Dismissal 1pm
- 12/19-1/1 Winter Break-No School

ADOPTED BY THE BOARD OF EDUCATION 2.4.25

### 2026

#### Spring Semester

- 1/5/26 AM Teacher Professional Day/PM Work Day
- 1/6 School Resumes-All Students
- 1/9 Teacher Professional Day
- 2/6 Teacher Professional Day
- 3/12 Quarter 3 Ends
- 3/16-19 Spring Break-No School
- 3/27 AM Teacher Professional/PM Work Day
- 4/2 Parent/Teacher Conferences 4 pm-8 pm
- 4/3 Parent/Teacher Conferences 8 am-12 pm
- 4/29 Open House-5:30 pm to 7 pm
- 5/16 Graduation-11am
- 5/25 Memorial Day-No School
- 5/28 Quarter 4/Semester II Ends
- 5/28 **Last School Day All Students Dismissal 1pm**
- 5/29 Teacher Work Day

NO CLASS ON FRIDAYS



---

## Submittal Checklist

### **The following is required for an application to be determined complete:**

#### Evidence of a legal water supply:

- A copy of a valid well permit issued by the State Division of Water Resources
  - the Department will not issue a license that is inconsistent to the attached conditions; or
- Declaration of a cistern water supply
  - if the short-term rental is an accessory dwelling unit with a cistern water supply, then the applicant shall be required to provide evidence that the plumbing of the short-term rental is not connected to a groundwater source and provide evidence of a water delivery contract (water supply must be adequate with expected use).

#### Evidence of a connection to an OWTS:

- Inspection report dated within 180 (one-hundred eighty) days
  - Applicant must provide evidence of the completion of any required maintenance listed in the inspection report
  - Occupancy is limited to the design of the OWTS.

#### Site plan with all of the following details:

- Size of parcel and boundary lines,
- Location of all structures on the property including primary and accessory dwelling units,
- Access point to the property,
- Location of parking area and number of parking spots,
- Location of outdoor garbage storage areas,
- Location of snow storage areas,
- Location of outdoor cooking or fire pit facilities.

#### Affidavit of Residence includes any of the following:

- Drivers License
- Voter Registration
- Car Registration.

If the application for the license is in the name of a business, then applicants shall provide a copy of the State business registration that includes a list of all owners, officers, or members and contact information for each. The business must be in good standing with the Colorado Secretary of State.



**Ordinance No. 22-04**  
**Before the Board of County Commissioners of the County of Gilpin**  
**An Ordinance for Short-Term Rental Regulations**

**WHEREAS**, over the last one to three years, Gilpin County (herein after "County") has seen an increasing popularity of individuals and companies purchasing, advertising, and renting out residential properties as short-term lodging with a total of one-hundred eighteen (118) licensed short term rentals or 3.4 percent of the total housing stock within Gilpin County, which has resulted in an increasing percentage of Gilpin County's housing stock being utilized as such short-term rentals; and

**WHEREAS**, the conversion of residential properties to short-term rental units has a variety of effects on both the neighborhoods in which such units are located, as well as on the County as a whole, including issues with parking, trash, increased noise, increased traffic, and a net reduction of long-term housing; and

**WHEREAS**, in an effort to address these problems and the concerns of the community, the Gilpin County Board of County Commissioners (herein after "Board") previously adopted text amendments to the Gilpin County Zoning Regulations ("Zoning Regulations"), which set forth regulations for short-term rentals and required that short-term rental operators obtain a permit from the Gilpin County Community Development Department; and

**WHEREAS**, pursuant to C.R.S. §30-15-401(s), the Board has broad authorization to promulgate, through an ordinance, regulations concerning the licensing and operation of short-term rentals located within the boundaries of unincorporated Gilpin County; and

**WHEREAS**, on April 5, 2022 the Board adopted Resolution 22-05, placing a moratorium on the acceptance and processing of short-term rental permits in order to allow County staff and the Gilpin County Planning Commission to work on amendments to the rules and regulations for licensing short-term rentals that help address the impacts of short-term rentals on neighborhoods and the community; and

**WHEREAS**, on May 17, 2022 the Board adopted Resolution 22-15, extending the moratorium until September 7, 2022;

**WHEREAS**, after meetings of the Planning Commission on March 8, April 12, April 26, May 3, and May 10 of 2022, and a public hearing on June 14, 2022, County staff prepared this Ordinance with a recommendation for adoption; and

**WHEREAS**, a Town Hall was held on July 5, 2022 to hear additional comment from the public; and

**WHEREAS**, the Gilpin County Zoning Regulations is concurrently being amended to ensure consistency between the regulations set forth herein and the Zoning Regulations; and

**WHEREAS**, this Ordinance supersedes any prior ordinance, resolution, or decision by the Board on the issues of short-term rentals and other matters addressed herein.

**WHEREAS**, the Board of County Commissioners finds such rules and regulations are reasonable and necessary to protect the public health, safety, and welfare for both residents of and visitors to Gilpin County.

**NOW THEREFORE**, the Board of County Commissioners of the County of Gilpin ordain this Ordinance No. 22-04 "Short Term Rental Regulations" is hereby adopted setting forth rules and regulations that shall apply to the licensing, advertising, and operation of short-term rental units:

### **Gilpin County Short Term Rental Regulations**

#### **Section 1 General**

##### **(A) Definitions**

- (1) Unless otherwise defined herein, the words and terms used in this Ordinance shall have the meaning as set forth in the Gilpin County Zoning Regulations ("Zoning Regulations").
- (2) For the purpose of this Ordinance, the term "short-term rental property" is defined as a residential dwelling unit, or any room therein, available for lease or exchange for a term of less than thirty (30) consecutive days ("Property").

##### **(B) Purpose**

The purpose of this Ordinance is to:

- (1) Designate a department of Gilpin County Government to process applications for licenses for Short-Term Rentals ("STR") in unincorporated Gilpin County and to provide the structure by which such entity will process and review applications.
- (2) Establish comprehensive licensing regulations to safeguard the public health, safety and welfare by regulating and controlling the use, occupancy, location and maintenance of short-term rental properties within the unincorporated areas of Gilpin County.
- (3) Ensure that short-term rentals are operated in a manner that is compliant with all applicable rules, laws, regulations, as well as compatible with the surrounding neighborhood and protects the overall community character.

### (C) Applicability

The regulations set forth in this Ordinance shall apply to short-term rental properties only, as defined herein. This Ordinance shall not apply to the furnishing of lodging services in hotels, motels, lodges, timeshares / fractional ownership units within a building operating akin to that of a hotel / motel with a central check-in located within such facility, or to properties with long-term leases.

## Section 2 Procedures

### (A) Permitted Zones and Structures

- (1) A short-term rental shall be permitted in any zoning district upon the issuance of a valid short-term rental license issued by the Community Development Department;
- (2) A short-term rental shall be permitted in a single-family dwelling, two family dwelling, or multiple family dwelling unit.
- (3) A short-term rental shall not be permitted in a temporary structure or any structure for which a valid Certificate of Occupancy has not been issued.
- (4) An individual short-term rental shall be limited to a total two (2) dwelling units, including accessory units, per parcel or property.

### (B) License

A valid license shall be issued prior to the operation of a short-term rental. Incomplete applications shall not be accepted.

#### (1) Submittal Requirements

- (a) Evidence of a legal water supply;
  - (i) A copy of a valid well permit issued by the State Division of Water Resources. The Department shall not issue or renew a short-term rental license that is inconsistent with the conditions attached to a State issued well permit; or
  - (ii) Declaration of a cistern water supply. If the short-term rental is an accessory dwelling unit with a cistern water supply, then the applicant shall be required to furnish evidence that the plumbing of the short-term rental is not connected to a groundwater source and provide evidence of a water delivery contract for adequate amount of water commiserate with expected usage; or
  - (iii) A copy of a legal water right for a spring issued by the State Division of Water Resources.

- (b) Evidence of a connection to an onsite wastewater treatment system and a copy of an inspection report dated within one-hundred eighty (180) days of application submittal that has been completed by an inspector that is licensed by the County;
  - (i) If the inspection report states that the onsite wastewater treatment system requires maintenance, including pumping, then the applicant shall provide evidence that the maintenance has been completed at the time of application.
  - (ii) The Department shall designate the acceptable forms to be utilized by licensed inspectors.
  - (iii) The maximum occupancy of the short-term rental shall be limited to the maximum occupancy as dictated by the design of the onsite wastewater treatment system.
  - (iv) Limited occupancy dwellings not served by a water carriage sewer system shall not be eligible for licensing as a short-term rental.
- (c) A copy of a State sales tax license if applicable;
- (d) A site plan that details the following:
  - (i) Size of parcel and boundary lines;
  - (ii) Location of all structures on the property including primary and accessory dwelling units;
  - (iii) Access point to the property;
  - (iv) Location of parking area and number of parking spots;
  - (v) Location of outdoor garbage storage areas;
  - (vi) Location of snow storage areas;
  - (vii) Location of outdoor cooking or fire pit facilities.
- (e) If the application for the license is to be in the name of a business, then applicants shall provide a copy of the **State** business registration that includes a list of all

owners, officers, or members and contact information for each. The business shall be in good standing with the Colorado Secretary of State.

- (f) The applicant shall designate a Responsible Agent to be available at all times during periods in which the short-term rental is occupied.
  - (i) The applicant shall provide written notice of the designated responsible person to all adjacent properties. In the case the property is a multiple family dwelling, the applicant shall provide notice to owner(s) of the adjacent dwelling(s) if the owner differs from the applicant.
  - (ii) The Responsible Agent may be the owner, property management company representative, or other person employed, authorized, or engaged by the owner to manage, rent, or supervise the short-term rental;
  - (iii) The Responsible Agent shall be an individual or a company and be identified by name, telephone, mailing address, and email address. The Responsible Agent contact person may be changed in writing delivered or sent to the Department.

## (2) License Issuance

- (a) Staff shall not issue a license for a property with any outstanding code violations with the County.
- (b) Staff shall not issue a license that would allow for a use of the property that is inconsistent with State law or regulations.
- (c) The name of the applicant shall match the name of the property owner listed on County records. If the applicant is a representative or agent of a business named on the property record, the applicant shall provide an affidavit stating they are authorized to represent the named business for the purposes of the application.
- (d) Licenses shall be issued in the name of the applicant(s) and shall be non-transferable. Licenses may be transferred to the name of a legal spouse or next of kin in the case of a death of the applicant(s).
- (e) Licenses shall be valid for (24) twenty-four months and expire on the last day of the last month of the (24) twenty-four-month period.
- (f) Staff shall notify the County Assessor that a license has been issued for a short-term rental.
- (g) Prior to issuance of a license, the permitted property shall undergo and pass an initial site inspection by the Community Development Department.

(3) License Renewal

- (a) All existing and unexpired licenses can be renewed, including those authorized under previous regulations. Applicants shall submit a request for renewal prior to the last day of the last month of the (24) twenty-four-month period for which the license was authorized.
- (b) Failure to submit a request for renewal of a license prior to expiration of an existing license shall disqualify a license from renewal eligibility.
- (c) Holders of expired licenses that have not applied for renewal by the deadline of their expiration will be required to apply for a new license.
- (d) Applications for license renewal shall not be required to complete a site inspection.

(4) Operating Standards

(a) Initial Site Inspection

An initial site inspection shall be conducted by the Community Development Department prior to issuance of the short-term rental license. The following items shall be verified during the site inspection:

- (i) The address of the property is clearly marked on the exterior wall of the primary building that faces the road from which access to the property is obtained. A reflective address sign is posted at the entrance to the driveway from the road.
- (ii) The required posted information is posted on or near the main entry door.
- (iii) Landings, porches, and decks that are more than thirty (30) inches above grade have properly installed guard rails that are tight and secure.
- (iv) All faucets are operable and hot and cold water flows freely from each faucet.
- (v) All toilets are operable.
- (vi) The property is free of any evidence of insects or rodents.
- (vii) All outside garbage containers are of bear-proof design.
- (viii) All windows are unbroken. Operable windows easily open and close.

- (ix) All advertised bedrooms have at least two means of egress.
  - (x) Two (2) charged, unexpired, and operable fire extinguishers are present inside the dwelling.
  - (xi) Smoke detectors and carbon monoxide detectors are operable when tested. Smoke detectors are located in each bedroom and in main living areas. Carbon monoxide detectors located in the hallway outside of bedrooms.
  - (xii) GFI outlets operable when tested. GFI outlets are located within bathrooms and within thirty-six (36)" inches of the kitchen sink.
  - (xiii) All stairways have properly installed handrails.
  - (xiv) All appliances are operable.
  - (xv) All electrical outlets have faceplates that are secured.
  - (xvi) A fixed system for providing heat that has been installed in accordance with the manufacturer's instructions. Active and passive heating systems shall be able to maintain the dwelling at a minimum temperature of sixty-five (65) degrees when measured three (3)' feet above the floor.
  - (xvii) A patio or landing is sturdy and is in a safe state of repair.
- (b) Posted Information
- The following information shall be posted in a conspicuous place inside the short-term rental:
- (i) License issued by the County, with County contact information provided;
  - (ii) The name, address, and telephone number of the designated responsible agent, management company, or owner of the short-term rental that can be reached on a twenty-four (24) hours basis;
  - (iii) The maximum number of persons allowed to occupy the short-term rental.
  - (iv) The maximum number of vehicles allowed to park on the short-term rental property and notice that all vehicles shall park in designated off-street parking spaces and that on-street parking is prohibited;

- (v) A map clearly indicating the subject parcel boundaries, location of residence, and locations of appropriate parking spaces;
  - (vi) The day of garbage pick-up or plan for garbage removal and notification of all rules and regulations regarding garbage removal;
  - (vii) The entire property address, including house number, street name, and city shall be visibly posted inside the short-term rental with instructions to call 911 in the case of an emergency;
  - (viii) Information regarding fire suppression types available onsite. If a Fire Restriction or Fire Ban is in effect, the terms of that restriction or ban shall be included;
  - (ix) Information regarding fire/emergency evacuation routes out of the area;
  - (x) The discharging of firearms or fireworks on the premises is strictly prohibited;
  - (xi) Notification to the occupants that they are fully responsible for cleaning up after the domestic animal(s) and where animal waste collection bags and disposal container are located;
  - (xii) Gilpin County Good Neighbor Guide.
- (c) Addressing  
Address numbers shall be posted on the exterior of the building and the driveway entrances so that it is clearly visible from the traveled road.
- (d) Animals  
Domestic animal(s) shall be kept within a fully enclosed fenced area or on a leash at all times. See Gilpin County Zoning Regulations Section and the Gilpin County Dog Ordinance No. 16-01.
- (e) Fireworks and Firearms  
The discharge of fireworks or firearms on the premises of the short-term rental shall be prohibited.
- (f) Snow Storage  
On-site snow storage shall be separate from designated parking spaces and shall not block access to and from the structure.

(g) Fires

No open fires shall be permitted.

- (i) Fires shall be contained within an enclosure, constructed of steel or other noncombustible material. Enclosure shall be no larger than three (3) feet inside diameter. There shall be an area of at least three (3) feet of clearance of combustible materials surrounding the fire enclosure. Fires shall not be permitted within twenty-five (25) feet of any structure. Fires are permitted year-round but not allowed during periods of high fire danger. Fires shall only occur in designated and approved fire pits and/or enclosures. Fire pits and enclosures for fires shall be inspected and approved by the applicable fire district prior to use.
- (ii) Outdoor fire, cooking, or heating facilities that can be turned on and off and are located at least (5) feet from combustible materials or located on a deck or patio, shall be exempt from Section (B)(4)(g)(i) above.
- (iii) A continuous water supply such as a hose hooked to a faucet or other type of fire suppression shall be available at the location of the fire facility for use to put out fires as well as a round tipped shovel with at least a thirty-six (36) inch handle. No fire shall be left unattended by an adult and shall be completely extinguished and saturated with water before abandoning the fire.
- (iv) Operators of short-term rentals shall be permitted and encouraged to ban guests from having fires on the property.

(h) Cleaning

The short-term rental shall be cleaned between each rental use.

(i) Access and Parking

Off-street parking area shall be provided in the amount of at least one (1) space per bedroom. If a short-term rental is accessed by a shared driveway, proof of legal access or written permission to access the driveway shall be obtained from each shared driveway property owner. Occupants and visitors utilizing short-term rentals shall park in designated off-street parking spaces. On-street parking areas within a County road or right-of-way or within a private road right-of-way are prohibited. Written property owner permission is required for parking on adjacent or neighboring properties. No person shall be permitted to stay overnight in any motor vehicles, including recreational vehicles, which are parked at a short-term rental.

- (j) **Garbage**  
Clearly-defined garbage areas shall be provided, with an adequate number of garbage containers. A plan for regular garbage pick-up or individual plan for garbage removal (including name and location of provider) shall be identified for all occupants. All outside garbage storage areas and containers shall be of a bear-proof design. Garbage containers shall not be left unattended for on-street pick-up and shall only be left outside on the day of on-street pick-up. If there is no on-street pick-up, the owner or management company representative shall remove garbage. All garbage shall be removed between each rental use and, if the rental is for seven (7) up to thirty (30) days, all garbage shall be removed weekly. The property shall be properly maintained and free of garbage, trash, and litter. The property shall be in compliance with Gilpin County Trash Ordinance No. #99-02.
- (k) **Parties and Events**  
Parties and events at the short-term rental are strictly prohibited.
- (l) **Noise**  
While occupying or visiting a short-term rental, no person shall make, cause, or permit unreasonable noise to be emitted from the short-term rental that is audible upon neighboring private premises in excess of the limits set forth in C.R.S. §25-12-103 or otherwise disturbs the peace.
- (m) **Safety**  
The short-term rental shall contain at least two (2) operable fire extinguishers, that are easily accessible, and operable smoke alarms as required by applicable building code. The short-term rental shall contain operable carbon monoxide alarms in compliance with C.R.S. §38-45-104.

(5) **License Tiers**

- (a) **Tier 1: Owner Occupied**  
Applies to a County resident who maintains the property as a primary residence during periods in which it is rented as a short-term rental.
  - (i) Applicants shall provide an affidavit of primary residence as supplied by the Department.
  - (ii) Applicants shall notify the Department within thirty (30) calendar days of vacating the property as their primary residence.
- (b) **Tier 2: Non-Owner Occupied (County Resident)**  
Applies to a County resident who does not maintain a primary residence at the

property during periods in which it is rented as a short-term rental. Additional requirements:

- (i) Applicant shall provide an affidavit of residence as supplied by the Department;
  - (ii) Applicants are limited to the ownership of two (2) short-term rentals within the County. This limit shall apply even in situations where multiple business names are used. The Administrator shall have the discretion to make determinations that applicants of different business or individual names represent a single applicant.
  - (iii) Applicants who have previously obtained an annual operating permit for more than two (2) short-term rentals within the County prior to March 6th, 2022, shall be exempt from the two (2) short-term rental license restriction;
  - (iv) If an applicant holding multiple licenses through the exemption (ii) under this tier is subject to license revocation by the Administrator, the exemption (ii) shall lapse;
  - (v) If an applicant holding multiple licenses through exemption (ii) discontinues the property's use as a short-term rental for more than (1) one year, then the exemption (ii) shall lapse.
- (c) **Tier 3: Non-County Resident**  
Applies to a short-term rental that is owned by a Non-County Resident. Additional requirements:
- (i) Applicants are limited to the ownership of one (1) short-term rental within the County. This limit shall apply even in situations where multiple business names are used. The Administrator shall have the discretion to make determinations that applicants of different business names represent a single applicant;
  - (ii) Applicants who have previously obtained an annual operating permit for more than one (1) short-term rental within the County prior to March 6th, 2022, shall be exempt from the one (1) short-term rental license restriction;
  - (iii) If an applicant holding multiple licenses through the exemption (ii) under this tier is subject to license revocation by the Administrator, the exemption (ii) shall lapse;

(iv) If an applicant holding multiple licenses through exemption (ii) discontinues the property's use as a short-term rental for more than one (1) year, then the exemption (ii) shall lapse.

(d) License Cap

Licenses for tiers 2 and 3 shall be subject to a combined (5%) five percent cap of total housing units within the unincorporated County. The total number of housing units shall be determined by the Administrator based on the number of housing units in the County as provided by the U.S. Census Bureau. The Administrator shall subtract the reported housing units from the incorporated areas of the County from the total housing unit number. The Administrator may revise the total number of housing units up or down based on the number of permits issued for construction or demolition of housing units.

(e) License Wait List

When the total number of issued licenses reaches the cap set by Section 2(B)(5)(d) above, the Administrator shall create a wait list for new licenses.

(i) When a position on the wait list becomes available, the Administrator shall contact the applicant(s) by email on file and post a list of the applicant(s) by first initial and last name that will be posted at the Old Gilpin County Courthouse and on the Gilpin County website, to notify them they have thirty (30) days to submit a complete application for a license. If that person does not respond or fails to submit a completed application by the deadline, their name will be stricken from the wait list permanently. If that occurs, the next person on the list will be contacted promptly.

### **Section 3 Violations, Enforcement, and Revocation**

#### **(A) Ongoing Compliance Obligations of Licensee**

- (1) Issuance of a license is expressly contingent upon the licensee maintaining compliance with all requirements set forth in this Ordinance. If at any time a licensee fails to maintain such compliance as is required, the licensee shall be in violation of this Ordinance.
- (2) A licensee shall avoid any illegal, dangerous, or harmful practices or conditions which are detrimental to the public property, health, welfare, peace or safety.
- (3) A licensee shall refrain from engaging in business on the licensed premises during the period the short-term rental license is revoked or suspended.

**(B) Complaints**

- (1) Complaints concerning a short-term rental property shall be first directed to the property's designated Responsible Agent (herein after "Responsible Agent"). The Responsible Agent shall respond to the complaint, including visiting the site if necessary. Failure of a Responsible Agent to affirmatively respond to a complaint and attempt to resolve such complaint within one (1) hour of notification shall be considered a violation of the Ordinance.
- (2) The County may investigate any complaint received, in order to determine if it is a substantiated complaint that represents a documented violation of any provision(s) of this Ordinance. Violations of this Ordinance shall be subject to the enforcement provisions set forth herein. If violations are not corrected or if there are repeat offenders of the Ordinance, Gilpin County may pursue action as provided for herein.
- (3) Remedies for non-compliance: If there is one or more unresolved substantiated complaints for a short-term rental property, or if upon review at any time, Gilpin County determines that the license holder has failed to comply with any of the requirements, operating standards, conditions or restrictions imposed by this Ordinance, Gilpin County may take such action as is deemed necessary to remedy the noncompliance, including but not limited to suspension or revocation of the permit as set forth in Section 3(F) below.

**(C) Enforcement**

Enforcement of this Ordinance shall be by the Community Development Department and the Sheriff's Office, as deemed necessary and appropriate.

**(D) Violations**

Violations of this Ordinance shall be considered a civil infraction, and punishable by a penalty assessment procedure as provided for in C.R.S. §16-2-201 and §30-15-402, as amended from time to time. Each day a violation of this Ordinance continues will amount to a separate offense for which a separate penalty may be imposed.

**(E) Graduated Fine Schedule**

A graduated fine schedule is hereby adopted:

- (1) 1<sup>st</sup> Offense: \$250.00 - Two Hundred Fifty Dollars
- (2) 2<sup>nd</sup> Offense: \$750.00 - Seven Hundred Fifty Dollars
- (3) 3<sup>rd</sup> Offense: \$1,000.00 - One Thousand Dollars

**(F) Revocation**

- (1) A license issued pursuant to this Ordinance may be revoked by the Administrator following a hearing for any violation of the Ordinance, or violation of the short-term rental regulations in the Gilpin County Zoning Regulations, and the Administrator shall commence revocation proceedings if any of the below occurs:

  - (a) A licensee has been cited for two (2) or more offenses within a three (3)-month period;
  - (b) A licensee submits a license application or other documents as part of the license review process that contains or represents fraud, misrepresentation, or a false statement of material fact;
  - (c) A licensee has violated or is currently violating this Ordinance or the prior in a manner that significantly endangers the public health, safety, and/or welfare;
  - (d) A licensee fails to pay sales and/or property taxes as required.
- (2) Hearing on Revocation:

  - (a) Notice of a hearing pursuant to this Section 3(F) shall be given to a licensee in writing at the address shown on the license application, and to the Responsible Agent identified in the license application. Such notice shall be mailed via certified mail at least fourteen (14) calendar days prior to the date set for the hearing.
  - (b) The licensee may appear with or without representation, and may appear remotely by telephone or video conference.
  - (c) The licensee may present evidence at the hearing and shall provide copies of such evidence to the Hearing Officer at or before the hearing.
  - (d) The Hearing Officer shall consider the following:

    - (i) The nature and seriousness of the violation(s);
    - (ii) Impact of the violation(s) on the neighborhood and/or community;
    - (iii) Corrective action, if any, taken by the licensee or the designated Responsible Agent;
    - (iv) Prior violations;

- (v) The likelihood of recurrence of the violation(s);
  - (vi) Entirety of the circumstances surrounding the violation;
  - (vii) Willfulness or lack thereof on the part of the licensee;
  - (viii) Length of time the licensee has held a license.
- (e) The Hearing Officer shall be the Gilpin County Manager or his or her designee.
- (f) Following the hearing, if the Hearing Officer determines that a violation or violations has occurred and good cause exists for the imposition of a sanction against the licensee, the Hearing Officer may impose the following sanctions:
- (i) License suspension for a time period not to exceed six (6) months;
  - (ii) License revocation.
- (g) Any action taken pursuant to this subsection shall be commensurate with the seriousness of the violation(s) and the action or lack thereof taken by the licensee to resolve the violation(s).
- (h) The Hearing Officer shall provide his or her decision in writing to the licensee holder within fifteen (15) calendar days of the hearing.
- (i) Individuals or entities who have had their license revoked will be placed on the wait list based on the date the license was revoked. They may reapply for a new license after the expiration of one (1) year from the time of revocation, unless a longer period of time is imposed by the Hearing Officer, which period of time shall not exceed three (3) years, if a wait list does not exist.

#### (G) Appeals of License Revocations

- (1) A licensee who has had their short-term rental license revoked or suspended may appeal the revocation or suspension to the Board of County Commissioners by emailing, filing, or otherwise submitting a letter of appeal to the Office of the Gilpin County Manager within ten (10) days after the date the letter of decision by the Hearing Officer is emailed. The date of an appeal letter shall be the time it is marked as received by the Manager's Office.
- (2) The Board of County Commissioners shall conduct a de novo hearing on the appeal at a regularly scheduled meeting or special meeting held within thirty (30) days of the date of the appeal letter.

- (3) Any such hearing shall be conducted pursuant to the parameters set forth in Section 1.10 of the Gilpin County Zoning Regulations, as amended from time to time.
- (4) If a licensee who's appeal to the Board of County Commissioners is granted shall be refunded the revocation hearing and appeal fees that have been paid to the County.

(H) Costs of Enforcement, Revocation, and Appeal

In the event it is necessary for the County to take action for enforcement of this Ordinance, there shall be added to any fees due hereunder all reasonable costs and fees incurred by the County, including reasonable attorney fees. If any action is brought in a court of law by or against the County relating to the enforcement, interpretation or construction of this Ordinance, or of any document provided for herein, or of any proceeding hereunder, the prevailing party in such action shall be entitled to reasonable attorney fees as well as all costs incurred in the prosecution or defense of such action.

(I) Additional Remedies

In addition to the remedies set forth herein and in the Gilpin County Zoning Regulations, the County reserves the right to employ all other remedies that may exist under Colorado law and in equity to enforce these Short-Term Rental Regulations.

**Section 4 License Fees**

(A) All fees listed and described in Section 4 of this Ordinance may be adjusted by the Board of County Commissioners by Resolution in the future.

(B) License Fees

The license fee shall apply to each dwelling unit **short-term rental**. The following license fees shall apply at the time of application and shall be updated in the Community Development Department's Fee Schedule as soon as practicable:

- (1) Tier One License: \$500.00 – Five Hundred Dollars
- (2) Tier Two License: \$800.00 – Eight Hundred Dollars
- (3) Tier Three License: \$1800.00 – One Thousand Eight Hundred Dollars

(C) Revocation Hearing Fees

The fee for a revocation hearing shall be equal to the applicable License Fee dependent on the tier of license.

**(D) Appeal Fees**

The fee for an appeal of a revocation shall be twice the amount of the applicable License Fee dependent on the tier of license.

**Section 5 Compliance Timeline**

**(A) Pre-Existing Annual Operating Permits**

All short-term rental annual operating permits approved prior to the effective date of this Ordinance shall be allowed to operate pursuant to the standards in place at the time of permitting.

**(B) Renewal of Existing Annual Operating Permits**

- (1) All existing short-term rental annual operating permits approved prior to the effective date of this Ordinance shall be converted to a twenty-four (24) month license upon reapplication by the permit holder.
- (2) Pre-existing holders of an annual operating permit shall have thirty (30) days from the date of expiration of their annual operating permit to apply for a short-term rental license under the provisions of this Ordinance.
- (3) Pre-existing and unexpired annual operating permits shall be counted first towards the total number of short-term rental licenses allowed under the license cap imposed by Section 2 of this Ordinance.
- (4) Pre-existing holders of an annual operating permit that fail to apply for a new short-term rental license within thirty (30) days of expiration of their current permit shall lose any grandfathered status and will be removed from the initial count of short-term rental licenses allowed under the license cap imposed by Section 2 of this Ordinance.
- (5) Pre-existing holders of an annual operating permit shall be required to meet all of the adopted standards for license issuance when applying for conversion to a short-term rental license with the exceptions allowed under Section 2(B)(5)(b)(iii) and Section 2(B)(5)(c)(ii).

**(C) New Licenses**

Upon the effective date of this Ordinance, all new applications for a short-term rental license will be subject to all applicable provisions of this Ordinance.

## **Section 6 Effective Date**

### **(A) Effective Date of Ordinance**

The Ordinance shall be effective immediately upon adoption, except as set forth above in Section 5.

### **(B) Necessity of Ordinance for Immediate Preservation of Public Health and Safety**

This Ordinance is necessary for the immediate preservation of public health and safety because, without limitation:

- (1) The proliferation of short-term rentals in the unincorporated area of Gilpin County is substantially impacting Gilpin County's neighborhoods; and
- (2) There is currently a moratorium on the acceptance and processing of new short-term rental permit applications. The moratorium is set to expire on September 7, 2022. If the Ordinance does not immediately take effect, staff anticipates dozens of short-term rental applications will be submitted under the prior regulations, creating additional impacts and frustrating the significant and substantial efforts undertaken by staff and the Board of County Commissioners during the moratorium to revise the Short-Term Rental regulations.

### **(C) Severability**

If any part or parts of this Ordinance are for any reason held to be invalid, such provision shall not affect the validity of the remaining portions of this Ordinance. The Board of County Commissioners hereby declares that it would have passed this Ordinance and each or parts hereof, irrespective of the fact that any one part of parts be declared invalid.

### **(D) Repeal**

Except as specifically provided herein, all ordinances and/or resolutions or parts of ordinance and/or resolutions inconsistent with the provisions of this Ordinance, are hereby repealed, except that this repeal shall not affect or prevent the enforcement against any person any act done or committed in violation of any ordinance hereby repealed prior to the date such ordinance no longer applies to such person.

Approved and adopted upon second reading by a vote of 2 to 1 this 23rd day of August, 2022.

Adopted this 23rd day of August, 2022 by a vote of 2 to 1.

*A signed and recorded copy of this ordinance is available through the Clerk & Recorder's Office via Reception Number 172973.*