



## REGULAR MEETING AGENDA

City of Black Hawk City Council  
211 Church Street, Black Hawk, CO

July 26, 2023  
3:00 p.m.

### RINGING OF THE BELL:

1. CALL TO ORDER:
2. ROLL CALL & PLEDGE OF ALLEGIANCE:
3. AGENDA CHANGES:
4. CONFLICTS OF INTEREST: (Council disclosures are on file w/City Clerk & Sec. of State)
5. EMPLOYEE INTRODUCTION: Jason Adkins, Fleet Technician I  
Chris Keller, Facilities Maintenance Technician I  
Zachary Driscoll, Water Utility Operator I  
Keyara Vieweg, Water Utility Operator I
6. PUBLIC COMMENT: *Please limit comments to 5 minutes*
7. APPROVAL OF MINUTES: June 28, 2023
8. PUBLIC HEARINGS:
  - A. CB22, An Ordinance Approving and Accomplishing the Annexation of Bates Hill – 2023 Annexation No. 1 of Contiguous Unincorporated City-Owned Property Located in Gilpin County
  - B. CB23, An Ordinance Approving and Accomplishing the Annexation of Bates Hill – 2023 Annexation No. 2 of Contiguous Unincorporated City-Owned Property Located in Gilpin County
  - C. CB24, An Ordinance Approving and Accomplishing the Annexation of Bates Hill – 2023 Annexation No. 3 of Contiguous Unincorporated City-Owned Property Located in Gilpin County
  - D. CB25, An Ordinance Approving and Accomplishing the Annexation of Bates Hill – 2023 Annexation No. 4 of Contiguous Unincorporated City-Owned Property Located in Gilpin County
  - E. CB26, An Ordinance Approving and Accomplishing the Annexation of Bates Hill – 2023 Annexation No. 5 of Contiguous Unincorporated City-Owned Property Located in Gilpin County
  - F. CB27, An Ordinance Approving and Accomplishing the Annexation of Bates Hill – 2023 Annexation No. 6 of Contiguous Unincorporated City-Owned Property Located in Gilpin County
  - G. CB28, A Bill for an Ordinance Zoning Certain City-Owned Properties Known as the Bates Hill 2023 Annexations 1-6 to the History Appreciation Recreation Destination (HARD) Zone District
  - H. CB29, An Ordinance Amending Section 18-5 of the Black Hawk Municipal Code, Addressing Amendments to the Adopted International Fire Code, 2021 Edition
  - I. Resolution 59-2023, A Resolution Approving the Certificate of Architectural Compatibility for the Property Located at 187 Clear Creek Street

**MISSION STATEMENT:** The mission of the City of Black Hawk is to progressively provide cost effective programs and services of the highest quality to the community

**AMERICANS WITH DISABILITY ACT NOTICE** Any disabled person who plans to attend any governmental meeting of the City of Black Hawk and requires special assistance can contact City Hall at (303) 582-2221. Please make any request for assistance at least 24 hours before the scheduled meeting



9. ACTION ITEMS:

- A. Resolution 60-2023, A Resolution Accepting the City of Black Hawk 2022 Audit
- B. Resolution 61-2023, A Resolution Approving Change Order #1 with PEH Architects in the Amount of \$114,468.00 for Design Services Associated with the Copper Kitchen Pizzeria Project

10. CITY MANAGER REPORT:

11. CITY ATTORNEY REPORT:

12. EXECUTIVE SESSION:

Executive Session to hold a conference with the City Attorney to receive legal advice on specific legal issues regarding potential litigation and regarding options related to City-owned property pursuant to C.R.S. § 24-6-402(4)(b), and to instruct negotiators regarding City-owned land on Gregory Hill, the Gregory Street HARD District, other City-owned property, and potential property acquisition pursuant to C.R.S § 24-6-402(4)(e).

13. ADJOURNMENT:

**MISSION STATEMENT:** The mission of the City of Black Hawk is to progressively provide cost effective programs and services of the highest quality to the community

**AMERICANS WITH DISABILITY ACT NOTICE** Any disabled person who plans to attend any governmental meeting of the City of Black Hawk and requires special assistance can contact City Hall at (303) 582-2221. Please make any request for assistance at least 24 hours before the scheduled meeting





# City of Black Hawk New Employee Introduction



Jason Adkins  
Fleet Technician I

Hello my name is Jason Adkins and I started with the City of Black Hawk on 6/6/2023. I have really enjoyed working for the City of Black Hawk. My co-workers are all great people and have helped me feel comfortable since I have started. My favorite part of working for the city so far is the amazing views along with being able to be close with nature. I recently graduated from a tech school called Lincoln College of Technology. I met Steve, Don, and Carrie at a career fair at the school. They all shared their wonderful stories of working for the City of Black Hawk. They had an incredible slideshow that portrayed the fleet shop along with the equipment the city owns. In my free time I enjoy watching and playing sports. I also enjoy camping and fishing. My favorite food is ribs. One of my career goals is to become a certified technician and learn as much so I can be an asset at the fleet shop. I want to thank everyone for the great opportunity to work for the City of Black Hawk. I look forward to working for the City of Black Hawk for many years to come!





# City of Black Hawk New Employee Introduction



Chris Keller  
Facilities Maintenance Technician I

I am 48 years old and have been married to my wife, Margaret, for 15 years. We have three children – Penn, 18, Roland, 17 and Lola Joy, who is nearly 16. I served in the Marine Corps and was honorably discharged. I previously worked for Prudent Technologies as a Superintendent/Project Manager.

My projects included contaminated lead soil clean-ups on EPA superfund sites in Nebraska and Missouri, the largest groundwater cleanup in the US in Grand Island Nebraska, a groundwater relief outflow system on the Fort Peck Dam in Montana, dismantling of the Dragon Power Station at the Port of Oakland and the Goose Creek wetland restoration in Boulder Colorado. More recently, I was the owner and operator of C & M Construction Services, doing remodels, tile work and other construction jobs. So far, I've really enjoyed my time working with Black Hawk and hope to continue well into the future.





# City of Black Hawk New Employee Introduction



Zachary Driscoll  
Water Utility Operator I

Zach is from Portland, Maine and graduated from the University of Washington at Bothell Campus in 2018 with a degree in Biology. After graduating, he worked as a lab analyst in Seattle before moving to Colorado in 2019. He has spent the last several years working in a clinical diagnostics lab, learning how to process a variety of blood, urine, and saliva samples. Zach is thrilled to join the Black Hawk Team and learn more about the water filtration process. Outside of work, Zach enjoys snowboarding, plays on a recreational softball team, and enjoys long walks with his wife and dog, Nala.





# City of Black Hawk New Employee Introduction



Keyara Vieweg  
Water Utility Operator I

My name is Keyara; I am working as a water operator. I am currently attending school at Red Rocks for a bachelors in Applied Science of Environmental Technology. I am focused on Water Quality Management Technology. I was in a program called River Watch which led me to choosing this career path. I have lived in Colorado my whole life. Currently my professional goal is to work on getting certifications and learning more. Outside of work and school I enjoy spending time kayaking, hiking, and going to see movies.





**City of Black Hawk  
City Council**

**June 28, 2023**

**MEETING MINUTES**

Water Resource Engineer Brad Dallam rang the bell to open the meeting.

1. **CALL TO ORDER:** Mayor Spellman called the regular meeting of the City Council to order on Wednesday, June 28, 2023 at 3:00 p.m.
2. **ROLL CALL:** Present were: Mayor Spellman, Aldermen Armbright, Bennett, Johnson, Midcap, Moates, and Torres.  
  
Staff Present: City Attorney Hoffmann, City Manager Cole, Police Chief Moriarty, Fire Chief Woolley, Finance Director Hillis, City Clerk/Administrative Services Director Greiner, Public Works Director Isbester, Water Resource Engineer Dallam, Maintenance Services Manager Jackson, City Engineer Reed, Community Planning & Development Director Linker, and Deputy City Clerk Martin.
- PLEDGE OF ALLEGIANCE:** Mayor Spellman led the meeting in reciting the Pledge of Allegiance.
3. **AGENDA CHANGES:** City Attorney Hoffmann made a minor change to the Executive Session language. He said the legal advice on specific legal issues is regarding intergovernmental relations pursuant to C.R.S. § 24-6-402(4)(b), and the remainder of the Executive Session would not be necessary for today.
4. **CONFLICTS OF INTEREST:** City Attorney Hoffmann asked Council to declare any Conflicts of Interest on any issue appearing on the agenda this afternoon other than those previous disclosures and conflicts that have already been disclosed and are on file with the City Clerk and Secretary of State. City Council noted no conflicts.

City Attorney Hoffmann asked the audience if there were any objections to any member of the Council voting on any issue on the agenda this afternoon. There were no objections noted.



5. PUBLIC COMMENT: Deputy City Clerk Martin confirmed no one had signed up to speak.

6. APPROVAL OF  
MINUTES: June 14, 2023

**MOTION TO  
APPROVE** Alderman Armbright **MOVED** and was **SECONDED** by Alderman Torres to approve the Minutes as presented.

**MOTION PASSED** There was no discussion, and the motion **PASSED** unanimously.

7. PUBLIC HEARINGS:

**A. CB21, An Ordinance Approving the Water Storage Agreement Between the City of Black Hawk and the City of Golden**

Mayor Spellman read the title and opened the public hearing.

Public Works Director Isbester and Water Resource Engineer Dallam introduced this item. Mr. Dallam said Council approved a similar agreement in February for Black Hawk to store up to 100-acre feet in Golden's Guanella Reservoir. Since then, Golden has had a new attorney who wished to make a few modifications related to dates. Staff contacted City's Water Council, who reviewed the modifications and supported the changes.

**PUBLIC HEARING:** Mayor Spellman declared a Public Hearing on CB21, an Ordinance approving the Water Storage Agreement between the City of Black Hawk and the City of Golden open and invited anyone wanting to address the Board either "for" or "against" the proposed Ordinance to come forward.

No one wished to speak, and Mayor Spellman declared the Public Hearing closed.

**MOTION TO  
APPROVE** Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to approve CB21, an Ordinance approving the Water Storage Agreement between the City of Black Hawk and the City of Golden.

**MOTION PASSED** There was no discussion, and the motion **PASSED** unanimously.



8. ACTION ITEMS:

**A. Resolution 56-2023, A Resolution Approving the Purchase of a Police Dispatch Computer System and Radio System, a Tower Microwave, and Specialized Furniture in Conjunction with the 2023 Police Department Remodel Project**

Mayor Spellman read the title.

Police Chief Moriarty introduced this item. She requests updates to the dispatch area consisting of dispatch computer and radio systems, adding two additional consoles, a new microwave tower since ours is outdated, and specialized furniture to house it all. She said the State was going to require a certain system, but it ended up failing, which allowed for huge savings. She said at some point, they will still have to purchase miscellaneous kitchenette and records furniture. These upgrades allow for future growth.

**MOTION TO APPROVE**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Torres to approve Resolution 56-2023, a Resolution approving the purchase of a Police Dispatch Computer System and Radio System, a Tower Microwave, and specialized furniture in conjunction with the 2023 Police Department Remodel Project.

**MOTION PASSED**

There was no discussion, and the motion **PASSED** unanimously.

**B. Resolution 57-2023, A Resolution Approving an Agreement with Merrick & Company for Engineering Services for the Elkhorn Tank Substitute Siting Evaluation Project in the Amount Not to Exceed \$72,290.00**

Mayor Spellman read the title.

Public Works Water Resource Engineer Dallam recommends a siting study for an additional potable water storage tank. He said the design work is done for the Young Ranch, known as the Elkhorn site, but a study was never done to ensure that it is the best location. He went on to say that optimal tank placement would help with overall efficiency, lower energy, and increase dependability.

**MOTION TO APPROVE**

Alderman Midcap **MOVED** and was **SECONDED** by Alderman Moates to approve Resolution 57-2023, a Resolution approving an agreement with Merrick & Company for Engineering Services for the Elkhorn Tank Substitute Siting Evaluation Project in the amount not to exceed \$72,290.00.

**MOTION PASSED**

There was no discussion, and the motion **PASSED** unanimously.



**C. Resolution 58-2023, A Resolution Approving an Agreement with Andraos Construction LLC for the 2023 Concrete Replacement Project in the Amount Not to Exceed \$420,000.00**

Mayor Spellman read the title.

Public Works Director Isbester and Maintenance Services Manager Jackson introduced this item. This is for replacing curb, gutter, and storm sewer drainage lids along Main Street. They only received one bid back. It was noted that this project has not been done in three years due to Covid, and it has been difficult to get anyone to come up.

**MOTION TO APPROVE**

Alderman Johnson **MOVED** and was **SECONDED** by Alderman Bennett to approve Resolution 58-2023, a Resolution approving an agreement with Andraos Construction LLC for the 2023 Concrete Replacement Project in the amount not to exceed \$420,000.00.

**MOTION PASSED**

There was no discussion, and the motion **PASSED** unanimously.

**9. CITY MANAGER REPORT:**

City Manager Cole would like to cancel the July 12<sup>th</sup> meeting since there is only one item, which can wait until July 26<sup>th</sup>. Council agreed.

**10. CITY ATTORNEY REPORT:**

City Attorney Hoffmann had nothing to report.

**11. EXECUTIVE SESSION:**

As stated at the beginning of the meeting, City Attorney Hoffmann recommended item number 2 only for Executive Session, and the specific legal issues are regarding intergovernmental relations.

**MOTION TO ADJOURN INTO EXECUTIVE SESSION**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to adjourn into Executive Session at 3:14 p.m. to hold a conference with the City's Attorney to receive legal advice on specific legal questions pursuant to C.R.S. § 24-6-402(4)(b).

**MOTION PASSED**

There was no discussion, and the motion **PASSED** unanimously.



**MOTION TO  
ADJOURN**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to adjourn the Executive Session at 3:30 p.m.

**MOTION PASSED**

There was no discussion, and the motion **PASSED** unanimously.

12. ADJOURNMENT:

Mayor Spellman declared the Regular Meeting of the City Council adjourned at 3:30 p.m.

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Melissa A. Greiner, CMC  
City Clerk

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David D. Spellman  
Mayor



**COUNCIL BILL 22  
ORDINANCE 2023-22**

**AN ORDINANCE APPROVING AND ACCOMPLISHING THE  
ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 1 OF  
CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY  
LOCATED IN GILPIN COUNTY**

**COUNCIL BILL 23  
ORDINANCE 2023-23**

**AN ORDINANCE APPROVING AND ACCOMPLISHING THE  
ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 2 OF  
CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY  
LOCATED IN GILPIN COUNTY**

**COUNCIL BILL 24  
ORDINANCE 2023-24**

**AN ORDINANCE APPROVING AND ACCOMPLISHING THE  
ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 3 OF  
CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY  
LOCATED IN GILPIN COUNTY**

**COUNCIL BILL 25  
ORDINANCE 2023-25**

**AN ORDINANCE APPROVING AND ACCOMPLISHING THE  
ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 4 OF  
CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY  
LOCATED IN GILPIN COUNTY**

**COUNCIL BILL 26  
ORDINANCE 2023-26**

**AN ORDINANCE APPROVING AND ACCOMPLISHING THE  
ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 5 OF  
CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY  
LOCATED IN GILPIN COUNTY**

**COUNCIL BILL 27  
ORDINANCE 2023-27**

**AN ORDINANCE APPROVING AND ACCOMPLISHING THE  
ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 6 OF  
CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY  
LOCATED IN GILPIN COUNTY**



STATE OF COLORADO  
COUNTY OF GILPIN

CITY OF BLACK HAWK

COUNCIL BILL NUMBER: CB22

ORDINANCE NUMBER: 2023-22

**TITLE: AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 1 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY**

WHEREAS, the City of Black Hawk owns the real property described in attached **Exhibit A**, which is contiguous unincorporated territory situated, lying, and being in the County of Gilpin, State of Colorado;

WHEREAS, the City Council of the City of Black Hawk, Colorado, has satisfied itself concerning the eligibility for annexation of that property described on attached **Exhibit A** and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the City of Black Hawk, Colorado.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. The annexation by and to the City of Black Hawk, State of Colorado, of that property described in attached **Exhibit A**, situated, lying, and being in the County of Gilpin, State of Colorado, meets all requirements of law and the annexation policy of the City of Black Hawk, and therefore, said annexation is hereby approved and made effective.

Section 2. The City of Black Hawk owns one hundred percent (100%) of the property described on the attached **Exhibit A**, and said property is not solely a public street or right-of-way.

Section 3. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the municipal laws of the State of Colorado pertaining to cities, and to all ordinances, resolutions, rules, and regulations of the City of Black Hawk.

Section 4. Considering all of the foregoing and based on the conviction that annexation of this property to the City of Black Hawk will serve the best interest of the City of Black Hawk and the owner(s) of the territory to be annexed, the unincorporated territory described in **Exhibit A**, which is attached hereto and made a part hereof, is hereby annexed to the City of Black Hawk, Colorado.

Section 5. The City Clerk shall file for recording one (1) certified copy of the Annexation Ordinance and one (1) copy of the Annexation Map with the Clerk and Recorder of the County of Gilpin, State of Colorado.



Section 6. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Gilpin County Clerk and Recorder.

Section 7. The City Clerk shall file two (2) certified copies of the Annexation Ordinance and two certified copies of the Annexation Map for the Real Property with the Clerk and Recorder of the County of Gilpin, State of Colorado, for such Clerk and Recorder's filing with the Division of Local Governments of the Department of Local Affairs and the Department of Revenue

Section 8. Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 26<sup>th</sup> day of July, 2023.

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David D. Spellman, Mayor

ATTEST:

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Melissa A. Greiner, CMC City Clerk



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 1

BATES HILL – 2023 ANNEXATION NO. 1, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 2-3 OF THE BILLINGS MS 200 TO BEAR NORTH 65°46'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**BEGINNING** AT A POINT ON LINE 2-3 OF SAID BILLINGS MS 200 AND THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117-120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 661.99 FEET TO LINE 1-4 OF THE GETTYSBURG MS 5777;

THENCE SOUTH 54°15'00" WEST ON LINE 1-4 OF SAID GETTYSBURG MS 5777, A DISTANCE OF 31.57 FEET TO THE TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 259.10 FEET TO LINE 1-6 OF THE VULCAN MS 590;

THENCE NORTH 28°59'02" WEST ON LINE 1-6 OF SAID VULCAN MS 590, A DISTANCE OF 11.47 FEET TO CORNER 6 OF SAID VULCAN MS 590;

THENCE SOUTH 41°20'58" WEST ON LINE 5-6 OF SAID VULCAN MS 590, A DISTANCE OF 9.99 FEET TO SAID TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 409.74 FEET TO LINE 3-4 OF THE ALL NATION MS 18091;

THENCE NORTH 27°09'00" WEST ON LINE 3-4 OF SAID ALL NATION MS 18091, A DISTANCE OF 24.79 FEET TO LINE 1-2 OF THE PROSPECTOR MS 625 AMENDED;

THENCE SOUTH 62°18'00" WEST ON LINE 1-2 OF SAID PROSPECTOR MS 625 AMENDED, A DISTANCE OF 30.34 FEET TO CORNER 2 OF SAID PROSPECTOR MS 625 AMENDED AND THE TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON LINE 2-3 OF SAID PROSPECTOR MS 625 AMENDED AND SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 117.06 FEET TO CORNER 3 OF SAID PROSPECTOR MS 625 AMENDED;

THENCE NORTH 27°42'00" WEST ON LINE 3-4 OF SAID PROSPECTOR MS 625 AMENDED, A DISTANCE OF 64.37 FEET TO LINE 1-4 OF THE BILLINGS MS 200;

THENCE SOUTH 65°46'00" WEST ON LINE 1-4 OF SAID BILLINGS MS 200, A DISTANCE OF 46.57 FEET TO CORNER 1 OF SAID BILLINGS MS 200;

THENCE NORTH 24°14'00" WEST ON LINE 1-2 OF SAID BILLINGS MS 200, A DISTANCE OF 50.00 FEET TO CORNER 2 OF SAID BILLINGS MS 200;

THENCE NORTH 65°46'00" EAST ON LINE 2-3 OF SAID BILLINGS MS 200, A DISTANCE OF 479.49 FEET TO THE **POINT OF BEGINNING**, CONTAINING 181,182.93 SQUARE FEET OR 4.16 ACRES MORE OR LESS.



STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK

COUNCIL BILL NUMBER: CB23

ORDINANCE NUMBER: 2023-23

**TITLE: AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 2 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY**

WHEREAS, the City of Black Hawk owns the real property described in attached **Exhibit A**, which is contiguous unincorporated territory situated, lying, and being in the County of Gilpin, State of Colorado;

WHEREAS, the City Council of the City of Black Hawk, Colorado, has satisfied itself concerning the eligibility for annexation of that property described on attached **Exhibit A** and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the City of Black Hawk, Colorado.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. The annexation by and to the City of Black Hawk, State of Colorado, of that property described in attached **Exhibit A**, situated, lying, and being in the County of Gilpin, State of Colorado, meets all requirements of law and the annexation policy of the City of Black Hawk, and therefore, said annexation is hereby approved and made effective.

Section 2. The City of Black Hawk owns one hundred percent (100%) of the property described on the attached **Exhibit A**, and said property is not solely a public street or right-of-way.

Section 3. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the municipal laws of the State of Colorado pertaining to cities, and to all ordinances, resolutions, rules, and regulations of the City of Black Hawk.

Section 4. Considering all of the foregoing and based on the conviction that annexation of this property to the City of Black Hawk will serve the best interest of the City of Black Hawk and the owner(s) of the territory to be annexed, the unincorporated territory described in **Exhibit A**, which is attached hereto and made a part hereof, is hereby annexed to the City of Black Hawk, Colorado.

Section 5. The City Clerk shall file for recording one (1) certified copy of the Annexation Ordinance and one (1) copy of the Annexation Map with the Clerk and Recorder of the County of Gilpin, State of Colorado.



Section 6. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Gilpin County Clerk and Recorder.

Section 7. The City Clerk shall file two (2) certified copies of the Annexation Ordinance and two certified copies of the Annexation Map for the Real Property with the Clerk and Recorder of the County of Gilpin, State of Colorado, for such Clerk and Recorder's filing with the Division of Local Governments of the Department of Local Affairs and the Department of Revenue

Section 8. Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 26<sup>th</sup> day of July, 2023.

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David D. Spellman, Mayor

ATTEST:

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Melissa A. Greiner, CMC City Clerk



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 2

BATES HILL – 2023 ANNEXATION NO. 2, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 1–6 OF THE SOMES MS 385A TO BEAR NORTH 46°34'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**BEGINNING** AT A POINT ON LINE 1–6 OF SAID SOMES MS 385A AND THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117–120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 409.44 FEET TO LINE 1–2 OF THE ALCES MS 18032;

THENCE SOUTH 65°33'00" WEST ON LINE 1–2 OF SAID ALCES MS 18032, A DISTANCE OF 603.43 FEET TO THE TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 80.40 FEET TO LINE 2–3 OF SAID ALCES MS 18032;

THENCE NORTH 24°27'00" WEST ON LINE 2–3 OF SAID ALCES MS 18032, A DISTANCE OF 12.91 FEET TO LINE 3–4 OF SAID SOMES MS 385A;

THENCE SOUTH 56°27'02" WEST ON LINE 3–4 OF SAID SOMES MS 385A, A DISTANCE OF 14.65 FEET TO SAID CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 210.93 FEET TO LINE 5–6 OF SAID SOMES MS 385A;

THENCE NORTH 56°27'02" EAST ON LINE 5–6 OF SAID SOMES MS 385A, A DISTANCE OF 249.81 TO CORNER 6 OF SAID SOMES MS 385A;

THENCE NORTH 46°34'02" EAST ON LINE 1–6 OF SAID SOMES MS 385A, A DISTANCE OF 459.96 FEET TO THE **POINT OF BEGINNING**, EXCEPTING THEREFROM GOVERNMENT LOT 49, CONTAINING A GROSS AREA OF 188,126.86 SQUARE FEET OR 4.32 ACRES AND A NET AREA OF 185,506.69 SQUARE FEET OR 4.26 ACRES MORE OR LESS.



**STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK**

**COUNCIL BILL NUMBER: CB24**

**ORDINANCE NUMBER: 2023-24**

**TITLE: AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 3 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY**

WHEREAS, the City of Black Hawk owns the real property described in attached **Exhibit A**, which is contiguous unincorporated territory situated, lying, and being in the County of Gilpin, State of Colorado;

WHEREAS, the City Council of the City of Black Hawk, Colorado, has satisfied itself concerning the eligibility for annexation of that property described on attached **Exhibit A** and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the City of Black Hawk, Colorado.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. The annexation by and to the City of Black Hawk, State of Colorado, of that property described in attached **Exhibit A**, situated, lying, and being in the County of Gilpin, State of Colorado, meets all requirements of law and the annexation policy of the City of Black Hawk, and therefore, said annexation is hereby approved and made effective.

Section 2. The City of Black Hawk owns one hundred percent (100%) of the property described on the attached **Exhibit A**, and said property is not solely a public street or right-of-way.

Section 3. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the municipal laws of the State of Colorado pertaining to cities, and to all ordinances, resolutions, rules, and regulations of the City of Black Hawk.

Section 4. Considering all of the foregoing and based on the conviction that annexation of this property to the City of Black Hawk will serve the best interest of the City of Black Hawk and the owner(s) of the territory to be annexed, the unincorporated territory described in **Exhibit A**, which is attached hereto and made a part hereof, is hereby annexed to the City of Black Hawk, Colorado.

Section 5. The City Clerk shall file for recording one (1) certified copy of the Annexation Ordinance and one (1) copy of the Annexation Map with the Clerk and Recorder of the County of Gilpin, State of Colorado.



Section 6. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Gilpin County Clerk and Recorder.

Section 7. The City Clerk shall file two (2) certified copies of the Annexation Ordinance and two certified copies of the Annexation Map for the Real Property with the Clerk and Recorder of the County of Gilpin, State of Colorado, for such Clerk and Recorder's filing with the Division of Local Governments of the Department of Local Affairs and the Department of Revenue

Section 8. Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 26<sup>th</sup> day of July, 2023.

---

David D. Spellman, Mayor

ATTEST:

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Melissa A. Greiner, CMC City Clerk



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 3

BATES HILL – 2023 ANNEXATION NO. 3, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 2-3 OF THE FREEDOM EXTENSION MS 16666 TO BEAR NORTH 43°23'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666 AND THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117-120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 354.66 FEET TO LINE 1-6 OF THE SOMES MS 385A;

THENCE SOUTH 46°34'02" WEST ON LINE 1-6 OF SAID SOMES MS 385A, A DISTANCE OF 192.80 FEET TO LINE 1-4 OF THE BUENO MS 209;

THENCE SOUTH 76°00'00" WEST ON LINE 1-4 OF SAID BUENO MS 209, A DISTANCE OF 359.19 FEET TO LINE 1-4 OF THE FREEDOM EXTENSION MS 16666;

THENCE SOUTH 43°23'00" WEST ON LINE 1-4 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 45.46 FEET TO CORNER 1 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 52°42'00" WEST ON LINE 1-2 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 31.40 FEET TO LINE 1-4 OF SAID BUENO MS 209;

THENCE SOUTH 76°00'00" WEST ON LINE 1-4 OF SAID BUENO MS 209, A DISTANCE OF 385.08 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 09°35'51" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 50.15 FEET TO LINE 2-3 OF SAID BUENO MS 209;

THENCE NORTH 76°00'00" EAST ON LINE 2-3 OF SAID BUENO MS 209, A DISTANCE OF 341.17 FEET TO LINE 1-2 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 52°42'00" WEST ON LINE 1-2 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 55.37 FEET TO CORNER 2 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 43°23'00" EAST ON LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 134.55 FEET TO LINE 7-8 OF THE ROAD OR ELEPHANT MS 296;

THENCE SOUTH 77°48'00" WEST ON LINE 7-8 OF SAID ROAD OR ELEPHANT MS 296, A DISTANCE OF 417.50 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 05°31'19" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 49.71 FEET TO LINE 9-10 OF SAID ROAD OR ELEPHANT MS 296;

THENCE NORTH 77°48'00" EAST ON LINE 9-10 OF SAID ROAD OR ELEPHANT MS 296, A DISTANCE OF 428.34 FEET TO CORNER 10 OF SAID ROAD OR ELEPHANT MS 296;

THENCE NORTH 60°41'00" EAST ON LINE 10-11 OF SAID ROAD OR ELEPHANT MS 296, A DISTANCE OF 105.36 FEET TO LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 43°23'00" EAST ON LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 263.86 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM GOVERNMENT LOT 48, CONTAINING A GROSS AREA OF 188,309.80 SQUARE FEET OR 4.32 ACRES AND A NET AREA OF 169,017.74 SQUARE FEET OR 3.88 ACRES MORE OR LESS.



**STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK**

**COUNCIL BILL NUMBER: CB25**

**ORDINANCE NUMBER: 2023-25**

**TITLE: AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 4 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY**

WHEREAS, the City of Black Hawk owns the real property described in attached **Exhibit A**, which is contiguous unincorporated territory situated, lying, and being in the County of Gilpin, State of Colorado;

WHEREAS, the City Council of the City of Black Hawk, Colorado, has satisfied itself concerning the eligibility for annexation of that property described on attached **Exhibit A** and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the City of Black Hawk, Colorado.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. The annexation by and to the City of Black Hawk, State of Colorado, of that property described in attached **Exhibit A**, situated, lying, and being in the County of Gilpin, State of Colorado, meets all requirements of law and the annexation policy of the City of Black Hawk, and therefore, said annexation is hereby approved and made effective.

Section 2. The City of Black Hawk owns one hundred percent (100%) of the property described on the attached **Exhibit A**, and said property is not solely a public street or right-of-way.

Section 3. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the municipal laws of the State of Colorado pertaining to cities, and to all ordinances, resolutions, rules, and regulations of the City of Black Hawk.

Section 4. Considering all of the foregoing and based on the conviction that annexation of this property to the City of Black Hawk will serve the best interest of the City of Black Hawk and the owner(s) of the territory to be annexed, the unincorporated territory described in **Exhibit A**, which is attached hereto and made a part hereof, is hereby annexed to the City of Black Hawk, Colorado.

Section 5. The City Clerk shall file for recording one (1) certified copy of the Annexation Ordinance and one (1) copy of the Annexation Map with the Clerk and Recorder of the County of Gilpin, State of Colorado.



Section 6. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Gilpin County Clerk and Recorder.

Section 7. The City Clerk shall file two (2) certified copies of the Annexation Ordinance and two certified copies of the Annexation Map for the Real Property with the Clerk and Recorder of the County of Gilpin, State of Colorado, for such Clerk and Recorder's filing with the Division of Local Governments of the Department of Local Affairs and the Department of Revenue

Section 8. Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 26<sup>th</sup> day of July, 2023.

---

David D. Spellman, Mayor

ATTEST:

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Melissa A. Greiner, CMC City Clerk



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 4

BATES HILL – 2023 ANNEXATION NO. 4, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 2-3 OF THE ST. LOUIS NO. 3 MS 975 TO BEAR NORTH 58°32'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON LINE 6-7 OF THE MARYLAND MS 272B AND THE SOUTHERLY LINE OF THE INTERGOVERNMENTAL AGREEMENT RECORDED IN BOOK 683, PAGE 122;

THENCE SOUTH 90°00'00" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 62.94 FEET TO THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117-120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 423.32 FEET TO LINE 2-3 OF THE FREEDOM EXTENSION MS 16666;

THENCE SOUTH 43°23'00" WEST ON LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 160.02 FEET TO LINE 1-2 OF THE THEODORE H BECKER MS 241B;

THENCE NORTH 51°32'23" WEST ON LINE 1-2 OF SAID THEODORE H BECKER MS 241B, A DISTANCE OF 73.07 FEET TO CORNER 2 OF SAID THEODORE H BECKER MS 241B;

THENCE NORTH 50°00'59" WEST LINE 2-3 OF SAID THEODORE H BECKER MS 241B, A DISTANCE OF 132.53 FEET TO CORNER 3 OF SAID THEODORE H BECKER MS 241B AND LINE 1-6 OF THE AETNA MS 223;

THENCE SOUTH 63°00'00" WEST ON LINE 1-6 OF SAID AETNA MS 223, A DISTANCE OF 515.74 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 23°12'37" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 50.11 FEET TO LINE 2-3 OF SAID AETNA MS 223;

THENCE NORTH 63°00'00" EAST ON LINE 2-3 OF SAID AETNA MS 223, A DISTANCE OF 490.75 FEET TO CORNER 4 OF THE MARYLAND MS 272B;

THENCE NORTH 50°00'00" WEST ON LINE 4-5 OF SAID MARYLAND MS 272B, A DISTANCE OF 48.64 FEET TO LINE 1-4 OF THE ST. LOUIS NO. 3 MS 975;

THENCE SOUTH 58°32'00" WEST ON LINE 1-4 OF SAID ST. LOUIS NO. 3 MS 975, A DISTANCE OF 472.49 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 40°57'28" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 152.07 FEET TO LINE 2-3 OF SAID ST. LOUIS NO. 3 MS 975;

THENCE NORTH 58°32'00" EAST ON LINE 2-3 ST. LOUIS NO. 3 MS 975, A DISTANCE OF 485.63 FEET TO CORNER 3 OF SAID ST. LOUIS NO. 3 MS 975;

THENCE SOUTH 43°24'00" EAST ON LINE 3-4 OF SAID ST. LOUIS NO. 3 MS 975, A DISTANCE OF 88.62 FEET TO LINE 5-6 OF SAID MARYLAND MS 272B;

THENCE NORTH 29°04'00" EAST ON LINE 5-6 OF SAID MARYLAND MS 272B, A DISTANCE OF 111.15 FEET TO CORNER 6 OF SAID MARYLAND MS 272B;

THENCE NORTH 55°48'00" WEST ON LINE 6-7 OF SAID MARYLAND MS 272B, A DISTANCE OF 74.68 FEET TO THE POINT OF BEGINNING, CONTAINING 161,757.41 SQUARE FEET OR 3.71 ACRES MORE OR LESS.



STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK

COUNCIL BILL NUMBER: CB26

ORDINANCE NUMBER: 2023-26

**TITLE: AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 5 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY**

WHEREAS, the City of Black Hawk owns the real property described in attached **Exhibit A**, which is contiguous unincorporated territory situated, lying, and being in the County of Gilpin, State of Colorado;

WHEREAS, the City Council of the City of Black Hawk, Colorado, has satisfied itself concerning the eligibility for annexation of that property described on attached **Exhibit A** and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the City of Black Hawk, Colorado.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. The annexation by and to the City of Black Hawk, State of Colorado, of that property described in attached **Exhibit A**, situated, lying, and being in the County of Gilpin, State of Colorado, meets all requirements of law and the annexation policy of the City of Black Hawk, and therefore, said annexation is hereby approved and made effective.

Section 2. The City of Black Hawk owns one hundred percent (100%) of the property described on the attached **Exhibit A**, and said property is not solely a public street or right-of-way.

Section 3. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the municipal laws of the State of Colorado pertaining to cities, and to all ordinances, resolutions, rules, and regulations of the City of Black Hawk.

Section 4. Considering all of the foregoing and based on the conviction that annexation of this property to the City of Black Hawk will serve the best interest of the City of Black Hawk and the owner(s) of the territory to be annexed, the unincorporated territory described in **Exhibit A**, which is attached hereto and made a part hereof, is hereby annexed to the City of Black Hawk, Colorado.

Section 5. The City Clerk shall file for recording one (1) certified copy of the Annexation Ordinance and one (1) copy of the Annexation Map with the Clerk and Recorder of the County of Gilpin, State of Colorado.



Section 6. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Gilpin County Clerk and Recorder.

Section 7. The City Clerk shall file two (2) certified copies of the Annexation Ordinance and two certified copies of the Annexation Map for the Real Property with the Clerk and Recorder of the County of Gilpin, State of Colorado, for such Clerk and Recorder's filing with the Division of Local Governments of the Department of Local Affairs and the Department of Revenue

Section 8. Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 26<sup>th</sup> day of July, 2023.

---

David D. Spellman, Mayor

ATTEST:

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Melissa A. Greiner, CMC City Clerk



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 5

BATES HILL – 2023 ANNEXATION NO. 5, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 3–4 OF THE MARYLAND SECOND DISCOVERY MS 384A TO BEAR NORTH 65°28'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**BEGINNING** AT A POINT ON THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470 AND LINE 3–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A;

THENCE NORTH 65°28'00" EAST ON LINE 3–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A, A DISTANCE OF 561.23 FEET TO CORNER 1 OF THE MARYLAND SECOND DISCOVERY MS 384B;

THENCE NORTH 34°09'51" EAST ON LINE 1–2 OF SAID MARYLAND SECOND DISCOVERY MS 384B, A DISTANCE OF 249.44 FEET TO CORNER 2 OF SAID MARYLAND SECOND DISCOVERY MS 384B;

THENCE NORTH 55°44'41" WEST ALONG THE WESTERLY LINES OF THE BONANZA TUNNEL NO. 4 MS 7417 AND THE BONANZA TUNNEL NO. 5 MS 7417, A DISTANCE OF 165.38 FEET TO CORNER 18 OF SAID BONANZA TUNNEL NO. 5;

THENCE NORTH 62°40'22" EAST ON LINE 18–19 OF SAID BONANZA TUNNEL NO. 5 MS 7417, A DISTANCE OF 3.55 FEET TO CORNER 3 OF THE VIRGINIA EXTENSION MS 11016;

THENCE NORTH 54°43'00" WEST ON LINE 2–3 OF SAID VIRGINIA EXTENSION MS 11016, A DISTANCE OF 5.24 FEET TO CORNER 2 OF SAID VIRGINIA EXTENSION MS 11016;

THENCE NORTH 63°56'00" EAST ON LINE 1–2 OF SAID VIRGINIA EXTENSION MS 11016, A DISTANCE OF 214.66 FEET TO CORNER 1 OF SAID VIRGINIA EXTENSION MS 11016;

THENCE SOUTH 05°58'57" EAST A DISTANCE OF 431.91 FEET TO LINE 6–7 OF THE MARYLAND MS 272B;

THENCE NORTH 55°48'00" WEST ON LINE 6–7 OF SAID MARYLAND MS 272B, A DISTANCE OF 32.81 FEET TO CORNER 7 OF SAID MARYLAND MS 272B;

THENCE SOUTH 65°28'00" WEST ON LINE 8–9 OF THE MARYLAND MS 272A, A DISTANCE OF 121.60 FEET TO CORNER 9 OF SAID MARYLAND MS 272A AND LINE 1–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A;

THENCE SOUTH 00°01'29" EAST ON LINE 1–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A, A DISTANCE 54.94 FEET TO CORNER 1 OF SAID MARYLAND SECOND DISCOVERY MS 384A;

THENCE SOUTH 65°28'00" WEST ON LINE 1–2 OF SAID MARYLAND SECOND DISCOVERY MS 384A, A DISTANCE OF 464.26 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 67°47'26" WEST ON SAID WESTERLY LINE A DISTANCE OF 205.86 FEET TO THE **POINT OF BEGINNING**, CONTAINING 143,243.09 SQUARE FEET OR 3.29 ACRES MORE OR LESS.



STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK

COUNCIL BILL NUMBER: CB27

ORDINANCE NUMBER: 2023-27

**TITLE: AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 6 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY**

WHEREAS, the City of Black Hawk owns the real property described in attached **Exhibit A**, which is contiguous unincorporated territory situated, lying, and being in the County of Gilpin, State of Colorado;

WHEREAS, the City Council of the City of Black Hawk, Colorado, has satisfied itself concerning the eligibility for annexation of that property described on attached **Exhibit A** and concerning the conformance of the proposed annexation to the applicable law and the annexation policy of the City of Black Hawk, Colorado.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. The annexation by and to the City of Black Hawk, State of Colorado, of that property described in attached **Exhibit A**, situated, lying, and being in the County of Gilpin, State of Colorado, meets all requirements of law and the annexation policy of the City of Black Hawk, and therefore, said annexation is hereby approved and made effective.

Section 2. The City of Black Hawk owns one hundred percent (100%) of the property described on the attached **Exhibit A**, and said property is not solely a public street or right-of-way.

Section 3. Upon the effective date of this Annexation Ordinance, all lands within the area to be annexed shall become subject to the municipal laws of the State of Colorado pertaining to cities, and to all ordinances, resolutions, rules, and regulations of the City of Black Hawk.

Section 4. Considering all of the foregoing and based on the conviction that annexation of this property to the City of Black Hawk will serve the best interest of the City of Black Hawk and the owner(s) of the territory to be annexed, the unincorporated territory described in **Exhibit A**, which is attached hereto and made a part hereof, is hereby annexed to the City of Black Hawk, Colorado.

Section 5. The City Clerk shall file for recording one (1) certified copy of the Annexation Ordinance and one (1) copy of the Annexation Map with the Clerk and Recorder of the County of Gilpin, State of Colorado.



Section 6. The Annexation Map showing the boundaries of the newly annexed territory, as above described, shall be kept on file in the office of the Gilpin County Clerk and Recorder.

Section 7. The City Clerk shall file two (2) certified copies of the Annexation Ordinance and two certified copies of the Annexation Map for the Real Property with the Clerk and Recorder of the County of Gilpin, State of Colorado, for such Clerk and Recorder's filing with the Division of Local Governments of the Department of Local Affairs and the Department of Revenue

Section 8. Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 26<sup>th</sup> day of July, 2023.

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David D. Spellman, Mayor

ATTEST:

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Melissa A. Greiner, CMC City Clerk



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 6

BATES HILL – 2023 ANNEXATION NO. 6, LOCATED WITHIN THE NORTH HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 1-4 OF THE VIRGINIA MS 467 TO BEAR SOUTH 57°50'00" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**BEGINNING** AT A POINT ON LINE 1-4 OF SAID VIRGINIA MS 467 AND THE SOUTHERLY LINE OF THE INTERGOVERNMENTAL AGREEMENT RECORDED IN BOOK 683, PAGE 122;

THENCE SOUTH 57°50'00" WEST ON LINE 1-4 OF SAID VIRGINIA MS 467, A DISTANCE OF 215.00 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 37°26'05" WEST A DISTANCE OF 29.95 FEET;
2. NORTH 17°03'21" WEST A DISTANCE OF 44.04 FEET;
3. NORTH 03°43'13" EAST A DISTANCE OF 48.67 FEET TO THE SOUTHERLY LINE OF THE INTERGOVERNMENTAL AGREEMENT RECORDED IN BOOK 683, PAGE 122;

THENCE NORTH 90°00'00" EAST ON SAID SOUTHERLY LINE A DISTANCE OF 209.96 FEET TO THE **POINT OF BEGINNING**, CONTAINING 13,105.75 SQUARE FEET OR 0.30 ACRES MORE OR LESS.



## **CITY OF BLACK HAWK**

### **REQUEST FOR COUNCIL ACTION**

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**SUBJECT:** A Bill for an Ordinance Approving and Accomplishing the Annexation of Certain Property as Annexations for City-Owned Property known as Bates Hill – 2023 Annexations Numbers 1 through 6.

**RECOMMENDATION:** Staff recommends the following motion to the Mayor and Board of Aldermen:

**MOTION TO APPROVE:**

**Ordinance 2023-22** AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 1 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY

**Ordinance 2023-23** AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 2 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY

**Ordinance 2023-24** AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 3 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY

**Ordinance 2023-25** AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 4 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY

**Ordinance 2023-26** AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 5 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY

**Ordinance 2023-27** AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF BATES HILL – 2023 ANNEXATION NO. 6 OF CONTIGUOUS UNINCORPORATED CITY-OWNED PROPERTY LOCATED IN GILPIN COUNTY

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:** The City is initiating annexation proceedings on parcels in unincorporated Gilpin County. The proposed annexations include Annexation No. 1 through Annexation No. 6, all on Bates Hill in Section 12, Township 3 South, Range 73 West, 6th P.M. All annexation areas are adjacent to the City of Black Hawk. All areas considered to be annexed are owned by City of Black Hawk and cover approximately 19.6 acres (total) of land on Bates Hill. Annexation Nos. 1-6 will extend the City's boundaries while remaining within the agreed upon Growth Area Boundary per the 2020 Amended and Restated Intergovernmental Agreement (IGA) with Central City.



**AGENDA DATE:**

July 26, 2023

**WORKSHOP DATE:**

N/A

**FUNDING SOURCE:**

N/A

**DEPARTMENT DIRECTOR APPROVAL:**

☒ Yes    ☐ No

**STAFF PERSON RESPONSIBLE:**

Cynthia L. Linker  
CP&D Director

**DOCUMENTS ATTACHED:**

Ordinances: 2023-22  
2023-23  
2023-24  
2023-25  
2023-26  
2023-27  
Staff Report

**RECORD:**

☒ Yes    ☐ No

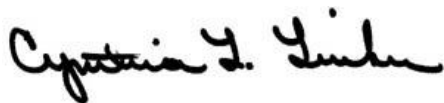
**CoBH CERTIFICATE OF INSURANCE REQUIRED**

☐ Yes    ☒ No

**CITY ATTORNEY REVIEW:**

☒ Yes    ☐ N/A

**SUBMITTED BY:**



Cynthia L. Linker, CP&D Director

**REVIEWED BY:**



Stephen N. Cole, City Manager



Vincent Harris, AICP, Baseline Corporation



# **Staff Report**



**STAFF REPORT: Bates Hill - 2023 Annexations 1-6**

**For:** City Council

**Project Number:** P-19-17

**Property Address:** Various/No address

**Applicants:** City of Black Hawk

**Zoning:** Current in Gilpin County

**Prepared by:** Alyssa Rivas, Baseline Corporation

**Approved by:** Vincent Harris, AICP - Baseline Corporation

**Reviewed by:** Cynthia Linker, CP&D Director



**BACKGROUND:**

The City is initiating annexation proceedings on City Owned parcels in unincorporated Gilpin County. The proposed annexations include Annexation No. 1 through Annexation No. 6, all on Bates Hill in Section 12, Township 3 South, Range 73 West, 6<sup>th</sup> P.M. All annexation areas are partially surrounded by the City of Black Hawk and partially surrounded by areas of unincorporated Gilpin County.

All areas considered to be annexed are owned by the City of Black Hawk and cover approximately 19.6 acres (total) of land on Bates Hill. Annexation Nos. 1-6 will extend the City's boundaries while remaining within the agreed upon Growth Area Boundary per the 2020 Amended and Restated Intergovernmental Agreement (IGA) with Central City.

The City of Black Hawk is the sole owner of these parcels intended to be annexed. The parcels are located in unincorporated Gilpin County and are part of the Maryland Mountain Quartz Valley Park. Colorado State Statutes and the City of Black Hawk Municipal Code outline a specific process for annexation of land owned by the municipality. The City Council may annex municipally owned property by ordinance and without notices provided. The areas of annexation appear to be in compliance with the requirements of state statutes and applicable intergovernmental agreements. There are no petitions associated with these proposed annexations, as none are required by state statutes for annexations of "municipally owned land".

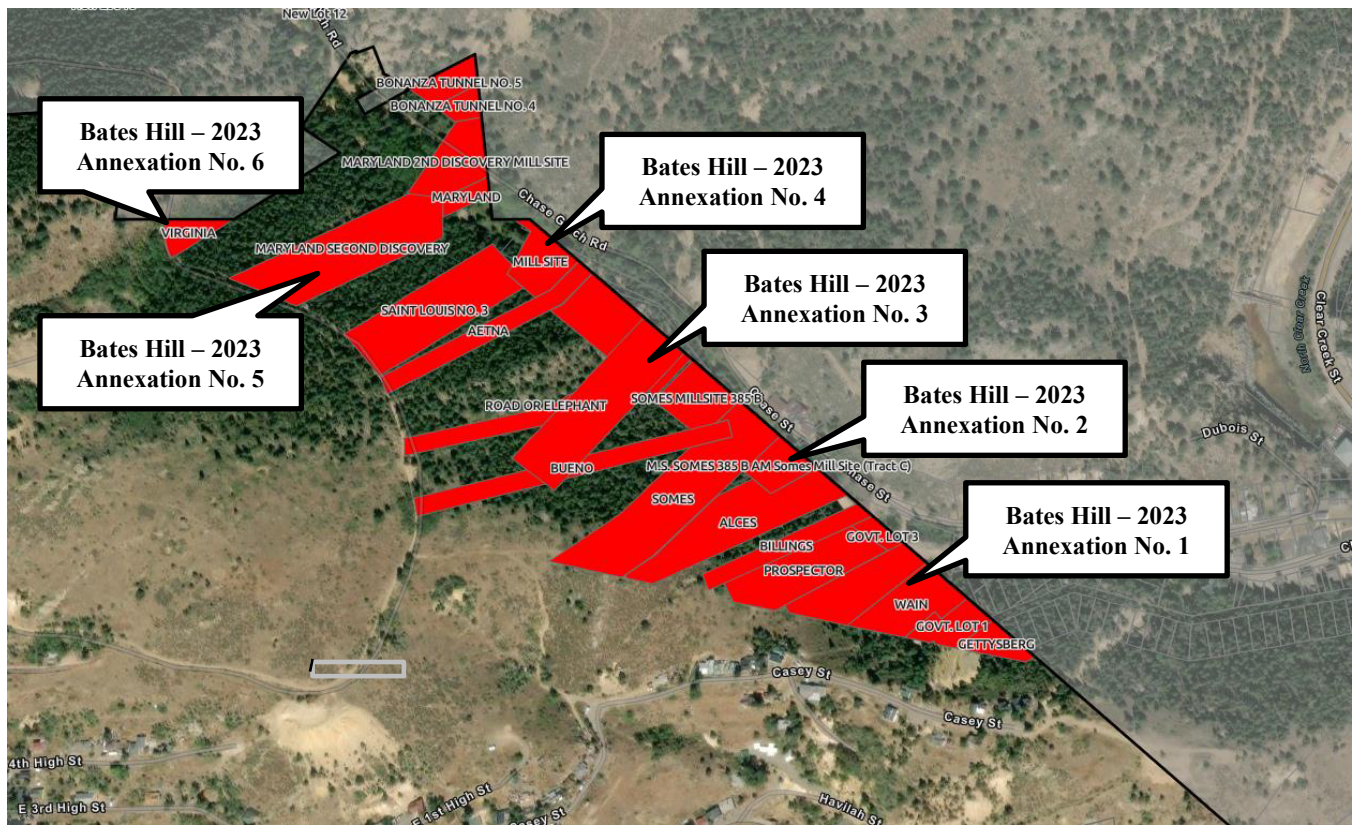
In this case, there are a total of six (6) proposed annexation plats. Each annexation must still individually meet state standards for contiguity to the current City boundary. The perimeter of each annexation must border the City limits by a ratio of at least 1/6<sup>th</sup> of the boundary of the proposed annexation. Each parcel meets the contiguity requirements.

The Bates Hill 2023 Annexations consist of six (6) proposed annexation plats/ordinances:

<i>Annexation Name</i>	<i>Area (acres)</i>
Bates Hill – 2023 Annexation No. 1	4.16
Bates Hill – 2023 Annexation No. 2	4.26
Bates Hill – 2023 Annexation No. 3	3.88
Bates Hill – 2023 Annexation No. 4	3.71
Bates Hill – 2023 Annexation No. 5	3.29
Bates Hill – 2023 Annexation No. 6	0.30

Total area annexed = 19.6 acres (more or less)





*Proposed Bates Hill 2023 Annexations are shown in red. This image is for illustrative purposes only – please refer to the official annexation maps after this staff report.*

## **ZONING:**

The parcels to be annexed currently lie outside of city limits in Gilpin County. Concurrent with the annexation, the applicant/City is requesting approval of an initial zoning to the History Appreciation Recreation Destination (HARD) Zoning District. All annexed land shall be zoned at the time of annexation in accordance with the Black Hawk code. A separate staff report for the initial zoning of Bates Hill – 2023 Annexations 1-6 has been prepared and on the same City Council meeting agenda.

## **APPLICABLE STATE STATUTES:**

### **Excerpts from:**

#### ***Title 31. Government – Municipal Article 12. Annexation – Consolidation – Disconnection Part 1. Municipal Annexation Act of 1965***

#### ***31-12-106. Annexations of enclaves, partly surrounded land, and municipally owned land***

***31-12-106(3) Annexation of unincorporated municipally owned land.*** *When the municipality is the sole owner of the area that it desires to annex, which area is eligible for annexation in accordance with section 30(1)(c) of article II of the state constitution and sections 31-12-104(1)(a) and 31-12-105, the governing body may by ordinance annex said area to the municipality without notice and hearing as provided in sections 31-12-108 and 31-12-109. The annexing ordinance shall state that the area proposed to be annexed is owned by the annexing municipality and is not solely a public street or right-of-way.*



### **31-12-104. Eligibility for annexation**

*(1) No unincorporated area may be annexed to a municipality unless one of the conditions set forth in section 30 (1) of article II of the state constitution first has been met. An area is eligible for annexation if the provisions of section 30 of article II of the state constitution have been complied with and the governing body, at a hearing as provided in section 31-12-109, finds and determines:*

*(a) That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality. ... Subject to the requirements imposed by section 31-12-105(1)(e), contiguity may be established by the annexation of one or more parcels in a series, which annexations may be completed simultaneously and considered together for the purposes of the public hearing required by sections 31-12-108 and 31-12-109...*

*(b) That a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality. The fact that the area proposed to be annexed has the contiguity with the annexing municipality required by paragraph (a) of this subsection (1) shall be a basis for a finding of compliance with these requirements...*

### **§ 31-12-108.5. Annexation impact report – requirements**

*(1) The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. Such report shall not be required for annexations of ten acres or less in total area or when the municipality and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived. ...*

**Staff comment:** An annexation impact report was prepared by Baseline Corporation for the City of Black Hawk in accordance with state statutes and filed with the Gilpin County Board of County Commissioners on July 6, 2023. A copy is attached.

## **Colorado Constitution Article II**

### **Section 30. Right to vote or petition on annexation – enclaves**

*(1) No unincorporated area may be annexed to a municipality unless one of the following conditions first has been met:*

*(a) The question of annexation has been submitted to the vote of the landowners and the registered electors in the area proposed to be annexed, and the majority of such persons voting on the question have voted for the annexation; or*

*(b) The annexing municipality has received a petition for the annexation of such area signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets, and alleys and any land owned by the annexing municipality; or*

*(c) The area is entirely surrounded by or is solely owned by the annexing municipality.*

**Staff Comment:** The properties proposed to be annexed are solely owned by the City of Black Hawk.



## **APPLICABLE CITY OF BLACK HAWK REGULATIONS:**

### **Excerpts from:**

*City of Black Hawk  
Municipal Code  
Chapter 16 - Zoning*

***Sec. 16-365. Rezoning procedures, amendments to zoning ordinance and special review use permits.***

*Sec. 16-365 (b) All territory annexed to the City shall be zoned in accordance with the zoning classifications established by this Chapter and in accordance with the procedures in this Section for rezoning. All annexed land shall be zoned at the time of annexation as required by this Chapter.*

*City of Black Hawk  
Home Rule Charter  
Article VIII: Miscellaneous*

***Section 8. Annexation and Zoning.***

*In all proceedings for the annexation of territory to the City, the City Council shall require concurrent zoning of the same.*

### **STAFF COMMENTS:**

The City Surveyor prepared six annexation maps for the Bates Hill – 2023 Annexations 1-6. Staff then reviewed the maps against State and City standards. State standards of contiguity have been met.

Annexing the land into Black Hawk will extend the applicable city services to these properties, including police and fire protection.

All annexed land shall be zoned at the time of annexation. A separate staff report for the initial zoning of Bates Hill – 2023 Annexations 1-6 has been prepared.

In accordance with state standards and Black Hawk regulations, staff recommends that City Council pass ordinances approving the Bates Hill – 2023 Annexations 1-6, and annexing said territory shown on the maps thereof into the City of Black Hawk.

### **FINDINGS:**

City Council may *approve, conditionally approve, or deny* a request to annex territory into the City of Black Hawk. To support this proposal, the following findings can be used:

1. The annexation by and to the City of Black Hawk, State of Colorado, of the subject property, situated, lying, and being in the County of Gilpin, State of Colorado, meets all requirements of law and the annexation policy of the City of Black Hawk.
2. The City of Black Hawk owns one hundred percent (100%) of the subject property and said property is not solely a public street or right-of-way.
3. Pursuant to the Colorado Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, the City of Black Hawk possesses the authority to annex real property to its territory.
4. C.R.S. § 31-12 authorizes the City of Black Hawk to annex municipally owned property by ordinance, without notice.



**RECOMMENDATION:**

Staff recommends that City Council consider a **MOTION TO APPROVE** an ordinance approving the Bates Hill – 2023 Annexation No. 1 and annexing said territory shown on the map thereof into the City of Black Hawk; AND

Staff recommends that City Council consider a **MOTION TO APPROVE** an ordinance approving the Bates Hill – 2023 Annexation No. 2 and annexing said territory shown on the map thereof into the City of Black Hawk; AND

Staff recommends that City Council consider a **MOTION TO APPROVE** an ordinance approving the Bates Hill – 2023 Annexation No. 3 and annexing said territory shown on the map thereof into the City of Black Hawk; AND

Staff recommends that City Council consider a **MOTION TO APPROVE** an ordinance approving the Bates Hill – 2023 Annexation No. 4 and annexing said territory shown on the map thereof into the City of Black Hawk; AND

Staff recommends that City Council consider a **MOTION TO APPROVE** an ordinance approving the Bates Hill – 2023 Annexation No. 5 and annexing said territory shown on the map thereof into the City of Black Hawk; AND

Staff recommends that City Council consider a **MOTION TO APPROVE** an ordinance approving the Bates Hill – 2023 Annexation No. 6 and annexing said territory shown on the map thereof into the City of Black Hawk.


**Attachments:**

- Bates Hill – 2023 Annexation No. 1 Map
- Bates Hill – 2023 Annexation No. 2 Map
- Bates Hill – 2023 Annexation No. 3 Map
- Bates Hill – 2023 Annexation No. 4 Map
- Bates Hill – 2023 Annexation No. 5 Map
- Bates Hill – 2023 Annexation No. 6 Map
- Annexation Impact Study
- Exhibit 1.B Black Hawk Growth Area from Amended and Restated IGA



# **Applicant's Submittal**



	<b>Black Hawk</b> PO Box 68, Black Hawk, CO 80422	<b><u>Annexation</u></b>
		<b>23BH-PL00015</b>

### Application Details

<b>Application Date:</b> 04/13/2023 <b>Acceptance Date:</b> 04/13/2023 <b>Job Site Address:</b> Bates Hill, Black Hawk, CO 80422 <b>Category:</b> Planning <b>Permit Type:</b> Annexation	<b>Property Owner:</b> City of Black Hawk <b>Mailing Address:</b>  <b>Phone:</b> <b>Email:</b>
<b>Description of Work:</b> P-19-17 Bates Hill -2023 Annexations 1-6 Annexation and zoning of 19.6 acres of municipally-owned land	
<b>Contractors:</b>	<b>Applicant:</b> <b>Name:</b> Cynthia Linker <b>Phone:</b> (303) 582-0615 <b>Email:</b> CLinker@cityofblackhawk.org  <b>Occupant:</b> <b>Name:</b> <b>Phone:</b> <b>Email:</b>
<b>Permit Fields</b>	
<b># Parking Spaces:</b> <b>Lot Size:</b> <b>Required Setback East:</b> <b>Required Setback North:</b> <b>Required Setback South:</b> <b>Total Square Footage:</b>	<b>Estimated Valuation:</b> \$0.00 <b>Required Setback Back:</b> <b>Required Setback Left:</b> <b>Required Setback Right:</b> <b>Required Setback West:</b>
<b>Application Terms</b>	
I, as the applicant, hereby certify that I believe to the best of my knowledge that all information supplied with this application is true and accurate and that consent of the property owner has been obtained. I also commit to pay all fees based on the City of Black Hawk's adopted fee schedule.	
Submitted by: Julie.esterl@baselinecorp.com	

**This document is NOT a permit and does not constitute approval or authorize any construction or changes to the above location.**



Gilpin County Commissioners  
County of Gilpin  
203 Eureka Street  
P.O. Box 429  
Central City, Colorado 80427  
**(Via Hand Delivery)**

July 6, 2023

RE: City of Black Hawk Annexation Impact Report  
Bates Hill - 2023 Annexations 1 thru 6

Dear Commissioners,

Pursuant to CRS 31-12-108.5 here is the delivery of an Annexation Impact Report for said annexations to the City of Black Hawk scheduled for a public hearing on July 26, 2023 at 3pm in the Council Chambers at 211 Church Street. Delivery of such report to the Gilpin County Commissioners is to be 20 days ahead of the public Hearing.

Sincerely,



Vincent Harris, AICP – Principal  
Baseline Engineering Corporation  
Contract Planner for the City of Black Hawk

CC. Corey Y. Hoffmann, City Attorney  
Stephen N. Cole, City Manager  
Cynthia L. Linker – Community Planning and Development Director





## City of Black Hawk

# Bates Hill Annexations 1-6 Annexation Impact Report

July 3, 2023

Report Prepared by:





## Introduction

The Bates Hill - 2023 Annexations consist of six separate annexation maps. All properties are owned by the City of Black Hawk. Colorado Revised Statutes § 31-12-106 allows the City to annex municipally-owned land by ordinance and without hearing. The subject areas contain approximately 19.6 acres (more or less) and are vacant properties adjacent to open space land. Refer to Exhibits A and B for maps of the area. The annexations are known as Bates Hill - 2023 Annexations 1 through 6.

The proposed annexation is located in Section 12, Township 3 South, Range 73 West of the 6<sup>th</sup> Principal Meridian. The property proposed to be annexed is generally along Chase Gulch Road near and adjacent to Maryland Mountain and Bates Hill.

A map showing the present streets, parks area, and trails in the vicinity of the proposed annexation is included in Exhibit D.

## Gas

The property proposed to be annexed lies within the service area of Public Service Company of Colorado dba Xcel Energy. This area is part of parks and open space and is not intended or expected to be developed.

## Electricity

The property proposed to be annexed lies within the service area of Public Service Company of Colorado dba Xcel Energy. This area is part of parks and open space and is not intended or expected to be developed.

## Water

The City of Black Hawk has a water distribution system to serve its community. This area is part of parks and open space and is not intended or expected to be developed.



## Fire Protection and Public Safety

The properties proposed to be annexed are currently within the Timberline Fire Protection District and Gilpin County Sheriff jurisdiction. The existing boundaries of Timberline are shown in Exhibit C. Once annexed to the City of Black Hawk, the City's Fire and Police Departments will assume all properties into their own service area for fire and emergency response services. The City of Black Hawk will work with Timberline Fire Protection District to have the lands withdrawn from the Timberline district.

## Sewer

The property proposed to be annexed is not within the boundaries of a sanitation district. This area is part of parks and open space and is not intended or expected to be developed.

## Streets

The property proposed to be annexed are along Chase Gulch Road and Chase Street. Any roads annexed into the City of Black Hawk will be maintained by the City of Black Hawk. See Exhibit D.

## School District

This area is not intended for development, and will not likely generate any school fees or impacts due to this annexation. The property is within the Gilpin County RE-1 School District

## Districts

Taxing districts that currently cover the Bates Hill Annexation properties include the following:

- Timberline Fire Protection District
- Gilpin County RE-1 School District
- General Fund for Gilpin County

## Requirements

This annexation impact report for the proposed Bates Hill – 2023 Annexations 1-6 to the City of Black Hawk, Colorado has been prepared as required by the Colorado Municipal Annexation Act of 1965, as amended, and the City of Black Hawk Municipal Code.



## Appendix

- Exhibit A – Existing City Boundary Map
- Exhibit B – Proposed City Boundary Map
- Exhibit C – Timberline Fire Protection District Boundary Map
- Exhibit D – Existing Street, Trail, and Park Map



Exhibit A  
Existing City Boundaries

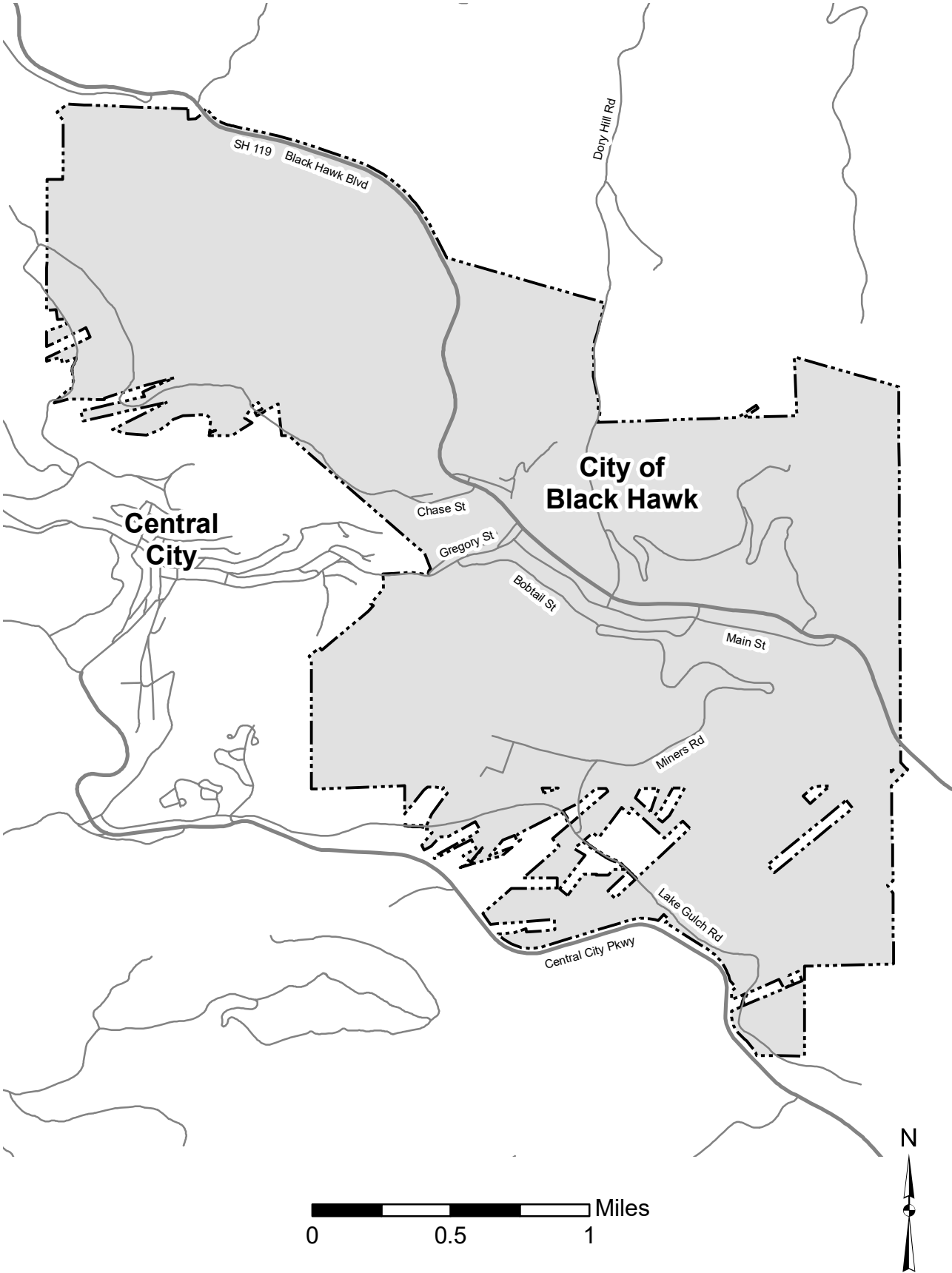
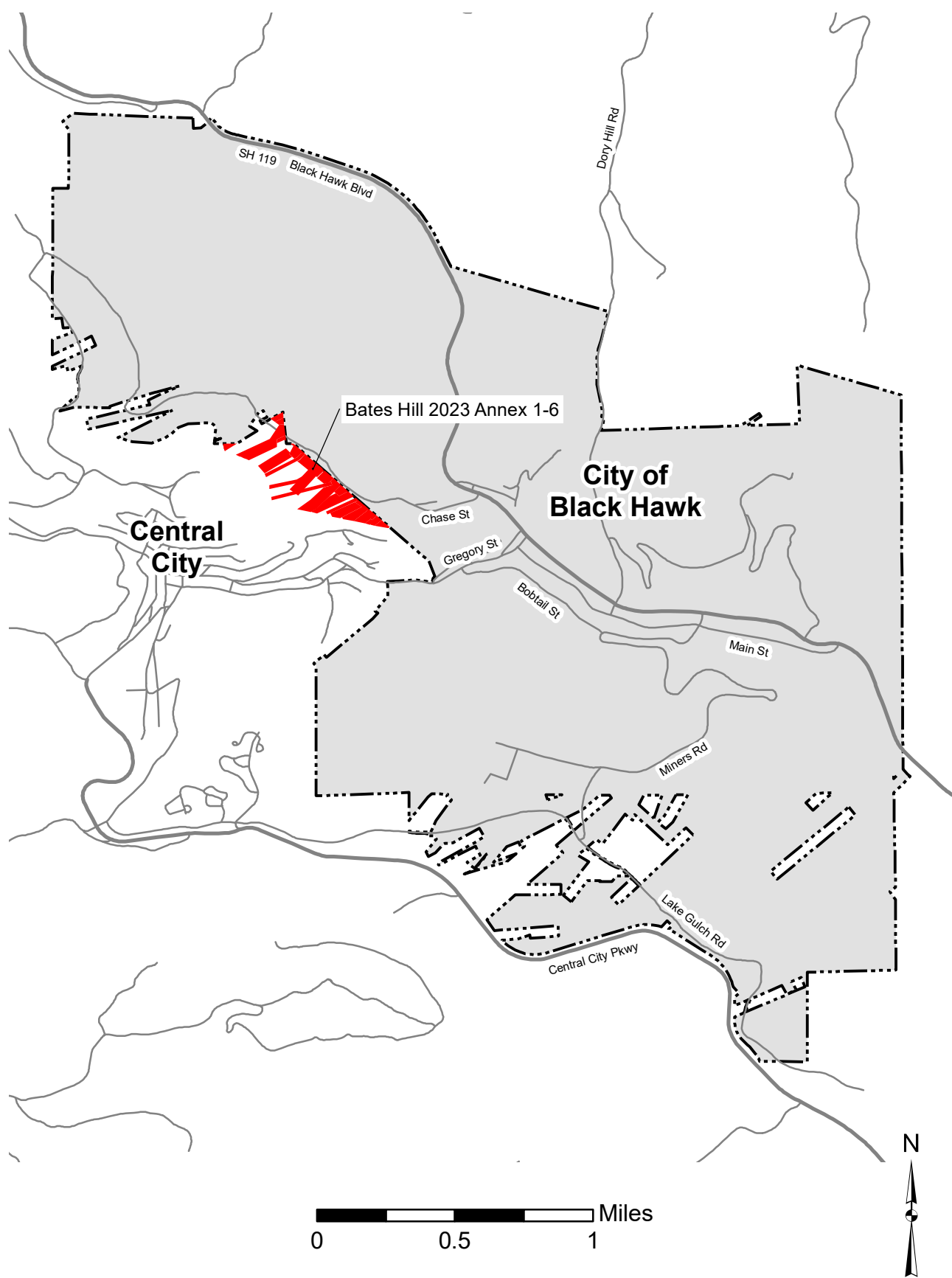




Exhibit B  
Proposed City Boundaries  
Bates Hill - 2023 Annexations 1-6





## Exhibit C

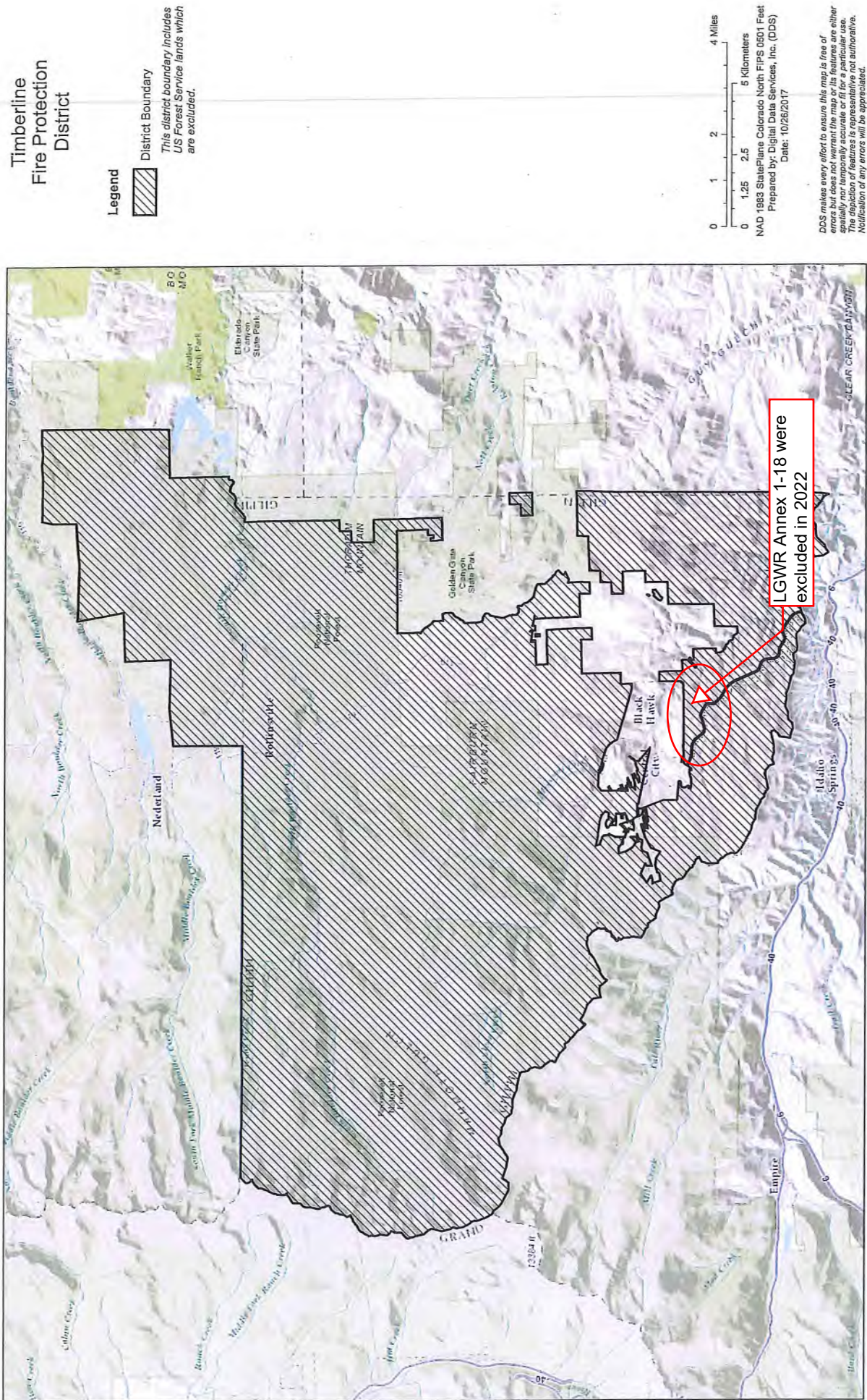
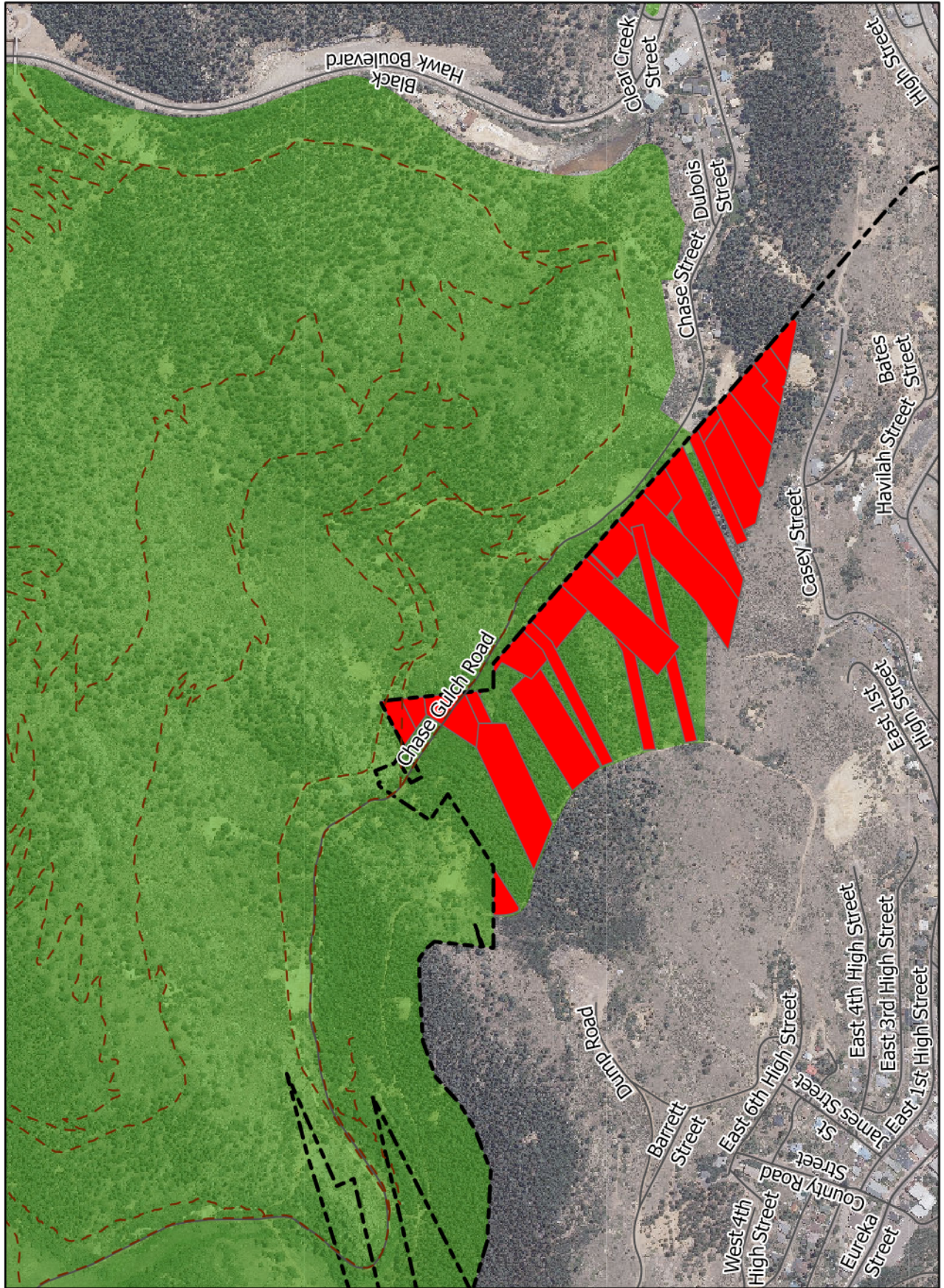




Exhibit D  
Existing Streets, Trails, and Parks



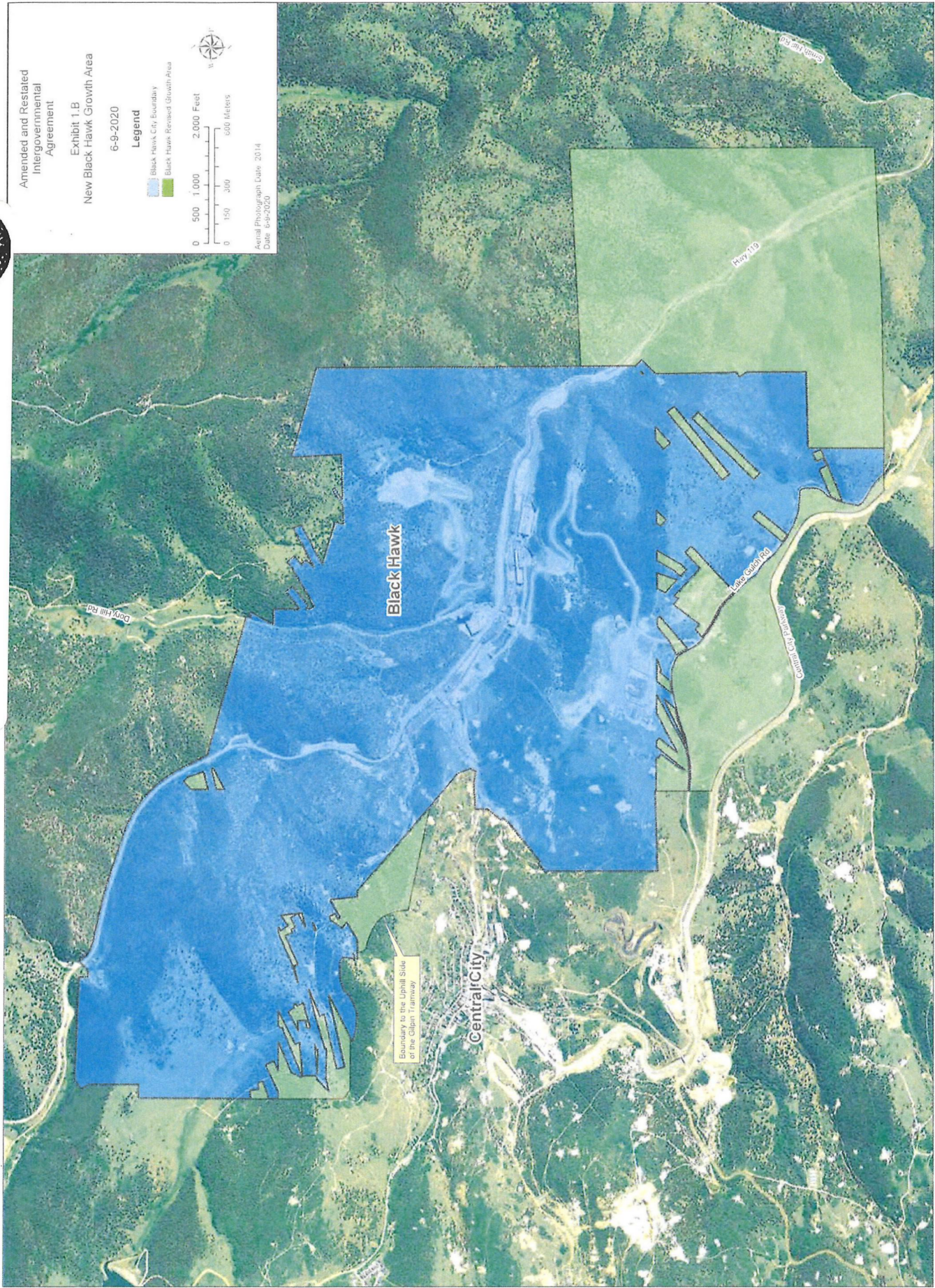


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07/09/2020 02:53 PM

SHARIT MCCORMICK GILPIN COUNTY, CO

947 AMENDMENT TO AGREEMENT TotalFee:78.00 DocFee:0.00





BATES HILL - 2023 ANNEXATION NO. 1  
PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO

DESCRIPTION

BATES HILL - 2023 ANNEXATION NO. 1, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DATE OF BEARING: ASSUMING LINE 2-3 OF THE BILLINGS MS 200 TO BEAR NORTH 65°46'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON LINE 2-3 OF SAID BILLINGS MS 200 AND THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117-120;

THENCE SOUTH 49°10'00" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 661.59 FEET TO LINE 1-4 OF THE GETTYSBURG MS 5777;

THENCE SOUTH 54°15'00" WEST ON LINE 1-4 OF SAID GETTYSBURG MS 5777, A DISTANCE OF 34.57 FEET TO THE TOWNSHIP OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°12'00" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 250.10 FEET TO LINE 1-6 OF THE VULCAN MS 590;

THENCE NORTH 28°10'00" WEST ON LINE 1-6 OF SAID VULCAN MS 590, A DISTANCE OF 114.7 FEET TO CORNER 6 OF SAID VULCAN MS 590;

THENCE SOUTH 47°00'00" WEST ON LINE 5-6 OF SAID VULCAN MS 590, A DISTANCE OF 9.89 FEET TO SAID TOWNSHIP OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°12'00" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 400.74 FEET TO LINE 3-4 OF THE ALL WILSON MS 1809;

THENCE NORTH 69°45'00" WEST ON LINE 3-4 OF SAID ALL WILSON MS 1809, A DISTANCE OF 24.79 FEET TO LINE 1-2 OF THE PROSPECTOR MS 625 MENARD;

THENCE SOUTH 69°45'00" WEST ON LINE 1-2 OF SAID PROSPECTOR MS 625 MENARD, A DISTANCE OF 30.34 FEET TO CORNER 12 OF SAID PROSPECTOR MS 625 MENARD AND THE TOWNSHIP OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°12'00" WEST ON LINE 2-3 OF SAID PROSPECTOR MS 625 MENARD AND SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 110.86 FEET TO CORNER 3 OF SAID PROSPECTOR MS 625 MENARD;

THENCE NORTH 27°42'00" WEST ON LINE 3-4 OF SAID PROSPECTOR MS 625 MENARD, A DISTANCE OF 64.37 FEET TO LINE 1-4 OF THE BILLINGS MS 200;

THENCE NORTH 62°46'00" WEST ON LINE 1-4 OF SAID BILLINGS MS 200, A DISTANCE OF 463.57 FEET TO CORNER 1 OF SAID BILLINGS MS 200;

THENCE NORTH 24°14'00" WEST ON LINE 1-2 OF SAID BILLINGS MS 200, A DISTANCE OF 50.00 FEET TO CORNER 2 OF SAID BILLINGS MS 200;

THENCE NORTH 62°46'00" EAST ON LINE 2-3 OF SAID BILLINGS MS 200, A DISTANCE OF 479.49 FEET TO THE POINT OF BEGINNING, CONTAINING 81,162.83 SQUARE FEET OR 4.16 ACRES MORE OR LESS.

GENERAL NOTES

1. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON AND NO OTHER PARTY OR PERSON HAS ACCEPTED BY CONTRACT OR CUSTOM.
2. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED ANNEXATION DESCRIPTION.
3. THIS ANNEXATION MAP WAS PREPARED BY ARON ALVIN DEMO, PLS, 835 W. 30TH, FOR AND ON BEHALF OF BASELINE CORPORATION, 4007 S. LINCOLN AVE., SUITE# 405, LINCOLN, CO. 80521.
4. DISTANCES ON THIS MAP ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 0.3048 METERS.
5. THIS ANNEXATION DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OF THESE LOTS. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPLETENESS OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EXEMPTIONS OF RECORD.
6. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN ONE YEAR AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BROUGHT TO CHALLENGE THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LEGEND

- ① = CLAIM CORNER
- ⑤ = GOVERNMENT LOT

SURVEYOR'S STATEMENT

I, ARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ANNEXATION MAP IS AN ACCURATE REPRESENTATION OF THE LANDS AS SHOWN AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCELS ARE CONTIGUOUS TO THE EXISTING CITY OF BLACK HAWK BOUNDARY, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ARON ALVIN DEMO, PLS  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 36085  
FOR AND ON BEHALF OF BASELINE CORPORATION

APPROVED AND ACCEPTED, THIS DAY OF \_\_\_\_\_, 2023, BY THE BOARD OF ALDERMEN OF THE CITY OF BLACK HAWK, SITUATED IN GILPIN COUNTY, COLORADO.  
ATTEST:  
CITY OF BLACK HAWK:

DAVID D. SWEETMAN, MAYOR

MEISSA A. GRENER, CMG, CITY CLERK

CITY CLERK'S CERTIFICATION

I, MEISSA A. GRENER, CMG, CITY CLERK OF THE CITY OF BLACK HAWK, COLORADO, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS AS SHOWN AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCELS ARE CONTIGUOUS TO THE EXISTING CITY OF BLACK HAWK BOUNDARY, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

MEISSA A. GRENER, CMG, CITY CLERK

PREPARED AND DRAWN BY: ARON ALVIN DEMO, PLS

DATE: 06/27/2023

CITY OF BLACK HAWK

ANNEXATION NO. 1

COUNTY OF GILPIN

STATE OF COLORADO

DATE: 06/27/2023

BY: ARON ALVIN DEMO, PLS

FOR AND ON BEHALF OF BASELINE CORPORATION



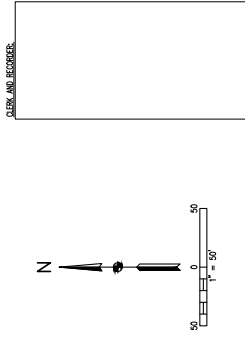
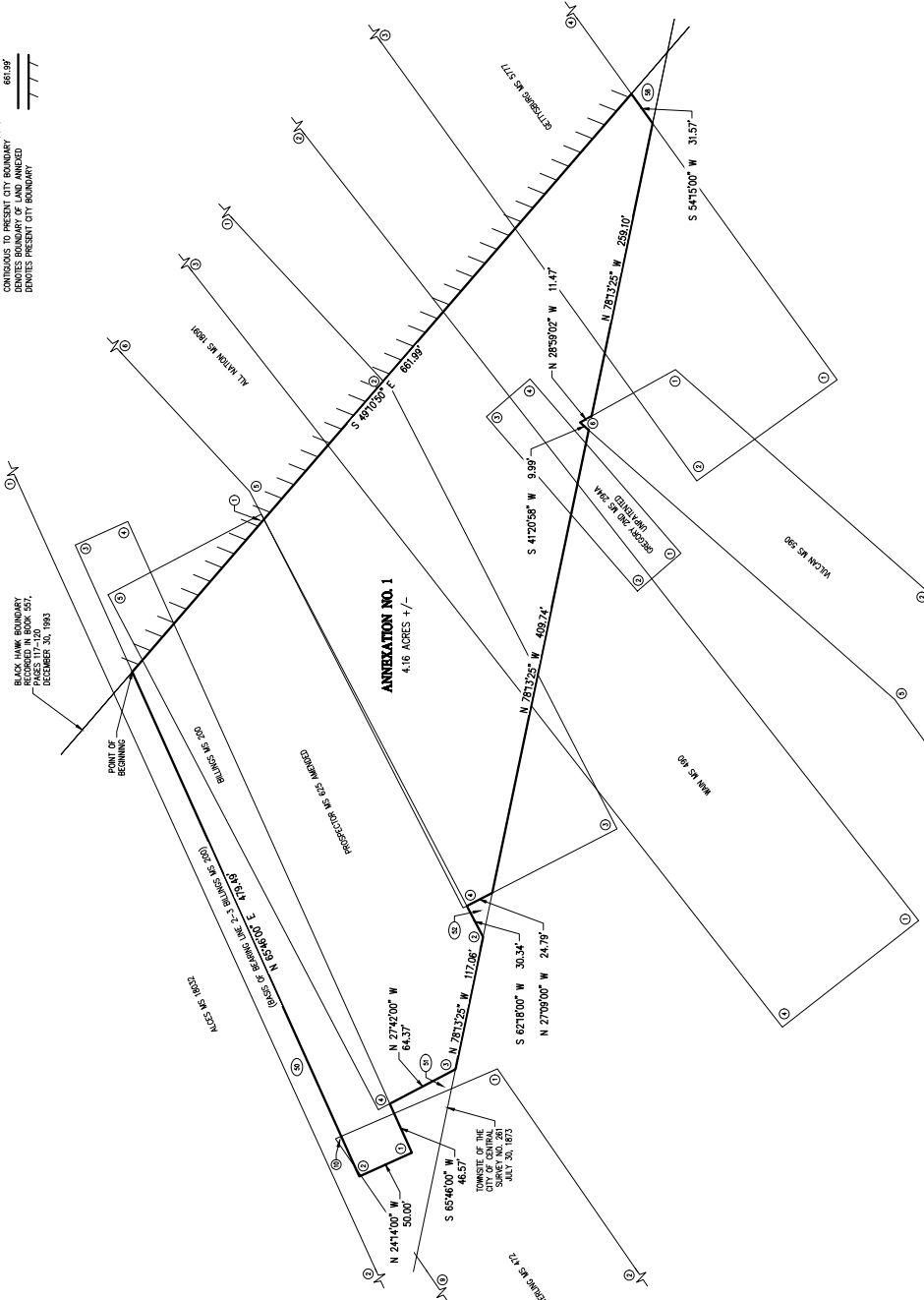
DESIGNED BY	DATE
DRAWN BY	
CHECKED BY	
AAD	

REVISION DESCRIPTION	PREPARED BY	DATE

DATE: 06/27/2023	BY: ARON ALVIN DEMO, PLS
FOR AND ON BEHALF OF BASELINE CORPORATION	
PROJECT NO. 2023-001	
SHEET 1 OF 1	

CERTIFICATION STATEMENT

ANNEXATION NO. 1  
TOTAL PERIMETER OF ANNEXED PARCEL: 2,196.48'  
TOTAL CONTIGUOUS BOUNDARY REQUIRE (1/6): 366.08'  
CONTIGUOUS TO PRESENT CITY BOUNDARY: 366.08'  
CONTIGUOUS TO PRESENT CITY BOUNDARY: 366.08'  
CONTIGUOUS TO PRESENT CITY BOUNDARY: 366.08'







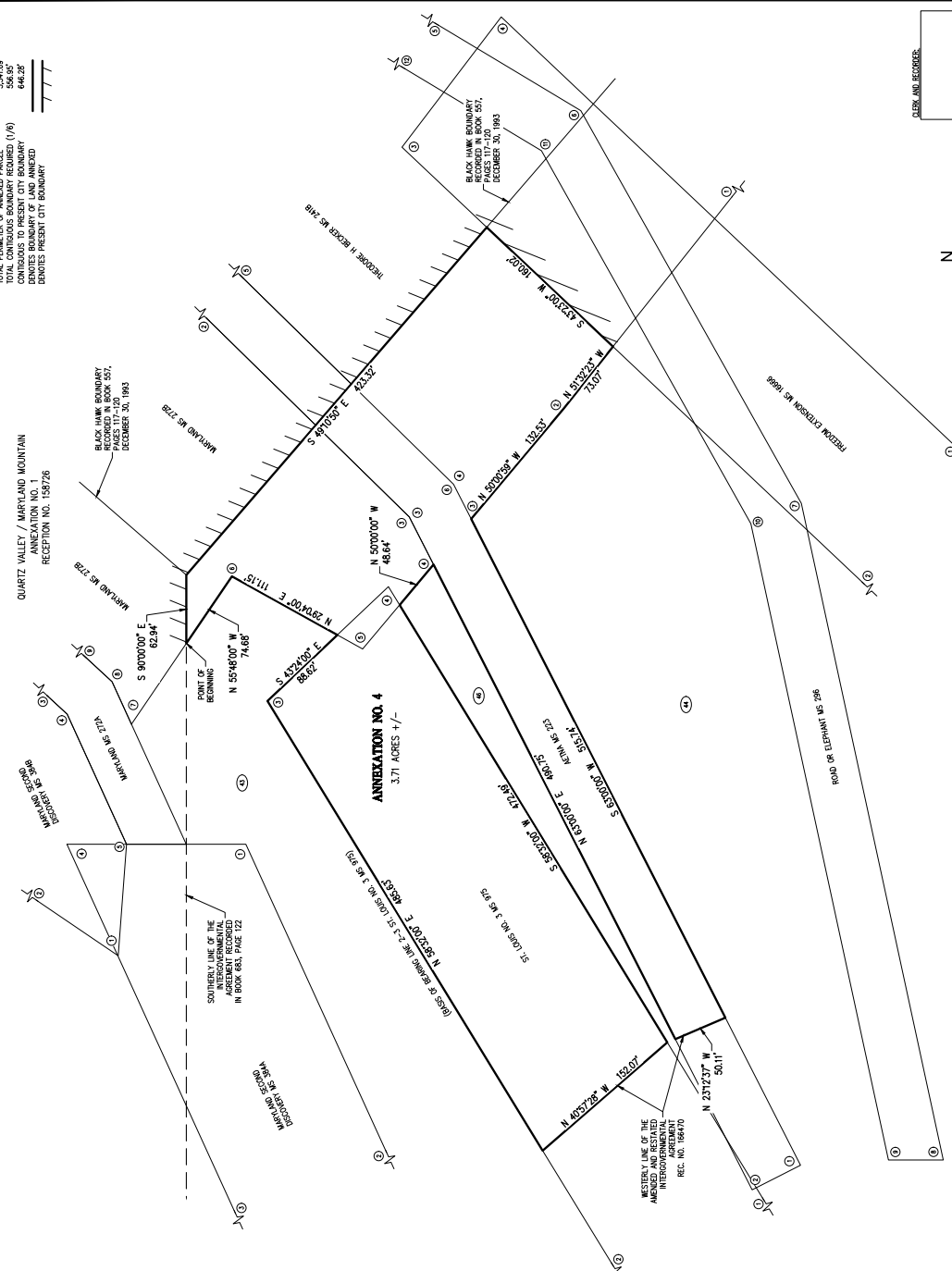






**CONTINGENCY STATEMENT:**  
**ANNEXATION NO. 4**  
TOTAL PERIMETER OF ANNEXED PARCELS  
TO PRESENT CITY BOUNDARY: 1,141.69'  
TOTAL PERIMETER OF ANNEXED PARCELS  
CONTIGUOUS TO PRESENT CITY BOUNDARY:  
646.28'  
DENOTES BOUNDARY OF LAND ANNEXED  
DENOTES PRESENT CITY BOUNDARY

**BATES HILL - 2023 ANNEXATION NO. 4**  
**PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST**  
**OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO**



**DESCRIPTION:**  
BATES HILL - 2023 ANNEXATION NO. 4, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARING: ASSUMING LINE 2-3 OF THE ST. LOUIS NO. 3 MS 975 TO BEAR NORTH 95°20'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO.  
BEGINNING AT A POINT ON LINE 6-7 OF THE MARYLAND MS 2728 AND THE SOUTHERLY LINE OF THE INTERGOVERNMENTAL AGREEMENT RECORDED IN BOOK 683, PAGE 122;  
THENCE SOUTH 90°00'00" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 62.94 FEET TO THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117-122;  
THENCE SOUTH 49°05'00" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 423.32 FEET TO LINE 2-3 OF THE FREEDOM EXTENSION MS 16666;  
THENCE SOUTH 42°32'00" EAST ON LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 160.02 FEET TO LINE 1-2 OF THE THEODORE H BECKER MS 2418;  
THENCE NORTH 51°23'00" WEST ON LINE 1-2 OF SAID THEODORE H BECKER MS 2418, A DISTANCE OF 73.07 FEET TO CORNER 2 OF SAID THEODORE H BECKER MS 2418;  
THENCE NORTH 50°00'00" WEST ON LINE 2-3 OF SAID THEODORE H BECKER MS 2418, A DISTANCE OF 132.53 FEET TO CORNER 3 OF SAID THEODORE H BECKER MS 2418 AND LINE 1-4 OF THE AETNA MS 223;  
THENCE SOUTH 63°00'00" WEST ON LINE 1-4 OF SAID AETNA MS 203, A DISTANCE OF 435.24 FEET TO THE WESTERN LINE OF THE ANNEXED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;  
THENCE NORTH 27°27'37" WEST ALONG SAID WESTERN LINE A DISTANCE OF 501.1 FEET TO LINE 2-3 OF SAID AETNA MS 223;  
THENCE NORTH 63°00'00" EAST ON LINE 2-3 OF SAID AETNA MS 223, A DISTANCE OF 460.75 FEET TO CORNER 4 OF THE MARYLAND MS 2728;  
THENCE NORTH 50°00'00" WEST ON LINE 4-5 OF SAID MARYLAND MS 2728, A DISTANCE OF 46.64 FEET TO LINE 1-4 OF THE ST. LOUIS NO. 3 MS 975;  
THENCE SOUTH 95°20'00" WEST ON LINE 1-4 OF SAID ST. LOUIS NO. 3 MS 975, A DISTANCE OF 479.40 FEET TO THE WESTERN LINE OF THE ANNEXED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;  
THENCE NORTH 45°37'38" WEST ALONG SAID WESTERN LINE A DISTANCE OF 152.07 FEET TO LINE 2-3 OF SAID ST. LOUIS NO. 3 MS 975;  
THENCE NORTH 95°20'00" EAST ON LINE 2-3 OF SAID ST. LOUIS NO. 3 MS 975, A DISTANCE OF 465.63 FEET TO CORNER 3 OF SAID ST. LOUIS NO. 3 MS 975;  
THENCE NORTH 42°32'00" EAST ON LINE 3-4 OF SAID ST. LOUIS NO. 3 MS 975, A DISTANCE OF 86.62 FEET TO LINE 5-6 OF SAID MARYLAND MS 2728;  
THENCE NORTH 28°00'00" EAST ON LINE 5-6 OF SAID MARYLAND MS 2728, A DISTANCE OF 111.15 FEET TO CORNER 6 OF SAID MARYLAND MS 2728;  
THENCE NORTH 55°40'00" WEST ON LINE 6-7 OF SAID MARYLAND MS 2728, A DISTANCE OF 74.68 FEET TO THE POINT OF BEGINNING, CONTAINING 161,257.41 SQUARE FEET OR 3.71 ACRES MORE OR LESS.

**GENERAL NOTES:**  
1. DEFINITION: CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION AND INVESTIGATION OF THE FACTS AND CIRCUMSTANCES OF A CASE, AND THE PREPARATION OF A WRITTEN REPORT, STATEMENT, OR OTHER DOCUMENT, IN WHICH THE PROFESSIONAL'S CONCLUSIONS, RECOMMENDATIONS, AND ADVICE ARE SET FORTH, AND IN WHICH THE PROFESSIONAL'S RESPONSIBILITY OF OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.  
2. THIS MAP DOES NOT REPRESENT A UNMOUNTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED ANNEXATION DESCRIPTION.  
3. THIS ANNEXATION MAP WAS PREPARED BY ARON ALVIN DEAM, PLS, 30085, FPM AND ON BEHALF OF THE BASELINE CORPORATION, 4007 S. LINCOLN AVE. SUITE #405, LOVELAND, CO. 80537.  
4. DISTANCES ON THIS MAP ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3607 METERS.  
5. THIS ANNEXATION DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERS CORP. TO DETERMINE OWNERSHIP OF THESE LOTS. VERIFY THE DESCRIPTION SHOWN. VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.  
6. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAP OR ANY DEFECT IN THE SURVEY WITHIN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**LEGEND:**  
① = CLAIM CORNER  
② = GOVERNMENT LOT

**SURVEYOR'S STATEMENT:**  
I, ARON ALVIN DEAM, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS AS SHOWN AND THAT AT LEAST ONE (1/8) OF THE PERIPHERAL BOUNDARY OF SAID PARCELS ARE CONTIGUOUS TO THE PRESENT CITY OF BLACK HAWK BOUNDARY, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**APPROVED AND ACCEPTED:** THE DAY OF \_\_\_\_\_, 2023 BY THE BOARD OF ALDERMEN OF THE CITY OF BLACK HAWK, SITUATED IN GILPIN COUNTY, COLORADO.  
CITY OF BLACK HAWK:  
DAVID D. SWEETMAN, MAYOR  
MEISSA A. GRENER, CMC, CITY CLERK

**CITY CLERK'S CERTIFICATION:**  
I, MEISSA A. GRENER, CMC, CITY CLERK, CITY CLERK OF THE CITY OF BLACK HAWK, COLORADO, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS AS SHOWN AND THAT AT LEAST ONE (1/8) OF THE PERIPHERAL BOUNDARY OF SAID PARCELS ARE CONTIGUOUS TO THE PRESENT CITY OF BLACK HAWK BOUNDARY, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.











**COUNCIL BILL 28  
ORDINANCE 2023-28  
A BILL FOR AN  
ORDINANCE ZONING  
CERTAIN CITY-OWNED  
PROPERTIES KNOWN AS  
THE BATES HILL 2023  
ANNEXATIONS 1-6 TO THE  
HISTORY APPRECIATION  
RECREATION  
DESTINATION (HARD)  
ZONE DISTRICT**



STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK

COUNCIL BILL NUMBER: CB-28

ORDINANCE NUMBER: 2023-28

**TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN CITY-OWNED PROPERTIES KNOWN AS THE BATES HILL 2023 ANNEXATIONS 1-6 TO THE HISTORY APPRECIATION RECREATION DESTINATION (HARD) ZONE DISTRICT**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1.     Findings of Fact.

A.     The City Council previously has considered the annexation of certain City-owned real property described in attached **Exhibit A** (collectively, the "Property").

B.     The City previously thereafter instituted the procedure for the initial zoning of the Property.

C.     An application was submitted by the City for initially zoning the Property to the History Appreciation Recreation Destination (HARD) Zone District pursuant to the City of Black Hawk Zoning Ordinance.

D.     Public notice has been given of such zoning by one publication in a newspaper of general circulation within the City and the official newspaper of the City at least fifteen (15) days before the public hearing of such amendment.

E.     Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

F.     A need exists for rezoning the Property pursuant to Section 16-365 of the City of Black Hawk Municipal Code to the extent provided herein.

Section 2.     The Property more particularly described in **Exhibit A** is hereby rezoned to the History Appreciation Recreation Destination (HARD) Zone District.

Section 3.     The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning changes.

Section 4.     Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Black Hawk, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare.



The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 5.     Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6.     Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 26<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
David D. Spellman, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Greiner, CMC, City Clerk



## **EXHIBIT A**



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 1

BATES HILL – 2023 ANNEXATION NO. 1, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 2-3 OF THE BILLINGS MS 200 TO BEAR NORTH 65°46'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**BEGINNING** AT A POINT ON LINE 2-3 OF SAID BILLINGS MS 200 AND THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117-120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 661.99 FEET TO LINE 1-4 OF THE GETTYSBURG MS 5777;

THENCE SOUTH 54°15'00" WEST ON LINE 1-4 OF SAID GETTYSBURG MS 5777, A DISTANCE OF 31.57 FEET TO THE TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 259.10 FEET TO LINE 1-6 OF THE VULCAN MS 590;

THENCE NORTH 28°59'02" WEST ON LINE 1-6 OF SAID VULCAN MS 590, A DISTANCE OF 11.47 FEET TO CORNER 6 OF SAID VULCAN MS 590;

THENCE SOUTH 41°20'58" WEST ON LINE 5-6 OF SAID VULCAN MS 590, A DISTANCE OF 9.99 FEET TO SAID TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 409.74 FEET TO LINE 3-4 OF THE ALL NATION MS 18091;

THENCE NORTH 27°09'00" WEST ON LINE 3-4 OF SAID ALL NATION MS 18091, A DISTANCE OF 24.79 FEET TO LINE 1-2 OF THE PROSPECTOR MS 625 AMENDED;

THENCE SOUTH 62°18'00" WEST ON LINE 1-2 OF SAID PROSPECTOR MS 625 AMENDED, A DISTANCE OF 30.34 FEET TO CORNER 2 OF SAID PROSPECTOR MS 625 AMENDED AND THE TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON LINE 2-3 OF SAID PROSPECTOR MS 625 AMENDED AND SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 117.06 FEET TO CORNER 3 OF SAID PROSPECTOR MS 625 AMENDED;

THENCE NORTH 27°42'00" WEST ON LINE 3-4 OF SAID PROSPECTOR MS 625 AMENDED, A DISTANCE OF 64.37 FEET TO LINE 1-4 OF THE BILLINGS MS 200;

THENCE SOUTH 65°46'00" WEST ON LINE 1-4 OF SAID BILLINGS MS 200, A DISTANCE OF 46.57 FEET TO CORNER 1 OF SAID BILLINGS MS 200;

THENCE NORTH 24°14'00" WEST ON LINE 1-2 OF SAID BILLINGS MS 200, A DISTANCE OF 50.00 FEET TO CORNER 2 OF SAID BILLINGS MS 200;

THENCE NORTH 65°46'00" EAST ON LINE 2-3 OF SAID BILLINGS MS 200, A DISTANCE OF 479.49 FEET TO THE **POINT OF BEGINNING**, CONTAINING 181,182.93 SQUARE FEET OR 4.16 ACRES MORE OR LESS.



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 2

BATES HILL – 2023 ANNEXATION NO. 2, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 1–6 OF THE SOMES MS 385A TO BEAR NORTH 46°34'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**BEGINNING** AT A POINT ON LINE 1–6 OF SAID SOMES MS 385A AND THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117–120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 409.44 FEET TO LINE 1–2 OF THE ALCES MS 18032;

THENCE SOUTH 65°33'00" WEST ON LINE 1–2 OF SAID ALCES MS 18032, A DISTANCE OF 603.43 FEET TO THE TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 80.40 FEET TO LINE 2–3 OF SAID ALCES MS 18032;

THENCE NORTH 24°27'00" WEST ON LINE 2–3 OF SAID ALCES MS 18032, A DISTANCE OF 12.91 FEET TO LINE 3–4 OF SAID SOMES MS 385A;

THENCE SOUTH 56°27'02" WEST ON LINE 3–4 OF SAID SOMES MS 385A, A DISTANCE OF 14.65 FEET TO SAID CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 210.93 FEET TO LINE 5–6 OF SAID SOMES MS 385A;

THENCE NORTH 56°27'02" EAST ON LINE 5–6 OF SAID SOMES MS 385A, A DISTANCE OF 249.81 TO CORNER 6 OF SAID SOMES MS 385A;

THENCE NORTH 46°34'02" EAST ON LINE 1–6 OF SAID SOMES MS 385A, A DISTANCE OF 459.96 FEET TO THE **POINT OF BEGINNING**, EXCEPTING THEREFROM GOVERNMENT LOT 49, CONTAINING A GROSS AREA OF 188,126.86 SQUARE FEET OR 4.32 ACRES AND A NET AREA OF 185,506.69 SQUARE FEET OR 4.26 ACRES MORE OR LESS.



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 3

BATES HILL – 2023 ANNEXATION NO. 3, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 2-3 OF THE FREEDOM EXTENSION MS 16666 TO BEAR NORTH 43°23'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666 AND THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117-120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 354.66 FEET TO LINE 1-6 OF THE SOMES MS 385A;

THENCE SOUTH 46°34'02" WEST ON LINE 1-6 OF SAID SOMES MS 385A, A DISTANCE OF 192.80 FEET TO LINE 1-4 OF THE BUENO MS 209;

THENCE SOUTH 76°00'00" WEST ON LINE 1-4 OF SAID BUENO MS 209, A DISTANCE OF 359.19 FEET TO LINE 1-4 OF THE FREEDOM EXTENSION MS 16666;

THENCE SOUTH 43°23'00" WEST ON LINE 1-4 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 45.46 FEET TO CORNER 1 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 52°42'00" WEST ON LINE 1-2 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 31.40 FEET TO LINE 1-4 OF SAID BUENO MS 209;

THENCE SOUTH 76°00'00" WEST ON LINE 1-4 OF SAID BUENO MS 209, A DISTANCE OF 385.08 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 09°35'51" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 50.15 FEET TO LINE 2-3 OF SAID BUENO MS 209;

THENCE NORTH 76°00'00" EAST ON LINE 2-3 OF SAID BUENO MS 209, A DISTANCE OF 341.17 FEET TO LINE 1-2 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 52°42'00" WEST ON LINE 1-2 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 55.37 FEET TO CORNER 2 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 43°23'00" EAST ON LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 134.55 FEET TO LINE 7-8 OF THE ROAD OR ELEPHANT MS 296;

THENCE SOUTH 77°48'00" WEST ON LINE 7-8 OF SAID ROAD OR ELEPHANT MS 296, A DISTANCE OF 417.50 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 05°31'19" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 49.71 FEET TO LINE 9-10 OF SAID ROAD OR ELEPHANT MS 296;

THENCE NORTH 77°48'00" EAST ON LINE 9-10 OF SAID ROAD OR ELEPHANT MS 296, A DISTANCE OF 428.34 FEET TO CORNER 10 OF SAID ROAD OR ELEPHANT MS 296;

THENCE NORTH 60°41'00" EAST ON LINE 10-11 OF SAID ROAD OR ELEPHANT MS 296, A DISTANCE OF 105.36 FEET TO LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 43°23'00" EAST ON LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 263.86 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM GOVERNMENT LOT 48, CONTAINING A GROSS AREA OF 188,309.80 SQUARE FEET OR 4.32 ACRES AND A NET AREA OF 169,017.74 SQUARE FEET OR 3.88 ACRES MORE OR LESS.



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 4

BATES HILL – 2023 ANNEXATION NO. 4, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 2-3 OF THE ST. LOUIS NO. 3 MS 975 TO BEAR NORTH 58°32'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON LINE 6-7 OF THE MARYLAND MS 272B AND THE SOUTHERLY LINE OF THE INTERGOVERNMENTAL AGREEMENT RECORDED IN BOOK 683, PAGE 122;

THENCE SOUTH 90°00'00" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 62.94 FEET TO THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117-120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 423.32 FEET TO LINE 2-3 OF THE FREEDOM EXTENSION MS 16666;

THENCE SOUTH 43°23'00" WEST ON LINE 2-3 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 160.02 FEET TO LINE 1-2 OF THE THEODORE H BECKER MS 241B;

THENCE NORTH 51°32'23" WEST ON LINE 1-2 OF SAID THEODORE H BECKER MS 241B, A DISTANCE OF 73.07 FEET TO CORNER 2 OF SAID THEODORE H BECKER MS 241B;

THENCE NORTH 50°00'59" WEST LINE 2-3 OF SAID THEODORE H BECKER MS 241B, A DISTANCE OF 132.53 FEET TO CORNER 3 OF SAID THEODORE H BECKER MS 241B AND LINE 1-6 OF THE AETNA MS 223;

THENCE SOUTH 63°00'00" WEST ON LINE 1-6 OF SAID AETNA MS 223, A DISTANCE OF 515.74 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 23°12'37" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 50.11 FEET TO LINE 2-3 OF SAID AETNA MS 223;

THENCE NORTH 63°00'00" EAST ON LINE 2-3 OF SAID AETNA MS 223, A DISTANCE OF 490.75 FEET TO CORNER 4 OF THE MARYLAND MS 272B;

THENCE NORTH 50°00'00" WEST ON LINE 4-5 OF SAID MARYLAND MS 272B, A DISTANCE OF 48.64 FEET TO LINE 1-4 OF THE ST. LOUIS NO. 3 MS 975;

THENCE SOUTH 58°32'00" WEST ON LINE 1-4 OF SAID ST. LOUIS NO. 3 MS 975, A DISTANCE OF 472.49 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 40°57'28" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 152.07 FEET TO LINE 2-3 OF SAID ST. LOUIS NO. 3 MS 975;

THENCE NORTH 58°32'00" EAST ON LINE 2-3 ST. LOUIS NO. 3 MS 975, A DISTANCE OF 485.63 FEET TO CORNER 3 OF SAID ST. LOUIS NO. 3 MS 975;

THENCE SOUTH 43°24'00" EAST ON LINE 3-4 OF SAID ST. LOUIS NO. 3 MS 975, A DISTANCE OF 88.62 FEET TO LINE 5-6 OF SAID MARYLAND MS 272B;

THENCE NORTH 29°04'00" EAST ON LINE 5-6 OF SAID MARYLAND MS 272B, A DISTANCE OF 111.15 FEET TO CORNER 6 OF SAID MARYLAND MS 272B;

THENCE NORTH 55°48'00" WEST ON LINE 6-7 OF SAID MARYLAND MS 272B, A DISTANCE OF 74.68 FEET TO THE POINT OF BEGINNING, CONTAINING 161,757.41 SQUARE FEET OR 3.71 ACRES MORE OR LESS.



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 5

BATES HILL – 2023 ANNEXATION NO. 5, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 3–4 OF THE MARYLAND SECOND DISCOVERY MS 384A TO BEAR NORTH 65°28'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**BEGINNING** AT A POINT ON THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470 AND LINE 3–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A;

THENCE NORTH 65°28'00" EAST ON LINE 3–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A, A DISTANCE OF 561.23 FEET TO CORNER 1 OF THE MARYLAND SECOND DISCOVERY MS 384B;

THENCE NORTH 34°09'51" EAST ON LINE 1–2 OF SAID MARYLAND SECOND DISCOVERY MS 384B, A DISTANCE OF 249.44 FEET TO CORNER 2 OF SAID MARYLAND SECOND DISCOVERY MS 384B;

THENCE NORTH 55°44'41" WEST ALONG THE WESTERLY LINES OF THE BONANZA TUNNEL NO. 4 MS 7417 AND THE BONANZA TUNNEL NO. 5 MS 7417, A DISTANCE OF 165.38 FEET TO CORNER 18 OF SAID BONANZA TUNNEL NO. 5;

THENCE NORTH 62°40'22" EAST ON LINE 18–19 OF SAID BONANZA TUNNEL NO. 5 MS 7417, A DISTANCE OF 3.55 FEET TO CORNER 3 OF THE VIRGINIA EXTENSION MS 11016;

THENCE NORTH 54°43'00" WEST ON LINE 2–3 OF SAID VIRGINIA EXTENSION MS 11016, A DISTANCE OF 5.24 FEET TO CORNER 2 OF SAID VIRGINIA EXTENSION MS 11016;

THENCE NORTH 63°56'00" EAST ON LINE 1–2 OF SAID VIRGINIA EXTENSION MS 11016, A DISTANCE OF 214.66 FEET TO CORNER 1 OF SAID VIRGINIA EXTENSION MS 11016;

THENCE SOUTH 05°58'57" EAST A DISTANCE OF 431.91 FEET TO LINE 6–7 OF THE MARYLAND MS 272B;

THENCE NORTH 55°48'00" WEST ON LINE 6–7 OF SAID MARYLAND MS 272B, A DISTANCE OF 32.81 FEET TO CORNER 7 OF SAID MARYLAND MS 272B;

THENCE SOUTH 65°28'00" WEST ON LINE 8–9 OF THE MARYLAND MS 272A, A DISTANCE OF 121.60 FEET TO CORNER 9 OF SAID MARYLAND MS 272A AND LINE 1–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A;

THENCE SOUTH 00°01'29" EAST ON LINE 1–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A, A DISTANCE 54.94 FEET TO CORNER 1 OF SAID MARYLAND SECOND DISCOVERY MS 384A;

THENCE SOUTH 65°28'00" WEST ON LINE 1–2 OF SAID MARYLAND SECOND DISCOVERY MS 384A, A DISTANCE OF 464.26 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 67°47'26" WEST ON SAID WESTERLY LINE A DISTANCE OF 205.86 FEET TO THE **POINT OF BEGINNING**, CONTAINING 143,243.09 SQUARE FEET OR 3.29 ACRES MORE OR LESS.



# EXHIBIT A

## Bates Hill – 2023 Annexation No. 6

BATES HILL – 2023 ANNEXATION NO. 6, LOCATED WITHIN THE NORTH HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 1-4 OF THE VIRGINIA MS 467 TO BEAR SOUTH 57°50'00" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**BEGINNING** AT A POINT ON LINE 1-4 OF SAID VIRGINIA MS 467 AND THE SOUTHERLY LINE OF THE INTERGOVERNMENTAL AGREEMENT RECORDED IN BOOK 683, PAGE 122;

THENCE SOUTH 57°50'00" WEST ON LINE 1-4 OF SAID VIRGINIA MS 467, A DISTANCE OF 215.00 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 37°26'05" WEST A DISTANCE OF 29.95 FEET;
2. NORTH 17°03'21" WEST A DISTANCE OF 44.04 FEET;
3. NORTH 03°43'13" EAST A DISTANCE OF 48.67 FEET TO THE SOUTHERLY LINE OF THE INTERGOVERNMENTAL AGREEMENT RECORDED IN BOOK 683, PAGE 122;

THENCE NORTH 90°00'00" EAST ON SAID SOUTHERLY LINE A DISTANCE OF 209.96 FEET TO THE **POINT OF BEGINNING**, CONTAINING 13,105.75 SQUARE FEET OR 0.30 ACRES MORE OR LESS.



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Black Hawk Board of Aldermen shall hold a public hearing concerning the initial zoning of land to be annexed into the History Appreciation Recreation Destination (HARD) zoning district, located on properties described in Exhibit A and generally located on Bates Hill, pursuant to the City of Black Hawk zoning ordinance.

The public hearing is to be held before the City of Black Hawk Board of Aldermen on Wednesday, July 26, 2023 at 3:00 p.m. or as soon as possible thereafter. The public hearing shall be held in the City of Black Hawk Council Chambers, located at 211 Church Street, Black Hawk, CO 80422, or at such other time or place in the event this hearing is adjourned.

### ALL INTERESTED PARTIES MAY ATTEND

Melissa A. Greiner, CMC  
City Clerk

### EXHIBIT A

PARCELS OF LAND IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, AS  
DESCRIBED IN BATES HILL - 2023 ANNEXATION NOS. 1, 2, 3, 4, 5, AND 6.



# CITY OF BLACK HAWK

## REQUEST FOR COUNCIL ACTION

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**SUBJECT:** Council Bill 28, Ordinance 2023-28 for Zoning Certain Newly Annexed Property Within the City of Black Hawk to History Appreciation Recreation Destination (HARD). Located on Bates Hill and known as Bates Hill – 2023 Annexations 1-6.

**RECOMMENDATION:** Staff recommends the following motion to the Mayor and Board of Aldermen:

**MOTION TO APPROVE a Bill for an Ordinance Zoning Certain City-Owned Properties known as the Bates Hill 2023 Annexations 1-6 to the History Appreciation Recreation Destination (HARD) Zone District.**

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:** The City of Black Hawk is the sole owner of parcels located near and throughout the Bates Hill Annexation area. The current set of properties is proposed to be annexed into the City of Black Hawk by ordinance at the July 26, 2023 City Council meeting. Approximately 19.6 acres are planned to be annexed through the Bates Hill – 2023 Annexations 1-6 and zoned HARD, as required by Section 16-365.

**AGENDA DATE:** July 26, 2023

**WORKSHOP DATE:** N/A

**FUNDING SOURCE:** N/A

**DEPARTMENT DIRECTOR APPROVAL:** ☒ Yes ☐ No

**STAFF PERSON RESPONSIBLE:** Cynthia L. Linker  
CP&D Director

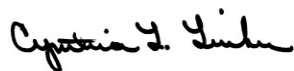
**DOCUMENTS ATTACHED:** Staff Reports w/Attachments

**RECORD:** ☒ Yes ☐ No

**CoBH CERTIFICATE OF INSURANCE REQUIRED** ☐ Yes ☒ No


**CITY ATTORNEY REVIEW:** ☒ Yes ☐ N/A

**SUBMITTED BY:**



Cynthia L. Linker, CP&D Director

**REVIEWED BY:**



Stephen N. Cole, City Manager



Vincent Harris, AICP, Baseline Corporation



# **Staff Report**



**CITY OF BLACK HAWK  
PLANNING / LAND USE**

Date prepared: July 10, 2023  
Meeting Date: July 26, 2023

**STAFF REPORT: Bates Hill - 2023 Annexations 1-6 Initial Zoning**

**For:** City Council

**Project Number:** P-19-17

**Property Address:** Various/No Address

**Applicants:** City of Black Hawk

**Zoning:** Currently in Gilpin County

**Prepared by:** Alyssa Rivas - Baseline Corporation

**Approved by:** Vincent Harris, AICP - Baseline Corporation

**Reviewed by:** Cynthia Linker, CP&D Director



**BACKGROUND:**

The City of Black Hawk is the sole owner of parcels located near and throughout the Bates Hill annexation area. This new set of properties is proposed to be annexed into the City of Black Hawk by ordinance at the July 26, 2023 City Council meeting.

Per the City of Black Hawk City Charter and Municipal Code, when land is annexed into the City, it must be subsequently zoned as well. Approximately 19.6 acres are planned to be annexed through the Bates Hill – 2023 Annexations 1-6 (see separate staff reports).

Per the recommendation of the City Attorney and discussion with other City Staff, it is recommended that the property be zoned into the History Appreciation Recreation Destination (HARD) zoning district. All of the property being annexed is adjacent to other city owned property zoned HARD and Environmental Character Preservation (ECP).

The HARD zoning district is for land that is owned by the City for a public use. The permitted uses in the district include public office buildings, public parking lots, nature center/picnic area/trailhead, trails (hard or soft surface), water storage facilities, including reservoirs allowing for passive and active recreation, and public pedestrian malls, including retail facilities on said malls, regardless of whether such facilities are publicly owned so long as they are dedicated to a public use.

**APPLICABLE CITY OF BLACK HAWK REGULATIONS:**

Excerpts from:

*City of Black Hawk  
Municipal Code  
Chapter 16 - Zoning  
Article XVII - Application Procedures and Submittal Requirements*

***Sec. 16-365. Rezoning procedures, amendments to zoning ordinance and special review use permits.***

***Sec. 16-365 (b) All territory annexed to the City shall be zoned in accordance with the zoning classifications established by this Chapter and in accordance with the procedures in this Section for rezoning. All annexed land shall be zoned at the time of annexation as required by this Chapter.***



**Article V – Nonresidential Districts**  
**Division 6**  
**History Appreciation Recreation Destination District (HARD)**

**Sec. 16-121. Purpose and objectives.**

*(a) Purpose. The purpose of the HARD zoning district is to accommodate and allow for areas owned by, dedicated to, purchased, or acquired by the City, or dedicated to a public use, which allows for the City to provide recreation, both passive and active, and destination activities for the residents and visitors of the City. In addition, the purpose of the HARD zoning district is to accommodate and allow for areas intentionally left free from development, for the preservation of wildlife corridors/habitats, scenic viewsheds, cultural and historical areas, landmarks, and natural resources, including forest lands, range lands, agricultural lands, and lakes, reservoirs, and water storage facilities allowing for passive and active recreation.*

*(b) Objectives. The objectives of the HARD zoning district are to allow for such uses that are dedicated to serving the public, and to minimize the adverse impacts and adjacent uses and the community. In addition, the objectives of the HARD zoning district are to allow for such uses that are dedicated to serving the public and may include passive recreational activities, as well as active recreational activities such as mountain biking, hiking, and water sports associated with lakes, reservoirs, and water storage facilities.*

**Sec. 16-122. Use regulations.**

*(a) Permitted principal uses.*

- (1) Public office buildings;*
- (2) Public parking lots;*
- (3) Nature center/picnic area/trailhead;*
- (4) Trails (hard or soft surface);*
- (5) Water storage facilities, including reservoirs allowing for passive and active recreation;*
- (6) Public pedestrian malls, including retail facilities on said malls, regardless of whether such facilities are publicly owned so long as they are dedicated to a public use.*
- (7) Marijuana establishments, retail, medical or dual*

**City of Black Hawk**  
**Home Rule Charter**  
**Article VIII: Miscellaneous**

**Section 8. Annexation and Zoning.**

*In all proceedings for the annexation of territory to the City, the City Council shall require concurrent zoning of the same.*

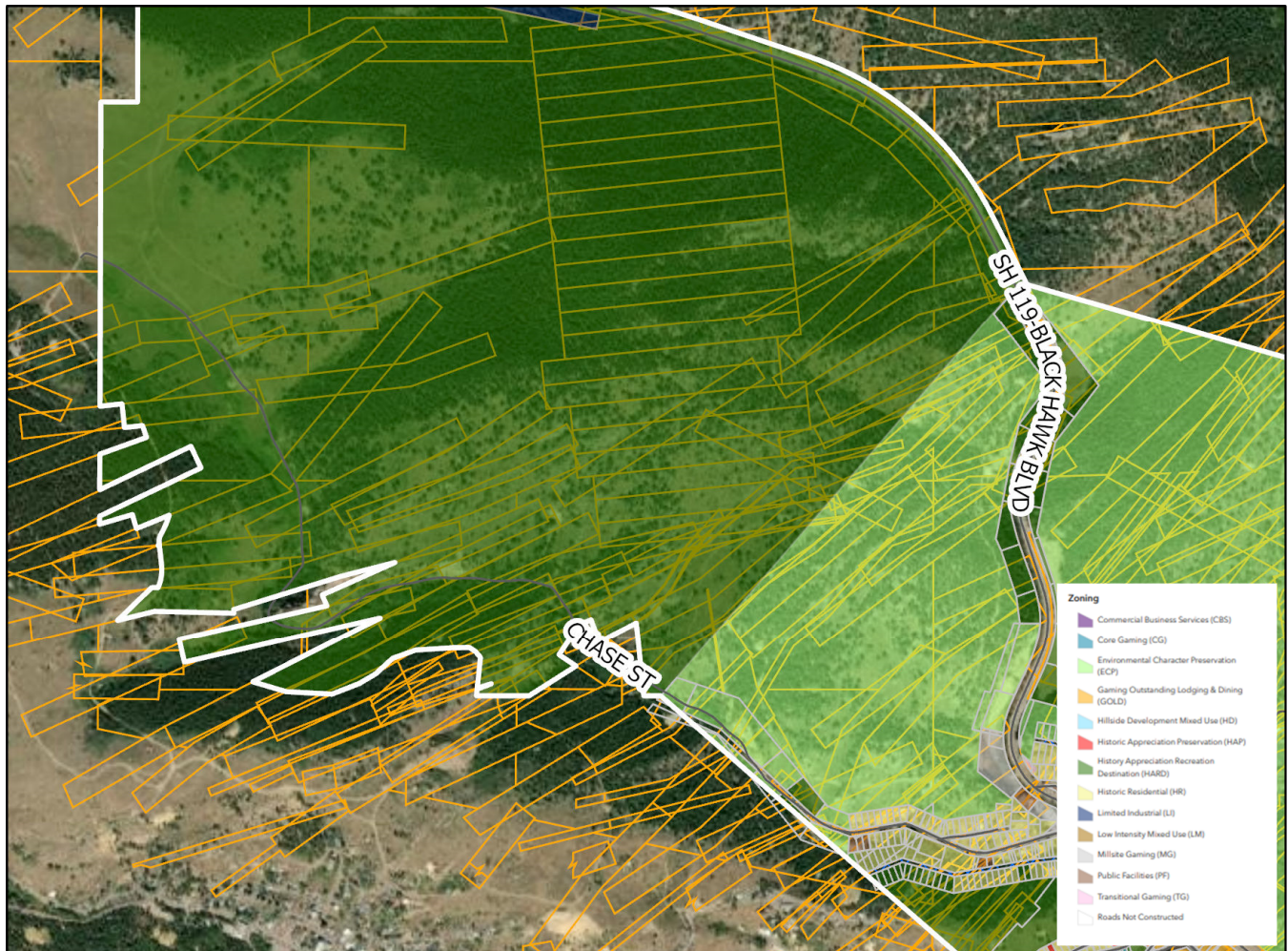


**STAFF COMMENTS:**

Staff believes that the appropriate zoning district for the newly annexed lands is the HARD district. Recently annexed adjacent property (Quartz Valley / Maryland Mountain) is zoned HARD.

The maps below illustrate the existing and proposed zoning districts in the area. Adjacent land to the northwest is zoned HARD. Other nearby zone districts include Environmental Character Preservation (ECP) to the northeast.

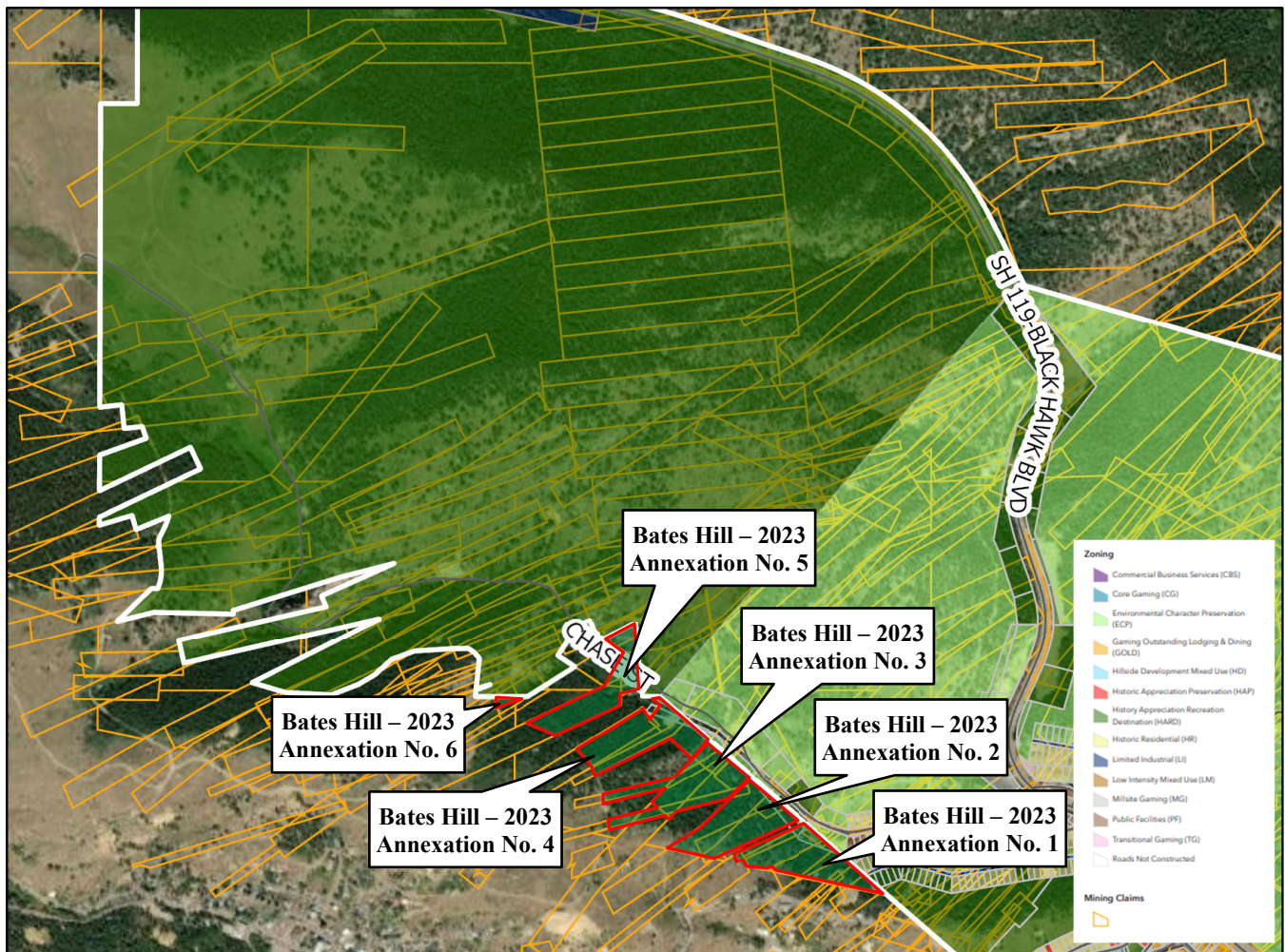
*Existing Zoning Map:*





### *Proposed Zoning Map:*

All proposed newly annexed areas are highlighted with a red boundary and shown zoned HARD (dark green).



Staff recommends that City Council pass an ordinance zoning all the territory in the Bates Hill – 2023 Annexation No. 1, Bates Hill – 2023 Annexation No. 2, Bates Hill – 2023 Annexation No. 3, Bates Hill – 2023 Annexation No. 4, Bates Hill – 2023 Annexation No. 5, and Bates Hill – 2023 Annexation No. 6 into the History Appreciation Recreation Destination (HARD) Zoning District.

### **FINDINGS:**

City Council may *approve, conditionally approve, or deny* a request to zone land in the City of Black Hawk. To support this proposal, the following findings can be used:

1. Application has been made by the City to zone the properties known as the Bates Hill – 2023 Properties (the “Property”) within the City of Black Hawk, Colorado, which is more particularly described in the ordinance to be within the History Appreciation Recreation Destination District (HARD).



2. Public notice has been given of such rezoning by one publication in a newspaper of general circulation within the City and the official newspaper of the City at least fifteen (15) days before the public hearing of such amendment.
3. Notice of such proposed hearing was posted on the property for fifteen (15) consecutive days prior to said hearing.
4. A need exists for rezoning the Property pursuant to Sections 16-121 and 16-122 of the City of Black Hawk Zoning Ordinance to the extent provided herein.

**RECOMMENDATION:**

Staff recommends City Council consider a **MOTION TO APPROVE** a Bill for an Ordinance Zoning Certain City-Owned Properties known as the Bates Hill 2023 Annexations 1-6 to the History Appreciation Recreation Destination (HARD) Zone District.


**ATTACHMENTS:**

- Application



# **Applicant's Submittal**



	<b>Black Hawk</b> PO Box 68, Black Hawk, CO 80422	<u>Annexation</u>
		23BH-PL00015

### Application Details

<b>Application Date:</b> 04/13/2023 <b>Acceptance Date:</b> 04/13/2023 <b>Job Site Address:</b> Bates Hill, Black Hawk, CO 80422 <b>Category:</b> Planning <b>Permit Type:</b> Annexation	<b>Property Owner:</b> City of Black Hawk <b>Mailing Address:</b>  <b>Phone:</b> <b>Email:</b>
<b>Description of Work:</b> P-19-17 Bates Hill -2023 Annexations 1-6 Annexation and zoning of 19.6 acres of municipally-owned land	
<b>Contractors:</b>	<b>Applicant:</b> Name: Cynthia Linker      Phone: (303) 582-0615      Email: CLinker@cityofblackhawk.org  Occupant: Name:      Phone:      Email:
<b>Permit Fields</b>	
# Parking Spaces: Lot Size: Required Setback East: Required Setback North: Required Setback South: Total Square Footage:	Estimated Valuation: \$0.00 Required Setback Back: Required Setback Left: Required Setback Right: Required Setback West:
<b>Application Terms</b>	
I, as the applicant, hereby certify that I believe to the best of my knowledge that all information supplied with this application is true and accurate and that consent of the property owner has been obtained. I also commit to pay all fees based on the City of Black Hawk's adopted fee schedule.	
Submitted by: Julie.esterl@baselinecorp.com	

**This document is NOT a permit and does not constitute approval or authorize any construction or changes to the above location.**



**COUNCIL BILL 29  
ORDINANCE 2023-29  
AN ORDINANCE  
AMENDING SECTION OF  
18-5 OF THE BLACK  
HAWK MUNICIPAL CODE,  
ADDRESSING  
AMENDMENTS TO THE  
ADOPTED  
INTERNATIONAL FIRE  
CODE, 2021 EDITION**



**STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK**

**COUNCIL BILL NUMBER: CB29**

**ORDINANCE NUMBER: 2023-29**

**TITLE: AN ORDINANCE AMENDING SECTION OF 18-5 OF THE BLACK HAWK MUNICIPAL CODE, ADDRESSING AMENDMENTS TO THE ADOPTED INTERNATIONAL FIRE CODE, 2021 EDITION**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. Section 18-5, subsections (5), (20), and (28) of the City of Black Hawk Municipal Code are hereby amended to read as follows:

**Sec. 18-5. Amendments to the International Fire Code, 2021 Edition.**

(5) Section 103.3 Deputies of the *International Fire Code, 2021 Edition* is amended to read as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Fire Chief, the Fire Code Official shall have the authority to appoint a Deputy Fire Code Official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the Fire Code Official, AND SHALL HOLD, AT A MINIMUM, A VALID CERTIFICATION OF FIRE INSPECTOR II ISSUED BY THE COLORADO DIVISION OF FIRE PREVENTION AND CONTROL.

\* \* \*

(20) AMENDMENTS TO SECTION 903.2.7 AND SECTION 9.03.2.8:

A. Section 903.2.7 Group B and M of the *International Fire Code, 2021 Edition* is amended to read as follows:

903.2.7 Group B and M. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group B and M occupancies where one of the following conditions exist:

1. The fire area exceeds 5,000 square feet (464 square meters);
2. The fire area is located more than 3 stories above grade plane;
3. The combined area of all fire areas on all floors, including mezzanines, exceeds 10,000 square feet (929 square meters); and



4. Occupancies used for the display and sale of upholstered furniture or mattresses exceeds 2,500 square feet (232 square meters)

B. SECTION 9.03.2.8. of the *International Fire Code, 2021 Edition* is amended to add the following exception and read as follows:

**Exception:** Group R where all the following conditions apply:

1. The Group R fire area is for recreational use only where the tenants are transient in nature and will not occupy the structure for more than 14 days.
2. The Group R fire area is no more than one story.
3. The Group R fire area is no closer than 25 feet from another structure.
4. The Group R fire area has an occupant load of no more than 10.
5. The Group R fire area has at least one exit that leads directly to the public way.
6. The Group R fire area is provided with interconnected smoke and carbon monoxide alarms throughout which are connected to the building electrical service and have emergency battery back-up.
7. The Group R fire area is provided with a fire extinguisher sized not less than 2-A:10-B:C.

(28) ~~Section 907 of the *International Fire Code, 2021 Edition* is amended by adding Section 907.2.1.3 to read as follows:~~

~~907.2.1.3 Group A-2 Casino. An automatic and manual fire alarm system shall be installed in accordance with the most current edition of NFPA 72 and the provisions of this code throughout every building containing a casino regardless of size or occupant load. The fire alarm system shall be provided throughout the casino and in all contiguous and accessory spaces including, but not limited to offices, stages, storage areas, parking garages, restaurants and elevator lobbies servicing parking garages and hotels.~~

~~— **EXCEPTION:** Parking garages that are protected throughout by an automatic sprinkler system.~~

Section 2. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Black Hawk, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 3. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.



Section 4.      Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

INTRODUCED AND ADOPTED ON FIRST READING this 26<sup>th</sup> day of July, 2023.

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David D. Spellman, Mayor

ATTEST:

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Melissa A. Greiner, City Clerk, CMC



# CITY OF BLACK HAWK

## REQUEST FOR COUNCIL ACTION

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**SUBJECT:** Amendment of the 2021 Black Hawk Fire Code.

**RECOMMENDATION:** Staff recommends the following motion to the Mayor and Board of Aldermen:

**MOTION TO APPROVE (or deny, etc.)** CB29, an Ordinance amending Section 18-5 of the Black Hawk Municipal Code, addressing amendments to the Adopted International Fire Code, 2021 Edition

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

Fire Department Staff reviewed the current provisions of the Fire Code of the City of Black Hawk and recommends minimum requirements for Deputy Fire Code Official certification, adding an exception for fire sprinkler requirements for Occupancy Group R buildings, and deletion of additional fire alarm requirements for new development.

**AGENDA DATE:** 07/26/2023

**WORKSHOP DATE:** N/A

**FUNDING SOURCE:** N/A

**DEPARTMENT DIRECTOR APPROVAL:** ☒ Yes ☐ No

**STAFF PERSON RESPONSIBLE:** Jason Walsh, Fire Marshal

**DOCUMENTS ATTACHED:** Fire Code ordinance.

**RECORD:** ☐ Yes ☐ No

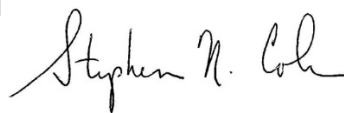
**CITY ATTORNEY REVIEW:** ☒ Yes ☐ N/A

**SUBMITTED BY:**



Jason Walsh, Fire Marshal

**REVIEWED BY:**



Stephen N. Cole, City Manager



**RESOLUTION 59-2023**  
**A RESOLUTION**  
**APPROVING THE**  
**CERTIFICATE OF**  
**ARCHITECTURAL**  
**COMPATIBILITY FOR**  
**THE PROPERTY**  
**LOCATED AT 187 CLEAR**  
**CREEK STREET**



**STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK**

**Resolution No. 59-2023**

**TITLE:       A    RESOLUTION    APPROVING    THE    CERTIFICATE    OF  
ARCHITECTURAL COMPATIBILITY FOR THE PROPERTY LOCATED  
AT 187 CLEAR CREEK STREET**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
BLACK HAWK, COLORADO, THAT:

**Section 1.**     Findings of Fact.

A.       Application has been made by Michael Mullin, President, Fellowship Benevolent Corporation and Dorinda Graff, Trinity Mountain Ranch Staff for a Certificate of Architectural Compatibility for the for the rehabilitation of the historic house, the historic outbuilding (outside the period of significance), and the site at 187 Clear Creek Street (the "Property"), within the City of Black Hawk, Colorado.

B.       Public notice has been given by one publication in a newspaper of general circulation within the City and the official newspaper of the City at least fifteen (15) days before the public hearing;

C.       Notice of such proposed hearing was posted on the property for fifteen (15) consecutive days prior to said hearing; and

D.       The application complies with the criteria set forth in Chapter 16 of the Black Hawk Municipal Code.

**Section 2.**     The City Council hereby determines to approve the Certificate of Architectural Compatibility ("COAC"), with the following conditions:

A.       All proposed construction shall match those proposed by the applicant in their submittal;

B.       All applicable public work, temporary use, building and electrical permits must be obtained prior to beginning construction; and

C.       The COAC approval is valid for 180 days after the date the COAC Resolution is signed by the Mayor indicating the approval.



RESOLVED AND PASSED this 26th day of July, 2023.

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David D. Spellman, Mayor

ATTEST:

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Melissa A. Greiner, CMC, City Clerk



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Black Hawk Board of Aldermen shall hold a public hearing concerning a request for a Certificate of Architectural Compatibility for the rehabilitation of 187 Clear Creek Street on property described in Exhibit A and generally located at 187 Clear Creek Street, pursuant to the City of Black Hawk zoning ordinance.

The public hearing is to be held before the City of Black Hawk Board of Aldermen on Wednesday, July 26, 2023, at 3:00 p.m. or as soon as possible thereafter. The public hearings shall be held in the City of Black Hawk Council Chambers, located at 211 Church Street, Black Hawk, CO 80422, or at such other time or place in the event this hearing is adjourned.

### ALL INTERESTED PARTIES MAY ATTEND

Melissa A. Greiner, CMC  
City Clerk

### EXHIBIT A

S: 7 T: 3S R: 72W Subd: BLACK HAWK Block: 007 Lot: 006 AND:- Lot: 007 (5FT OF LOT 6) & IMPS



## **CITY OF BLACK HAWK**

### **REQUEST FOR COUNCIL ACTION**

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**SUBJECT:** To consider a Resolution approving a Certificate of Architectural Compatibility for rehabilitating 187 Clear Creek Street.

**RECOMMENDATION:** Staff recommends the following motion to the Mayor and Board of Aldermen:

**MOTION TO APPROVE:** Resolution 59-2023 A RESOLUTION APPROVING THE CERTIFICATE OF ARCHITECTURAL COMPATIBILITY FOR THE PROPERTY LOCATED AT 187 CLEAR CREEK STREET

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The applicant requests a Certificate of Architectural Compatibility to rehabilitate the 187 Clear Creek Street property. Refer to the Staff Report and Attachments in this Request for Council Action.

**AGENDA DATE:** 7/26/2023

**WORKSHOP DATE:** N/A

**FUNDING SOURCE:** N/A

**DEPARTMENT DIRECTOR APPROVAL:** ☒ Yes ☐ No

**STAFF PERSON RESPONSIBLE:** Cynthia Linker  
CP&D Director

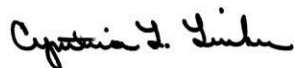
**DOCUMENTS ATTACHED:** Resolution 59-2023  
Staff Report and Attachments

**RECORD:** ☐ Yes ☒ No

**CoBH CERTIFICATE OF INSURANCE REQUIRED** ☐ Yes ☒ No

**CITY ATTORNEY REVIEW:** ☐ Yes ☒ N/A

**SUBMITTED BY:**



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Cynthia L. Linker, CP&D Director

**REVIEWED BY:**



---

Stephen N. Cole, City Manager





**CERTIFICATE OF ARCHITECTURAL COMPATIBILITY (COAC)  
STAFF REPORT**

**For:** Black Hawk City Council  
**Project:** 187 Clear Creek Street Residential Rehabilitation  
**Property Address:** 187 Clear Creek Street, Black Hawk, CO 80422  
**Property Owner:** Fellowship Benevolent Corporation  
**Zoning:** Historic Residential (HR)  
**Prepared by:** Daniel W. Gilbert, Historian, Pinyon Environmental, Inc., for the City of Black Hawk  
**Reviewed by:** Cynthia L. Linker, Community Planning & Development Director

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**I. BACKGROUND**

- a. Applicant:** Michael Mullin, President, Fellowship Benevolent Corporation and Dorinda Graff, Trinity Mountain Ranch Staff

The applicants, Michael Mullin, and Dorinda Graff, on behalf of Fellowship Benevolent Corporation are requesting a Certificate of Appropriateness (COAC) for the rehabilitation of the historic house, the historic outbuilding (outside the period of significance), and the site at 187 Clear Creek Street.

**b. Summary of Building History and Historic Context:**

The residence at 187 Clear Creek Street (5GL.7.410) was constructed circa 1897. The property was recorded as part of the 1986 National Park Service (NPS) survey of Black Hawk and the 2010 re-survey conducted by Deon Wolfenbarger. It is also listed in the 1991 National Historic Landmark (NHL) Nomination and was included in a 2004 photo re-survey. The resource is recorded as a contributing feature of the Central City-Black Hawk NHL District as an unnamed resource (5GL.7.410). The specific date of construction for the resource is not clear based on the archival record. The 2010 site survey indicates the building was constructed circa 1897, although the survey further notes that “deed research may reveal a more accurate construction date, as the house has architectural features typical of an earlier construction date.”

Areas of significance for this building are not specifically addressed in the 1986 or 2010 survey forms; however, the building contributes to the significance of the NHL. The NHL is significant for Architecture; Exploration/Settlement; Community Planning and Development; Commercial; Ethnic Heritage – European; Industry; Social History; and Invention for the period 1859-1918. The residence appears to demonstrate architectural significance, based on the architectural description contained in the 1986 NPS survey:

*This 1-story residential structure is a basic rectangular shape plan with a slight T-shape at the east elevation. The roof is intersecting gable covered with asphalt shingles, the walls are covered with horizontal wood siding, and the low foundation is stone. Windows generally are 1-over-1 wood sash; but the window at the gable end of*





*the façade is a single-hung with the upper light of stained glass. There is an interior brick chimney. Distinctive features in addition to the stained-glass window, are the carved lace-like trim at the top of the gable, and the wooden porch with turned spindle supports and decoratively carved brackets and apron at the porch roof line.*

*The house is set back from the busy intersection of Marchant and Highway 119 behind a large dirt lot. The property has a medium height mortared rubblestone retaining wall, and a small front lawn with flowers and shrubbery.*

The 2010 recording indicates that no known alterations have been made to the residence between 1986 and 2010.

- ☐ Individually Eligible – NRHP
- ☐ Listed – NRHP
- ☐ Individually Eligible – SRHP
- ☐ Listed – SRHP
- ☒ Individually Eligible – Local Landmark
- ☐ Listed – Local Landmark
- ☒ Contributing – NHL (5GL.7)
- ☐ Non-Contributing – NHL (5GL.7)

**Figure 1: Location Map**





## ZONING:

The residence at 187 Clear Creek Street is zoned Historic Residential (HR).

**Figure 2: Zoning Map**



## II. PROPOSED ACTION

### a. **Summary of Proposed Action:**

The building received a City of Black Hawk rehabilitation grant for work to be completed as part of the current project. The following site and building features will be covered by this proposed rehabilitation:

#### Historic Residence

- Roofing / Gutters and Downspouts
- Siding, Trim, and Paint
- Doors
- Windows
- Porch
- Lighting

#### Historic Outbuilding (outside the period of significance)

- Roofing / Gutters and Downspouts
- Siding

#### Site

- Existing Site Conditions
- Stone Retaining Walls
- Concrete Walkways
- Fencing





Proposed building materials are complementary to the existing buildings along Clear Creek Street and include horizontal lap siding, asphalt shingles, gutters, doors, and windows in colors that are consistent with the historic color palette adopted by the City of Black Hawk.

**Treatment Method Proposed:**

☐ Restoration      ☒ Rehabilitation      ☐ Reconstruction      ☐ Preservation

**b. Design Components** (Black Hawk Design Standards Guidelines for Historic Preservation and Design Review, Chapters 2, 3 & 4)

*Please include description for the proposed treatment of the following property features and how the Design Standards are reflected. Treatment guidelines for site design are contained in Chapter 2; building and site components are contained in Chapter 3; treatment guidelines for materials and design elements are contained in Chapter 4).*

**i. Building Form, Mass, and Proportion:** No Alteration Proposed

**ii. Roof Form:**

1. The application includes the installation of 6” half round, galvanized, 24 gage steel gutters and 4” circular, galvanized, 24 gage steel downspouts on the historic residence and the historic outbuilding, (outside the period of significance). The Black Hawk Design Standards (Design Standards) state that “half round galvanized gutters are historically appropriate and preferred on residential homes, however rectangular gutters are also allowed in Black Hawk...other gutters...are also acceptable.” Introduction of the proposed gutters would not alter the historic roof form or materials. The work proposed is consistent with the Design Standards related to roof form.
2. The application includes the restoration and in-place repair of the brick chimney. Section 4 of the attached specifications (Attachment B) notes that work on the chimney will include “removal and replacement of deteriorated soft brick with like brick...prior to repointing, remove loose mortar to a minimum depth of two times the joint width. Clean and moisten the joint prior to repointing.” Mortar used in the repair of the brick chimney will be ASTM C270 Type K mortar with flush mortar joints. Proposed work is consistent with the Design Standards related to masonry.

**iii. Exterior Building Elevations:**

1. Replacement of existing siding with horizontal lap siding with 4.5” reveal and 7/8”x4” corner boards; installation of a 7/8”x8” skirt with flashing on the top edge; rehabilitation of the historic trim and spindle work within the gable end and above the porch; and installation of moulding and head trim with flashing at the tops of corner trim. The proposed work would not significantly alter the historic appearance of the residence. The Design Standards state that “if portions of wood siding must be replaced, be sure to match the lap dimensions of the





original.” Materials and dimensions were chosen to match existing conditions on the residence. In regard to the historic trim within the gable end and above the porch, proposed work includes notes to “carefully scrape paint from trim and posts. Repair damaged components with epoxy fillers, and replace missing and rotten components.” The work proposed is consistent with the Design Standards related to exterior building elevations.

**iv. Foundations:**

1. The application includes excavation as required to install foundation improvements and to provide 18” depth crawl space under the residence as well as excavation and backfill for the installation of underground utilities hookups. Additionally, the application includes the installation of a raised concrete curb to maintain a 6” minimum exposure above adjacent grade. Introduction of the concrete curb would not alter the historic appearance of the residence and visibility of the curb from the street would be minimal. The work proposed is consistent with the Design Standards related to foundations.

**v. Entrances and Stairs:**

1. The application includes replacement of exterior doors; however, the locations of the entrances and stairs will remain the same. The application includes the replacement of the existing concrete stairs from Clear Creek Street to the front yard. The existing concrete stairs are in disrepair and need replacement. Proposed work includes replacement of the existing stairs with 6” minimum thickness concrete stairs with ½” bull nose and broom finish. The proposed work is consistent with the Design Standards.

**vi. Windows, Doors, and Storefronts:**

1. The application includes replacement of exterior doors at the parlor (south elevation) and the kitchen (east elevation) as well as the installation or replacement of storm doors on all exterior doors. The primary entrance door—between the living room and the porch—on the south elevation will be rehabilitated or repaired by stripping the paint; adding wood to the top and bottom jambs to recreate a square door; replacement of the existing glass with 3/8” insulated glass; reinstallation of wood glass stop and caulk-in of glass window; and installation of new hardware and a new frame. The parlor door and the primary entry door, accessed via the front porch on the south elevation of the residence, are noted to contain hardware from the period of significance (1859 to 1918); however, the doors themselves are from outside the period of significance and the screen doors are from the modern era. Although the hardware is from the period of significance, several elements of the hardware are missing, necessitating replacement. The east elevation features a single door accessing the kitchen. The door is from outside the period of significance for the resource. The hardware and screen door on the kitchen door are from the modern period. The kitchen entry door on the east elevation will be





replaced with a 36"x80" Rustic Knotty Alder, 9-lite, red chestnut stain, right hand single prehung front door. The parlor entry door on the west side of the south (primary) elevation will be replaced with a 36"x80" Craftsman Knotty Alder, 6-lite, Red Mahogany stain, left hand single prehung door. Although the parlor and kitchen doors will be replaced, the doors are not original to the historic residence and newly installed doors will be compatible with the historic architecture of the residence and the surrounding area.

2. The application includes replacement of all exterior windows except the window on the west side of the south elevation which is noted in the 1986 Survey of the residence as a character-defining element, and which is called out in the 2022 Interior-Exterior report as an original window. The stained-glass window will be retained and will be rehabilitated. Windows to be replaced are primarily on side and back elevations of the residence. The windows to be replaced are one-lite over one-lite, single-hung sash, wood-frame windows with pulleys. Although the windows to be replaced are likely from the period of significance, the windows are in varying states of disrepair. Proposed window replacements consist of Marvin Signature Ultimate Double Hung G2 windows with factory applied AAMA 2605-05 finish in "Coconut Cream" color. The windows will also have aluminum full screen frames with charcoal fiberglass screen mesh. Proposed window replacements will retain the original fenestration pattern of the historic residence and will be similar in size, proportion, and orientation to those seen historically on the residence and surrounding houses in the neighborhood. The proposed work is consistent with the Design Standards.

**vii. Porches and Arcades:**

1. The application includes the rehabilitation of the front porch. The Design Standards state that "porches are one of the most important character-defining elements of a residence, particularly front porches. Their general characteristics should be preserved. This includes wood posts along with wood decking material." According to Section 6 of the attached specifications (Attachment B), the existing wood posts and spindles will remain, and project activities include the careful scraping of paint from porch "ginger bread" and posts. Damaged components will be repaired with epoxy fillers. Rotten or missing components will be replaced in kind. According to the specifications, the project will "recreate missing bracket, base trim and dental details using new solid western yellow pine wood. Replacement components shall be doweled or biscuited to original wood, glue, epoxy, and sand smooth." The decking of the porch will be replaced with stained 5/4x6" "custom clear" smooth cedar S4S with eased edges. Deck edges will be picture framed with no exposed end grain and the replacement wood will be of Grade C+ or better. Fasteners used in the repair of the porch will utilize





concealed tiger claw TC-1 or equal fasteners. The proposed work appears to be in keeping with the Design Standards related to porches.

**viii. Parking Structures:** No Alterations Proposed

**ix. Pedestrian and Vehicle Circulation:** No Alterations Proposed

**x. Lighting:**

1. The application includes alterations to the exterior lighting of the residence including the installation of an exterior light on the front porch. The exterior light on the front porch will be a Walcott Manor, 8" one light, black, industrial, outdoor wall lantern sconce with clear seeded glass. According to the Design Standards, "historically, there was very limited site lighting in residential areas. The City realizes that for safety reasons, residents prefer to have more site lighting. In providing exterior lighting on residential properties, the impact the site lighting will have on adjacent properties needs to be considered." Further, the Design Standards state that "lighting fixtures should contribute to the overall historic character of a house or neighborhood; lighting should be functional, not just historically decorative; [and] all lighting should focus downward." The proposed exterior lighting contributes to the overall historic character of the house, and it is functional and not just historically decorative. Additionally, the lighting alterations will focus downward. The proposed work is consistent with the Design Standards.

**xi. Other Site Elements** (Retaining walls, fences, landscaping, etc.)

1. The application includes specifications for seeding of disturbed grading areas with multi-color high altitude seed mix on steep slopes and wear tolerant turf grass in the front yard areas. Both seed mixes are from Arkansas Valley Seed. Additionally, the application includes removal of trees as shown on the site plan (Attachment A). Removal of trees shall include grinding out stumps to a minimum of 12" below grade. Trees and landscaping are not indicated as contributing historic elements in the 1986 or 2010 surveys of the property, nor in the NHL. Removal of trees would be consistent with the Design Standards.
2. The application includes installation of 4" thick concrete walkways with deep tooled control joints at 4'x4' spacing over 4" compacted road base. Sidewalks and walkways are not covered by the Design Standards. Therefore, the "Secretary of the Interior's Standards and Guidelines for Rehabilitation were used to evaluate the proposed work.

**Recommended:** Replacing in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident.





**Not Recommended:** Removing a feature of the site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The application proposes to replace the existing non-historic concrete sidewalks. The existing sidewalks are not historic, and their removal and replacement does not diminish integrity of any historic features of the residence.

3. The application includes repair and rehabilitation of the stone retaining walls on the site. According to the Design Standards, “historic stone walls and other site features should be repaired or restored, replacing only those portions that are deteriorated beyond repair. Native stone walls are encouraged...[and]...stone walls should be similar in appearance to those seen historically, including finishing, joining, and height.” According to section 4 of the attached specifications (Attachment B), “existing stone wall material shall be cleaned of mortar and is to be reused where possible. New stone shall be irregular, rough, uncut native stone and should be integrated throughout the wall with the reused existing stone to maintain consistency of adjacent and existing walls. Each wall is to be constructed using similar size face of stones as the observed measurements provided in the Stone Masonry Foundation and Retaining Wall Evaluation. Coursing to be roughly horizontal and match the existing aesthetic of existing wall construction, stone color, and variation.” The proposed work is consistent with the Design Standards related to retaining walls.
4. The application includes installation of ornamental metal guardrail fencing along the southern property boundary on top of the stone retaining wall fronting onto Clear Creek Street. According to Section 2.3 of the Design Standards, “painted wood, wrought iron, picket, woven, wire, rail, or stone fences are appropriate in residential-type areas.” The southern property boundary currently lacks fencing aside from a small picket gate within the steps leading from Clear Creek Street to the front yard. The proposed work includes removal of the gate, and installation of an ornamental metal guardrail fence along the top of the retaining wall and a 1 ½” diameter steel pipe handrail on the staircase leading from Clear Creek Street to the front yard. The fencing and handrail will have welded joints which will be ground smooth. The fencing will be powder coated black. The proposed work is consistent with the Design Standards.





### III. APPLICABLE CITY OF BLACK HAWK REGULATIONS

Excerpts from:

*City of Black Hawk  
Zoning Code  
Chapter 16 - Zoning*

**Section 16-368. (a) (3)** Any person seeking to modify the exterior of, add to, or construct a new building shall be subject to the following procedures. Any such renovation, construction or demolition shall be subject to the City's design standards.

**Section 16-368. (a) (5)** The city shall not issue a building permit or site development plan for any of the following activities until a Certificate of Architectural Compatibility ("COAC") has been issued for the project.

- a. Construction of a new building, structure or improvement;
- b. Alteration or reconstruction of, or addition to, the exterior of any improvement;
- c. Demolition of any improvement;
- d. Construction or erection of or addition to any improvement upon any land located within the city; or
- e. Excavations requiring an excavation permit.

**Section 16-368. (e) (2) Major Work.** Upon the City's receipt of an application to authorize major work, including, without limitation, an application for the erection, construction, reconstruction, alteration to, demolition of, or improvement to any property described in Subsection (a)(3) herein, the City Council shall designate a time, place and date for a public hearing pursuant to Section 16-369 of this Code. Following the hearing, City Council shall approve, deny, or approve the application with conditions. City Council's decision is the final determination on the application, subject to judicial review.

**Section 16-368. (e) (3)** Except for applications seeking a COAC for demolition of a structure, which review is controlled by the criteria in subsection (4) below, in considering the issuance of a COAC, the City shall consider the following:

- a. All plans, drawings and photographs as may be submitted by the applicant;

**Staff Comment:** The applicant has submitted plans that are included with this Staff Report (Attachments A, B, and C)

- b. If a public hearing is required, any information presented at a public hearing held concerning the proposed work;

**Staff Comment:** Findings and recommendations will be presented to the Board of Aldermen at the Public Hearing scheduled for July 26, 2023.

- c. The purpose of this Chapter;

**Staff Comment:** Staff finds the proposed work to be in conformance with the City of Black Hawk zoning and design standards.

- d. Compliance with this Code and the payment of all fees required by this Code;





**Staff Comment:** The applicant has and will continue to pay all necessary fees required by the City.

- e. *The effects of the proposed work upon the protection, enhancement, perpetuation and use of the City which cause it to possess a special character or special historical or aesthetic interest or value; and*

**Staff Comment:** The architecture of the proposed renovations and the new construction fits in with the historic character of the City and is consistent with other renovated residences in the City. The proposed renovations will not affect the historic or aesthetic interest of the site or of the NHL District. All proposed colors match the approved historic color palette for the City.

- f. *Compliance with the City's residential or commercial design standards, as appropriate, including, but not limited to, reference to the historical and architectural style, the general design, arrangement, texture, materials and color of the development, building or structure in question or its appurtenance fixtures; the relationship of such features to similar features of the other buildings within the City, the position of the building, structure, park or open space in relation to public rights-of-way and to other buildings and structures in the City.*

**Staff Comment:** The existing residence is a vernacular “Folk Victorian: Gabled-Ell” residence constructed circa 1897. The character-defining features of the residence’s form are the front gable and wing that join to form an L-shaped building. Other important features include the Victorian-era detailing, such as the decorative wood lace trim within the gable end and the turned-spindles along the top of the porch. There are two entry doors, and the one-story porch is set within the ell. Not much historic information is known about the historic outbuilding (outside the period of significance), but materials suggest that the shed was built sometime after 1950. The proposed rehabilitation maintains the character of surrounding residential areas along Clear Creek Street. The design and selection of building materials are consistent with the historic character of Black Hawk and all colors have been selected from the historic color palette adopted by the City and recommended for use.

#### IV. **STAFF SUMMARY**

The house at 187 Clear Creek Street is constructed on a terrace above Clear Creek Street. The terrace is supported by a stone retaining wall. The work proposed in this application would affect the exterior of the residence and the existing site conditions.

As demonstrated in Section 2(b), items contained in this application satisfactorily reflect the Design Standards. It is recommended that this application be approved.

#### V. **FINDINGS**

City Council may *approve, conditionally approve, or deny* a Certificate of Architectural Compatibility. To support this proposal, the following findings can be used:

*The proposed rehabilitation meets the intent of the criteria outlined in Section 16-368 of the Municipal Code and those found in Black Hawk’s Residential Design Guidelines as noted and evaluated in the staff report presented to City Council.*





**VI. RECOMMENDATION**

Staff recommends the following motion to the Mayor and Board of Aldermen:

**MOTION TO APPROVE Resolution No. 59-2023**, a Resolution approving a Certificate of Architectural Compatibility for the rehabilitation 187 Clear Creek Street with the following conditions:

1. All proposed construction shall match those proposed by the applicant in their submittal; and
2. All applicable public work, temporary use, building and electrical permits must be obtained prior to beginning construction.
3. The COAC approval is valid for 180 days after the date the COAC Resolution is signed by the Mayor indicating the approval.

**VII. ATTACHMENTS**

- A. 187 Clear Creek Street Plan Set (Print Date November 4, 2022)
- B. 187 Clear Creek Street Specifications
- C. 187 Clear Creek Letter of Transmittal
- D. 1986 Survey Form
- E. 2010 Survey Form
- F. 187 Clear Creek Street Interior-Exterior Report
- G. Exterior Bedroom Door Selection
- H. Exterior Kitchen Door Selection
- I. Exterior Screen Door Selection
- J. Exterior Light Fixture Selection
- K. Exterior Paint Color Selection
- L. Fencing Options



# 187 CLEAR CREEK

187 Clear Creek Street, Black Hawk, CO 80422

## PROJECT DIRECTORY:

**OWNER:**  
FELLOWSHIP BENEVOLENT CORPORATION  
P.O. Box 503  
Central City, CO 80427  
Michael Mullin  
trintylmountainranch@hotmail.com

**CLIENT:**  
City of Black Hawk  
P.O. Box 68  
Black Hawk, CO 80422  
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P: (303) 582-0615  
clinker@cityofblackhawk.org  
Emily Richards  
P: (303) 582-2223  
erichards@cityofblackhawk.org

**OWNER'S REP CoBH:**  
Bruce Michalak  
bruce2462@yahoo.com

**ARCHITECT:**  
PEH ARCHITECTS  
1720 14<sup>th</sup> St. Suite #100  
Boulder, CO 80302  
P: (303) 442-0408  
Peter E. Heinz, AIA, Principal  
peheinz@peharchitects.com  
Mari Blaser, Associate AIA  
mblaser@peharchitects.com

**General Contractor:**  
White Construction Group  
4 Inverness Court East, Suite 100  
Englewood, CO 80112  
P: (303) 759-2280  
Chris Haugen, President  
C: (303) 591-5056  
chaugen@whitecg.com  
Jeff Don, Superintendent  
C: (303) 591-5734  
jdon@whitecg.com  
Eric Kaufman, Project Manager  
ekaufman@whitecg.com  
Ana Cohen, Preconstruction Manager  
acohen@whitecg.com

**Structural Engineer:**  
Mozer-Renn Structural  
8573 E. Napa Place  
Denver, CO 80222  
Natalie Mozer-Renn, P.E.  
P: (303) 759-2280  
C: (303) 670-5039  
nmozer-renn@mrstructural.com

**Mechanical/Plumbing Engineer:**  
Seward Mechanical Systems  
4175 Eldorado Springs Drive  
Boulder, CO 80303  
Paul Seward, P.E.  
P: (303) 926-9245  
C: (303) 587-5217  
seward@steam-engine.com

**Electrical Engineer:**  
Thomas L. Bassler, P.E.  
8989 W 14th Ave., Suite 307  
Lakewood, CO 80215  
P: (303) 942-8063  
tom.bassler@gmail.com

**Civil Engineer:**  
Baseline Engineering Corporation  
112 N Rubey Drive  
Golden, CO 80403  
P: (303) 940-9966  
Luke Myers, P.E.  
luke.myers@baselinecorp.com  
Julie Esterl, Principal Planner  
julie.esterl@baselinecorp.com  
Doug Lancaster, LSIT, Survey PM  
doug.lancaster@baselinecorp.com

**Historic Consultant:**  
Pinyon Environmental, Inc.  
3222 S Vance St., Suite 200  
Lakewood, CO 80227  
P: (303) 980-5200  
Daniel Gilbert, Field Historian  
gilbert@pinyon-env.com

**Code Consultant:**  
SAFEbuilt  
11701 Community Center Dr.  
Northglenn, CO 80233  
P: (303) 450-8814  
Dan Wester, Building Official  
dwester@safebuilt.com

## PROJECT SUMMARY:

**BUILDING JURISDICTION:** CITY OF BLACK HAWK

**BUILDING CODE:** 2021 IRC, 2021 IECC, 2021 IBC

**LEGAL DESCRIPTION:** A BOUNDARY LINE AGREEMENT, LOCATED WITHIN LOT 7, BLOCK 7, BASED UPON THE SURVEY MAP OF BLOCK 7, OF THE MAP OF BLACK HAWK, SURVEYED BY ALBERT JOHNSON CITY SURVEYOR, DATED MAY AND JUNE 1866, IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BLACK HAWK, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ASSUMING THE NORTH LINE OF LOTS, 6 AND 7, BLOCK 7, AS MONUMENTED ON THE EAST END BY A NO. 4 REBAR WITH A 2" ALUMINUM CAP STAMPED CITY OF BLACK HAWK PLS 26296 AND ON THE WEST END BY A NO. 4 REBAR WITH A 2" ALUMINUM CAP STAMPED CITY OF BLACK HAWK PLS 26296 TO BEAR NORTH 54°13'28" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 112.72 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE COMMON NORTHERLY CORNER OF SAID BLOCKS 7 AND 8, THENCE NORTH 54°13'28" WEST ON THE NORTH LINE OF LOT 7, BLOCK 7 A DISTANCE OF 18.67 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 31°02'12" WEST A DISTANCE OF 88.96 FEET;

THENCE SOUTH 28°36'15" WEST A DISTANCE OF 10.95 FEET TO THE SOUTHERLY LINE OF LOT 7, BLOCK 7 AND THE POINT OF TERMINUS, FROM WHENCE THE COMMON SOUTHERLY CORNER OF SAID BLOCKS 7 AND 8 BEARS SOUTH 52°21'42" EAST A DISTANCE OF 7.95 FEET.

**BUILDING SETBACKS:**

AS-IS

	EXISTING	PROPOSED
<b>BUILDING AREA:</b>	878 SF	878 SF
<b>FIRST FLOOR:</b>	99 SF	99 SF
<b>PORCH:</b>	54 SF	54 SF
<b>SHED:</b>		

<b>BUILDING HEIGHT:</b>	18'-10"	18'-10"
-------------------------	---------	---------

<b>LOT INFORMATION:</b>		
<b>SITE AREA:</b>	3,502 SF	3,502 SF
<b>BUILDING FOOTPRINT:</b>	878 SF	878 SF

**DESCRIPTION:** FULL HISTORIC REHABILITATION TO AN 878 SF SINGLE-STORY RESIDENCE. REPLACE WINDOWS WITH HIGH THERMAL PERFORMANCE. LOW-MAINTENANCE ALUMINUM CLAD WINDOWS INSTALL NEW FROST PROTECTED FOUNDATION BELOW GRADE. SISTER/REPLAE DAMAGED FLOOR JOISTS AND WALL STUDS DETERMINED TO BE ROTTED, PLUMB LEANING WALLS, AND FILL STUD CAVITY OF EXTERIOR WALLS WITH SPRAY FOAM INSULATION. INSTALL PERIOD APPROPRIATE INTERIOR TRIM AND REPLACE INTERIOR WALL, CEILING AND FLOOR FINISHES. REPLACE SVAC, PLUMBING, AND ELECTRICAL FOR MODERN CONVENIENCE, CODE COMPLIANCE, AND IMPROVED ENERGY PERFORMANCE.

## ENERGY REQUIREMENTS

CHAPTER 11 - 2021 IRC  
CLIMATE ZONE-5B

### BUILDING ENVELOPE PRESCRIPTIVE REQUIREMENTS

	REQUIRED	PROVIDED
	U-VALUE ≤ 0.32	U-VALUE ≤ 0.32
FENESTRATION:	SHGC ≤ 0.40	SHGC ≤ 0.30
CEILING/ROOF:	R-60	R-60
WOOD WALL:	R-30	R-31.5
FLOOR:	R-30	N/A
CRAWL SPACE WALL:	R-19	R-19

## SHEET LIST

SHEET NUMBER	SHEET NAME
GENERAL	
A000	COVER SHEET
SURVEY	TOPOGRAPHIC SURVEY
ARCHITECTURE	
AB200	AS-BUILT FLOOR PLAN & ROOF PLAN
AB400	AS-BUILT BUILDING SECTIONS
A100	SITE PLAN
A101	SHED PLANS & ELEVS, SITE DETAILS
A200	DEMO PLANS
A201	FLOOR PLAN & ROOF PLAN
A300	ELEVATIONS
A301	BUILDING SECTIONS
A400	WALL SECTIONS
A401	WALL SECTIONS & DETAILS
A600	INTERIOR ELEVATIONS
A601	INTERIOR ELEVATIONS
A800	SCHEDULES
CIVIL	
NT01	NOTES
DM01	DEMOLITION PLAN
UT01	UTILITY PLAN
GR01	GRADING PLAN
DT01	DETAILS
DT02	DETAILS
STRUCTURAL	
S200	FOUNDATION PLAN
S201	FLOOR PLANS & ROOF FRAMING PLAN
MECHANICAL/PLUMBING	
M201	MECHANICAL DESIGN
P201	PLUMBING DESIGN
MP101	MECH/PLUMBING NOTES
MP102	MECH/PLUMBING NOTES
MP103	MECH/PLUMBING NOTES
ELECTRICAL	
E1.0	ONE-LINE DIAGRAM, ELECTRICAL SPECIFICATIONS
E3.0	FLOOR PLAN
E4.0	SCHEDULES

## ABBREVIATIONS

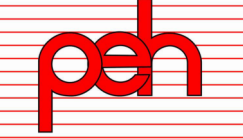
A	ANCHOR BOLT	CLO	CLOSET	ELEC	ELECTRIC(AL)	G	GAS	LF	LINEAR FOOT	OVH	OVERHEAD	RD	ROOF DRAIN	SYM	SYMMETRICAL	VS	VERTICAL SECTION
AB	ABOVE	CMP	CORRUGATED	ELEV	ELEVATOR	LL	LIVE LOAD	LLH	LONG LEG HORIZONTAL	OWSJ	OPEN WEB STEEL JOIST	RE	REFER(ENCE)	SYN	SYNTHETIC	VT	VINYL TILE
ABV	ABOVE		METAL PIPE	EOI	EXCEPT AS OTHERWISE	GA	GAUGE	LLO	LONG LEG OUT			REFIN	REFINISH	SYS	SYSTEM	VWC	VINYL WALL COVERING
AC	ACOUSTICAL	CMU	CONCRETE	INDICATED	GALV	GALVANIZED	GB	GRAB BAR	LLV	LONG LEG VERTICAL		REG	REGISTER				
ACP	ACOUSTICAL PANELS		MASONRY UNIT	EP	ELECTRICAL PANEL	GB	GRAB BAR	LLV	LONG LEG VERTICAL	P	PARTICLE BOARD	REQ	REQUIRED	I	TEE	W	WATER
ADH	ADJUSTABLE	CO	CASED OPENING	EQ	EQUAL	GC	GENERAL CONTRACTOR	LR	LIVING ROOM	PBG	PLUMBING	RFR	REFRIGERATOR	T	TREAD	W	WIDTH
AFF	ABOVE FINISH FLOOR	COL	COLUMN	EQPT	EQUIPMENT	GI	GALVANIZED IRON	LTL	LINTEL	PC	POINT OF CURVATURE	RHS	ROUNDHEAD SCREW	T&B	TOP & BOTTOM	W	WITH
ALUM	ALUMINUM	COMP	COMPOSITION	ESMT	EASEMENT	GL	GLASS	LVR	LOUVER	PCC	POUNDS PER CUBIC	RM	ROOM	TOC	TOP OF CONCRETE	WB	WIND BRACING
ALT	ALTERNATE	CONC	CONCRETE	EW	EACH WAY	GS	GALVANIZED STEEL PIPE	LVR	LIGHTWEIGHT CONCRETE	PCF	FOOT	RNG	RANGE	TOF	TOP OF FOOTING	WO	WITHOUT
ANC	ANCHOR	CONST	CONSTRUCTION	EX	EXPOSED	GSP	GALVANIZED STEEL PIPE			M	MINUTE	PCW	PARTICLE CORE WOOD	RO	ROUGH OPENING	TOP	TOP OF PARAPET
AP	ACCESS PANEL	CONTR	CONTRACT(OR)	EXH	EXHAUST	MB	MACHINE BOLT			PERF	PERFORATE(D)	RPM	REVOLUTIONS PER MINUTE	TOS	TOP OF STEEL	WCJ	WALL CONSTRUCTION
APPX	APPROXIMATE	CORR	CORRIDOR	EXP	EXPANSION	MB	MACHINE BOLT			PFB	PREFABRICATE(D)	RV	RUBBER TILE	TOW	TOP OF WALL	JOINT	JOINT
APT	APARTMENT	CORR	CORRUGATED	EXT	EXTERIOR	HR	HANDRAIL			PL	PROPERTY LINE	RTS	RUBBER TILE	TB	TACK BOARD	WD	WOOD
ARCH	ARCHITECT(URAL)					HR	HOUR			MAX	MAXIMUM	RE	REVISION	TBR	TOWEL BAR	WDO	WINDOW
ASPH	ASPHALT	CPG	COPING			HCW	HOLLOW CORE WOOD			MECH	MECHANICAL	PLF	FOOT	TC	TOP OF CURB	WG	WIRED GLASS
AUTO	AUTOMATIC	CPT	CARPET(ED)			HDWR	HANDWARE			MFD	MANUFACTURED	PLM	PLASTIC LAMINATE	S	SINK	TEL	TELEPHONE
		CR	CRUSHED			HK	HOOK			MFR	MANUFACTURER	PLS	PLASTIC	S	SOUTH	TF	TRANSFORMER
B	BACK OF CURB	CRS	COURSE(S)			HM	HOLLOW METAL			MIC	MICROWAVE	PLSR	PLASTER	SB	SPLASH BLOCK	TH	TOWN HOUSE
BC	BOARD	CSKS	CONTERSUNK SCREW			HRZ	HORIZONTAL			MIN	MINIMUM	PLYWD	PLYWOOD	SBFL	SUBFLOOR	THK	THICK(NESS)
BDF	BOTH FACES					HSTL	HOLLOW STEEL			MIR	MIRROR	PNL	PANEL	SCW	SOLID CORE WOOD	THR	THRESHOLD
BLDG	BUILDING	CT	CERAMIC TILE			HT	HEIGHT			MISC	MISCELLANEOUS	PNT	PAINT	SD	STORM DRAIN	TLT	TOILET
BLK	BLOCK	CUH	CABINET UNIT			HTG	HEATING			MH	MAN HOLE	POI	POINT OF INTERSECTION	SDG	SIDING	TPD	TOILET PAPER
BLW	BELOW					HVAC	HEATING/VENTILATION/			MLD	MOLDING			SDLT	SIDELIGHT	TPTN	TOILET PARTITION
BM	BEAM	CW	COLD WATER			FEC	FIRE EXTINGUISHER			MLM	MICRO-LAMINATED BEAM	PR	PAIR	SEC	SECTION	TRZ	TERRAZZO
BM	BENCH MARK						CABINET			MO	MASONRY OPENING	PROJ	PROJECT	SF	SQUARE FOOT	TV	TELEVISION
BPL	BEARING PLATE						FIRE HOSE			MR	MOISTURE RESISTANT	PS	PLAN SECTION	SFJ	SAWED FLOOR JOINT	TX	TEXTURED
BDRM	BEDROOM	CY	CUBIC YARD			HH	HOT WATER			MTL	METAL	PSC	PRE STRESSED CONCRETE	SFT	SOFFIT	TYP	TYPICAL
BRG	BEARING	FD	FLOOR CONSTRUCTION			INS	INSULATING GLASS			MS	MASONRY SHELF	PSF	POUNDS PER SQUARE	SG	SAFETY GLASS		
BRKT	BRACKET	FIN	FINISH			INT	INTERIOR			MTL	MULLION	PSI	POUNDS PER SQUARE	SH	SHOWER		
BRZ	BRONZE	DBL	DOUBLE			INCH	INCH			SHS	SHELVES	PT	PRESSURE TREATED	SHT	SHEET	U	UNIT HEATER
BSMT	BASEMENT	DEPT	DEPARTMENT			INCL	INCLUDING			SIM	SIMILAR	PTD	PAPER TOWEL	SKL	SKYLIGHT	UNO	UNLESS NOTED
BTM	BOTTOM	DF	DRINKING FOUNTAIN			INS	INSULATION			SKL	SKYLIGHT	PTN	PARTITION	SND	SOUND TRANSMISSION	UNP	UNPAINTED
BTN	BATTEN	DIA	DIAMETER			INT	INTERIOR			SPD	SUSPENDED CEILING	PVC	POLYVINYL CHLORIDE	SPK	SPEAKER	UR	URINAL
BTW	BETWEEN	DIM	DIMENSION							SRK	SANITARY NAPKIN	PMT	PWMT	SND	SOUND TRANSMISSION	V	VOLT
BUR	BUILT-UP ROOFING	DIV	DIVIDER							SH	SHOWER	PWD	PLYWOOD	SNR	SANITARY NAPKIN	V	VENDING MACHINE
BVL	BEVELED	DL	DEAD LOAD							SNR	SANITARY NAPKIN	Q	QUARRY TILE	SNR	SANITARY NAPKIN	VB	VINYL BASE
BW	BOTH WAYS	DN	DOWN							Q	QUARRY TILE	QT		SQ	SQUARE	VBR	VAPOR BARRIER
		DOOR	DOOR							QT				SS	STAINLESS STEEL	VCP	VITRIFIED CLAY PIPE
CC	CENTER TO CENTER	DS	DOWN SPOUT							SS	SOUND TRANSMISSION	STC		STC	STAINLESS STEEL	VCT	VINYL COMPOSITION
CB	CATCH BASIN	DTA	DOVETAIL ANCHOR							STD	STANDARD			STD	STANDARD	VENT	VENTILATOR
CBD	CHALKBOARD	DW	DISHWASHER							STL	STEEL			STR	STORAGE	VERT	VERTICAL
CBT	CABINET	DWG	DRAWING							STR	STRUCTURAL			STR	STRUCTURAL	VF	VERIFY
CCG	CONCRETE CURB & GUTTER	E	EAST							SY	SQUARE YARD			SY	SQUARE YARD	VIF	VENEER
		CEMENT	CEMENT														
CER	CERAMIC	(E)	EXISTING														
CF	CUBIC FEET	EA	EACH														
CIP	CAST IRON PIPE	EDF	ELECTRIC DRINKING FOUNTAIN														
CJ	CONTROL JOINT																
CK	CHALK(ING)	EF	EXHAUST FAN														
CLR	CLEAR	EJ	EXPANSION JOINT														
CLNG	CEILING	EL	ELEVATION														

PEH ARCHITECTS  
1720 14th Street Suite 100  
Boulder, CO 80302  
303-442-0408

## 187 CLEAR CREEK REHABILITATION

187 Clear Creek Street, Black Hawk, CO 80422

## COVER SHEET

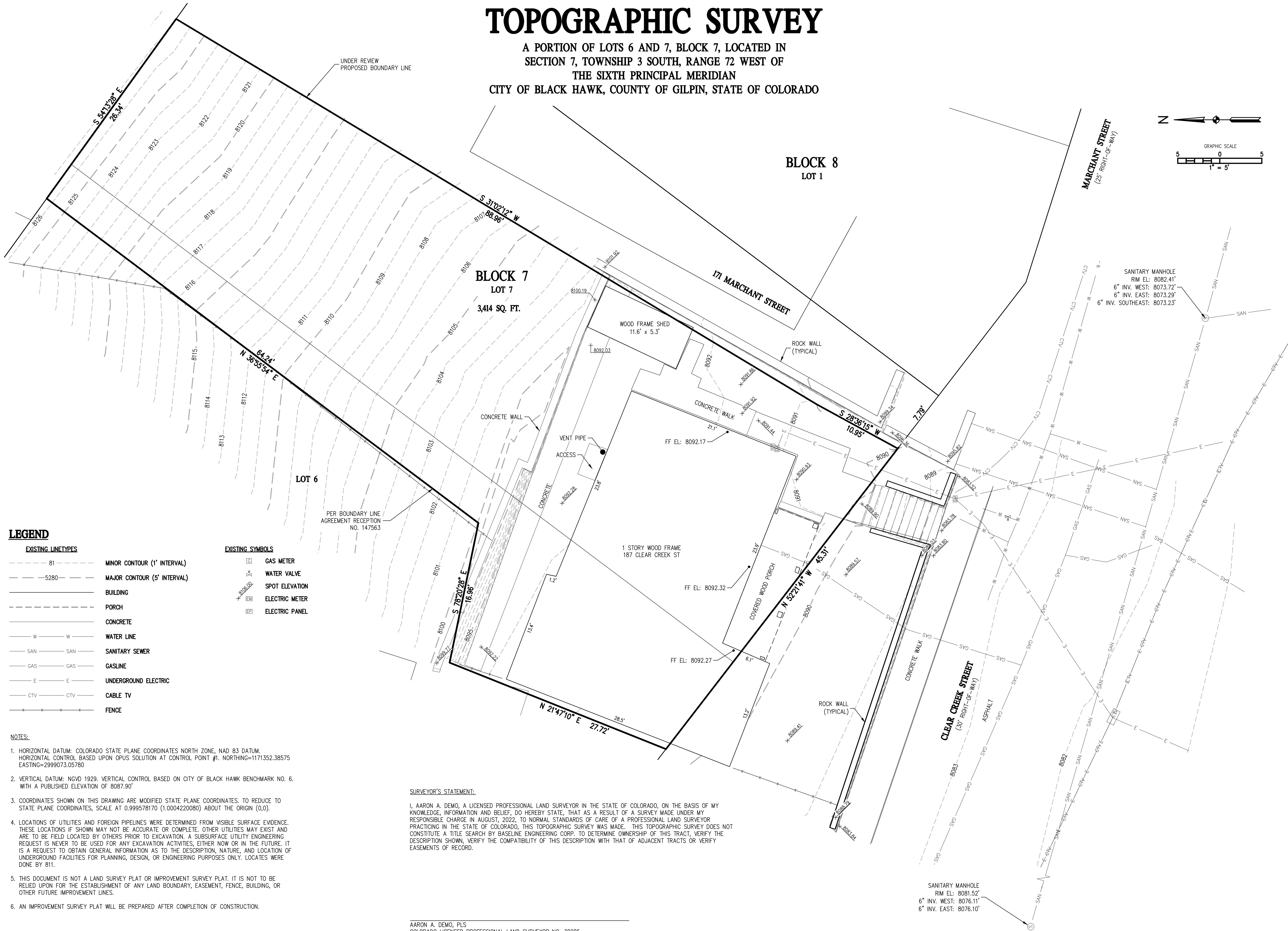
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Date:	11/04/22		
Drawn by:	MEB		
Checked by:	PEH		



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# TOPOGRAPHIC SURVEY

A PORTION OF LOTS 6 AND 7, BLOCK 7, LOCATED IN  
SECTION 7, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN  
CITY OF BLACK HAWK, COUNTY OF GILPIN, STATE OF COLORADO



**BASELINE**  
Engineering · Planning · Surveying

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DESIGNED BY  
DRAWN BY JMH  
CHECKED BY DKL

DATE  
PREPARED BY

REVISION DESCRIPTION

COUNTY OF GILPIN

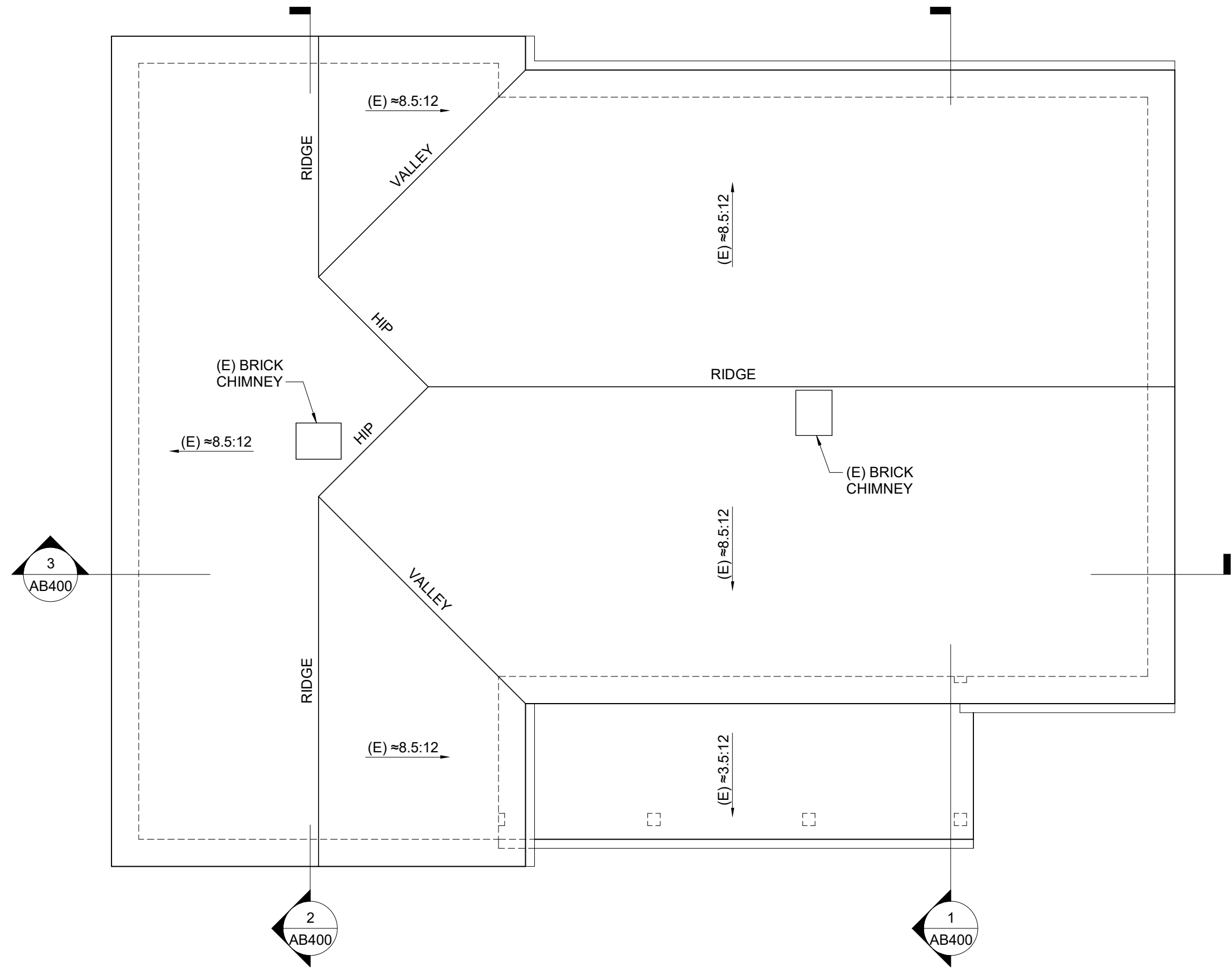
**BLACK HAWK**  
TOPOGRAPHIC SURVEY  
187 CLEAR CREEK STREET

CITY OF BLACK HAWK

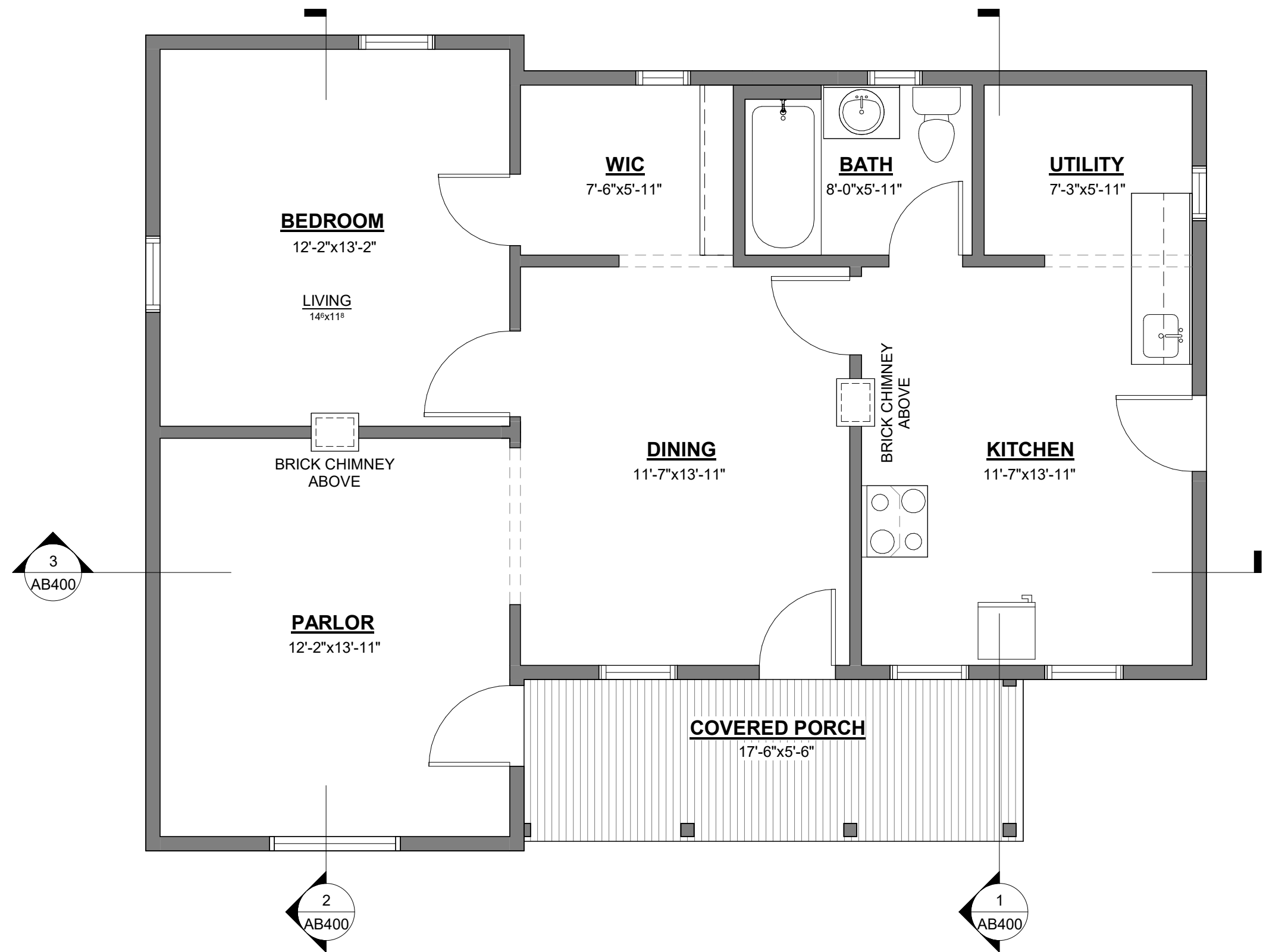
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE  
BASELINE 7/25/22  
JOB NO. 15391  
DRAWING NAME  
15391 S-22-09 TOPO AND ISP  
SHEET 1 OF 1

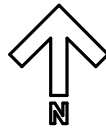




2 AS-BUILT ROOF PLAN  
1/4" = 1'-0"



1 AS-BUILT FLOOR PLAN  
1/4" = 1'-0"



0' 2' 4'

5	ISSUE FOR PERMIT	06/07/23
4	50% PERMIT DOCUMENTS	04/28/23
3	DESIGN DEVELOPMENT	04/12/23
2	SCHEMATIC DESIGN	03/08/23
1	AS-BUILT DRAWINGS	11/16/22
No.	Description	Date

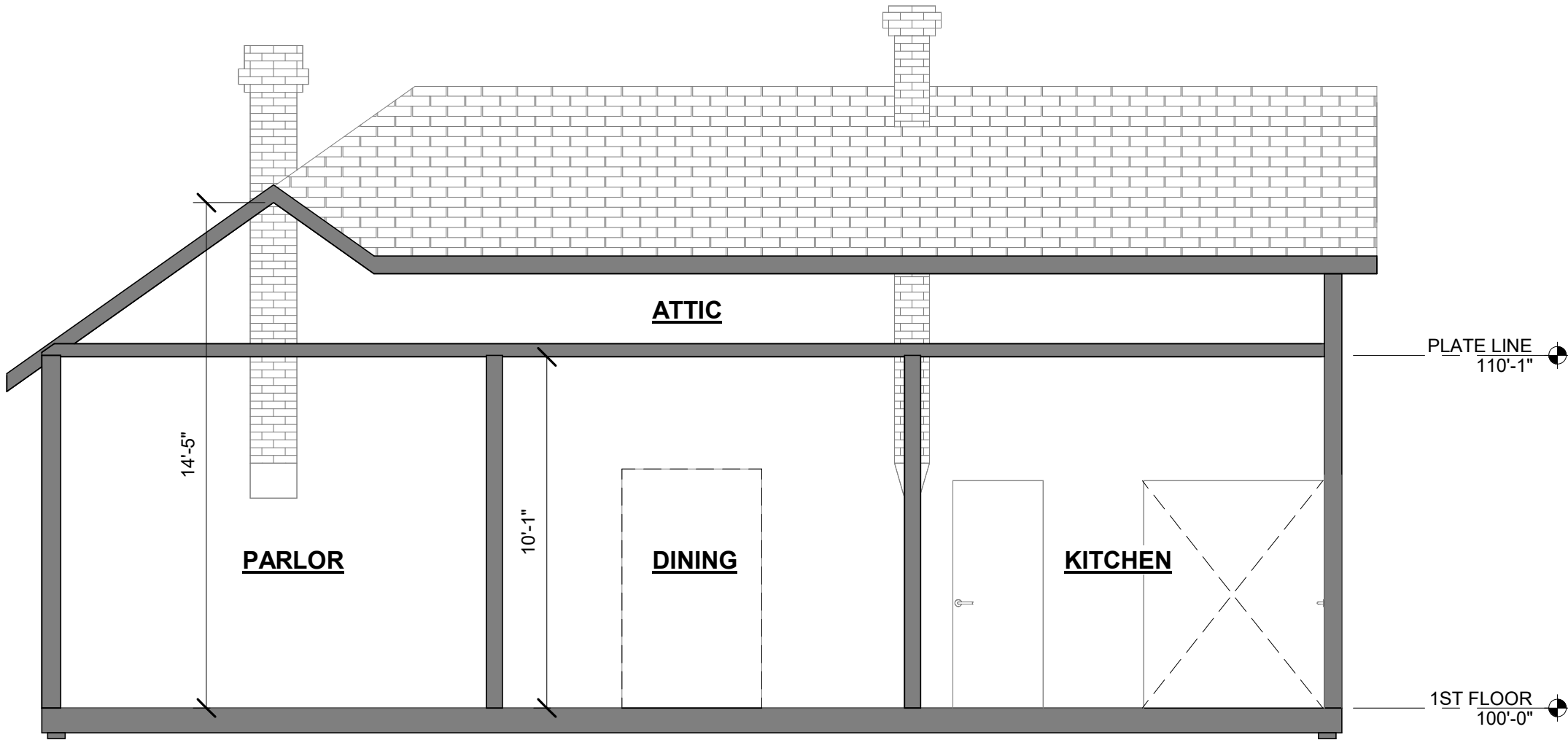
**PEH ARCHITECTS**  
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Boulder, CO 80302  
303-442-0408

**187 CLEAR CREEK  
REHABILITATION**  
187 Clear Creek Street, Black Hawk, CO 80422

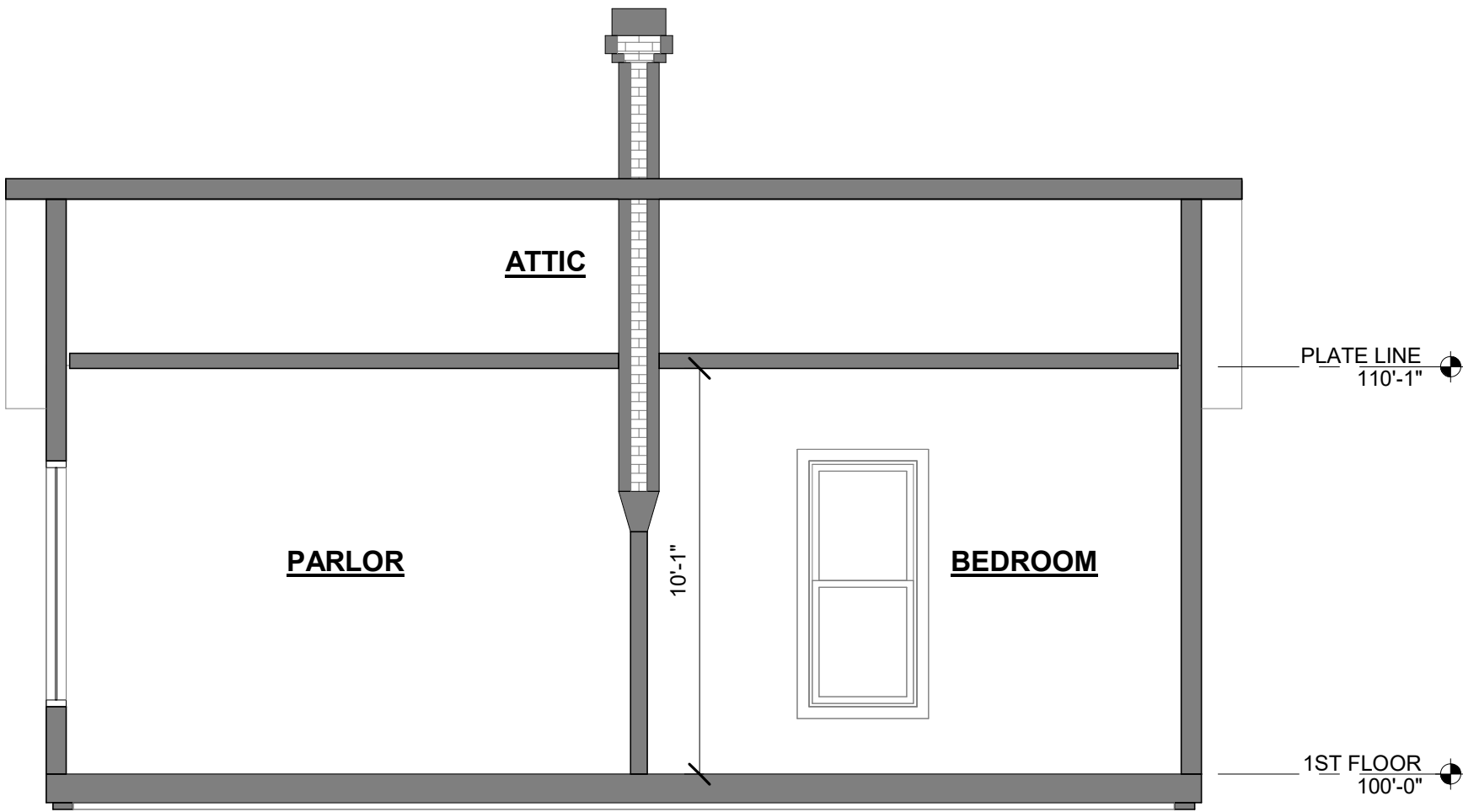
**AS-BUILT FLOOR PLAN &  
ROOF PLAN**

Project:	2022.22		<b>AB200</b>
Date:	11/04/22		
Drawn by:	MEB		
Checked by:	PEH		

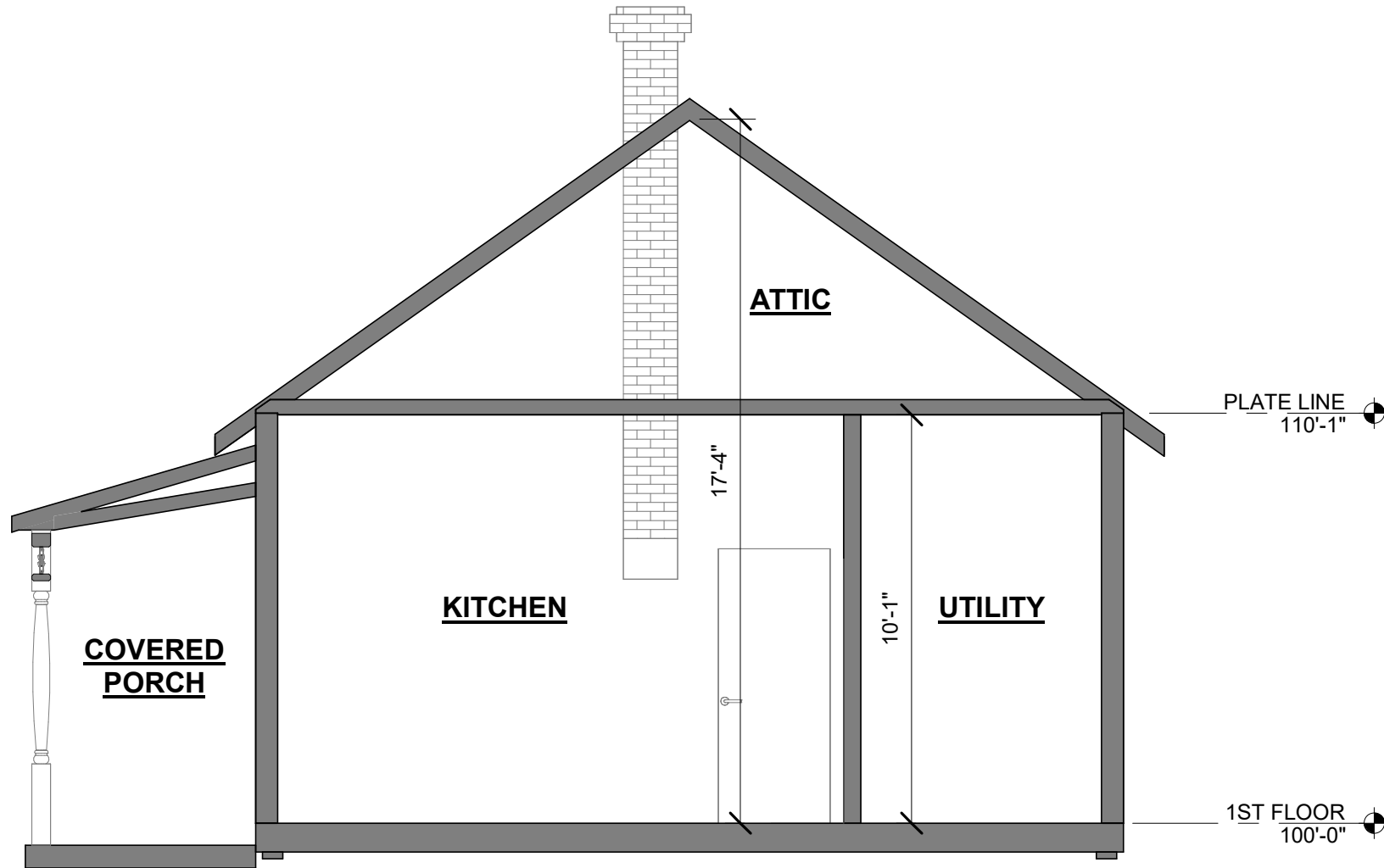




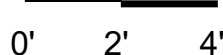
③ AS-BUILT BUILDING SECTION  
1/4" = 1'-0"



② AS-BUILT BUILDING SECTION  
1/4" = 1'-0"



① AS-BUILT BUILDING SECTION  
1/4" = 1'-0"

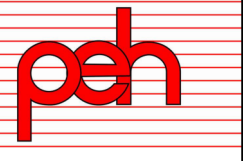


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1	AS-BUILT DRAWINGS	11/16/22
No.	Description	Date

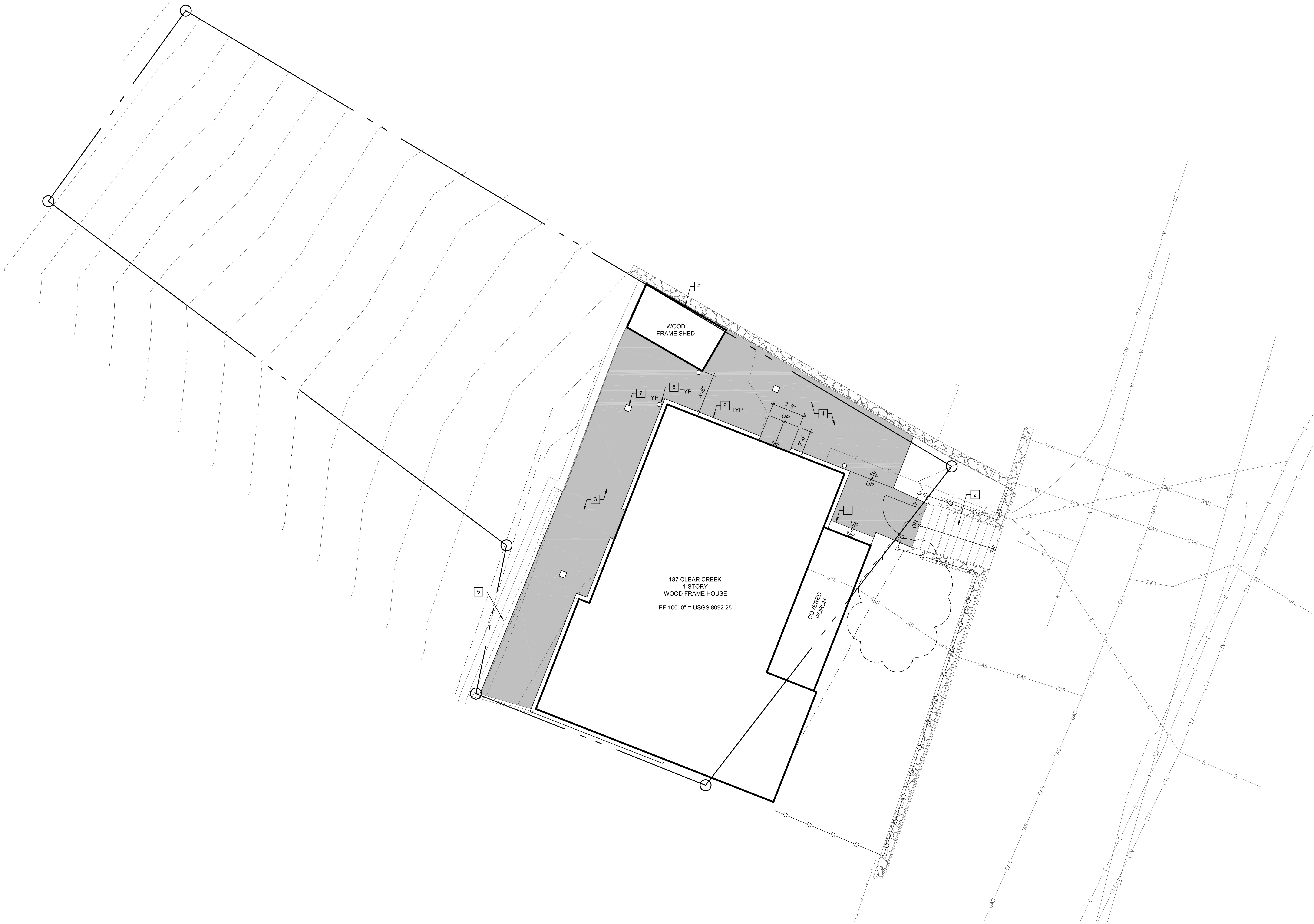
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303-442-0408

**187 CLEAR CREEK  
REHABILITATION**  
187 Clear Creek Street, Black Hawk, CO 80422

**AS-BUILT BUILDING  
SECTIONS**

Project:	2022.22		<b>AB400</b>
Date:	11/04/22		
Drawn by:	MEB		
Checked by:	PEH		





**SITE PLAN GENERAL NOTES:**

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REFER TO CIVIL SITE PLAN FOR ADDITIONAL INFORMATION.
2. RESTORE ALL DISTURBED GRADING. PROVIDE EROSION CONTROL MATS. SEED WITH LOW WATER DEMAND NATIVE GRASS MIX. RE: CIVIL.
3. CONTOUR LINES ARE REPRESENTATIVE OF (E) CONDITIONS. (N) CONTOURS ARE PROVIDED ON CIVIL DRAWINGS.
4. GENERAL SLOPE OF SITE PLAN SHOWN FOR REFERENCE. RE: CIVIL DRAWINGS FOR SITE IMPROVEMENTS BEYOND FOOTING OF THE BUILDING.
5. COORDINATE TOP, BOTTOM, AND FLOW LINE ELEVATIONS OF CONCRETE WALKS AND SWALES WITH CIVIL ENGINEER.

**SITE PLAN KEY NOTES:**

- 1 DEMO (E) CONC STEP, (N) WOOD STEP
- 2 (E) CONC STAIRS TO REMAIN, (N) HANDRAIL PER X/AXXX.
- 3 DEMO (E) CONC WALK, (N) CONC SWALE, SLOPE 2% MIN TO AREA DRAIN
- 4 (N) 4\"/>

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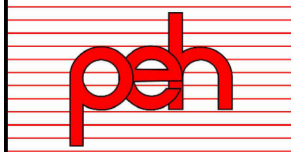
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**187 CLEAR CREEK  
REHABILITATION**

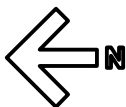
187 Clear Creek Street, Black Hawk, CO 80422

**SITE PLAN, SHED PLANS  
& ELEVS, SITE DETAILS**

Project: 2022.22  
Date: 11/04/22  
Drawn by: MEB  
Checked by: PEH



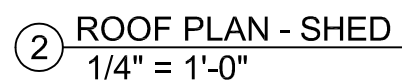
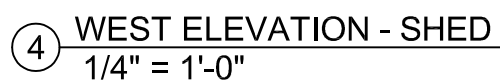
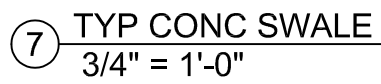
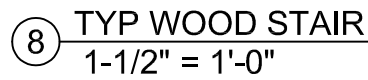
**A100**



1 SITE PLAN  
1" = 5'-0"

0' 2.5' 5'

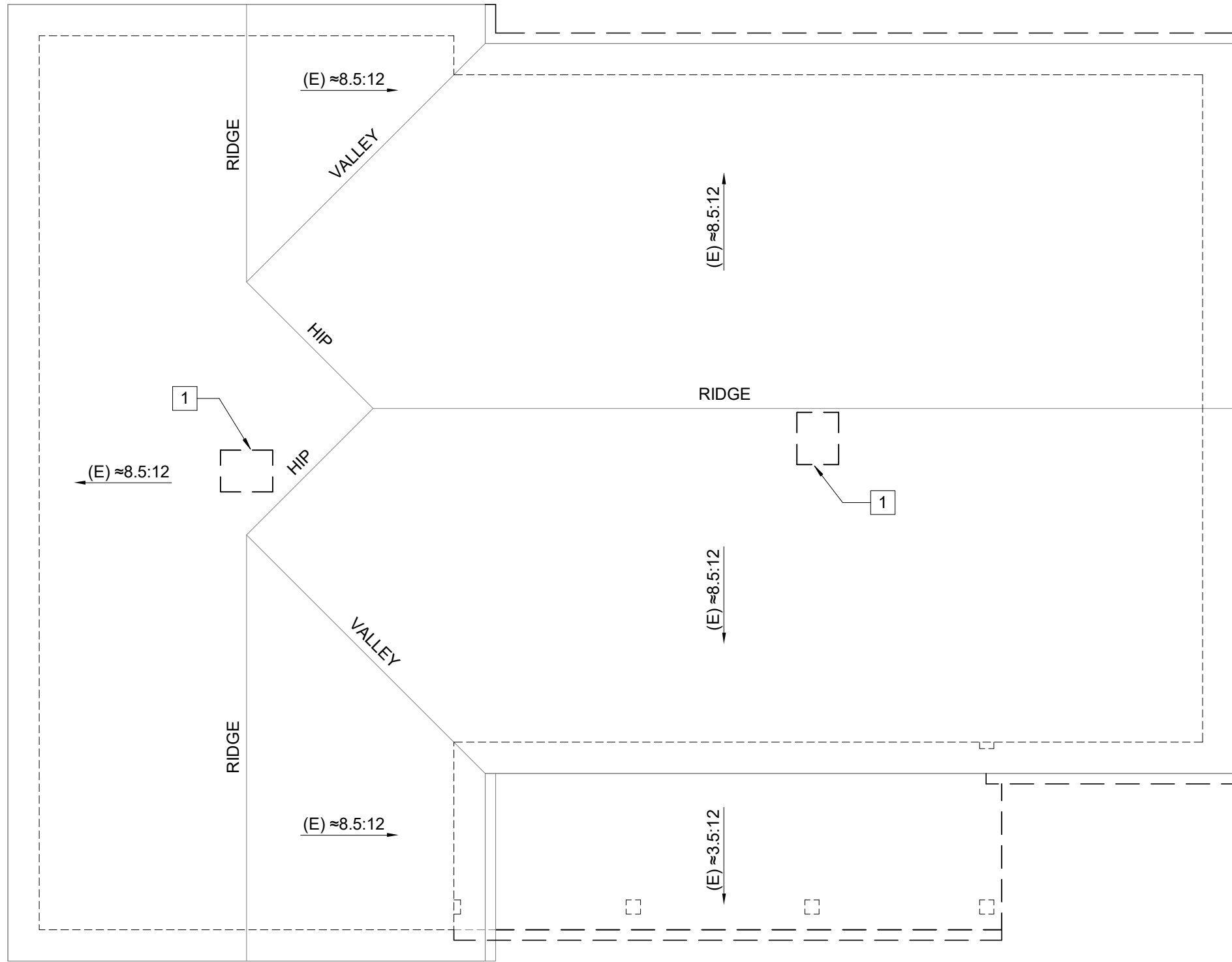




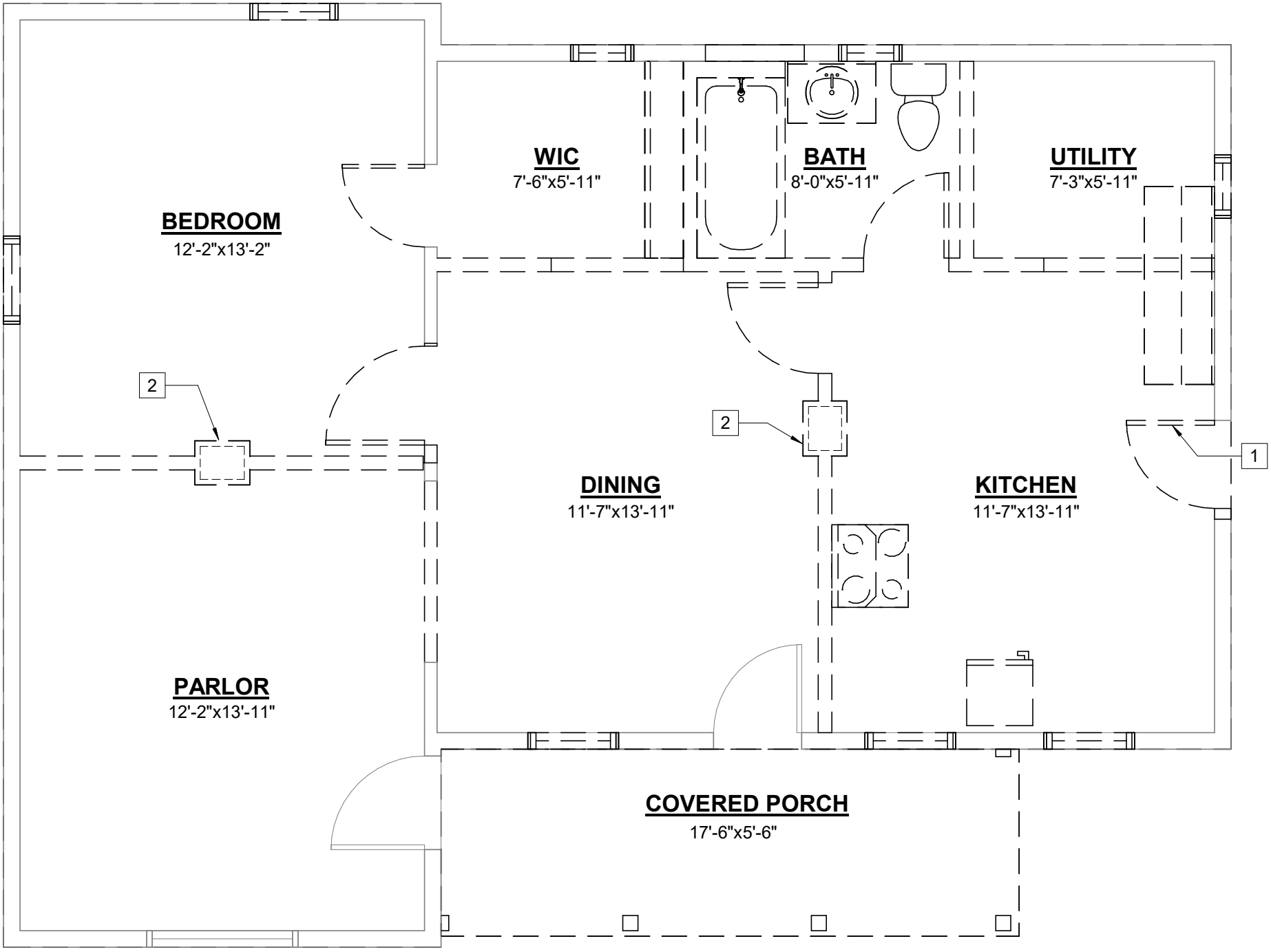
- 1 GUTTER
- 2 DOWNSPOUT TO UNDERGROUND DRAIN

A101





2 DEMO ROOF PLAN  
1/4" = 1'-0"



1 DEMO FLOOR PLAN  
1/4" = 1'-0"

DEMO LEGEND

- = (E) TO REMAIN
- = TO BE DEMOLISHED

DEMO GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. GC TO NOTIFY ARCHITECT OF ANY DEVIATIONS WITHIN THIS DEMOLITION PLAN THAT ADVERSLEY AFFECTS THE FOLLOWING DESIGN PLANS.
2. DASHED LINES INDICATE INTERIOR WALLS, DOORS, FIXTURES, EQUIPMENT, AND CASEWORK TO BE CAREFULLY REMOVED. GC TO COORDINATE WITH THE OWNER FOR DEMOLISHED ITEMS (CASEWORK, FIXTURES, ETC.) TO BE SALVAGED.
3. DEMO PLAN IS ILLUSTRATIVE ONLY. GC IS OBLIGATED TO REMOVE ALL (E) WORK, WHETHER NOTED OR NOT NOTED ON THE DEMO DRAWINGS, TO ACCOMPLISH THE PROJECT AS DESCRIBED OR INFERRED WITHIN THESE DRAWINGS.
4. DEMO ALL CABINETRY, COUNTERTOPS, BUILT-INS, SHELVING AND MILLWORK.
5. DEMO SUBFLOOR TO EXPOSE FLOOR FRAMING AND CRAWL SPACE.
6. DEMO ALL ELECTRICAL, PHONE WIRING AND FIXTURES. COORDINATE SHUT-OFF OR ELECTRICALSERVICE PRIOR TO DEMO.
7. DEMO ALL PLUMBING PIPING AND FIXTURES FOR WATER, SEWER, HEATING AND GAS COORDINATE SHUT-OFF OF WATER AND GAS SERVICE PRIOR TO DEMO. CAP ALL PLUMBING LINES WITHIN 5'-0" OF ENTRANCE INTO STRUCTURE. LABEL ALL CAPPED SERVICE LINES.
8. DEMO EXISTING WINDOWS, UNO
9. DEMO ALL INTERIOR AND EXTERIOR DOORS, FRAMES AND THRESHOLDS, UNO
10. DEMO GUTTERS AND DOWNSPROUTS
11. DEMO ROOF PENETRATIONS FOR PLUMBING AND MECHANICAL
12. DEMO ROOFING MATERIAL DOWN TO SHEATHING.

DEMO ROOF PLAN KEYNOTES

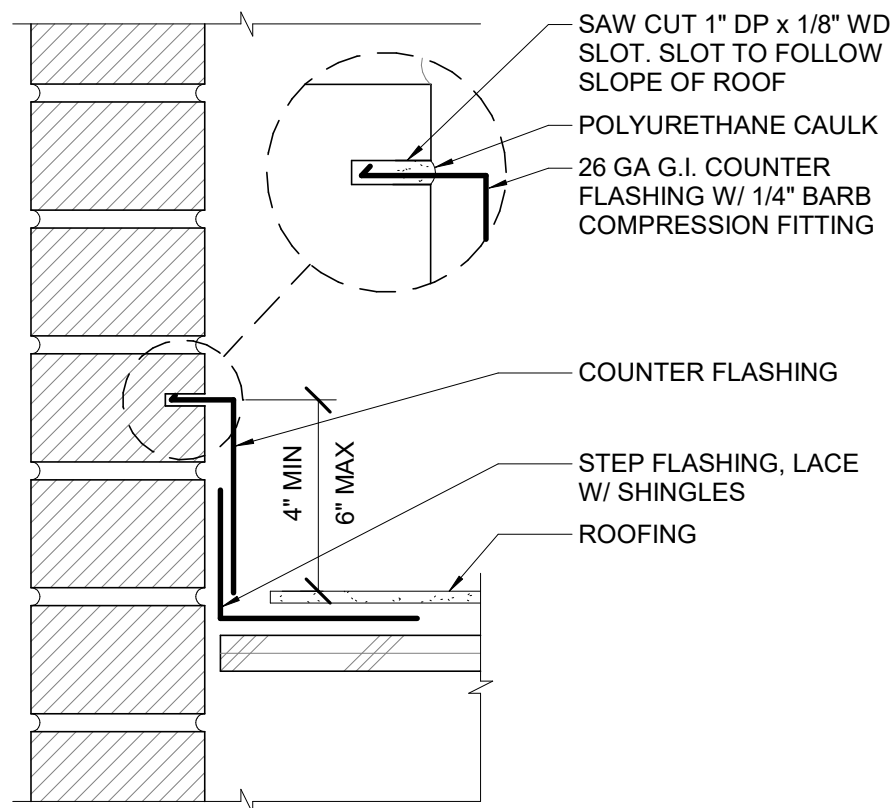
- 1 DEMO (E) DOOR, ENLARGE OPENING FOR (N) 3'-0" DOOR

DEMO FLOOR PLAN KEYNOTES

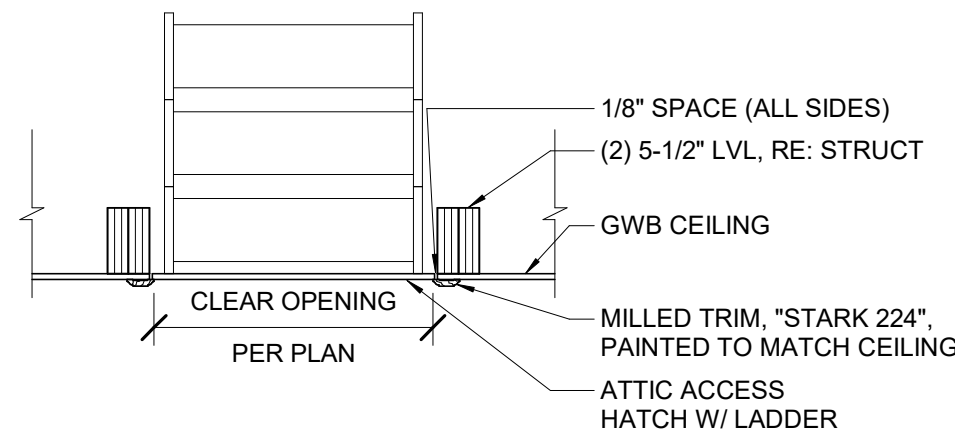
- 1 DEMO (E) DOOR, ENLARGE OPENING FOR (N) 3'-0" DOOR
- 2 DEMO BRICK CHIMNEY TO CEILING FRAMING PER STRUCTURAL

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No.	Description	Date
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REHABILITATION		
187 Clear Creek Street, Black Hawk, CO 80422		
DEMO PLANS		
Project:	2022.22	<div><div></div><div>peh</div></div>
Date:	11/04/22	
Drawn by:	Author	
Checked by:	Checker	
A200		

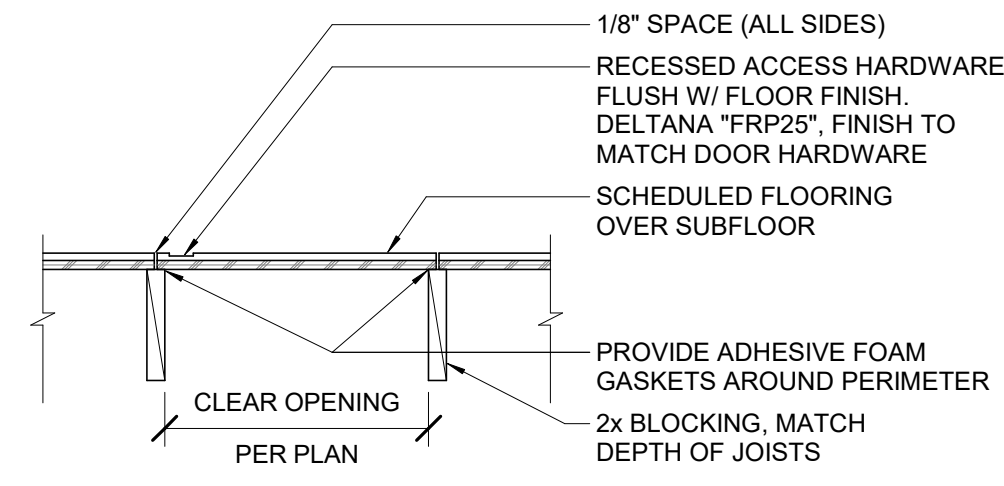




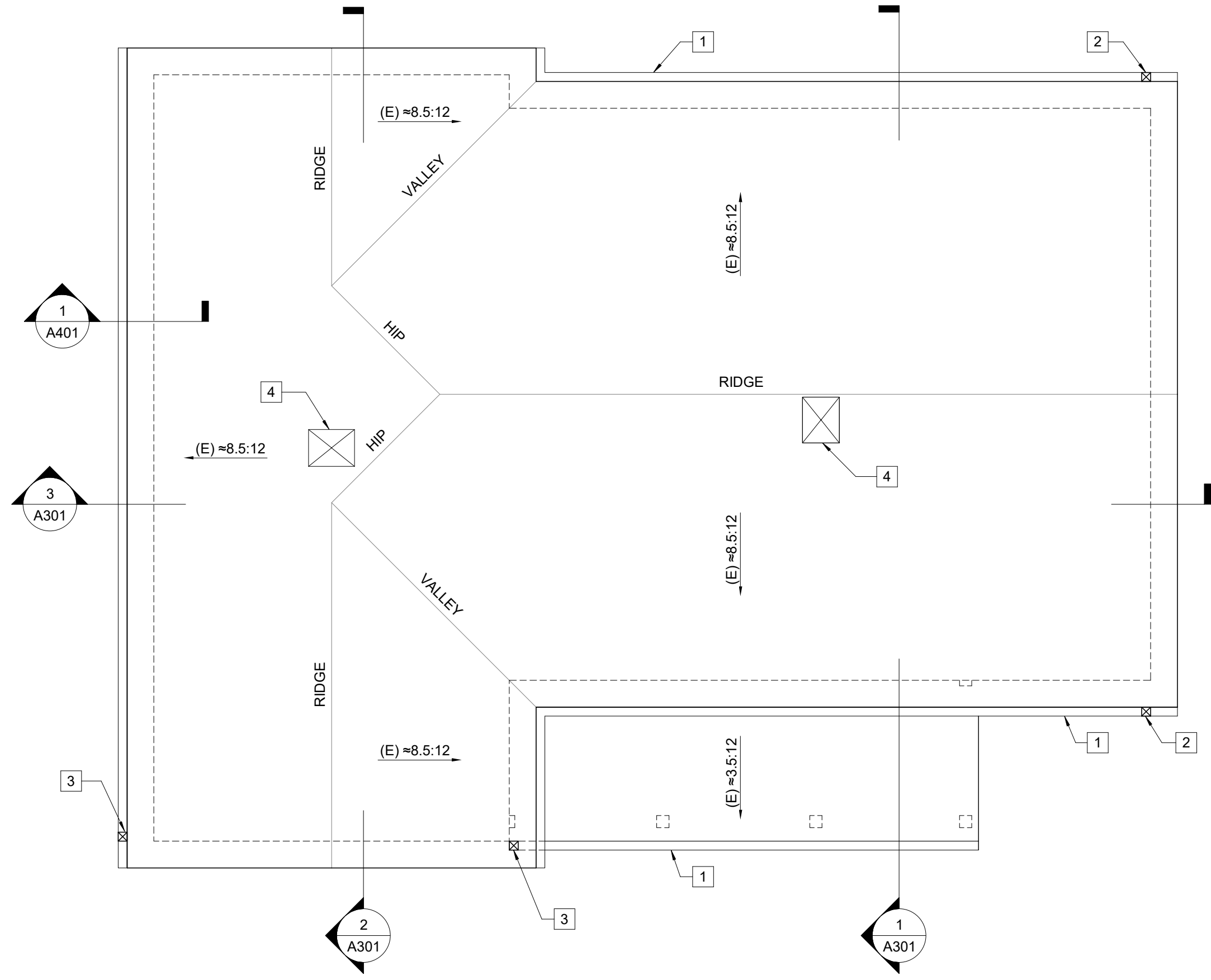
5 CHIMNEY FLASHING DETAIL  
3" = 1'-0"



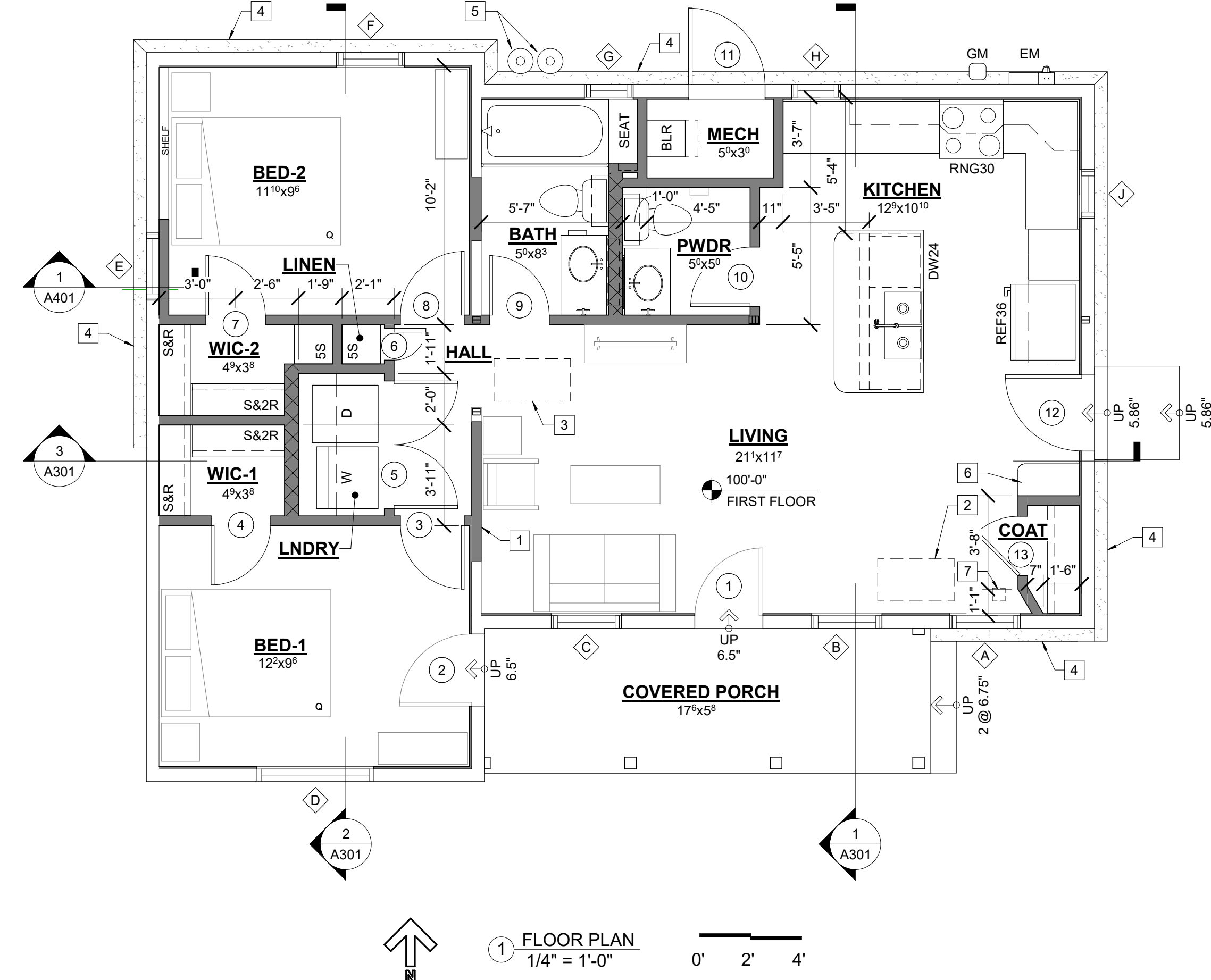
4 ATTIC ACCESS DETAIL  
3/4" = 1'-0"



3 CRAWL SPACE ACCESS DETAIL  
3/4" = 1'-0"



2 ROOF PLAN  
1/4" = 1'-0"



1 FLOOR PLAN  
1/4" = 1'-0"

ROOF PLAN GENERAL NOTES:

1. NEW GUTTERS AND DOWNSPROUTS PER PLAN.
2. SISTER/REPLACE DAMAGED ROOF RAFTERS.
3. NEW ASPHALT SHINGLES OVER ICE AND WATER SHIELD, UNO
4. ROOF VENTILATION NOT REQUIRED. ATTIC TO BE CONDITIONED.

ROOF PLAN KEYNOTES



- 1 GUTTER, TYP
- 2 DOWNSPROUT TO UNDERGROUND DRAIN
- 3 DOWNSPROUT TO SPLASH BLOCK BELOW
- 4 RESTORE (E) BRICK CHIMNEY, REPAIR IN PLACE. INSTALL (N) BLACK BRAKE METAL CAP. SLOPE TOP FOR DRAINAGE. PROVIDE 4" VERTICAL OVERHANG OVER BRICK AT EA SIDE. REINFORCE BASE OF BRICK CHIMNEY ABOVE CEILING FRAMING FOR STRUCTURAL.

FLOOR PLAN LEGEND

- 1 (E) FRAME WALL
- 2 (N) 2x4 FRAME WALL
- 3 (N) 2x6 FRAME WALL
- 4 (N) CONC. FOUNDATION W/ RAISED CONC. CURB

FLOOR PLAN GENERAL NOTES:

1. LEVEL FLOOR FRAMING, RE: STRUCT
2. FINISHED FLOOR 100'-0"=6092.25 USGS
3. ALL SHADED WALLS ARE NEW, SEE SYSTEM NOTES ON SHEET A400 FOR CONSTRUCTION.
4. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
5. VERIFY ALL OPENINGS THROUGH FLOOR, WALLS, AND ROOF W/ PLUMBING, MECHANICAL, AND ELECTRICAL SUB-CONTRACTORS. VERIFICATION OF LOCATIONS, SIZES, AND RATINGS ARE GENERAL CONTRACTORS COMPLETE RESPONSIBILITY.
6. ALL DOORS ARE 4" FROM ADJACENT WALL, U.N.O.
7. BY OWNER = PROVIDED BY AND INSTALLED BY OWNER SUPPLIER, U.N.O.

FLOOR PLAN KEYNOTES



- 1 INFILL (E) CASED OPENING
- 2 20x36 CRAWL SPACE ACCESS (18X24 MIN CLEAR), RE: 3/A201
- 3 20x36 ATTIC ACCESS (22X30 MIN CLEAR), RE: 4/A201
- 4 RAISED CONC CURB, RE:X/XXXX. FOR FINISHED ELEVATIONS, RE: STRUCT
- 5 RADON & CRAWL SPACE EXHAUST FANS, RE:MECH. PROVIDE SLEEVE AT FOUNDATION WALL
- 6 CUSTOM WOOD BENCH, RE: 8/A601
- 7 FLOOR REGISTER, RE: MECH

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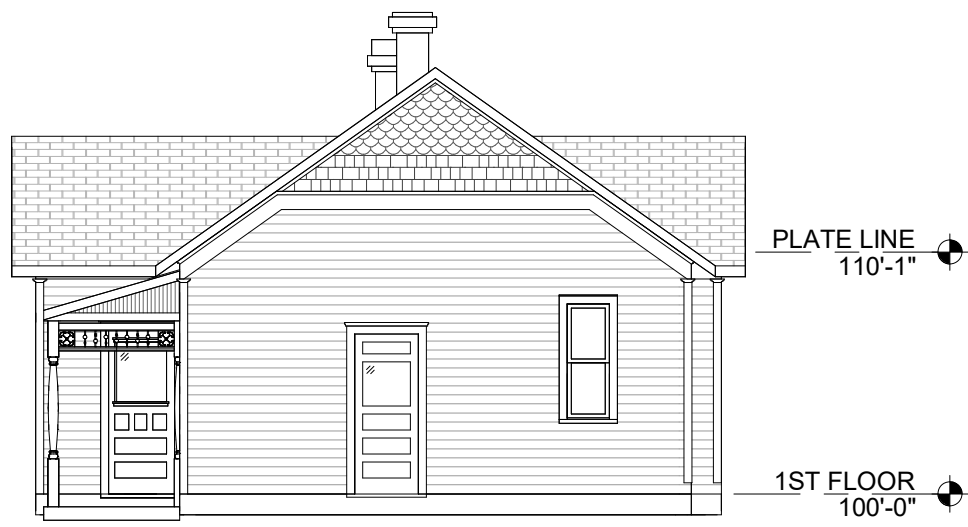
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303-442-0408

**187 CLEAR CREEK REHABILITATION**  
187 Clear Creek Street, Black Hawk, CO 80422

**FLOOR PLAN & ROOF PLAN**

Project:	2022.22		<b>A201</b>
Date:	11/04/22		
Drawn by:	MEB		
Checked by:	PEH		

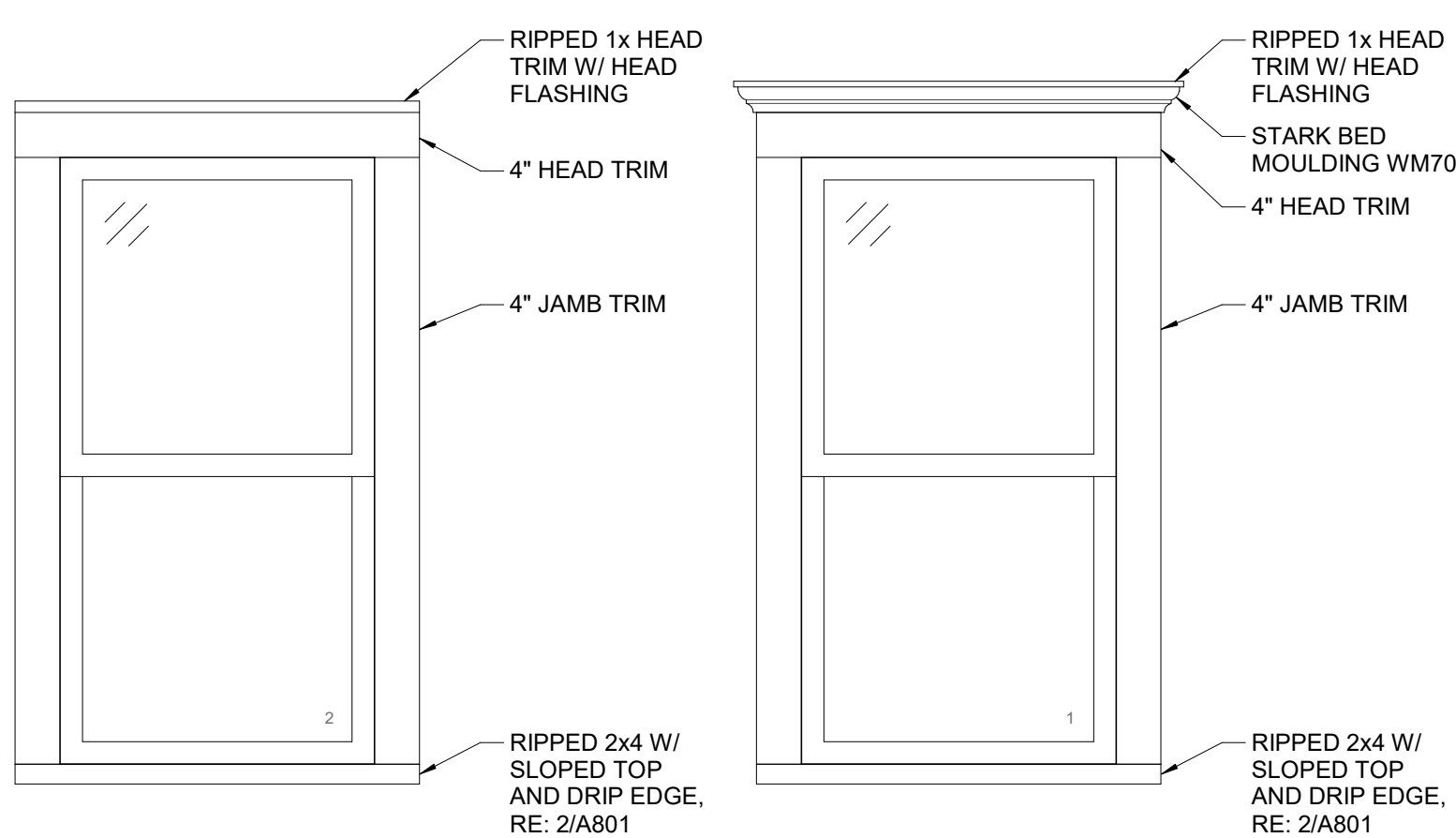




AS-BUILT EAST ELEVATION  
1/8" = 1'-0"



AS-BUILT NORTH ELEVATION  
1/8" = 1'-0"



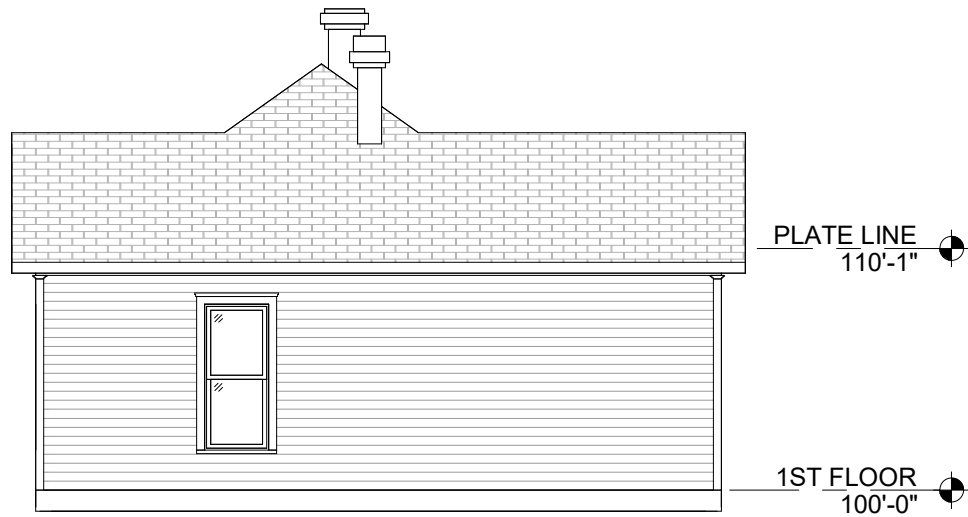
5 TYPICAL WINDOW & DOOR TRIM  
3/4" = 1'-0"

ELEVATION - GENERAL NOTES:

1. FINISHED FLOOR 100'-0"=8092.25 USGS
2. ALL NOTES TYPICAL ALL ELEVATIONS, U.N.O.
3. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. TO BE COORDINATED W/ ROOF PLAN AND REQUIRED CONDITIONS.
4. PAINT ALL EXPOSED ROOF PENETRATION PIPES/VENTS TO MATCH ROOF COLOR.
5. REMOVE ALL EXPOSED PHONE/CABLE FROM EXTERIOR. RE-ROUTE WITHIN FRAMING.
6. REMOVE ALL EXPOSED GAS AND ELECTRICAL CONDUIT FROM EXTERIOR. RE-ROUTE WITHIN FRAMING.
7. PAINT ALL EXPOSED GAS PIPE AND ELECTRICAL CONDUIT TO MATCH ADJACENT SURFACE.
8. INSTALL 24 GA. G.I. OVER ALL HORIZONTAL TRIM. TAPE TOP EDGE TO BUILDING PAPER. DO NOT EXPOSE TAPE.
9. INSTALL 7/8" THICK SINGLE BOARD MOUNTING BLOCK AT LIGHT FIXTURES, HOUSE BIBS, ELEC. METER, EXHAUST CAPS FOR FLUSH MOUNT. RE-PROJECT MANUAL FOR SIZE.
10. REPLACE ALL WOOD SIDING, TRIM,FASCIA AND SOFFITS.

ELEVATIONS KEYNOTES

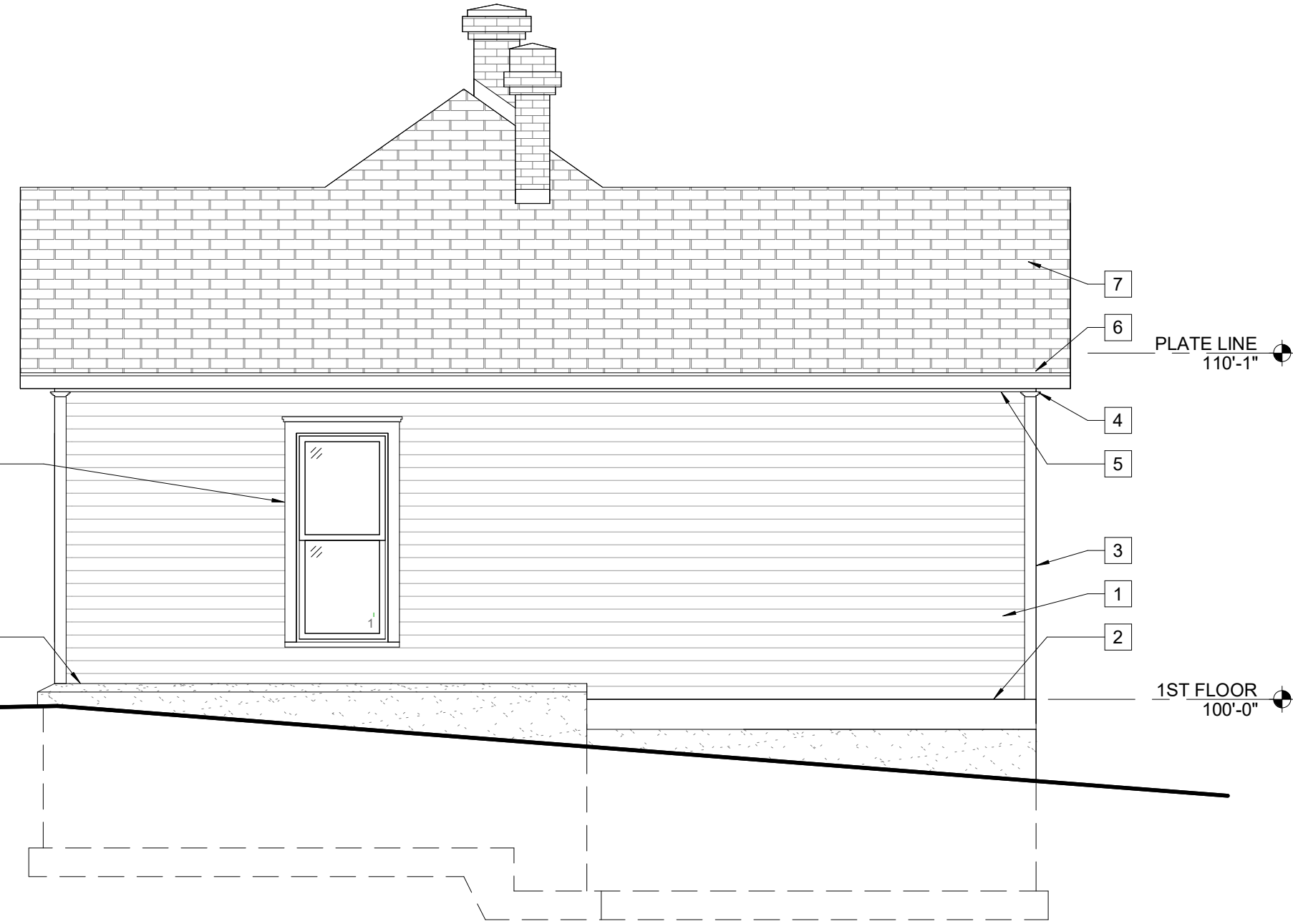
- 1 HORIZONTAL LAP SIDING WITH 4.5" REVEAL
- 2 7/8"x8" SKIRT, FLASH TOP EDGE
- 3 7/8"x4" CORNER BOARD, RIP ONE CORNER BOARD TO MAINTAIN 4" EXPOSURE EACH SIDE
- 4 WM-70 BED MOULDING AND HEAD TRIM W/ FLASHING AT TOP OF CORNER TRIM
- 5 STACKED FRIEZE, 7/8"x10" AND WM-70 BED MOULDING
- 6 STACKED FASCIA 7/8"x6" (FLOWED) AND WM-51 CROWN, OVER 2x4 SUBFASCIA (NO CROWN @ EAVES W/ GUTTER)
- 7 ASPHALT SHINGLE ROOF
- 8 WINDOW AND DOOR TRIM, RE: 5/A300
- 9 RAISED CONC CURB, MAINTAIN 6" MIN EXPOSURE ABOVE ADJACENT GRADE. COORDINATE TOP OF CONC CURB W/ GRADING AS SHOWN ON CIVIL
- 10 EM LOCATION - VERIFY W/ XCEL
- 11 GM LOCATION - VERIFY W/ XCEL
- 12 CAREFULLY SCRAPE PAINT FROM PORCH TRIM AND POSTS. REPAIR DAMAGED COMPONENTS W/ EPOXY FILLERS. REPLACE MISSING AND ROTTEN COMPONENTS
- 13 CAREFULLY SCRAPE PAINT FROM GABLE TRIM AND POSTS. REPAIR DAMAGED COMPONENTS W/ EPOXY FILLERS. REPLACE MISSING AND ROTTEN COMPONENTS
- 14 FISHSCALE SIDING
- 15 GABLE FRIEZE, WM-70 BED MOULDING
- 16 SHINGLE SIDING
- 17 STACKED HORIZONTAL TRIM, 7/8"x10" AND WM-70 BED MOULDING AND FLASHING
- 18 RESTORE (E) BRICK CHIMNEY, REPAIR IN PLACE. REINFORCE BASE OF BRICK CHIMNEY, RE: STRUCT
- 19 INSTALL FLASHING/COUNTER FLASHING AT CHIMNEY, RE: 5/A200
- 20 BLACK BREAK METAL CAP, SLOPE TOP FOR DRAINAGE W/ 4" VERTICAL OVERHANG EA SIDE
- 21 RADON & CRAWL SPACE EXHAUST FANS, RE-MECH. PROVIDE SLEEVE AT FOUNDATION WALL



AS-BUILT WEST ELEVATION  
1/8" = 1'-0"



AS-BUILT SOUTH ELEVATION  
1/8" = 1'-0"




2 WEST ELEVATION  
1/4" = 1'-0"

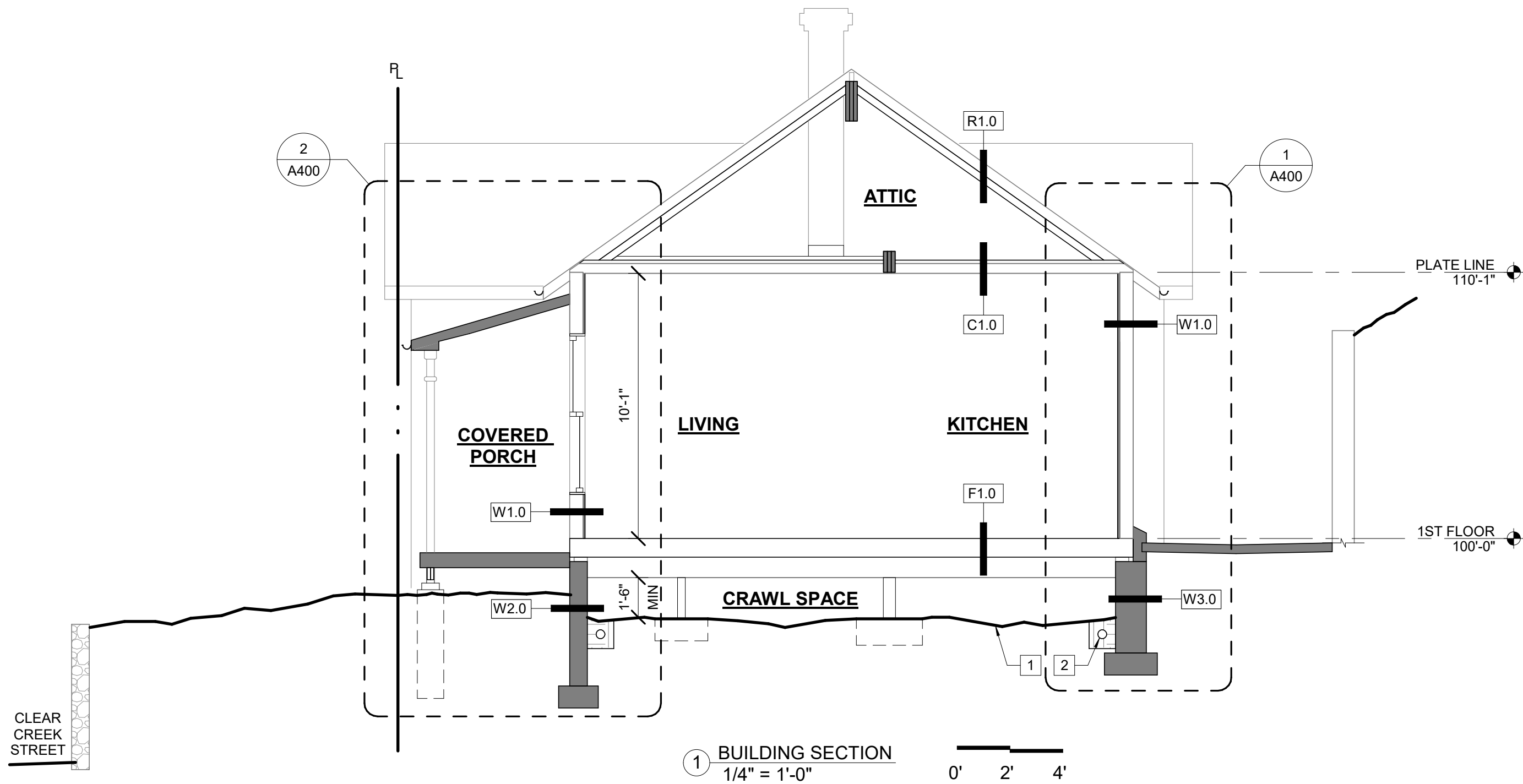
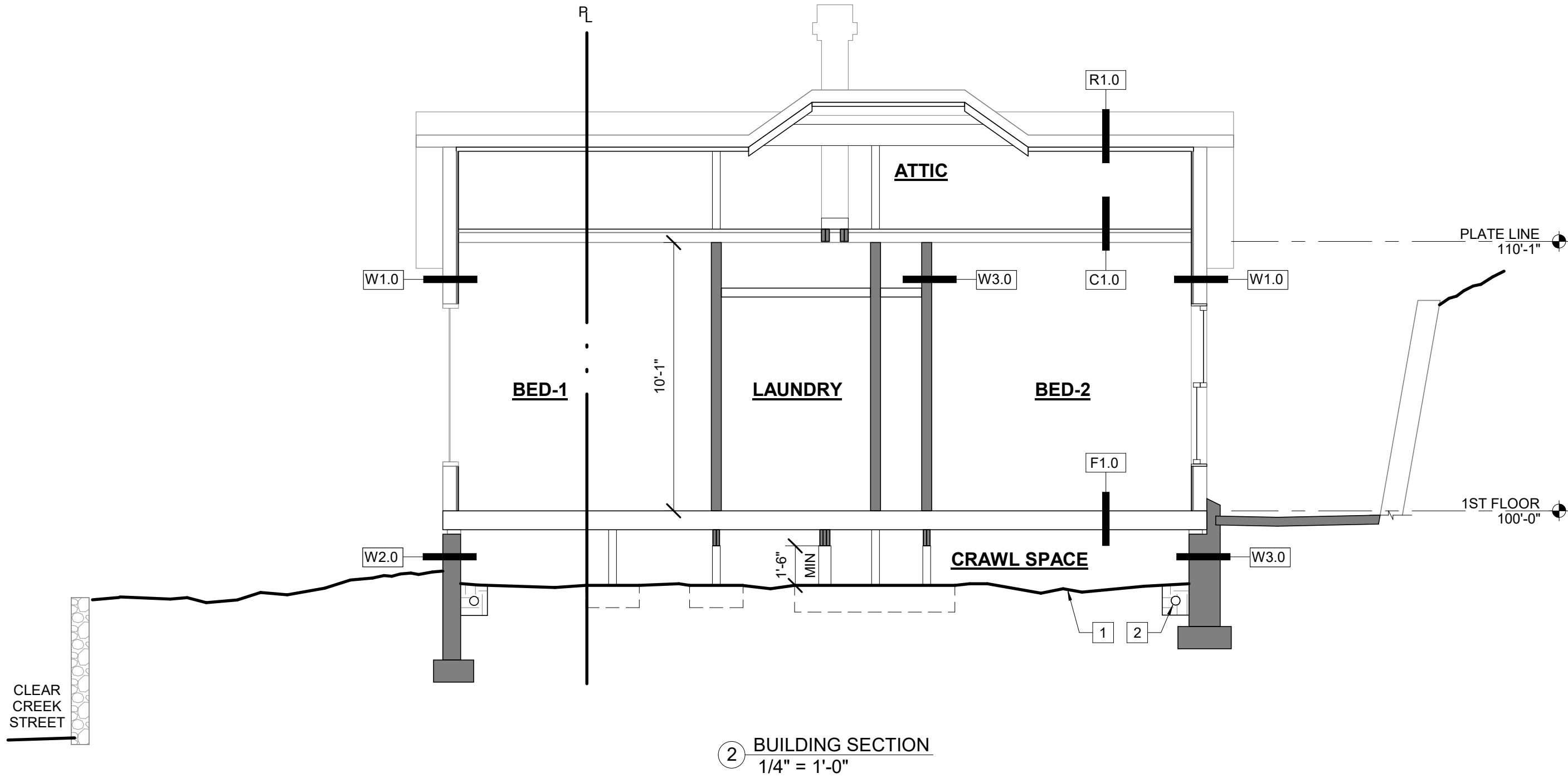
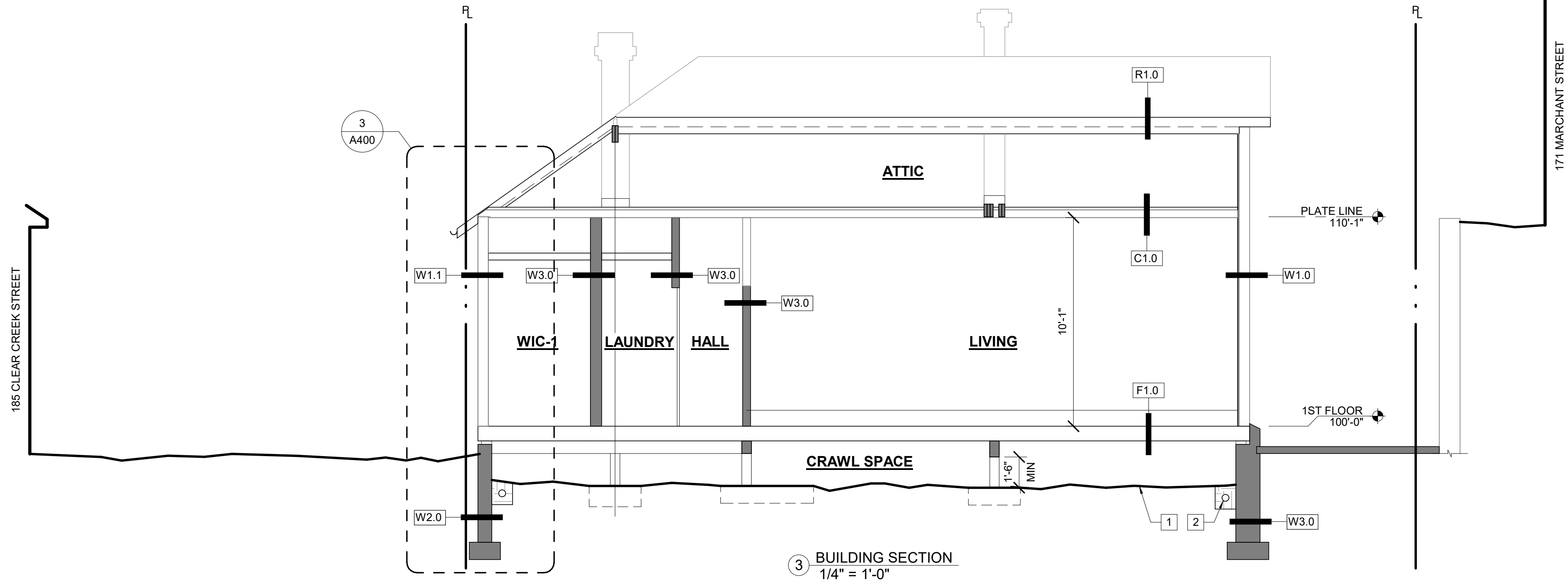


1 SOUTH ELEVATION  
1/4" = 1'-0"

0' 2' 4'

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4	50% PERMIT DOCUMENTS	04/28/23
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No.	Description	Date
PEH ARCHITECTS 1720 14th Street Suite 100 Boulder, CO 80302 303-442-0408		
187 CLEAR CREEK REHABILITATION		
187 Clear Creek Street, Black Hawk, CO 80422		
ELEVATIONS		
Project:	2022.22	
Date:	11/04/22	
Drawn by:	MEB	
Checked by:	PEH	
		A300





#### CONSTRUCTION TYPES

##### FLOOR CONSTRUCTION

**F1.0** 3/4" T+G OSB OVER (N) OR (E) JOISTS PER STRUCTURAL

##### WALL CONSTRUCTION

**W1.0** SPECIFIED SIDING OVER BUILDING PAPER OVER WALL SHEATHING OVER (E) BOARD SHEATHING OVER (E) STUDS (TO BE SISTERED) W/ 1/2" FURRING CHANNEL & SPRAY FOAM INSULATION TO FILL CAVITY (R-31.5) OVER 1/2" GWB. INFILL W/ OSB SHEATHING FOR FLUSH FINISH

**W1.1** UL NO. V306 (PROPRIETARY) - SPECIFIED SIDING OVER BUILDING PAPER OVER 5/8" GLASS MAT SHEATHING OVER (E) BOARD SHEATHING OVER (E) STUDS (TO BE SISTERED) W/ SPRAY FOAM INSULATION TO FILL CAVITY OVER 5/8" TYPE-SCX GWB. INFILL W/ OSB SHEATHING FOR FLUSH FINISH

**W2.0** 2 COATS ASPHALTIC WATER PROOFING OVER (N) CONC FND PER STRUCTURAL OVER R-19 DEPTH SPRAY FOAM INSULATION. FILL ALL JOIST POCKETS W/R-30 DEPTH SPRAY FOAM INSULATION

**W3.0** 2 COATS ASPHALTIC WATER PROOFING OVER (N) CONC FND PER STRUCTURAL OVER R-19 DEPTH SPRAY FOAM INSULATION. FILL ALL JOIST POCKETS W/R-30 DEPTH SPRAY FOAM INSULATION

##### ROOF / DECK CONSTRUCTION

**R1.0** ASPHALT SHINGLES OVER ICE AND WATER SHIELD OVER (N) ROOF SHEATHING OVER (E) PLANK SHEATHING OVER (E) RAFTERS SISTERED PER STRUCTURAL W/ R-49 DEPTH SPRAY FOAM INSULATION OR FILL CAVITY. PROVIDE SHINGLE DRIP EDGE.

##### CEILING / SOFFIT CONSTRUCTION

**C1.0** (N) OR (E) JOISTS PER STRUCTURAL OVER 1/2" GWB

**C2.0** 3/8"x6" T+G V-GROOVE BOARD OVER (E) OR (N) CEILING JOISTS

##### BUILDING SECTION KEYNOTES

- EXCAVATE TO PROVIDE 18" MIN CRAWL SPACE DEPTH TO INCLUDE BEDROCK EXCAVATION WHERE ENCOUNTERED. INSTALL CLASS A 15 MIL POLY VAPOR BARRIER THROUGHOUT (TYP) AND EXTEND R-19 SPRAY FOAM INCULATION 24" HORIZ INTO CRAWL SPACE. MECHANICALLY CONDITION CRAWL SPACE
- RADON EXHAUST PIPE IN TRENCH BELOW VAPOR BARRIER TYP. 12"x12" TRENCH W/ 5/8" WASHED ROCK. 4" PERF PIPE W/ FILTER FABRIC

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#### PEH ARCHITECTS

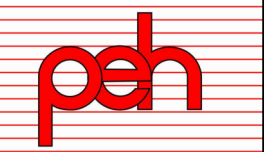
1720 14th Street Suite 100  
Boulder, CO 80302  
303-442-0408

## 187 CLEAR CREEK REHABILITATION

187 Clear Creek Street, Black Hawk, CO 80422

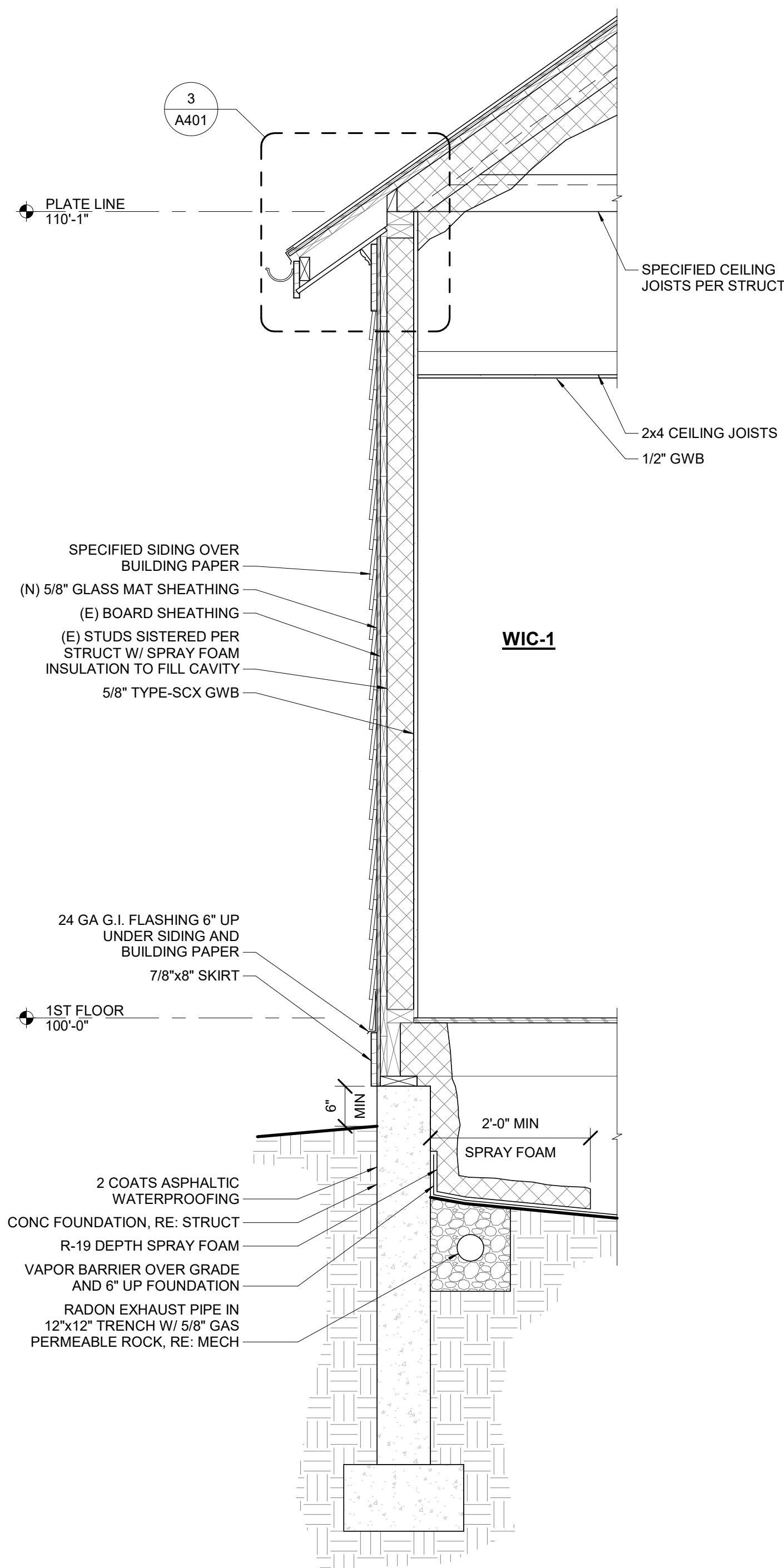
### BUILDING SECTIONS

Project: 2022.22  
Date: 11/04/22  
Drawn by: MEB  
Checked by: PEH

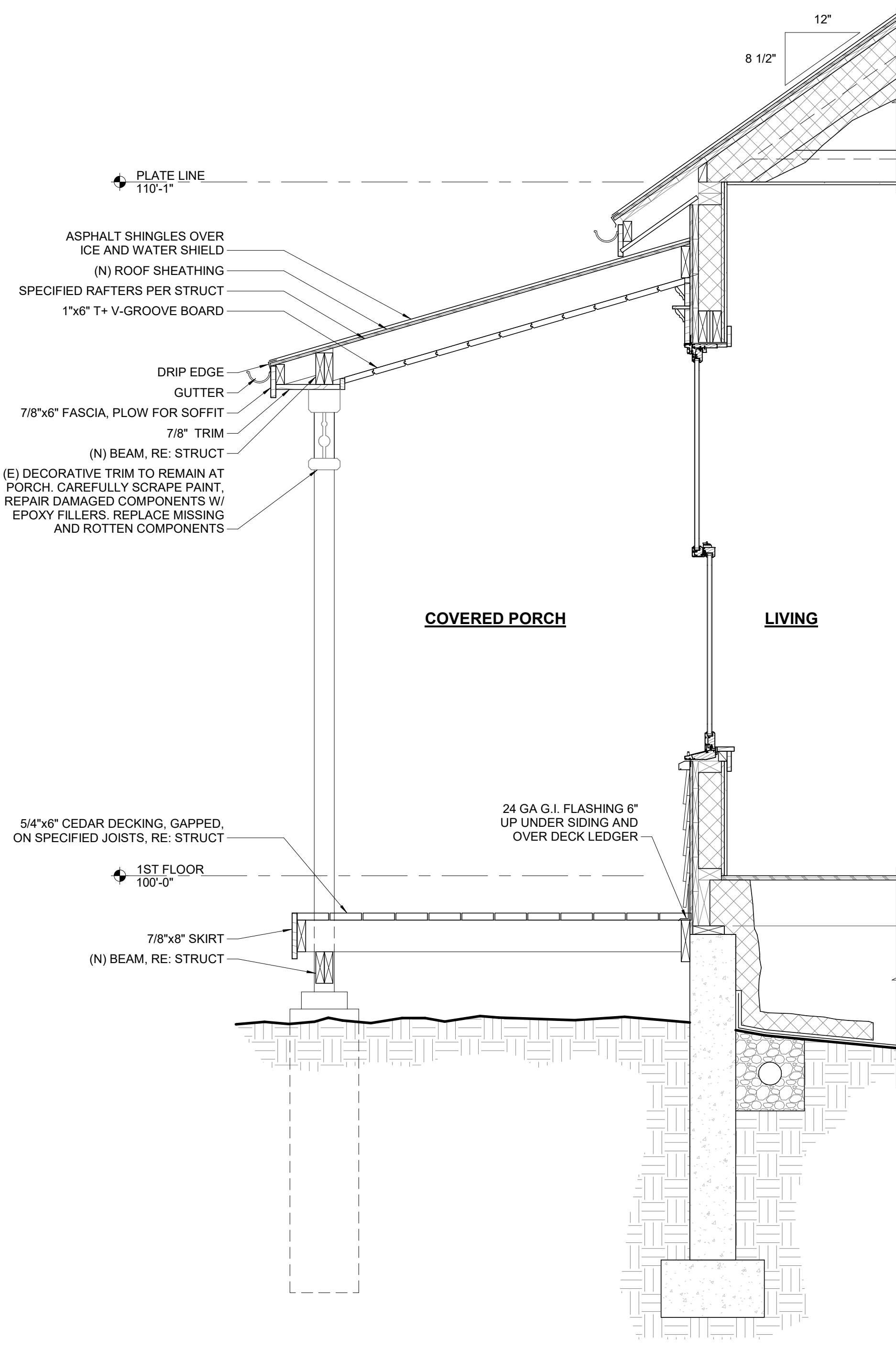


A301

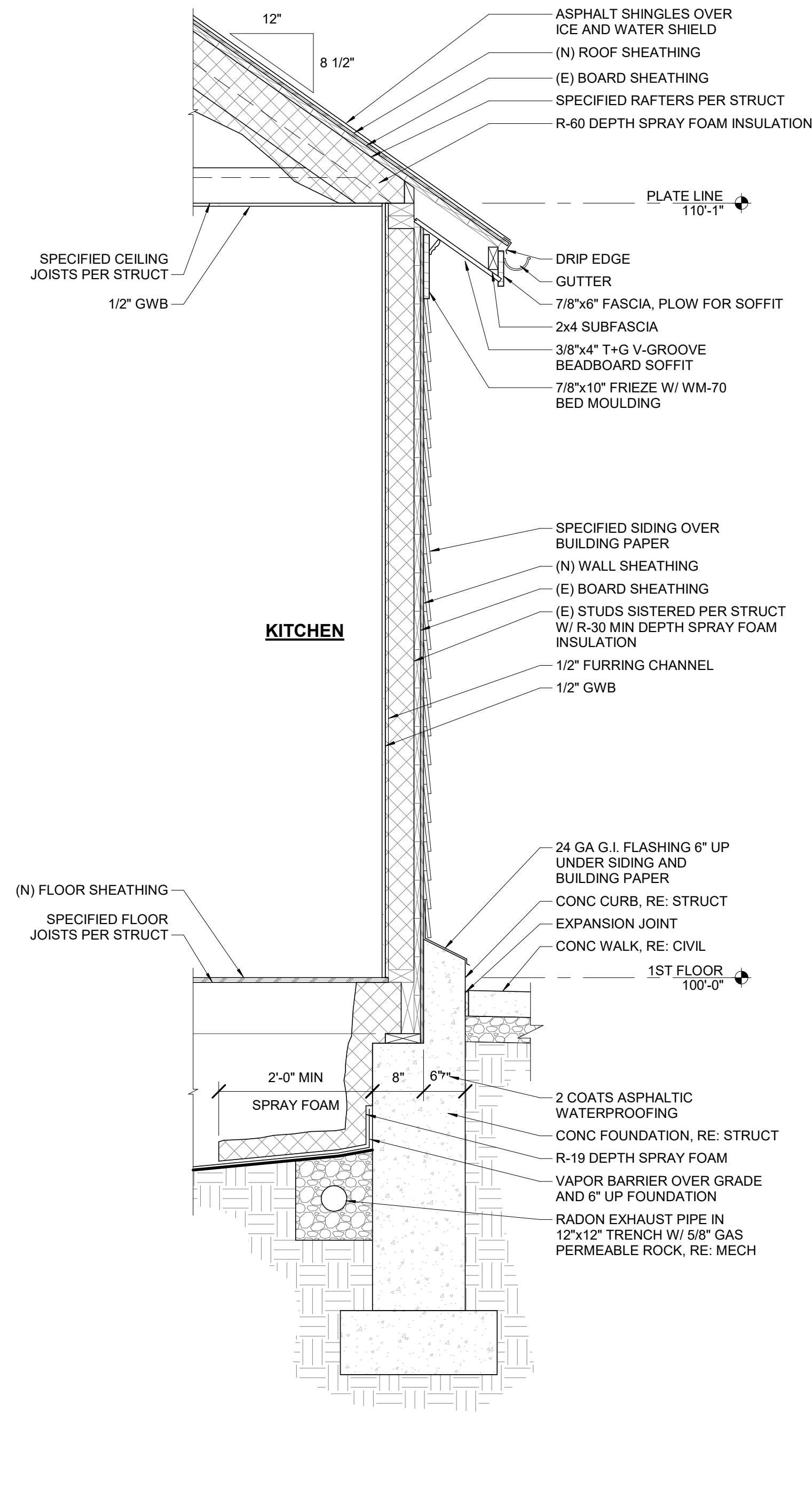




③ WALL SECTION  
3/4" = 1'-0"



② WALL SECTION  
3/4" = 1'-0"



① WALL SECTION  
3/4" = 1'-0"

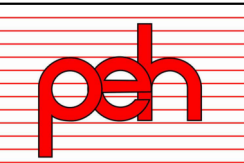
0' 1' 2'

5	ISSUE FOR PERMIT	06/07/23
4	50% PERMIT DOCUMENTS	04/28/23
3	DESIGN DEVELOPMENT	04/12/23
2	SCHEMATIC DESIGN	03/08/23
1	AS-BUILT DRAWINGS	11/16/22
No.	Description	Date

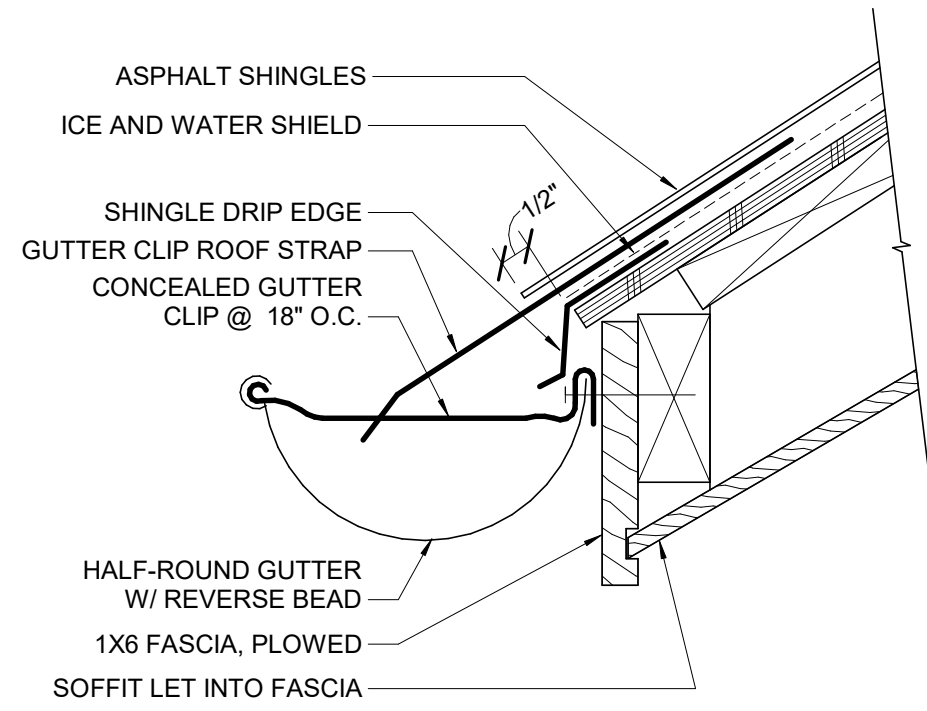
**PEH ARCHITECTS**  
1720 14th Street Suite 100  
Boulder, CO 80302  
303-442-0408

**187 CLEAR CREEK  
REHABILITATION**  
187 Clear Creek Street, Black Hawk, CO 80422

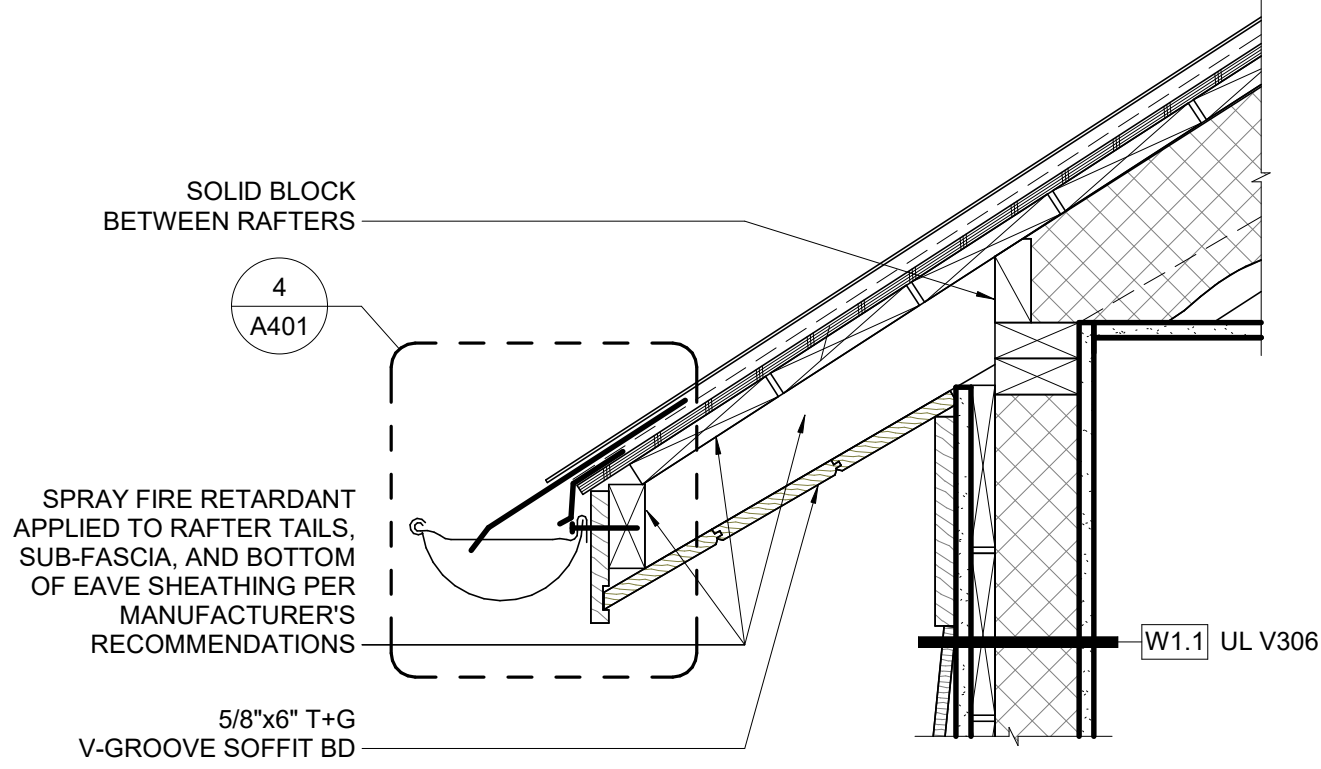
**WALL SECTIONS**

Project:	2022.22		<b>A400</b>
Date:	11/04/22		
Drawn by:	MEB		
Checked by:	PEH		

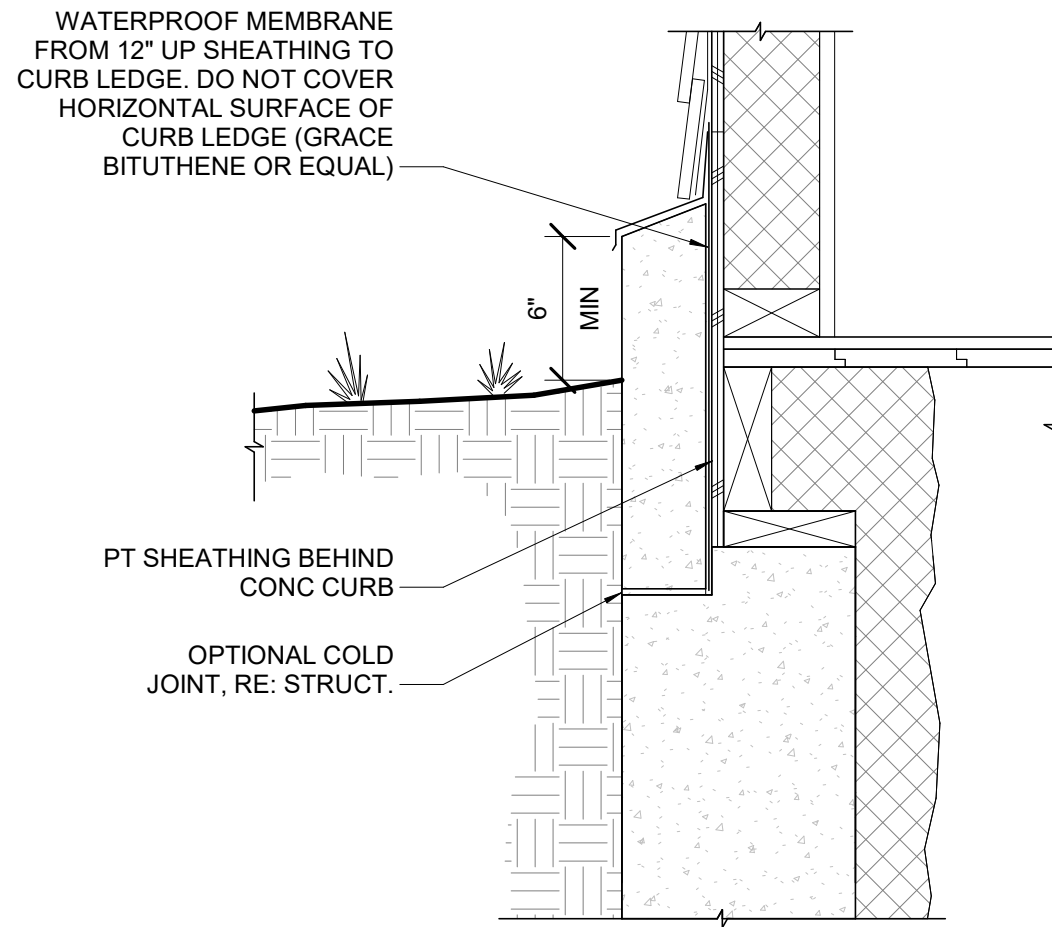




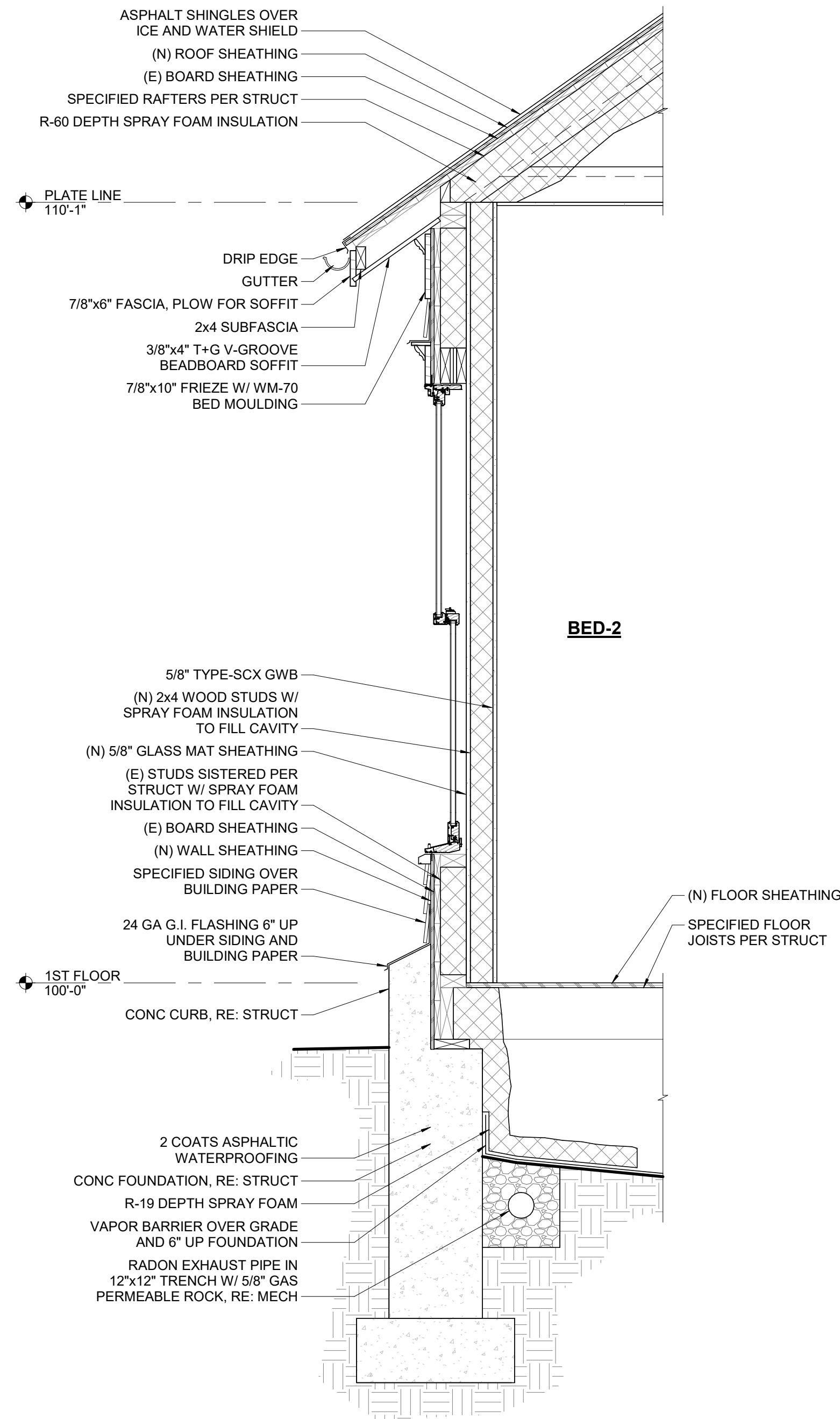
4 GUTTER & FASCIA DETAIL  
3" = 1'-0"



3 EAVE DETAIL  
1 1/2" = 1'-0"



2 FOUNDATION DETAIL  
1 1/2" = 1'-0"



1 WALL SECTION  
3/4" = 1'-0"

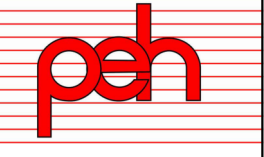
0' 1' 2'

No.	Description	Date
5	ISSUE FOR PERMIT	06/07/23
4	50% PERMIT DOCUMENTS	04/28/23
3	DESIGN DEVELOPMENT	04/12/23
2	SCHEMATIC DESIGN	03/08/23
1	AS-BUILT DRAWINGS	11/16/22

**PEH ARCHITECTS**  
1720 14th Street Suite 100  
Boulder, CO 80302  
303-442-0408

**187 CLEAR CREEK  
REHABILITATION**  
187 Clear Creek Street, Black Hawk, CO 80422

**WALL SECTIONS &  
DETAILS**

Project:	2022.22		<b>A401</b>
Date:	11/04/22		
Drawn by:	MEB		
Checked by:	PEH		



INTERIOR ELEVATIONS - GENERAL NOTES:

- SEE APPENDIX IN PROJECT MANUAL FOR "INTERIOR FINISHES AND PRODUCTS" SELECTIONS.
- RE: 1/A600 FOR TRIM PACKAGE

CABINETS - LEGEND:

B = BASE  
DW = DISHWASHER  
PA = FULL HEIGHT PANTRY  
TT = TOILET TOPPER WALL CABINET  
VDB = VANITY DRAWER BASE  
WCA = WALL CORNER ANGLE

DB = DRAWER BASE  
LSB = LAZY SUSAN BASE  
SB = SINK BASE  
VSB = VANITY SINK BASE  
W = WALL CABINET

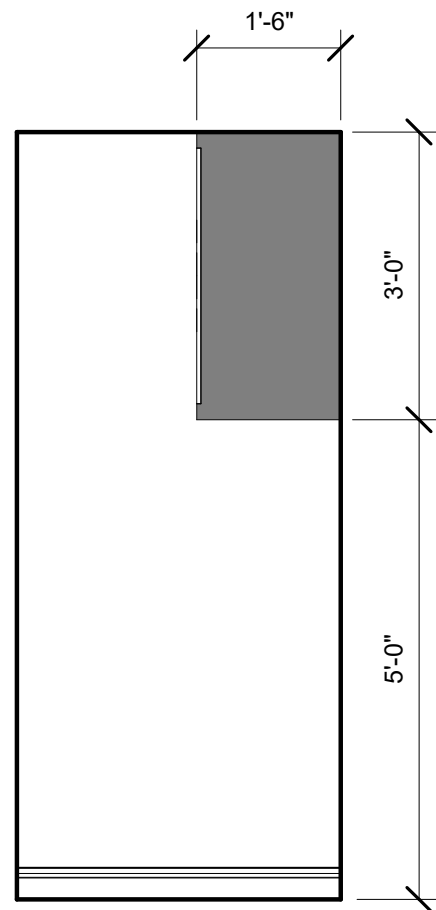
CABINETRY - GENERAL NOTES:

- ADJUSTABLE SHELVING IN WALL CABINETS
- FRAME CONSTRUCTION TO BE FULL OVERLAY
- "SOFT CLOSE" HARDWARE ON DOORS AND DRAWERS
- DRAWERS TO HAVE FULL EXTENSION GLIDES
- TOE KICK TO MATCH CABINETRY
- SKIRT (LIGHT VALANCE) TRIM AT WALL CABINETS TO MATCH CABINETRY
- ALL EXPOSED END CABINET FACES TO HAVE MATCHING FINISH END PANEL, UNO.

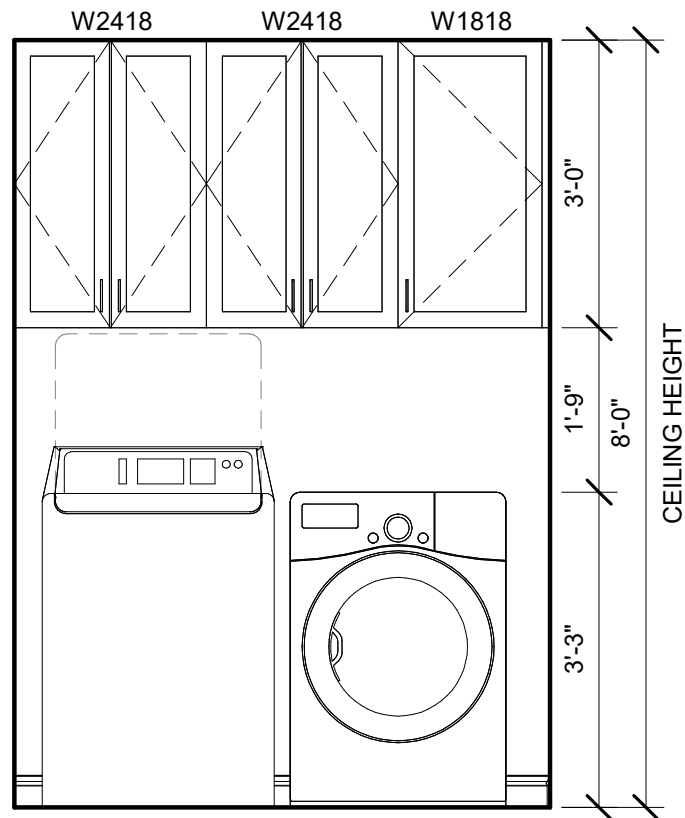
INTERIOR ELEVATIONS KEYNOTES



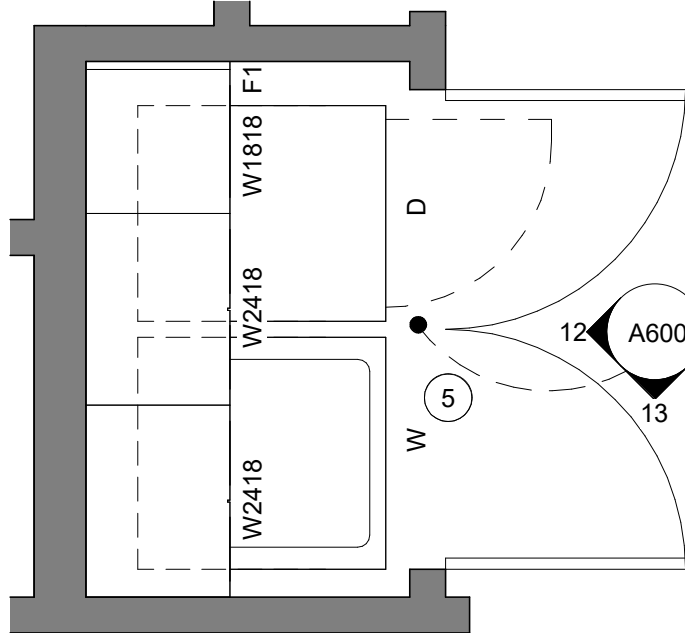
- SHOWER/TUB FAUCET CONTROL
- SHOWER HEAD - PIPE AT WALL TO BE 6'-10" HT
- TOWEL RING AT 21" ABOVE COUNTER
- SURFACE MOUNTED TOILET TISSUE HOLDER AT 26" AFF
- RECESSED MEDICINE CABINET
- 24"x36" MIRROR
- 4" HT BACKSPLASH W/ EASED EDGE
- NOT USED
- SOLID SURFACE SHELVES
- 1/4" BEADBOARD PANEL, PAINTED
- 24" TOWEL BAR @ 42" AFF



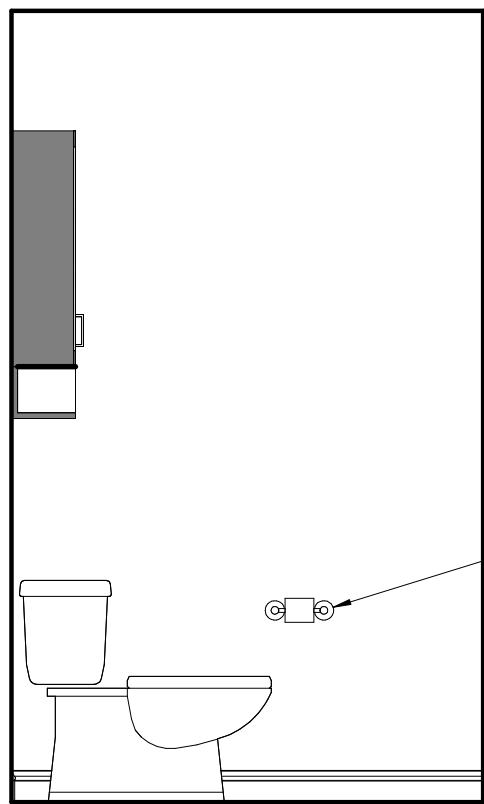
13 LNDRY - SOUTH  
1/2" = 1'-0"



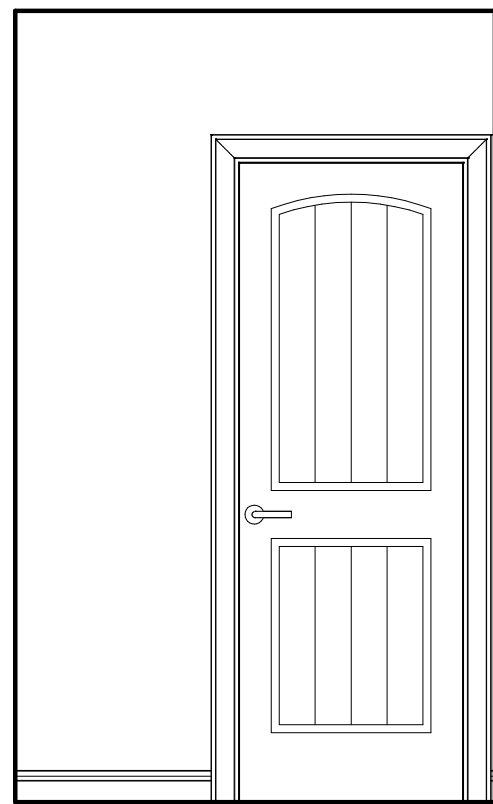
12 LNDRY - WEST  
1/2" = 1'-0"



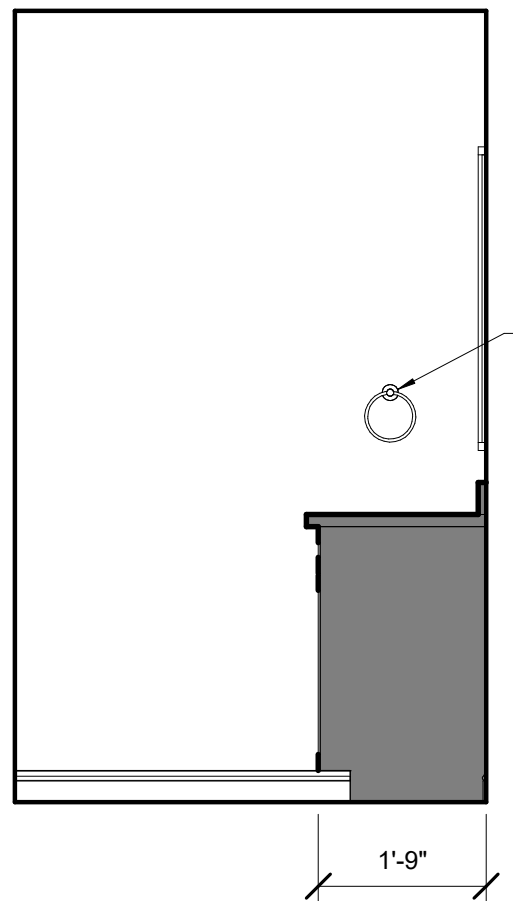
11 ENLARGED LNDRY  
1/2" = 1'-0"



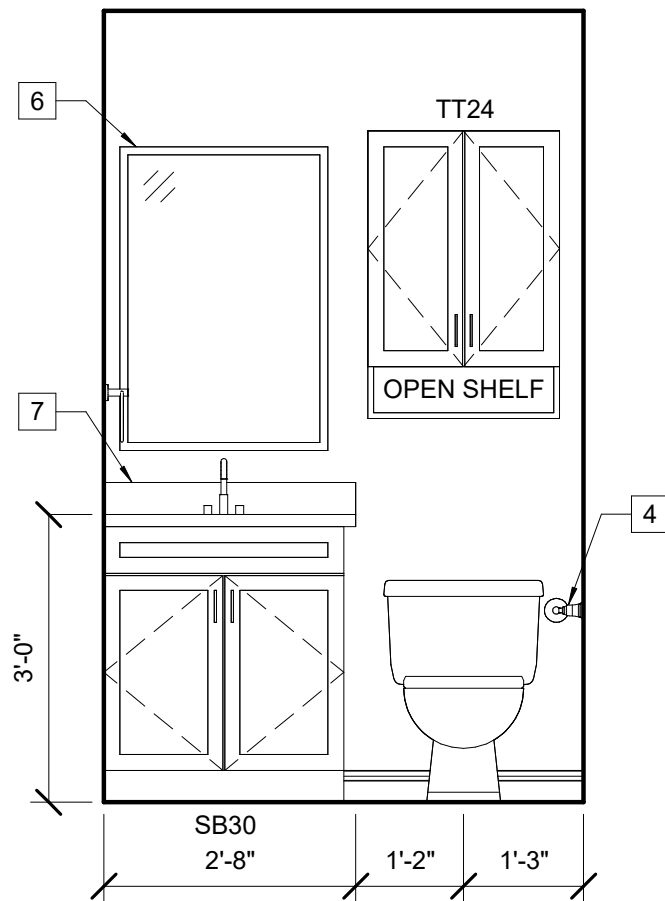
10 PWDR - NORTH  
1/2" = 1'-0"



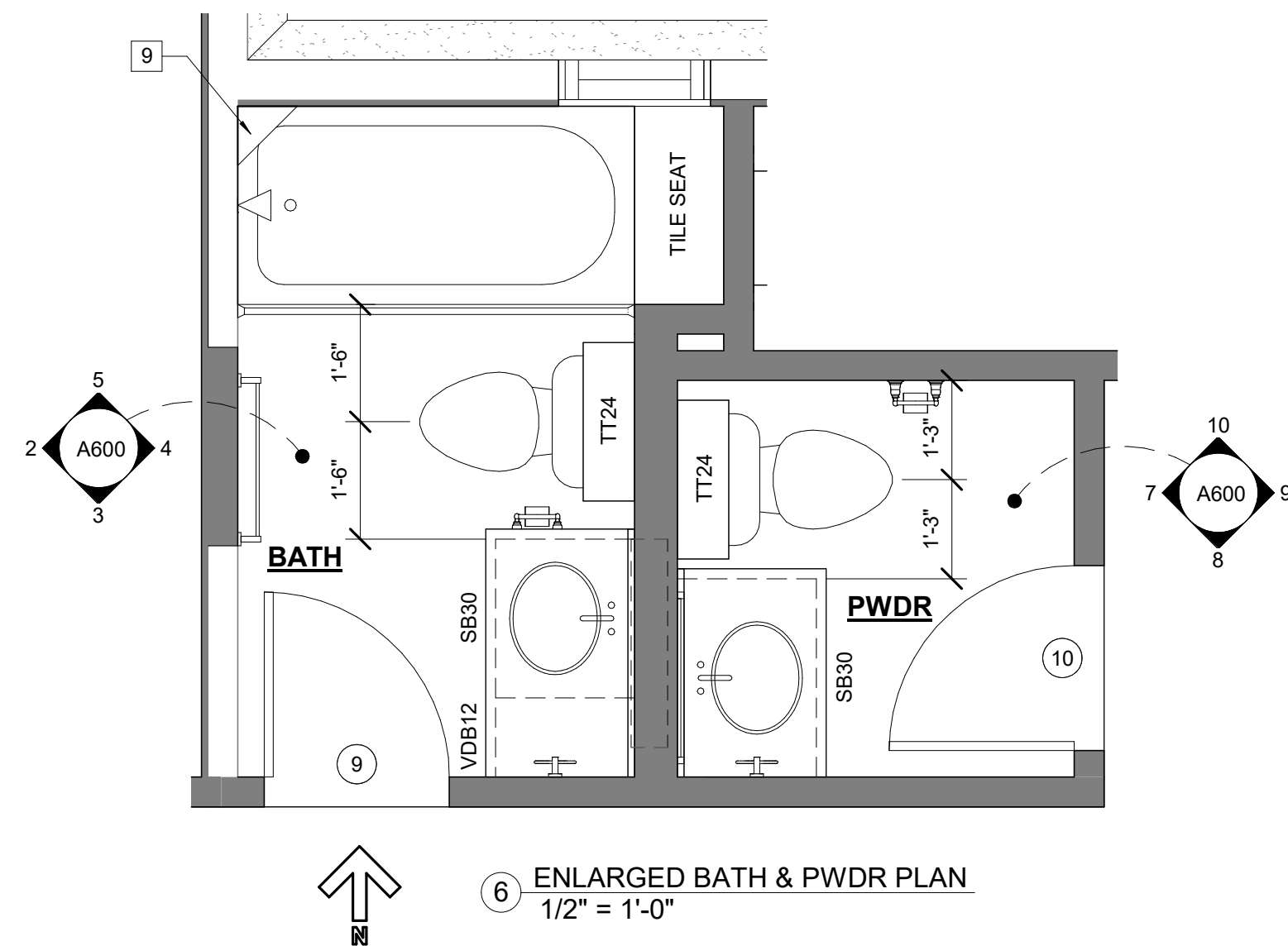
9 PWDR - EAST  
1/2" = 1'-0"



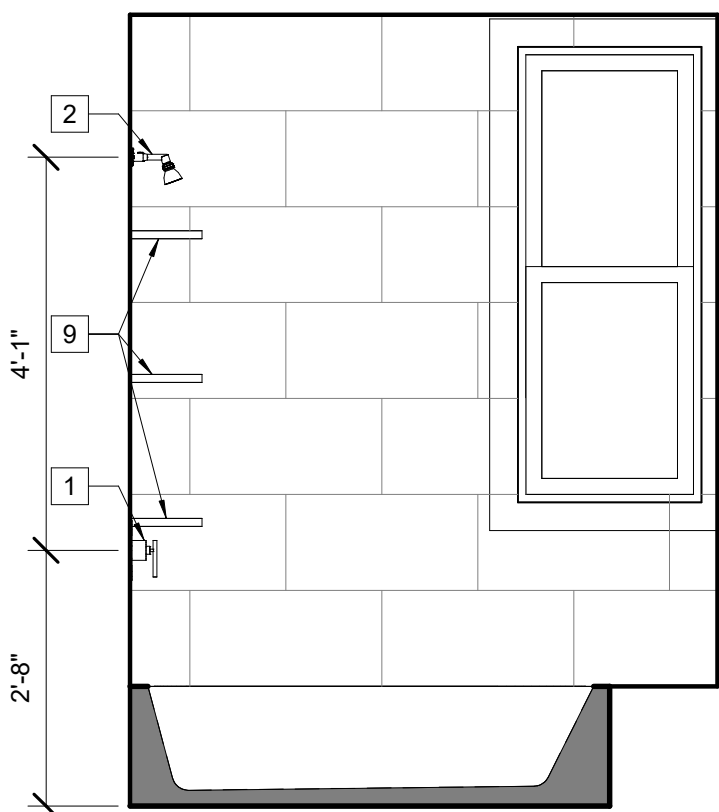
8 PWDR - SOUTH  
1/2" = 1'-0"



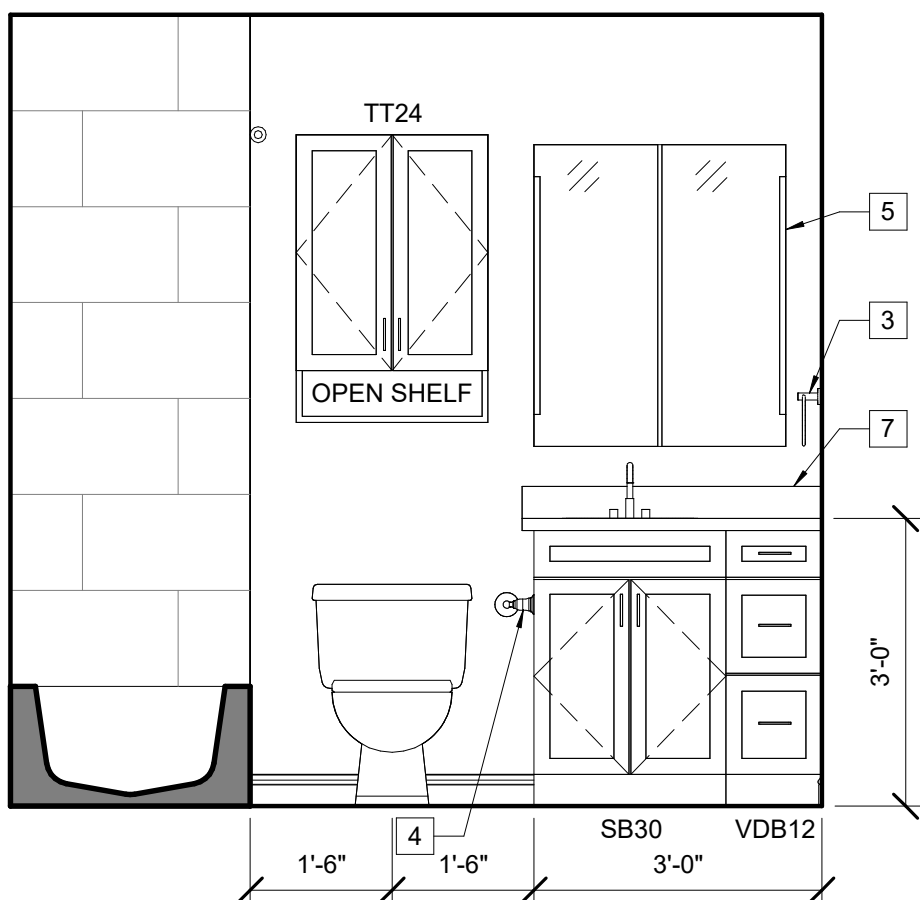
7 PWDR - WEST  
1/2" = 1'-0"



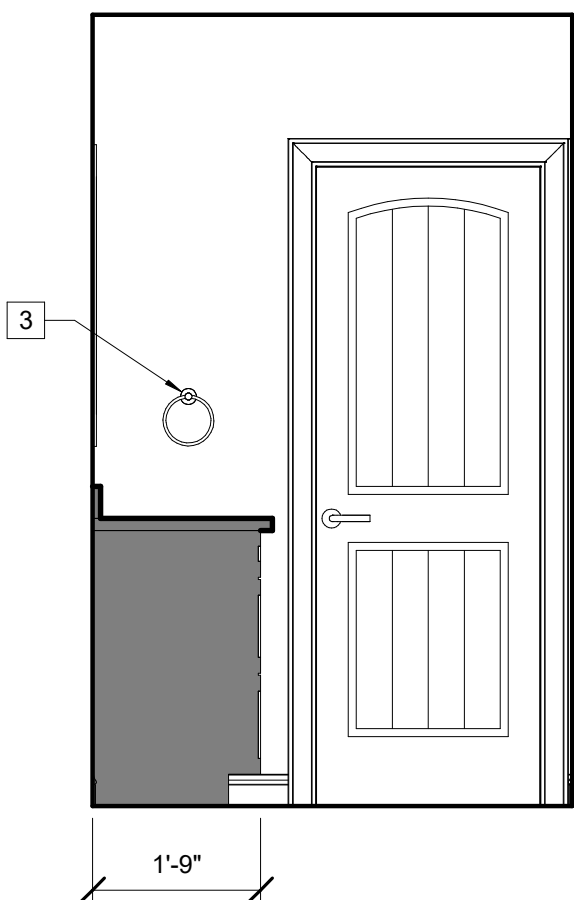
6 ENLARGED BATH & PWDR PLAN  
1/2" = 1'-0"



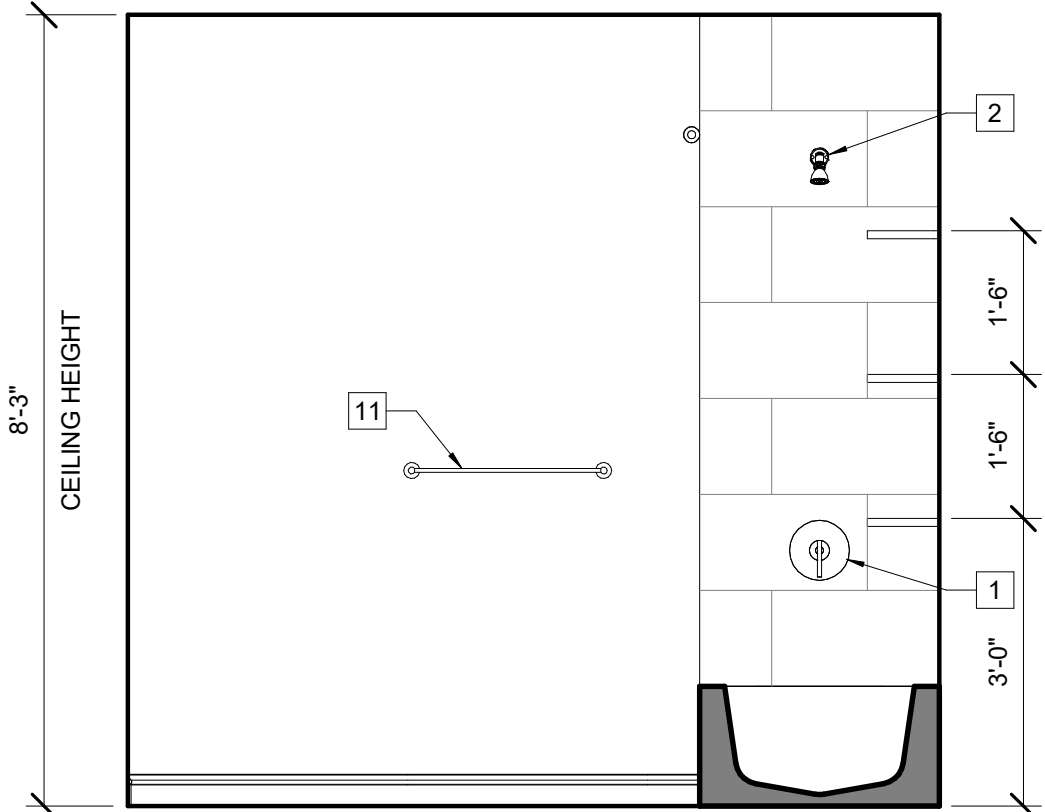
5 BATH - NORTH  
1/2" = 1'-0"



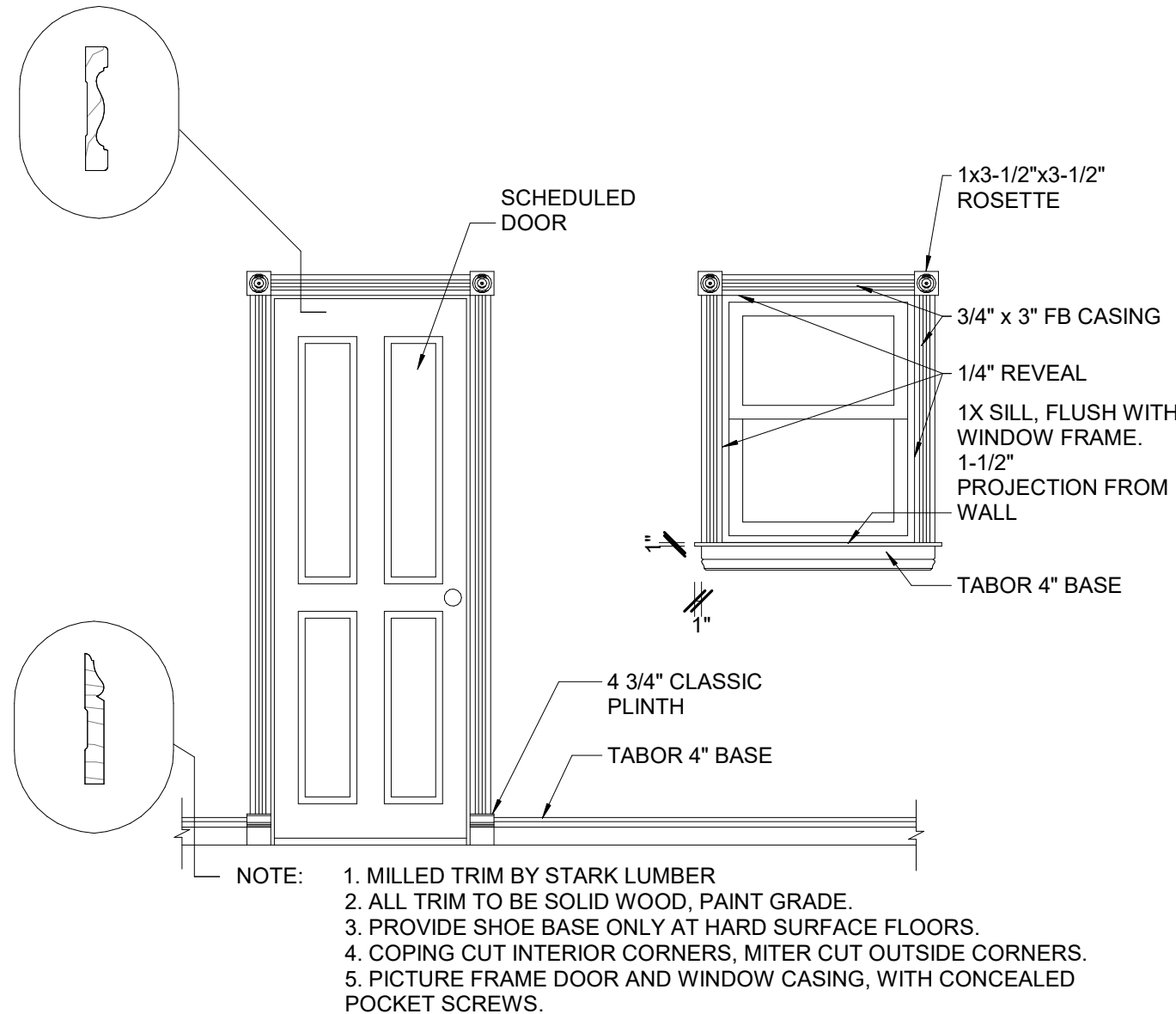
4 BATH - EAST  
1/2" = 1'-0"



3 BATH - SOUTH  
1/2" = 1'-0"



2 BATH - WEST  
1/2" = 1'-0"



1 TYPICAL INTERIOR TRIM  
1/2" = 1'-0"

5	ISSUE FOR PERMIT	06/07/23
4	50% PERMIT DOCUMENTS	04/28/23
3	DESIGN DEVELOPMENT	04/12/23
2	SCHEMATIC DESIGN	03/08/23
1	AS-BUILT DRAWINGS	11/16/22
No.	Description	Date

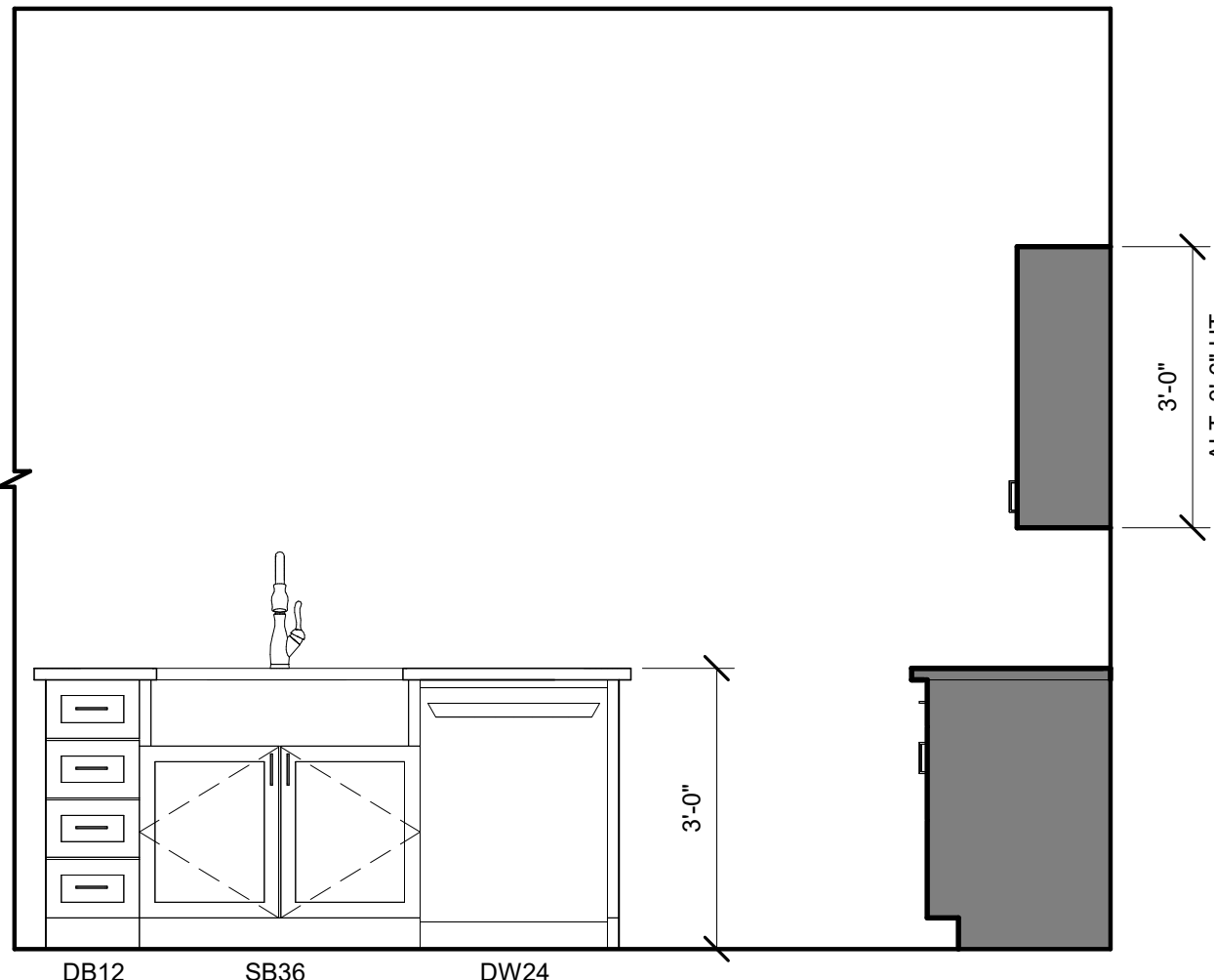
**PEH ARCHITECTS**  
1720 14th Street Suite 100  
Boulder, CO 80302  
303-442-0408

**187 CLEAR CREEK REHABILITATION**  
187 Clear Creek Street, Black Hawk, CO 80422

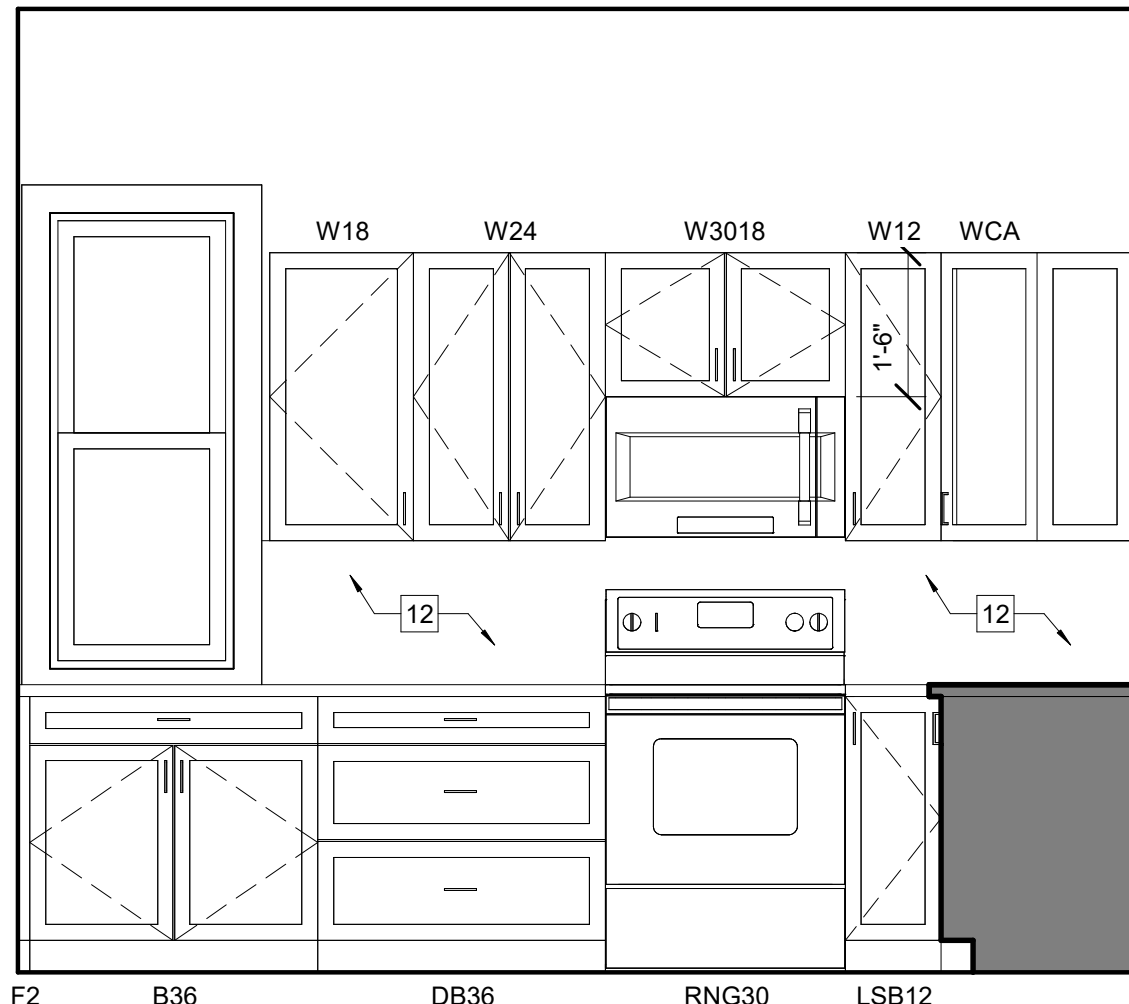
**INTERIOR ELEVATIONS**

Project:	2022.22		<b>A600</b>
Date:	11/04/22		
Drawn by:	MEB		
Checked by:	PEH		

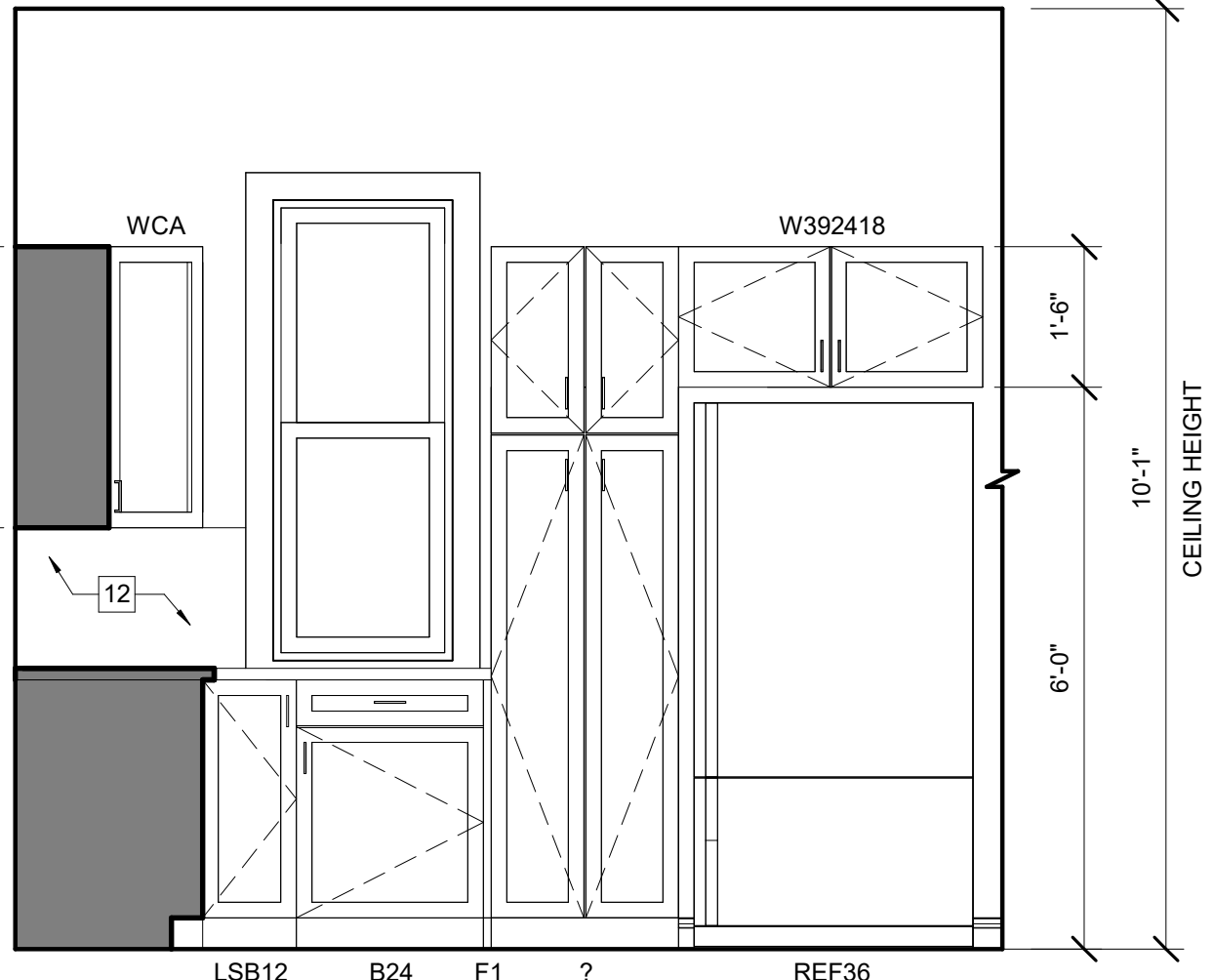




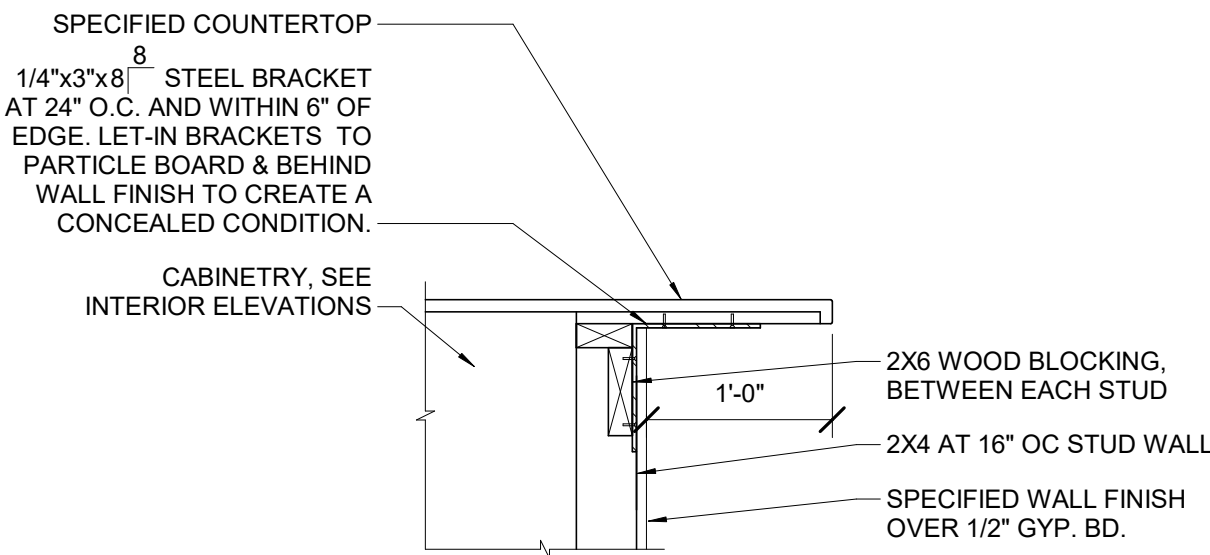
4 KITCHEN - WEST  
1/2" = 1'-0"



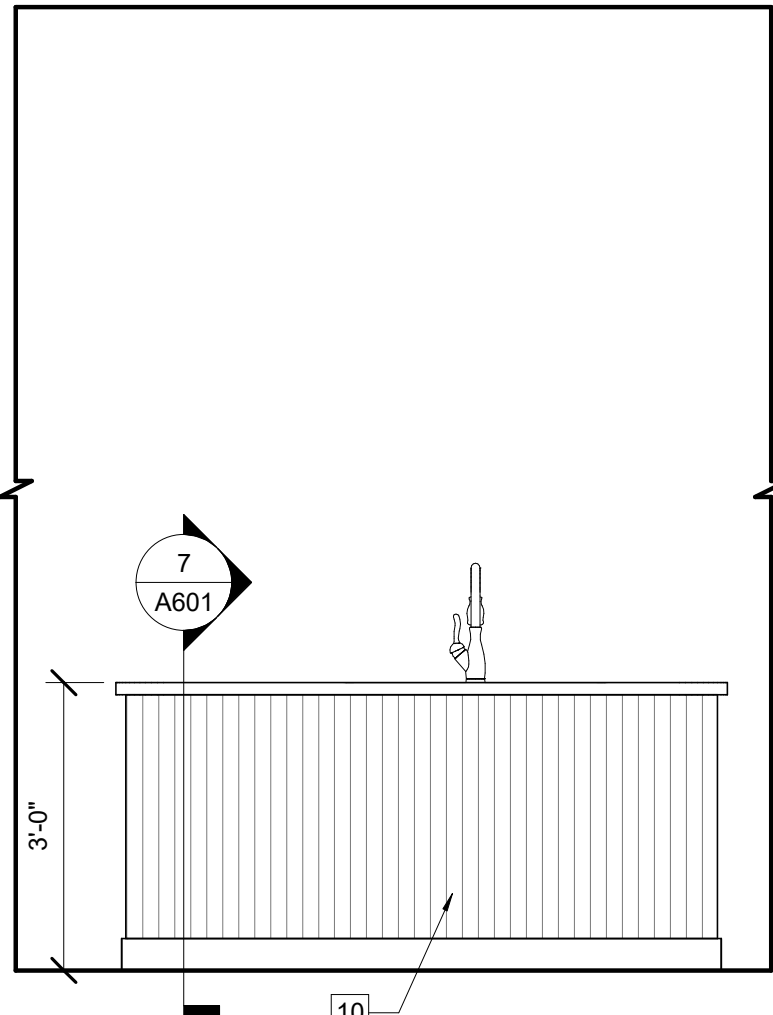
3 KITCHEN - NORTH  
1/2" = 1'-0"



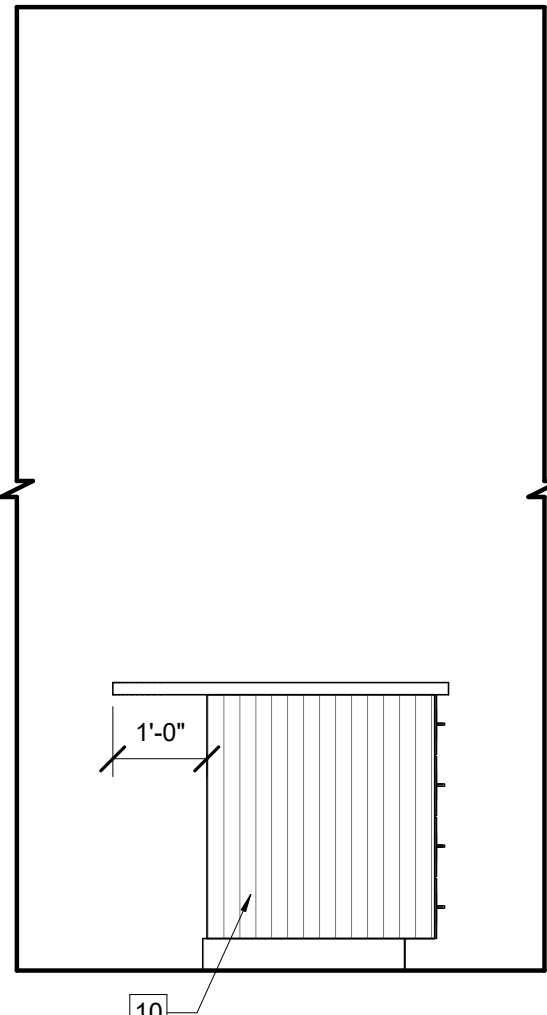
2 KITCHEN - EAST  
1/2" = 1'-0"



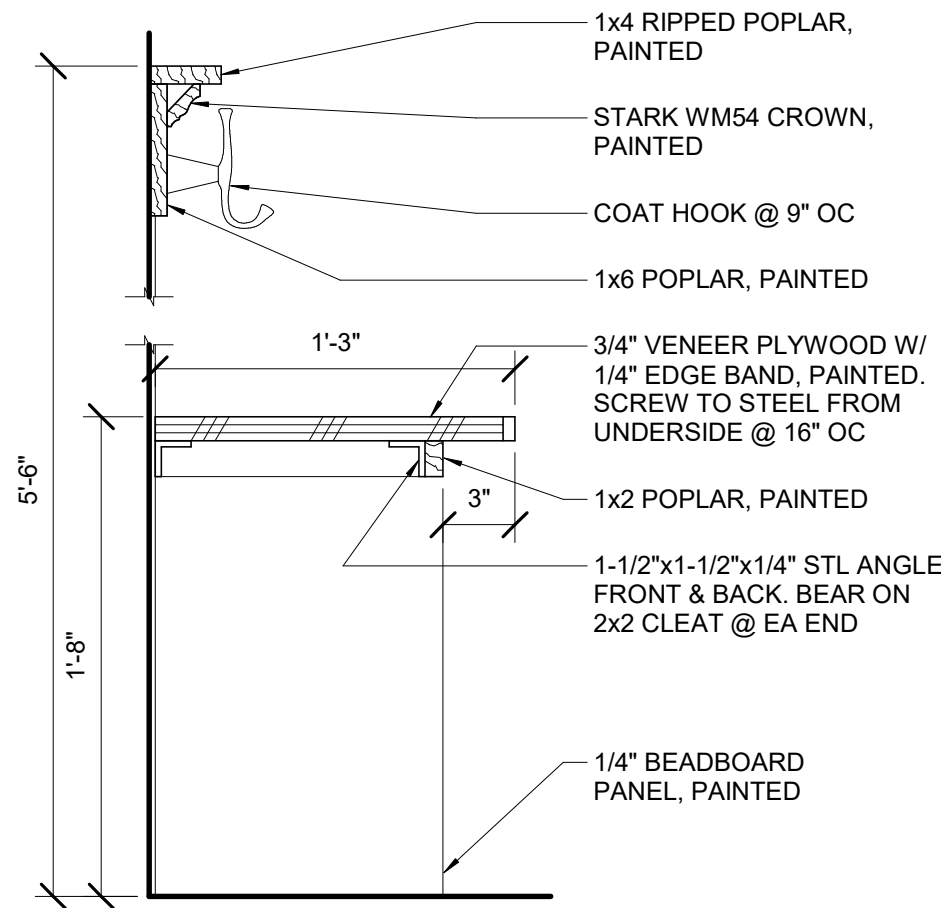
7 ISLAND COUNTER DETAIL  
1" = 1'-0"



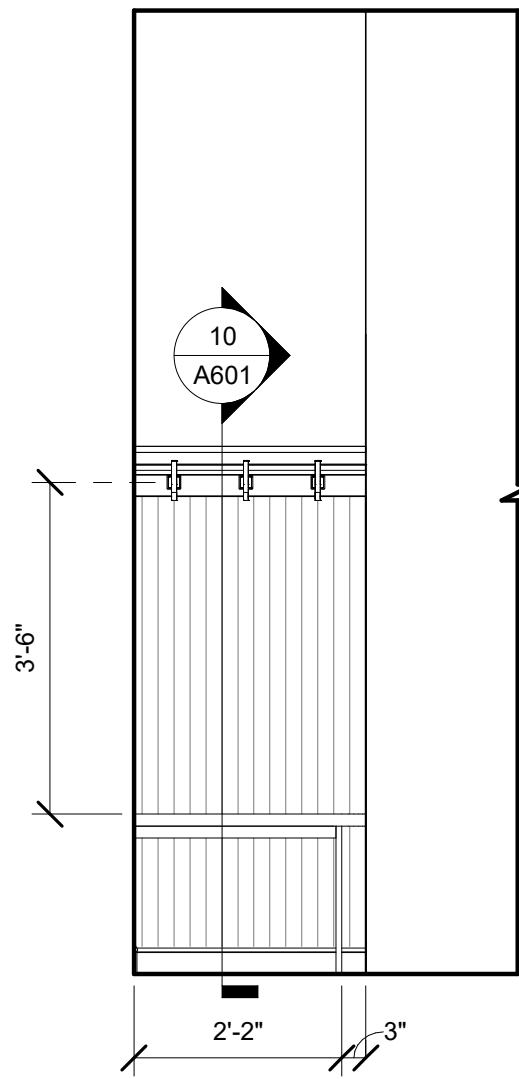
6 ISLAND - WEST  
1/2" = 1'-0"



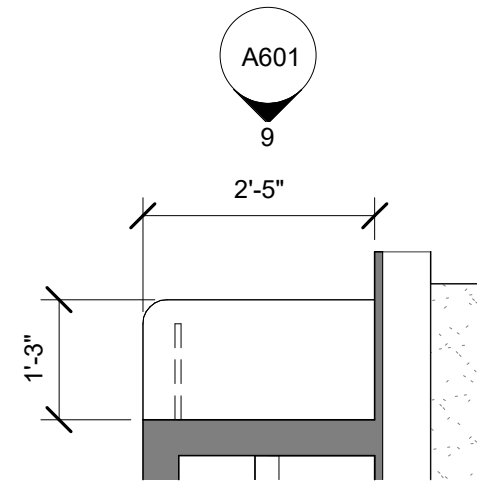
5 ISLAND - SOUTH  
1/2" = 1'-0"  
NOTE: NORTH ELEV SIM



9 BENCH DETAIL  
1 1/2" = 1'-0"



9 BENCH - SOUTH  
1/2" = 1'-0"



8 BENCH PLAN  
1/2" = 1'-0"

INTERIOR ELEVATIONS - GENERAL NOTES:

- SEE APPENDIX IN PROJECT MANUAL FOR "INTERIOR FINISHES AND PRODUCTS" SELECTIONS.
- RE: 1/A600 FOR TRIM PACKAGE

CABINETRY - LEGEND:

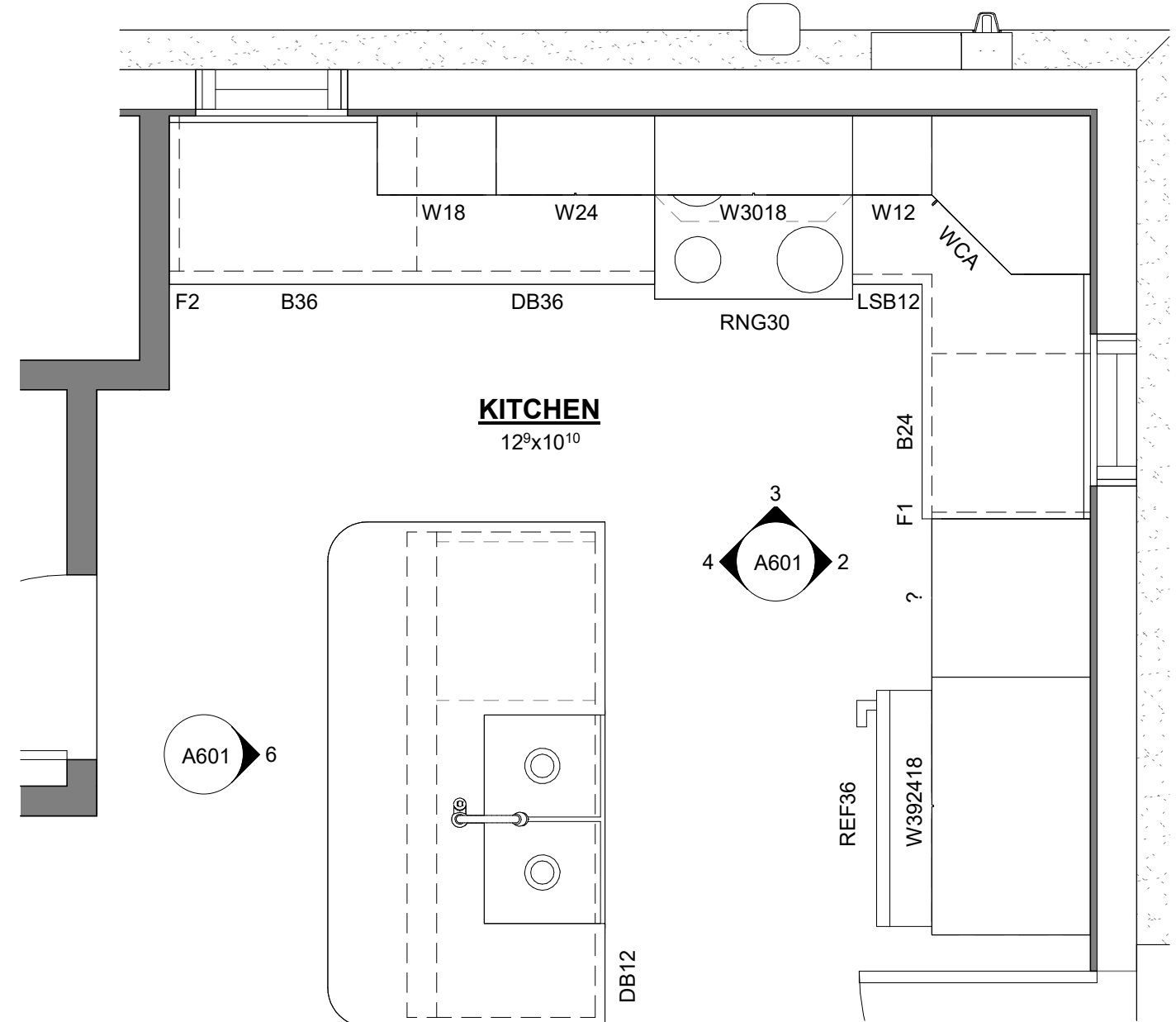
B = BASE  
DW = DISHWASHER  
PA = FULL HEIGHT PANTRY  
TT = TOILET TOPPER WALL CABINET  
VDB = VANITY DRAWER BASE  
WCA = WALL CORNER ANGLE  
DB = DRAWER BASE  
LSB = LAZY SUSAN BASE  
SB = SINK BASE  
VSB = VANITY SINK BASE  
W = WALL CABINET

CABINETRY - GENERAL NOTES:

- ADJUSTABLE SHELVING IN WALL CABINETS
- FRAME CONSTRUCTION TO BE FULL OVERLAY
- "SOFT CLOSE" HARDWARE ON DOORS AND DRAWERS
- DRAWERS TO HAVE FULL EXTENSION GLIDES
- TOE KICK TO MATCH CABINETRY
- SKIRT (LIGHT VALANCE) TRIM AT WALL CABINETS TO MATCH CABINETRY
- ALL EXPOSED END CABINET FACES TO HAVE MATCHING FINISH END PANEL, UNO.

INTERIOR ELEVATIONS KEYNOTES

- SHOWER/TUB FAUCET CONTROL
- SHOWER HEAD - PIPE AT WALL TO BE 6'-10" HT
- TOWEL RING AT 21" ABOVE COUNTER
- SURFACE MOUNTED TOILET TISSUE HOLDER AT 26" AFF
- RECESSED MEDICINE CABINET
- 24"x36" MIRROR
- 4" HT BACKSPLASH W/ EASED EDGE
- NOT USED
- SOLID SURFACE SHELVES
- 1/4" BEADBOARD PANEL, PAINTED
- 24" TOWEL BAR @ 42" AFF
- FULL HEIGHT TILE BACKSPLASH



1 ENLARGED KITCHEN PLAN  
1/2" = 1'-0"

5	ISSUE FOR PERMIT	06/07/23
4	50% PERMIT DOCUMENTS	04/28/23
3	DESIGN DEVELOPMENT	04/12/23
2	SCHEMATIC DESIGN	03/08/23
1	AS-BUILT DRAWINGS	11/16/22

No.	Description	Date
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**PEH ARCHITECTS**  
1720 14th Street Suite 100  
Boulder, CO 80302  
303-442-0408

**187 CLEAR CREEK REHABILITATION**  
187 Clear Creek Street, Black Hawk, CO 80422

**INTERIOR ELEVATIONS**

Project:	2022.22		<b>A601</b>
Date:	11/04/22		
Drawn by:	MEB		
Checked by:	PEH		



WINDOW SCHEDULE <div></div>											
MARK	SIZE		TYPE	MATL	FRAME			NOTES	MFR	UNIT #	
	WT	HT			HEAD	JAMB	SILL				
A	2'-9"	6'-1"	DOUBLE HUNG	ALUM CLAD WOOD	3/A800	3/A800	3/A800		MARVIN	CUSTOM	
B	2'-9"	6'-1"	DOUBLE HUNG	ALUM CLAD WOOD	3/A800	3/A800	3/A800		MARVIN	CUSTOM	
C	2'-9"	6'-1"	DOUBLE HUNG	ALUM CLAD WOOD	3/A800	3/A800	3/A800		MARVIN	CUSTOM	
D	4'-7"	6'-1"	SINGLE HUNG	WOOD						(E)	
E	2'-8"	6'-1"	DOUBLE HUNG	ALUM CLAD WOOD	3/A800	3/A800	3/A800		MARVIN	CUSTOM	
F	2'-8"	6'-1"	DOUBLE HUNG	ALUM CLAD WOOD	3/A800	3/A800	3/A800		MARVIN	CUSTOM	
G	1'-11"	4'-9"	DOUBLE HUNG	ALUM CLAD WOOD	3/A800	3/A800	3/A800	PROVIDE OBSCURE GLASS	MARVIN	CUSTOM	
H	1'-11"	4'-9"	DOUBLE HUNG	ALUM CLAD WOOD	3/A800	3/A800	3/A800		MARVIN	CUSTOM	
J	1'-11"	4'-11"	DOUBLE HUNG	ALUM CLAD WOOD	3/A800	3/A800	3/A800		MARVIN	CUSTOM	

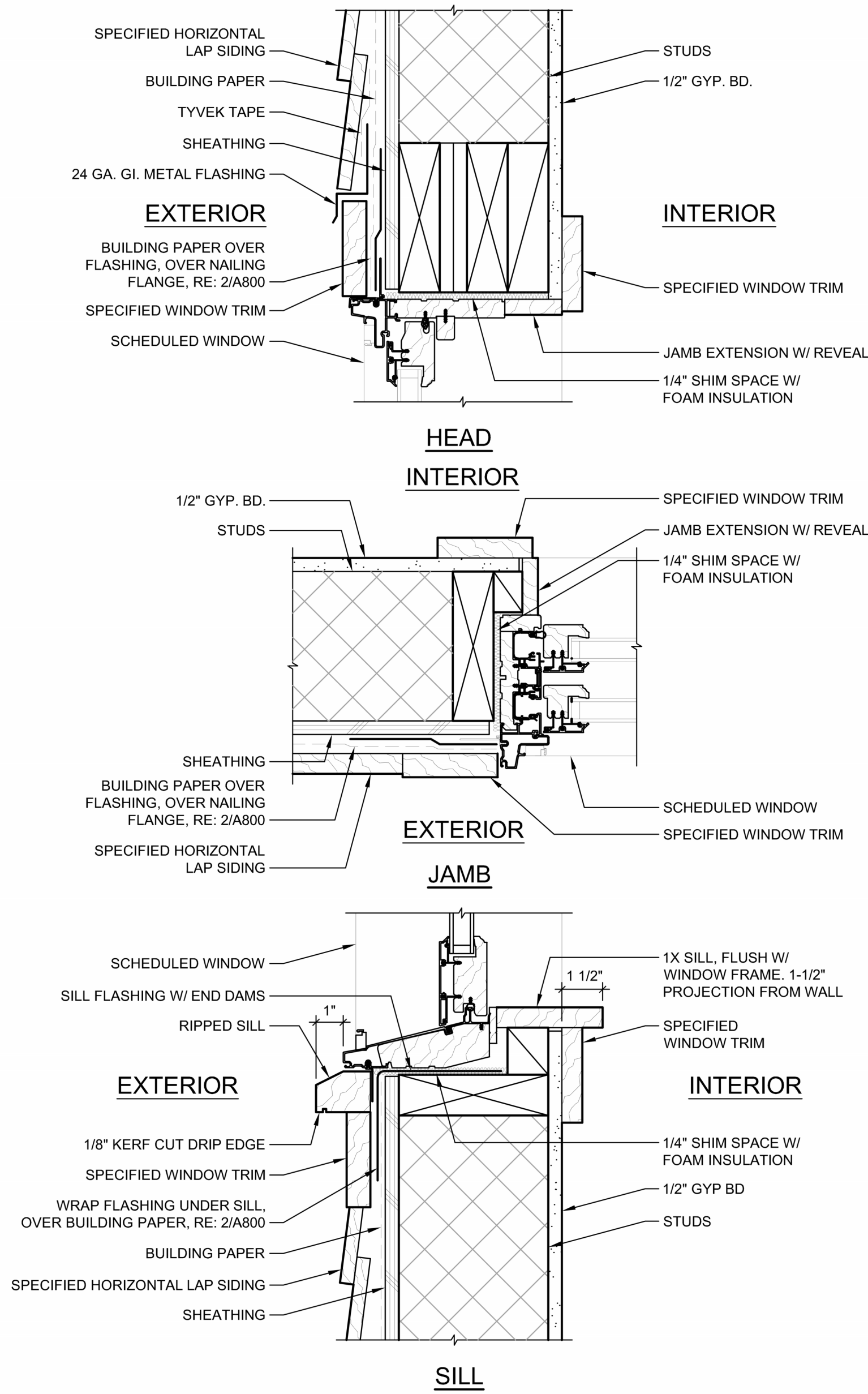
**GENERAL NOTES:**  
1. VERIFY ALL WINDOW DIMENSIONS PRIOR TO ORDERING WINDOWS. CUSTOM WINDOW SIZING WILL BE REQ'D. SEE MANUFACTURER'S MEASURING INSTRUCTIONS.  
2. INSTALL WINDOWS PER MANUFACTURER'S RECOMMENDATIONS. ALSO COORDINATE WITH X/A800 FOR TYPICAL DETAIL.  
3. REQUEST SHOP DRAWINGS PRIOR TO ORDERING WINDOWS FOR ARCHITECT APPROVAL.  
4. ADDITIONAL NOTES FOR WINDOW IN PROJECT MANUAL.  
5. GLAZING U-VALUES TO MEET OR EXCEED VALUES LISTED ON A000.  
6. REPLACE INTERIOR TRIM W/ (N) TRIM PER 1/A600. REPLACE EXTERIOR TRIM W/ (N) TRIM PER 5/A300.  
7. INSULATE BETWEEN ROUGH OPENING AND WINDOW FRAME W/ LOW EXPANDING SPRAY FOAM INSULATION.  
8. FLASH WINDOWS ACCORDING TO X/A800.

DOOR AND FRAME SCHEDULE <div></div>													
MARK	SIZE			MATL	GLAZING	FRAME				HDWR	NOTES	MFR	
	WD	HT	THK			MATL	HEAD	JAMB	SILL				
1	2'-8"	6'-8"	1 3/4"	PNT WOOD	(N) LOW-E CLEAR	(N) WOOD				(N)	(E) MULTI-PANEL DOOR W/ GLASS - STRIP, SQUARE DIMENSIONS, PLANE, CAULK, PAINT AND (N) METAL STORM DOOR, GC TO VERIFY SIZE. GLAZING SHALL BE REPLACED WITH TEMPERED LOW-E CLEAR DUAL PANE INSULATED GLASS	(E)	
2	2'-10"	6'-10"	1 3/4"	PNT WOOD	(N) LOW-E CLEAR	(N) WOOD				(N)	(E) MULTI-PANEL DOOR W/ GLASS - STRIP, SQUARE DIMENSIONS, PLANE, CAULK, PAINT AND (N) METAL STORM DOOR, GC TO VERIFY SIZE. GLAZING SHALL BE REPLACED WITH TEMPERED LOW-E CLEAR DUAL PANE INSULATED GLASS	(E)	
3	2'-6"	6'-8"	1 3/8"	PNT WOOD	--	WOOD	1/A800	1/A800		(N)		BUILDERS CHOICE	
4	2'-4"	6'-8"	1 3/8"	PNT WOOD	--	WOOD	1/A800	1/A800		(N)		BUILDERS CHOICE	
5	5'-0"	6'-8"	1 3/8"	PNT WOOD	--	WOOD	1/A800	1/A800		(N)		BUILDERS CHOICE	
6	1'-3"	6'-8"	1 3/4"	PNT WOOD	--	WOOD	1/A800	1/A800		(N)		BUILDERS CHOICE	
7	2'-4"	6'-8"	1 3/8"	PNT WOOD	--	WOOD	1/A800	1/A800		(N)		BUILDERS CHOICE	
8	2'-6"	6'-8"	1 3/8"	PNT WOOD	--	WOOD	1/A800	1/A800		(N)		BUILDERS CHOICE	
9	2'-4"	6'-8"	1 3/8"	PNT WOOD		WOOD	1/A800	1/A800		(N)		BUILDERS CHOICE	
10	2'-4"	6'-8"	1 3/8"	PNT WOOD		WOOD	1/A800	1/A800		(N)		BUILDERS CHOICE	
11	3'-0"	6'-8"	1 3/4"		INS STL					(N)			
12	3'-0"	6'-8"	1 3/4"	PNT WOOD	LOW-E CLEAR	WOOD				(N)			
13	2'-4"	6'-8"	1 3/8"	PNT WOOD	--	WOOD	1/A800	1/A800		(N)		BUILDERS CHOICE	

**GENERAL NOTES:**  
1. ADDITIONAL NOTES FOR (N) AND (E) DOORS IN THE PROJECT MANUAL.  
2. PROVIDE DOORSTOPS TO PROTECT ADJACENT FINISHES.  
3. GLAZING IN DOORS TO BE TEMPERED (EXCEPT (E) WAVY GLASS AT (E) DOORS).  
4. GLAZING U-VALUE TO MEET OR EXCEED VALUES LISTED ON A000.  
5. GC TO VERIFY DOOR SIZES AT (E) DOOR OPENINGS AND AT LOW CEILING CONDITIONS THROUGHOUT HOUSE.  
6. (N) WOOD DOOR FRAMES AT ALL (N) AND (E) DOOR OPENINGS. ANTICIPATE NON-STANDARD WALL DEPTHS (INTERIOR AND EXTERIOR)  
7. REPLACE INTERIOR TRIM W/ (N) TRIM PER 1/A600. REPLACE EXTERIOR TRIM W/ (N) TRIM PER 5/A300.  
8. SEE PROJECT MANUAL FOR HARDWARE PACKAGES.

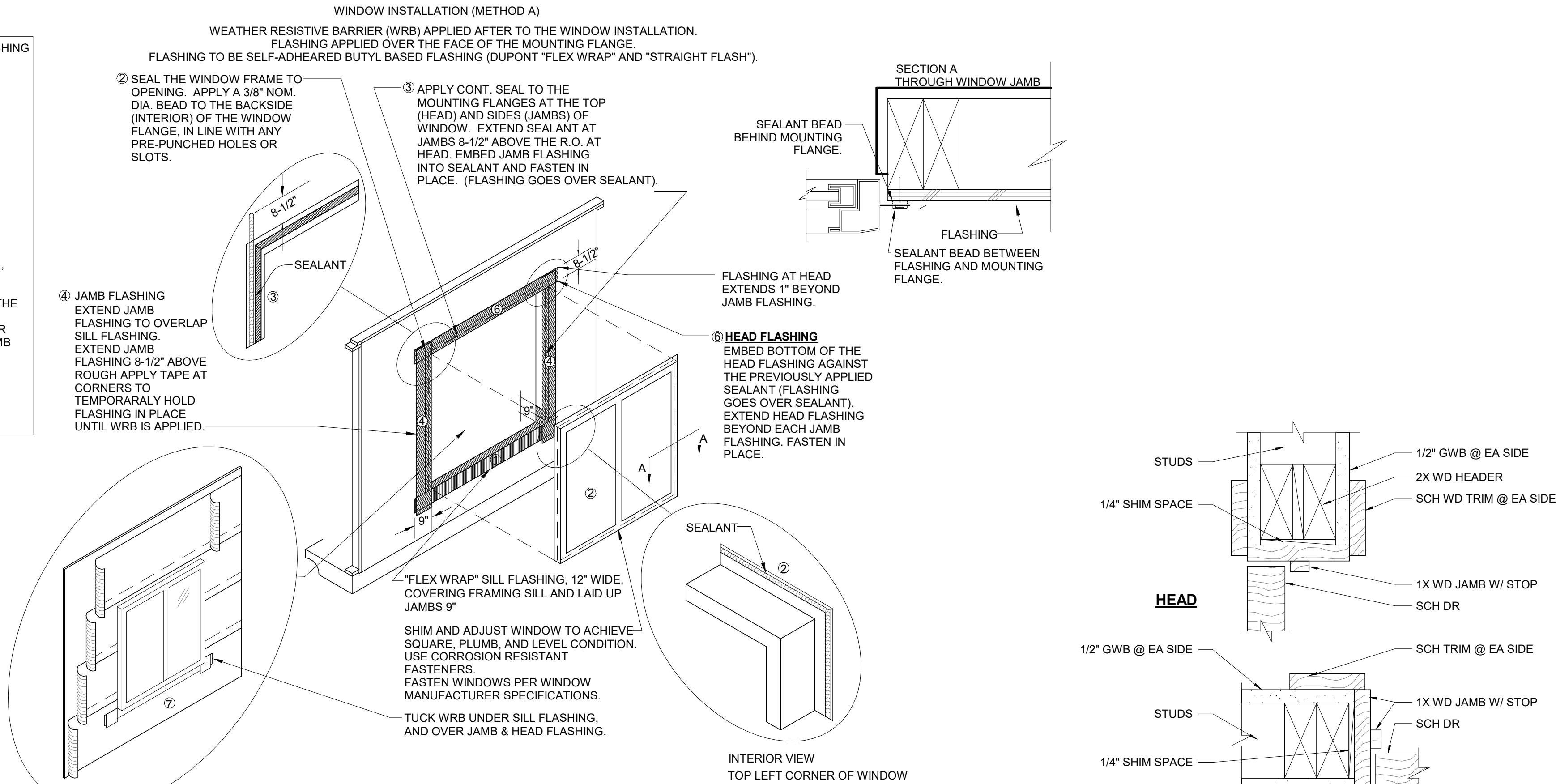
ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR	BASE	WALL	CEILING MATL	CEILING HEIGHT	ROOM NOTES
WIC-2	WOOD	WOOD	GWB	GWB	8'-0"	--
BED-2	WOOD	WOOD	GWB	GWB	10'-1"	--
BED-1	WOOD	WOOD	GWB	GWB	10'-1"	--
WIC-1	WOOD	WOOD	GWB	GWB	8'-0"	--
LIVING	WOOD	WOOD	GWB	GWB	10'-1"	--
BATH	VINYL	WOOD	GWB/ TILE	GWB	8'-3"	--
PWDR	VINYL	WOOD	GWB	GWB	8'-3"	--
MECH	VINYL	WOOD	GWB	GWB	10'-1"	--
KITCHEN	WOOD	WOOD	GWB	GWB	10'-1"	--
HALL	WOOD	WOOD	GWB	GWB	10'-1"	--
COAT	WOOD	WOOD	GWB	GWB	8'-0"	--
LNDRY	WOOD	WOOD	GWB	GWB	8'-0"	--
LINEN	WOOD	WOOD	GWB	GWB	8'-0"	--

**GENERAL NOTES:**  
1. ALL INTERIOR WALLS AND CEILINGS TO BE PAINTED (WALL TILE SHOWN ON INTERIOR ELEVATIONS).  
2. SEE 1/A600 FOR (N) INTERIOR TRIM  
3. SEE PROJECT MANUAL FOR MATERIAL DEFINITIONS.  
4. FINISHED FLOORING TO EXTEND UNDER MILLWORK AND CASEWORK (CABINETRY).  
5. TILE FLOORING - PROVIDE 1/4" GAP EXPANSION JOINT AT ALL PERIMETER WALL (TO BE CONCEALED UNDER BASEBOARD). PROVIDE BACKER ROD AND SEALANT (TO MATCH GROUT).

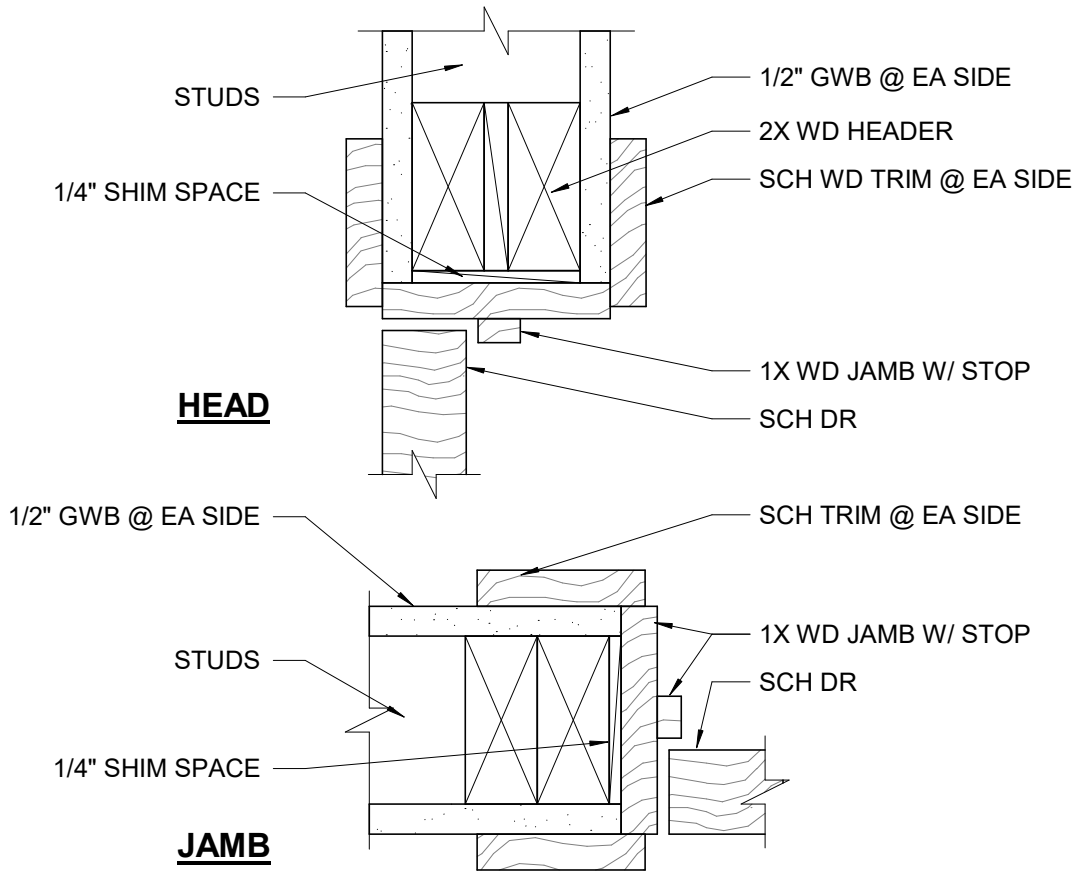


③ TYPICAL INTERIOR DOOR DETAIL  
3" = 1'-0"

- STEPS
1. APPLY "FLEX WRAP" SILL FLASHING
  2. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW
  3. APPLY BEAD OF SEALANT AT SIDE JAMBS.
  4. APPLY JAMB FLASHING
  5. APPLY BEAD OF SEALANT AT HEAD
  6. APPLY HEAD FLASHING
  7. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING. TUCK WRB UNDER SILL FLASHING, AND OVER JAMB & HEAD FLASHING.
  8. WITH SHEATHING TAPE, CONNECT THE WRB TO THE FLASHING IN PLACE (ALL 4 SIDES)



② TYP WINDOW INSTALLATION DETAILS  
N.T.S.



① TYPICAL INTERIOR DOOR DETAIL  
3" = 1'-0"

5	ISSUE FOR PERMIT	06/07/23
4	50% PERMIT DOCUMENTS	04/28/23
3	DESIGN DEVELOPMENT	04/12/23
2	SCHEMATIC DESIGN	03/08/23
1	AS-BUILT DRAWINGS	11/16/22
No.	Description	Date
<b>PEH ARCHITECTS</b> 1720 14th Street Suite 100 Boulder, CO 80302 303-442-0408		
<b>187 CLEAR CREEK REHABILITATION</b> 187 Clear Creek Street, Black Hawk, CO 80422		
<b>SCHEDULES</b>		
Project:	2022.22	<div><div></div><div>peh</div></div> <div>A800</div>
Date:	11/04/22	
Drawn by:	MEB	
Checked by:	PEH	



GENERAL NOTES:

1. COMPLETION OF THE WORK: THE OWNER WILL REQUIRE THAT ALL OF THE WORK BE COMPLETED WITHIN THE TIME SPECIFIED IN THE CONTRACT.
2. CONSTRUCTION OBSERVATION: THE OWNER, ARCHITECT AND ENGINEER WILL REVIEW ALL SUBMITTALS AND SUBSTITUTIONS, PROVIDE REGULAR OBSERVATION OF THE PROJECT AND WILL MAKE CERTIFICATES FOR MONTHLY PROGRESS PAYMENTS. TIMELY NOTICE OF READINESS SHALL BE GIVEN TO THE OWNER BY THE CONTRACTOR WHENEVER ANY WORK IS TO BE SPECIFICALLY OBSERVED BY SOMEONE OTHER THAN THE CONTRACTOR. THIS TIMELY NOTICE SHALL BE DEFINED AS 48 HOURS.
3. CLEANING UP: THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK AREA AT ALL TIMES AND WILL BE RESPONSIBLE FOR THE DAILY REMOVAL OF NUISANCE DUST ON ROAD SURFACES, MUD, AND CONSTRUCTION DEBRIS, WHETHER CAUSED DIRECTLY BY THE CONTRACTOR'S CONSTRUCTION OPERATION, OR THAT OF HIS/HER SUBCONTRACTORS AND/OR MATERIAL SUPPLIERS, OR INDIRECTLY DUE TO THE WORK SITE CONDITIONS IN GENERAL, FROM ALL PUBLIC ROADS, PRIVATE DRIVEWAYS, AND PARKING LOTS WITHIN OR ADJACENT TO THE PROJECT AREA, AT THE CLOSE OF WORK EACH DAY, THE CONTRACTOR SHALL SCRAPE AND SWEEP SUCH ROADS, DRIVEWAYS, AND PARKING LOTS AS NECESSARY TO LEAVE THEM IN A CLEANED, ACCEPTABLE CONDITION FOR TRAFFIC. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DUE TO HIS MAINTENANCE AND/OR CLEANING OPERATIONS.
4. IT SHALL BE THE CONTRACTOR'S OBLIGATION TO INSPECT THE SOIL CONDITIONS AND/OR WATER LEVELS PRIOR TO SUBMITTING A BID. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE OF THE WORK INCLUDING, BUT NOT RESTRICTED TO, THE SOILS CONDITIONS AFFECTING CONSTRUCTION OF THE WORK, HANDLING AND STORAGE OF MATERIALS, DISPOSAL OF EXCESS MATERIALS AND LEVEL AND AMOUNT OF SURFACE WATER AND GROUNDWATER. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY SUBSURFACE INFORMATION DEEMED NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
5. DISPOSAL SITES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIAL REMOVED DURING CONSTRUCTION. ACQUISITION OF DISPOSAL SITES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBJECT TO REVIEW BY THE OWNER.
6. TRAFFIC CONTROL PLAN: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TRAFFIC CONTROL PLAN TO THE CITY OF BLACK HAWK. THE CONTRACTOR SHALL PRESENT TO THE OWNER THE TRAFFIC CONTROL PLAN AND APPROVALS FROM THE NECESSARY ENTITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL PREPARE AND PROVIDE LIGHTS, BARRICADES, SIGNS, FLAG MEN, OR OTHER ITEMS NECESSARY TO ENSURE SAFE TRAFFIC FLOW IN THE VICINITY OF THE WORK AND TO CONFORM TO ALL REQUIREMENTS OF THE CITY OF BLACK HAWK.
7. MATERIALS FURNISHED BY OWNER: THE OWNER WILL NOT FURNISH LABOR, EQUIPMENT OR MATERIALS TO THE CONTRACTOR.
8. WATER: THE CONTRACTOR IS RESPONSIBLE AT THEIR OWN COST TO PROVIDE WATER FOR COMPACTION, WATER LINE FLUSHING AND TESTING. THE LOCATION OF THE WATER PROVIDED BY THE CONTRACTOR SHALL BE DESIGNATED BY THE PUBLIC WORKS DEPARTMENT AND/OR THE OWNER. THE CONTRACTOR SHALL MAKE ALL PROVISIONS TO HANDLE AND TRANSPORT WATER AS HE REQUIRES WITHOUT ADDITIONAL COST.
9. EXISTING UTILITIES: A SUBSURFACE UTILITY ENGINEERING PLAN WAS NOT COMPLETED FOR THIS PROJECT. THE APPROXIMATE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES HAVE BEEN INDICATED ON THE DRAWINGS FOR THE CONTRACTOR'S CONVENIENCE, BUT THE LOCATIONS ARE NOT GUARANTEED TO BE EITHER CORRECT OR COMPLETE, AND THE CONTRACTOR SHALL MAKE SUCH INVESTIGATIONS AS HE DEEMS NECESSARY TO VERIFY THE ACTUAL FIELD LOCATIONS AND ELEVATIONS. THE CONTRACTOR SHALL, PRIOR TO THE START OF EXCAVATION, LOCATE ALL UNDERGROUND UTILITIES AND STRUCTURES SO THAT THEY WILL NOT BE DAMAGED BY HIS OPERATIONS. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION. THE CONTRACTOR SHALL HOLD THE CITY OF BLACK HAWK & THE ENGINEER HARMLESS FOR ANY DISCREPANCIES OR CONFLICTS INVOLVING EXISTING UTILITIES AND/OR FOR DAMAGES ARISING FROM CONTRACTOR'S FAILURE TO ADEQUATELY PROTECT EXISTING UTILITIES.
10. PROTECTION OF PUBLIC AND PRIVATE PROPERTY: ALL STREETS, FENCES, SIDEWALKS, GRAVEL ROADWAYS, LANDSCAPING, RETAINING WALLS, ETC. DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THE WORK SHALL BE AT HIS EXPENSE, REPAIRED OR REPLACED AND LEFT IN AS GOOD CONDITION AS FOUND. PROPERTY DAMAGED BY THE CONTRACTOR SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR.
11. WHERE THE LOCATION OF THE WORK IN EASEMENTS AND RIGHT -OF-WAY IS SUCH THAT EXCAVATED MATERIAL MAY BE DEPOSITED ON LANDSCAPED AREAS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROTECT THE LANDSCAPING AND CONSTRUCT BARRIERS AS NEEDED TO PREVENT INCIDENTAL CONTACT WITH THOSE AREAS BY HIS PERSONNEL AND EQUIPMENT. SPECIFIC RESTRICTED AREAS MAY BE NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO LANDSCAPED AREAS.
12. STATE AND LOCAL LAWS: THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL LAWS IN CARRYING OUT HIS OBLIGATIONS UNDER THE CONTRACT.
13. LIMITS OF CONSTRUCTION: THE CONTRACTOR SHALL LIMIT HIS CONSTRUCTION TO WITHIN THE BOUNDARIES OUTLINED WITHIN THE PLANS.
14. TRENCH EXCAVATION: THE OWNER EXPECTS TRENCH EXCAVATION WILL REQUIRE A COMBINATION OF BOTH STANDARD EXCAVATION WITH THE USE OF A HYDRAULIC BACKHOE OR SHOVEL AND ROCK EXCAVATION. THE CONTRACTOR SHALL INCLUDE THE COST OF BOTH STANDARD EXCAVATION AND ANY ROCK EXCAVATION THE CONTRACTOR EXPECTS TO BE REQUIRED FOR COMPLETION OF THIS PROJECT AS PART OF THE MATERIALS UNIT COSTS IN THE PROPOSAL. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION SO THAT PIPE LAYING, FORMING AND CONCRETE WORK CAN BE CARRIED ON UNDER DEWATERED CONDITIONS.
15. TRENCH MATERIAL: ALL BEDDING AND BACKFILL MATERIAL SHALL HAVE THE APPROVAL OF THE ENGINEER. APPROVED MATERIAL FROM PROJECT EXCAVATIONS SHALL BE USED FOR BACKFILL. ALL BEDDING AND BACKFILL MATERIAL SHALL BE FREE OF FROZEN MATERIAL, ORGANIC MATERIAL AND DEBRIS. THE MATERIALS TO BE USED IN EACH TRENCH ZONE ARE INDICATED IN THE TYPICAL TRENCH DETAILS SHOWN ON THE DRAWINGS AND THESE MATERIALS ARE DESCRIBED BELOW
- a. BACKFILL MATERIAL: COMMON BACKFILL MATERIAL SHALL CONSIST OF SUITABLE MATERIAL FROM THE EXCAVATED EARTH. NO BACKFILL MATERIAL SHALL HAVE BOULDERS LARGER THAN 12 INCHES IN ANY DIMENSION. NO BOULDERS OVER 6-INCHES IN ANY DIMENSION SHALL BE ALLOWED IN THE TOP 12 INCHES OF THE TRENCH. THE MATERIAL SHALL HAVE A MOISTURE CONTENT NOT EXCEEDING 3% OF OPTIMUM.
- b. SQUEEGEE BEDDING MATERIAL OR SQUEEGEE BACKFILL MATERIAL SHALL BE A CLEAN GRANULAR MATERIAL MEETING THE FOLLOWING GRADATION: CRUSHER FINES MAY BE SUBSTITUTED AS AN ALTERNATE BEDDING MATERIAL.
- | SEIVE SIZE DESIGNATION | PERCENT BY WEIGHT PASSING |
|------------------------|---------------------------|
| 3/8-INCH               | 100                       |
| NO 200                 | 0-5                       |
16. PIPELINE INSULATION: THIS MATERIAL SHALL BE CLOSED CELL POLYSTYRENE FOAM OF THE MINIMUM COMPRESSIVE STRENGTH SPECIFIED HEREIN. WATER ABSORPTION SHALL BE NO MORE THAN 0.1% OF VOLUME WHEN TESTED ACCORDING TO ASTM C272. AGED (DESIGN) VALUE OF THERMAL CONDUCTIVITY SHALL BE 0.18 BTU IN/HR WHEN MEASURED AT A MEAN TEMPERATURE OF 25° F IN ACCORDANCE WITH ASTM C177 AND/OR WITH ASTM C518. MINIMUM THICKNESS SHALL BE 2-INCHES. INSULATION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 40 PSI, SHALL BE DOW STYROFOAM HL40 OR APPROVED EQUAL.
17. ASPHALT PAVEMENT: REPLACEMENT OF ASPHALTIC PAVEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION AND THE CITY OF BLACK HAWK STANDARDS. THE EXCAVATION IN AREAS WITH ASPHALT PAVING MUST BE CONFINED TO A MINIMUM WIDTH AS REQUIRED TO MAINTAIN A SAFE TRENCH CONDITION. THE PAVEMENT SHALL BE CUT VERTICAL AND ON A STRAIGHT LINE.

WATER SYSTEM NOTES:

1. CITY OF BLACK HAWK STANDARDS: THE CONSTRUCTION OF THE WATER SERVICE WORK IS SUBJECT TO THE STANDARDS OF THE CITY OF BLACK HAWK. THE CITY STANDARDS SHALL APPLY AS A MINIMUM IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE ENGINEERING STANDARDS OF THE CITY, BUT THE MORE STRINGENT STANDARD SHALL BE FOLLOWED AS LONG AS THE MINIMUM CITY'S STANDARD HAS BEEN MET. MAINTAIN TEN FEET (10') MINIMUM HORIZONTAL SEPARATION BETWEEN THE WATER SERVICE AND SANITARY SEWER SERVICE UNLESS OTHERWISE APPROVED.
2. CONNECTIONS TO EXISTING WATER PIPELINE: ALL CONSTRUCTION INVOLVED IN CONNECTING TO THE EXISTING PIPELINES SHALL BE DONE IN THE PRESENCE OF THE CITY OF BLACK HAWK WATER DEPARTMENT. ALL CONSTRUCTION INVOLVED IN THE CONNECTING TO EXISTING PIPELINES SHALL BE SCHEDULED WITH AND APPROVED BY THE CITY. PROVIDING TEMPORARY THRUST RESTRAINT, AS REQUIRED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE THE REPLACEMENT OF THE EXISTING SERVICE CONNECTIONS WITH THE CITY. PROVIDE 24-HOUR MINIMUM NOTICE TO THE WATER DEPARTMENT FOR ANY INSPECTIONS AND OBSERVATIONS.
3. WATER SERVICES MATERIALS: MATERIALS FOR WATER SERVICE CONNECTIONS SHALL BE NEW AND THE BEST AVAILABLE. IN THE ABSENCE OF DETAIL INFORMATION, THE REQUIREMENTS OF AWWA C800 SHALL BE FOLLOWED.
- a. CORPORATION STOPS: ALL CORPORATION STOPS FOR COPPER PIPE SHALL BE SIMILAR AND EQUAL TO MH 15000, THREADED INLET, COMPRESSION COUPLING OUTLET, AS MANUFACTURED BY MUELLER COMPANY.
- b. COPPER PIPE: THE COPPER PIPE FOR ALL SERVICE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN ASTM B 88, OR ITS LATEST REVISION, AND SHALL BE TYPE K, SOFT ANNEALED.
- c. CURB VALVE AND BOX: A MUELLER 300 BALL CURB STOP VALVE SHALL BE USED. THE CURB STOP VALVE BOX SHALL BE SIMILAR AND EQUAL TO EA2-75-40-36, AS MANUFACTURED BY FORD, AND SHALL BE COMPLETE WITH LID AND STATIONARY ROD.
- d. SERVICE SADDLES: SERVICE SADDLES SHALL BE OF BRONZE CONSTRUCTION. SADDLES ON DIP SHALL BE DOUBLE-STRAP SIMILAR TO FORD S-90, MUELLER H-13400 SERIES, OR APPROVED EQUAL.
4. INSTALLATION OF WATER SERVICES: WATER SERVICE LINES SHALL BE OF THE SAME TYPE MATERIAL FROM BEGINNING TO END WITHOUT FITTINGS BETWEEN THE CORPORATION STOP AND THE CURB STOP AND BETWEEN THE CURB STOP AND SHUT -OFF VALVE INSIDE THE HOUSE. UNLESS NOTED ELSEWHERE IN THE DRAWINGS, WATER SERVICE INSTALLATIONS SHALL BE CONSTRUCTED AS SHOWN IN THE DRAWINGS. ALL SERVICE LINE TAPS SHALL HAVE DOUBLE STRAP BRONZE SERVICE CLAMPS. WATER SERVICES SHALL BE ONE CONTINUOUS PIPE WITHOUT JOINTS OR SPLICES.
5. WATER PIPELINE DISINFECTING: ALL WATER PIPING INSTALLED UNDER THIS CONTRACT SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 AND THE STANDARDS OF THE CITY OF BLACK HAWK.
6. THE CONTRACTOR IS RESPONSIBLE, AT ITS COST, FOR PROVIDING WATER FOR CONSTRUCTION ACTIVITIES.
7. MINIMUM BURY DEPTH ON WATER MAIN IS 7 FEET.

SANITARY SEWER SYSTEM NOTES:

1. BLACK HAWK/CENTRAL CITY SANITATION DISTRICT STANDARDS: THE CONSTRUCTION OF THE SANITARY SEWER SERVICE WORK IS SUBJECT TO THE STANDARDS OF THE BLACK HAWK/CENTRAL CITY SANITATION DISTRICT (DISTRICT), THE DISTRICT STANDARDS SHALL APPLY AS A MINIMUM IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE ENGINEERING STANDARDS OF THE DISTRICT, BUT THE MORE STRINGENT STANDARD SHALL BE FOLLOWED AS LONG AS THE MINIMUM DISTRICT'S STANDARD HAS BEEN MET.
2. SANITARY SERVICE CONNECTIONS: THE CONTRACTOR SHALL COORDINATE THE REPLACEMENT OF THE EXISTING SERVICE CONNECTIONS WITH THE CITY. A REPRESENTATIVE OF THE BLACK HAWK/CENTRAL CITY SANITATION DISTRICT MUST BE PRESENT TO WITNESS THE SANITARY SEWER CONNECTION AND/OR THE ABANDONING OF THE EXISTING SERVICE. THE CONTRACTOR SHALL PROVIDE 72-HOUR NOTICE TO THE DISTRICT.

3. SEWER SERVICE MATERIALS: MATERIALS FOR SEWER SERVICE CONNECTIONS SHALL BE NEW AND THE BEST AVAILABLE QUALITY.
- a. ACCORDING TO THE DISTRICT STANDARD, NEW SEWER PIPE AND FITTINGS SHALL BE GREEN POLYVNYL CHLORIDE (PVC), SDR 26 MINIMUM THICKNESS CONFORMING TO ASTM D3034.
- b. SERVICE LINE CLEAN OUTS, WHERE REQUIRED, SHALL CONFORM TO THE "SERVICE LINE CLEAN OUT DETAIL". CLEAN OUTS ARE REQUIRED FOR ANY SIGNIFICANT (GREATER THAN 45° DEFLECTION) CHANGE IN THE SERVICE LINE DIRECTION AND AT INTERVALS NO GREATER THAN 100 FEET OR AS REQUIRED BY THE LOCAL BUILDING AUTHORITY.
- c. THE SIZE AND SLOPE OF THE SERVICE SEWER SHALL BE SUBJECT TO THE APPROVAL OF THE DISTRICT, BUT IN NO EVENT SHALL THE DIAMETER BE LESS THAN 4 INCHES WITH A MINIMUM GRADE OF 2%.
- d. PIPE LAYING SHALL PROCEED UPGRADE WITH THE SPIGOT ENDS OF PIPE POINTING IN THE DIRECTION OF THE FLOW, UNLESS OTHERWISE APPROVED BY THE ENGINEER. EACH PIPE LENGTH SHALL BE LAID TRUE TO LINE AND GRADE IN SUCH MANNER AS TO FORM A CLOSE CONCENTRIC JOINT WITH THE ADJOINING PIPE AND TO PREVENT SUDDEN OFFSETS TO THE FLOW LINE. PIPE SHALL BE LAID IN AN UN-WATERED TRENCH AND SHALL NOT BE USED FOR DRAINING WATER FROM THE TRENCH.
4. PROTECTION OF POTABLE WATER PIPELINES: THE CONTRACTOR SHALL USE PVC PIPE CONFORMING TO ASTM D2241, WITH A THICKNESS NOT LESS THAN C900 DR-18 AS ENCASEMENT WHEN A SANITARY SEWER PIPELINE CROSSES AN EXISTING WATER PIPELINE OR THE SANITARY SEWER PIPELINE IS FOUND TO BE LESS THAN 10 FEET HORIZONTALLY FROM A WATER PIPELINE WHICH IS PARALLEL OR CONVERGING TO THE SEWER PIPELINE. THE LENGTH OF THE ENCASEMENT SHALL BE SUCH THAT THE PORTION OF THE SEWER PIPELINE THAT IS NOT ENCASED IS 10 FEET OR GREATER APART HORIZONTALLY ON BOTH SIDES OF THE WATER PIPELINE. COSTS SHALL BE INCLUDED IN THE WORK.
5. PIPELINE FLUSHING: THE CONTRACTOR SHALL FLUSH THE PIPELINES, AS THE WORK PROGRESSES, BY MEANS THAT ARE IN ACCORDANCE WITH THE BLACK HAWK/CENTRAL CITY SANITATION DISTRICT STANDARDS, TO ENSURE THAT EARTH, SAND, ROCKS OR OTHER FOREIGN MATERIALS ARE REMOVED FROM THE INTERIOR OF THE PIPELINE. COORDINATE WITH PUBLIC WORKS AND THE SANITATION DISTRICT.
6. LEAKAGE: THE CONTRACTOR SHALL PERFORM A LEAKAGE TEST WITH THE PRESENCE OF THE ENGINEER AND A REPRESENTATIVE OF THE CENTRAL CITY /BLACK HAWK SANITATION DISTRICT.

ELECTRICAL/ GAS/ COMMUNICATION:

1. GENERAL: BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL AFFECTED UTILITY COMPANIES TO FIELD VERIFY ALL UTILITY LOCATIONS IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES IN THE PROJECT AREA. THE CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES FOR RELOCATION OF ANY UTILITIES SHOWN ON THE PLANS. THE ENGINEER HAS ENDEAVORED TO LOCATE AND SHOW ON THE PLANS THE APPROXIMATE LOCATIONS OF ALL PRIVATE AND PUBLIC UTILITIES AND FACILITIES TO BE ENCOUNTERED DURING CONSTRUCTION. HOWEVER, IT IS POSSIBLE THAT DURING THE WORK UNKNOWN SUBSTRUCTURES REQUIRING RELOCATION OR PROTECTION MAY BE ENCOUNTERED. IN THE EVENT EITHER THE PROTECTION OR THE RELOCATION IS TO BE ACCOMPLISHED BY THE CONTRACTOR, THE PROCEDURES OF THE GENERAL PROVISIONS SHALL BE USED. IN THE EVENT PROTECTION OR RELOCATION IS ACCOMPLISHED BY THE CITY OR BY OTHERS, THE CONTRACTOR SHALL PROVIDE TIME AND WORKING SPACE AND MAY BE ENTITLED TO AN EXTENSION OF TIME FOR COMPLETION UNDER THE APPROVAL OF THE CITY.
2. GAS SERVICE: THE CONTRACTOR SHALL COORDINATE PROPOSED WORK FOR THE EXISTING GAS SERVICE AS SHOWN ON THE PLAN. COORDINATION, MEETINGS, AND ANY OTHER TIME OR MATERIALS ASSOCIATED WITH COORDINATION SHALL BE INCLUDED IN THE COST OF THE PROPOSED LUMP SUM WORK ITEM AND WILL NOT BE PAID FOR SEPARATELY. THE LOCAL GAS COMPANY, XCEL ENERGY, MAY PROVIDE ADDITIONAL ON-SITE DIRECTION FOR ANY WORK ASSOCIATED WITH GAS AND/OR ELECTRICAL SERVICES. THE LOCAL CONTACT FOR XCEL ENERGY IS JEANNIE AGRIESTI, (303) 445-4549.
3. THE CONTRACTOR IS RESPONSIBLE, AT ITS COST, FOR PROVIDING ELECTRICAL SERVICE FOR CONSTRUCTION ACTIVITIES.

GRADING NOTES:

1. GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
2. ALL SIDEWALK SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
3. ALL PUBLIC CURB SHALL BE 6" IN HEIGHT AND GUTTER SHALL BE 2" WIDE.
4. VEGETATED SLOPES GREATER THAN 2:1 REQUIRE SOIL STABILIZATION.

EROSION & SEDIMENT CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF GRADING AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AND SHALL BE INSTALLED AT THE DIRECTION OF THE CITY ENGINEER/PUBLIC WORKS DIRECTOR OR HIS REPRESENTATIVE.
2. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES EVERY 7 DAYS AND AFTER EVERY PRECIPITATION EVENT. EROSION AND SEDIMENT CONTROL FORMS SHALL BE COMPLETED WEEKLY AND FAXED/EMAILED TO THE CITY INSPECTOR.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT SEDIMENT, DEBRIS AND ALL POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING GRADING AND CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO WATERWAYS, WETLANDS, OTHER PROPERTIES AND RIGHTS-OF-WAY RESULTING FROM WORK DONE AS PART OF THIS PROJECT. ALL SEDIMENT, SILT, MUD AND CONSTRUCTION DEBRIS THAT MOVES BEYOND THE PROPERTY LIMITS MUST BE IMMEDIATELY REMOVED

STREET IMPROVEMENT NOTES:

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL CONFORM TO THE CITY OF BLACK HAWK ENGINEERING REGULATIONS, CONSTRUCTION SPECIFICATIONS, AND DESIGN STANDARDS.
2. A WORK IN PUBLIC WAYS PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHTS-OF-WAY. IN ADDITION, ANY WORK PERFORMED WITHIN STATE RIGHTS-OF-WAY WILL REQUIRE A STATE PERMIT.
3. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987) AND OTHER AFFECTED UTILITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR 24 HOURS PRIOR TO STARTING WORK AND 24 HOURS PRIOR TO EACH DESIRED AND REQUIRED INSPECTION.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND INCLUDES TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE CITY'S REVIEW OF PLANS AND CONSTRUCTION IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
6. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE WORK. IF, IN THE OPINION OF THE CITY'S INSPECTOR, THE MODIFICATIONS PROPOSED BY THE DEVELOPER TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE CITY FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, OR THE APPROVED REVISED PLANS, SHALL BE REMOVED AND THE IMPROVEMENTS SHALL BE RECONSTRUCTED AT NO COST TO THE CITY.
7. THE CONTRACTOR SHALL PROVIDE ACCESS TO AND FROM ALL PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
8. RELOCATE ALL UTILITY POLES PRIOR TO PLACEMENT OF CONCRETE. XCEL ELECTRIC POLE RELOCATIONS ARE COORDINATED THROUGH THE CITY AND REQUIRE A MINIMUM OF 160 DAYS WRITTEN NOTICE TO THE CITY'S TRAFFIC ENGINEERING DIVISION FOR RELOCATION.
9. ADJUST RIMS OF ALL CLEANOUTS, MANHOLES, VALVE COVERS AND SURVEY MONUMENTS TO FINISHED GRADE AND CROSS-SLOPE PRIOR TO FINAL LIFT OF PAVING.
10. PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY FACILITIES AND STREET LIGHTING SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND CURB LINE. SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT IT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTIONS ARE MADE.
11. ALL ABOVE-GROUND OBJECTS SHALL BE LOCATED AT LEAST TWO FEET FROM THE EDGE OF ALL SIDEWALKS AND BIKE PATHS. SUCH OBJECTS INCLUDE UTILITY BOXES AND POLES, BUS BENCHES AND SHELTERS, RETAINING WALLS, ETC.
12. SURVEY MONUMENTS MUST BE SET PRIOR TO CITY ACCEPTANCE OF THE IMPROVEMENTS.
13. PERMISSION TO REPRODUCE THESE PLANS IS HEREBY EXPRESSLY GIVEN TO THE CITY OF BLACK HAWK FOR CITY PURPOSES ASSOCIATED WITH PLAN REVIEW, APPROVAL, PERMITTING, INSPECTION AND CONSTRUCTION OF THE WORK.

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
		RETAINING WALL
		WIRE FENCE
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING
W	W	WATER LINE
WS	WS	WATER SERVICE
SAN	SAN	SANITARY SEWER MAIN
SS	SS	SANITARY SEWER SERVICE
GAS	GAS	GAS LINE
E	E	UNDERGROUND ELECTRIC
CTV	CTV	CABLE TV
		UTILITIES TO BE REMOVED (DEMOLITION PLANS ONLY)
		SAW CUT (DEMOLITION PLANS ONLY)

EXISTING SYMBOLS

PROPOSED SYMBOLS

WATER VALVE

WATER METER

WATER MANHOLE

SANITARY MANHOLE

CLEANOUT

DOWNSPOUT

GAS METER

ELECTRIC PEDESTAL

AREA DRAIN

EXISTING SIDEWALK

PROPOSED CONCRETE

PAVEMENT TO BE REMOVED (DEMOLITION PLANS ONLY)

ASPHALT PAVEMENT

ABBREVIATIONS

FL	FLOWLINE ELEVATION
LP	LOW POINT ELEVATION
HP	HIGH POINT ELEVATION
FG	FINAL GRADE ELEVATION
ME	MATCH EXISTING ELEVATION
TP	TOP OF PAVEMENT ELEVATION
TD	TOP OF DOCK ELEVATION
BD	BOTTOM OF DOCK ELEVATION
TS	TOP OF STEP ELEVATION
BS	BOTTOM OF STEP ELEVATION
BC	BUILDING CORNER ELEVATION
TW	ELEVATION ADJACENT TO TOP OF WALL
BW	ELEVATION ADJACENT TO BOTTOM OF WALL
FFE	FINISHED FLOOR ELEVATION
PVC	POLYVNYL CHLORIDE
EX	EXISTING

5	ISSUE FOR PERMIT	06/07/23
4	50% PERMIT DOCUMENTS	04/28/23
3	DESIGN DEVELOPMENT	04/12/23
2	SCHEMATIC DESIGN	03/08/23
1	AS-BUILT DRAWINGS	11/16/22
No.	Description	Date

PEH ARCHITECTS

1720 14th Street Suite 100  
Boulder, CO 80302  
303-442-0408

187 CLEAR CREEK  
REHABILITATION

187 Clear Creek Street, Black Hawk, CO 80422

NOTES

Project: 3230  
Date: 4/26/23  
Drawn by: JRJ  
Checked by: LRM



NT01



N:\co3230 - Black Hawk On-Call Engineering\187 Clear Creek\Drawings\Construction Documents\Demo\3230 - Demo.dwg, 5/24/2023 3:24:42 PM, Luke Myers

DEMOLITION LEGEND

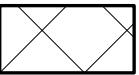
EXISTING LINETYPES

PROPOSED LINETYPES

UTILITIES TO BE REMOVED

SAW CUT

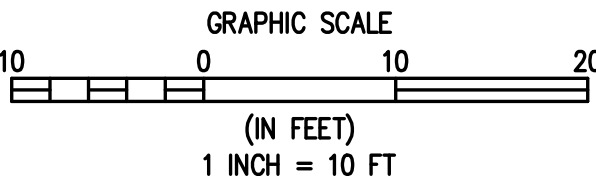
EXISTING SYMBOLS  
PROPOSED SYMBOLS



PAVEMENT TO BE REMOVED TOTAL ~ 840 SF.



N



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DM01 | DM01  
DEMOLITION PLAN

5	ISSUE FOR PERMIT	06/07/23
4	50% PERMIT DOCUMENTS	04/28/23
3	DESIGN DEVELOPMENT	04/12/23
2	SCHEMATIC DESIGN	03/08/23
1	AS-BUILT DRAWINGS	11/16/22
No.	Description	Date

PEH ARCHITECTS  
1720 14th Street Suite 100  
Boulder, CO 80302  
303-442-0408

187 CLEAR CREEK  
REHABILITATION

187 Clear Creek Street, Black Hawk, CO 80422

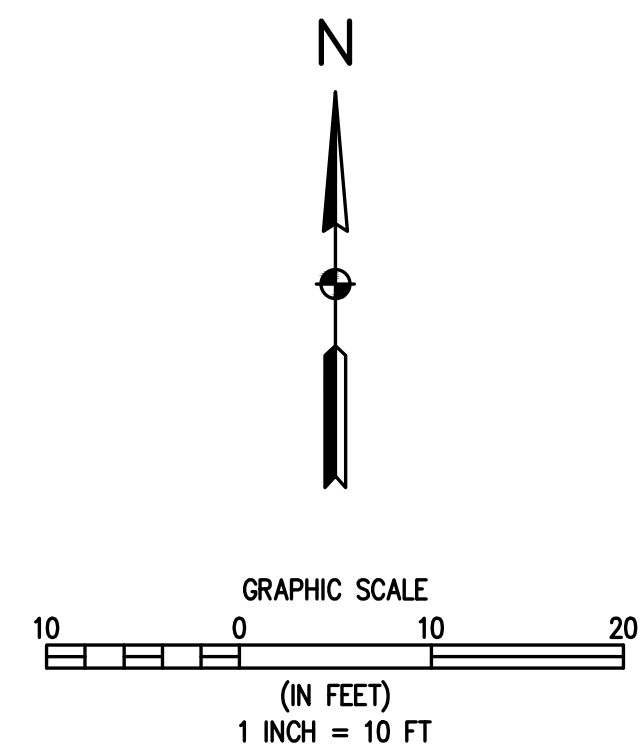
DEMOLITION PLAN

Project: 3230  
Date: 4/26/23  
Drawn by: JRJ  
Checked by: LRM



DM01





1

UTILITY PLAN

UT01 | UT01

5	ISSUE FOR PERMIT	06/07/23
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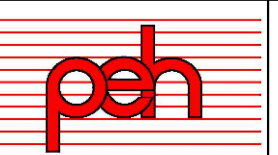
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## 187 CLEAR CREEK REHABILITATION

187 Clear Creek Street, Black Hawk, CO 80422

## UTILITY PLAN

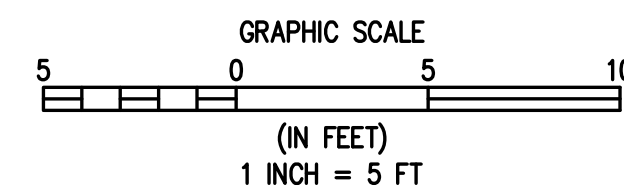
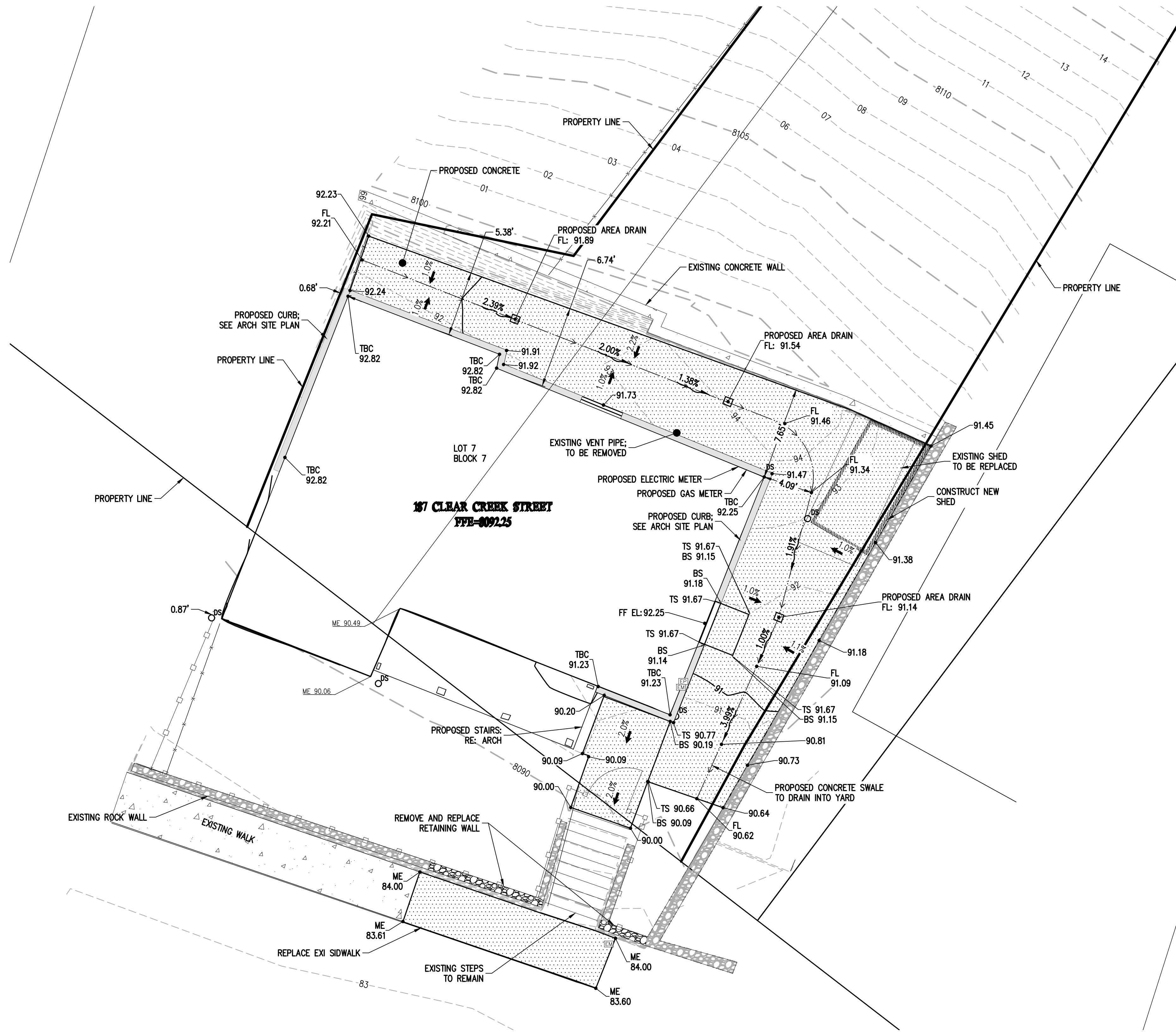
Project:	3230
Date	4/26/23
Drawn by:	JRJ
Checked by:	LRM



UT01



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GR01 GR01

GRADING PLAN

5	ISSUE FOR PERMIT	06/07/23
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## 187 CLEAR CREEK REHABILITATION

187 Clear Creek Street, Black Hawk, CO 80422

### GRADING PLAN

Project: 3230  
Date: 4/26/23  
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GR01

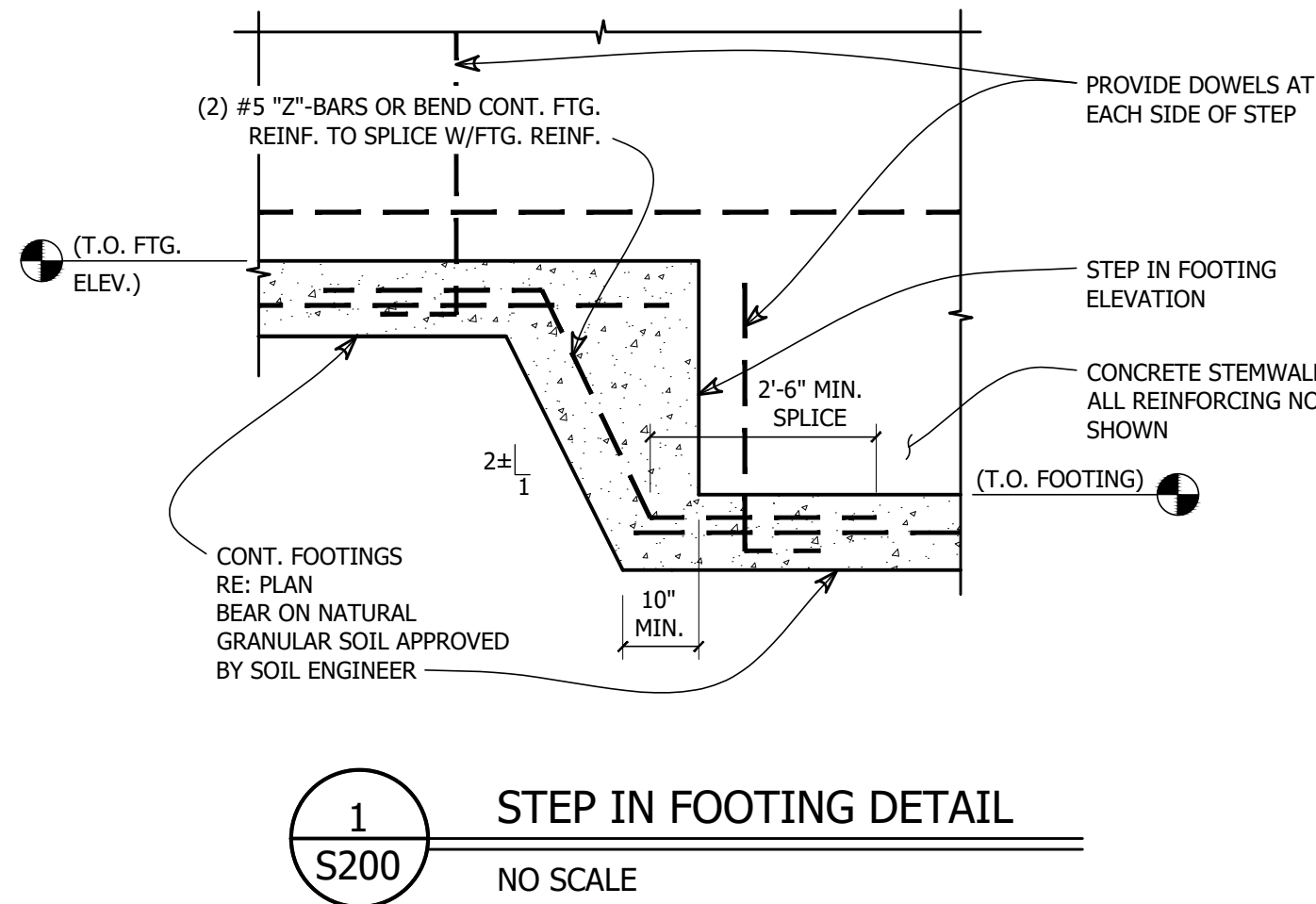
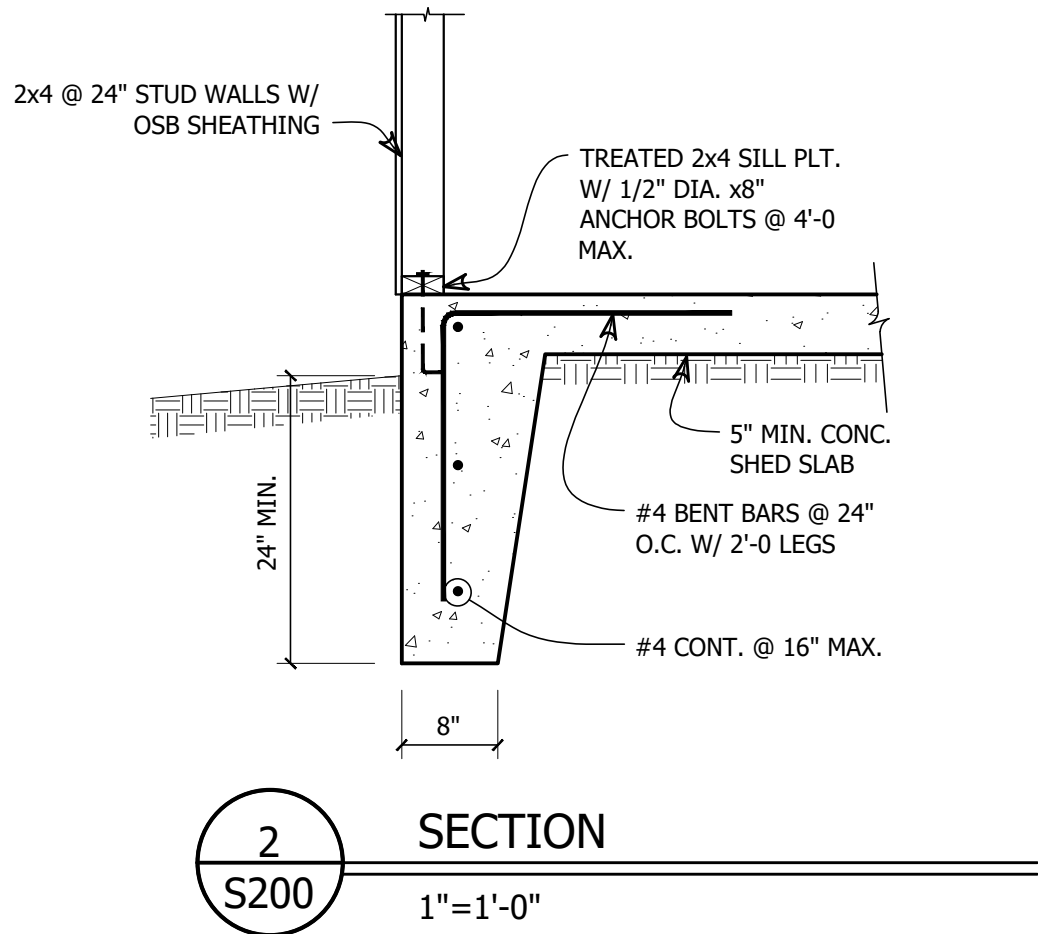












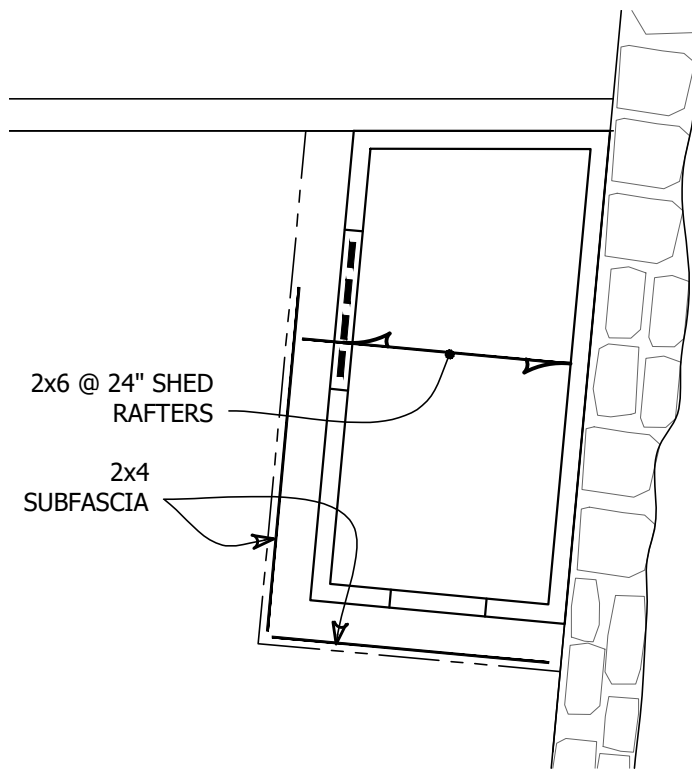
FOOTING SCHEDULE		
SYMBOL	DIMENSIONS	REINFORCEMENT
F2.0	10" x 2'-0 SQUARE	(2) #4 EA. WAY, BOTTOM
F2.5	10" x 2'-6 SQUARE	(3) #5 EA. WAY, BOTTOM
F2.0x6.0	12" x 2'-0 x 6'-0	#5 @ 12" E.W., BOTTOM
F18	10" x 1'-6 CONT.	(2) #5 CONT., BOTTOM
F24	10" x 2'-0 CONT.	(2) #5 CONT., BOTTOM

#### PLAN NOTES

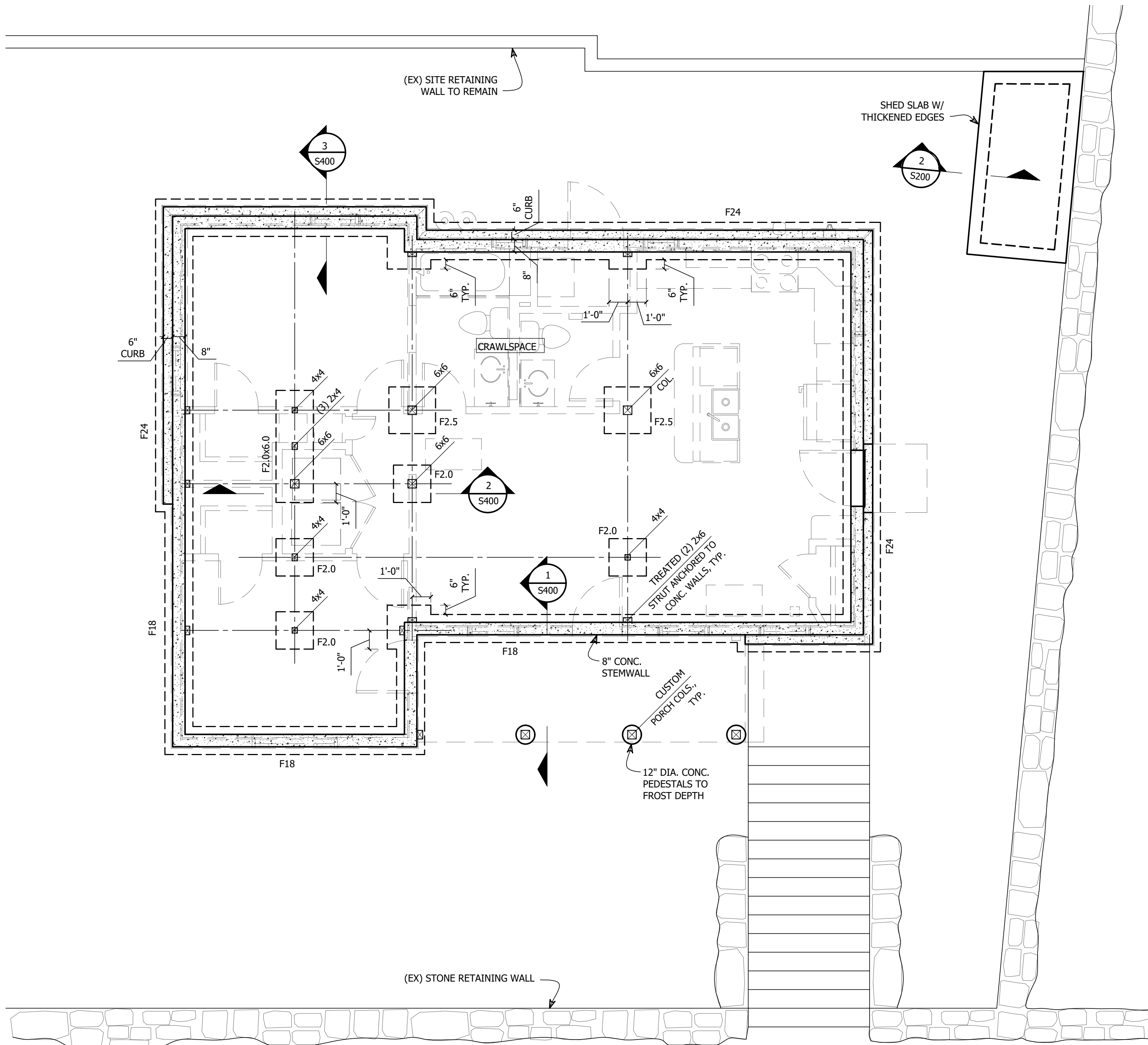
- BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR CONTROLLED STRUCTURAL FILL AT 48" FROST DEPTH UNLESS EXISTING (EX) FOUNDATION OR COMPETENT BEDROCK IS ENCOUNTERED ABOVE FROST DEPTH. IF ELEVATION OF BEDROCK IS ABOVE FROST DEPTH, PROVIDE #5 GROUTED DOWEL FROM FOUNDATION TO ROCK OR (EX) FOUNDATION @ 16" MAX. WITH 10" EMBEDMENT INTO ROCK. APPROXIMATE TOP OF FOOTING ELEVATION IS INDICATED THUS: (XX'-X). COORDINATE WITH OTHER GOVERNING CRITERIA, & STEP PER DETAIL 1/S200.
- REFER TO GENERAL STRUCTURAL NOTES ON SHEET S400 FOR ADDITIONAL STRUCTURAL INFORMATION AND MATERIAL SPECIFICATIONS.
- CONTRACTOR TO VERIFY ASSUMED EXISTING (EX) CONDITIONS PRIOR TO CONSTRUCTION. CONTACT DESIGN TEAM WITH DISCREPANCIES TO DEVELOP ALTERNATE STRUCTURAL SOLUTIONS.
- ALL INTERFACING (EX) FOUNDATION FOUND TO BE DAMAGED SHALL BE REPAIRED.
- COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS.
- CENTER FOOTINGS UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE. REFER TO FOOTING SCHEDULE FOR SIZES & REINFORCING.
- TOP OF (EX) FINISHED FLOOR ELEVATION OF 100'-0"=USGS EL. 8092.25'.
- TOP OF CONCRETE ELEVATION IS INDICATED THUS:

T.O.C.  
EL=1XX'-X

COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS & EXISTING CONDITIONS FOR ELEVATIONS NOT SHOWN.



SHED ROOF FRAMING PLAN  
SCALE: 1/4"=1'-0"



FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



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## 187 CLEAR CREEK REHABILITATION

187 Clear Creek Street, Black Hawk, CO 80422

### FOUNDATION PLAN

Project: 1242H23  
Date: 05/24/23  
Drawn by: SRH  
Checked by: NMR





**S200**

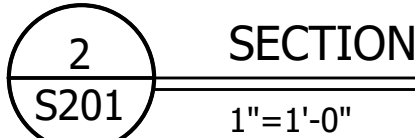




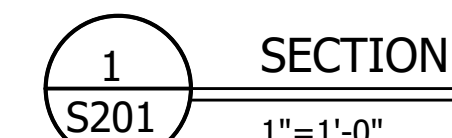
SCALE: 1/4"=1'-0"

## PLAN NOTES

1. INSTALL NEW HEADERS OVER OPENINGS IN EXTERIOR WALLS WHERE INDICATED ON PLAN.  
MINIMUM HEADER SIZE IS (2) 2x6 WITH ONE TRIMMER AND ONE KING STUD UNLESS NOTED THUS:
2. REFER TO GENERAL STRUCTURAL NOTES ON SHEET S400 FOR ADDITIONAL STRUCTURAL INFORMATION AND MATERIAL SPECIFICATIONS.
3. CONTRACTOR TO VERIFY ASSUMED EXISTING (EX) CONDITIONS PRIOR TO CONSTRUCTION.  
CONTACT DESIGN TEAM WITH DISCREPANCIES TO DEVELOP ALTERNATE STRUCTURAL SOLUTIONS.
4. ALL (EX) FRAMING FOUND TO BE DAMAGED SHALL BE REPLACED.
5. COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS.
6. TOP OF (EX) FINISHED FLOOR ELEVATION OF 100'-0"=UGSS EL. 880.XXX'.
7. NUMBER OF STUDS IN BUILT-UP STUD COLUMNS BELOW IS INDICATED THUS: 
8. TOP PLATE ELEVATION IS INDICATED THUS:  
COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS & EXISTING CONDITIONS FOR ELEVATIONS NOT SHOWN.  
EL.=1XX'-X 
9. TOP OF STEEL ELEVATION IS INDICATED THUS: T.O.S.=1XX'-X.
10. "A" INDICATES LOCATION OF STUD COLUMN ABOVE.  
"B" INDICATES LOCATION OF STEEL COLUMN BELOW.
11. ADD 3/16" OSB SHEATHING OVER (EX) PLANK SHEATHING WITH 16d COMMON @ 6" O.C. TO MEMBERS.
12. ADD 3/16" OSB SHEATHING TO EXTERIOR STUD WALL. NAIL PER GENERAL NOTES.



SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"



**PEH ARCHITECTS**  
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Boulder, CO 80302  
303-442-0408

## 187 CLEAR CREEK REHABILITATION

187 Clear Creek Street, Black Hawk, CO 80422

## FLOOR PLANS & ROOF FRAMING PLAN

Project:	1242H23
Date	05/24/23
Drawn by:	SRH
Checked by:	NMR



S201



GENERAL STRUCTURAL NOTES

JOB #1242H23 - 187 CLEAR CREEK REHABILITATION

DESIGN LIVE LOADS:	2021 IRC AND CITY OF BLACK HAWK DESIGN ORDINANCE
RISK CATEGORY	II FOR RESIDENTIAL
SNOW	77 PSF GROUND SNOW WITH ASCE 7 MODIFICATIONS TO 64.7 PSF FLAT ROOF SNOW, Ct=1.0, Ce=1.1.
WIND	173 MPH ULTIMATE WIND SPEED, EXPOSURE B, ENCLOSED BUILDING (GPI=0.18), ULTIMATE VELOCITY PRESSURE=47 PSF & NOMINAL PRESSURE=29 PSF, ENVELOPE ANALYSIS PROCEDURE, 54 PSF ULTIMATE COMPONENTS & CLADDING DESIGN PRESSURE
SEISMIC	SEISMIC DESIGN CATEGORY B, SITE CLASSIFICATION C, S <sub>DS</sub> =0.172, S <sub>01</sub> =0.073, R=6.5 FOR LIGHT-FRAMED SHEARWALLS, C <sub>s</sub> =0.0845, XXXX# ULTIMATE BASE SHEAR, EQUIVALENT LATERAL FORCE PROCEDURE
LIVE	40 PSF RESIDENTIAL
DECK	1.5 x LIVE LOAD=60 PSF

REQUIRED VERIFICATION & INSPECTIONS:

- PERIODIC INSPECTION IS REQUIRED OF ALL STRUCTURAL STEEL CONSTRUCTION, INCLUDING WELDED AND BOLTED CONNECTIONS. INSPECTION SHALL ALSO BE PERFORMED AT THE FABRICATION PREMISES OF LOAD-BEARING MEMBERS, UNLESS THE FABRICATOR IS REGISTERED TO PERFORM WORK WITHOUT SPECIAL INSPECTION.
- PERIODIC INSPECTION OF CONCRETE CONSTRUCTION, INCLUDING REINFORCING STEEL, FORMWORK, CURING TECHNIQUES, CAST-IN ANCHORS AND VERIFICATION OF MIX, SLUMP, AIR CONTENT AND TEMPERATURE TESTS SHALL BE PERFORMED WHEN STRENGTH SAMPLES ARE TAKEN FOR EACH POUR.
- VERIFICATION OF SOIL DESIGN CRITERIA SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER. CONTINUOUS INSPECTION OF INSTALLATION OF CONTROLLED FILL IS REQUIRED.
- CONTINUOUS VERIFICATION OF PROPER PLACEMENT OF COMPACTED FILL IS REQUIRED.
- PERIODIC INSPECTION OF "HIGH-LOAD" WOOD DIAPHRAGMS (SHEAR WALLS) AND OF LOAD-BEARING WOOD ELEMENTS & THEIR CONNECTIONS IS REQUIRED.

FOUNDATION:

- FOUNDATION DESIGN IS IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN SOILS INVESTIGATION REPORT NUMBER 25195221 PREPARED BY TERRACON CONSULTANTS, INC. DATED OCTOBER 2, 2019 FOR A NEARBY PROPERTY AND REPORT NUMBER 2521343 DATED MARCH 25, 2022 FOR AN ADJACENT RETAINING WALL. RECOMMENDATIONS OF THOSE REPORTS MUST BE VERIFIED AS CURRENTLY APPROPRIATE FOR THIS PROJECT.
- THE REPORTS ARE HEREBY REFERENCED AND EXCEPT WHERE OTHERWISE SPECIFICALLY NOTED HEREIN, ALL RECOMMENDATIONS AND PRECAUTIONS CONTAINED IN THE REPORTS SHALL BE ADHERED TO BY THE CONTRACTOR.
- NEW FOOTINGS SHALL BE PLACED ON WEATHERED OR COMPETENT BEDROCK, APPROVED BY THE SOIL ENGINEER. ALL EXISTING FILL MUST BE REMOVED TO NATURAL SOIL AS DEFINED IN THE SOIL REPORT.
- MAXIMUM DESIGN SOIL PRESSURE: 3000 PSF ALLOWABLE ON WEATHERED GNEISS BEDROCK 2000 PSF ON NATIVE SOIL
- LATERAL SOIL PRESSURE (EQUIVALENT FLUID PRESSURE):
  - RESTRAINED FOUNDATION WALLS: 49 pcf AT-REST
  - CANTILEVERED RETAINING WALLS: 31 pcf ACTIVE
  - RESISTING: 462 pcf PASSIVE 0.45 COEFFICIENT OF FRICTION.
- WHERE APPLICABLE, BACKFILL ALL RETAINING WALLS WITH FREE DRAINING GRANULAR MATERIAL EXCEPT THE TOP TWO FEET.
- SLOPE PERIMETER GRADE AWAY FROM BUILDING.

CONCRETE, REINFORCEMENT & MASONRY:

- CONCRETE SHALL CONFORM TO APPLICABLE PROVISIONS OF ACI 301 AND 318.
- MINIMUM 28 DAY COMPRESSIVE STRENGTH (F'C) AND DURABILITY REQUIREMENTS ARE AS FOLLOWS:
  - FOUNDATION WALLS & EXTERIOR SLABS W/ EXTERIOR EXPOSURE:
    - 4500 PSI W/ 0.45 MAXIMUM WATER/CEMENT RATIO & 5.5% AIR ENTRAINMENT
    - 3500 PSI W/ 0.5 MAX. W/C RATIO & AIR ENTRAINMENT
  - INTERIOR SLABS & BELOW-GRADE FOOTINGS:
- CEMENT TYPE II FOR RESISTANCE TO MODERATE TO SEVERE SULFATE EXPOSURE
- DEFORMED REINFORCEMENT: ASTM A615 GRADE 60
- REINFORCEMENT SHALL BE FABRICATED AND PLACED PER ACI MANUAL OF STANDARD PRACTICE (ACI\_315). AT SPLICES, LAP BARS 50 DIAMETERS UNLESS NOTED OTHERWISE.
- MINIMUM 2 #5 AROUND ALL FOUR SIDES OF ALL OPENINGS, EXTEND MIN. 2'-6" HORIZONTALLY BEYOND OPENINGS. VERTICAL BARS SHALL BE FULL HEIGHT.
- CONCRETE COVER OVER REINFORCING: 1 1/2" FOR CONCRETE PLACED AGAINST FORMS; 3" FOR CONCRETE PLACED AGAINST EARTH.
- IN CONTINUOUS MEMBERS, SPlice TOP BARS AT MID SPAN AND BOTTOM BARS OVER SUPPORTS.
- KEEP REINFORCEMENT CLEAN AND FREE OF DIRT, OIL, SCALE. OIL FORMS PRIOR TO PLACING REINFORCEMENT.
- PLACE CONCRETE CONTINUOUSLY WITHOUT HORIZONTAL COLD JOINTS UNLESS SPECIFICALLY NOTED OTHERWISE.

STRUCTURAL STEEL & FASTENERS:

- ADJUSTABLE PIPE COLUMNS (MAXIMUM SCREW EXTENSION 2") SHALL BE 3" DIAMETER "HEAVY DUTY" SCHEDULE 40 (3.5" O.D.) COLUMNS CERTIFIED FOR 21,000 LBS. AT 7'-6".
- ANGLES, PLATES, MISC.: ASTM A36
- ANCHOR BOLTS: ASTM A307 OR A36
- CONNECTOR BOLTS: ASTM A325
- ADHESIVE ANCHORS SHALL BE NER APPROVED, INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- NON-SHRINK GROUT BENEATH COLUMN BASE AND BEAM BEARING PLATES SHALL BE NON-METALLIC WITH MINIMUM COMPRESSIVE STRENGTH 5000 PSI.
- WELDING SHALL BE BY QUALIFIED WELDERS. E70XX ELECTRODES.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED PER THE CURRENT EDITION OF AISC STEEL CONSTRUCTION MANUAL.

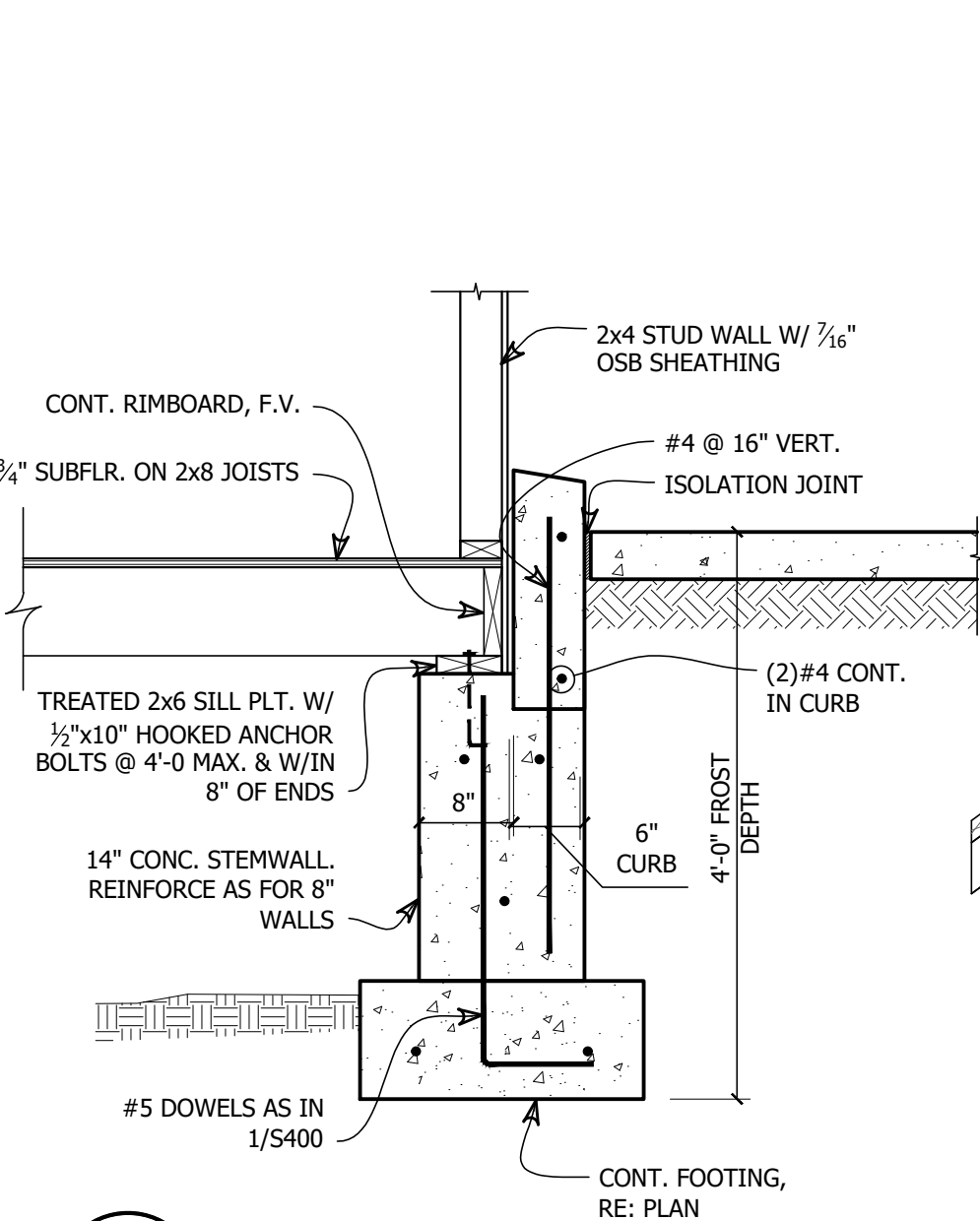
WOOD FRAMING:

- DIMENSION LUMBER IS DESIGNED AND SHALL BE SUPPLIED USING BASE VALUES DESIGN CRITERIA FOR HEM-FIR #2 AND BETTER (MAXIMUM MOISTURE CONTENT 19%) UNLESS OTHERWISE NOTED IN THE DRAWINGS
- PLATES: SILL PLATES: WOLMANIZED HEM FIR OR SOUTHERN PINE TOP AND BOTTOM PLATES: HEM FIR
- HEM FIR STUDS U.O.N: NON-BEARING PARTITION WALLS: STUD GRADE BEARING & EXTERIOR WALLS: NO. 2 AND BETTER
- BEAMS AND COLUMNS: DOUGLAS FIR NO. 2
- LUMBER IN CONTACT WITH CONCRETE OR MASONRY OR WITHIN 6" OF SOIL SHALL BE PRESERVATIVE-TREATED
- LAMINATED VENEER LUMBER (LVL): MANUFACTURED 1 3/4" WIDE MICROLAMMS (ML) BY TRUS JOIST OR EQUIVALENT WITH THE FOLLOWING MINIMUM PROPERTIES: FB=2,600 PSI, E=1,900,000 PSI, FV=285 PSI, DEPTH NOTED ON PLANS.
- LSL RIM JOISTS ARE 1 1/4" THICK LAMINATED STRAND LUMBER BY ILEVEL OR APPROVED EQUIVALENT.
- PREFABRICATED PLYWOOD WEB I-TYPE JOISTS SHALL HAVE MINIMUM PROPERTIES OF TJI JOISTS AS MANUFACTURER BY ILEVEL OR EQUIVALENT AND BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT OR NOTCH CHORDS IN ANY MANNER. HOLES IN WEBS SHALL NOT EXCEED MANUFACTURER'S PUBLISHED LIMIT CRITERIA.
- FLOOR SHEATHING: NOMINAL 3/4", APA STURD-I-FLOOR @ 24 INCH O.C. TONGUE & GROOVE GLUED AND NAILED.
- WALL SHEATHING: 1/2" CDX PLYWOOD OR 7/16" OSB, APA 24/16, BLOCKED AND NAILED. SHEATH ALL EXTERIOR WALLS AND SHEATH INTERIOR WALLS PER THE DRAWINGS.
- NAIL WALL SHEATHING WITH 8D COMMONS AT 4" O.C. AT PANEL EDGES, AND 12" O.C. INTERMEDIATE FRAMING U.N.O. BLOCK AND NAIL ALL EDGES BETWEEN STUDS. SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. CUT IN "L" AND "T" SHAPES AROUND OPENINGS. LAP SHEATHING OVER RIM JOISTS MIN. 4" AT ALL FLOORS TO TIE UPPER AND LOWER STUD WALLS TOGETHER. MINIMUM HEIGHT OF SHEATHING PANELS SHALL BE 16" TO ASSURE THAT PLATES ARE TIED TO STUDS. USE MINIMUM 3-8D PER STUD AND NAIL PLATES WITH EDGE NAIL @ 4" SPACING.
- SOLE PLATE AT ALL PERIMETER WALLS AND AT DESIGNATED SHEAR WALLS SHALL BE NAILED AS FOR BRACED PANELS WITH 3-16D X 3 1/2" LONG BOX NAILS (COATED OR DEFORMED SHANK) PER 16". 12D NAILS ARE NOT ACCEPTABLE. END STUD AT EACH DOOR JAMB, AT ALL EXTERIOR CORNERS, AND AT ENDS OF OSB SHEATHED WALL SECTIONS SHALL HAVE ONE H4 ANCHOR TO THE SOLE PLATE.
- ALL PLYWOOD AND ORIENTED STRAND BOARD (OSB) SHEATHING SHALL BE ENGINEERED GRADES WITH APA GRADE STAMP INDICATING APPROPRIATE MAXIMUM SPACING OF SUPPORTS.
- ROOF SHEATHING: MINIMUM 3/8" CDX PLYWOOD, OR 9/16" OSB, APA 32/16, NAILED.

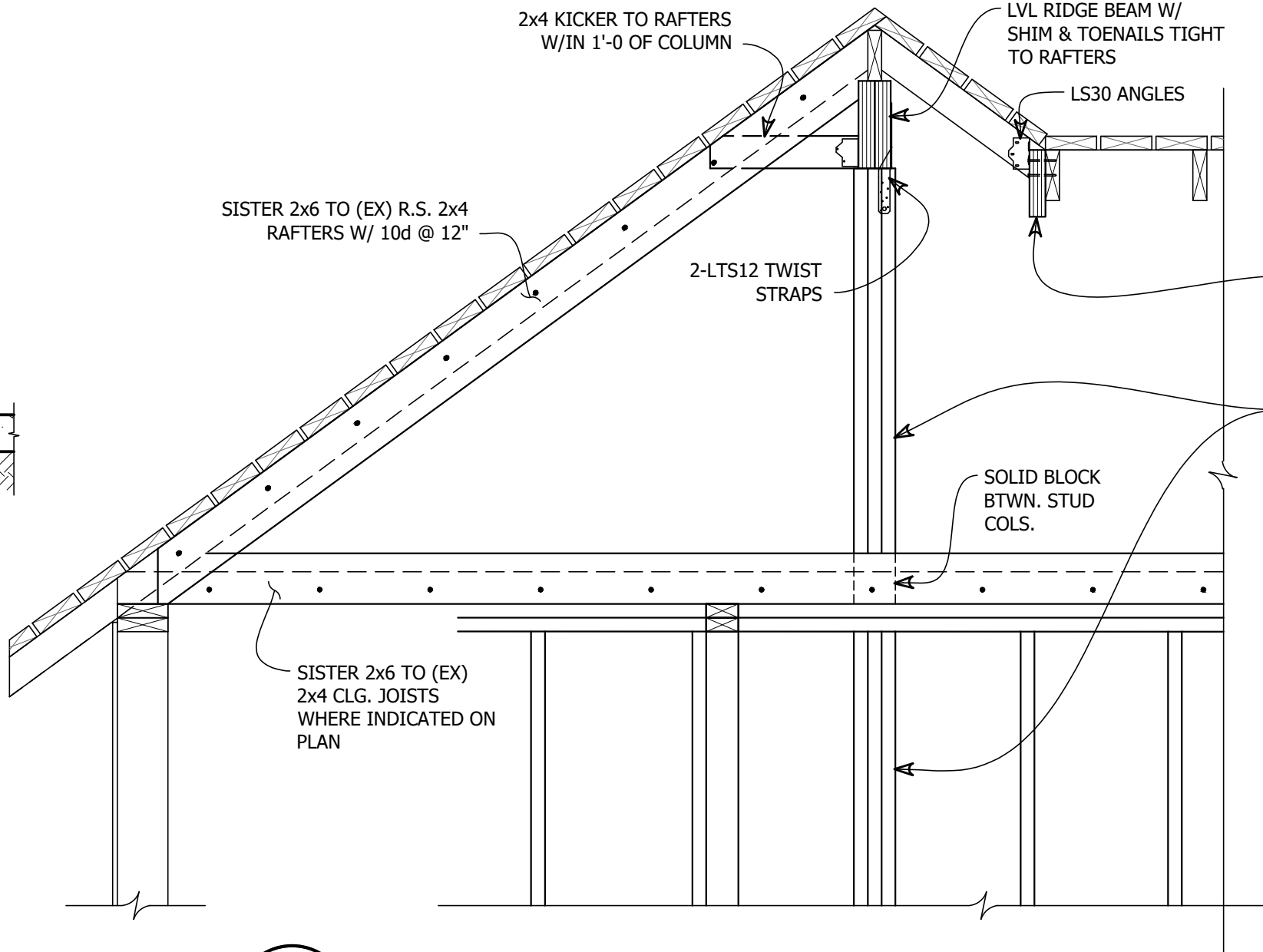
- FASTEN WALL SHEATHING AS SPECIFIED IN SCHEDULE ON SHEET S201. BLOCK AND NAIL ALL EDGES BETWEEN STUDS. SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. CUT IN "L" AND "T" SHAPES AROUND OPENINGS. LAP SHEATHING OVER RIM JOISTS MIN. 4" AT FLOOR TO TIE UPPER AND LOWER STUD WALLS TOGETHER. MINIMUM HEIGHT OF SHEATHING PANELS SHALL BE 16" TO ASSURE THAT PLATES ARE TIED TO STUDS. USE MINIMUM 3-8D PER STUD AND NAIL PLATES WITH EDGE NAIL @ 4" SPACING.
- BLOCK AND NAIL ALL EDGES BETWEEN STUDS. SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. CUT IN "L" AND "T" SHAPES AROUND OPENINGS. LAP SHEATHING OVER RIM JOISTS MIN. 4" AT FLOOR TO TIE UPPER AND LOWER STUD WALLS TOGETHER. MINIMUM HEIGHT OF SHEATHING PANELS SHALL BE 16" TO ASSURE THAT PLATES ARE TIED TO STUDS. USE MINIMUM 3-8D PER STUD AND NAIL PLATES WITH EDGE NAIL @ 4" SPACING.
- SHEATH ALL EXTERIOR WALLS. SHEATH INTERIOR WALLS AS SHOWN ON THE DRAWINGS.
- MINIMUM NAILING SHALL COMPLY WITH IBC TABLE 2304.10.1 EXCEPT WHERE MORE OR LARGER NAILING SHOWN ON DRAWINGS.
- ALL ROOF RAFTERS, JOISTS AND BEAMS SHALL BE ANCHORED TO SUPPORTS WITH METAL FRAMING ANCHORS..
- DOUBLE JOISTS UNDER PARTITIONS WHERE JOISTS ARE PARALLEL TO PARTITIONS.
- ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF.
- CROSS BRIDGE ALL DIMENSION LUMBER ROOF AND FLOOR JOISTS AT MIDSPAN AND PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST ENDS.
- METAL CONNECTORS: SIMPSON STRONG TIE UNLESS OTHERWISE NOTED, INSTALLED WITH NUMBER AND TYPE OF NAILS TO ACHIEVE MAXIMUM RATED CAPACITY. NOTE THAT HEAVY DUTY AND SKEWED HANGERS MAY REQUIRE SPECIAL ORDER.
- ALL BEAMS SHALL BE BRACED AGAINST ROTATION AT POINTS OF BEARING.
- UNLESS OTHERWISE INDICATED, INSTALL TWO LENGTHS OF SOLID BLOCKING X JOIST DEPTH X 12 INCHES LONG IN FLOOR FRAMING UNDER COLUMN LOADS. COLUMNS MUST HAVE A CONTINUOUS LOAD PATH TO FOUNDATION.
- LEAD HOLES FOR LAG BOLTS SHALL BE 60% TO 70% OF LAG SHANK DIAMETER IN COMPLIANCE WITH ATTC CRITERIA.

GENERAL REQUIREMENTS

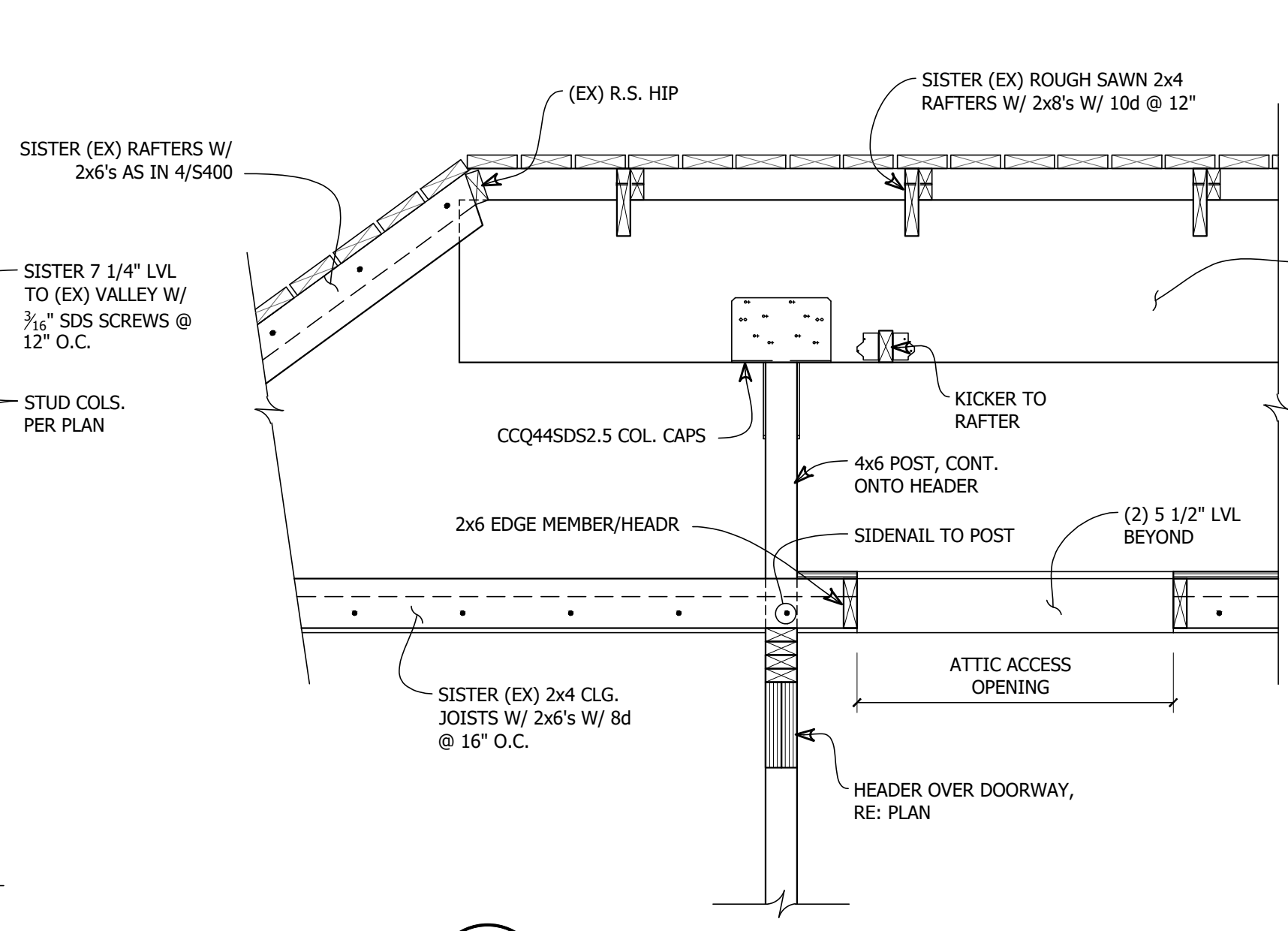
- THE STRUCTURAL DRAWINGS ILLUSTRATE THE COMPLETED STRUCTURE WITH ALL ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED AND BRACED. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PROVIDE PROPER SHORING AND BRACING AS MAY BE REQUIRED TO ACHIEVE THE FINAL COMPLETED STRUCTURE. BRACING AND SHORING DESIGN, IF REQUIRED, SHALL BE BY A COLORADO REGISTERED ENGINEER FOR THE CONTRACTOR.
- DUTY OF COOPERATION: RELEASE OF THESE CONTRACT DOCUMENTS ASSUMES FURTHER COOPERATION AMONG THE OWNER, CONTRACTOR AND DESIGN TEAM. ALTHOUGH THE ENGINEER HAS PERFORMED DESIGN SERVICES WITH DUE CARE AND DILIGENCE, PERFECTION CANNOT BE GUARANTEED. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. THE ENGINEER DOES NOT WARRANT THAT THE DRAWINGS ARE PERFECT OR FREE OF DEFECTS. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE DESIGN TEAM SO THAT A SOLUTION CAN BE DEVELOPED. A FAILURE TO COOPERATE THROUGH NOTIFICATION RELIEVES THE DESIGN TEAM FROM RESPONSIBILITY AND ALL CONSEQUENCES.
- OBSERVATIONS OF FOUNDATION REINFORCING OR FRAMING REQUIRED BY THE OWNER, LENDER, INSURER, BUILDING DEPARTMENT OR ANY OTHER PARTY WILL BE ACCOMPLISHED BY THE ENGINEER AT THE OWNER'S EXPENSE. AT LEAST 48 HOURS ADVANCE NOTICE IS REQUESTED.
- ALL SLABS ON GRADE SHALL BE SEPARATED FROM ADJACENT STRUCTURAL AND FINISH ELEMENTS TO ALLOW FREE MOVEMENT OF THE SLAB, UNLESS SPECIFICALLY SHOWN AND NOTED OTHERWISE.
- THE CONTRACTOR SHALL INSPECT EXISTING CONDITIONS TO VERIFY ASPECTS OF THE WORK SHOWN ON THE DRAWINGS. VARIATIONS OR DISCREPANCIES SHALL BE REPORTED TO THE DESIGN TEAM PRIOR TO PROCEEDING WITH THE WORK TO ALLOW REMEDIES TO BE DEVELOPED. MOZER-RENN STRUCTURAL SERVICE SHALL NOT BE HELD LIABLE FOR MATERIALS, LABOR OR RE-DESIGN COSTS ASSOCIATED WITH EXISTING CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE DRAWING.
- THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE. PLANS SHALL NOT BE USED FOR CONSTRUCTIONS AT ANY OTHER BUILDING SITE WITHOUT SPECIFIC REVIEW BY THE ENGINEER.
- THE FOUNDATION DESIGN SHOWN ASSUMES THAT THE OWNER/BUILDER IS AWARE OF THE RISK OF SLAB ON GRADE MOVEMENT AND HAS READ THE PREVIOUSLY REFERENCED SOILS REPORT. USE OF THESE PLANS IS INDICATION THAT THE OWNER/BUILDER ACCEPTS THE RISK OF SLAB ON GRADE CONSTRUCTION IN FINISHED AREAS. MOZER-RENN STRUCTURAL SERVICE WILL NOT BE HELD LIABLE FOR DAMAGES CAUSED BY SLAB MOVEMENT.
- THE FABRICATOR AND/OR SUPPLIER OF STRUCTURAL STEEL SHALL SUBMIT SHOP DRAWINGS, AND THE CONCRETE SUPPLIER SHALL SUBMIT MIX DESIGNS FOR ARCHITECT AND ENGINEER REVIEW. ALLOW TEN WORKING DAYS FOR REVIEW.



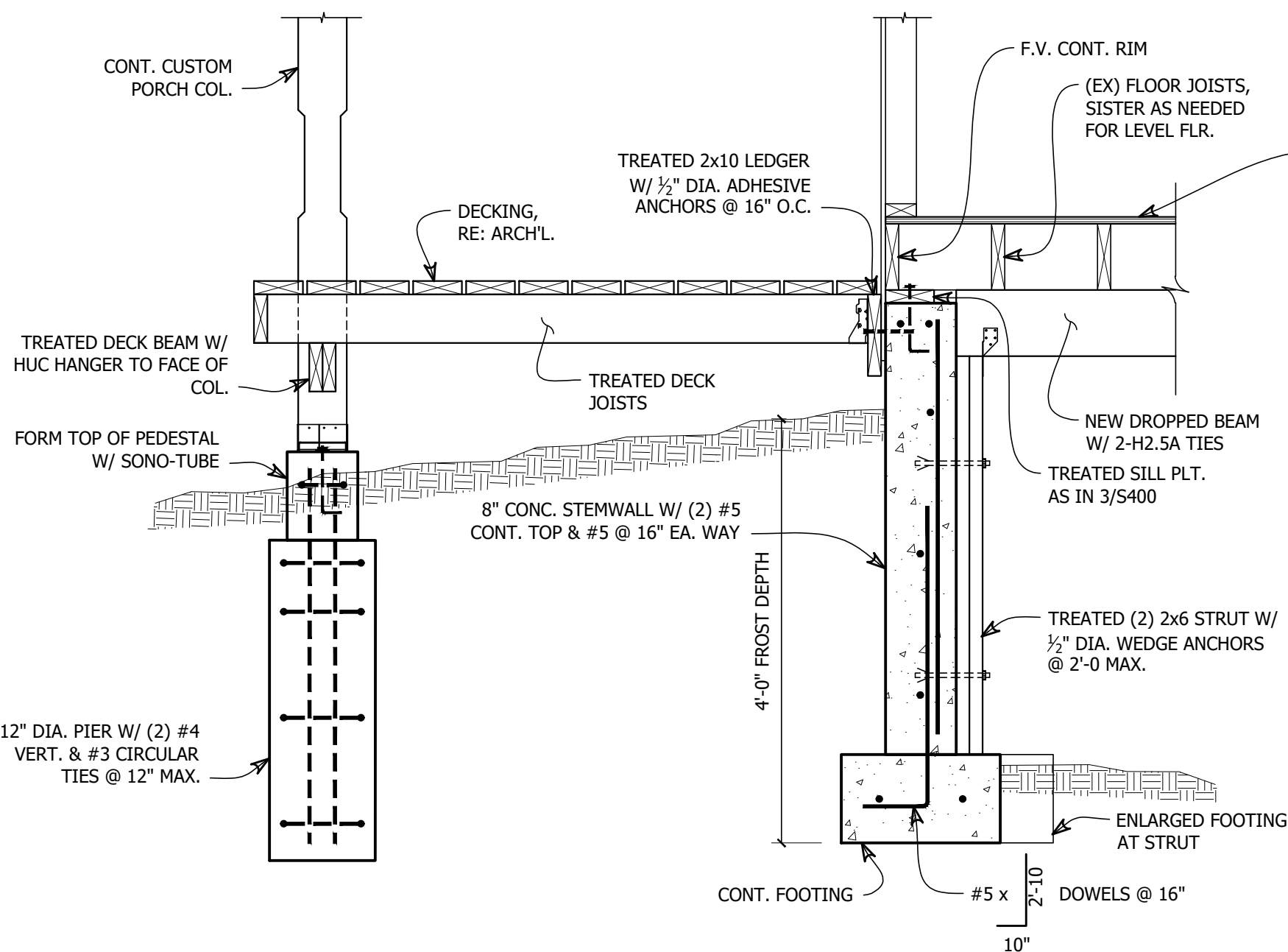
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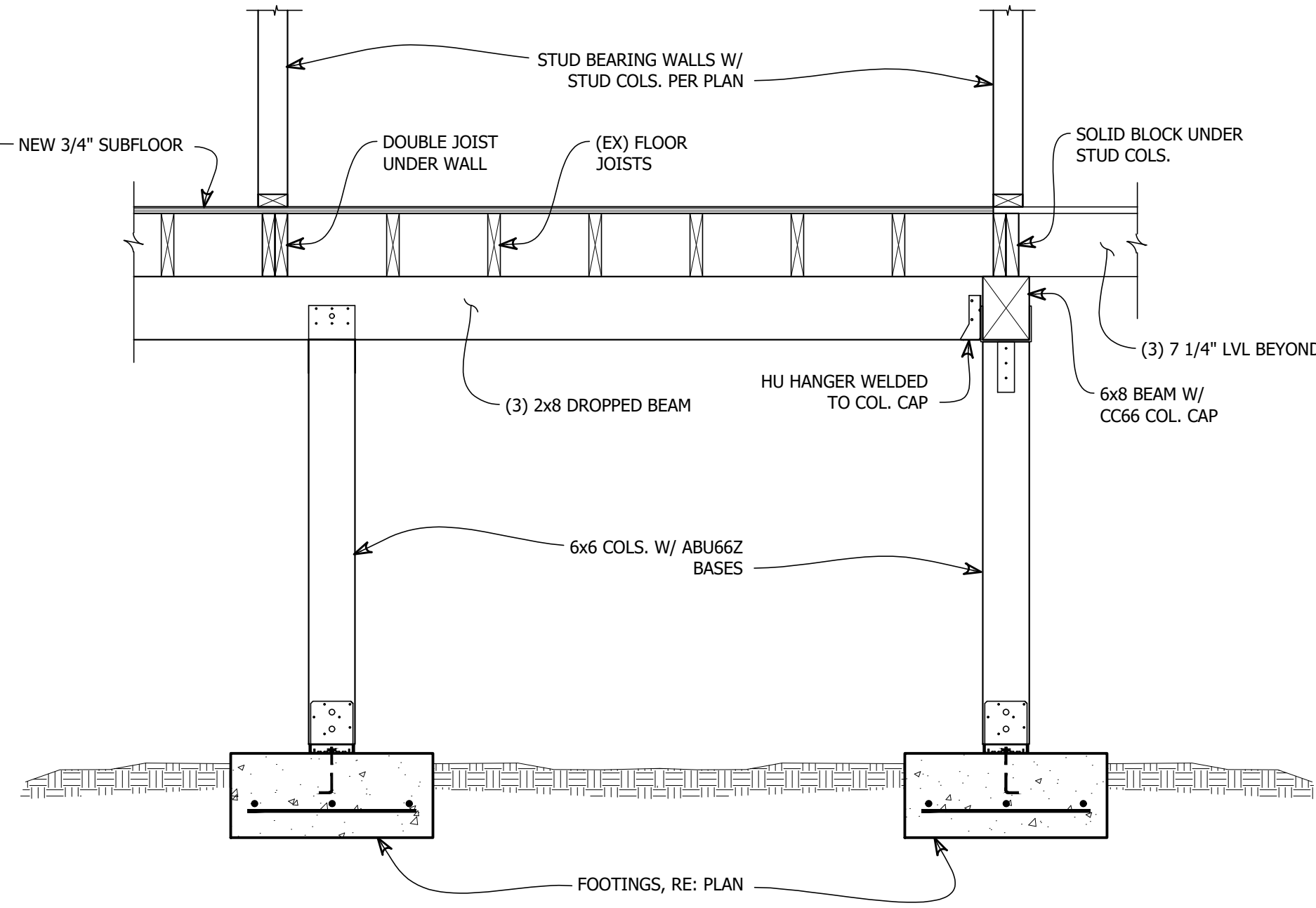
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5 SECTION  
3/4"=1'-0"



1 SECTION  
3/4"=1'-0"



2 SECTION  
3/4"=1'-0"

5	ISSUE FOR PERMIT	06/07/23
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1	AS-BUILT DRAWINGS	11/16/22

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1720 14th Street Suite 100  
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303-442-0408

## 187 CLEAR CREEK REHABILITATION

187 Clear Creek Street, Black Hawk, CO 80422

## GENERAL NOTES & STRUCTURAL SECTIONS

Project:	1242H23		<b>S400</b>
Date:	05/24/23		
Drawn by:	SRH		
Checked by:	NMR		



GENERAL NOTES

1. THERMOSTATS TO HAVE DIRECT 24 V POWER WITH BATTERY BACKUP, HONEYWELL TH2110D. PROVIDE 24V, 150VA TRANSFORMER. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF BOX FOR TRANSFORMER IN UTILITY ROOM.
2. DUCTING FOR RADON FAN TO BE 4" PVC. IN CRAWLSPACE, INSTALL PERFORATED 4" PVC PIPE IN WIDE TRENCH UNDER THE VAPOR RETARDER. EXCAVATE BED ROCK IF ENCOUNTERED.
3. ALL HEATING WATER PIPING IN CRAWLSPACE TO BE INSULATED PER SPECIFICATIONS.

DETAIL NOTES

- 1

ROUTE COMBUSTION AND FLUE VENTS THROUGH ROOF PER MANUFACTURERS RECOMMENDATIONS. VENT PIPING TO BE CPVC, POLYPROPYLENE OR STAINLESS STEEL.
- 2

DUCT EXHAUST FROM MICRO HOOD TO EXTERIOR. PROVIDE WALL CAP.
- 3

ROUTE DRYER EXHAUST INTO RECESSED DRYER DUCT BOX AND THEN HORIZONTALLY IN ATTIC. TERMINATE AT SIDEWALL ON EXTERIOR. PROVIDE WEATHER CAP. DRYER EXHAUST BOX TO BE IN-O-VATE TECHNOLOGIES MODEL #350. COORDINATE CENTERLINE HEIGHT OF VENT FOR BOX PLACEMENT.
- 4

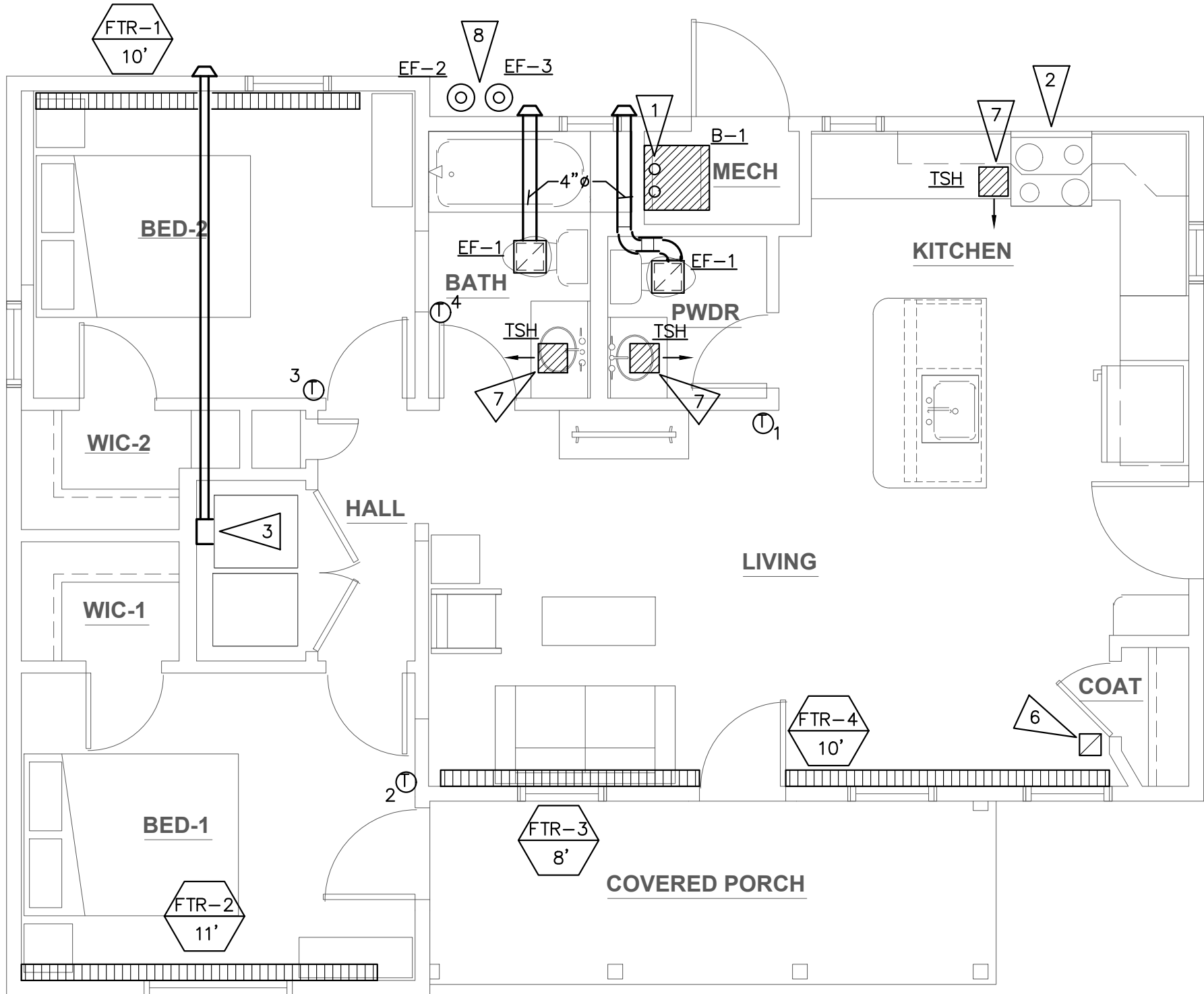
4" PERFORATED PVC RADON DUCTING BELOW VAPOR BARRIER.
- 5

ROUTE INTAKE FOR EF-3 INTO CRAWLSPACE THROUGH RIM JOIST.
- 6

6"X6" FLOOR REGISTER. REGGIO REGISTER CAST IRON SCROLL DESIGN. EXTEND 6/6" DUCT DOWN 6" AND ELBOW OVER 6" IN CRAWLSPACE. PAINT INTERIOR BLACK.
- 7

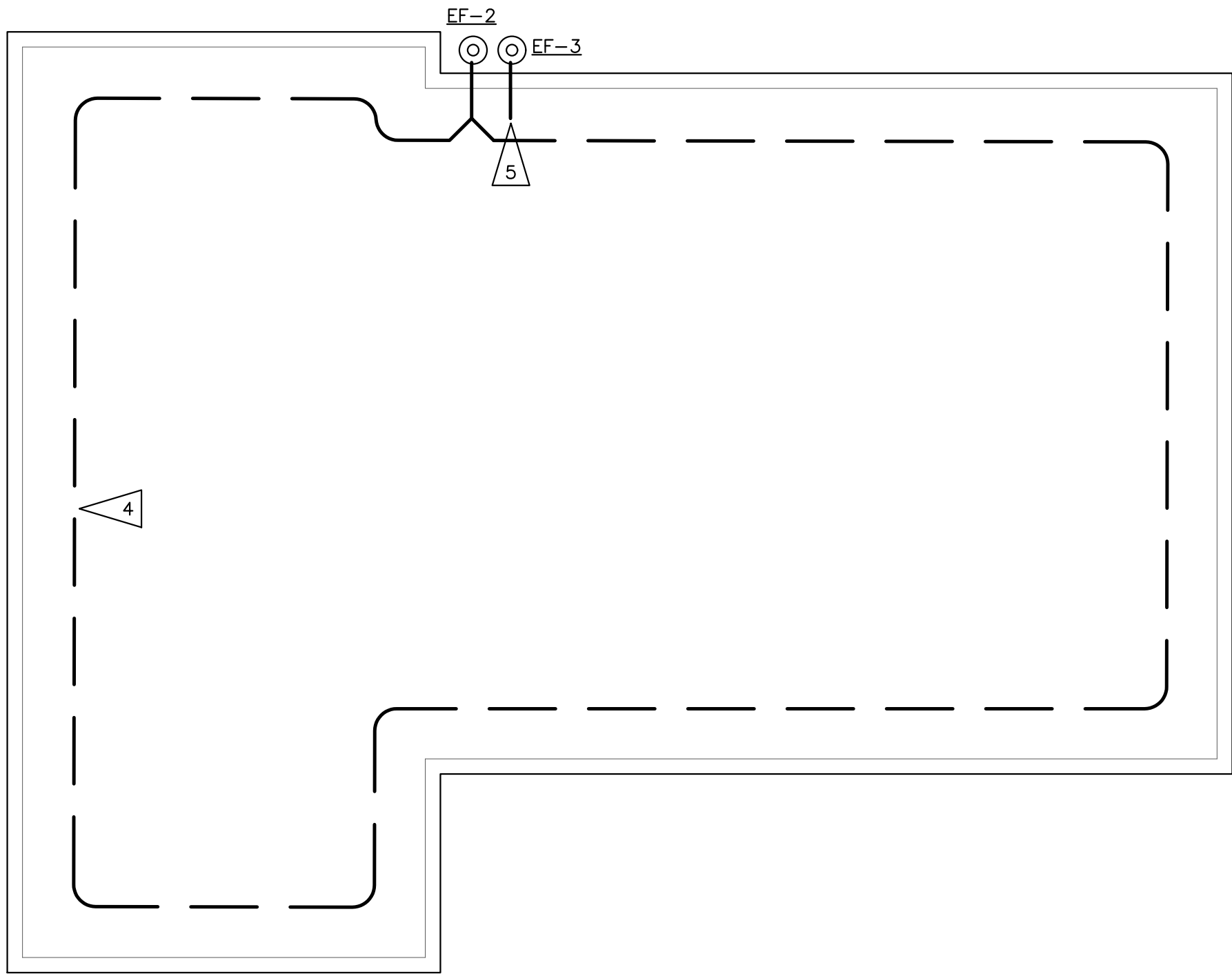
LOCATE TOE SPACE HEATER IN CABINETRY TOE KICK SPACE.
- 8

ROUTE 4" PVC EXHAUST DUCTS UP TO ROOF LEVEL. PROVIDE RAIN CAPS.



MECHANICAL PLAN – MAIN FLOOR

SCALE: 1/4" = 1'-0"



MECHANICAL PLAN – CRAWL SPACE

SCALE: 1/4" = 1'-0"

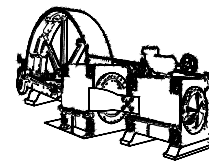


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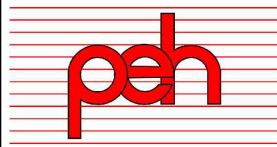
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187 CLEAR CREEK  
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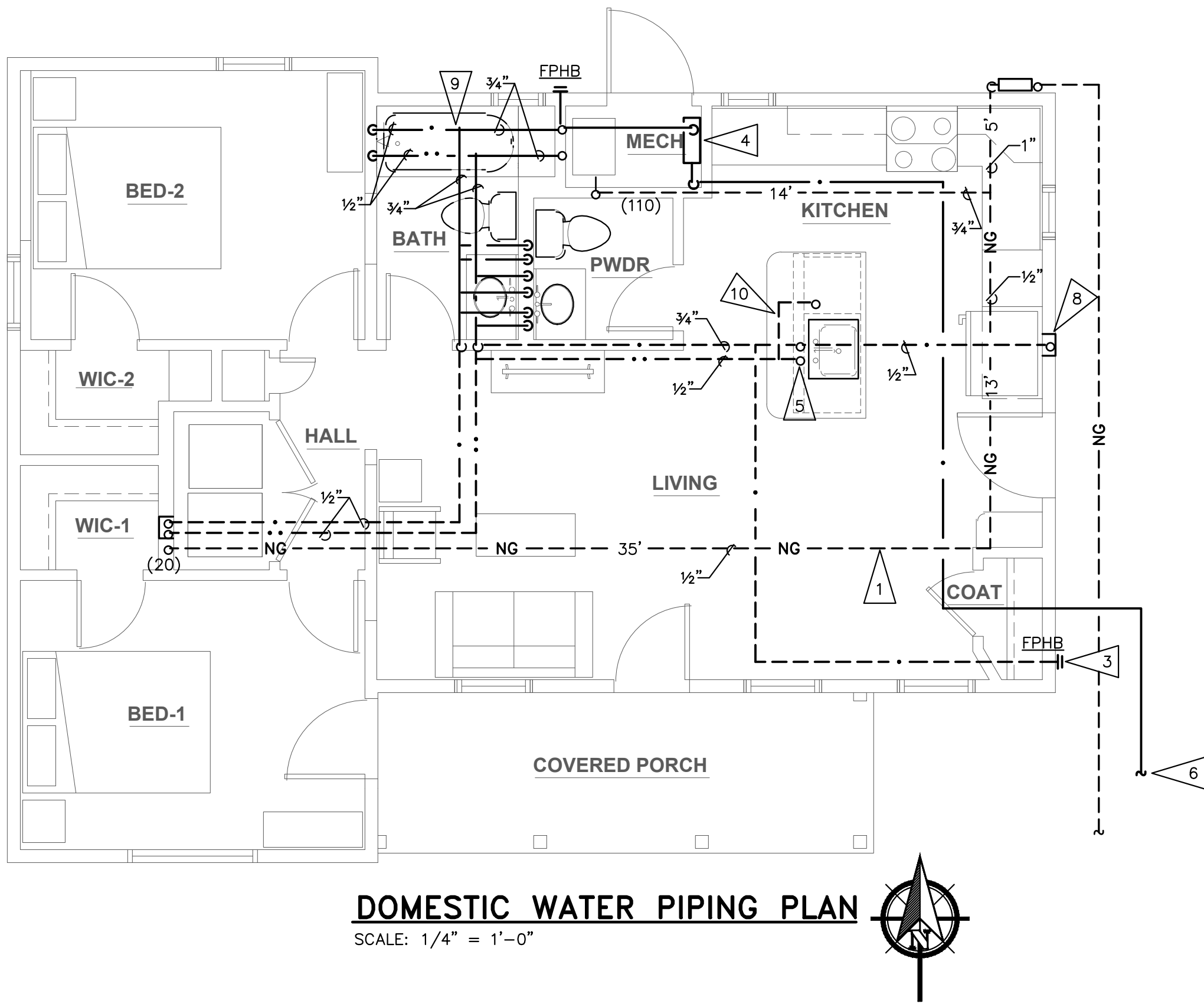
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PIPING LEGEND		
ABBR	SYMBOL	DESCRIPTION
CW	---	DOMESTIC COLD WATER
DHW	---	DOMESTIC HOT WATER
RECIRC	---	DOMESTIC RECIRCULATION
SAN	---	SANITARY WASTE (BELOW GRADE)
SAN	---	SANITARY WASTE (SUSPENDED)
SD	---	STORM DRAIN (BELOW GRADE)
SD	---	STORM DRAIN (SUSPENDED)
VENT	---	SANITARY VENT
NAT. GAS	---	NATURAL GAS
DRAIN	---	INDIRECT DRAIN LINE
HB	---	WALL HYDRANT OR HOSE BIBB
FD	---	FLOOR DRAIN
RD	---	ROOF DRAIN
FCO	---	FLOOR CLEANOUT
WCO	---	WALL CLEANOUT
DSN	---	DOWNSPOUT NOZZLE
POC	---	POINT OF CONNECTION

NOTE:

1. IN GENERAL, LIGHT LINE WEIGHTS INDICATE EXISTING PIPING AND HEAVY INDICATE NEW PIPING.
2. IN GENERAL, DASHED PIPING INDICATES BELOW GRADE AND SOLID PIPING INDICATES ABOVE GRADE.

ROUGH-IN PIPING SCHEDULE				
ITEM	HW	CW	WASTE	VENT
LAVATORIES	1/2	1/2	1 1/2	1 1/4
KITCHEN SINK	1/2	1/2	1 1/2	1 1/4
WATER CLOSET (TANK)	-	1/2	3	2
FLOOR DRAIN	-	-	**	**
HOSE BIBB	3/4	3/4	-	-
SHOWER	1/2	1/2	2	1 1/4

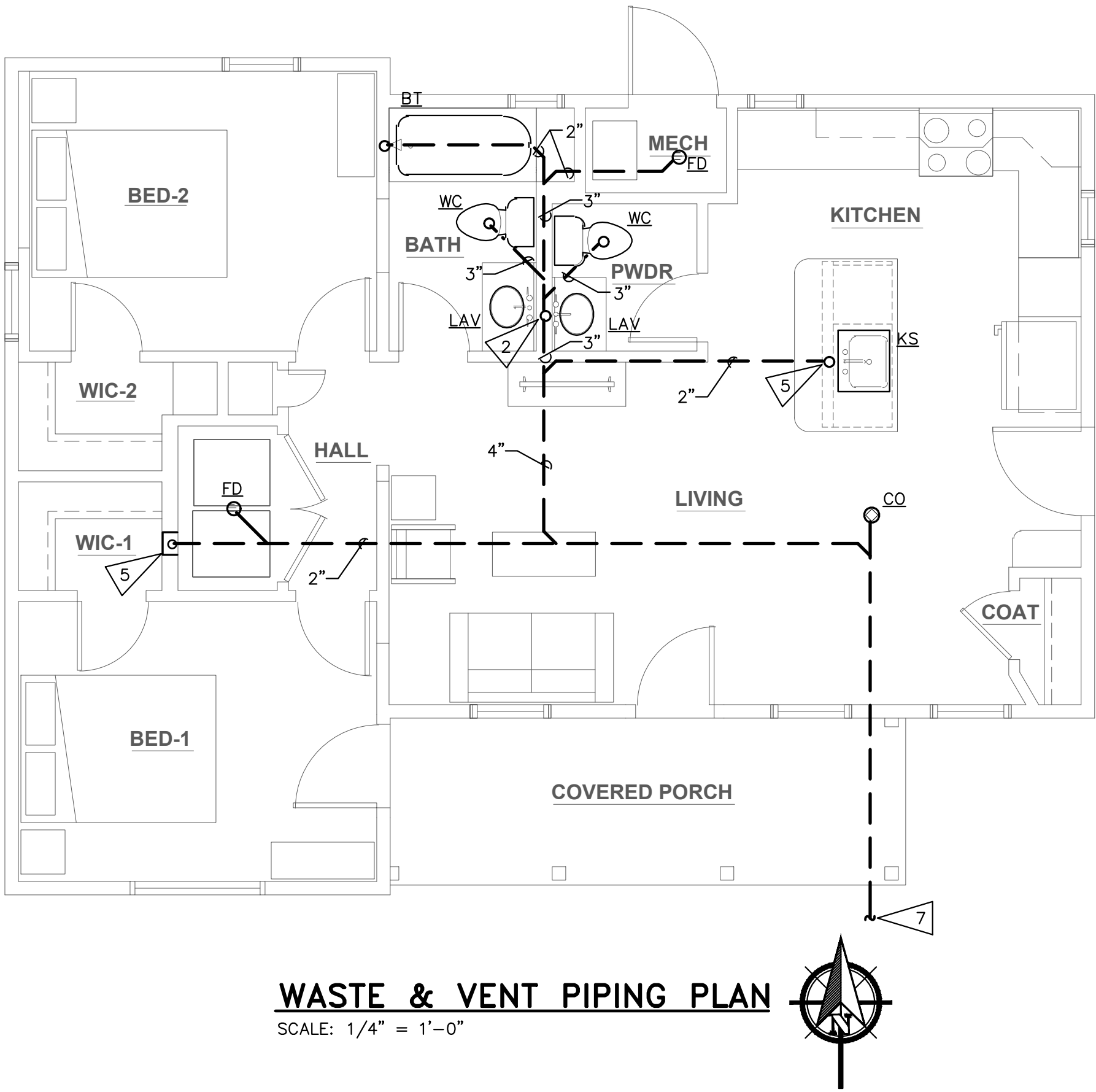
\* Or as recommended by the urinal manufacturer.  
\*\* Denotes as indicated on drawings.

GENERAL NOTES

1. LOCATION OF PIPING ON PLANS IS GRAPHIC AND NOT INTENDED TO SHOW EXACT PLACEMENT OF PIPE ROUTING.
2. DOMESTIC HOT AND COLD WATER TO BE ROUTED IN CRAWL SPACE. INSULATE WITH 1" FIBERGLASS INSULATION.
3. NATURAL GAS PIPING TO BE ROUTED IN CRAWL SPACE.
4. PROVIDE RECESSED BOXES IN WALLS FOR GAS STUBOUTS.
5. NATURAL GAS LINES SIZED PER IFGC TABLE 402.4(1) WITH TOTAL GAS LOAD OF 130 MBH (180 FT<sup>3</sup>/HR) AND 55'.

DETAIL NOTES

1. ROUTE NATURAL GAS IN CRAWLSPACE. PENETRATE RIM BOARD ABOVE FOUNDATION.
2. PROVIDE 3" VENT THROUGH ROOF.
3. ROUTE PIPING TO FPHB IN RIM JOIST.
4. ROUTE DOMESTIC COLD WATER TO BACKFLOW PREVENTER BEFORE SERVING ANY FIXTURES.
5. PROVIDE AIR ADMITTANCE VALVE.
6. WATER SERVICE ENTRY. COORDINATE WITH CIVIL.
7. TIE INTO NEW SANITARY SERVICE. CONFIRM LOCATION AND INVERT. REFER TO CIVIL DRAWINGS.
8. ICE MAKER OUTLET BOX. ROUTE 1/2" CU LINE TO IT WITH BALL VALVE. MOUNT RECESSED BOX IN TOE SPACE OF ADJACENT PANTRY CABINET.
9. ROUTE DOMESTIC WATER LINES IN CABINETRY AND NOT IN EXTERIOR WALL.

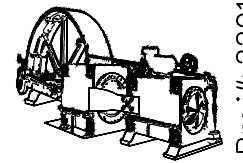


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187 CLEAR CREEK REHABILITATION 187 Clear Creek Street, Black Hawk, CO 80422		
PLUMBING DESIGN		
Project: Date: Drawn by: Checked by:	21-012 3/22/23 	P201



HVAC Specifications

1.

Provide an Operation and Maintenance Manual at the end of Construction.
2.

Provide a set of redlined drawings indicating all differences from the contract documents.
3.

Provide balancing report at the end of the project.
4.

Provide condensate drain lines from all condensate pans in equipment. Route to approved location.
5.

All ducts and plenums shall be constructed in accordance with the applicable SMACNA duet manuals including gauge of metal, type of joint, reinforcing, geometry of the fittings, and support and hanging of the ductwork.
6.

Round duct take-offs from rectangular ductwork shall utilize bell-mouth fittings with balancing damper.
7.

Radius elbows with throat radius (measured at inside surface) equal to duct depth should be used wherever possible. Rectangular elbows are discouraged. If rectangular elbows are needed, they shall have single-wall turning vanes, with intermediate supports if the length of the vanes exceeds 36". Edges of the turning vanes shall be parallel with the sides of the elbow.
8.

Provide flexible connections on all vibrating or rotating equipment.
9.

Transitions in ductwork, for changing shapes and sizes, shall be made with angles not exceeding 15 degrees per side wherever possible.
10.

All ductwork shall be sealed with sealant per SMACNA Standards.
11.

Flexible duct is not allowed for the restroom exhaust or kitchen hood exhaust

Plumbing and Piping Specifications

1.

Provide an Operation and Maintenance Manual at the end of Construction
2.

Provide a set of redlined drawings indicating all differences from the contract documents.
3.

Provide balancing report at the end of the project.
4.

Isolation valves for hydronic systems shall be full port ball valves.
5.

Provide unions and isolation valves at all equipment connections.
6.

Install gas piping in accordance with NFPA Standard 54 and the International Fuel Gas Code.
7.

Provide 1/2 inch automatic vent valves at high points of mains and risers.
8.

Install piping so that it can be easily drained. Provide drain valves and drain lines from each piping low point, between two block valves, between block valves and backflow preventer discharge check valves, and from each item of equipment requiring drains.
9.

Coordinate wiring responsibilities with Electrical Contractor and Temperature Controls Contractor.
10.

All piping and plumbing systems shall be pressure tested prior to concealment.
11.

Clean all closed piping systems with an alkaline cleaning product containing dispersants, detergent, and organic corrosion inhibitors. Provide sufficient cleaner to elevate the pH above 10.5. Circulate for 24 hours and, if a heating water system, heat the system water up to 140°-180°F. Following circulation, drain down and flush. Fill with chemicals as required.
12.

Provide access doors to all equipment, valves, etc. that will require service or adjustment.
13.

Piping shall be insulated as follows:
14.

Pipe insulation shall be rigid, molded, non-combustible with a K-value of 0.23. Provide vapor retarder jacket.

PIPE INSULATION SCHEDULE						
Minimum Pipe Insulation (inches)						
Fluid Design Operating Temperature Range (°F)	Mean Rating Temperature	Nominal Pipe Diameter (inches)				
		1 and less	1-1/4 to 2	2-1/2 to 4	5 and 6	8 and up
A. Heating Systems: Heating Water						
201-250	150	1.5	1.5	2.0	2.0	3.5
141-200	125	1.5	1.5	1.5	1.5	1.5
105-140	100	1.0	1.0	1.0	1.5	1.5
B. Domestic and Service Hot Water Systems including recirculation						
105 and Greater	100	1.0	1.0	1.5	1.5	1.5
C. Domestic Cold Water						
		1	1	1	1	1
D. Piping Exposed to Freezing						
		1-1/2	1-1/2	1-1/2	1-1/2	1-1/2

15.

Domestic water piping shall be:

1.

Above grade:

a.

Type L hard-drawn copper tube with wrought-copper fittings and low liquidus/solidus non-lead, non-antimony solder with a shear strength equal to or greater than 10,000 psi. All-State "Aquasafe" or approved equal.

b.

2-1/2 inches and smaller: Type K soft-drawn copper tube with wrought-copper fittings and silver brazed non-lead, non-antimony solder.

16.

Interior Soil and Waste and Vent piping shall be:

1.

Above grade:

a.

Galvanized steel pipe with cast-iron drainage fittings

b.

Service weight cast-iron soil pipe with No-Hub fittings

c.

DWV copper pipe and fittings.

d.

Schedule 40 ASTM D2665 polyvinyl chloride (PVC) with ASTM D2564 solvent welded socket fittings.

2.

Below grade:

a.

Service weight, cast-iron soil pipe with hub-and-spigot fittings with neoprene compression gaskets.

b.

Schedule 40 PVC with solid core.

17.

Natural gas and LPG piping shall be:

1.

Interior, exposed or accessible:

a.

2 inches and smaller:

1)

Pipe: Schedule 40, ASTM A120.

2)

Fittings: Threaded, malleable iron.

3)

Joint Seal: Rector seal or Teflon paste.

4)

Unions : Black malleable iron, ground joint, bronze to iron seat, 150 pound class, ANSI B2.1 and ASTM A197.

2.

Interior, concealed or in air plenums: All pipe and fittings shall be welded type.

3.

Below grade and outside of building footprint: Standard weight, black iron with all joints welded and wrapped per code, or approved PE pipe.

18.

Equipment drain piping shall be:

1.

Type L copper with wrought copper fittings, 95/5 solder.

2.

Schedule 40 galvanized steel pipe with 150-pound malleable iron threaded fittings.

3.

Schedule 40 PVC pipe with solvent welded fittings.

19.

Grade waste and vent inside of building with a uniform grade of not less than piping 1/8-inch per foot for all horizontal piping 4" in diameter or greater. All waste lines inside the building less than 4" in diameter shall be graded to not less than 1/4" per foot.

20.

Provide cleanouts for sanitary systems. Cleanouts shall be full size except that maximum size shall be 4 inches. Install cleanouts full size at base of all sewer mains, at changes in direction of sewer mains, and at the ends of each horizontal run. Install cleanouts in horizontal piping for interior sewers at a maximum spacing of 50 feet for piping 3 inches or smaller and 100 feet for piping 4 inches or larger; and of a maximum spacing of 100 feet for exterior sewers. Install cleanouts 6 inches above the highest trap on the floor in the main vent of each group of fixtures and in vent stacks for isolated fixtures on each floor.

21.

Assemble lavatory and sink wastes and traps with slip joints with lock nuts and rubber gaskets or with threaded joints on fixture side of trap. Do not use slip joints on sewer side of traps. Make sewer side connections with screwed trap nipples, compression fittings or solder joints.

22.

The tubing for the"home runs" to the fintube radiation to be with PEX-AL-PEX, type A with aluminum interior oxygen barrier as made by Uponor. Insulate piping.

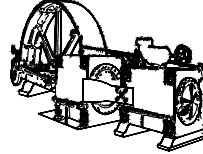
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AS-BUILT DRAWINGS

11/16/22

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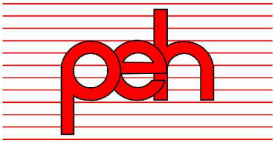
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MECH/PLUMBING NOTES

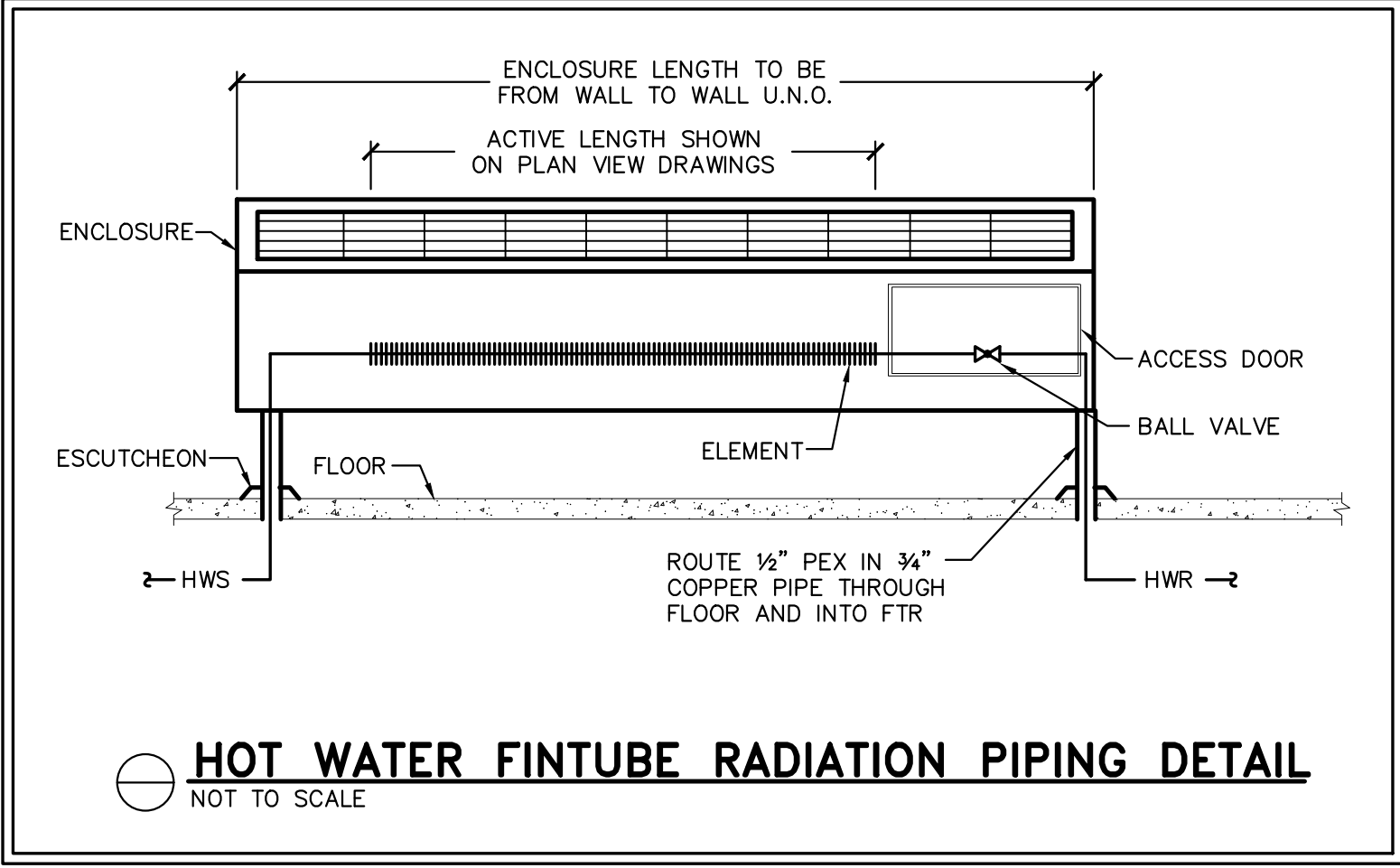
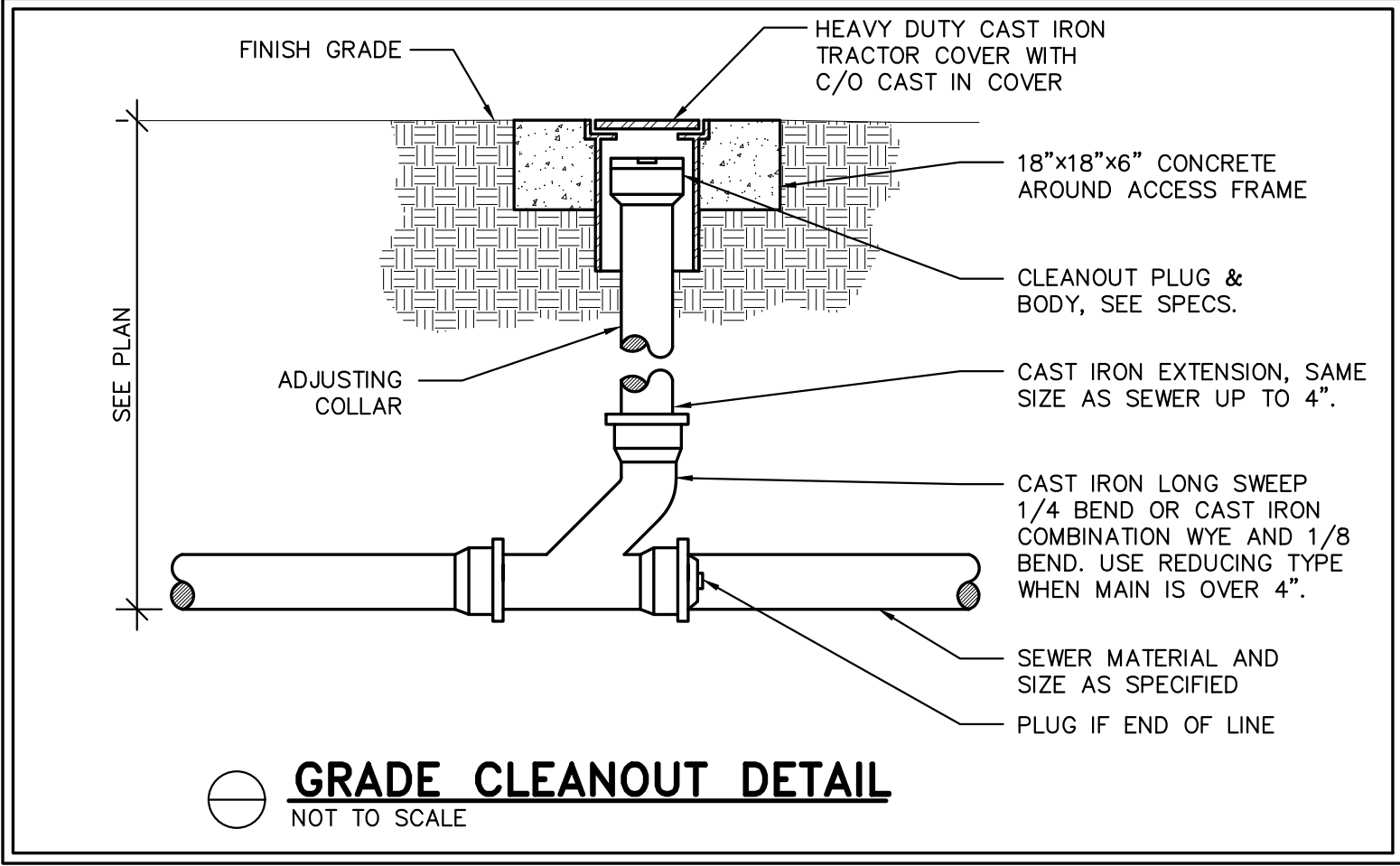
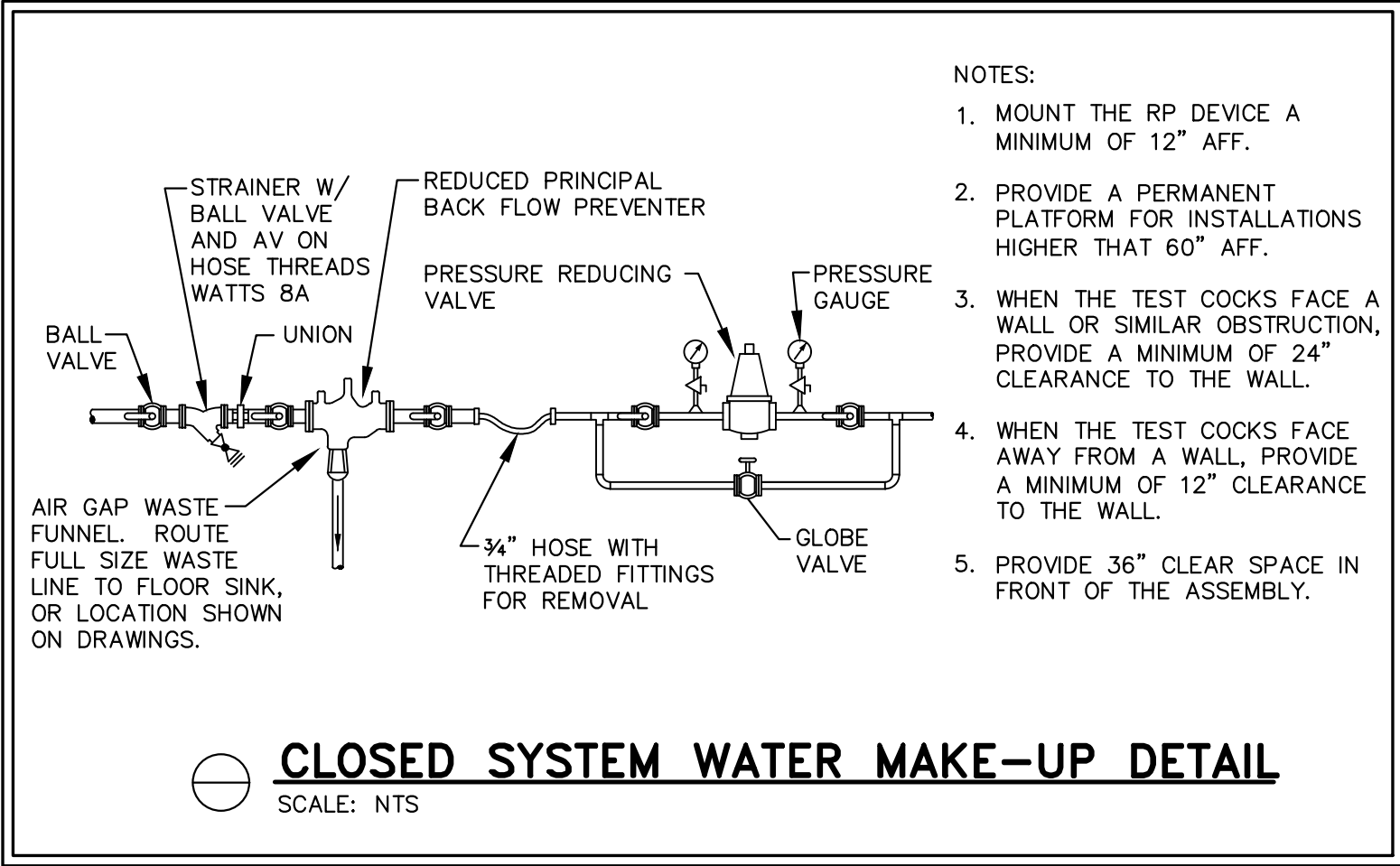
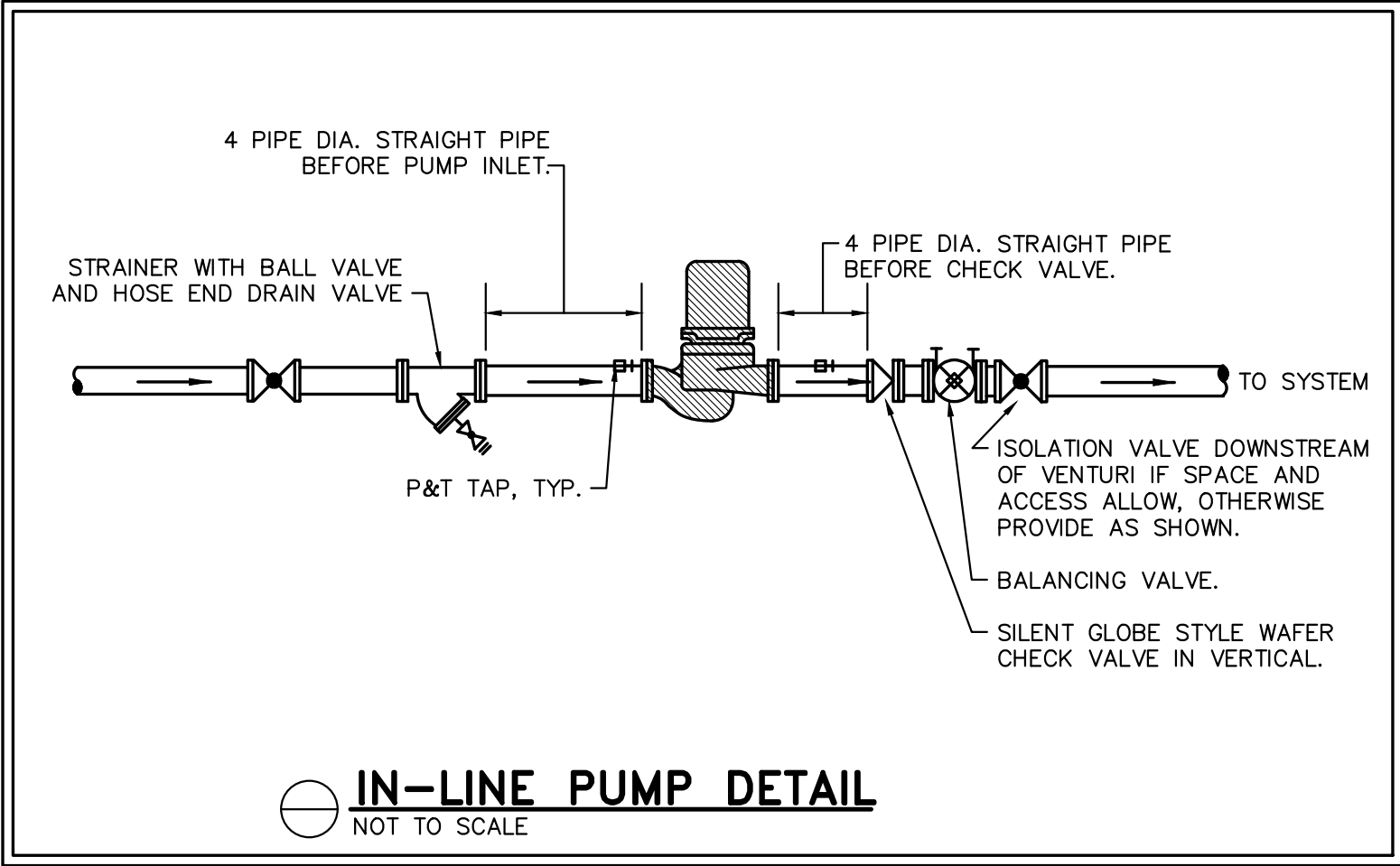
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PLUMBING FIXTURE SCHEDULE					
CODE	DESCRIPTION	MANUFACTURER AND MODEL	SUPPLY FITTING	WASTE FITTING	NOTES
WC	TWO-PIECE WATER CLOSET	KOHLER WELLWORTH CLASSIC K-3531			1, 7, 8, 10
LAV	UNDER MOUNT LAVATORY	KOHLER CAXTON K-R2210	MOEN BANBURY 84947		1, 4, 6, 7, 9
KS	DOUBLE-BOWL UNDERMOUNT KITCHEN SINK	ELKAY BURNHAM FARMHOUSE SINK MODEL HDDB3318FC	DELTA SINGLE HANDED PULLDOWN LELAND COLLECTION 9178-DST		2, 3, 4, 5, 7
BT	60 X 32 ALCOVE BATHTUB	AMERICAN STANDARD PRINCETON RECESS BATH 2390	MOEN BRECKLYN POSI-TEMP 82611	CLEARFLO SLOTTED OVERFLOW BRASS DRAIN	4, 6, 7
WMB	WASHING MACHINE BOX	GUY GREY		2"	
FD	FLOOR DRAIN	JOSAM 30002-A			
FPHB	FREEZE PROOF HOSE BIBB	WOODFORD 67	3/4"		

- NOTES:
1. WHITE COLOR
  2. PROVIDE INSINKERATOR EVOLUTION ESSENTIAL GARBAGE DISPOSER, 3/4 HP
  3. 115V, 750 WATTS WITH GROUNDED 3-PRONG PLUG
  4. FINISH BY OWNER
  5. WHITE COLOR
  6. LEVER HANDLES
  7. COORDINATE WITH INTERIOR FINISHES & PRODUCTS APPENDIX XX IN PROJECT MANUAL.
  8. PROVIDE MATCHING SEAT & LID.
  9. POP-UP DRAIN BY KINGSTON BRASS. MATCH FAUCET & FINISH.
  10. SLOAN FLUSHMATE 1 GPF

EXPANSION TANK SCHEDULE										
CODE	MANUFACTURER AND MODEL	SYSTEM SERVED	TYPE	SYSTEM CONTENT GAL.	MIN. FILL PRESS PSIG	MAX. OPER. PRESS PSIG	AVG. WATER TEMP.	ACCEPT. VOL. GAL.	MIN. TANK VOL. GAL.	NOTES
ET-1	AMTROL ST-5-C	HEATING WATER	BLADDER	20	20	80	140	.9	2.1	
ET-2	AMTROL 101-1	DOMESTIC HOT WATER	BLADDER	17.9	5	30	110	.4	2.0	

FAN SCHEDULE														
CODE	MANUFACTURER AND MODEL	SERVICE	ARRANGEMENT	CFM	ALT.	TSP	RPM	DRIVE	CURB	ISO	W	HP	ELECTRICAL	NOTES
EF-1	PANASONIC WHISPER GREEN FV-11VK3	BATHROOM	IN-LINE CABINET	110	8540	3/8"	1050	DIRECT	NO	NO	77		115/1ø	1, 2
EF-2	FANTECH HP 175	RADON	IN-LINE	91	8540	0.75		DIRECT	NO	NO	50		115/1ø	1, 2
EF-3	FANTECH HP 2133	CRAWLSPACE VENTILATION	IN-LINE	68	8540	.5		DIRECT	NO	NO	20		115/1ø	1, 2

- NOTES:
1. PROVIDE WEATHER CAP WITH UNIT.
  2. PROVIDE BACKDRAFT DAMPER.

BOILER SCHEDULE															
CODE	MANUFACTURER AND MODEL	TYPE	SERVICE	EFFICIENCY	OPER. ELEV.	S.L. INPUT MBH	OUTPUT MBH OR LB/HR	BURNER TYPE	FUEL TYPE	FLUE OUTLET	RATED PRESS.	HP	ELECTRICAL	OPER. WEIGHT	NOTES
B-1	A.O. SMITH PROLINE XE HIGH ALTITUDE ACB-110H-N	CONDENSING	HOUSE	95%	8540	110	82.1		NAT GAS	3"	30		120V	190	1, 2, 3

- NOTES:
1. WITH DHW FPHX
  2. 25% PROPYLENE GLYCOL
  3. BOILER TO BE INSTALLED BY A MANUFACTURER'S CERTIFIED INSTALLER.

PUMP SCHEDULE											
CODE	MANUFACTURER AND MODEL	TYPE	SERVICE	GPM	TDH FEET	IMP. DIA.	RPM	HP	WATTS	ELECTRICAL	NOTES
P-1	WITH BOILER	SYSTEM LUBRICATED	BOILER PUMP							115/1ø	2, 3
P-2	GRUNDFOS ALPHA 15-58	SYSTEM LUBRICATED	HEATING CIRCULATION	6.0	10					115/1ø	1, 2

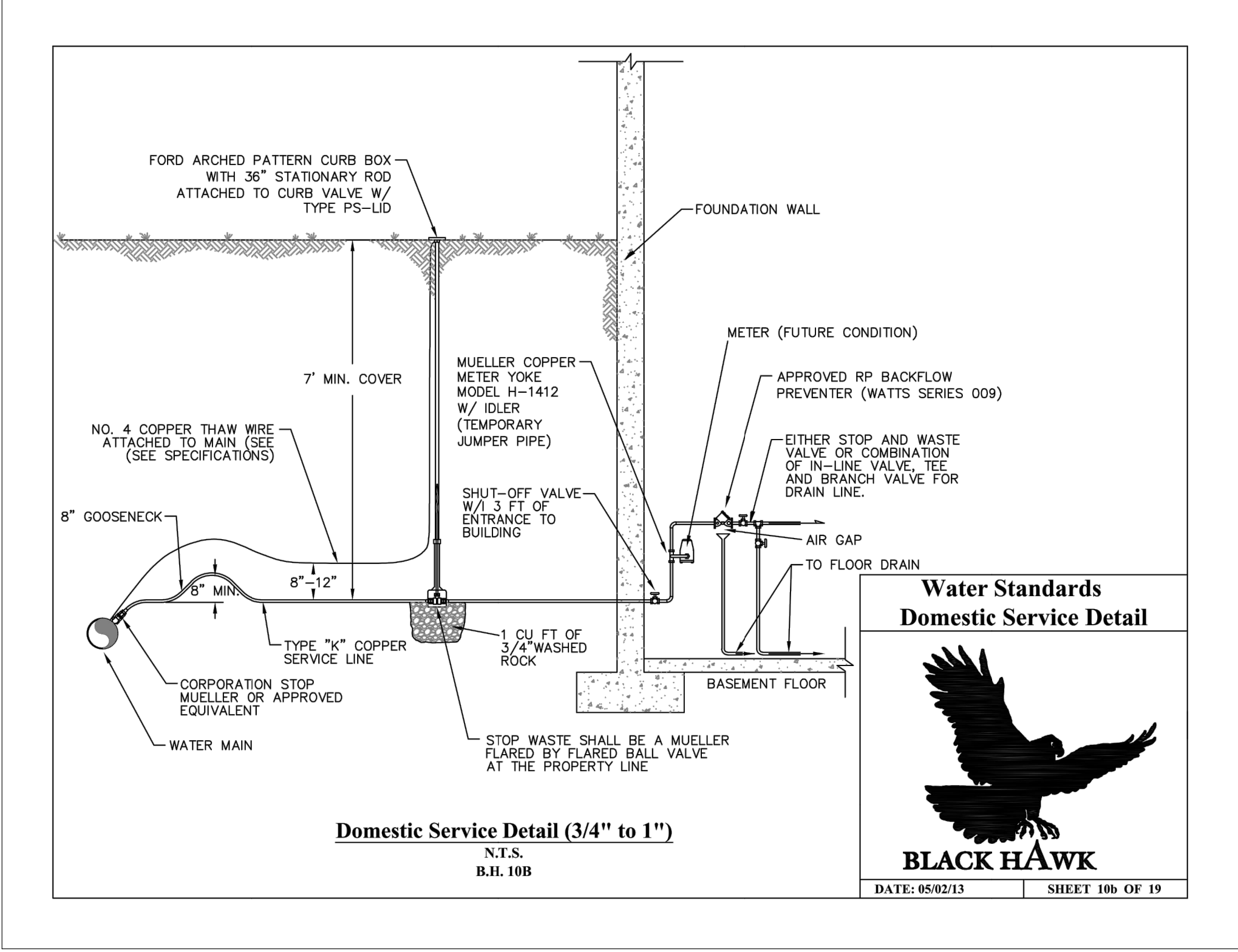
- NOTES:
1. PROVIDE VARIABLE FREQUENCY DRIVE.
  2. PROVIDE HIGH EFFICIENCY MOTOR.
  3. PROVIDED WITH BOILER.

TOE SPACE HEATER SCHEDULE										
CODE	MANUFACTURER AND MODEL	CFM	HEATING COIL					ELECTRICAL	NOTES	
			BTU	EAT	EWT	GPM	WPD			
TSH-1	WHISPA III 5000	93	5000	65	105	1	0.4'	115/1ø	1, 2	

- NOTES:
1. TWO SPEED FAN.
  2. ELECTRIC CORD AND PLUG.

FINNED TUBE RADIATION SCHEDULE														
CODE	MANUFACTURER AND MODEL	CAPACITY BTUH/FT	LENGTH	WATER			ROWS	ELEMENT			ENCLOSURE			NOTES
				EWT	LWT	GPM		PIPE SIZE	FIN SIZE	FINS/FT	HEIGHT	DEPTH	CONFIGURATION	
FTR-1	SLANT FIN FINE LINE 30	510	10'	180	160	1	1	3/4	2-5/8 x 2-1/8	55	7-7/8	2-11/16	SLOPE TOP	1
FTR-2	SLANT FIN FINE LINE 30	510	11'	180	160	1	1	3/4	2-5/8 x 2-1/8	55	7-7/8	2-11/16	SLOPE TOP	1
FTR-3	SLANT FIN FINE LINE 30	510	8'	180	160	1	1	3/4	2-5/8 x 2-1/8	55	7-7/8	2-11/16	SLOPE TOP	1
FTR-4	SLANT FIN FINE LINE 30	510	10'	180	160	1	1	3/4	2-5/8 x 2-1/8	55	7-7/8	2-11/16	SLOPE TOP	1

- NOTES:
1. PROVIDE DAMPER.
  2. FINTUBE COVERS TO BE WHITE.

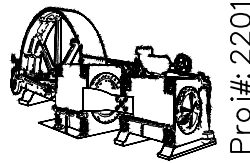


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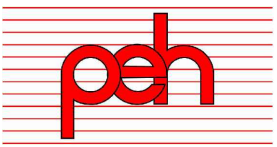
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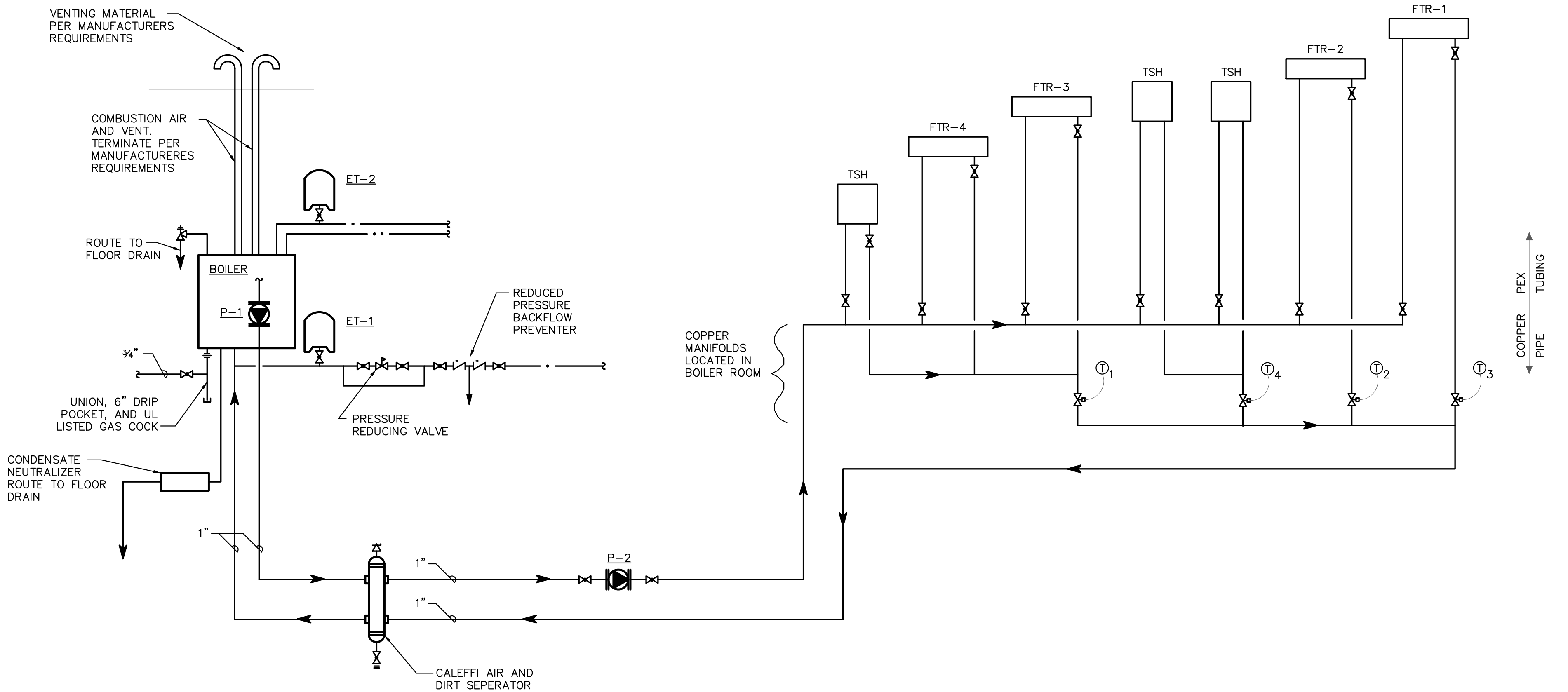
## MECH/PLUMBING NOTES

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Date: 3/22/23  
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MP102





SEQUENCES OF OPERATION

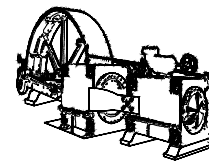
- A. BOILER
1. MICROPROCESSOR-BASED MODULAR CONTROL PANEL SHALL SENSE SUPPLY WATER TEMPERATURE AND OUTDOOR AIR TEMPERATURE TO MONITOR AND CONTROL THE OPERATION OF THE BOILER. PROGRAMMABLE SET POINT, CONTROL BAND, AND RESET RATIO SHALL CONTROL THE RELATIONSHIP BETWEEN THE SUPPLY WATER TEMPERATURE AND THE OUTSIDE AIR TEMPERATURE.
  2. ENABLE THE HEATING SYSTEM WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 55° F, (ADJUSTABLE), ON A CALL FOR HEAT FROM THE RADIANT HEAT, TOE SPACE HEATER OR DOMESTIC HOT WATER.
  3. ENABLE THE BOILER CIRCULATION PUMP, P=1, ON A CALL FOR HEAT. PROVIDE OUTPUT TERMINALS (120V) FOR SYSTEM CIRCULATION STARTER RELAYS.
  4. LOCK OUT THE FLAME UNTIL THERE IS A PROOF OF WATER FLOW THROUGH THE BOILER.
  5. ENABLE THE HEATING WATER SUPPLY PUMP, P=2, WHEN THE BOILER CIRCULATION PUMP IS ENABLED.
  6. RESET THE HEATING WATER SUPPLY TEMPERATURE BASED ON OUTSIDE AIR TEMPERATURE AS FOLLOWS:
- |            |            |
|------------|------------|
| <u>OAT</u> | <u>HWS</u> |
| 55         | 85         |
| -10        | 180        |
- B. FINITUBE RADIATION SYSTEM
1. LOCAL THERMOSTATS SHALL OPEN AND CLOSE ZONE VALVES.
- C. DOMESTIC WATER SYSTEM
1. THE DOMESTIC WATER SYSTEM SHALL HAVE PRIORITY OVER THE FINITUBE RADIATION HEAT SYSTEM.
  2. UPON A CALL FOR HEAT AS SENSED BY THE SENSOR LOCATED WITHIN THE INDIRECT WATER HEATER.
  - a. ENABLE THE BOILER AS INDICATED ABOVE.
  - b. THE OUTSIDE AIR RESET SCHEDULE SHALL BE OVERRIDDEN AND THE BOILER SHALL FIRE AT 180° F.
  - c. DISABLE THE FINITUBE RADIATION PUMP P=2, IF ON.

Seward Mechanical Systems

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Proj# 22018

5	ISSUE FOR PERMIT	06/07/23
4	50% PERMIT DOCUMENTS	04/28/23
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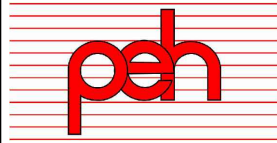
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Boulder, CO 80302  
303-442-0408

187 CLEAR CREEK  
REHABILITATION

187 Clear Creek Street, Black Hawk, CO 80422

MECH/PLUMBING NOTES

Project: 21-012  
Date: 3/22/23  
Drawn by:  
Checked by:





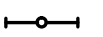


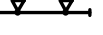






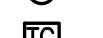
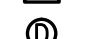









MP103



ELECTRICAL SPECIFICATION

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FEDERAL/STATE/LOCAL CODES, INTERNATIONAL BUILDING CODE, NFPA CODES, NEC AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
2. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY. FURNISH AND INSTALL ALL REQUIRED JUNCTION BOXES, PULL BOXES, SURFACE/RECESSED DEVICE BOXES, FITTINGS, CONDUIT BODIES, SUPPORTS, ACCESS DOORS, HARDWARE, ACCESSORIES, ETC. REQUIRED FOR A COMPLETE AND WORKING ELECTRICAL SYSTEM, WHETHER OR NOT SUCH EQUIPMENT IS INDICATED ON THE DRAWINGS.
3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS AND ALL OTHER TRADES BEFORE INSTALLATION OF HIS WORK IN CHASES, CEILING SPACES AND OTHER AREAS WHERE CONFLICT MAY OCCUR.
4. ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, AND SHALL PAY ALL FEES RELATIVE TO THE INSTALLATION OF HIS WORK.
5. "PROVIDE" MEANS FURNISH AND INSTALL.
6. PROVIDE ALL EQUIPMENT, COMPONENTS AND DEVICES SHOWN ON THE POWER RISER DIAGRAMS, POWER ONE-LINE DIAGRAMS, BLOCK DIAGRAMS, AND SPECIAL SYSTEMS (INCLUDING, BUT NOT LIMITED TO: FIRE ALARM, SECURITY, TELEPHONE, DATA, CATV) RISER OR BLOCK DIAGRAMS WHETHER OR NOT SUCH EQUIPMENT, COMPONENTS AND DEVICES ARE INDICATED ON THE FLOOR PLANS.
7. THE ELECTRICAL CONTRACTOR SHALL PROVIDE WIRING AND CONDUIT TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS. BEFORE "ROUGH-IN" OF OUTLETS, THE LOCATION AND TYPE OF CONNECTIONS/OUTLET SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT.
8. WHERE JUNCTION BOXES OR ELECTRICAL EQUIPMENT ARE REQUIRED TO BE INSTALLED ABOVE NON-ACCESSIBLE CEILINGS OR CONCEALED INSIDE WALLS, THE CONTRACTOR SHALL FURNISH AND INSTALL ACCESS DOORS TO MAKE THE JUNCTION BOXES OR ELECTRICAL EQUIPMENT ACCESSIBLE.
9. ALL ELECTRICAL EQUIPMENT SHALL BE UNDERWRITER'S LABORATORY (U.L) LISTED AND LABELED. ALL EQUIPMENT SHALL BE NEW U.O.N.
10. EXACT LOCATION OF ALL EQUIPMENT AND ACCESSORIES SHALL BE VERIFIED IN THE FIELD AND COORDINATED WITH OTHER TRADES. ADJUST LOCATIONS TO SUIT FIELD CONDITIONS. COMPLY WITH CLEARANCES AS REQUIRED BY THE NEC, THE MANUFACTURER, AND APPLICABLE CODES.
11. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF MECHANICAL EQUIPMENT.
12. PROVIDE MAINTENANCE RECEPTACLE WITHIN 25'-0" OF ALL MECHANICAL OR MOTORIZED EQUIPMENT.
13. ELECTRICAL WIRING, CONDUIT AND CIRCUIT BREAKERS FOR ELECTRICAL EQUIPMENT, MECHANICAL EQUIPMENT, ARCHITECTURAL EQUIPMENT, AND OTHER EQUIPMENT ARE BASED ON EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS. ANY CHANGES IN THE EQUIPMENT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IF THE CONTRACTOR PROVIDES EQUIPMENT OTHER THAN WHAT IS SPECIFIED IN THE CONTRACT DOCUMENTS, AND CHANGES ARE REQUIRED IN THE WIRING, CONDUIT AND CIRCUIT BREAKERS, THEN HE SHALL PROVIDE THE REQUIRED WIRING, CONDUIT AND CIRCUIT BREAKERS AT NO ADDITIONAL COST.
14. UNLESS OTHERWISE NOTED AS "EXISTING" OR "BY OTHERS" OR "NIC", ALL WORK, DEVICES AND EQUIPMENT ARE NEW AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
15. PROVIDE DEDICATED NEUTRAL WIRES FOR ALL BRANCH CIRCUITS.
16. RACEWAYS EMBEDDED IN CONCRETE OR MASONRY WALLS SHALL BE IN IMC: IN HOLLOW NON-MASONRY WALLS AND ABOVE CEILINGS SHALL BE EMT, RACEWAY EXPOSED TO SEVERE PHYSICAL DAMAGE SHALL BE RIGID GALVANIZED AND RACEWAYS BETWEEN VIBRATING EQUIPMENT SHALL BE LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT. CONDUITS IN CONTACT WITH BARE EARTH SHALL BE SCHEDULE 80 PVC.
17. ALL RACEWAY SHALL BE CONCEALED WHEREVER POSSIBLE.
18. CABLES AND RACEWAY SHALL RUN PARALLEL OR PERPENDICULAR TO WALL AND CEILING STRUCTURES (COLUMNS, JOISTS, SUPPORT BEAMS, ETC.) FOR A NEAT APPEARANCE.
19. PROVIDE HACR TYPE BREAKERS FOR HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT WHERE RECOMMENDED BY THE MANUFACTURER.
20. PROVIDE RECEPTACLES, GFI RECEPTACLES, SPECIAL PURPOSE RECEPTACLES AND SWITCHES OF ONE MANUFACTURER. PROVIDE COMMERCIAL GRADE DIMMERS FOR CIRCUITS INDICATED. STAB-IN CONNECTION WILL NOT BE APPROVED. SEE ARCHITECTURAL DRAWINGS FOR SPECIAL MOUNTING LOCATIONS, ORIENTATION, AND COLORS. CONFIRM RECEPTACLE, SPECIAL RECEPTACLE AND SWITCH MOUNTING HEIGHT AND ORIENTATION WITH OWNER PRIOR TO ROUGH-IN. WHERE NEW OUTLETS AND DEVICES ARE INSTALLED, MAINTAIN ADA MOUNTING HEIGHTS AND REQUIREMENTS UNLESS SPECIFICALLY DIRECTED OTHERWISE.
21. PANELBOARDS AND SAFETY SWITCHES SHALL BE OF ONE MANUFACTURER AND SHALL BE COMPLETE WITH PROTECTIVE DEVICES, ENCLOSURES, BUSSES, GROUNDS, ISOLATED GROUND BUS, AND NEUTRAL BARS AS REQUIRED.
22. PROVIDE FIRESTOPPING AROUND PENETRATIONS OF FLOORS AND FIRE RATED WALLS. MAINTAIN THE FIRE RESISTANCE RATING OF THE FLOORS AND WALLS. INSTALL UL LISTED FIRESTOPPING MATERIAL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND UL'S REQUIREMENTS.
23. SOME MECHANICAL EQUIPMENT (INCLUDING BUT NOT LIMITED TO THE VFDs) ARE PROVIDED BY THE MECHANICAL CONTRACTOR BUT INSTALLED, WIRED, AND CONNECTED BY THE ELECTRICAL CONTRACTOR. COORDINATE WITH MECHANICAL CONTRACTOR. PROVIDE POWER TO DUCT DETECTORS WHERE PRESENT.
24. 600V POWER WIRING SHALL BE THHN/THWN-2, COPPER CONDUCTOR U.O.N.
25. PROVIDE ENGRAVED NAMEPLATES FOR ALL ELECTRICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, PANELS, STARTERS, DISCONNECTS, BREAKERS, MCCs, SWITCHBOARDS, SWITCHGEAR, AND TRANSFORMERS.
26. JUNCTION BOXES AND CONDUIT BODIES SHOWN ON THE DRAWING ARE MINIMUM QUANTITY ONLY. PROVIDE ADDITIONAL JUNCTION BOXES AND CONDUIT BODIES AS REQUIRED BY THE NEC OR AS RECOMMENDED BY THE WIRE OR CABLE MANUFACTURER. DO NOT EXCEED THE MAXIMUM PULLING TENSIONS OF THE WIRE OR CABLE.
27. CONDUIT ROUTING IS SHOWN ONLY FOR SOME CONDUIT. THE CONTRACTOR SHALL PROVIDE ALL CONDUIT SHOWN ON THE POWER RISER DIAGRAMS, POWER ONE-LINE DIAGRAMS AND PANEL SCHEDULES WHETHER OR NOT SUCH CONDUIT IS INDICATED ON THE FLOOR PLANS.
28. PROVIDE GROUNDING AND BONDING OF ALL METALLIC RACEWAY, BOXES, TROUGH, WIREWAYS, DEVICES AND EQUIPMENT IN ACCORDANCE WITH THE NEC.
29. PROVIDE OPERATIONS AND MAINTENANCE MANUALS FOR ALL EQUIPMENT.
30. INSTALL ALL DEVICES AND EQUIPMENT ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND UL'S REQUIREMENTS.
31. ALL WORK SHALL BE BASE BID UNLESS OTHERWISE NOTED.
32. PROVIDE LIGHTING FIXTURES AND LAMPS AS SPECIFIED AND AT LOCATIONS SHOWN ON DRAWINGS. PROVIDE ALL ACCESSORIES FOR A COMPLETE AND OPERABLE SYSTEM. SUBMIT ANY SUBSTITUTIONS TO OWNER FOR APPROVAL.
33. INSTALL TELEPHONE OUTLETS PER ELECTRICAL PLANS. PROVIDE COVER PLATES FOR ALL OUTLETS. COLOR SELECTED BY ARCHITECT. CONFIRM ALL MOUNTING HEIGHTS AND ORIENTATIONS WITH OWNER PRIOR TO ROUGH-IN. PROVIDE EMT CONDUIT FROM TTb TO EACH TELEPHONE OUTLET.
34. AT ALL JUNCTION BOXES FOR INSTALLATION OF COMMUNICATION OR DATA OUTLETS, MOUNT 18" AFF, UNLESS OTHERWISE NOTED. INSTALL 1" CONDUIT FROM BOX TO 3" INTO ACCESSIBLE LOCATION ABOVE FINISHED CEILING. IN AREAS WITH NO FINISHED CEILING, PROVIDE 1" FROM J-BOX TO TTb OR DATA ROOM.

SHORT CIRCUIT CALCULATIONS													
FAULT POINT	FAULT LOCATION	FAULT SOURCE POINT	AVAILABLE FAULT CURRENT	CABLE						f	M	Isc	FAULT POINT
				E (VOLTS)	NO. SETS	WIRE SIZE	C VALUE	LENGTH (FT)	Phase				
F0	TRANSFORMER		14,800									14,800	F0
F1	METER	F0	14,800	240	1	#1	4645	50	1PH	1.328	0.430	6,359	F1
F2	PANEL 'A'	F1	6,359	208	1	#2	3713	10	1PH	0.165	0.859	5,460	F2
C = CABLE CONDUCTANCE FACTOR				Vs = TRANSFORMER SECONDARY LINE TO LINE VOLTAGE									
E = LINE TO LINE VOLTAGE				Z = TRANSFORMER IMPEDANCE									
Vp = TRANSFORMER PRIMARY LINE TO LINE VOLTAGE				L=LENGTH OF CABLE									
				Isc = SHORT CIRCUIT CURRENT									
M = 1/(1+f)				Isc = Vp x M x Isc/Vs									
f = 1.732 x L x Isc / (C x n x E)													

ELECTRICAL LEGEND									
x' x"	MOUNTING HEIGHT	MDP	MAIN DISTRIBUTION PANELBOARD	⌚	SWITCH		BATHROOM FAN/LIGHT COMBO		
A / AMP	AMPERE	MH	MANHOLE	⌚	3-WAY SWITCH		RECESSED FIXTURE		
AC	ABOVE COUNTER	MW	MICROWAVE	⌚	DIMMER		STRIP FIXTURE		
AFF	ABOVE FINISHED FLOOR	OVN	OVEN	⌚	THERMAL OVERLOAD SWITCH		SURFACE FIXTURE		
AG	ABOVE COUNTER GFI DEVICE	N	NEUTRAL	⌚	3 PUSH BUTTON		POLE MOUNTED FIXTURE		
AHU	AIR HANDLING UNIT	NL	NIGHT LIGHTING	⌚	SINGLE PUSH BUTTON		TRACK MOUNTED FIXTURE		
AIC	FAULT CURRENT CAPACITY	PH	PHASE	⌚	PHOTO ELECTRIC CELL SWITCH		BATTERY BALLASTED FIXTURE		
AL	ALUMINUM	REF	REFRIGERATOR	⌚	WALL-MOUNTED SWITCH, OCC SENSOR		BATTERY BALLASTED FIXTURE		
C	CONDUIT	RNG	RANGE	⌚	CEILING MTD OCCUPANCY SENSOR		EMERGENCY FIXTURE		
CU	COPPER	RTU	ROOF TOP UNIT	⌚	DUPLEX RECEPTACLE		EXIT FIXTURE		
CKT	CIRCUIT	UG	UNDERGROUND	⌚	GFCI DUPLEX RECEPTACLE		JUNCTION BOX		
CT	CURRENT TRANSFORMER	V	VOLT	⌚	QUADRUPLEX RECEPTACLE		MOTOR STARTER OR CONTACTOR		
DYR	DRYER	VA	VOLT-AMPERE	⌚	FLOOR MOUNTED RECEPTACLE		MOTOR		
DW	DISHWASHER	VFD	VARIABLE FREQUENCY DRIVE	⌚	SWITCHED OUTLET, ONE RECEPTACLE OF DUPLEX		ASTRONOMICAL TIME CLOCK W/ BATTERY		
(E)	EXISTING	W	WALL	⌚	CEILING MOUNTED RECEPTACLE		MOTORIZED DAMPER		
EF	EXHAUST FAN	WG	WEATHERPROOF GFI	⌚	SPECIAL PURPOSE RECEPTACLE		DISCONNECT		
EM	EMERGENCY	WP	WEATHERPROOF	⌚	WALL MOUNTED TELEPHONE OUTLET		FUSED DISCONNECT		
EW	WATER COOLER	WRM	WARMING DRAWER	⌚	TELEPHONE OUTLET		UTILITY METER		
EXP	EXPLOSION PROOF	WSH	WASHER	⌚	TELEPHONE/DATA OUTLET		TRANSFORMER		
G	GROUND			⌚	CABLE TV OUTLET		CIRCUIT BREAKER		
GD	GARBAGE DISPOSER			⌚	RECESSED CEILING FIXTURE		FIRE SMOKE DAMPER		
GFI	GROUND FAULT INTERRUPTER			⌚	SURFACE CEILING FIXTURE		SMOKE DETECTOR		
HD	EXHAUST HOOD			⌚	PENDANT LIGHT FIXTURE		PANELBOARD		
HP	HORSEPOWER			⌚	WALL MOUNTED FIXTURE				
				—W—	WIREMOLD				

COUNTY APPLICABLE CODES:

2020 NATIONAL ELECTRICAL CODE

GENERAL NOTES

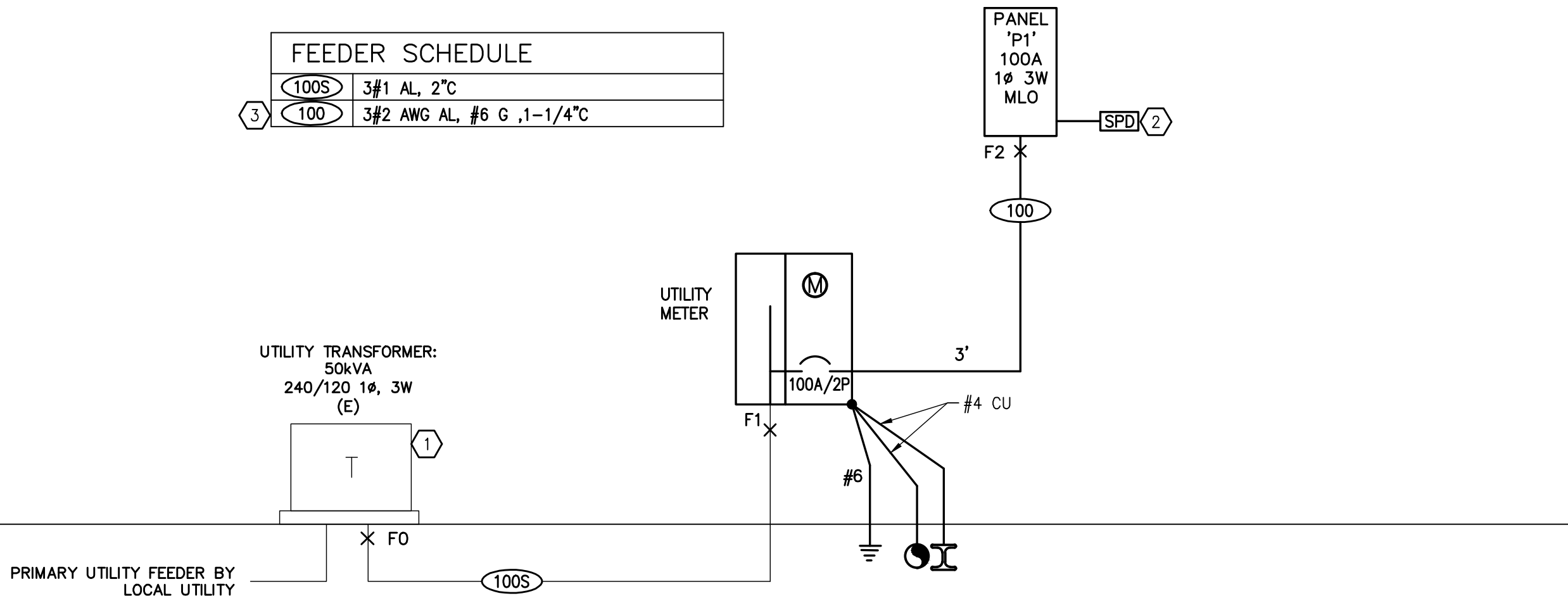
(THIS SHEET)

1. REFER TO ELECTRICAL FLOOR PLANS FOR PANEL LOCATIONS.
2. ALL EQUIPMENT IS NEW UNLESS OTHERWISE NOTED.

KEY NOTES

(THIS SHEET)

1. EXISTING UTILITY TRANSFORMER.
2. TYPE II SURGE PROTECTIVE DEVICE.
3. DWELLING UNIT FEEDERS SIZED AT 83% OF FEEDER RATING PER NEC 310.12 (B).

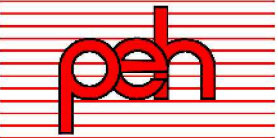


ONE-LINE DIAGRAM

SCALE: NTS



5/24/2023

5	ISSUE FOR PERMIT	06/07/23
4	50% PERMIT DOCUMENTS	04/28/23
3	DESIGN DEVELOPMENT	04/12/23
2	SCHEMATIC DESIGN	03/08/23
1	AS-BUILT DRAWINGS	11/16/22
No.	Description	Date
<b>PEH ARCHITECTS</b> 1720 14th Street Suite 100 Boulder, CO 80302 303-442-0408		
<b>187 CLEAR CREEK REHABILITATION</b> 187 Clear Creek Street, Black Hawk, CO 80422		
<b>ONE-LINE DIAGRAM, ELECTRICAL SPECIFICATIONS</b>		
Project:	2022.22	
Date:	11/04/23	
Drawn by:	Author	
Checked by:	Checker	
		<b>E1.0</b>

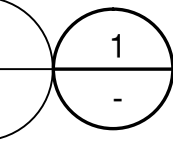
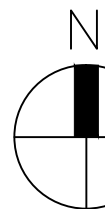
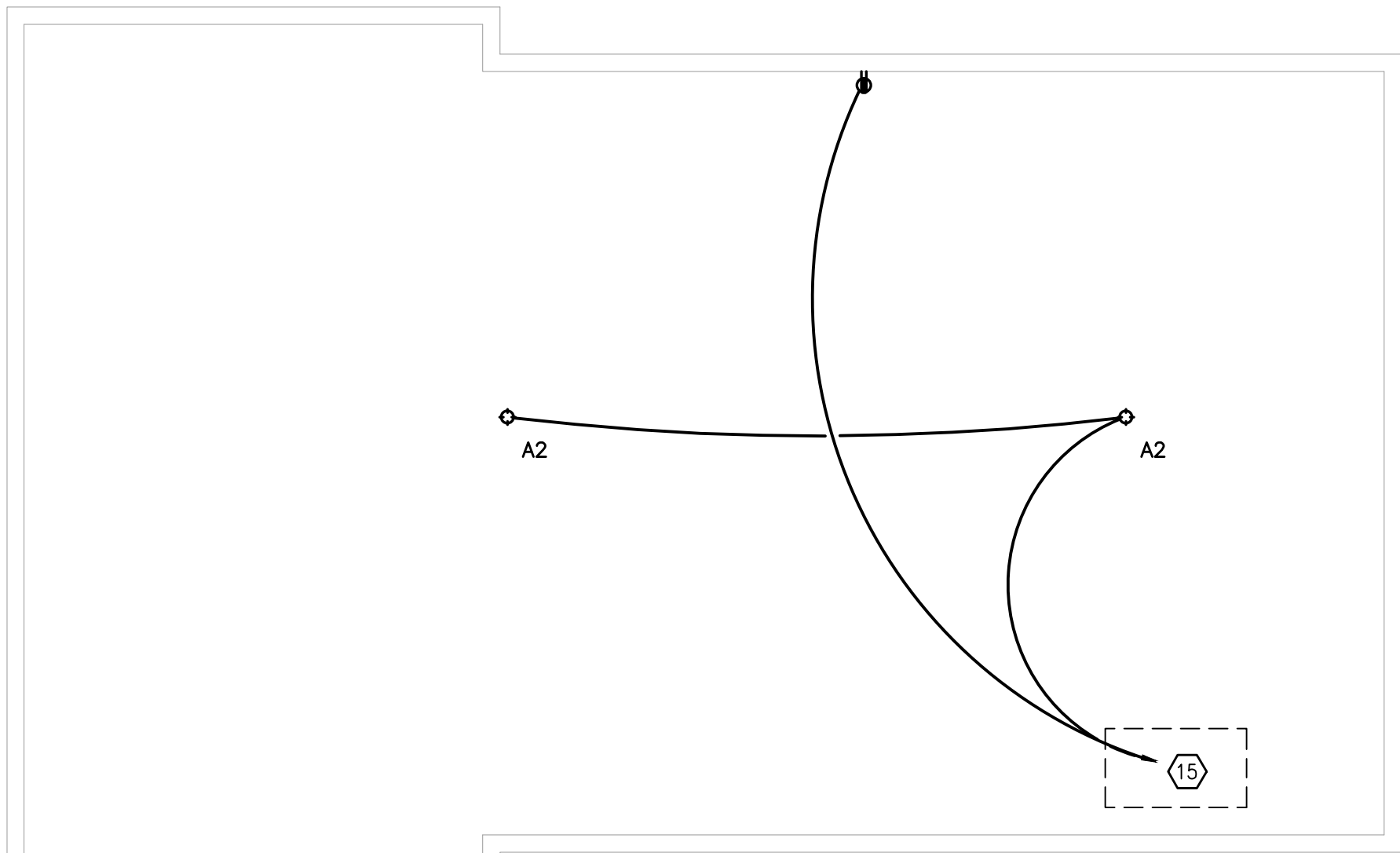
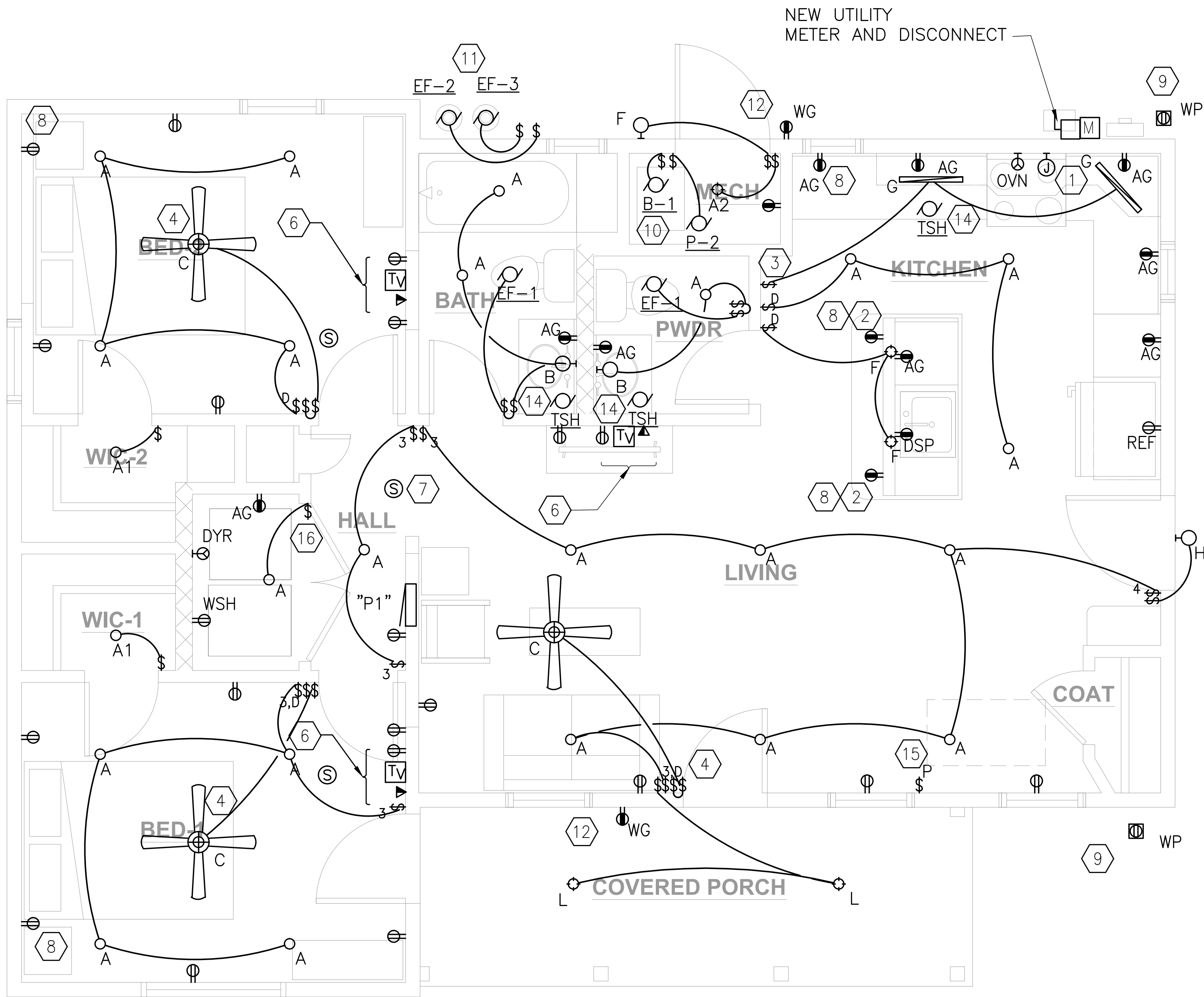


DRAWING NOTES:

1. PROVIDE ARC FAULT CIRCUIT INTERRUPTING CIRCUIT BREAKERS IN DWELLING UNIT LOAD CENTERS FOR ALL 120-VOLT 15 AND 20A BRANCH CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, KITCHENS, LAUNDRY AREAS AND HALLWAYS AS REQUIRED PER NEC ARTICLE 210.12. ALL BEDROOM RECEPTACLES, LIGHT FIXTURES, AND SMOKE DETECTORS SHALL BE ARC FAULT PROTECTED.
2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL RECEPTACLES RATED 125V TO 250V THAT ARE INSTALLED IN KITCHENS, BATHROOMS, BASEMENTS, GARAGES, LAUNDRY AREAS AND ALL OTHER PLACES LISTED IN NEC 210.8.
3. ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER NEC 406.12.
4. PROVIDE EXTERIOR RECEPTACLE(S) FOR EACH FIRST FLOOR DWELLING UNIT PER NEC 210.52(E) EXTERIOR RECEPTACLES SHALL BE GFCI PROTECTED AND HAVE "EXTRA DUTY" COVERS.
5. RECEPTACLE LAYOUT AND SPACING SHALL COMPLY WITH NEC ARTICLE 210.52.
6. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF ALL "ABOVE COUNTER" RECEPTACLES WITH OWNER PRIOR TO ROUGH-IN. OUTLETS NOT COORDINATED SHALL BE RELOCATED AT CONTRACTOR'S EXPENSE.
7. COORDINATE EXACT LIGHT FIXTURE, DEVICES AND JUNCTION BOX LOCATIONS WITH OWNER PRIOR TO ROUGH-IN. CAREFULLY COORDINATE INSTALLATION REQUIREMENTS WITH THE MECHANICAL CONTRACTOR AND PROVIDE ALL FINAL CONNECTIONS AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.
8. VERIFY EXACT NEMA OUTLET CONFIGURATION AND LOCATION AND MOUNTING HEIGHT OF OVEN/MICROWAVE OUTLETS WITH MANUFACTURER AND OWNER PRIOR TO ROUGH-IN.
9. FURNISH AND INSTALL SMOKE AND CO DETECTORS AS SHOWN ON DRAWINGS. PROVIDE FINAL CONNECTIONS.
10. PROVIDE AUXILIARY VISUAL ALARMS IN SLEEPING ROOMS. CONNECT TO THE BUILDING EMERGENCY ALARM SYSTEM. THE SIGNAL SHALL BE VISIBLE IN ALL AREAS OF THE UNIT OR ROOM. COMPLY WITH ADA-AG4.28.4.
11. REFER TO LOAD CENTER "TP" TYPICAL SCHEDULE FOR CIRCUITING INFORMATION OF SPECIFIC LOADS. CIRCUITS FOR DISHWASHERS, DRYERS, OVENS, BATHROOM CIRCUITS, FIREPLACE ETC. ARE IDENTIFIED IN THE LOAD CENTER SCHEDULES.
12. TELEPHONE AND CATV BY OTHERS.
13. REFER TO INTERIOR DESIGN PLANS FOR DWELLING UNIT LIGHT FIXTURE SCHEDULES, LOCATIONS, QUANTITIES, AND LIGHTING CONTROL REQUIREMENTS. PROVIDE LIGHTING AND CONTROLS AS REQUIRED.
14. ALL APPLIANCES ARE OWNER FURNISHED. VERIFY ELECTRICAL REQUIREMENTS.
15. ALL LIGHT FIXTURES ARE OWNER FURNISHED. CONTRACTOR SHALL PROVIDE ALL LABOR TO INSTALL FIXTURES AND LAMPS AS REQUIRED.
16. ELECTRICAL BOXES INSTALLED ON OPPOSITE SIDES OF FIRE RATED WALL SHALL BE OFFSET 24" PER IBC OR HAVE FIRE-RATED PUTTY-PADS INSTALLED.
17. ALL CEILING OUTLET BOXES FOR CEILING MOUNTED FIXTURES SHALL BE UL LISTED FOR SUPPORTING CEILING MOUNTED FIXTURES PER NEC ARTICLE 314.27. REFER TO LOAD CENTER UNIT TYPICAL SCHEDULE FOR CIRCUITING INFORMATION OF SPECIFIC LOADS. CIRCUITS FOR DISHWASHERS, DRYERS, OVENS, BATHROOM CIRCUITS, ETC. ARE IDENTIFIED IN THE LOAD CENTER SCHEDULES.
18. VERIFY EXACT LOCATION AND MOUNTING HEIGHT OF GARBAGE DISPOSER SWITCH IN KITCHEN WITH OWNER AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
19. COORDINATE EXACT LIGHT FIXTURE, DEVICES AND JUNCTION BOX LOCATIONS WITH OWNER PRIOR TO ROUGH-IN.

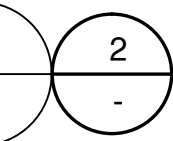
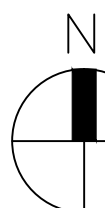
KEY NOTES:

1. RANGE HOOD AND MICROWAVE. COORDINATE J-BOX HEIGHT WITH ARCHITECTURAL. PROVIDE DEDICATED CIRCUIT.
2. MOUNT RECEPTACLES 6" BELOW COUNTER.
3. PROVIDE WALL SWITCH AND POWER FOR UNDERCABINET LIGHTING.
4. SWITCH FAN AND LIGHT SEPARATELY
5. NEW SERVICE LOCATION. SEE ONE-LINE DIAGRAM.
6. MOUNT POWER OUTLETS AT +48" FOR TV.
7. IONIZATION SMOKE/CO DETECTOR. AUDIO/VISUAL ALARM IN FIRST FLOOR ROOMS.
8. DUPLEX RECEPTACLE WITH USB TYPE-A, AND TYPE-C RAPID CHARGING PORTS. SEE DETAIL SHEET E4.0.
9. WP RECEPTACLE IN SOFFIT FOR GUTTER HEAT TRACE.
10. P-1 IS LOCATED INSIDE BOILER AND PRE-WIRED.
11. PROVIDE LOCAL DISCONNECTS FOR RADON AND CRAWLSPACE EXHAUST FANS.
12. SEE CRAWLSPACE ELECTRICAL PLAN FOR LIGHT FIXTURE AND GFCI RECEPTACLE LOCATIONS.
13. EXTERIOR RECEPTACLE PER NEC 210.52(E)(2).
14. TOE HEATER FAN POWER CIRCUIT. TAP TO LOCAL RECEPTACLE CIRCUIT.
15. CRAWLSPACE LIGHT FIXTURE AND RECEPTACLE LOCATIONS TBD. CONTROL LIGHT FIXTURES WITH PILOT LIGHT SWITCH NEAR CRAWLSPACE ACCESS ON FIRST FLOOR.
16. PROVIDE CLOSET DOOR LIGHT SWITCH



ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"



CRAWLSPACE ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



5/24/2023

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**PEH ARCHITECTS**  
1720 14th Street Suite 100  
Boulder, CO 80302  
303-442-0408

**187 CLEAR CREEK  
REHABILITATION**

187 Clear Creek Street, Black Hawk, CO 80422

FLOOR PLAN

Project: 2022.22  
Date: 11/04/23  
Drawn by: Author  
Checked by: Checker



**E3.0**







# 187 Clear Creek

187 Clear Creek Street  
Black Hawk, CO 80422



Project Manual  
06/07/23



**PEH ARCHITECTS**  
1720 14<sup>th</sup> Street Suite 100 Boulder, CO 80302  
*phone: 303-442-0408*



*Project Info:*

Project:

Owner:

Owner Rep:

Description:

General Contractor:

Budget/Schedule:

**187 Clear Creek**

Fellowship Benevolent Corporation

Michael Mullin

Full historic rehabilitation to a 878 SF one-story residence. Replace windows with high thermal performance, low-maintenance aluminum clad windows. Replace HVAC, plumbing, and electrical for modern convenience, code compliance, and improved energy performance

White Construction

TBD/ TBD

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## **0 CONDITIONS OF THE CONTRACT**

### **General Conditions and Modification to General Conditions:**

These Outline Specifications are intended only to establish a scope and quality of work and are not intended to be complete detailed specifications. Where only one manufacturer is indicated, provide products of that manufacturer. "Equal" products may be submitted concurrently but shall not be submitted as a substitute without prior authorization.

It is implied and required that work which is not fully specified and/or detailed shall comply with applicable, recognized standards of the construction industry for the intended use of work, and shall be complete.

Where there is a conflict between the specifications and the drawings or within the specifications, the Contractor is to assume the higher quality, more expensive product or detail is to be used. It is the responsibility of the Contractor to ask for clarification from the Architect/Design Team.

Dimensions take precedence over scaled drawings. Large scale drawings take precedence over small scale drawings. Concrete and masonry dimensions are to face of concrete or masonry. Wood or steel stud construction is dimensioned to face of finished material unless noted otherwise. Do not scale drawings unless directed by the architect.

Before starting each portion of work, the contractor shall carefully study and compare the various drawings and other contract documents relative to that portion of work. The contractor shall field verify any existing condition related to that portion of work and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating construction by the contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the contract documents; however, any errors, inconsistencies or omissions discovered by the contractor shall be reported to the architects as an RFI.

Any discrepancies found between the drawings and specifications, and site conditions, or any inconsistencies or ambiguities in the drawings or specifications shall be immediately reported to the owner, in writing, who will promptly resolve such inconsistencies or ambiguities in writing. Work done on unreported discrepancies, inconsistencies or ambiguities by the contractor shall be done at the contractor's risk.



## 1 GENERAL CONDITIONS SUPPLEMENT

### Summary of Work: (Project Description)

This project consists of a one-story historic structure to be finished as indicated on the drawings. Scope is defined in these Outline Specifications and Drawings dated **6/7/23**. The project is located at 187 Clear Creek Street, Black Hawk, Colorado.

### General Alternate Requirements:

General: The description for each alternate is recognized to be incomplete and abbreviated, but implies that each change must be complete for the scope of work affected. Refer to applicable sections and to applicable drawings for the specific requirements of the Owner, whether or not references are so noted in the description of each alternate. Modify surrounding work as required to integrate with the work of each alternate. Each alternate shall be priced to include all labor, materials, and general conditions associated with completing the work.

1. Alternate #1: 42" height wall cabinets in Kitchen  
GC to provide pricing for 42" tall wall cabinets in lieu of 36" tall wall cabinets.



## Mechanical and Electrical Coordination:

Contractor to carefully coordinate the interface between mechanical and electrical equipment. It shall be the responsibility of the Contractor to furnish, set in place, and wire for power and control.

## Regulatory Requirements:

Contractor shall comply with the International Residential Code 2015, International Energy Conservation Code 2015 and all other applicable codes and ordinances, as well as secure all necessary permits and licenses.

## Project Meetings:

The contractor shall schedule and administer a Pre-construction meeting, regular construction meetings and specially called meetings throughout the progress of the work. The contractor shall prepare and distribute meeting agenda and meeting minutes. Distribution of agenda and minutes shall be in PDF format. Distribution list shall include, but not be limited to, owner, owner's rep, architect, and each rep. of the design team. Paper hard-copies shall be provided at each meeting.

Special meetings at specified milestones:

- Footing Form and Rebar
- Foundation Wall Form and Rebar
- Foundation Waterproofing
- Floor Framing, Wall Framing
- Roof Framing
- Windows and Exterior Doors
- Insulation and Vapor Barrier
- Interior Finish #1 (TBD)
- Interior Finish #2 (TBD)
- Flex Site Visit #1 (TBD)
- Flex Site Visit #2 (TBD)



#### Quality Control:

All material and workmanship shall be subject to inspections, observation, examination and test by the Owner's Representative at any and all times.

Manufactured articles, materials, and equipment shall be applied, installed, connected, erected, cleaned and conditioned per manufacturer's written recommendations and/or trade association standards.

#### Temporary Utilities; Barriers and Controls:

The Contractor shall be responsible for furnishing all services and connections for water, electricity, and fuel for construction, and shall pay all charges entailed.

The contractor shall provide and pay for temporary services, utilities and facilities which will enable adequate construction progress and processes, and will accommodate other necessary activities at the project site. Services, utilities and facilities shall include but not be limited to water, telephone, electrical, gas, heat, ventilation, sanitary, fire extinguisher, site protection, enclosures, miscellaneous facilities and field office. The cost of providing and using temporary services shall be included in the contract sum. Any fee associated with connections, disconnects and relocations shall be included in the contract sum.

The Contractor shall provide barricades and temporary fences where needed. The construction site shall be cleaned and maintained clean to minimize the impact on surrounding property and rights of way.

Materials, equipment, fixtures or any other future components of the work shall be protected from the weather, stabilized at building temperature and moisture content or the like, as recommended by the manufacturer of the product.

Construction loads exceeding structural design loads shall not be placed upon the structures.

#### Substitutions and Product Options:

Cost saving alternates, substitutions, and proposals may be acceptable and should be submitted to the Architect for approval. If any alternative, substitute or proposal is found to be unacceptable, the Contractor shall provide the original product or detail at no additional cost.

#### Submittals:

The GC is to provide a Submittal Schedule upon commencement of construction. The schedule is to list all submittal items required per Appendix A, and to identify approximate dates of submittals. Submittals will be submitted in a timely manner so as to allow the Architect (10) days for review and approval.

GC shall review all submittals for general conformance and provide stamp/signature acknowledging review of documents. All documents (including physical samples) shall be provided via PDF format. Photos of physical samples shall be included in the PDF submittal.

Work completed on submittal items prior to design team approval shall be done at the contractor's risk.



#### Construction Photos:

GC to provide digital photos that document both electrical and mechanical rough-ins prior to installing insulation and drywall. GC is also to provide courtesy progress photos taken throughout the construction process. All photos are to be burned onto CDs or jumpdrives, and to be organized in folders by day of photo taken. Two CDs or jumpdrives are to be provided, one for the design team and one for the owner.

#### Contract Closeout:

The Contractor shall provide both hard-copy and PDF format As-Built documentation, both hard-copy and PDF format Operation and Maintenance Manual (O&M Manual), and final lien wavers prior to application for final payment. In addition, the Contractor shall coordinate equipment start up and demonstrate/supply instructions for all equipment.

The contractor shall provide Provide (1) un-used full gallon of each finish paint (interior and exterior) at end of project for home owner storage and use.

#### Cleaning:

At the completion of the work, remove all excess material, construction debris, tools and construction equipment from the site. The entire site and building areas shall be left clean and in ready to use condition, including but not limited to: visible labels removed, and all other exposed surfaces wiped, mopped or washed clean.

#### Operations and Maintenance:

The Contractor shall provide (1) copy of an O&M Manual and (1) PDF copy. The O&M Manual shall contain specification or product number and name for all appropriate finish materials, as used within the project, any and all warranty information, and any other pertinent information relating to this project. The hard-copy manual is to be 8.5"x11, 3 ring binder with items listed by CSI divisions within. CSI divisions are to be tabbed and there is to be a complete table of contents at the front of the binder. The electronic PDF copy of the manual is to be burned onto a CD or jumpdrive, requiring the same documents included in the hard copy. PDFs of items are to be organized within folders labeled by CSI divisions. A PDF of the complete table of contents is also required.



### Selective Demolition:

All General and sub contractors used for demolition must be EPA Lead-Safe Certified.

Remove and dispose identified items described in Demolition Plan(s) and other contract drawings and documents, unless otherwise noted. Cap and identify utilities. Existing finished construction to remain shall be repaired, patched, and blended into new work. Remove all fasteners, hangers, clips, etc attached to or associated with demolished items and assemblies. Provide shoring and bracing as required for demolition work.

The project staging area and construction activities shall not cause the obstruction of paths of egress adjacent to the building or impede emergency vehicle access to the area.

Contractor is responsible for providing shoring engineering and design.

Plant Investment Fees:	Not Applicable. (N/A)
Taps:	See Civil Drawings.
Geotechnical Report:	By Terracon, Inc.
Building Permit:	Pick up by Contractor.



## 2 SITE WORK

Site Access:	Clear Creek Street
Demolition:	Coordinate with demo plan and site plans
Grading-Excavating:	<p>Excavate as required to install foundation improvement and provide 18" depth crawl space under house. Excavate/backfill site to install underground utilities per Civil Drawings.</p> <p>Bedrock removal is expected and is to be included within the contractor's base bid. Bedrock removal shall be included for foundations, crawlspace, retaining walls, underground drain, radon piping, and domestic plumbing. Contractor to become familiar with Geotech report, and coordinate with drawings.</p>
Drain Pipe:	See Civil Drawings
Extra Dirt:	Remove from site.
Top Soil:	Spread evenly on disturbed areas.
Landscaping:	<p>Seed all disturbed grading; Steep slopes with "multi-color high altitude seed mix" and front yard areas with "Wear Tolerant" turf grass, each are from Arkansas Valley Seed. Provide erosion control mat and temporary irrigation until completion of project. Soil retention blanket shall be a machine produced mat consisting of 70% agricultural straw and 30% coconut fiber. The blanket shall be covered with biodegradable netting having an approx.. 5/8"x5/8" mesh on top and bottom, and be sewn together with cotton, biodegradable or photodegradable thread.</p>
Irrigation System:	N/A
Site Fence:	Section 5: Ornamental guardrail
Retaining Walls:	See Section 4: Masonry
Tree Removal:	<p>Remove or cut down trees as shown on the site plan. Removal shall include grinding out stump to a minimum of 12" below grade.</p>
Sandstone Path:	N/A



### 3 **CONCRETE**

Strength:	See structural drawings.
Concrete:	Ready-mix.
Thickness:	4" U.N.O.
Control joints:	$\frac{3}{4}$ " depth tooled or saw cut.
Expansion joints:	$\frac{1}{2}$ " expansion filler material with plastic leveling screed peel-off caulk strip. $\frac{1}{2}$ " wide x $\frac{1}{2}$ " deep polyurethane non-sag self-leveling sealant. Provide at all junctions of slab and building, foundations, rock walls or other vertical improvements.
Reinforcing:	Fibermesh or as noted in the drawings.
Finish:	Light broom exterior, steel trowel interior.
Exposed Vertical Conc.:	All exposed vertical concrete at foundations and retaining wall shall have a smooth light broom and uniform finish. Provide trowel on finish.
Protective coating:	N/A
Conc. Stain:	N/A
Walkways:	4" concrete with deep tooled control joints at 4'x4' spacing (or as shown on plan) over 4" compacted road base. Provide expansion joints at all junctions of slab, building and rock walls as noted above.
Driveway:	N/A
Exterior Patio:	4" thick with broom finish over 4" compacted road base. Provide expansion joints at all junctions of slab and building as noted above. Control joints as shown on plans.
Drainage Swale:	4" thick with broom finish over 4" compacted road base. Provide expansion joints at all junctions of slab and building as noted above. Control joints at 12'-0" O.C. maximum.
Concrete Stairs:	6" min. thickness, $\frac{1}{2}$ " bull nose, broom finish
Concrete Retaining Wall:	N/A
Conc. Splash block:	12"w x 24"l x 3"h precast reinforced concrete splash block (Copeland Enterprises or equal).



#### 4 MASONRY

Stone Retaining Wall:	Existing stone wall material shall be cleaned of mortar and is to be reused where possible, see Civil general notes. New stone shall be irregular, rough, uncut native stone and should be integrated throughout the wall with the reused existing stone to maintain consistency of adjacent and existing wall. Each wall is to be constructed using similar size face of stones as the observed measurements provided in the Stone Masonry Foundation and Retaining Wall Evaluation Re: <u>Appendix D</u> . Coursing to be roughly horizontal and match the existing aesthetic of existing wall construction, stone color, and variation. Wall batter and location shall be constructed as specified by Civil.
Stone Ret. Wall Mortar:	ASTM C270 Type O. Mortar joint to be flush with face of stone (match adjacent wall surfaces). Wall mortar to allow for free draining of water. Proportions of 1: 2: 9 (Portland: Lime: sand), site mixed mortar (no pre-mix bags).
Stone Veneer (foundation):	N/A
Stone Veneer Mortar:	N/A
Stone Foundation:	N/A
Stone Foundation Mortar:	N/A
Brick Chimney:	Remove and replace deteriorated soft brick with like brick. Used replacement brick can be obtained at salvage yards such as Mendoza used Brick and Hillen Corp. Consider salvaging sound brick from cellar prior to demolition. Prior to repointing, remove loose mortar to a minimum depth of two times the joint width. Clean and moisten the joint prior to repointing. Masonry should be damp with no standing water (saturated, surface dry). Ensure all repointing is well filled and compacted.
Brick Chimney Mortar:	ASTM C270 Type K. Flush mortar joint with a starting proportion of 1: 2.5 :10 (Portland: hydrated lime: aggregate) by volume. Site mixed mortar (no pre-mixed bags). It may be necessary to use white Portland cement to achieve an acceptable color match. Architect/Owner to approve color match, cured for a min. of seven days, prior to work.



## 5 **METALS**

Steel Items:	Primed 1 coat.
Foundation Bolts:	1/2" x 10". ASTM A307 or A36, see structural drawings.
Post Stirrups:	1/8" steel. See Structural Drawings.
Beam/Post Straps:	1/8" steel. See Structural Drawings.
Connectors:	1/8" steel strapping or Simpson connectors. See Structural Drawings.
Handrail @ site stairs:	1 1/2" Diameter steel pipe with welded joints. Grind joints smooth. Powder coat black. Field touch up paint w/ black polyurethane paint. Provide vertical post or shop manufactured bracket at 6'-0" O.C. max.
Ornamental Guardrail:	See drawings for details, powder coated black (shop painted with field touch-ups using polyurethane paint). Grind all welds smooth. Panel at sloping grade to be installed on a rake to follow finished grade (top and bottom rail to follow slope of finished grade; posts & pickets to be vertical).
Wire Metal Fencing:	N/A



## 6 WOOD

Studs:	Hem Fir, #2 or better, U.N.O. See Structural Plans.
Framing Lumber:	Hem Fir, #2 or better, U.N.O. See Structural Plans.
Roof Trusses:	N/A
Rafters:	Hem Fir, #2 or better, U.N.O. See Structural Plans.
Beams:	See Structural Plans.
Backing for Accessories:	2x6 U.N.O., backing shall be provided at the following locations: 36" above tub/shower floor.
Wall Sheathing:	1/2" CDX plywood or 7/16" OSB - APA rated 24/16 exp 1, blocked and nailed U.N.O., Re: Structural.
Roof Sheathing:	1/2" CDX plywood or 15/32" OSB, APA 32/16, nailed, Re: Structural. Provide additional layer(s) of plywood sheathing where aligning to existing plank sheathing.
Subfloor:	3/4" T&G "Sturd-I-Floor", glue and screw install per structural.
Soffit:	3/8" x 6" tongue and groove V-groove beadboard, smooth pine or doug fir, painted. To be installed parallel to the wall face. Miter joint and align rake/eave junctions.
Fascia:	6" fascia = 7/8" x 6" actual, rough western red cedar, clear vertical grain, plowed for soffit. Running trim to have bevel joint oriented to shed water. Pre-prime all 6 sides and field cuts prior to install.
Interior Trim:	All trim to be a poplar or solid wood (no finger joint material) paint grade. See drawings for profiles.
Base:	See "interior trim"
Casing:	See "interior trim"
Material:	See "interior trim"
Window:	See "interior trim"
Door:	See "interior trim"



Exterior Trim @ Horz Lap:	7/8" Smooth western red cedar, clear vertical grain. 7/8" thickness is based on ripping 8/4" rough sawn into 2 boards. Running trim to have bevel joint oriented to shed water. Siding is not to project past the edge of the trim. Pre-prime all 6 sides and field cuts prior to install.
Corner:	4" trim = 7/8" x 4" actual. Rip one board per corner to maintain a 4" exposure on each wall face.
Window:	4" trim = 7/8" x 4" actual for jamb. Include ripped 2"x4" rough sawn sill extension w/ sloped top and drip edge kirk cut. 7/8"x4" actual for head include ripped 1/2" actual thickness for cap overhead trim. See Elevation Drawings.
Door:	4" trim = 7/4" x 4" actual rough sawn for head and jamb. Thicker trim at door is needed for storm doors.
Mounting Blocks:	Provide one solid board at all wall mounted equipment (butt joint boards not acceptable). Board sizes to be coordinated with equipment to allow full flush mount. Provide flashing at top of board. Paint board to match siding. Do not interrupt trim or casing to install mounting blocks. Sizes as follows:  Light fixture: 8"x8"x7/8"  Elec. Outlets: 8"x8"x7/8"  Hose bib: 8"x8"x7/8"  Exhaust wall cap: Coordinate with wall cap size (min. 1" larger on each 4 sides).  Elec. Meter/disconnect: Coordinate with equipment size (min. 1" larger on each 4 sides).  Pipe penetrations: No mounting blocking, cut siding tight around pipe penetrations.
Exterior Lap Siding:	Smooth cedar, clear vertical grain, bevel lap siding, 4" reveal (Re: elevations). Pre-prime all 6 sides and field cuts prior to install. Fasteners to be located per WWPA recommendations (exposed and flush with siding surface). <a href="http://harvest-timber.com/wp-content/uploads/2013/12/WWPA_Technical_GuideLbr.pdf">http://harvest-timber.com/wp-content/uploads/2013/12/WWPA_Technical_GuideLbr.pdf</a>



Deck:

Decking:	Stained 5/4x6 “custom clear” smooth cedar S4S with eased edge. Picture frame deck edges (no exposed end grain). Grade C+better.
Fasteners:	Concealed. Tiger claw TC-1 or equal.
Top Rail:	N/A.
Guardrail:	N/A.
Sawn Baluster:	N/A.
Posts:	Existing posts to remain.

Porch:

Carefully scrape paint from porch “ginger bread” and posts (see “Existing Wood Restoration” below). Repair damaged components with epoxy fillers. Replace rotten components. Recreate missing bracket, base trim and dental details using new solid wood (western yellow pine). Replacement components shall be doweled or biscuited to original wood, glue, epoxy, and sand smooth. Sand epoxy fillers to shape, prime and paint.

#### Existing Wood Restoration:

Prior to priming: Thoroughly hose off any debris, dirt, or sand particles with a garden hose (DO NOT waterblast). Remove damaged or deteriorated paint to the next sound layer by handscraping with a putty knife/paint scraper and handsanding with a block sander. DO NOT scrape paint that appears to be fully adhered to wood. If a moisture problem is evident, remove all sources of moisture in order for new paint to fully adhere. In areas of detail (“gingerbread”, brackets, etc.), an electric heat gun may be used to loosen paint and then scraped/sanded. As a last resort, a solvent-based chemical stripper may be used to loosen heavy build-up. It is imperative that the manufacturer’s instructions are followed thoroughly for this step. Once the paint has been loosened, scrape/sand the areas. DO NOT hose off solvent based paint sludge. Once the wood has dried thoroughly, it can be primed, caulked and painted. (A more detailed description of Preservation of Exterior Woodwork can be found at: <http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>)



Exterior Stairs:

Stringer:	2x12 P.T. and 1x12 finish stringers cedar (C+better) stained.
Treads:	5/4x6 clear cedar (C+better)S4S with eased edge, stained.
Riser:	Ripped 1x8 cedar (C+better) smooth, stained.
Handrail:	N/A
Top Rail:	N/A
Balusters:	N/A
Sawn Balusters:	N/A.
Newel Post:	N/A



Interior Stairs/ Railing:

Treads:	N/A
Risers:	N/A
Handrail:	N/A.
Handrail bracket:	N/A.
Newel Post:	N/A.
Baluster:	N/A.
Top Rail:	N/A.
Bottom Rail:	N/A
Shoe Rail:	N/A.
Closet Shelves:	15"x3/4" solid wood on 1x2 poplar cleat. Painted.
Closets:	Shelf @ 6'-0" A.F.F.
Linen & W.I.C.:	Shelves @ 1'-4", 2'-6", 3'-8", 4'-10", 6'-0" A.F.F.
Closet Clothing Rod:	1 1/2" diameter wood rod, provide middle bracket if span exceeds 4'-6". Painted.
Built-in Cabinetry:	N/A



## **7 THERMAL AND MOISTURE PROTECTION**

Roofing:	Asphalt, Owens Corning Duration Shingles, "Teak".
Warranty:	Limited lifetime warranty with 10 year true protection
Roofing Paper:	N/A - provide continuous ice & water shield.
Ice + Water Shield:	Install continuous Ice + Water Shield.
Valley Flashing:	Lace asphalt shingles over valley. 3'-0" ice and water shield (1'-6" each side of valley).
Membrane Roofing:	N/A
Roof Accessories:	
Drip Edge:	24 gauge galvanized, pre-finished.
Roof Vent:	N/A
Soffit Vent:	N/A
Gutters:	Galvanized 24 gage steel. Not painted. Hidden clips with roof bracket/strap (under roofing) @ 18" O.C.
Size/Shape:	6" Half Round, with reverse bead (coordinate w/ clips).
Downspouts:	Galvanized 24 gage steel. Not painted. Clips @ 48" O.C. max.
Size/Shape:	4" circular
Drainage Plane at Concrete Retaining Wall:	N/A
Masonry Weep:	N/A



## Insulation:

Wall:	BASF WallTite, BASF SprayTite 178, or BASF 81206 (as listed per specified UL wall assembly)  R-30 depth, 2lb. closed cell spray foam by BASF (R-6.9/ to R-7.2Inch).
Under Roof:	R-60 depth, 2lb. closed cell spray foam. Provide intumescent paint in exposed attic areas as required by local code and per manufacturer's instructions. (Contractor's option to use closed cell spray foam with class 1 fire rating).
Flat Ceiling:	N/A
S.O.G. Conc. Floor:	N/A
Foundation @ S.O.G.:	N/A
Foundation @ crawl:	R-19 depth, 2lb. closed cell spray foam. Provide intumescent paint in exposed crawl space areas as required by local code and per manufacturer's instructions. Provide 2' of R-19 spray foam on crawl space floor over vapor barrier, see drawings. (Contractor's option to use closed cell spray foam with class 1 fire rating).
Foam Insulation:	All electrical outlets and wire holes in plates/joists, windows and exterior doors (low expanding foam @ doors and windows).
Pipe Insulation:	See Mechanical Plans.
Vapor Barrier:	Class A - 15 mil, Stego Industries or equal. 12" overlap of sheet, 6" up foundation walls. Tape all seams with manufacturer's tape. Seal all penetrations with manufacture's tape. Tape to be 3.75" minimum width. Follow manufacturer's installation instructions.
Building Paper or WRB (Weather Resistive Barrier):	Tyvek "Drain Wrap" vapor permeable infiltration barrier with vertical drainage channels. Minimum 6" vertical overlap. Manufacturer approved tape at all seams, flashing head AND PENETRATIONS.
Asphaltic Waterproofing:	Bituminous Dampproofing - Provide 2 coats of an asphalt emulsion conforming to ASTM DI 187 to exterior vertical concrete surfaces of the foundation and at concrete retaining walls. Do not extend above grade. Do not apply to stone foundation or stone veneer.



## 8 DOORS AND WINDOWS

### New Windows:

Brand:	Marvin
Type:	Signature Ultimate Double Hung G2
Interior:	Pine, factory applied prime. G.C. to paint per "Section 9c Interior Trim"
Jamb Extensions:	Exclude factory jamb extensions. G.C. to provide poplar 1x extensions installed in the field – custom depth to match wall thickness. (See details in plans)
Exterior:	Factory applied AAMA 2605-05 finish. Color to be "Coconut Cream."
Glass:	LOE-272, Double Pane clear U.N.O. U-Value 0.33 (provide decorative glass as noted in window schedule).
Tempered Glass:	See Window Schedule on plans.
Egress:	See Window Schedule on plans.
Screens:	Aluminum full screen frame to match window finish. Charcoal fiberglass screen mesh.
Divided Lights:	5/8" SDLS simulated divided lite w/ spacer bar. Square interior sticking.
Hardware:	Matte black finish sash lock and sash lift (provide 2 sash lifts at sashes wider than 28").
Flashing:	Flash per manufacturer's instructions (See window details on plans).
Warranty:	Glazing - 20 year seal failure/10 year stress crack - Non-glazing components - 10 years Exterior cladding – 20 years
Additional Window Notes:	<i>G.C. is encouraged to schedule a pre-walk with Marvin representative for flashing and building paper installation.</i>
Site-built window(s):	Double pane w/ Low-E Clear (hard coat low-E PPG 500 SunGate annealed glass on the 2nd surface) tempered glass 1" thick with grey super spacer. Field measure glass and install per details in drawings. Glass thicknesses, interior 3/16", exterior 1/4". Tempering per window schedule.
Skylights:	N/A



Mirrors:	(also see Section 10: Specialties for med cabinet)
Plate:	¼" frameless, polished edge.
Size:	Per plan (see interior elevations).
Location:	Pwdr
Doors:	
Interior Passage Doors:	Solid core, stained – see door schedule.
Existing Ext. Doors:	Strip paint using wet method. Add wood to top, bottom and jambs to recreate square door. Replace bottom rail and panel where missing/damaged. Fill nail holes and unused hardware cut outs (knob/hinge/deadbolt). Sand/plane new material smooth to blend with door. Replace glass with new 3/8" insulated glass unit with Low-E coating (hard coat low-E PPG 500 SunGate annealed glass on the 2nd surface). Reinstall wood glass stop and caulk-in glass window. Prep for new hardware and new frame. Owner's rep. to approve finishing/preparation prior to prime and paint.
Exterior Doors:	Solid Wood, painted - see door schedule.
Exterior Utility Room Door:	Thermatru "Traditions" TS214. Four panel, insulated steel door. Painted. Outswing door with anodized aluminum bumper sill. Also include secondary Pemko half saddle.
Exterior Storm Doors:	Larsen - Elegant Easy Vent with Retractable Screen Away - Full view #146FVE with white finish. Larsen "Quickfit" lockset & deadbolt with key to match entry door (satin nickel finish). Clear tempered low-e coated glass (no bevel) with retractable screen). GC to verify and provide custom sizing.
Door Frames	Interior and exterior door frames to be finger-joint material. Provide kerf for weather stripping at exterior doors.
Weather seals:	Install/provide new at all new and existing exterior doors.
Thresholds:	Adjustable oak top sill with anodized aluminum exterior (Pemko or equal). Exterior finish to be anodized dark bronze aluminum. Provide aluminum sill extension to ensure full coverage at door threshold.
Hinges:	3 per door, finish to be matte black finish, (3 ½"x3 ½" @ 1 3/8" doors and 4"x4" @ 1 ¾" doors).



Interior Door Hardware:

Swing Door Hardware: Delaney Hardware, "Santo" style lever-sets, black finish (locking at bedroom and bathroom doors).

Rolling Door Hardware: N/A

Exterior Door Hardware: Schlage, Camelot Single Cylinder door handleset with Plymouth knob and deadbolt. Match key to all exterior handlesets and deadbolts. Black finish.

Door Stops: Schlage solid brass door stop (or equal). Finish to be matte black. Provide at all pivot doors. Preferred mounting locations in order of most to least preferred: baseboard, floor, wall at knob, hinge mounted.

Baseboard – Schlage #61-619

Floor – Schlage #436-619

Wall – Schlage #407-619

Hinge – Schlage #70-619

Exterior Storage Door: N/A

Garage Doors: N/A



## 9 **FINISHES**

### **A. DRYWALL/PLASTER**

Material:	Gypsum wallboard-regular tapered edges throughout.
Finish Level:	Level <u>4</u> finish, provide paper board furring, plywood furring, and other accessories to ensure gyp board is plumb with the following tolerances: 1/16" per foot, 1/8" per 8 feet. Install furring at all new stud walls and rough sawn stud walls, to ensure continuous plumb plane.
Wet Locations:	1/2" Dens-Shield underlayment. Coordinate with wall tile specification.
Thickness:	1/2" U.N.O. – Provide 5/8" Type-X at ceiling framing that exceeds 16" O.C.
Joint Treatment:	Butt Joint.
Corner Treatment:	Square.
Attachment:	All drywall must be screwed.
Wall Finish:	Smooth
Ceiling Finishes:	Smooth
No Finish Area:	N/A



## **B. FLOORING, WALL FINISH AND COUNTERS**

### Flooring:

Carpet:	N/A
Pad:	N/A
Wood:	<p>“See appendix B for selections and locations”. Remove all irregularities in sub-floor prior to flooring installation. Solid wood flooring to be nailed to subfloor per manufacturer recommendations.</p>
Tile:	<p>See <u>Appendix B</u> for selection(s) and location(s). Install on mortar bed over 1/4” waffle isolation mat (schluter-“ditra” or equal) over mortar bed. Follow manufacturer’s instructions.</p> <p>Provide 1/4” gap expansion joint at all wood base perimeter walls (to be concealed under wood base board trim). Provide backer rod and sealant (to match grout) at perimeter walls.</p>
Grout:	<p>See <u>Appendix B</u> for selection(s) and location(s). Grout lines to be as tight as recommended by tile manufacturer. Seal Grout with Mapei grout sealer. Provide color sample for approval by owner. Provide matching sanded caulk for expansion joint treatment at dissimilar material joints.</p>
Vinyl Plank:	<p>See <u>Appendix B</u> for selection(s) and location(s). Provide a full layer of 5/8” plywood underlayment to flush out finish floor height with wood floor. Provide additional blending shims as necessary at floor transition. Install per manufacturer’s recommendations.</p>
Baseboard:	
Wood Base 1:	Poplar paint grade. See plans and Room Finish Schedule. Also see “Interior Trim” under section 6.
Tile:	See <u>Appendix B</u> for selection(s) and location(s). Bull-nose tile - grout and grout sealer to match floor tile specifications.
Rubber:	N/A



Walls:

Wet Locations:	Wall tile at wet locations (shower and tub) shall be installed over either of Schluter KERDI Waterproofing membrane system or Schluter KERDI-BOARD waterproof building panel system. To include KERDI-BAND water proofing strips and patches to cover fasteners and transitions. Also include Schluter pipe seals and shower valve seals at faucet penetrations. Follow current Schluter-Shower Installation Handbook. Tubs locations per K-TS-16 Shower locations per K-SH-KB-16 or K-SH-K-16
Field Tile:	See <u>Appendix B</u> for selection(s) and location(s). See architectural interior elevations for locations. Provide Schluter trim; profile and finish as noted on plans.
Accent Tile Band:	N/A
Tile Edge:	See <u>Appendix B</u> for selection(s) and location(s).
Grout:	See <u>Appendix B</u> for selection(s) and location(s). Grout lines to be as tight as recommended by tile manufacturer. Seal Grout with Mapei grout sealer. Provide color sample for approval by owner. Provide matching sanded polyurethane caulk for expansion joint treatment at dissimilar material joints and at changes in wall and ceiling planes.
Kitchen Backsplash:	See <u>Appendix B</u> for selection(s). Tile full height backsplash. Provide matching sanded caulk at changes in wall planes and at joint with counter.
Grout:	N/A
Bath Backsplash:	See <u>Appendix B</u> for selection(s). Integral 4" backsplash made from the same material as bath counters.
Kitchen Counters:	See <u>Appendix B</u> for selection(s) and location(s).
Bath Counter:	See <u>Appendix B</u> for selection(s) and location(s).



## **PAINTING/STAINING**

Additional Product:	Provide (1) un-used full gallon of each finish paint (interior and exterior) at end of project for home owner storage and use.
Paint Primer:	Provide (1) coat of primer for all painted areas prior to applying the required listed number of finish coats of paint per each material section. Primer shall be of contrasting color to finish paint.
Exterior Wood:	<p>3 coats satin acrylic latex over 1 coat primer. 3 color scheme. Exterior paint to be applied with either brush or roller only (spray allowed with back roll). All paint by Sherwin Williams A-100 exterior latex A82 series or equal (coordinate w/ exterior rendering in Appendix).</p> <p>Body: Sherwin Williams "Roycroft Copper Red SW2839"</p> <p>Accent: Sherwin Williams "Downing Earth SW2820"</p> <p>Trim, soffit and porch ceiling: Sherwin Williams "Classical White #SW2829"</p>
Deck & Wood Stair Stain:	<p>GC to submit 12x12 cured system sample (with all 3 coats) for approval.</p> <p>SuperDeck Semi-Transparent Oil:</p> <ul style="list-style-type: none"><li>• 1<sup>st</sup> Coat: SW Superdeck Deck Wash</li><li>• 2<sup>nd</sup> Coat: SW Superdeck Premium Waterborne Semi-transparent Deck Stain, "SW3568 Weathered Gray"</li><li>• 3<sup>rd</sup> Coat: SW Superdeck Premium Waterborne Semi-transparent Deck Stain, "SW3568 Weathered Gray"</li></ul>
Breathable Waterproof Finish:	N/A
Concrete Stain:	N/A
Exterior Metal (Handrail):	Metals shall be powder coated in a climate controlled shop. Field touch-up paint at welds on-site with polyurethane paint, Sherwin Williams Hi-Solids Polyurethane paint over "Macropoxy 646" Fast cure epoxy primer.
Interior Drywall/Plaster:	2 coats acrylic latex, low VOC, over 1 coat primer (spray application allowed). Sherwin Williams promar 200 zero VOC B31-2600 series or equal. Semi-gloss



at Bath, Powder, Laundry and Mech., all other areas to be satin. Ceilings to be flat.

Paint: See Appendix B and room finish schedule in architectural drawings for paint colors, finish, and location. Provide color match of specified colors.

Interior Trim: 2 coats semi-gloss acrylic latex, low VOC, over 1 coat primer. Sherwin Williams promar 200 zero VOC B31-2600 series or equal. See Appendix B for color.

Interior Doors: Painted: 2 coats semi-gloss acrylic latex, low VOC, over 1 coat primer. Sherwin Williams promar 200 zero VOC B31-2600 series or equal. See Appendix B for color.

Caulking: Silicone or Acrylic, all open joints, color of adjacent surface. Provide sanded caulk at tile areas.

MDF Products: Prime all MDF products with low VOC acrylic latex

Construction Adhesives: low VOC

#### Interior Stained Wood:

Stain: 1 coat oil based stain, Sherwin Williams Sherwood Wiping Stain (or equal), GC to color match pre-finished cabinetry, 1 coat oil based sealer Sherwin Williams Sherwood Fast Dry Vinyl Sealer. Contractor to provide samples of stain on actual wood (glulam beam) to be utilized for approval prior to staining project.

Transparent Finish: 2 coats polyurethane, "Minwax Polyurethane for Floors" or equal.



## 10 SPECIALTIES

Crawl Space Vents:	N/A – Crawl space to be mechanically conditioned. See Mechanical Drawings.
House Numbers:	4" high, Satin Nickel (light color numbers over dark siding paint). Schlage Classic House numbers.
Medicine Cabinets:	See <u>Appendix B</u> .
Fireplace:	N/A
Attic Ladder:	Wood attic ladder with minimum 250 lb. load capacity
Bathroom Accessories:	See <u>Appendix B</u> for selection(s). See interior elevations for mount height(s) and location.
Towel Ring:	See <u>Appendix B</u> .
Towel Rod:	See <u>Appendix B</u> .
Robe Hook:	See <u>Appendix B</u> .
Shower Curtain Rod:	See <u>Appendix B</u> .
Toilet Tissue Holder:	See <u>Appendix B</u> .



## 11 EQUIPMENT

Refrigerator:	<u>New 36" wide refrigerator/freezer.</u> Provided by owner. Installation, including any required installation kit or materials, by G.C.
Freezer:	N/A
Oven/Range:	<u>Standard 30" wide range.</u> Provided by owner. Installation, including any required installation kit or materials, by G.C.
Dishwasher:	<u>Standard 24" width.</u> Provided by owner. Installation, including any required installation kit or materials, by G.C.
Disposal:	See plumbing plans and schedule.
Microwave:	N/A.
Microhood:	<u>New 30" wide microhood.</u> Provided by owner. Installation including any required installation kit or materials, by G.C.
Hood:	N/A
Trash Compactor:	N/A
Washer:	N/A
Dryer:	N/A



## 12 FURNISHINGS

Window Coverings: N/A

Manufactured Cabinetry:

Kitchen Cabinetry See Appendix B for door and drawer style and finish.  
See Interior Elevations for location and sizes.

Hardware: See Appendix B for selection(s). Hinges and door glides to be “no slam.” Door overlay to be full overlay with concealed hinges. Provide two pulls on drawers 30” and wider.

Bath: See Appendix B for door and drawer style and finish.  
See Interior Elevations for location and sizes.

Hardware: See Appendix B for selection(s). Hinges and door glides to be “no slam.” Door overlay to be full overlay with concealed hinges.

## 13 SPECIAL CONSTRUCTION (NO WORK.)

## 14 CONVEYING (NO WORK.)



## 15 **MECHANICAL**

Site Utilities:	See Civil Drawings.
Gas Service:	See Civil Drawings.
Gas Meter Location:	See Civil Drawings.
Pressure Reducing Valve:	See Civil Drawings.
Gas Piping:	Rework areas affected by renovation w/ galvanized piping. PE pipe at underground locations. Bury exposed pipe at retaining wall. Coord. w/ Civil Drawings.
Gas Devices:	Boiler, Dryer
Sewer Service:	See Civil Drawings.
House Sewer:	See Plumbing Drawings.
Water Supply:	See Civil Drawings.
Water Service:	See Civil Drawings.
Water Tap:	See Civil Drawings.
Water Meter:	See Plumbing Drawings.
Main Run Size:	See Civil drawings
Branch Size:	See Civil drawings
Hose Bib:	Frost proof. See Plumbing plans and schedule.
Sump Pump:	N/A
Floor Drains:	See mechanical plans.
Water Heater:	N/A
Make:	N/A
Model:	N/A
Type:	N/A



## Fixtures:

Lavatories:	See plumbing plans and schedule.
Faucets:	See plumbing plans and schedule.
Controls:	See plumbing plans and schedule.
Kitchen Sink:	See plumbing plans and schedule.
Toilets:	See plumbing plans and schedule.
Shower:	See plumbing plans and schedule.
Bathtub:	See plumbing plans and schedule.
Shower Enclosure:	N/A
Door:	N/A
Glazing:	N/A
Wall:	N/A
Bench:	N/A
Pan:	N/A

Mechanical System:	See Mechanical Plans.
Make:	See Mechanical Plans.
Supply Location:	See Mechanical Plans.
Zones:	See Mechanical Plans.
Controls:	See Mechanical Plans.
Programmable Thermostat:	See Mechanical Plans. With low-voltage or line voltage power (Battery power is not acceptable).
Unit Size:	See Mechanical Plans.
Floor Diffusers:	N/A
Duct Sizing:	N/A
Outside Air Intake:	See Mechanical Plans.
Make-up Air Intake:	See Mechanical Plans.
Air Conditioning:	N/A



## 16 **ELECTRICAL**

Service:	See Civil Drawings.
Meter Location:	See Civil Drawings.
Size:	See Electrical Plans.
Panel:	See Electrical Plans.
Wiring:	Romex.
Switches and Outlets:	All switches, outlets and cover plates to be white color, U.N.O.
Dimmers:	Slide level with Toggle On/Off. Compliant with lamp type.
TV Jacks/Data:	Relocate exposed cable wire within framing.
Type:	See Electrical Plans.
Location:	See Electrical Plans.
Wire and Install:	
Refrigerator:	Yes
Oven-Range:	Yes
Cook top:	N/A
Microwave:	N/A
Micro hood:	Yes
Hood:	N/A
Dishwasher:	Yes
Disposal:	Yes
Dryer:	Yes
Washer:	Yes
Electrical O.H. Door:	N/A
Bath Fans:	Low noise fan with backdraft damper. See Mechanical Plans.
Heat Lamp:	N/A
Air Conditioning:	N/A



Door Bell Location:	N/A
Telephone Outlets:	See Electrical Plans.
Location:	See Electrical Plans.
Smoke Detectors:	Hardwire and install per code, See Electrical Plan.
Carbon Monoxide Detector:	Hardwire and install per code, See Electrical Plan
Emergency Generator:	N/A
Light Fixtures:	See <u>Appendix B</u> and Electrical Plan/Schedule.

## **END OF SPECIFICATIONS**



## APPENDIX A: SUBMITTAL TABLE

Spec. Section	Product or Material	Submittal Type (see below)
Div 2 Sitework	Landscaping (seed & blankets)	b
Div 3 Concrete	None	
Div 4 Masonry	Stone masonry & mortar	c, d (7 days cured)
Div 5 Metals	Ornamental Guardrail	a, b
	Handrail	a
	Wire Metal Fencing	a, b
Div 6 Wood	Interior trim- base & casing	b, c
	Exterior siding, trim, fascia & soffit	b, c
	Decking	b, c
	Guardrails	b, c
Div 7 Thermal/Moist.	Roofing + Roofing paper	b, c
	Gutters & Downspouts	a, b, c
	Downspout adapter at grade	b
	Insulation + Vapor barrier	b
Div 8 Openings	Doors, frames & hardware	a, b
	Windows, frames & hardware	a, b
Div 9 Finishes	Flooring - all types (tile/vinyl/etc.)	b, c
	Wall tile	b, c
	Interior paints + Stains	b, c
	Exterior paints + Stains	b, c
	Kitchen & Bath counters & backsplashes	a, b, c
	Gypsum Board Texture	d
Div 10 Specialties	Bath Accessories	b
Div 11 Equipment	None	
Div 12 Furnishings	Manufactured Cabinetry & Pulls	a, b, c
Div 15 Plumb/Mech	Boiler	b
	Toilets	b
	Lavatories/Sinks & faucets	b
	Showers/Tubs & faucet/controls	b
Div 16 Electrical	Light fixtures	b
	Surge protector	b

### Legend

- a. Shop drawings (PDF format)
- b. Catalog data (PDF format)
- c. Samples, colors (include photos of samples in PDF submittal)
- d. Mock-up

Submittals are not contract documents. Their purpose is to demonstrate the way by which the contractor proposes to conform to the information given and the design concept expressed in the contract documents for those portions of the work. Submittals that are not required will not be reviewed or returned by the design team. Submittals will be submitted in a timely manner so as to allow the architect (10) days for review and approval.





APPENDIX B  
187 Clear Creek

7 (0)

CABINETS   COUNTERTOPS   FLOORING   CLOSETS   VANITIES   FINISHING TOUCHES   DISCOVER   FIND A STORE   FREE CATALOG   ABOUT US



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PURPLE HAMMER  
**PROGRAM**

FOR 9 STRAIGHT YEARS, CABINETS TO GO HAS PROVIDED CABINETRY FOR HGTV'S DREAM HOME. THIS YEAR WE SHOWCASE OUR GRACIOUS HOME CUSTOM CABINETS.

← PREVIOUS ITEM

NEXT ITEM →

# 1/2" X 7" TALON 100 YR PREFIN ENGINEERED NATURAL WB GLASGOW HICKORY MATTE HARDWOOD

~~\$7.49~~ \$4.49 / sq. ft.

With it's long, close grain and natural color variation, Hickory is the hardest domestic hardwood flooring. Andrew Jackson even earned the nickname "Old Hickory" because of his grit. Contrasting color tones will appear in Hickory planks, giving the floor personality. These Talon planks are natural grade and possess a perfect balance between elegance and character. The medium-grey Glasgow stain designed by Sherwin-Williams brings elegant, cool tones to any décor. The wire-brushed texture provides a weathered look that accentuates the grain. The matte finish on the flooring includes 8 coats of aluminum oxide and was developed for us exclusively by Sherwin-Williams. Planks are 1/2" thick and 7" wide for a more open room. A 100-year warranty is included. Ready-to-install matching molding is also available. All Talon pre-finished engineered hardwood is proudly made in Lawrenceburg, Tennessee. Talon Hickory harvesting is FSC-certified for environmental sustainability. Talon floors has zero added formaldehyde. In independent, third-party testing, Talon was also ranked #1 in scratch resistance and found to be four times more durable than other leading brands.

SKU: REH2N7WBGWM

ENTER YOUR SQUARE FOOTAGE

1

NO. OF BOXES (26.5 sq. ft. / box)

1

YOUR TOTAL (26.5 sq. ft.)

\$118.98

Add 10% for overage

ADD TO CART

GET A SAMPLE



Get Your Free Design

166 of 442



← PREVIOUS ITEM

NEXT ITEM →

SHAKER GRAY 8MM XRP

The Shaker Gray XRP waterproof vinyl plank is a great way to showcase the natural beauty of wood flooring, without the expense or maintenance!

- **Formerly known as Harbor Isles**
- Random width and length design!
- 8mm Wood Composite Core, 5mm core with a 1.5mm IXPE pad attached. Wood grain embossing.
- 20 mil wear layer
- Click and Float installation
- Dimensions: Mixed Widths: 4.88", 6.85", 8.86" and Mixed Lengths: 19.45", 39.29", 59.05"
- 16.87 sq. ft per carton
- Carton weight: 25 lbs.
- Floorscore Certified
- Warranty: 50 year residential, 10 year commercial
- WPC- Wood Plastic Composite
- A vapor barrier is optional with this item. See Installation and Maintenance instructions for full details.

Complete your project with:

Moisture Barrier- POLY120 6mm Poly Film Underlayment for installation over concrete, SIL400 for installation over wood subfloors.

Transitions: Custom Matched Slim Trim 3-in-1 Reducer, T-Molding and End Cap, VersaEdge Stair Nose

Perimeter molding: 3" or 5" White Painted Baseboard Molding, Custom Matched or White Painted Quarter Round

PRODUCT SPECIFICATIONS

SKU: W081D8002

GET A SAMPLE







## SAN GIORGIO

### CESARI BIANCA III MATTE PORCELAIN TILE

Thornton's everyday low price!

**\$2.29** / sqft **\$24.66** / box

SKU: 100779826

[View Specifications](#)

Size: 12 x 24



CALCULATE MY SQUARE FOOTAGE



#### Size Of Your Project:

Enter sqft

Number of boxes

#### Quantity of boxes

—

1

+

**\$24.66 / box**

1 box = 10.76 sqft | 6 pieces | \$24.66

☒ Add 10% for contingency (Free in-store returns) [Return Policy](#) ⓘ

#### SPECIFICATIONS

##### DIMENSIONS

Size	12 x 24	Product Length	22.80	Product Width	11.20
Product Thickness	10mm	Box Length	24	Box Width	12
Box Weight	50.53 lbs	Box Quantity	6	Coverage (sqft/pc)	1.79
PEI Rating ⓘ	4	DCOF Value ⓘ	>= .42	Water Absorption ⓘ	Less than 0.50 percent

##### DETAILS

Material	Porcelain	Color	White	Edge ⓘ	Rectified
Finish	Matte	Body Color ⓘ	Standard Body	Water Resistance ⓘ	Waterproof
Print Quality ⓘ	Inkjet	Durable ⓘ	Yes	Country of Origin ⓘ	Turkey

##### INSTALLATION & WARRANTY

Suggested Grout Line Size ⓘ	1/16, 1/8, or 3/16	Radiant Heat Compatible ⓘ	Yes	Installation Type	Grout & Mortar
Placement Location	Indoor/ Outdoor	Installation Options ⓘ	Floor/Wall	Shower Surface	Suitable for Shower Floors
Shower Surface	Suitable for Shower Walls	Floor Suitability Rating ⓘ	All Residential/ All Commercial	No Demolition ⓘ	No

##### PRODUCT DETAILS

Get the look of natural stone with this beautiful Cesari Bianca III Matte Porcelain Tile. This 12 x 24 tile comes in white and has a matte finish. This tile gives you the beautiful fade-resistant variations of natural stone with the added benefit of easy maintenance. It's already resistant to staining, so there's no need to seal this tile. Plus, this stone-look tile is engineered to last and able to withstand heavy foot traffic.

This is a high-quality tile that was made in Turkey.

This product can be installed on a shower floor.

This product can be installed on a shower floor.

##### INSTALL & PRODUCT DOCUMENTS



Installation



Care & Maintenance



Usage Guide







CABINETS   COUNTERTOPS   FLOORING   CLOSETS   VANITIES   FINISHING TOUCHES   DISCOVER   **FIND A STORE**   FREE CATALOG   ABOUT US



FOR 9 STRAIGHT YEARS, CABINETS TO GO HAS PROVIDED CABINETRY FOR HGTV'S DREAM HOME. THIS YEAR WE SHOWCASE OUR GRACIOUS HOME CUSTOM CABINETS.

← PREVIOUS ITEM

NEXT ITEM →

## CORSICA GOLD JULIETTA QUARTZ

Julietta is a pearly white tone covered with subtle grey veins, creating an impressive crackling effect. This neutral color offers a perfect complement for any kitchen style.

As resin-bound stone, quartz is not only extremely hard and heat-resistant, but anti-microbial and stain-resistant.

- Thickness: 3 CM

SKU: QUARJJ



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Get A Free Kitchen Design At Our Stores Or From The Comfort Of Your Home.



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WOW FOR LESS.

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FOR 9 STRAIGHT YEARS, CABINETS TO GO HAS PROVIDED CABINETRY FOR HGTV'S DREAM HOME. THIS YEAR WE SHOWCASE OUR GRACIOUS HOME CUSTOM CABINETS.

### CABINET AND FLOORING SAMPLES NOW AVAILABLE

First Sample \$15 + \$5 For Each Additional Sample + FREE Shipping

CABINET SAMPLES

FLOORING SAMPLES

## SPRING HILL HICKORY COLLECTION



Get Your Free Design



# Grayson 5 in. center to center pull



Oil Rubbed Bronze - RL020098



Matte Black - RL062203



Satin Nickel - RL020821



Satin Brass - RL062197



Vintage Brass - RL020128



Satin Copper - RL020852

## SPECIFICATIONS

### DIMENSIONS

Center to Center: 5 in. **(A)**

Overall length: 6 in. **(B)**

Projection: 1 in.

Height: 1.75 in.

Weight: .21 lbs.

### INSTALLATION

#8-32 1 in. & 1.5 in. screws included

### WARRANTY

Lifetime Guarantee

### THE GRAYSON COLLECTION INCLUDES:

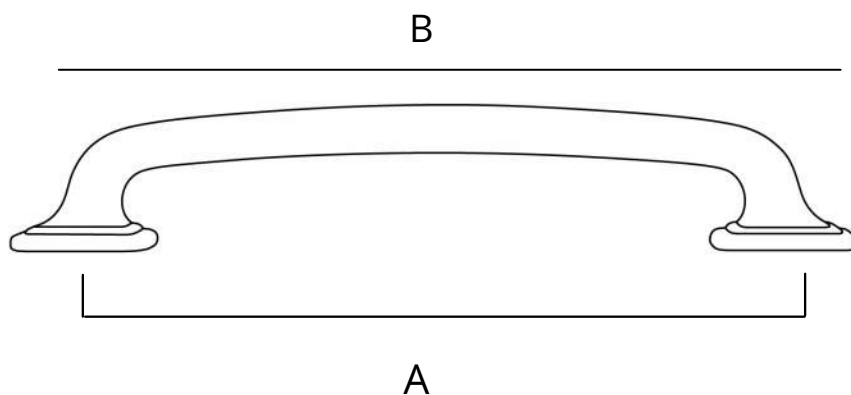
Rectangle knob

Orbit knob


1 1/8 in. knob

2 1/2 in. center-to-center pull

5 in. center-to-center pull








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Home / Bath / Bathroom Accessories / Bathroom Hardware / Bathroom Hardware Sets






Internet #316309251 Model #Y2633BL Store SKU #1006458215


Top Rated

MOEN



**Banbury 3-Piece Bath Hardware Set with 24 in. Towel Bar, Toilet Paper Holder and Towel Ring in Matte Black**

★★★★★ (350) ▼ Questions & Answers (34)






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**Boulder Store**

✓ **3 in stock** Aisle 32, Bay 004 [Text to Me](#)


Color/Finish: **Matte Black**

Live Chat  
Feedback






Banbury Round Bathroom Double Robe Hook in Matte Black

by **MOEN** ★★★★★ (415) 

\$29<sup>98</sup>



Product Details

Specifications


Questions & Answers

Customer Reviews


Home / Bath / Bathroom Accessories / Bathroom Hardware / Towel Hooks




Internet #316309611 Model #Y2603BL Store SKU #1006433172


MOEN





**Banbury Round Bathroom Double Robe Hook in Matte Black**

★★★★★ (415)  Questions & Answers (9)








Hover Image to Zoom

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\$29<sup>98</sup>

 Pay **\$4.98** after **\$25 OFF** your total qualifying purchase upon opening a new card.   
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**Boulder Store**

 **2 in stock** Aisle 32, Bay 004 [Text to Me](#)

Color/Finish: **Matte Black**



Live Chat


Feedback



173 of 442


https://www.homedepot.com/p/MOEN-Banbury-Round-Bathroom-Double-Robe-Hook-in-Matte-Black-Y2603BL/316309611

1/8








You're shopping  
**Boulder**   
 **OPEN** until 10 pm

Delivering to  
**80301** 

Search



Cart | 0 items 

Home / Bath / Shower Accessories / Shower Curtain Rods

Internet #308676116 Model #CSR2160BL Store SKU #1005575254 Store SO SKU #1004213572


MOEN



**54 in. to 72 in. Stainless Steel Adjustable Double Curved Shower Rod in Matte Black**


★★★★★ (19) 

Questions & Answers







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**\$63<sup>47</sup>**

 Pay **\$38.47** after **\$25 OFF** your total qualifying purchase upon opening a new card.   
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Pickup at **Boulder**

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Boulder

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80301

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Cart | 0 items




Home Decorators Collection

Ellard 52 in. LED Indoor Matte Black Ceiling Fan with Light

★★★★★ (919) Questions & Answers (179)






6.2k


Live Chat

Feedback

Hover Image to Zoom

\$149<sup>00</sup>



Pay \$124.00 after \$25 OFF your total qualifying purchase upon opening a new card. 

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Boulder Store

✓ 19 in stockAisle 36, Bay 012Text to Me

Fixture Color/Finish: Matte Black





Boulder ▼

● **OPEN** until 10 pm

80301 ▼

Search

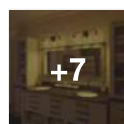
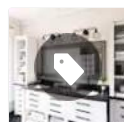
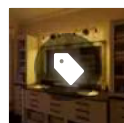


**Cart** | 0 items 

Shop By Room

Internet #305308943 Model #93973BL Store SKU #1003188432

★★★★★ (18)  Questions & Answers (2)



Hover Image to Zoom

**\$129<sup>60</sup>**



[Apply for a Home Depot Consumer Card](#)

Delivering to 80301

 $\frac{1}{6}$





Boulder ▾

● **OPEN** until 10 pm

80301 ▼



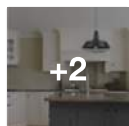
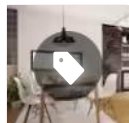
**Cart** | 0 items 

Home / Lighting / Pendant Lights

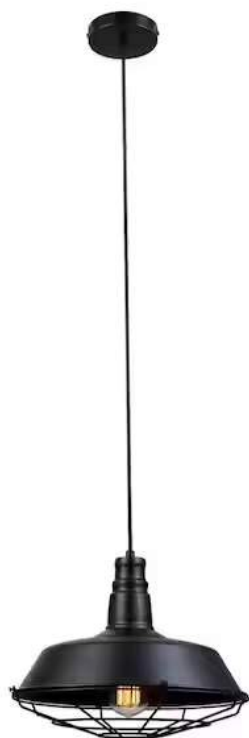
Internet #303865452 Model #65812 Store SKU #1002878223

## Damon 1-Light Matte Black Pendant

★★★★★ (16)  Questions & Answers (3)



+2



Hover Image to Zoom

**\$45<sup>43</sup>**



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Delivering to 80301

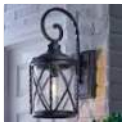
1/7



 1.5k


**Walcott Manor 8 in. One Light Black Industrial Outdoor Wall Lantern Sconce with Clear Seeded Glass**

★★★★★ (237)  Questions & Answers (54)



Hover Image to Zoom

**\$134.00**

 Pay **\$109.00** after **\$25 OFF** your total qualifying purchase upon opening a new card.   
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✓ 1 in stock Aisle 38, Bay 005 [Text to Me](#)

178 of 442



### PRODUCT SPECIFICATIONS

Elkay Burnham Fireclay 33" x 18" x 7-11/16" Double Bowl Farmhouse Sink White. Sink is molded from fine fireclay with a durable porcelain glaze providing a finish that is non-porous and resists staining. Naturally sound deadening and Center drain placement.

Installation Type:	Farmhouse
Material:	Fireclay
Finish:	White (WH)
Number of Bowls:	2
Sink Dimensions:	33" x 18" x 8-1/2"
Bowl 1 Dimensions:	15-3/16" x 16-1/4" x 7-11/16"
Bowl 2 Dimensions:	15-3/16" x 16-1/4" x 7-11/16"
Drain Size:	3-1/2" (89mm)
Drain Location:	Center
Minimum Cabinet Size:	36"
Mounting Hardware:	Yes
Template Included:	Yes

**Special Note:** Exclusively available at The Home Depot.



A Century of Tradition and Quality.

For more than 100 years, Elkay has been making innovative products and providing exceptional customer care. We take pride in offering plumbing products that make life easier, inspire change and leave the world a better place.

**Product Compliance:** ASME A112.19.2/CSA B45.1



Intertek

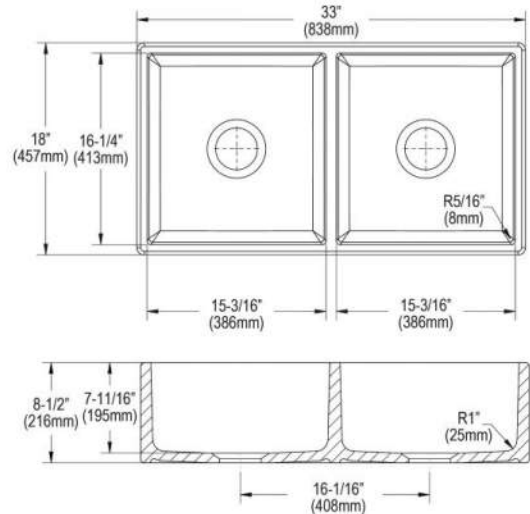
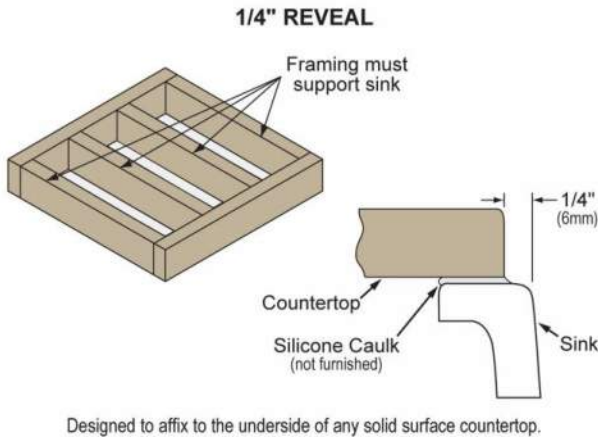
[Clean and Care Manual \(PDF\)](#)

[Installation Instructions \(PDF\) - 1000003608](#)

[Warranty \(PDF\)](#)

### Hole Drilling Configurations:

### Installation Profile:



PART: \_\_\_\_\_ QTY: \_\_\_\_\_

PROJECT: \_\_\_\_\_

CONTACT: \_\_\_\_\_

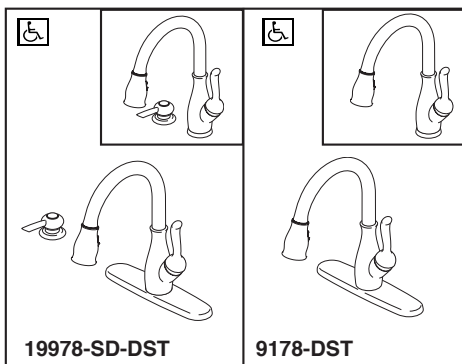
DATE: \_\_\_\_\_

NOTES: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit [elkay.com](http://elkay.com) for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.



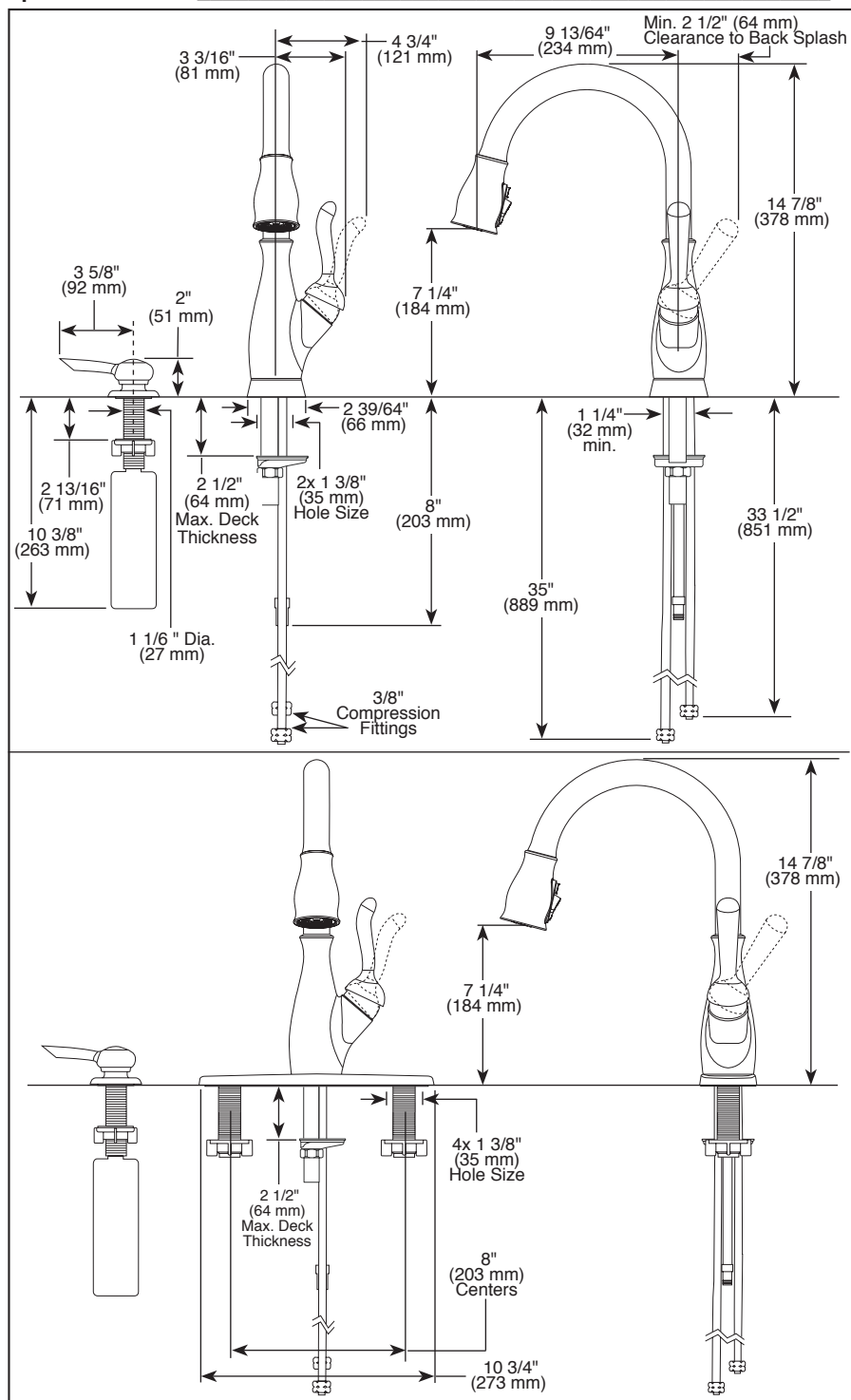


19978-SD-DST

9178-DST

Submitted Model No.:

Specific Features:



Delta reserves the right (1) to make changes in specifications and materials, and (2) to change or discontinue models, both without notice or obligation. Dimensions are for reference only. See current full-line price book or [www.deltafaucet.com](http://www.deltafaucet.com) for finish options and product availability.

DSP-K-19978-SD-DST Rev. D



see what Delta can do™

## KITCHEN FAUCETS

- Leland® Collection
- Single Handle Pull-Down

### FEATURES:

- DIAMOND Seal® Technology
- Touch-Clean® Sprayhead
- MagnaTite® Magnetic Docking
- ShieldSpray™ Technology

### STANDARD SPECIFICATIONS:

- Maximum 1.8 gpm @ 60 psi, 6.8 L/min @ 414 kPa
- One, two, three or four hole mount (escutcheon optional, included)
- Diamond coated ceramic cartridge
- 3/8" O.D. straight, staggered PEX supply lines
- Spout rotates 360°
- Red/blue indicator markings
- Three-function wand: aerated stream, spray or ShieldSpray
- Dual integral check valves in sprayer
- Quick Snap® connect hoses

### WARRANTY

- Lifetime limited warranty on parts (other than electronic parts and batteries) and finishes: or, for commercial users, for 5 years from date of purchase.
- 5 year limited warranty on electronic parts (other than batteries); or, for commercial users, for 1 year from the date of purchase. No warranty is provided on batteries.

### COMPLIES WITH:

- ASME A112.18.1 / CSA B125.1
- ASME A112.18.6
- Indicates compliance to ICC/ANSI A117.1
- Verified compliant with .25% weighted average Pb content regulations





**Caxton™**  
17" oval undermount bathroom sink  
**K-R2210**

**Features**

- Oval basin
- No faucet holes; requires wall- or counter-mount faucet

**Material**

- Vitreous china

**Installation**

- Undermount

**Recommended Products/Accessories**

K-23726 Drain treatment  
K-23725 Cast iron cleaner



**ADA**

**CSA B651**

**Codes/Standards**

ASME A112.19.2/CSA B45.1

ADA

ICC/ANSI A117.1

CSA B651

**KOHLER® One-Year Limited  
Warranty**

See website for detailed warranty information.

**Available Colors/Finishes**

*Color tiles intended for reference only.*

**Color Code Description**



0

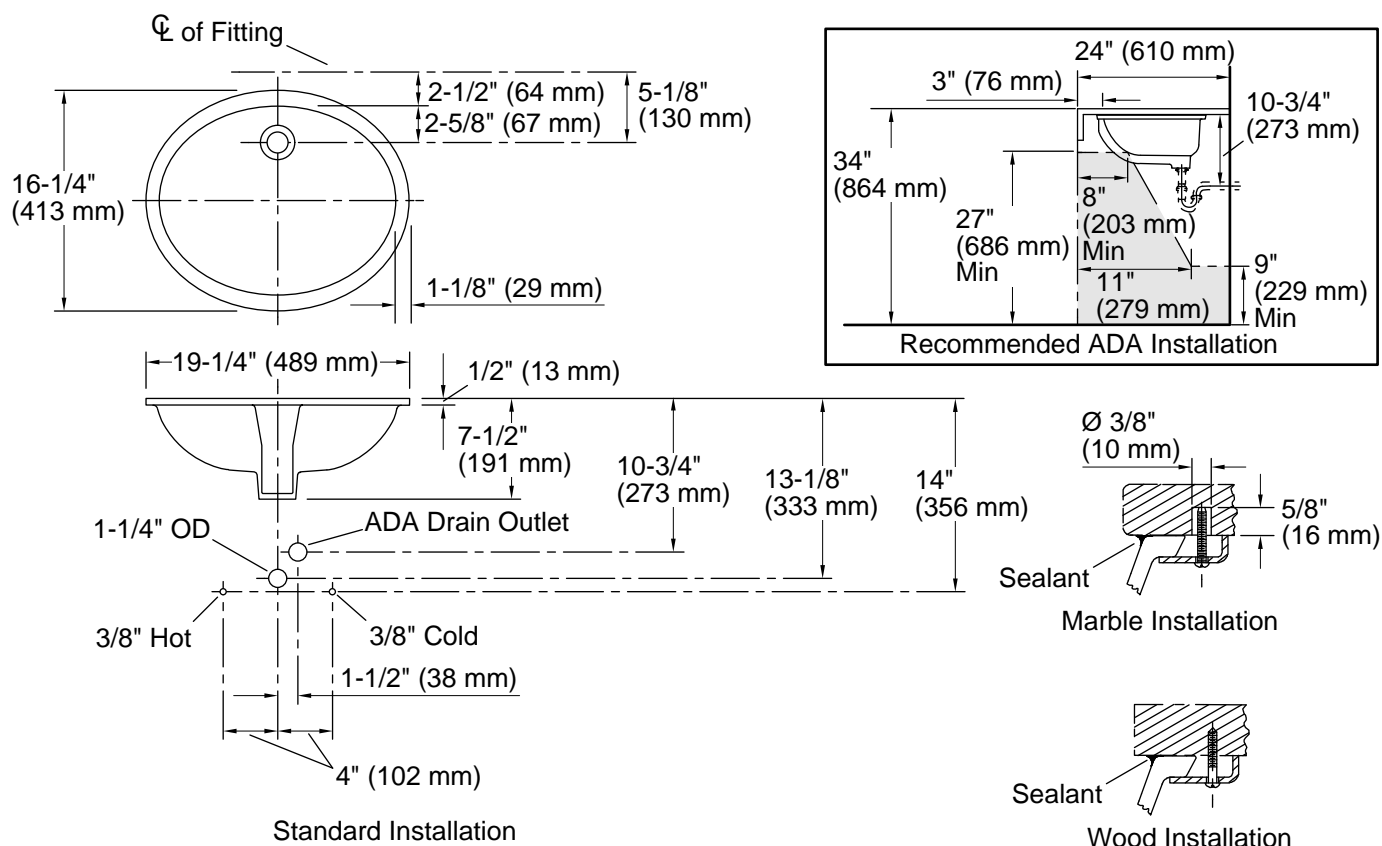
White



96

Biscuit





## Technical Information

All product dimensions are nominal.

Bowl configuration:	Single
Installation:	Undermount
Bowl area (Only):	Length: 17" (432 mm) Width: 14" (356 mm) Water depth: 4" (102 mm)
Drain hole:	1-3/4" (44 mm)
Template:	1151011-7, required, not included

## Notes

Install this product according to the installation instructions.

**NOTICE:** Countertop manufacturer or cutter must use the cut-out template provided with the product, or a current one provided by Kohler Co. (call 1-800-4KOHLER). Kohler Co. is not responsible for cutout errors when the incorrect cut-out template is used.

ADA, CSA B651 compliant when installed to the specific requirements of these regulations.



## DESCRIPTION

- Duralock™ quick connect installation
- Metal construction with various finishes identified by suffix
- Includes non-metal push-down waste assembly
- 1/2" IPS connections

## OPERATION

- Lever style handles
- Hot side counterclockwise to open (clockwise to close)
- Cold side clockwise to open (counterclockwise to close)


## FLOW

- Water usage is limited to these maximum flow rates as indicated by the corresponding product markings
- 1.2 gpm max (4.5 L/min) at 60 psi

## CARTRIDGE

- 1234 cartridge design
- Nonmetallic and stainless steel material

## STANDARDS

- Third party certified at WaterSense®, ASME A112.18.1/CSA B125.1, and all applicable requirements referenced therein including NSF 61/9 & 372
- Products marked with 1.2 gpm are compliant with California water efficiency regulations
- Complies with California Proposition 65 and with **ADA**  for lever handles

## WARRANTY

- Lifetime limited warranty against leaks, drips and finish defects to the original consumer purchaser
- 10 years limited warranty when used in a multifamily installation
- 5 years limited warranty if used in commercial installations

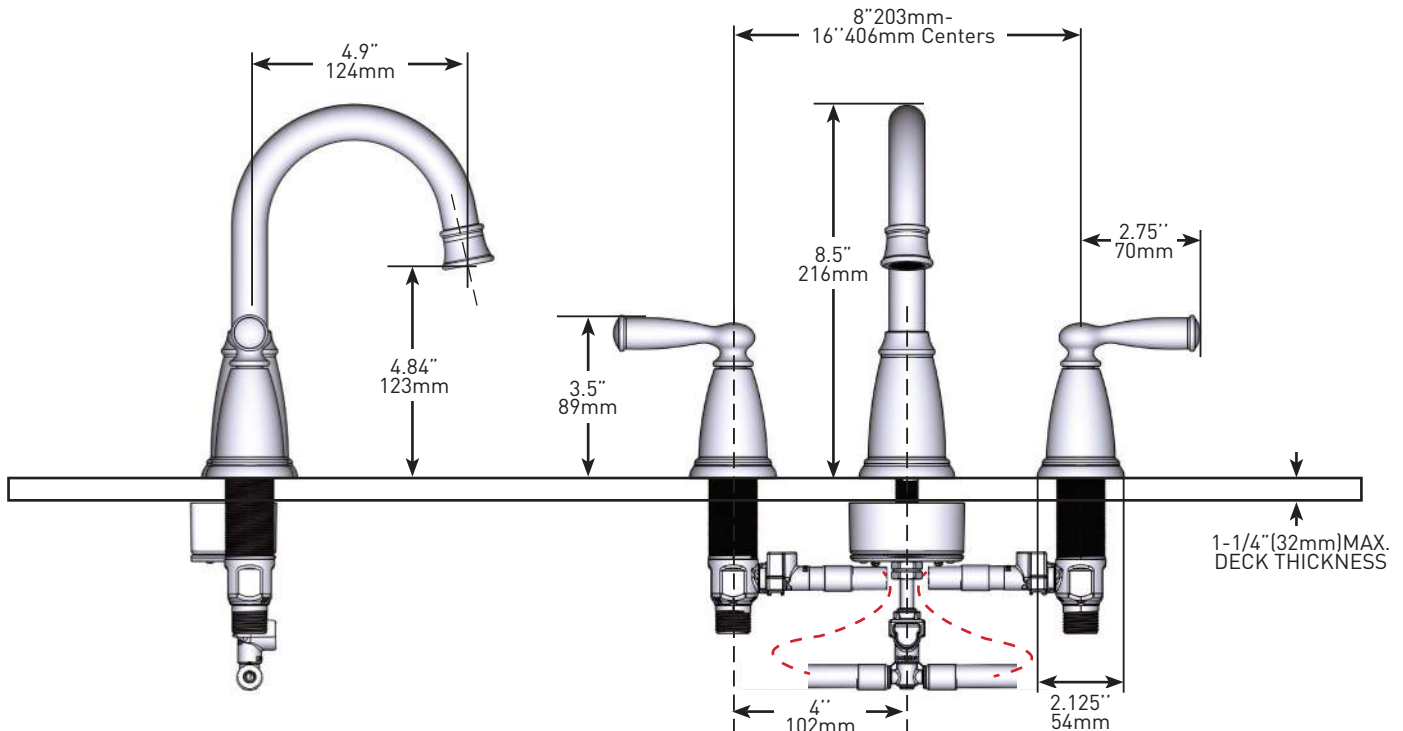


## Banbury®

Two-Handle Widespread Lavatory Faucet

**MODELS:** 84947 series

**NOTE:** SPOUT INSTALLS THROUGH 1-1/8" MIN. DIA. HOLE. VALVES INSTALL THROUGH 1-8" MIN. DIA. HOLE. For Deck Thickness 1-3/8" to 3", use service kit number 115001. Valves install through 1-1/4" dia. hole.



**CRITICAL DIMENSIONS** DO NOT SCALE



**PRINCETON® RECESS BATH**

Americast® brand engineered material

- ☐ **2390.202** Left Hand Outlet
- ☐ **2390.202TC** Same as above w/tub cover
- ☐ **2391.202** Right Hand Outlet
- ☐ **2391.202TC** Same as above w/tub cover
  - Acid resistant porcelain finish
  - Recess bath with integral apron and tiling flange
  - Integral lumbar support
  - Beveled headrest
  - Full slip-resistant coverage
  - End drain outlet
  - Integral base



**PRINCETON® RECESS BATH  
for Above Floor Rough Installation\***

- ☐ **2392.202** Left Hand Outlet for above floor installation
- ☐ **2392.202TC** Same as above w/tub cover
- ☐ **2393.202** Right Hand Outlet for above floor installation
- ☐ **2393.202TC** Same as above w/tub cover

 MEETS THE AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANSI A117.1 REQUIREMENTS FOR ACCESSIBLE AND USEABLE BUILDING FACILITIES-CHECK LOCAL CODES. INSTALL WITH SEAT AT HEAD END.

**To Be Specified - Required:**

- ☐ Color:
- ☐ Bath Faucet\*:
- ☐ Faucet Finish:
- ☐ Drain: (included with ICH models)
- ☐ Drain Finish:

\*See faucet section for additional models available

**Nominal Dimensions:**

1524 x 762 x 356mm  
(445mm for above floor installation)  
60" x 30" x 14"  
(17-1/2" for above floor installation)

**Bathing Well Dimensions:**

1423 x 635 x 337mm  
(56" x 25" x 13-1/4")

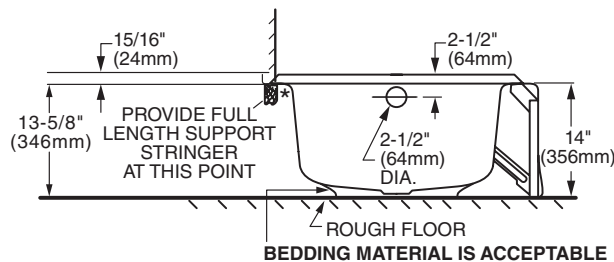
**Compliance Certifications -  
Meets or Exceeds the Following Specifications:**

- ASTM F-462 for Slip-resistant Bathing Facilities
- CSA B45.5/IAPMO Z124 Ignition Test, Section 5.13

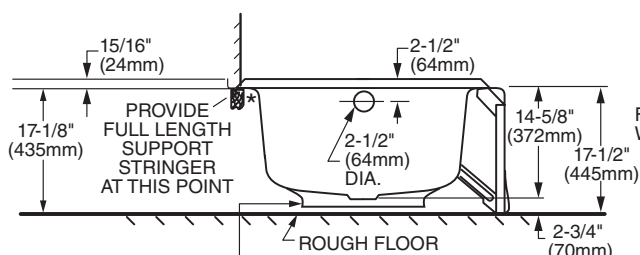
Americast® brand engineered material is a composition of porcelain bonded to enameling grade metal, bonded to a patented structural composite.

SEE REVERSE FOR PRODUCT DIMENSIONS  
AND SPECIFICATIONS



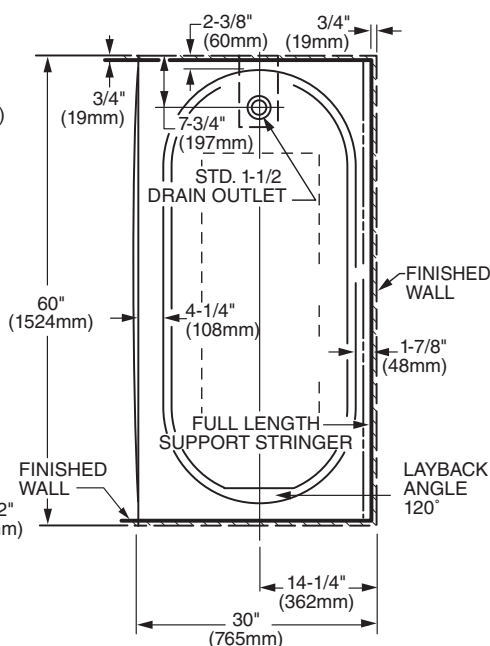


BELOW FLOOR ROUGH  
2390.202 2391.202



**ABOVE FLOOR ROUGH**  
2392.202    2393.202

**\*PLUMBER NOTE: PROVIDE FULL LENGTH SUPPORT STRINGER AT THIS POINT**



**LEFT HAND TUB ILLUSTRATED  
RIGHT HAND TUB IS REVERSED**

### GENERAL SPECIFICATIONS FOR 2390/2391 BATHING POOL

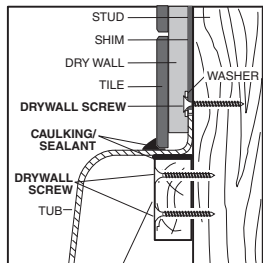
INSTALLED SIZE \_\_\_\_\_ 60 x 30 x 14 In. (1524 x 762 x 356mm)  
 WEIGHT \_\_\_\_\_ 110 Lbs. (50 Kg.)  
 WEIGHT w/WATER \_\_\_\_\_ 460 Lbs. (209 Kg.)  
 GAL. TO OVERFLOW \_\_\_\_\_ 42 Gal. (159 L)  
 BATHING WELL AT SUMP \_\_\_\_\_ 42 x 19 In. (1067 x 483mm)  
 BATHING WELL AT RIM \_\_\_\_\_ 56 x 25 In. (1423 x 635mm)  
 WATER DEPTH TO OVERFLOW \_\_\_\_\_ 9-1/2 In. (241mm)  
 FLOOR LOADING \_\_\_\_\_ 37 Lbs./Sq.Ft. (175 Kgs./Sq.m)  
 (PROJECTED AREA)  
 PTS. \_\_\_\_\_ 6.2  
 CUBE (FT<sup>3</sup>) \_\_\_\_\_ 18.1

**GENERAL SPECIFICATIONS FOR 2392/2393 BATHING POOL\***

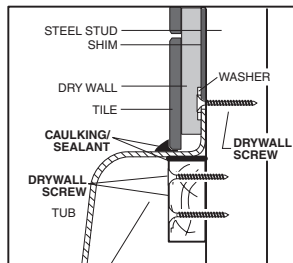
INSTALLED SIZE \_\_\_\_\_ 60 x 30 x 17-1/2 In. (1524 x 762 x 445mm)  
 WEIGHT \_\_\_\_\_ 119 Lbs. (54 Kg.)  
 WEIGHT w/WATER \_\_\_\_\_ 469 Lbs. (213 Kg.)  
 GAL. TO OVERFLOW \_\_\_\_\_ 42 Gal. (159 L)  
 BATHING WELL AT SUMP \_\_\_\_\_ 42 x 19 In. (1067 x 483mm)  
 BATHING WELL AT RIM \_\_\_\_\_ 56 x 25 In. (1423 x 635mm)  
 WATER DEPTH TO OVERFLOW \_\_\_\_\_ 9-1/2 In. (241mm)  
 FLOOR LOADING \_\_\_\_\_ 38 Lbs./Sq.Ft. (182 Kgs./Sq.m)  
 (PROJECTED AREA)  
 PTS. \_\_\_\_\_ 7.4  
 CUBE (FT<sup>3</sup>) \_\_\_\_\_ 21.2

*Below is shown typical cross sections of the tub rim showing typical wall constructions.*

## WOOD STUDS



## STEEL STUDS



51 x 102mm (2 x 4) WOOD  
STRINGER FULL LENGTH

**NOTES:**

LEFT HAND OUTLET SHOWN, RIGHT HAND REVERSE DIMENSIONS.  
(2391.202).

FITTINGS NOT INCLUDED AND MUST BE ORDERED SEPARATELY.  
REFER TO INSTALLATION INSTRUCTIONS SUPPLIED WITH FITTING.

CONCEALED PIPING NOT FURNISHED.

PROVIDE SUITABLE REINFORCEMENT FOR ALL WALL SUPPORTS.

■ REFER TO INSTALLATION INSTRUCTIONS SUPPLIED WITH BATH.

**IMPORTANT:** Dimensions of fixtures are nominal and may vary within the range of tolerances established by ASME A112.19.1/CSA B45.2  
These measurements are subject to change or cancellation.  
No responsibility is assumed for use of superseded or voided leaflet.





- Component construction with various finishes identified by suffix
- Includes rainshower, handshower and hose assembly
- 60" hose included
- Adjustable bracket

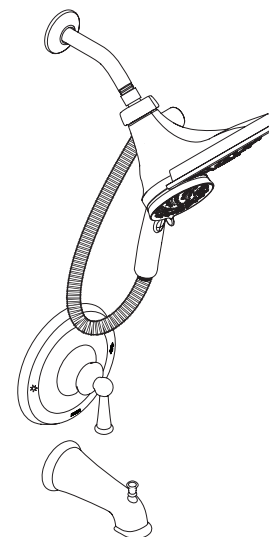
- Handshower features 3.75 in. spray face and 6 settings to allow you to customize your shower and desired spray performance
- Wall bracket rotates to adjust angle of handshower
- Ability to flow each shower head separately or combined for more coverage
- Pause/trickle button allows to momentarily pause the handshower flow at a push of a button

- Designed to deliver 1.75gpm (7.6 L/min) max. at 80 psi

- Designed and manufactured to comply with the applicable requirements of WaterSense®, ASME A112.18.1/CSA B-125.1, ASSE 1014 and all applicable specifications referenced therein
- Meets WaterSense® criteria

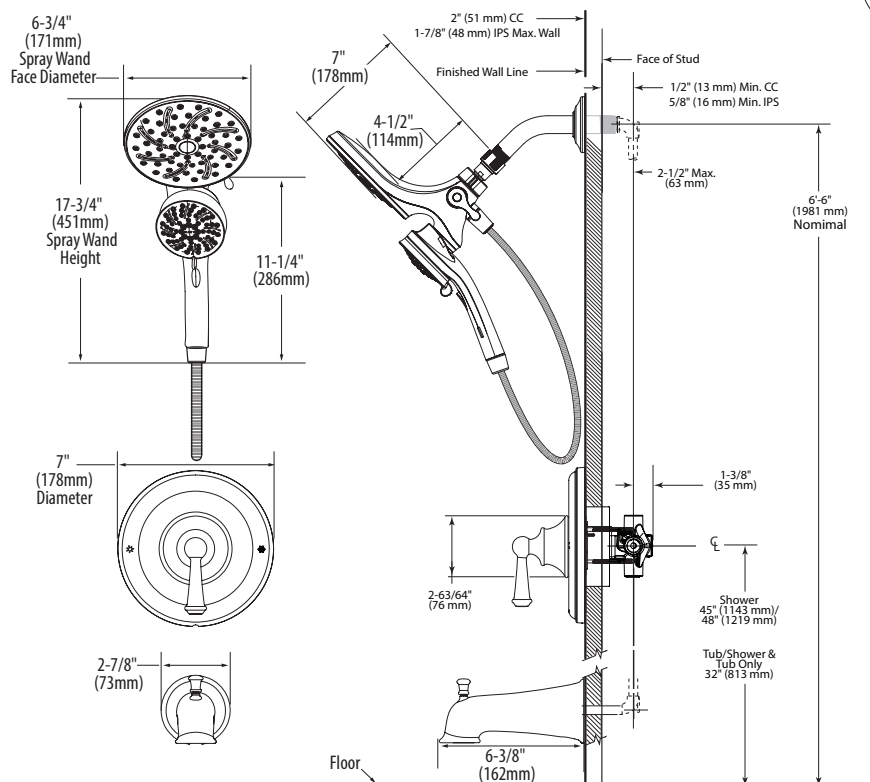
- Lifetime limited warranty against leaks, drips and finish defects to the original homeowner
- 10 year limited warranty when used in a multifamily installation
- 5 year limited warranty when used in a commercial installation

Visit [www.moen.com/support](http://www.moen.com/support) for complete details and limitations



**Brecklyn™ Posi-Temp®  
Single Handle Tub/Shower  
with Magnetix™ Rainshower**

**Models:** 82611 series  
82610 series (less tub spout)



## CRITICAL DIMENSIONS

(DO NOT SCALE)





## Wellworth™ Classic

Two-piece elongated toilet, 1.0 gpf  
**K-3531**

### Features

- Elongated bowl offers added room and comfort
- Equipped with Sloan FLUSHMATE™ – Sloan™ Valve Company
- Polished Chrome trip lever
- 1.0 gpf (3.8 lpf)
- 11-1/2" (292 mm) x 9-1/2" (241 mm) water area

### Material

- Vitreous china

### Installation

- Seat and supply line sold separately
- Standard 12" (305 mm) rough-in

### Recommended Products/Accessories

- K-5588 Purefresh™ Elongated toilet seat
- K-4108 C³™-230 Elongated bidet toilet seat with remote control
- K-5420 Low-Profile Bolt Caps

### Included Components

- K-4303 Elongated toilet bowl
- K-4484 Toilet tank, 1.0 gpf



### Codes/Standards




- ASME A112.19.2/CSA B45.1
- DOE - Energy Policy Act 1992
- EPA WaterSense™
- California Energy Commission (CEC)

### KOHLER® One-Year Limited Warranty

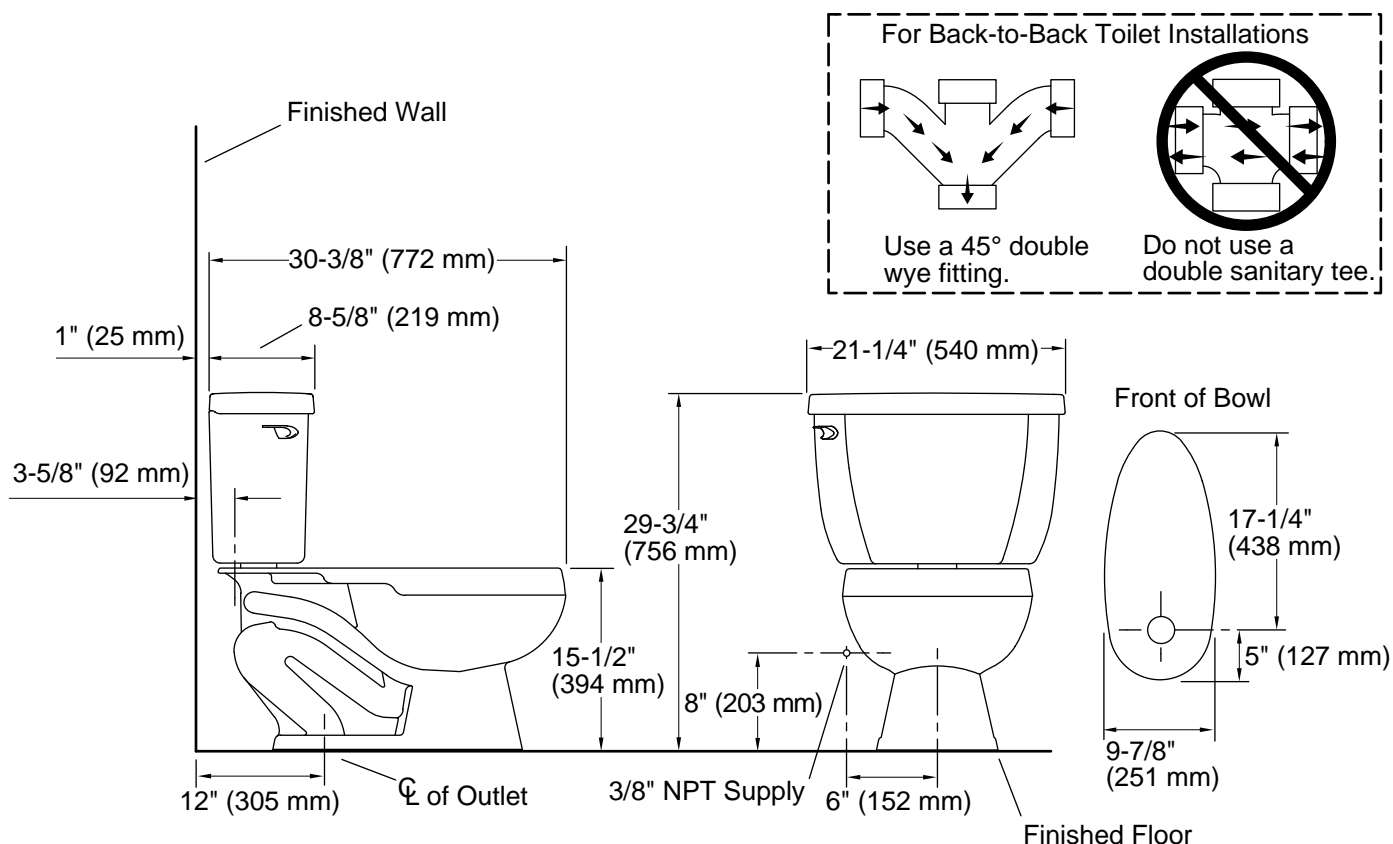
See website for detailed warranty information.

### Available Colors/Finishes

*Color tiles intended for reference only.*

Color	Code	Description
	0	White
	96	Biscuit
	7	Black Black™





### Technical Information

All product dimensions are nominal.

Toilet type:	Floor-mount
Waste Outlet:	Floor
Bowl shape:	Elongated
Flush type:	Pressure Lite
Trap passageway:	2-1/4" (57 mm)
Water surface size:	11-1/2" x 9-1/2" (292 mm x 241 mm)
Rim to water surface:	5-5/8" (143 mm)
Rough-in:	12" (305 mm)
Seat-mounting holes:	5-1/2" (140 mm)

### Fixture Supply Requirements

Min static pressure:	35 psi (241.3 kPa)
Max static pressure:	80 psi (551.6 kPa)

### Notes

Install this product according to the installation instructions.

For back-to-back toilet installations: Use only a 45° double wye fitting.

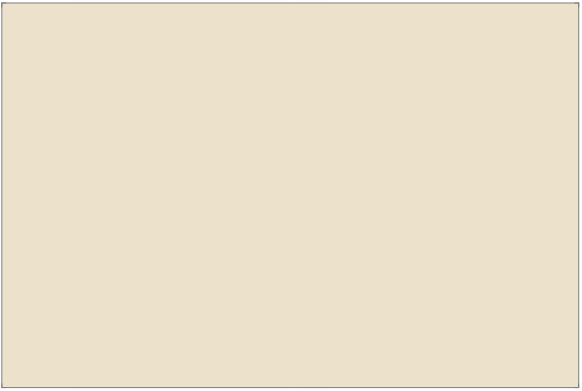




SHINGLES  
OWENS CORNING  
DURATION SERIES - TEAK



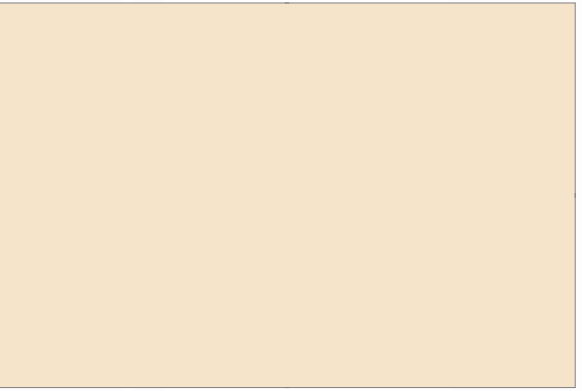
SIDING COLOR  
SHERWIN WILLIAMS  
ROYCROFT COOPER RED SW2839



TRIM COLOR  
SHERWIN WILLIAMS  
CLASSICAL WHITE SW2829



ACCENT COLOR  
SHERWIN WILLIAMS  
DOWNING EARTH SW2820



WINDOW COLOR  
MARVIN  
COCONUT CREAM



APPENDIX C  
187 Clear Creek







## REPORT

### MASONRY EVALUATION REPORT

Stone Masonry Retaining Wall  
187 Clear Creek St.  
Black Hawk, CO 80422

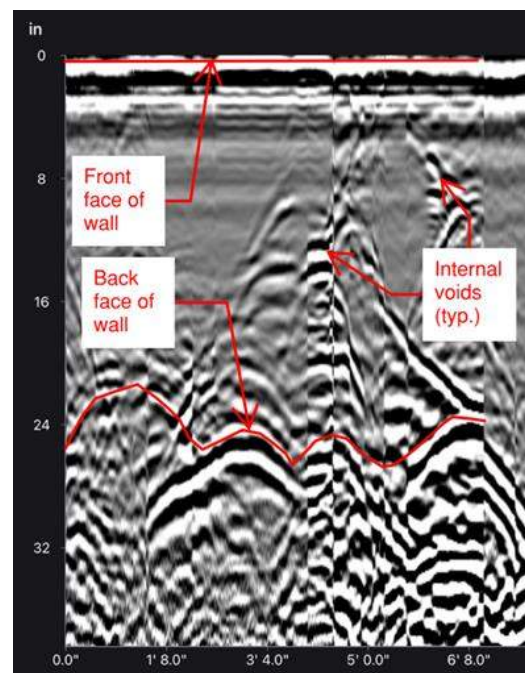
#### PREPARED FOR:

Ms. Cynthia L. Linker  
Community Planning & Development  
Administrator  
211 Church Street, PO Box 68  
Black Hawk, CO 80422  
303-582-0615 Office  
clinker@cityofblackhawk.org

#### PREPARED BY:

David Woodham, P.E.  
Namratha Kondam, E.I.  
Atkinson-Noland & Associates, Inc.

187 Clear Creek St. Black Hawk  
ANA Job No. 22-170  
August 31, 2022





## 1.0 INTRODUCTION

Atkinson-Noland & Associates, Inc. (ANA) was retained by the City of Black Hawk to evaluate the stone masonry retaining wall at 187 Clear Creek St. in Black Hawk, Colorado. ANA conducted on site investigations and made measurements and observations of the retaining wall at the street adjacent to the front of the house. ANA engineers David Woodham, P.E. and Namratha Kondam, E.I. were on site July 26, 2022, to perform the investigation and collect mortar samples.

Wall characteristics such as height, thickness, batter, and solidity were documented on site. Most of the wall characteristics were determined by visual observations and physical measurements; batter was determined using a laser level, and thickness was determined using surface penetrating radar. Wall solidity was observed using surface penetrating radar and a fiber optic borescope inserted into cracks and openings between stone units.

A simple gravity analysis, which incorporated the wall characteristic data collected on site, was performed to evaluate factors of safety for the measured wall geometry against overturning, sliding, and bearing. The recommended factors of safety, from the American Association of State Highway and Transportation Officials (AASHTO), are 1.5 for sliding and overturning and 3.0 for bearing capacity.

Laboratory tests were performed to determine mortar binder/aggregate ratios, aggregate gradation, and the presence or absence of portland cement. A recommended mortar type for repairs, repointing, and rebuilding is based on these findings.

## 2.0 FINDINGS

### 2.1 Visual Observations

The stone masonry retaining wall is constructed of stone units that vary widely in size – the largest stone being approximately 4 ft. x 2 ½ ft. and stone units as small as 6 in. x 8 in. The height of the wall is approximately 5 ft from the sidewalk to top of wall and the wall batters into the retained earth approximately 4 in. over its height. The thickness of the wall is typically 18 – 24 in. at the base of the wall and 14 – 16 in. at the top. The wall is not well laid with respect to offsetting vertical joints (head joints) between stone units as seen in Figure 1. Typically, semi-rectangular stones are chosen, and the long dimension placed horizontally. The stone in the next course above would be placed to bridge the head joint in the course below. Offsetting the head joints creates interlock between courses and inhibits the formation of primarily vertical cracks.







Figure 1. Many of the mortar head joints partially align, creating weaker connections between stones.

## 2.2. Surface Penetrating Radar Scanning

A Proceq GP8000 radar unit was used with a stepped-frequency antenna using radar frequencies from 200 to 4000 MHz. The system was calibrated for the velocity of the radar waves in the stone masonry on site. We used reflections from the back side of several corner stones where the thickness of the stone could be measured directly. Horizontal and vertical radar scans were conducted at several locations on the wall and were recorded and saved. Locations of saved radar scans are shown on the condition drawings in Appendix A. A representative transect at the base of the stone masonry wall is shown in Figure 2 below.





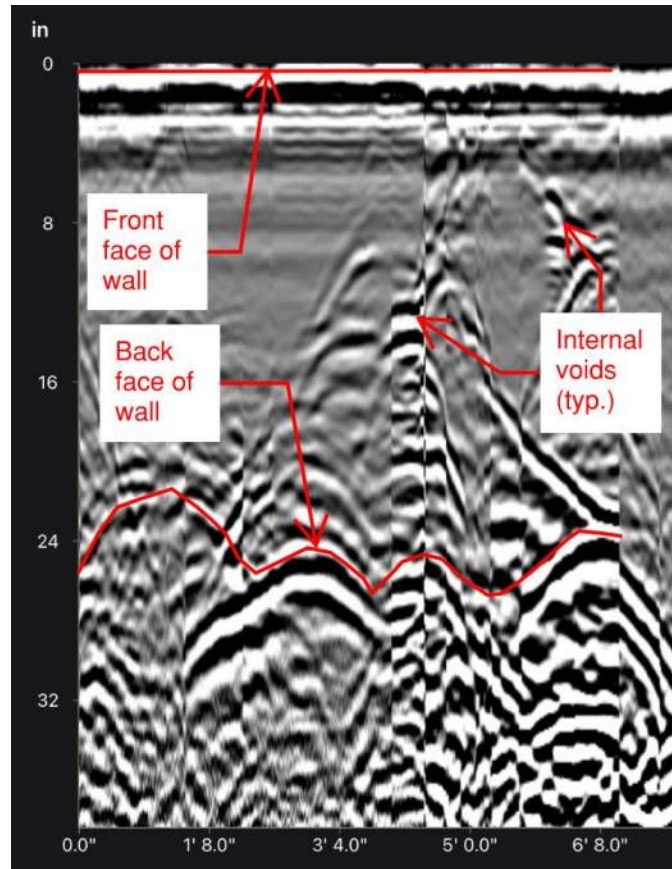


Figure 2. Horizontal radar scan across the bottom of the wall showing the wall thickness. Depth into the wall (in inches) is shown along the vertical axis and length along the wall is shown (in feet and inches) along the horizontal axis. Numerous voids are evident as high amplitude reflections (bright white/black) within the stone masonry.

### 2.3. Videoscope Evaluation

Both existing cracks and a series of  $\frac{3}{8}$ -inch diameter holes, drilled in mortar joints, were used for insertion of a Flir DS703 videoscope wand into the wall. Visual observations made with the videoscope to confirm radar findings. Typical images from the interior of the wall are shown in Figure 3.





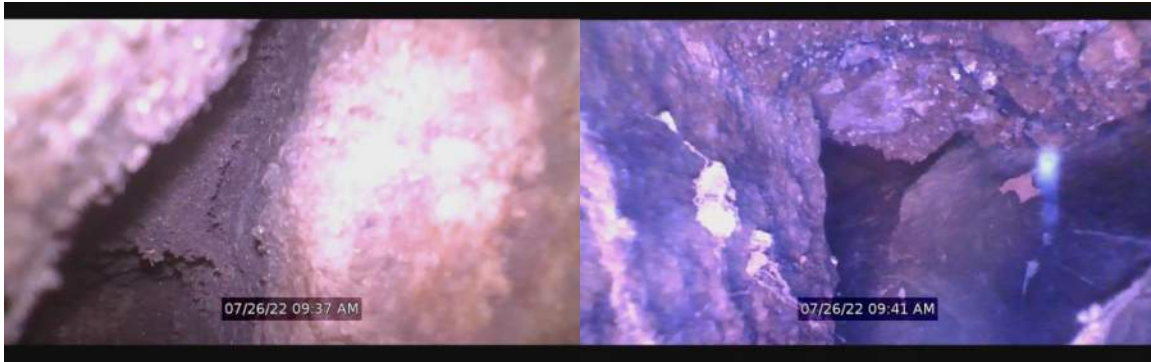


Figure 3. Typical interior voids in the stone masonry. These areas were not originally mortared.

#### 2.4. Wall Analysis

Analysis results for the wall using the measured thickness and measured height (Table 1). The analysis shows that the retaining wall's capacities against sliding, overturning, and bearing all have adequate factors of safety.

Table 1. Gravity analysis results for the retaining wall.

##### Stability Analysis

##### Overturning

$SM_r$	22201	in-lb	<i>restoring moment</i>
$SM_o$	8116	in-lb	<i>overturning moment</i>
$FS_{ot} = SM_r/SM_o$	2.74	> 1.5?	✓ OK

##### Sliding

$m\ SV$	801	lb	<i>sliding resistance force</i>
$P_{a-h}$	405.8	lb	<i>sliding force</i>
$FS_{sl}$	1.97	> 1.5?	✓ OK

##### Bearing

$x = SM_A/SV$	0.84	ft	
$b/6$	0.40	ft	
$e$	0.34	ft	<b><math>e &lt; b/6</math>, resultant lies within the middle third</b>
$S_{max}$	1,044	lb/ft <sup>2</sup>	
$FS_{bc}$	3.35	> 3.0?	✓ OK

##### References:

- AASHTO, Standard Specifications for Highway Bridges, 15th ed., AASHTO, Washington, DC, 1992
- Liu, C. and Evett, J. B., Soils and Foundations, 7th ed., Prentice Hall, Upper Saddle River, NJ, 2
- Lindeburg, M. R., Civil Engineering Reference Manual, 5th ed., Professional Publications Inc., San Carlos, CA, 1989.





## **2.5 Laboratory Mortar Analysis**

One mortar sample was removed from the wall and analyzed for mortar composition including binder to aggregate ratio and aggregate gradations. The full mortar report and recommendations for suitable mortars for repointing work or repairs is in Appendix B.

## **3.0 SUMMARY AND RECOMMENDATIONS**

Visual observations, non-destructive evaluation and semi-invasive testing on site revealed that the stone masonry retaining wall contains some internal voids and is not well bonded as it was originally laid. On the other hand, the wall has, and is, performing its intended function as a retaining wall. There are no structural deficiencies as determined by the analysis, but the masonry wall will require some maintenance to prolong its service life.

All cracks in the wall should be repointed using a mortar formulation as recommended in Appendix B. Some experimentation may be required to get a mortar that matches, visually, the majority of the mortar on the wall. We also recommend restoring the mortar wash across the top of the wall with the same mortar used for repointing the wall. This will help keep moisture out of the wall on this skyward face.







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& Associates

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# Appendix A

## Condition Drawings



187 Clear Creek Black Hawk  
Conditions and Notes



Legend:

- Repointing —
- New mortar wash - - -
- Radar transect →

General Notes:

- Remove vegetation from wall and base of wall
- Repoint open mortar joints as indicated above
- Install new mortar wash on top of wall and at stair wing walls





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## Appendix B

### Mortar Report





## MORTAR EVALUATION

---

August 23, 2022

**Prepared For**

Ms. Cynthia L. Linker  
Community Planning & Development Administrator  
211 Church Street, PO Box 68  
Black Hawk, CO 80422  
303-582-0615 Office

**Prepared By**

Atkinson-Noland & Associates, Inc.  
2619 Spruce Street  
Boulder, CO 80302  
303.444.3620

**Project Name: 187 Clear Creek Black Hawk Wall Evaluation**  
**ANA Job No. 22-170**

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## Introduction

One mortar sample was removed by Atkinson-Noland & Associates (ANA) from the retaining wall of 187 Clear Creek St. in Black Hawk, Colorado and tested in the ANA laboratory for mortar composition. The objective was to identify binder/aggregate ratio, aggregate color, and aggregate size gradation to provide an appropriate compatible replacement mortar formulation.

## Analysis Techniques

Two analysis techniques were used. The chemical mortar examination followed the method described in Chemical Characterization of Historic Mortars by Middendorf, et al<sup>1</sup>. This method is based on the use of acid digestion and chemical analysis to identify soluble silica resulting from portland cement hydration. Additionally, aggregate sieve analysis followed the requirements of ASTM C136, *Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates*. This method is based on the use of acid digestion of the binder and sieve analysis of the aggregate. The sample identification list is shown in Table 1.

Table 1. Sample identification and location.

Sample ID	Location
S1	Between top - mid height of the retaining wall

## Analysis Results

The results of the chemical analysis and acid digestion of the sample are shown in Table 2 and Table 3, respectively. The binder component was found to be approximately 40%, and the aggregate component was found to be approximately 60% of the sampled mortar. The mortar matched most closely to a Type S mortar for Proportion Specification mortar mixes. Sample S1 contained a binder/aggregate ratio of approximately (1:1.5) that is considered slightly under-sanded.

The sample tested consists of essentially a portland cement-sand mix with minor lime component. This finding was confirmed by the hard nature and relative difficulty of crushing of the mortar samples. The gray color of the binder is reflective of its high portland cement content and low lime content.

Although the mortar sampled was found to be a Type S mortar, we would recommend a slightly softer mortar for any repointing in the future. Mortars with a slightly higher lime content tend not to shrink as much when placed in wide joints (as exist in this wall) and will accommodate seasonal movements due to temperature swings with less cracking.

The aggregate gradation curve, plotted in Figure 1, shows that the aggregate from S1 generally falls within the gradation range of coarse and fine aggregates as specified by ASTM C144, *Standard Specification for Aggregate for Masonry Mortars*, except for slightly greater proportion of finer aggregates passing through sieve size #50, #100 and #200.

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<sup>1</sup> Middendorf, et al. *Chemical Characterization of Historic Mortars*. State-of-the-Art Report of RILEM Technical Committee 167-COM: Characterization of Old Mortars with Respect to their Repair. RILEM Publications SARL, 2004.





The aggregate size distribution and colors are shown in Figure 2. Ideally, the aggregate for the replacement mortar should match the color and gradation of the existing aggregates. Trial mixtures may be required to produce a repair material that matches the original with respect to color and texture.

#### Recommended Mortar Formulation

Mortar used for repointing joints, crack repair, and rebuilding should meet requirements of ASTM C270, *Standard Specification for Mortar for Unit Masonry*, for Type N mortar, with volumetric proportions of 1 part portland cement, 1 part lime, and 6 parts sand.

The repointing mortars should be compatible with both the stiffness and the vapor permeability of the surrounding masonry materials, avoiding stress concentrations and moisture problems that could damage masonry units.

The use of pigments may be required to match the hardened mortar color. Pigments conforming to ASTM C979, *Standard Specification for Pigments for Integrally Colored Concrete*, are suitable for mortar, but should not exceed 5% by weight of binder content in the mortar. It is also possible that the use of white portland cement will be required in lieu of typical gray cement in order to match the existing mortar color. Trial mixtures may be required to arrive at a mix that matches the original mortar with respect to color and texture.

Table 2. Results of chemical mortar analysis.

Sample ID	Sample Mass (g)	Aggregate Mass (g)	Soluble Silica (g)	Volumetric Ratio		
				Portland Cement	Lime	Aggregate
S1	21.37	16.59	0.6	2	1	9

Table 3. Results of acid digestion of mortar samples.

Sample ID	Mass before acid digestion (g)	Mass after acid digestion (g)	Binder mass (g)	Binder Volume (cm <sup>3</sup> )	Aggregate mass (g)	Aggregate volume (cm <sup>3</sup> )
S1	53.99	40.83	12.16	20.54	40.83	31.86





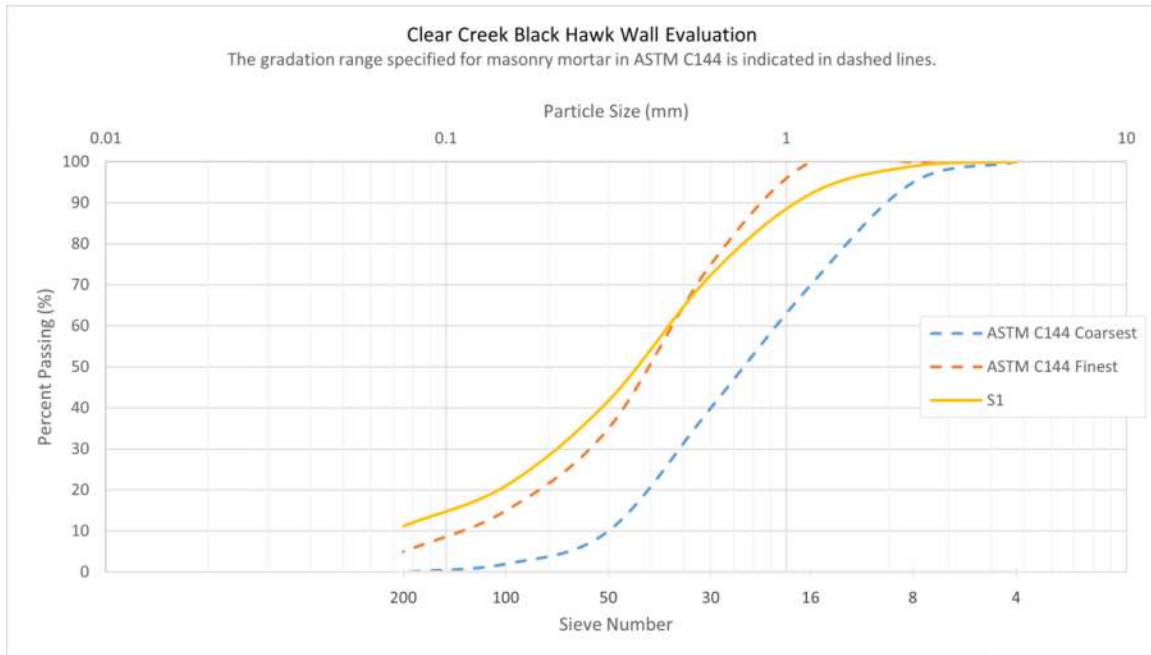


Figure 1. Aggregate distribution by sieve size for mortar sample



Figure 2. Aggregate distribution and color for mortar samples.





# AHERA Asbestos Survey Report for Renovation

**of the building located at:**

187 Clear Creek St.  
Black Hawk, CO 80422

**Weecycle Job No.:** 22-18992

**Performed On:** June 2, 2022

**Prepared For:**

City of Black Hawk  
Cynthia Linker  
PO Box 68  
Black Hawk, CO 80422



## Weecycle Environmental Consulting, Inc.

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**WEECYCLE ENVIRONMENTAL CONSULTING, INC.**

---

1208 Commerce Ct. Unit 5B  
Lafayette, CO 80026  
(303) 413-0452 Fax (303) 413-0710

July 7, 2022

City of Black Hawk  
Cynthia Linker  
PO Box 68  
Black Hawk, CO 80422

RE: Asbestos Containing Building Materials Survey  
187 Clear Creek St.  
Black Hawk, CO 80422 (the Property)

Dear Ms. Linker,

Weecycle Environmental Consulting, Inc. is pleased to submit the attached Asbestos Containing Building Materials Survey report at the property. The report includes the scope of service, procedures and methodologies utilized, analytical results and summary of asbestos containing building materials identified by this survey.

The results of this Asbestos Containing Building Materials Survey determined that Asbestos Containing Building Materials **are** present in the building.

Weecycle Environmental Consulting, Inc. appreciates the opportunity to perform environmental services for the City of Black Hawk and we look forward to working with you in the future. If you have questions or comments regarding the information in this report or need further assistance, please contact Weecycle.

Sincerely,



Judith Sawitsky  
AHERA Building Inspector



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## Appendix

**Appendix A** - Inspector Certification

**Appendix B**- Inspector Field Notes

**Appendix C** - Laboratory Results



## 1.0 SCOPE OF SERVICES

Weecycle Environmental Consulting was retained by the City of Black Hawk to perform an AHERA building inspection for Asbestos Containing Building Materials (ACBM) at 187 Clear Creek St., Black Hawk, CO 80422. The inspection, conducted on June 29, 2022, consisted of a building walk-through, delineation and quantification of homogenous areas, sample locations were selected randomly within each homogeneous area, collection of representative bulk samples, and delivery of bulk samples of suspect ACBM to an independent analytical laboratory.

## 2.0 SITE DESCRIPTION

The description of the structures are based on site information, Gilpin County Property Report and observations made in the field during the site assessment.

The property is an approximately 875 sq ft dwelling located in Black Hawk it was built in 1910.

## 3.0 AHERA COMPLIANCE & REGULATORY STANDARDS

This survey was performed in accordance with Federal, State and local regulations for conducting asbestos building surveys to meet Occupational Safety and Health Administration (OSHA), Environmental Protection Agency (EPA), and National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements.

### COLORADO AIR QUALITY CONTROL COMMISSION (CAQCC)

Colorado Regulation 8 definitions and requirements include:

#### I.B. Definitions:

*“Renovation means altering in any way one or more facility components. Operations in which load-supporting structural members are wrecked or taken out are excluded. Examples of renovation work include replacement or repair of mechanical ventilation systems, pipes, ceilings, walls, flooring (including floor tiles) and insulating materials...”*

*“Demolition means the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility...”*



### III.C.5. Asbestos Spill Response:

*“In the event of an asbestos spill involving less than 50 linear feet on pipes, 32 square feet on other surfaces, or the volume equivalent of one 55-gallon drum, the building owner **should**...”* (Refer to pages 8.114 and 8.115 for exact recommendations).

*“In the event of an asbestos spill involving greater than 50 linear feet on pipes, 32 square feet on other surfaces, or the volume equivalent of one 55-gallon drum, the owner **shall**...”* (Refer to page 8.115 for exact requirements).

### III.C.6. Renovation and Demolition Projects:

*“Prior to any renovation or demolition in any single-family housing which may disturb 50 linear feet of material on pipes, 32 square feet of material on other surfaces, or the volume equivalent of one 55-gallon drum of material identified by the EPA as a suspect asbestos-containing material, the facility component(s) to be affected by the renovation or demolition shall have an inspection performed by a building inspector certified under these regulations. The inspection must be performed to the AHERA standards as given in 40 CFR Part 763 (1992).”*

Note: Effective March 30, 2003, State Legislature, House Bill 1016 enacts a quantity change, as well as other regulatory requirements that will alter all of the following minimum level requirements. This format of quantities will remain the same with this notation, until CAQCC Regulation 8 is revised.

*“Prior to any renovation or demolition in any public or commercial building which may disturb 260 linear feet of material on pipes, 160 square feet of material on other surfaces, or the volume equivalent of one 55-gallon drum of material identified by the EPA as a suspect asbestos-containing material, the facility component(s) to be affected by the renovation or demolition shall have an inspection performed by a building inspector certified under these regulations. The inspection must be performed to the AHERA standards as given in 40 CFR Part 763 (1992).”*



## **NATIONAL EMISSION STANDARDS for HAZARDOUS AIR POLLUTANTS (NESHAPS)**

NESHAPS definitions and requirements include:

### **Section 61.141 Definitions:**

*“Renovation means altering a facility or one or more facility components in any way, including the stripping or removal of RACM from a facility component. Operations in which load-supporting structural members are wrecked or taken out are demolitions.”*

*“Demolition means the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations or the intentional burning of any facility.”*

### **Section 61.145 Standard of demolition and renovation:**

*“Prior to the commencement of the demolition or renovation, thoroughly inspect the affected facility or part of the facility or part of the facility where the demolition or renovation operation will occur for the presence of asbestos, including Category I and Category II no friable ACM...”*

*“If a facility is being demolished...if the combined amount of RACM is at least 260 linear feet on pipes or at least 160 square feet on other facility components, or at least 35 cubic feet off facility components where the length or area could not be measured previously...”*

*“In a facility being renovated, including any individual nonscheduled renovation operation, if the combined amount of RACM to be stripped, removed, dislodged, cut, drilled, or similarly disturbed... is at least 260 linear feet on pipes or at least 160 square feet on other facility components, or at least 35 cubic feet off facility components where the length or area could not be measured previously...”*

## **Asbestos Hazard Emergency Response Act (AHERA)**

AHERA definitions and requirements include:

As referenced in 40 C.F.R. Part 763 (1992), “...requires a minimum number of samples for surfacing materials, thermal system insulating materials, and requires samples in a manner sufficient to determine whether the material is ACM or not ACM for miscellaneous materials.

## **Occupational Safety and Health Administration (OSHA)**

OSHA definitions and requirements include: Any material that contains over one-percent (1%) of any type of Asbestos is considered Asbestos containing material (ACM) and must be handled according to OSHA and EPA regulations if disturbed.



Compliance and Implementation of OSHA 1926.1101 (replaces OSHA 1926.58) is required, as published, no later than October 01, 1995 which requires the Building Owner Methods of Compliance, Respiratory Protection, Hygiene Facilities and Practices for Employees. Communication of Hazards, Housekeeping, Medical Surveillance and the Designation and Training of Competent Persons, including: The Building/Facility Owner (including a lessee) must identify the presence, location and quantity of ACM and/or PACM (presumed asbestos-containing material) at the work site before beginning work.

The Building/Facility Owner must notify, (in writing or in person), the presence, location and quantity of ACM or PACM at the work sites to prospective employers whose employees will work in or next to areas with ACM or PACM. Owner's employees who will work in or next to such areas, all employers on multi-employer worksites whose employees will work in or next to such areas, tenants who will occupy such areas, etc.

*“An employer or owner may demonstrate that PACM (Presumed Asbestos Containing Material) does not contain asbestos by the following: (A) Having an complete inspection conducted pursuant to the requirements of AHERA (40 CFR Part 763, Subpart E) which demonstrates that the material is not ACM; (B) Performing tests of the material containing PACM which demonstrates that no asbestos is present in the material...the tests, evaluation and sample collection shall be conducted by an accredited inspector.”*

Note: The aforementioned regulatory phrases are not the regulations in their entirety. Consult the regulatory agency, which may apply.

### **3.1 STATEMENT OF COMPLIANCE**

Weecycle recommends the owner use consultants and contractors accredited under Section 206 (b) of the AHERA act and by the Colorado Department of Public Health and Environment Regulation No. 8 to perform the renovations in this facility. It is the responsibility of the owner to meet the requirements as stated in Federal Regulations 40 C.F.R. 763.84 and Colorado Regulation No. 8.

### **4.0 ACM SURVEY**

Previously existing ACBM surveys were not made available to Weecycle.

During the current assessment, Weecycle Asbestos Building Inspector Judith Sawitsky conducted the Asbestos Containing Building Materials (ACBM) survey on June 29, 2022. The entire building was available for inspection.

The scope of the asbestos containing building materials survey included all accessible suspect building material and interior and exterior building finishes,



excluding building roofs.

Weecycle performed a visual inspection of all areas within the structure to determine the presence of suspected asbestos containing building materials. In accordance with AHERA sampling protocols and general industrial hygiene practices, Weecycle confirmed the square footage, determined the homogeneous areas and collected bulk samples of ACBM throughout the building to determine asbestos content. Bulk material samples were submitted to Reservoirs Environmental, Inc. (AIHA Lab ID 101533) for analysis by Polarized Light Microscopy (PLM).

Prior to collecting any samples, homogenous materials were identified and listed to develop a sampling plan. Homogenous areas are defined by AHERA protocol as an area, which appears similar throughout in terms of color, texture, and date of application. The number of samples collected from each homogenous area was based upon criteria detailed in the following sections. Per Title 40 Code of Federal Regulations Part 63.

Weecycle identified eleven (11) Homogenous Areas at the property and collected twenty-six (26) representative bulk samples of suspect asbestos-containing materials (ACM) were collected.

**Complete information on homogenous areas, material categories, friability, number of samples, results and square footage is included in Table 1, below. Laboratory Results are included in Appendix D**



**TABLE 1: Homogeneous Areas and Analytical Results**

Homogeneous Areas				Material Category	Friable (Y or N)	Samples		Location of Sampled Material	Asbestos Content	Total Square Feet
Area	Condition	Material	Location of Material			Number	ID			
PL1	5	Plaster With Wallpaper	W & C-Kitchen, Laundry Nook, Dining Room, Living Room, Bedroom Walls & Closet	S	N	5	PL1-1 PL1-2 PL1-3 PL1-4 PL1-5	Kitchen W Wall Dining Room E Wall Living Room S Wall Bedroom Ceiling Bedroom Ceiling	ND	1500
PL2	5	Plaster No Wallpaper	Walls & Ceilings-Bath, Closet Ceiling	S	N	3	PL2-6 PL2-7 PL2-8	Bath Closet Ceiling Bath Ceiling	ND	300
SF1	5	Sheet Flooring	Kitchen, Laundry Nook	M	Y	2	SF1-9 SF1-10	Kitchen Kitchen	ND	200
FT1	5	Floor Tile and Mastic	Bathroom	M	N	2	FT1-11 FT1-12	Bath Bath	ND	100
WG1	5	Window Glazing	Interior of Windows	M	N	2	WG1-13 WG1-14	Interior Windows Interior Windows	10% Chrysotile	24
WG2	5	Window Glazing	Exterior of Windows	M	N	2	WG2-15 WG2-16	Exterior Windows Exterior Windows	3% Chrysotile	24
INS1	5	Insulation	Attic	M	N	2	INS1-17 INS1-18	Attic Attic	ND	800
CA1	5	Caulking	Exterior Walls Rear	M	N	2	CA1-19 CA1-20	Rear Wall of House Rear Wall of House	4% Chrysotile	48
WG3	5	Window Glazing	Interior Windows-Living Room	M	N	2	WG3-21 WG3-22	Interior Window-Living Room Interior Window-Living Room	ND	12
WG4	5	Window Glazing	Exterior Windows	M	N	2	WG4-23 WG4-24	Exterior Windows Rear Exterior Windows Rear	ND	12
CA2	5	Caulking	Shed Window	M	N	2	CA2-25 CA2-26	Shed Window Shed Window	2% Chrysotile	4

**Conditions:** 1: Damaged or Significantly Damaged TSI ACM; 2: Damaged Friable Surfacing ACM; 3: Significantly Damaged Friable Surfacing ACM.

4: Damaged or Significantly Damaged Miscellaneous ACM; 5: ACM with potential for Damage; 6: ACM with Potential for Significant Damage;

7: Any Remaining Friable AMC or Friable Suspect ACM

The roofing material was not sampled, as it is not regulated. Its condition was considered good



## 4.1 HAZARD ASSESSMENT FACTORS

Weecycle conducted a physical assessment of each identified homogeneous material. The assessment included determining the condition, potential for disturbance, and the friability of the material. By definition, friable materials are those which can be crumbled or reduced to powder by hand pressure when dry. Following the evaluation, each material was further classified into one of three categories, which have specific sampling protocol.

Surfacing Materials:	Refers to spray or trowel applied materials such as plaster, drywall texture, fireproofing, and spray applied acoustical textures.
Thermal System Insulation:	Refers to insulation used to inhibit thermal gain or loss on pipes, boilers, ducts and other building components.
Miscellaneous Materials:	Refers to friable and non-friable products and materials that do not fit into the above categories such as sheet flooring, floor tile, adhesives, and mastics, roofing material, window glazing or acoustical ceiling tile.

The condition of all confirmed ACBMs were evaluated as:

- good (no visible damage or showing only very limited damage),
- damaged (less than 25% localized damage or 10% distributed damage),
- significantly damaged (25% or greater localized damage or 10% or greater distributed damaged)

## 4.2 SAMPLING STRATEGY

In accordance with AHERA requirements and in compliance with 29 CFR 1926.1101 the asbestos inspection was conducted using a specified number of samples collected for each homogenous material

Analytical results which indicated that all the samples collected from a homogenous material were not contain asbestos, the material was considered non-ACM for all areas defined as part of that homogenous area. Samples from a homogenous area determined to contain asbestos in quantities of one percent (1%) or greater, were treated as ACM, regardless of any negative results for other samples collected from that homogenous area.

Miscellaneous materials require adequately representative sampling, which typically involves collecting one to three samples per material. Inspectors relied on observations of the quantity, condition and friability of the material to determine the sufficient number of samples needed to accurately evaluate the presence or



absence of asbestos in the material. Sample locations were selected randomly within each homogeneous area.

#### **Random Sampling Method by Grid Definition**

- The exact number of samples will be specified.
- Every location on the map has an equal probability of being selected.
- **Sample** Areas that are in close proximity to each other will be gridded together as a group.
- The group of **sample** areas will be covered with equally sized square **grids**.

All samples collected in this survey were sealed in an air-tight container at the time of sampling, and then assigned a unique identification number which was recorded on a field notation sheet, the sample container and a chain of custody and then submitted to an accredited laboratory.

### **4.3 LABORATORY ANALYTICAL RESULTS**

Twenty-six (26) bulk samples of ACM were collected from the building and analyzed by Eurofins Reservoirs Environmental, Inc. of Denver, Colorado using Polarized Light Microscopy (PLM) according to EPA method 600/R-93/116.

Any materials that contain greater than one percent (1%) asbestos by PLM analysis is considered an ACM and must be handled in accordance with OSHA, EPA and applicable state and local regulations. In addition, OSHA defines ACM as building materials containing between one tenth percent and one percent (0.1-1.0%).

Materials which are determined to be “Non-Detect” by PLM analysis for asbestos content need no further verification by Point Counting Methodology. If the amount of asbestos is reported as “Trace”, or less than ten percent (10%) by PLM analysis, the client may either assume the amount to be greater than one percent (1%) and treat the material as ACM or conduct further analysis via Point Count Methodology. If the results of the Point Count differ from the initial PLM result, the Point Count results shall be used.

Appendix A of this report contains the Inspector Certifications. Inspector Field Notes are located in Appendix B and Photographic Documentation in Appendix C. And the laboratory analytical report and chain of custody are included in Appendix E. Appendix F contains drawings of the building with sample locations and depictions of areas determined to contain ACM



## 5.0 CONCLUSIONS

The results of this asbestos building survey conducted at the Property, indicate the following:

**Four (4) of the suspect building materials sampled were found to contain more than one percent (1%) asbestos.** Laboratory results are included in Appendix D of this report.

**Table 2: Asbestos Containing Material**

HOMO #	Homogeneous Material	Location of Material	Percentage of Asbestos	Total Square Feet
WG1	Window Glazing	Interior Windows	10% Chrysotile	24
WG2	Window Glazing	Exterior Windows	3% Chrysotile	24
CA1	Caulking	Exterior Walls Rear	4% Chrysotile	48
CA2	Caulking	Shed Window	2% Chrysotile	4

**Any materials, not identified in this report, discovered during renovation or demolition must be sampled by a Colorado State Certified Asbestos Inspector prior to proceeding with work.**

**Assumed Materials:**

- **None Noted**

Contractors and employees working in this building should be made aware of the possibility that concealed ACBM may be found during renovation or demolition. Any discovered material must not be disturbed without consulting the owner or manager of the building to determine if those materials were previously identified and sampled to determine if it was ACBM.

Suspect material discovered during renovation or demolition and not identified in this report must be sampled for ACBM by a Certified Asbestos Inspector prior to proceeding with work.

At the time of this report, the EPA has not prohibited the manufacture and import of miscellaneous materials, such as vinyl floorings, mastics, roofing materials, etc., which may be asbestos containing. As a result, Weecycle recommends testing of future replacement materials for the presence of asbestos prior to



installation.

## 6.0 LIMITATIONS AND ASSUMPTIONS

Weecycle Environmental Consulting, Inc. and the findings presented in this Asbestos Survey Report make no representations or assumption as to past and/or future conditions/occurrences of the specific areas surveyed and are based solely on the conditions that were noted in this report.

The selection of sample locations and frequency of sampling was based on Weecycle's observations and the assumption that like materials in the same area are homogenous in content (as per AHERA definitions).

The inspection **did** incorporate destructive sampling techniques. It is possible that asbestos-containing materials may be concealed within structures and not identified in this report. If duct wrap is present at the site, assume it is located in all walls.

Weecycle is not responsible or liable for any opinions, conclusions or recommendations provided by others regarding the data presented in this Asbestos Survey Report.

## 7.0 INSPECTOR STATEMENT OF COMPLIANCE

As the certified Inspector responsible for the development of this Inspection Report, I certify that it has been written and reviewed in a manner of full compliance with applicable rules and regulations as required by Federal regulations and State of Colorado Regulation No. 8 USEPA/CDPHE Inspector

Signature:



CDPHE Certification No. 672

Date: 7/8/2022

Exp. Date: 10/10/2022

All certifications can be found in Appendix A.



## **Appendix A:**

### Inspector Certifications





Colorado Department  
of Public Health  
and Environment

# ASBESTOS CERTIFICATION\*

This certifies that

**Judith E. Sawitsky**

**Certification No.: 672**

has met the requirements of 25-7-507, C.R.S. and Air Quality Control  
Commission Regulation No. 8, Part B, and is hereby certified by the  
state of Colorado in the following discipline:

**Inspector/Management Planner\***

**Issued: September 08, 2021**

**Expires: October 10, 2022**

*\* This certificate is valid only with the possession of a  
current Division-approved training course certification  
in the discipline specified above.*

Authorized APCD Representative

SEAL





Colorado Department  
of Public Health  
and Environment

## ASBESTOS CONSULTING FIRM

This certifies that

**Weecycle Environmental Consulting, Inc.**

**Registration No.: ACF - 15049**

has met the registration requirements of 25-7-507, C.R.S. and the Air Quality Control Commission Regulation No. 8, Part B, and is hereby authorized to perform asbestos consulting activities as required under Regulation No 8, Part B, in the state of Colorado.

Issued: February 15, 2022

Expires: February 22, 2023

Authorized APCD Representative

SEAL



**Appendix B:**  
Inspector Field Notes



Address: \_\_\_\_\_

Material Category: \_\_\_\_\_

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

Project Number: \_\_\_\_\_

(Surfacing, TSI, Misc)

Page: \_\_\_\_\_

ID (i.e. DT-1)	Material Description	Homogenous Locations	Sq. Footage	Material Assessment

ACM Assessment: 1: Damaged or Significantly Damaged Thermal System Insulation ACM 2: Damaged Friable Surfacing ACM

3: Significantly Damaged Friable Surfacing ACM 4: Damaged or Significantly Damaged Friable Miscellaneous ACM

5: ACM with Potential For Damage 6: ACM with Potential For Significant Damage 7: Any Remaining Friable ACM or Friable Suspected ACM



Address: \_\_\_\_\_

Material Category \_\_\_\_\_

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

Project Number: \_\_\_\_\_

(Surfacing, TSI, Misc)

Page: \_\_\_\_\_

ID (i.e. DT-1)	Material Description	Homogenous Locations	Sq. Footage	Material Assessment

ACM Assessment: 1: Damaged or Significantly Damaged Thermal System Insulation ACM 2: Damaged Friable Surfacing ACM

3: Significantly Damaged Friable Surfacing ACM 4: Damaged or Significantly Damaged Friable Miscellaneous ACM

5: ACM with Potential For Damage 6: ACM with Potential For Significant Damage 7: Any Remaining Friable ACM or Friable Suspected ACM



Project Address: \_\_\_\_\_

Project Number: \_\_\_\_\_ Inspector: \_\_\_\_\_

Sample Area Identification	Sample Description	Sample Location

Inspector Signature: \_\_\_\_\_

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



Project Address: \_\_\_\_\_

Project Number: \_\_\_\_\_ Inspector: \_\_\_\_\_

Sample Area Identification	Sample Description	Sample Location

Inspector Signature: \_\_\_\_\_

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



Project Address: \_\_\_\_\_

Project Number: \_\_\_\_\_ Inspector: \_\_\_\_\_

INSPECTION CHECKLIST	YES	NO	N/A	Comments
Access to attic at time of inspection				
Suspect attic insulation sampled				
Suspect wall insulation sampled				
Suspect window material sampled				
Suspect duct insulation material sampled				
Suspect boiler material sampled				
Suspect furnace material sampled				
Suspect roofing material sampled				
Suspect electrical wiring present				
Suspect electrical wiring sampled				
Suspect floor tile sampled				
Flooring inspected under carpet				
Sq. footage of homogeneous areas measured				
Any area inaccessible during time of inspection (if yes, indicate in comments section to right)				
Was photo documentation collected at time of inspection				
Description of Building: General # of rooms and exterior siding Residential or Commercial?				
Condition of Building Materials Sampled	Good	Poor	N/A	



## **Appendix C:** Laboratory Results



July 7, 2022

**Weecycle Environmental Consulting, Inc**

1208 Commerce Court, 5B  
Lafayette, CO 80026

**CLIENT PROJECT:** 187 Clear Creek Black Hawk, 22-18992  
**CEI LAB CODE:** A227978

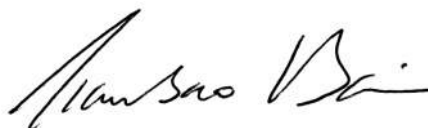
Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on July 1, 2022. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,



Tianbao Bai, Ph.D., CIH  
Laboratory Director



---

## ASBESTOS ANALYTICAL REPORT

### By: Polarized Light Microscopy

Prepared for

**Weecycle Environmental Consulting, Inc**

---

CLIENT PROJECT: 187 Clear Creek Black Hawk, 22-18992

LAB CODE: A227978

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE: 07/07/22

TOTAL SAMPLES ANALYZED: 26

# SAMPLES >1% ASBESTOS: 7



# Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 187 Clear Creek Black Hawk, 22-18992

LAB CODE: A227978

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
PL1-1	Layer 1	A227978.01	Gray	Wallpaper	None Detected
	Layer 2	A227978.01	White	Plaster Skim Coat	None Detected
	Layer 3	A227978.01	Brown	Plaster Base Coat	None Detected
PL1-2	Layer 1	A227978.02	Red	Wallpaper	None Detected
	Layer 2	A227978.02	White	Plaster Skim Coat	None Detected
	Layer 3	A227978.02	Brown	Plaster Base Coat	None Detected
PL1-3	Layer 1	A227978.03	Beige	Wallpaper	None Detected
	Layer 2	A227978.03	White	Plaster Skim Coat	None Detected
	Layer 3	A227978.03	Brown	Plaster Base Coat	None Detected
PL1-4	Layer 1	A227978.04	Brown	Wallpaper	None Detected
	Layer 2	A227978.04	White	Plaster Skim Coat	None Detected
	Layer 3	A227978.04	Brown	Plaster Base Coat	None Detected
PL1-5	Layer 1	A227978.05	Brown	Wallpaper	None Detected
	Layer 2	A227978.05	White	Plaster Skim Coat	None Detected
	Layer 3	A227978.05	Brown	Plaster Base Coat	None Detected
PL2-6	Layer 1	A227978.06	Brown,White	Plaster Skim Coat	None Detected
	Layer 2	A227978.06	Gray	Plaster Base Coat	None Detected
PL2-7	Layer 1	A227978.07	Gray,White	Plaster Skim Coat	None Detected
	Layer 2	A227978.07	Gray	Plaster Base Coat	None Detected
PL2-8	Layer 1	A227978.08	Gray,White	Plaster Skim Coat	None Detected
	Layer 2	A227978.08	Gray	Plaster Base Coat	None Detected
SF1-9		A227978.09	Gray	Sheet Flooring	None Detected
SF1-10		A227978.10	Gray	Sheet Flooring	None Detected
FT1-11		A227978.11A	Gray	Floor Tile	None Detected
		A227978.11B	Clear	Mastic	None Detected
FT1-12		A227978.12A	Gray	Floor Tile	None Detected
		A227978.12B	Clear	Mastic	None Detected
WG1-13		A227978.13	Dark Brown, Gray	Window Glazing	Chrysotile 10%
WG1-14		A227978.14	Dark Brown, Gray	Window Glazing	Chrysotile 10%
WG2-15		A227978.15	Beige,White	Window Glazing	None Detected



# Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

**PROJECT:** 187 Clear Creek Black Hawk, 22-18992

**LAB CODE:** A227978

**METHOD:** EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
WG2-16		A227978.16	White,Tan	Window Glazing	Chrysotile 3%
INS1-17		A227978.17	Gray,Brown	Insulation	None Detected
INS1-18		A227978.18	Gray,Brown	Insulation	None Detected
CA1-19		A227978.19A	Yellow,White	Caulking	None Detected
		A227978.19B	Yellow,Gray	Caulking	Chrysotile 4%
CA1-20		A227978.20	Yellow,Gray	Caulking	Chrysotile 4%
WG3-21		A227978.21	Gray	Window Glazing	None Detected
WG3-22		A227978.22	Gray	Window Glazing	None Detected
WG4-23		A227978.23	White	Caulking	None Detected
WG4-24		A227978.24	White	Caulking	None Detected
CA2-25		A227978.25	Gray	Caulking	Chrysotile 2%
CA2-26		A227978.26	Gray	Caulking	Chrysotile 2%



# ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

**Client:** **Weecycle Environmental Consulting, Inc**  
 1208 Commerce Court, 5B  
 Lafayette, CO 80026

**Lab Code:** A227978  
**Date Received:** 07-01-22  
**Date Analyzed:** 07-07-22  
**Date Reported:** 07-07-22

**Project:** 187 Clear Creek Black Hawk, 22-18992

## ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
<b>PL1-1</b> Layer 1 A227978.01	Wallpaper	Heterogeneous Gray Fibrous Bound	95%	Cellulose	5%	Paint	None Detected
Layer 2 A227978.01	Plaster Skim Coat	Homogeneous White Non-fibrous Bound			80% 20%	Binder Calc Carb	None Detected
Layer 3 A227978.01	Plaster Base Coat	Homogeneous Brown Non-fibrous Bound	<1%	Cellulose	65% 35% <1%	Silicates Binder Mica	None Detected
<b>PL1-2</b> Layer 1 A227978.02	Wallpaper	Heterogeneous Red Fibrous Bound	95%	Cellulose	5%	Binder	None Detected
Layer 2 A227978.02	Plaster Skim Coat	Homogeneous White Non-fibrous Bound			80% 20%	Binder Calc Carb	None Detected
Layer 3 A227978.02	Plaster Base Coat	Homogeneous Brown Non-fibrous Bound	<1%	Cellulose	65% 35% <1%	Silicates Binder Mica	None Detected
<b>PL1-3</b> Layer 1 A227978.03	Wallpaper	Heterogeneous Beige Fibrous Bound	95%	Cellulose	5%	Paint	None Detected



# ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

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 Lafayette, CO 80026

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**Date Received:** 07-01-22  
**Date Analyzed:** 07-07-22  
**Date Reported:** 07-07-22

**Project:** 187 Clear Creek Black Hawk, 22-18992

## ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
Layer 2 A227978.03	Plaster Skim Coat	Homogeneous White Non-fibrous Bound			80% 20%	Binder Calc Carb	None Detected
Layer 3 A227978.03	Plaster Base Coat	Homogeneous Brown Non-fibrous Bound	<1%	Cellulose	65% 35% <1%	Silicates Binder Mica	None Detected
<b>PL1-4</b> Layer 1 A227978.04	Wallpaper	Heterogeneous Brown Fibrous Bound	95%	Cellulose	5%	Paint	None Detected
Layer 2 A227978.04	Plaster Skim Coat	Homogeneous White Non-fibrous Bound			80% 20%	Binder Calc Carb	None Detected
Layer 3 A227978.04	Plaster Base Coat	Homogeneous Brown Non-fibrous Bound	<1% <1%	Hair Cellulose	65% 35% <1%	Silicates Binder Mica	None Detected
<b>PL1-5</b> Layer 1 A227978.05	Wallpaper	Heterogeneous Brown Fibrous Bound	98%	Cellulose	2%	Paint	None Detected
Layer 2 A227978.05	Plaster Skim Coat	Homogeneous White Non-fibrous Bound			80% 20%	Binder Calc Carb	None Detected



# ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

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**Lab Code:** A227978  
**Date Received:** 07-01-22  
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**Date Reported:** 07-07-22

**Project:** 187 Clear Creek Black Hawk, 22-18992

## ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
Layer 3 A227978.05	Plaster Base Coat	Homogeneous Brown Non-fibrous Bound	<1%	Cellulose	65%	Silicates	None Detected
					35%	Binder	
					<1%	Mica	
<b>PL2-6</b> Layer 1 A227978.06	Plaster Skim Coat	Heterogeneous Brown,White Non-fibrous Bound			75%	Binder	None Detected
					20%	Calc Carb	
					5%	Paint	
Layer 2 A227978.06	Plaster Base Coat	Homogeneous Gray Fibrous Bound	<1%	Hair	65%	Silicates	None Detected
			<1%	Cellulose	35%	Binder	
<b>PL2-7</b> Layer 1 A227978.07	Plaster Skim Coat	Heterogeneous Gray,White Non-fibrous Bound			75%	Binder	None Detected
					20%	Calc Carb	
					5%	Paint	
Layer 2 A227978.07	Plaster Base Coat	Homogeneous Gray Fibrous Bound	<1%	Hair	65%	Silicates	None Detected
			<1%	Cellulose	35%	Binder	
<b>PL2-8</b> Layer 1 A227978.08	Plaster Skim Coat	Heterogeneous Gray,White Non-fibrous Bound			75%	Binder	None Detected
					20%	Calc Carb	
					5%	Paint	
Layer 2 A227978.08	Plaster Base Coat	Homogeneous Gray Fibrous Bound	<1%	Hair	65%	Silicates	None Detected
			<1%	Cellulose	35%	Binder	



# ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

**Client:** Weecycle Environmental Consulting, Inc  
 1208 Commerce Court, 5B  
 Lafayette, CO 80026

**Lab Code:** A227978  
**Date Received:** 07-01-22  
**Date Analyzed:** 07-07-22  
**Date Reported:** 07-07-22

**Project:** 187 Clear Creek Black Hawk, 22-18992

## ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
SF1-9 A227978.09	Sheet Flooring	Heterogeneous	10%	Fiberglass	50%	Vinyl	None Detected
		Gray	5%	Cellulose	35%	Binder	
		Fibrous					
		Bound					
SF1-10 A227978.10	Sheet Flooring	Heterogeneous	10%	Fiberglass	50%	Vinyl	None Detected
		Gray	5%	Cellulose	35%	Binder	
		Fibrous					
		Bound					
FT1-11 A227978.11A	Floor Tile	Heterogeneous			100%	Vinyl	None Detected
		Gray					
		Non-fibrous					
		Tightly Bound					
A227978.11B	Mastic	Homogeneous			100%	Mastic	None Detected
		Clear					
		Non-fibrous					
		Bound					
FT1-12 A227978.12A	Floor Tile	Heterogeneous			100%	Vinyl	None Detected
		Gray					
		Non-fibrous					
		Tightly Bound					
A227978.12B	Mastic	Homogeneous			100%	Mastic	None Detected
		Clear					
		Non-fibrous					
		Bound					
WG1-13 A227978.13	Window Glazing	Heterogeneous			88%	Binder	10% Chrysotile
		Dark Brown,Gray			2%	Paint	
		Non-fibrous					
		Bound					



# ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

**Client:** Weecycle Environmental Consulting, Inc  
 1208 Commerce Court, 5B  
 Lafayette, CO 80026

**Lab Code:** A227978  
**Date Received:** 07-01-22  
**Date Analyzed:** 07-07-22  
**Date Reported:** 07-07-22

**Project:** 187 Clear Creek Black Hawk, 22-18992

## ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS		ASBESTOS %
			Fibrous	Non-Fibrous	
<b>WG1-14</b> A227978.14	Window Glazing	Heterogeneous		88% Binder	<b>10% Chrysotile</b>
		Dark Brown, Gray		2% Paint	
		Non-fibrous			
		Bound			
<b>WG2-15</b> A227978.15	Window Glazing	Heterogeneous		88% Binder	None Detected
		Beige, White		10% Silicates	
		Non-fibrous		2% Paint	
		Bound			
<b>WG2-16</b> A227978.16	Window Glazing	Heterogeneous		87% Binder	<b>3% Chrysotile</b>
		White, Tan		5% Silicates	
		Non-fibrous		5% Paint	
		Bound			
<b>INS1-17</b> A227978.17	Insulation	Heterogeneous	95% Fiberglass		None Detected
		Gray, Brown	5% Cellulose		
		Fibrous			
		Loosely Bound			
<b>INS1-18</b> A227978.18	Insulation	Heterogeneous	95% Fiberglass		None Detected
		Gray, Brown	5% Cellulose		
		Fibrous			
		Loosely Bound			
<b>CA1-19</b> A227978.19A	Caulking	Heterogeneous		95% Caulk	None Detected
		Yellow, White		5% Paint	
		Non-fibrous			
		Bound			
A227978.19B	Caulking	Heterogeneous	<1% Talc	71% Caulk	<b>4% Chrysotile</b>
		Yellow, Gray		20% Binder	
		Non-fibrous		5% Paint	
		Bound			



# ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

**Client:** Weecycle Environmental Consulting, Inc  
 1208 Commerce Court, 5B  
 Lafayette, CO 80026

**Lab Code:** A227978  
**Date Received:** 07-01-22  
**Date Analyzed:** 07-07-22  
**Date Reported:** 07-07-22

**Project:** 187 Clear Creek Black Hawk, 22-18992

## ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
<b>CA1-20</b> A227978.20	Caulking	Heterogeneous Yellow, Gray Non-fibrous Bound	<1%	Talc	71% 20% 5%	Caulk Binder Paint	<b>4% Chrysotile</b>
<b>WG3-21</b> A227978.21	Window Glazing	Heterogeneous Gray Non-fibrous Bound			85% 10% 5%	Binder Silicates Paint	None Detected
<b>WG3-22</b> A227978.22	Window Glazing	Heterogeneous Gray Fibrous Bound	10%	Cellulose	85% 5%	Binder Paint	None Detected
<b>WG4-23</b> A227978.23	Caulking	Heterogeneous White Non-fibrous Bound			95% 5%	Caulk Paint	None Detected
Sample appears to be caulking. No window glazing present.							
<b>WG4-24</b> A227978.24	Caulking	Heterogeneous White Non-fibrous Bound			95% 5%	Caulk Paint	None Detected
Sample appears to be caulking. No window glazing present.							
<b>CA2-25</b> A227978.25	Caulking	Heterogeneous Gray Non-fibrous Bound	2%	Talc	84% 10% 2%	Binder Silicates Paint	<b>2% Chrysotile</b>
<b>CA2-26</b> A227978.26	Caulking	Heterogeneous Gray Non-fibrous Bound	2%	Talc	84% 10% 2%	Binder Silicates Paint	<b>2% Chrysotile</b>



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**LEGEND:**      Non-Anth      = Non-Asbestiform Anthophyllite  
                      Non-Trem      = Non-Asbestiform Tremolite  
                      Calc Carb      = Calcium Carbonate

---

**METHOD:** EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

---

**REPORTING LIMIT:** <1% by visual estimation

---

**REPORTING LIMIT FOR POINT COUNTS:** 0.25% by 400 Points or 0.1% by 1,000 Points

---

**REGULATORY LIMIT:** >1% by weight

---

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*


This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins CEI. Eurofins CEI makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

**ANALYST:**

  
 Nicholas Moore

**APPROVED BY:**

  
 Tianbao Bai, Ph.D., CIH  
 Laboratory Director







CEI

730 SE Maynard Road, Cary, NC 27511

Tel: 866-481-1412; Fax: 919-481-1442

## CHAIN OF CUSTODY

26

LAB USE ONLY:

ECEI Lab Code:

A227978

ECEI Lab I.D. Range:

COMPANY INFORMATION	PROJECT INFORMATION
ECEI CLIENT #:	Job Contact: J. Sawitsky
Company: Weecycle Environmental Consulting	Email / Tel: 303-434-0774
Address: 1208 Commerce Ct 5B Lafayette, CO 80026	Project Name: 187 Clear Creek Black Hawk
Email: labresults@weecycle-env.com	Project ID#: 22-18992
Tel: 303 413-0452 Fax: 303 413-0710	PO #:
STATE SAMPLES COLLECTED IN: CO	

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK	EPA 600/R-93/116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLM POINT COUNT (400)	EPA 600/R-93/116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLM POINT COUNT (1000)	EPA 600/R-93/116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLM GRAV w POINT COUNT	EPA 600/R-93/116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLM BULK	CARB 435	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCM AIR*	NIOSH 7400	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM AIR	EPA AHERA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM AIR	NIOSH 7402	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM AIR (PCME)	ISO 10312	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM AIR	ASTM 6281-15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM BULK	CHATFIELD / EPA 600/R-93/116 Sec. 2.5.5.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM DUST WIPE	ASTM D6480-19	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM DUST MICROVAC	ASTM D5755-09 (2014)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM SOIL	ASTM D7521-16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM VERMICULITE	CINCINNATI METHOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TEM QUALITATIVE	IN-HOUSE METHOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Blanks should be taken from the same sample lot as field samples.

REMARKS / SPECIAL INSTRUCTIONS:



Accept Samples



Reject Samples

Relinquished By:	Date/Time	Received By:	Date/Time
J. Sawitsky	6-29-22 5:00 pm	BY	7/1 10:00

By submitting samples, you are agreeing to ECEI's Terms and Conditions.

Samples will be disposed of 30 days after analysis

Page \_\_\_\_ of \_\_\_\_

Version: CCOC 01.20.1/2.LD

237 61442





CEI

## SAMPLING FORM

COMPANY CONTACT INFORMATION	
Company: Weecycle Env.	Job Contact: J. Sawitsky
Project Name: 187 Clear Creek Black Hawk	
Project ID #: 22-18992	Tel: 303 434-0774

SAMPLE ID	DESCRIPTION / LOCATION	VOLUME / AREA	TEST
PL1-1	Plaster		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
PL1-2	"		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
PL1-3	"		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
PL1-4	"		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
PL1-5	"		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
PL2-6	Plaster		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
PL2-7	"		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
PL2-8	"		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
SP1-9	Sheet Flooring		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
SP1-10	"		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
FT1-11	Floor tile		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
FT1-12	"		PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
WG1-13			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
WG1-14			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
WG2-15			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
WG2-16			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
INS1-17			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
INS1-18			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
CA1-19			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
CA1-20			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
WG3-21			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
WG3-22			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
WG4-23			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
WG4-24			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
CA2-25			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
CA2-26			PLM <input checked="" type="checkbox"/> TEM <input type="checkbox"/>
			PLM <input type="checkbox"/> TEM <input type="checkbox"/>
			PLM <input type="checkbox"/> TEM <input type="checkbox"/>



1720 14th Street, Suite 100  
Boulder, Colorado 80302  
303-442-0408  
*email:* mblaser@peharch.com

peh

Attention **Emily Richards & Cindy Linker**

**We are sending you the following items:**

[illegible]

<input type="checkbox"/> for approval	<input type="checkbox"/> approved as submitted	<input type="checkbox"/> for pricing due: _____
<input checked="" type="checkbox"/> for your use	<input type="checkbox"/> approved as noted	
<input type="checkbox"/> as requested	<input type="checkbox"/> for review and comment	<input type="checkbox"/>

For your review and comment.

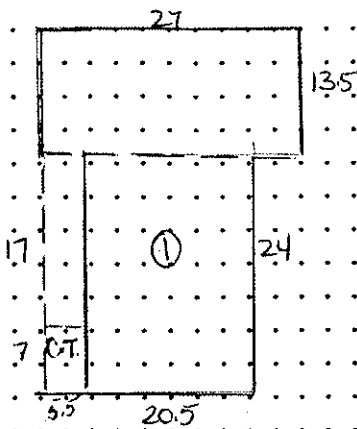
Signed **Mari Blaser, Assoc AIA**



# CENTRAL CITY - BLACK HAWK HISTORIC DISTRICT

## GILPIN COUNTY, COLORADO

<b>BUILDING NAME</b>	<b>BLOCK NUMBER</b> 7	<b>LOT NUMBER</b> E 5' of 6 and 7	<b>DATE OF CONSTRUCTION</b> 1890
<b>ADDRESS</b>  187 Marchant Street Black Hawk		<b>STYLE</b>  Vernacular	
		<b>PRESENT USE</b> residence	
<b>PROPERTY TYPE:</b>  <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> ACADEMIC <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER <input type="checkbox"/> RELIGIOUS		<b>ASSOCIATED BUILDINGS</b>	
		<b>ADDITIONS AND ALTERATIONS</b>	
		<b>CONDITION</b> excellent	



### ARCHITECTURAL DESCRIPTION

This 1-story residential structure is a basic rectangular shape plan with a slight T-shape at the east elevation. The roof is intersecting gable covered with asphalt shingles, the walls are covered with horizontal wood siding, and the low foundation is stone. Windows generally are 1-over-1 wood sash; but the window at the gable end of the facade is a single-hung with the upper light of stained glass. There is an interior brick chimney. Distinctive features in addition to the stained glass window, are the carved lace-like trim at the top of the gable, and the wooden porch with turned spindle supports and decoratively carved brackets and apron at the porch roof line.

### STATEMENT OF SIGNIFICANCE



**SITE DESCRIPTION**

The house is set back from the busy intersection of Marchant and Highway 119 behind a large dirt lot. The property has a medium height mortared rubblestone retaining wall, and a small front lawn with flowers and shrubbery.

**COMMENTS****REFERENCES**

Gilpin County Tax Assessor office files

**PREPARED BY:**

Rickey Hendricks, NPS-RMRO

**DATE**

8/86  
241 of 442



BLACK HAWK CULTURAL RESOURCE SURVEY  
**Cultural Resource Re-evaluation Form**  
(page 1 of 2)

1. Current Address: **187 Clear Creek**
2. Resource Number: **5GL.7.410**
3. NHL Resource Number: **B7-4**
4. Resource Name:
5. Purpose of this current site visit (check as many as apply)
- ☐ Site is within a current project area
- ☒ Resurvey
- ☒ Update of previous site form(s)
- ☐ Surface collection
- ☐ Testing to determine eligibility
- ☐ Excavation
- ☐ Other
6. Previous Recordings:
- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1986 National Park Service Survey          | <input checked="" type="checkbox"/> Photograph |  |
| <input checked="" type="checkbox"/> 1991 National Historic Landmark Nomination | No Photographs                                 | <input checked="" type="checkbox"/> Contributing |
| <input checked="" type="checkbox"/> 1998 Re-survey                             | <input checked="" type="checkbox"/> Photograph |  |
| <input checked="" type="checkbox"/> 2004 Photo survey                          | <input checked="" type="checkbox"/> Photograph |  |
| <input type="checkbox"/> Other:  | <input type="checkbox"/> Photograph            |  |
7. Exterior alterations since 1986: **no recorded building permits.**
8. Additional historical background: **Although the house is visible in historic photographs purporting to date from 1888, it is not shown on the 1890 and 1895 Sanborn maps (the maps appear to have the lots numbered incorrectly.) Deed research may reveal a more accurate construction date, as the house has architectural features typical of an earlier construction date.**

Ca. 1897 Construction date ☐ Estimate from 1986 NPS Survey ☒ New estimate

Sources of information: ***Digital Image Collection, Western History & Genealogy, Denver Public Library; The Gilpin Railroad Era (Abbot)***

Sanborn Maps

- ☐ 1886
- ☐ 1890
- ☐ 1895
- ☒ 1900



Current Address: **187 Clear Creek**

(page 2 of 2)

Resource Number: **5GL.7.410**

NHL Resource Number: **B7-4**

9. Changes to Location or Size Information: **n/a**

10. Revised National Historic Landmark District- Contributing Building Eligibility Assessment:  
Contributing **X** Non contributing        Need data       

11. National Register - Individual Eligibility Assessment:  
Eligible        Not eligible        Need data **X**

12. Is there National Register district potential? Yes **X** No         
Discuss: **This building would contribute to a potential N.R. district.**

13. Local Designation - Individual Eligibility Assessment:  
Eligible **X** Not eligible        Need data       

14. Is there Local district potential? Yes **X** No         
Discuss: **This building would contribute to a potential local district**

15. Photograph Types and Numbers: **Digital, <.jpg> format. 181 Marchant-1.JPG, 181 Marchant-2.JPG**

16. Report Title: **Black Hawk Historic Resource Resurvey: 2009-2010**

17. Recorder(s): **Deon Wolfenbarger**

18. Date(s): **July 16, 2010**

19. Recorder Affiliation: **Three Gables Preservation**

20. Attachments  
(check as many as apply)  
**X** Photographs  
       Site sketch map  
       U.S.G.S. map photocopy  
**X** Other                       
       Other                     

21. Official determination  
(OAHF USE ONLY)  
       Determined Eligible  
       Determined Not Eligible  
       Need Data  
       Nominated  
       Listed  
       Contributing to N.R. District  
       Not Contributing to N.R. Dist



Current Address: **187 Clear Creek**  
Resource Number: **5GL.7.410**  
NHL Resource Number: **B7-4**

Continuation Sheets

Current Photographs  
Date: **04/09/2009**

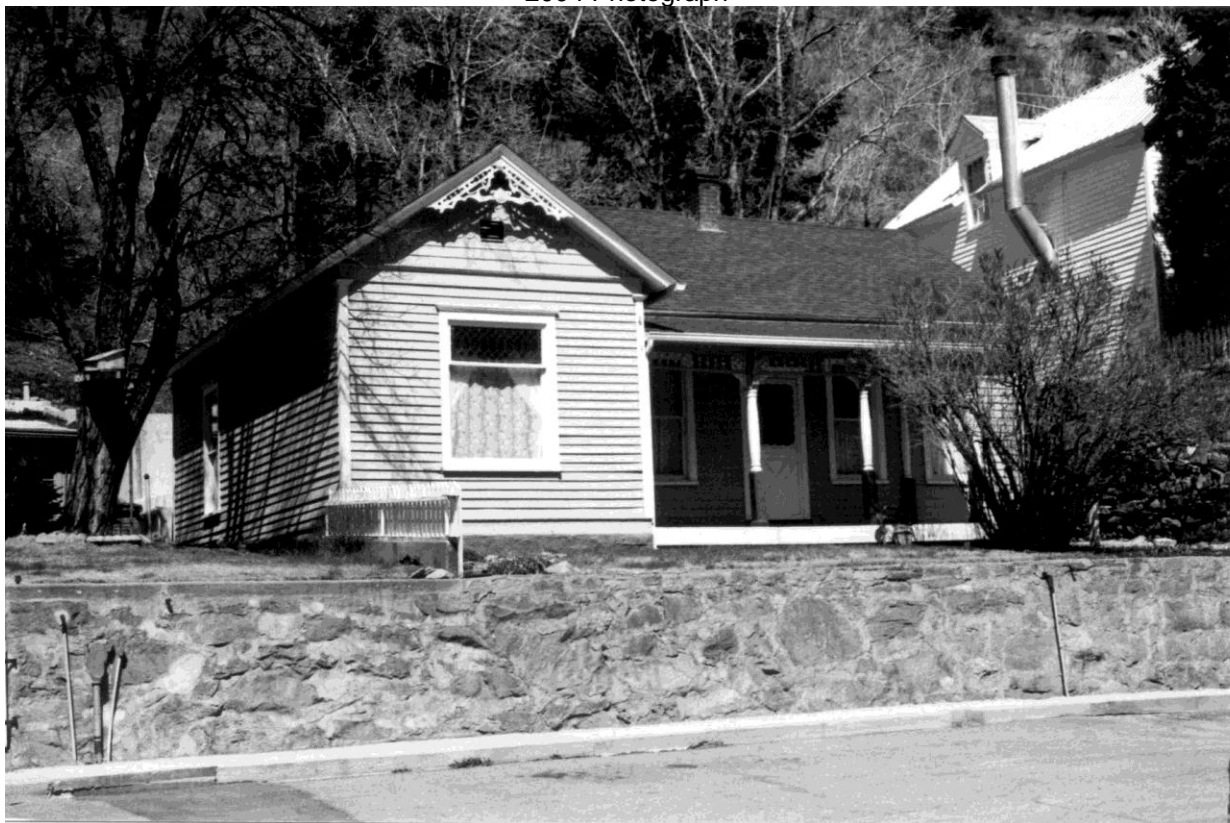




Current Address: **187 Clear Creek**  
Resource Number: **5GL.7.410**  
NHL Resource Number: **B7-4**

Continuation Sheets

2004 Photograph



1998 Resurvey Photograph





Current Address: **187 Clear Creek**  
Resource Number: **5GL.7.410**  
NHL Resource Number: **B7-4**

Continuation Sheets

1986 Survey Photograph



Historic Photograph



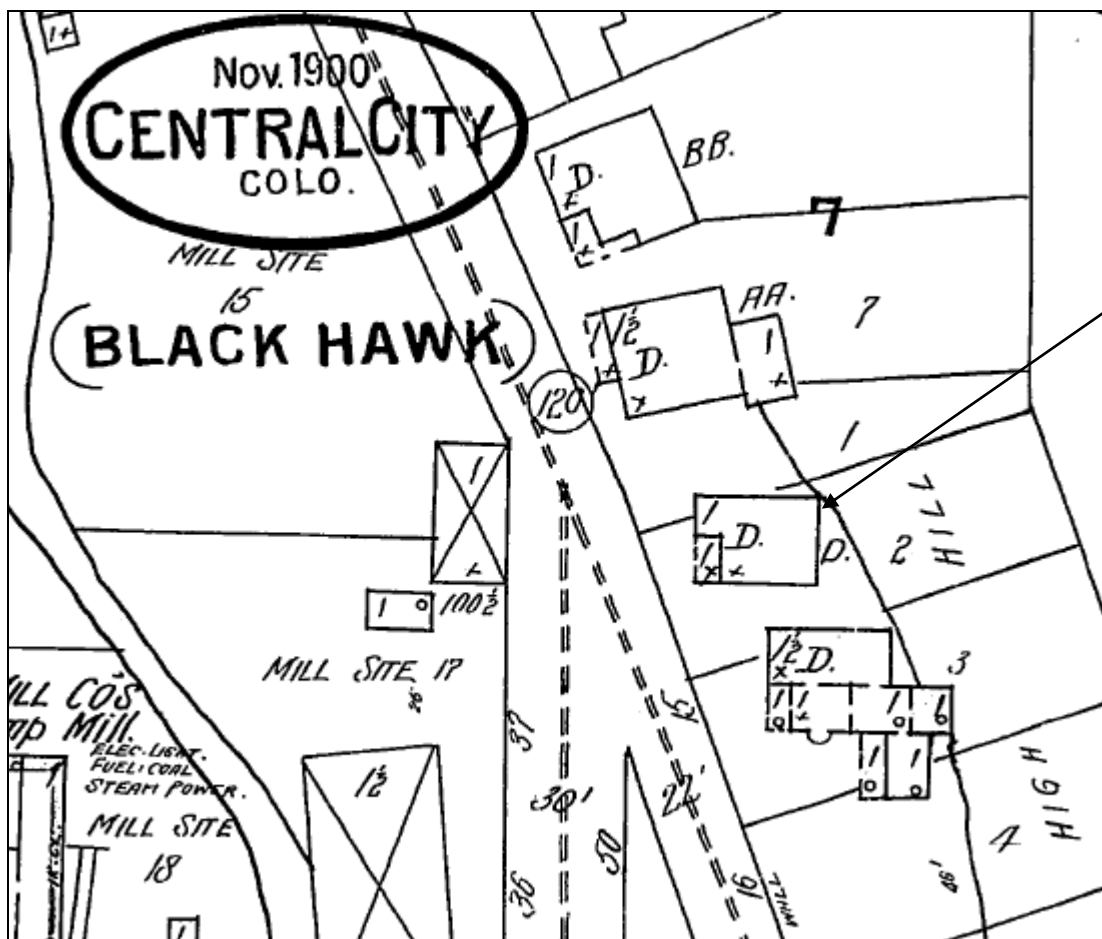
Ca. 1888



Current Address: 187 Clear Creek  
Resource Number: 5GL7.410  
NHL Resource Number: B7-4

Continuation Sheets

1900 Sanborn Map





August 1, 2022

## **Interior & Exterior Report: 187 Clear Creek Street**

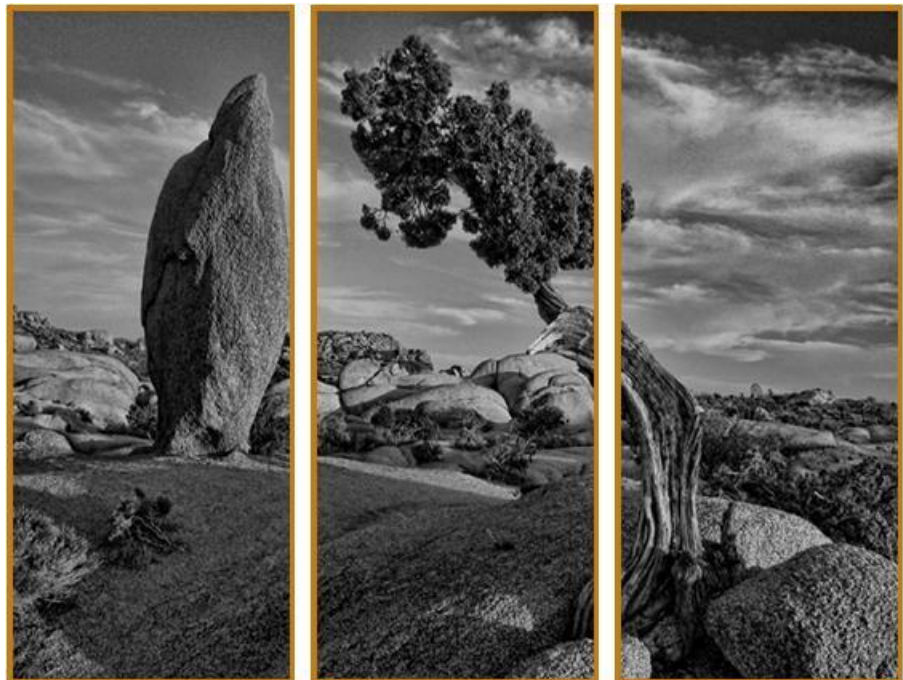
187 Clear Creek Street  
Black Hawk, Gilpin County, CO

**Prepared For:**

City of Black Hawk  
211 Church Street/PO Box 68  
Black Hawk, CO 80422

**Pinyon Project No.:**

118123401





August 1, 2022

## **Interior & Exterior Report: 187 Clear Creek Street**

187 Clear Creek Street  
Black Hawk, Gilpin County, CO

**Prepared For:**

City of Black Hawk  
211 Church Street/PO Box 68  
Black Hawk, CO 80422


**Pinyon Project No.:**

118123401

**Prepared by:**

  
Cameron M. Weishoff

**Reviewed by:**

  
Ashley L. Bushey



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## I. Introduction

On June 27, 2022, architectural historians Ashley L. Bushey and Cameron M. Weishoff of Pinyon Environmental, Inc. (Pinyon), conducted a site visit of the residence at 187 Clear Creek Street in Black Hawk, Colorado. 187 Clear Creek Street (Photos 1-3) is a contributing building within the Central City-Black Hawk Historic District (5GL.7), a National Historic Landmark (NHL) district established in 1961 that was listed in the National Register of Historic Places (NRHP) in 1966 and expanded in 1991. The building was individually evaluated as a historic resource by the National Park Service (NPS) in 1986, and again by Winter & Company in 1998. A Cultural Resource Re-evaluation Form was prepared for the resource by Deon Wolfenbarger of Three Gables Preservation in 2010.



**Photo 1.** 187 Clear Creek Street, primary (south) elevation. Facing Northeast.





**Photo 2.** Typical interior detail, 187 Clear Creek Street. Taken from Door 3H, facing northwest into Room 3.



**Photo 3.** Typical interior detail, 187 Clear Creek Street. Taken from Room 3, looking southwest into Room 4.



## I.1 Methodology

The interior assessment consisted of two historians completing a pedestrian survey of building interiors to document extant historic features within the building. Ms. Bushey exceeds the Secretary of the Interior's Professional Qualifications Standards in the area of Architectural History, and Mr. Weishoff meets the SOI Professional Qualification Standards in the area of History. A framework for recordation of interior spaces was created for the survey. Rooms were labeled by numbers, while building openings (windows, doors) were assigned letters. Closets and other ancillary rooms are labeled with the room number and a letter (i.e., 1a, 1b).

The team completed a visual inspection only; no sampling or forensic analysis of interior features or finishes was completed. Doors and windows were the most common historic features surveyed on the interior. Condition assessment of doors and windows is offered in general terms (Table I). Throughout this report, the term "historic" or "historic period" will refer to features of approximately 50 years of age or greater. If additional specificity is available, the term "period of significance" will be used to refer to features extant before 1918 to conform with the NHL period of significance (1859-1918). An effort has been made to distinguish between features that date to the building's period of significance, those that may have acquired significance over time and are 50 years of age or greater, and those that are deemed to be original to the date of construction.

**Table I: Window and Door Condition Table<sup>1</sup>**

Condition	Description
Excellent	Windows are in workable condition. No panes are cracked or missing. Historic hardware is present. Doors are intact, functional (performing their intended purpose), and structurally sound. Doors do not exhibit cosmetic imperfections, nor do they require repairs.
Good	Windows are in workable condition; may be painted shut. No windowpanes are missing. Less than 25% may be cracked. Most historic hardware is present. Windows may be slightly loose in their frames, typically caused by building settling. Doors and associated components (hinges, locks, etc.) may exhibit cosmetic imperfections (dings, dents, scratches) and require minor or routine maintenance.
Fair	Limited deterioration may be present. 26% – 49% of panes may be cracked or missing. Some hardware present. Windows may be moderately loose in their frames. Doors exhibit signs of wear, failure, or deterioration. Door components, including panels, decorative elements, and hardware such as locks, hinges, doorknobs, require replacement.
Poor	Heavy deterioration. Rotted or missing wood components. 50% or more windowpanes are cracked or missing. Missing hardware. Windows may be very loose within or displaced from their frames. Doors are missing, show signs of imminent failure, or are no longer serving their intended purpose. Doors and door components cannot be made usable through repair. Replacement of associated door components is required, as they are missing or have incurred heavy damage.

The exterior assessment consisted of Ms. Bushey and Mr. Weishoff completing a pedestrian survey of building exterior to document extant historic features of the exterior envelop. This was accomplished by evaluating elevation by elevation starting with the primary (south) elevation of the residence and moving counterclockwise.

<sup>1</sup> "Physical Conditions Report & Historic Preservation Plan: Information Guide and Applications." Park City, Utah. Accessed June 30, 2022.



## 2. Historic Overview

The residence at 187 Clear Creek Street is a vernacular building with Late Victorian features. Historically, 187 Clear Creek Street was known as 187 Marchant Street before its address was changed circa 2000. The resource was individually recorded in 1986 by Rickey Hendricks of the National Park Service (NPS) under 187 Marchant Street, 5GL.7.410. Documentation shows that the resource was utilized as a private residence and reported in excellent condition. Following the expansion of the Central City-Black Hawk Historic District (5GL.7) in 1991, 187 Clear Creek Street was determined as contributing to the historic district under NHL Resource Number, B7-4. In 1998, Winter and Company also individually assessed and field determined the resource as a contributing building to the Central-City-Black Hawk National Historic District (5GL.7). Although Hendricks and Winter & Co. indicate that the building was constructed in 1890, Sanborn Fire Insurance Maps between 1890 and 1895 do not show the residence as extant. The 2010 Re-evaluation Form prepared by Wolfenbarger states that the building “is visible in historic photographs purporting to date from 1888, it is not shown on the 1890 and 1895 Sanborn maps (the maps appear to have the lot numbered incorrectly). Deed research may reveal a more accurate construction date, as the house has architectural features typical of an earlier construction date.” Though Wolfenbarger provides a possible construction date of 1888, the form shows a construction date of circa 1897. The building has been unoccupied for several years.

Hendricks did not assign a period of significance for the resource in his respective survey form; however, Winter & Company assigned a period of significance spanning from 1859 to 1918. For the purpose of this report, the building’s period of significance begins circa 1897 with its construction and ends in 1918 to align with the NHL listing.

A review of historic photographs and field survey conducted on June 27, 2022, suggests that little has been modified to the exterior envelope of the resource. The building features an L-shaped plan with a front-facing gable on the west side of the primary (south) elevation. Two historic brick chimneys remained extant and protrude through the roof. The fenestration pattern remains including window units, though doors appear to have been replaced. The roof has been replaced with asphalt shingles and gutters have been added. A composite apron lattice has been added to the partial length covered porch on the primary (south) elevation of the resource.

An annotated floorplan for 187 Clear Creek Street is reflected below (Figure I).



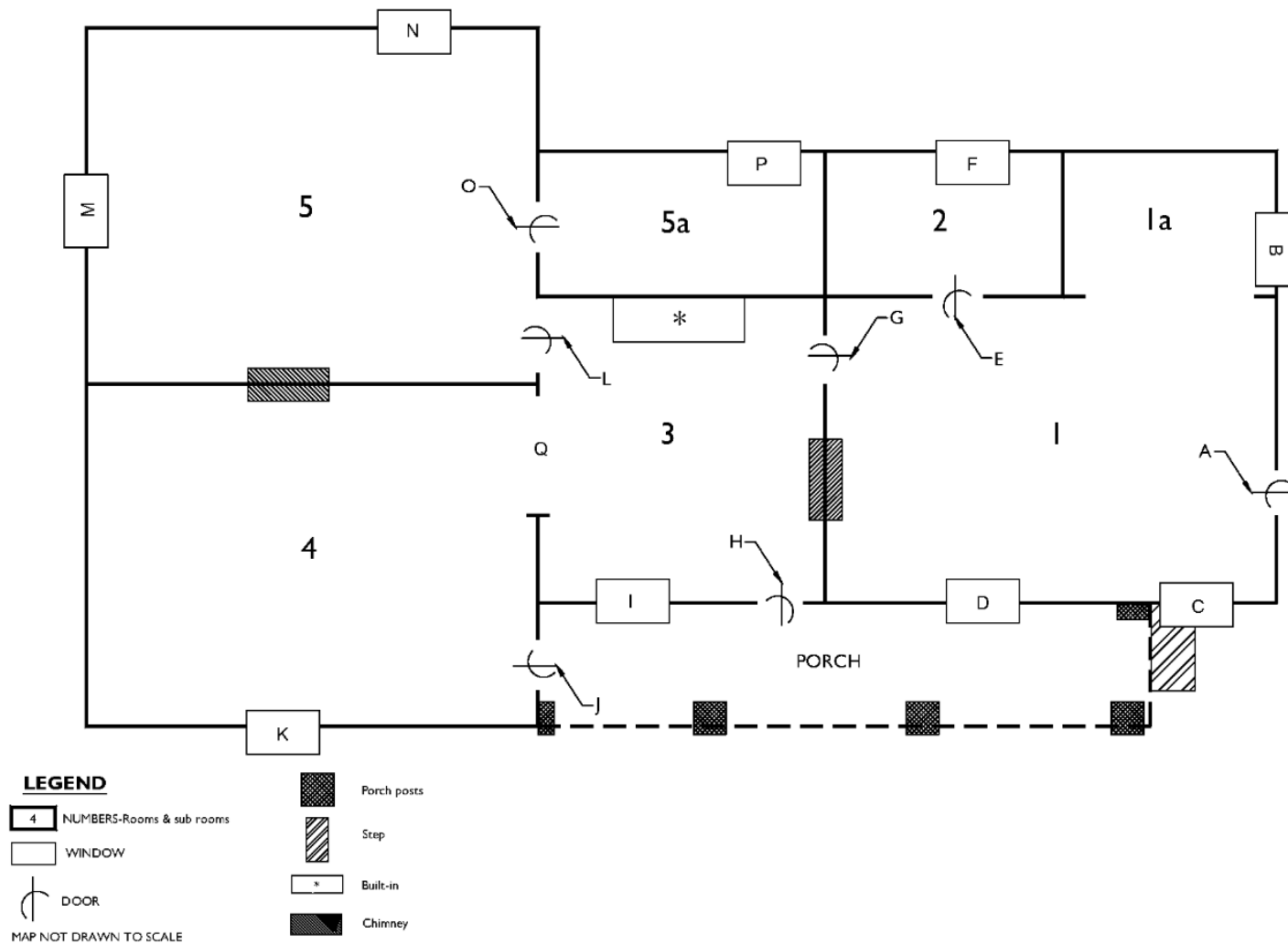
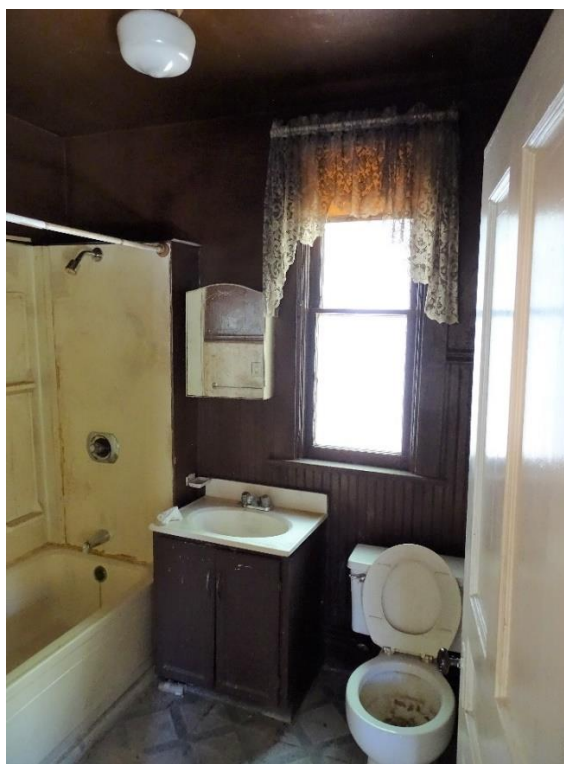


Figure I: 187 Clear Creek Street, Floor Plan.





**Photo 4.** Typical interior detail, 187 Clear Creek Street. Taken from Room 1a, looking southwest into Room 1.



**Photo 5.** Typical interior detail, 187 Clear Creek Street. Taken from Room 1, looking north into Room 2.





**Photo 6.** Typical interior detail, 187 Clear Creek Street. Taken from Room 1, looking southwest into Room 3 (foreground), Room 4 (background), and slightly into Room 5 (far right).



**Photo 7.** Typical interior detail, 187 Clear Creek Street. Taken from Room 4, looking south.





**Photo 9.** Typical interior detail, 187 Clear Creek Street. Taken from Room 3, looking northwest into Room 5.



**Photo 10.** Typical interior detail, 187 Clear Creek Street. Taken from Room 5, looking east into Room 5a.



### 3. Window & Door Survey






The interior survey of 187 Clear Creek Street included a visual observation and documentation of notable features, interior finishes, trim, doors, windows, and associated hardware such as doorknobs, hinges, and window components.

The **typical window** in 187 Clear Creek Street is a one-lite over one-lite, single-hung sash, wood frame window with pulleys. Hardware includes a thumb latch on the meeting rail and a pull from the bottom rail. The **typical door** is a five-panel wood door, popular from the late nineteenth century through the mid-twentieth century, that does not exhibit mortise and tenon construction. The doors appear to be replacements; however, they probably date to the historic period, most likely the twentieth century. The doors may be hollow, but they are not typical hollow core doors from the postmodern period. Assuming that doors are replacement, it appears that hardware was reused including doorknobs, plates, and hinges, though no typical hardware was noted. Both historic and modern hardware from various periods and makers are extant in the building. Several upper hinges consisted of architectural hinges while lower hinges consisted of plain modern hinges. It is possible that the upper architectural hinges were retained due to being visible at eye level. Therefore, it is likely that the doors date to the historic period while the hardware, on most doors, date to the period of significance.





A summary of doors, windows, and notable features observed is included in Tables 2 and 3 below, and a more thorough building walkthrough is provided in Section 2.3.




**Table 2: Window & Door Survey**

Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
	I, A	<p>Screen front and wood door.</p> <p>Wood panel; one fixed lite; one panel above, three below.</p>	<p>Wood is surrounded by entablature. Lockset and knobs made by "Defiant." Wood door has modern plain hinges.</p>  	<p><input type="checkbox"/> Period of significance</p> <p><input checked="" type="checkbox"/> Historic period</p> <p><input checked="" type="checkbox"/> Modern</p> <p>Notes: The door is from the historic period, while the hardware and screen door are modern.</p>	Good	  









Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
I, B		Typical window; narrow.	Pulleys have extant ropes but are broken. A thumb latch is extant on the meeting rail. 	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: N/A	Good/Fair	
I, C		Typical window.	Both pulleys and ropes are intact. A thumb latch is extant on meeting rail. There is a pull on the bottom rail. 	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: N/A	Good	





Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
I, D		Typical window.	Pulleys and ropes are intact. There is missing hardware on the meeting rail.	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: N/A	Good/Fair	








Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
	2, E	Typical door; Bathroom door.	<p>Enameled knobs and architectural plates. Architectural hinge on top and plain hinge on bottom. Door is shimmed to profile wood trim.</p>   	<p><input checked="" type="checkbox"/> Period of significance</p> <p><input checked="" type="checkbox"/> Historic period</p> <p><input type="checkbox"/> Modern</p> <p>Notes: The enameled knobs, plates, and architectural top hinge are from the period of significance, and the door and bottom hinge are from the historic period.</p>	Good	  









Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
2, F		Typical window; narrow.	Pulleys and ropes are intact. No hardware on meeting rail or bottom rail. 	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: N/A	Good/Fair	





Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
	3, G	Typical door (door is light).	<p>Architectural top hinge and a plain bottom hinge. Enameled knobs and architectural plates on both sides.</p>   	<input checked="" type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input checked="" type="checkbox"/> Modern <p>Notes: The enameled knobs, plates, and architectural top hinge are from the period of significance, and bottom hinge and the door are from the historic period.</p>	Good	 









Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
	3, H	<p>Main door with access to porch.</p> <p>Aluminum screen door.</p> <p>Wood main door.</p>	<p>Main door: wood with fixed upper window with drip edge and molding with dentils and sill. Five panels (three above and two below). Architectural knobs, plate, and hinges. Plate is missing looking at door from Room 3.</p>   	<p><input checked="" type="checkbox"/> Period of significance</p> <p><input checked="" type="checkbox"/> Historic period</p> <p><input checked="" type="checkbox"/> Modern</p> <p>Notes: The hardware is from the period of significance, the door is from the historic period, and the screen door is modern.</p>	Good	  






Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
3, I		Typical window.	Pulley system and ropes are intact. Thumb latch on middle rail and pull-on bottom rail are extant.  	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: N/A	Good	








Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
	4, J	Parlor door with access to porch.  Aluminum screen door.  Wood main door.	<p>Main door: wood with fixed upper window with drip edge and molding with dentils and sill. Five panels (three above and two below). Enameled knobs, architectural small plates and top hinge, and a plain bottom hinge.</p>   	<input checked="" type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input checked="" type="checkbox"/> Modern <p>Notes: The top hinge, knobs, and plates are from the period of significance, the door is from the historic period, and the screen door is modern.</p>	Good	  


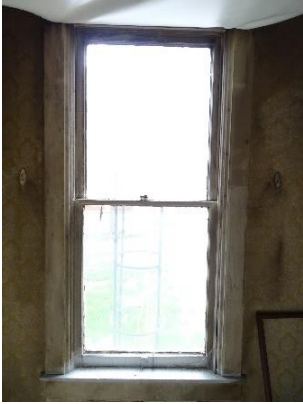




Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
4, K		Large one lite over one lite, single hung sash window.	<p>Pulley system and ropes are intact. Stained glass transom. Hardware on middle rail is not extant. Pull on bottom rail is extant. Window is nailed shut on the far right of the middle rail.</p> 	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern <p>Notes: The window and transom are from the period of significance.</p>	Good	 







Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
	5, L	Typical door.	<p>Architectural hinges on top and bottom. Enameled knobs and architectural plates.</p>   	<input checked="" type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input type="checkbox"/> Modern <p>Notes: Hardware is from the period of significance, while the door is from the historic period.</p>	Good	 





Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
5, M		Typical window.	Pulley system and ropes are intact. Thumb latch on middle rail and pull-on bottom rail are extant.  	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes:	Good	
5, N		Typical window.	Pulley system and ropes are intact. Pull on bottom rail is extant. Thumb latch on middle rail has been replaced.  	<input checked="" type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: Window is from the period of significance, while the thumb latch on the middle rail is from the historic period.	Good/Fair	






Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
	5, O	Typical door.	Architectural hinges and plates, and enameled knobs.  	<input checked="" type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: Hardware is from the period of significance, while the door is from the historic period.	Good	 





Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
5a, P		Typical window; narrow.	Pulley system and ropes are intact. Thumb latch on middle rail. Did not have access to bottom rail for evaluation.  	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern  Notes: Window is from the period of significance.	Good	





Room & Window/Door ID		Existing Type/ Configuration	Remarks (Trim, Hardware, etc.)	Historic	Existing Condition	Photograph(s)
Window	Door					
	4, Q	Non-extant door.	<p>Cutouts for both hinges and strike plate are extant.</p>  	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern <p>Notes: Cutouts for hardware are likely from the period of significance and the door is not extant.</p>	Poor	





**Table 3: Notable Features, 187 Clear Creek Street**

Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
I	Wire nails.	<p>Linoleum floor covers the historic plank floor with wire nails.</p> 	<p><input checked="" type="checkbox"/> Period of significance</p> <p><input checked="" type="checkbox"/> Historic period</p> <p><input type="checkbox"/> Modern</p> <p>Notes: Wire nails are from period of significance, while linoleum floor is from historic period.</p>	Fair	





Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
I	Wallpaper and chimney.	Potentially historic and slightly iridescent wallpaper. Chimney and opening for stove pipe are extant.	<input type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: Wallpaper is from the historic period.	Good/Fair	
I	Stove pipe cap.	Architectural stove pipe cap.	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: N/A	Good	






Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
I	Light fixture.	Light fixture with five tulip shaped glass.	<input type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: Light fixture is from the historic period.	Good	
I	Beadboard wainscoting and chair rail.	Historic.	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: N/A	Good	









Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
2	Bathroom vanity.	Non-historic vanity. Sink is made from plastic/composite material. Cabinet is wood.	<input type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input checked="" type="checkbox"/> Modern Notes: N/A	Good	
2	Light fixture.	Non-historic light fixture.	<input type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input checked="" type="checkbox"/> Modern Notes: N/A	Good	





Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
3	Built-in Cabinetry.	Upper cabinet features two doors with glass, an architectural latch, plain hinges, and mortise and tenon construction. Glass was likely replaced, as observed by the poor fit of the glass pane on the inside of the cabinet door. Lower cabinet features plain drawers with wire nails used in construction and architectural drawer pulls on the upper portion. The lower portion features two doors, an architectural latch, plain hinges, and mortise and tenon construction.	<input checked="" type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input checked="" type="checkbox"/> Modern  Notes: The hardware is from the period of significance; the glass is from the historic period.	Good	  




Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
3	Built-in Cabinetry.	  	N/A	N/A	  




Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
3	Light fixture.	Historic light fixture with three out of the five pot shaped glass extant.	<input type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: The light fixture is from the historic period.	Good	
3	Chimney.	Chimney with stove pipe in main room.	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: Chimney is from period of significance, while the stove pipe is modern.	Good	







Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
4	Stained glass transom.	Historic transom.	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: N/A	Good	





Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
4	Wallpaper.	Potentially historic wallpaper. There is evidence of three layers of material.	<input type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input type="checkbox"/> Modern  Notes: The wallpaper is from the historic period.	Fair	




Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
4, 5	Light fixture.	Non-historic light fixture.	<input type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input checked="" type="checkbox"/> Modern Notes: N/A	Good	
5	Wallpaper.	Potentially historic wallpaper. There is evidence of four layers of material. 	<input type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: The wallpaper is from the historic period.	Fair	 



Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
5a	Light fixture.	Non-historic plain light bulb fixture.	<input type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input checked="" type="checkbox"/> Modern Notes: N/A	Good	
5a	Wallpaper.	Potentially historic wallpaper. There is evidence of two layers of material.	<input type="checkbox"/> Period of significance <input checked="" type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: The wallpaper is from the historic period.	Good	



Room	Feature	Description/Notes	Historic	Existing Condition	Photograph(s)
5a	Attic opening.	Access to attic.	<input checked="" type="checkbox"/> Period of significance <input type="checkbox"/> Historic period <input type="checkbox"/> Modern Notes: N/A	Good	



## 4. Exterior Survey

Beginning on the primary (south) elevation, the building is vernacular with Late Victorian features. The L-plan house has two historic brick chimneys which protrude from the roof, one in the center of the building while the other is located on the west side. Both feature corbelled brick; however, the east chimney is missing some bricks on the top facing north. The west chimney retains its historic form, and materials are intact. The roof is covered with modern, replacement asphalt shingles. The exterior is clad in wood clapboard siding painted yellow with white corner boards. The west side of the primary (south) elevation consists of a front gable with a historic, large one lite window with a stained-glass transom (Window K). A drip edge is located above the lintel. Window K exhibits cracking and peeling white paint, mostly on the bottom rail and sill. Located under the gable is a historic, lacy decorative bracket with an attic vent slightly below. There are also historic fish scale shingles in the gable end. The center and right side of the primary (south) elevation features a partial length, covered porch. The main entryway (Door H) is in the center of the porch with access to the parlor via a door (Door J) located on the far west side of the porch. To the west of Door H is Window I while to the east is Windows D and C; all windows are historic and date to the period of significance. The residence is accessible via a modern, concrete staircase on the east side of the building; however, the retaining wall from the public right of way (ROW) is likely historic. The number to the address of the residence, 187, is located near the corner board of the primary (south) elevation and east elevation of the building. Large vegetation obscures a majority of the porch from the ROW.



**Photo 11.** West elevation and primary (south) elevation of 187 Clear Creek Street. Looking northeast.





**Photo 12.** Looking at the partial length, covered porch on the primary (south) elevation of 187 Clear Creek Street. Looking west.

An evaluation of the partial length covered front porch on the primary (south) elevation reveals its historic, five, white, classical columns that rest upon green square columns that are connected to the wood porch floor. Two of the five columns, one to the south of Door J and one in between Windows D and C, are half columns placed on top of the siding against the building, creating a faux pilaster. The porch flooring demonstrates a fair amount of wear with peeling and cracked paint. The porch is slightly elevated with a modern composite apron lattice affixed with modern screws. A modern concrete step is located on the east side of the porch. Between the soffit and the column capitals are historic decorative Late Victorian features including intricate brackets, spindle work, and a floral motif on the outside edges of the spindle work, most likely a rose design. These features consist of wood material. Modern gutters run along the porch roof fascia with historic bead boarding located on the ceiling and under the east side of the shed roof. Porcelain electric insulators are also extant running under the eaves of the porch roof, along the lintel of Window C, and to the east elevation of the building.





**Photo 13.** Primary (south) elevation and east elevation of 187 Clear Creek Street. Looking northeast.



**Photo 14.** East elevation and north elevation of 187 Clear Creek Street. Looking southwest.

The east elevation of the building incorporates fish scale shingles in the gable end on the side gable. There is also an attic vent extant under the gable. The south side of the east elevation demonstrates both historic and



modern electrical boxes. The historic wiring exhibits porcelain electric insulators mounted on this elevation. In the center of the east elevation is Door A that has a non-historic sconce to the right of the entryway. Window B is historic and located on the north side of the elevation. Between Door A and Window B is a hose spout and a hanger for the hose. There is a modern concrete walkway that runs along the foundation of the east elevation.



**Photo 15.** North elevation of 187 Clear Creek Street. Looking west.





**Photo 16.** North elevation of 187 Clear Creek Street. Looking east.

The north elevation of 187 Clear Creek Street contains Windows F, P, and N, which are historic. Window F has a non-historic fixed screen while Windows P and N do not. The east side of the elevation features a drainage pipe for the gutter that runs along the entire elevation until it meets the gable on the west side. Just west of the drainage pipe is a stove pipe that extends up the exterior envelope and above the roof eaves. Several areas on the north elevation highlight the wire nails that hold the wood clapboard siding. There are several areas that exhibit moderate deterioration of the siding. There are minimal decorative features under the gable on the west side of the elevation compared to the east elevation and primary (south) elevation. Modern concrete slabs are located along the foundation of the elevation with a mixture of vegetation and soil located on top.

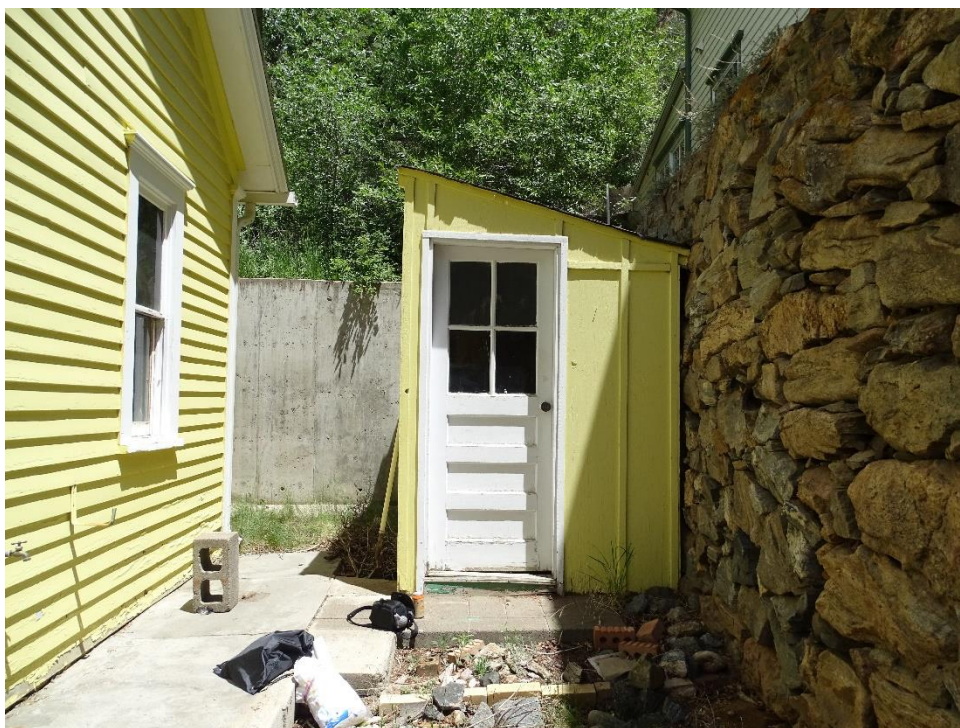




**Photo 17.** West elevation of 187 Clear Creek Street. Looking Southwest.

The west elevation of the building incorporates Window M, which is historic and is located on the north side of the west elevation. The elevation is located directly on the property boundary with the residence to the west having mixed vegetation that is located next to the exterior envelope of 187 Clear Creek Street.





**Photo 18.** Primary (south) elevation of the utility building at 187 Clear Creek Street. Looking northeast.



**Photo 19.** West elevation of the utility building at 187 Clear Creek Street. Looking southeast.



Lastly, there is a utility building located to the northeast of the residence and on the northeast edge of the property boundary. The utility building features a shed roof with replacement asphalt shingles and exposed rafter tails under the eaves. The exterior envelope consists of board and batten siding, painted yellow. The main entryway is on the primary (south) elevation of the building and consists of a three-panel wood door with a fixed, four-pane window unit above. The east and north elevations of the building are not accessible and thus, cannot be evaluated. The west elevation of the utility building incorporates an open and narrow walkway. To the south of the walkway is a fixed, six-pane window unit.



## 5. Detailed Walkthrough

There are three primary entrances to 187 Clear Creek Street. Door A is located on the east elevation towards the southeast corner of the side-gabled portion of the building. The entryway features a modern screen outer door and a wood main door. The wood door features a one-fixed lite with one panel above, and three below, modern lockset and knobs made by “Defiant,” and modern hinges. Defiant is a brand owned by Taiwanese manufacturer “Taiwan Fu Hsing Ind. CO. Ltd,” with their hardware sold exclusively through Home Depot for over 25 years. Door A grants access to and from Room 1. Door H is located on the primary (south) elevation within the partial length, covered porch, and can be considered the main entrance to the building leading to and from Room 3. Door H features an outer aluminum screen door and a wood main door with access to porch. The wood door consists of a fixed upper window with drip edge and molding with dentils. There are five panels, three above and two below. Architectural knobs, plates, and hinges are extant though there is no evidence of a maker’s mark or branding. There are also several different locking mechanisms. To the west of Door H on the porch, Door J opens to and from Room 4; the aluminum door and main door are similar to Door H, aside from Door J having a smaller architectural plate, enameled knobs, and a plain bottom hinge.

Ms. Bushey and Mr. Weishoff entered the building through Door A on the east elevation into **Room 1**. Room 1 features a linoleum floor that covers historic wood plank flooring. There is evidence that the wood flooring is secured using wire nails; wire nails were available beginning in the 1890s and in common use by 1900. The ceiling exhibits a three-layer plaster system consisting of a scratch, brown, and finish coat. The walls are plaster and covered by plain wallpaper with a floral wallpaper border above. Windows C and D are of the typical design; however, Window C is missing its thumb latch on the middle rail. The baseboard is plain and made of wood. Beadboard wainscoting with a chair rail is extant throughout the room along most exposed wall surfaces. There is a metal sink that is white in color with a metal cabinet above and below located on the northeast side of the room. There is a stove pipe on the west side wall with the hole covered by a white metal cover. The room is lit by a potentially historic light fixture that features five tulip shaped glasses. A moderate amount of deterioration is evident throughout.

To the northeast of Room 1, **Room 1a** is a small utility area that has shelving space, and a non-historic washer and dryer. Window B is located within the room on the east side and consists of the typical window design. However, Window B is narrower with its historic pulley ropes broken. The flooring is a combination of non-historic carpet and historic wood plank.

Moving northwest into **Room 2**, the bathroom, Door E is a typical door with historic enameled knobs and metal plates. An architectural hinge is located at top and plain hinge at bottom. The door is also shimmed at the top to fit the opening. Moving into the bathroom interior, a porcelain toilet is located to the northeast with a composite sink with wood vanity to the west, and a plastic tub, none of which consist of historic materials. Linoleum flooring is extant with wainscoting and chair rail along the walls. Window F is located between the toilet and vanity consisting of the typical window with narrow design found in Room 1a. Yet, the window has intact historic ropes and pulleys, though historic hardware is not extant. The walls feature textured paper below and a paster painted brown ceiling above. The room is lit by a non-historic light fixture.

Moving back into Room 1 and west into **Room 3**, Door G is a typical door that features an architectural top hinge, a plain bottom hinge, and historic enameled knobs and architectural plates. Room 3 consists of the main room/hall area with plaster walls and potentially historic wallpaper. This paper is similar to a canvas material; in one area this material has come loose and is affixed to the wall by wire nails. The room features flooring consisting of non-historic carpet that is in poor condition and tall molded baseboard. The east side of the room features a stove pipe access that is connected to the west side of Room 1. There is also a non-historic gas stove that is connected to the pipe access. The ceiling consists of plain plaster. No crown molding is present. The room features a high ceiling. The room is lit by a central, potentially historic light fixture; however, only three of the five floral glasses are extant in the light fixture. Water damage is also evidence on the ceiling



around the light fixture. The southeast side of the room contains Door H; the main entrance door with access to the partial length, covered front porch. The door is made of wood with a fixed upper window that includes a drip edge above and molding with dentils below. There are a total of five panels, three above and two below the fixed window. The exterior features a historic architectural knob and plate. The interior consists of architectural hinges and the same architectural knob as the exterior; however, the historic plate is not extant. There is also a non-historic door chain above the knob. Window I is located in the southwest corner of Room 3 and is a typical window design. The west side of the room incorporates a large entryway to Room 4 and a smaller entryway to Room 5. The north side of the room consists of a large and historic built-in cabinet with upper and lower sections. The back of cabinet is finished in bead board. The upper cabinet features two doors with glass that has likely been replaced due to the curved corners being square cut. The doors are of mortise and tenon construction with plain hinges and an architectural thumb latch. The top section of the lower cabinet has two drawers that are of basic construction with evidence of wire nail tacks. The drawers have architectural pulls. The bottom section of the lower cabinet encompasses two doors of mortise and tenon construction. It also features a decorative latch and plain hinges.

To the southwest of Room 3, Door Q leads into **Room 4**, the parlor. Door Q is not extant but evidence of two hinge cutouts and a strike plate are extant on the trimming. Room 4 consists of the parlor with access to the porch via Door J in the southeast corner of the room. Door J is identical to Door H in design; however, the historic knobs are enameled. Architectural plates are extant along with an architectural top hinge and a plain bottom hinge. Both appear to be replacements since the hinge cutouts are longer than the extant hinges. A large picture window with a stained-glass transom is located on the south side of the room. The pulley system and ropes are intact along with the pull on the bottom rail, but the hardware on the middle rail is not extant. The window is nailed shut on the far right of the middle rail and a non-historic curtain rod and brackets are located at the top. The flooring in Room 4 consists of non-historic carpet that is in poor condition and has baseboard similar to Room 3. The walls consist of three-layer plaster with a hair in the scratch coat. There is evidence of three layers of potentially historic wallpaper. There is also a half chimney that likely had a stove pipe access but is no longer extant located in the center of the north wall of the room. The ceiling is plain with the room lit by a non-historic light fixture in the center.

Returning to Room 3, Ms. Bushey and Mr. Weishoff moved northwest through Door L into **Room 5**, the bedroom. Door L comprises of a typical door with architectural hinges on top and bottom, enameled knobs, and architectural plates. Windows M and N are located in the bedroom with Window M located in the center of the west side of the room and Window N on the northeast corner. Window M is a typical window with all historic features remaining extant. Window N is also a typical window with extant historic features, except for a replacement thumb latch on the middle rail. The flooring in Room 5 consists of non-historic carpet with molded baseboard that is slightly shorter than the baseboard found in Rooms 3 and 4. There are approximately four layers of potentially historic wallpaper on the plaster walls and a half chimney located on the interior wall opposite of Room 4. The chimney likely offered stove pipe access, but little indication of a stovepipe is visible under the wallpaper. The ceiling is plain with evidence of smoke damage. The room is lit by a centrally located light fixture that is the same as Room 4.

Lastly, moving east from Room 5, **Room 5a**, the closet, is accessed via Door O. Door O is a typical door design with architectural hinges, enameled knobs, and architectural plates. Room 5a consists of a closet area with Window P being located on the northeast corner of the room and is a typical window but narrow like Window B. The historic pulley system and ropes are intact along with the thumb latch on middle rail. The bottom rail was obscured by furniture and could not be evaluated. The flooring is non-historic carpet with the baseboard being the same found in Room 5. Non-historic wood paneling has been added as well. Older shelving is evident with later shelving additions on the backwall. There is evidence of two wallpapers, with the most recent being similar to the textured wallpaper found in Room 2. The ceiling is plaster with no paper and has a plain light fixture. There is attic access in the ceiling on the west side of the room.



## 6. Summary and Conclusion

The interior inspection of 187 Clear Creek Street revealed that the most evident, extant interior historic features are the windows, wainscotting, molded base board, three-layer plaster walls, stove pipe covers, floor wire nails, and overall floor plans. Most windows in the building are in good condition and many retain historic hardware from the period of significance (1897-1918). The floor plans are also mostly intact from the period of significance. The plaster walls exhibit the three-layer plaster system typical of the period of significance. Room 1 reveals historic plank board and wire nails under the linoleum flooring, window units, and wainscotting. Room 2 retains a historic window and wainscotting along the walls, yet the room has been altered including the non-historic vanity, bathtub, and light fixture. Room 3 has a historic built-in cabinet with historic hardware. Room 4 retains is historic window with stained glass transom. The historic plaster walls are covered by three layers of potentially historic wallpaper. Room 5 exhibits two historic windows as well as evidence of up to four layers of potentially historic wallpaper over the plaster walls. There is visual evidence of moderate damage to the walls and ceiling of several rooms, primarily rooms 3, 4, and 5. Many of the typical doors in the residence are replacements and likely date to the historic period, while most hardware dates to the period of significance. Overall, the interior of the building retains a moderate to high degree of physical historic integrity.

The exterior inspection of the residence revealed that the most evident, extant historic features are the windows, siding, fish scale shingles, partial-length covered porch, decorative brackets and spindle work, classical columns and square posts, chimneys, and roof design. The primary elevation demonstrates little change to the exterior envelope since the residence was constructed circa 1897. Many of its historic features remain including the decorative brackets under the front gable, the spindle work and floral motifs on the partial-length covered porch, and clapboard siding. Fish scale shingles are evident under the gable ends. The clapboard siding demonstrates several areas where light to moderate deterioration is noticeable, yet most of it is located on the north elevation of the building. The windows on the exterior of all elevations demonstrate their historic character in a similar manner that is notated in the interior inspection. Much like the interior, the exterior of the building retains a moderate to high degree of physical integrity.



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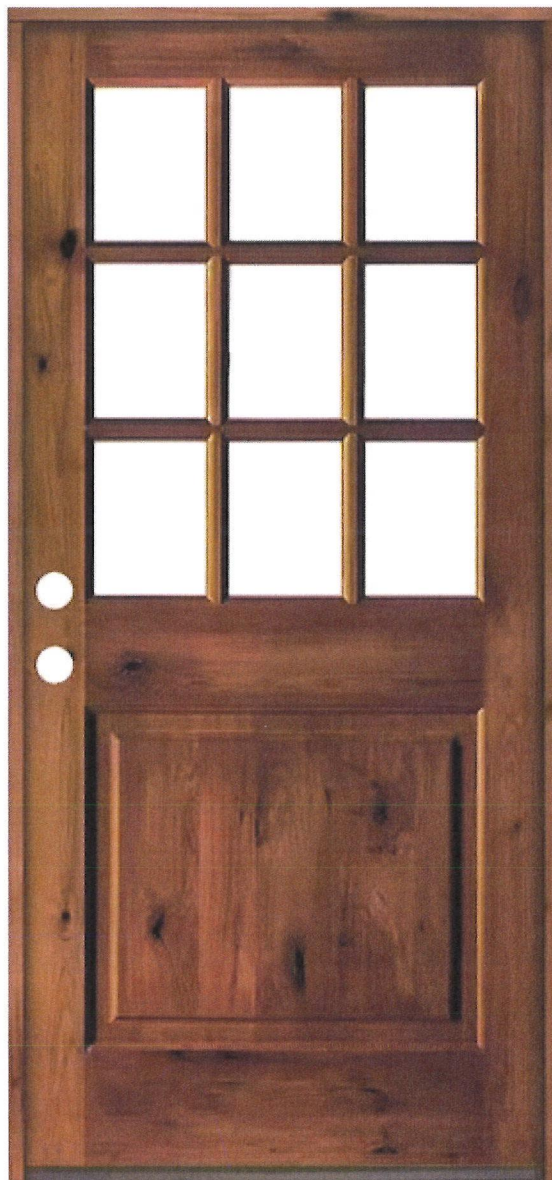
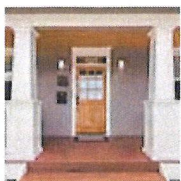
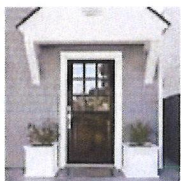
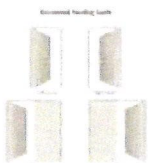
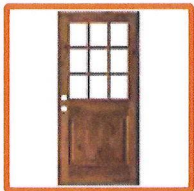
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[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Storm Doors](#)

Internet #300382826 Model #E4SN32BZ

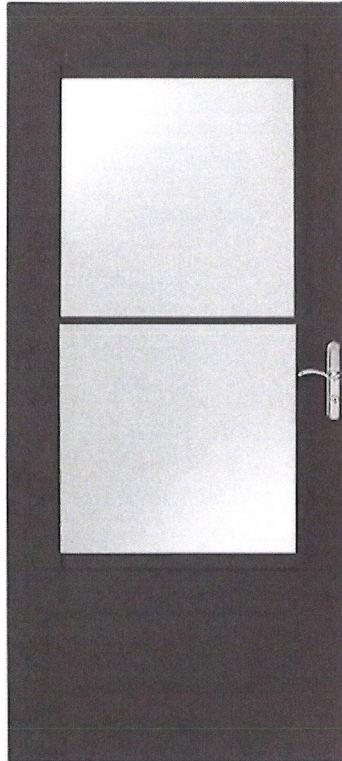
## Exterior Screen Door Living Room, Bedroom and Kitchen

Andersen

**32 in. x 80 in. 400 Series Bronze Universal/Reversible Self-  
Storing Aluminum Storm Door with Nickel Hardware**

★★★★★ (3214) ✓ Questions & Answers (840)

♡ 147



Hover Image to Zoom

Share Print

**\$378<sup>00</sup>**



Pay **\$328.00** after **\$50 OFF** your total qualifying purchase upon opening a new card. ⓘ

[Apply for a Home Depot Consumer Card](#)

Color/Finish: **Bronze**



Common Door Size (WxH) in.: **32 x 80**

Live Chat

Feedback





Walcott Manor 8 in. One Light Black Industrial Outdoor Wall Lantern S...  
by Home Decorators Collection

★★★★★ (244) 1.5k

\$134<sup>00</sup>



Product Details

Specifications

Questions & Answers

Customer Reviews

Home Decor Furniture Wall Decor Small Kitchen Appliances Kitchenware & Tableware Bedding & Bath **Lighting** window Treatments Shop By Room

[Home](#) / [Lighting](#) / [Outdoor Lighting](#) / [Outdoor Wall Lighting](#) / [Outdoor Sconces](#)

Internet #301868222 Model #7954HDCBLDI Store SKU #1002582055

Exclusive

Exterior Light Fixture

1.5k

Home Decorators Collection

## Walcott Manor 8 in. One Light Black Industrial Outdoor Wall Lantern Sconce with Clear Seeded Glass

★★★★★ (244) Questions & Answers (55)

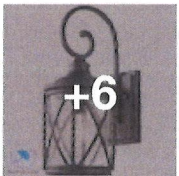
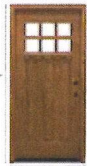
Feedback





Walcott Manor 8 in. One Light Black Industrial Outdoor Wall Lantern S...  
by Home Decorators  
Collection

\$134<sup>00</sup>



Hover Image to Zoom

Feedback

Share Print

**\$134.00**



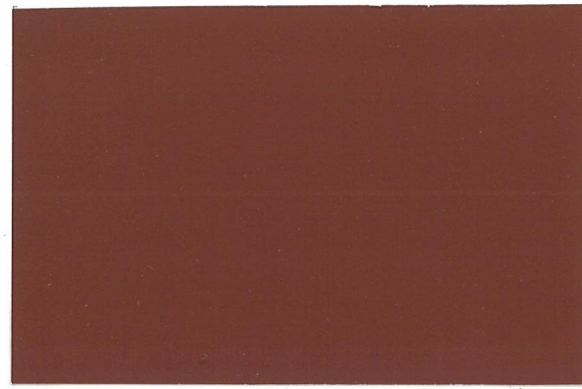
Pay \$109.00 after \$25 OFF your total qualifying purchase upon opening a new card.

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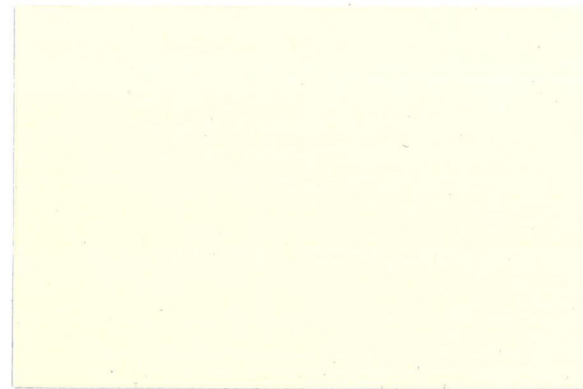




SHINGLES  
OWENS CORNING  
DURATION SERIES - TEAK



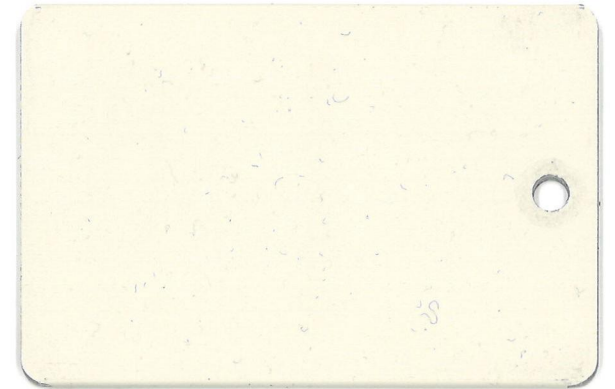
SIDING COLOR  
SHERWIN WILLIAMS  
ROYCROFT COOPER RED SW2839



TRIM COLOR  
SHERWIN WILLIAMS  
CLASSICAL WHITE SW2829



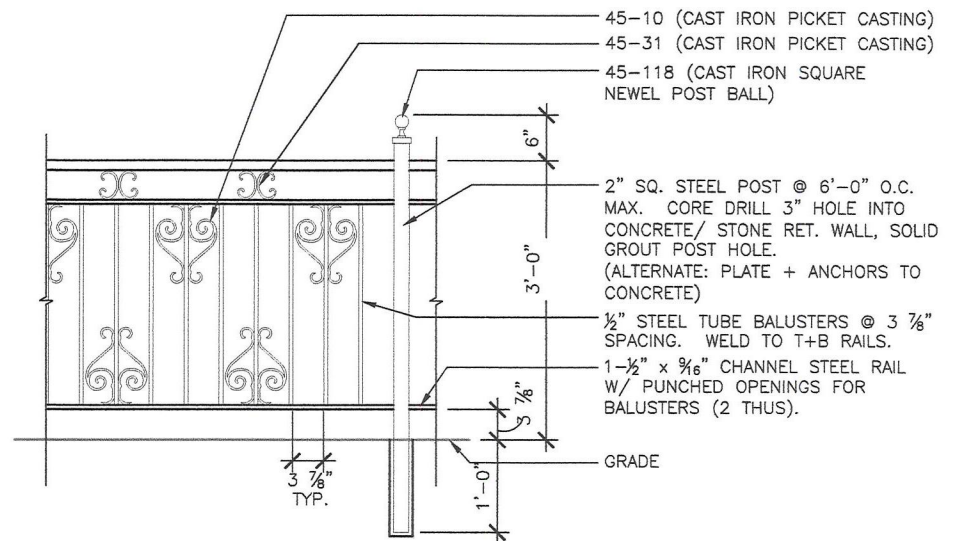
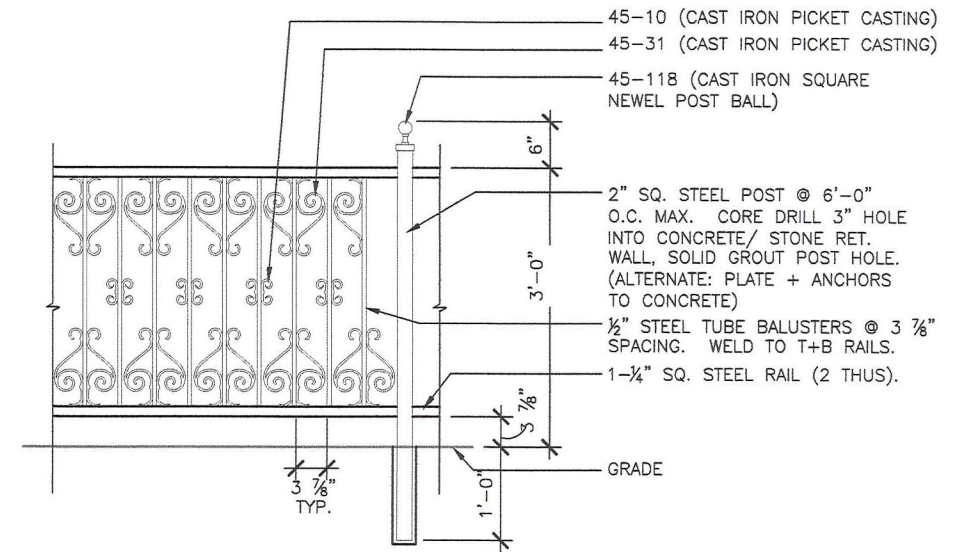
ACCENT COLOR  
SHERWIN WILLIAMS  
DOWNING EARTH SW2820



WINDOW COLOR  
MARVIN  
COCONUT CREAM

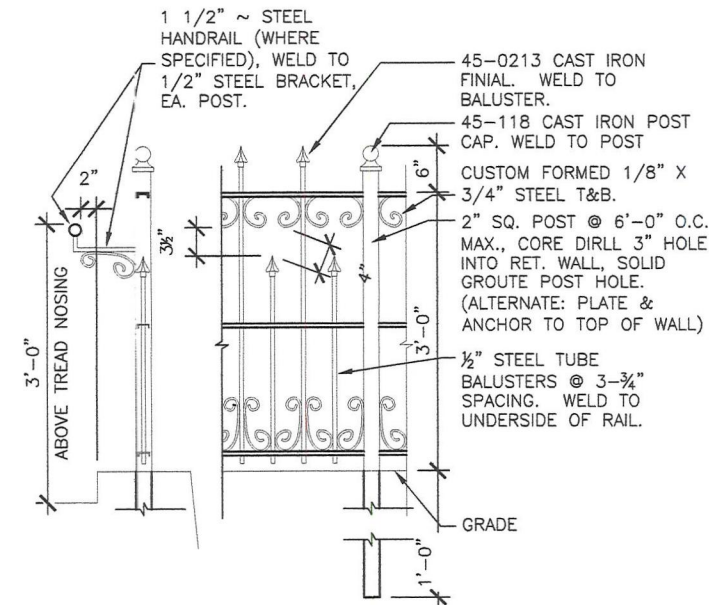






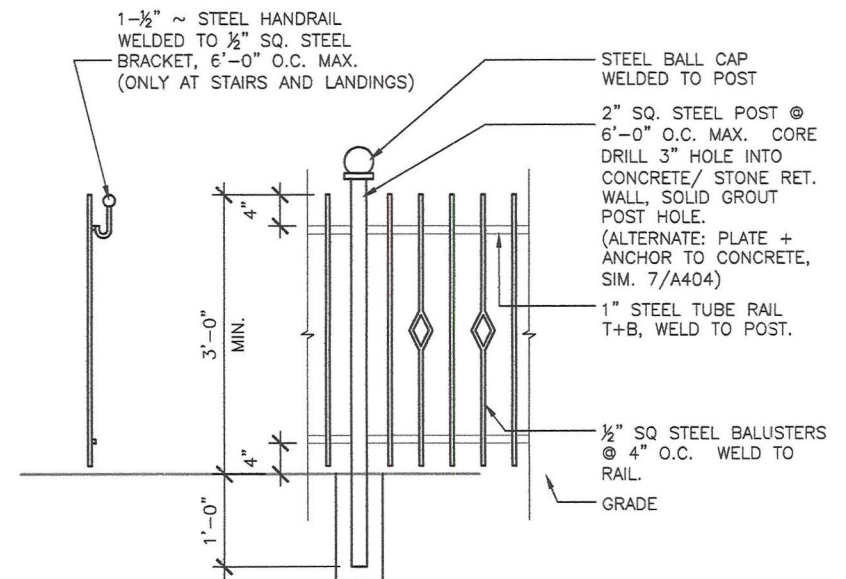
Option Exceeds Material Allowance





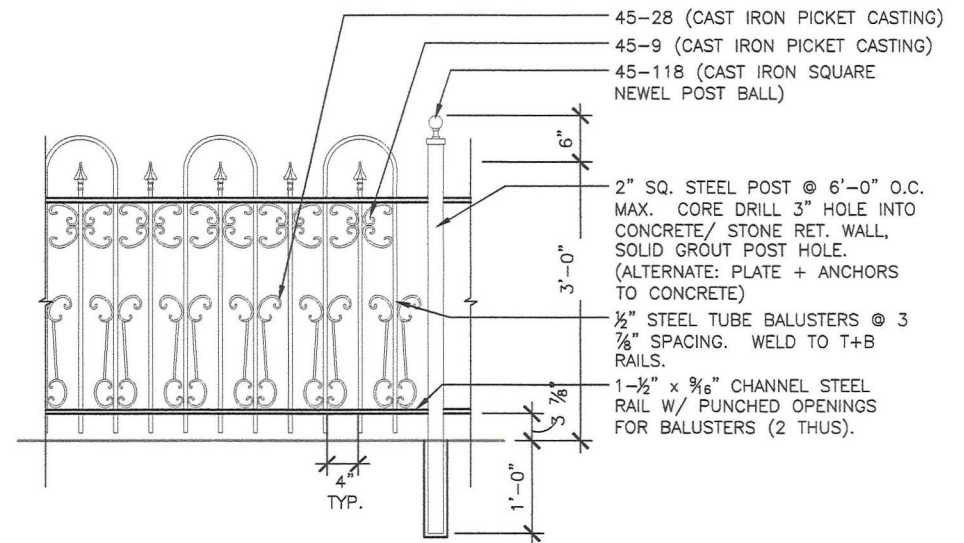
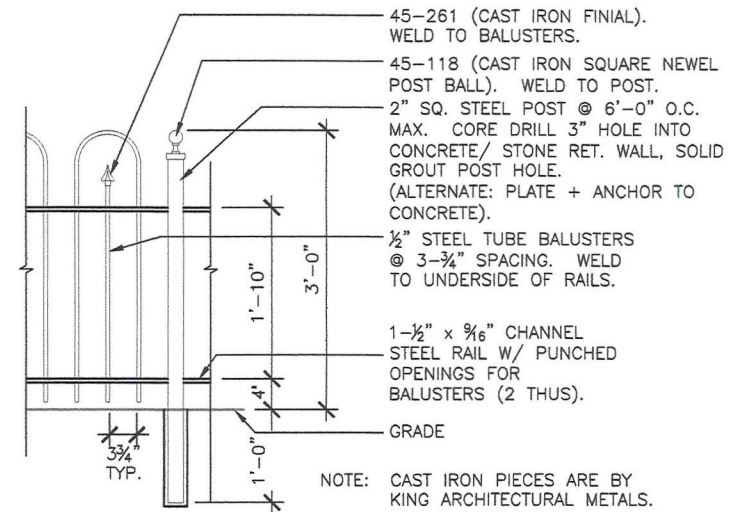
Option Exceeds Material Allowance





Option Within Material Allowance





Option Within Material Allowance







## FENCE OPTION 6

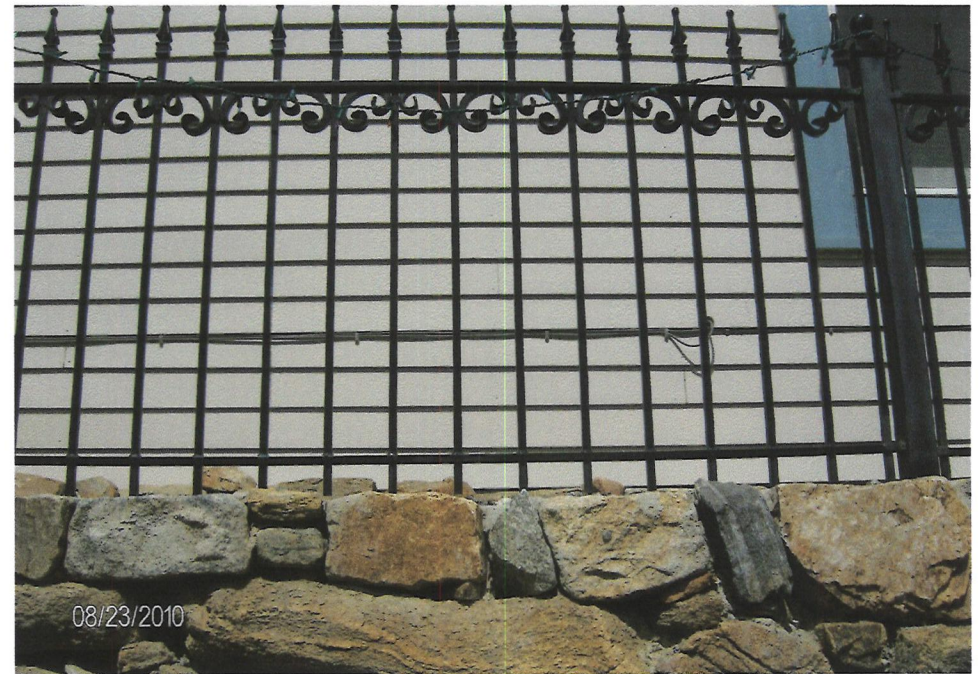
Option Within Material Allowance





Option Exceeds Material Allowance

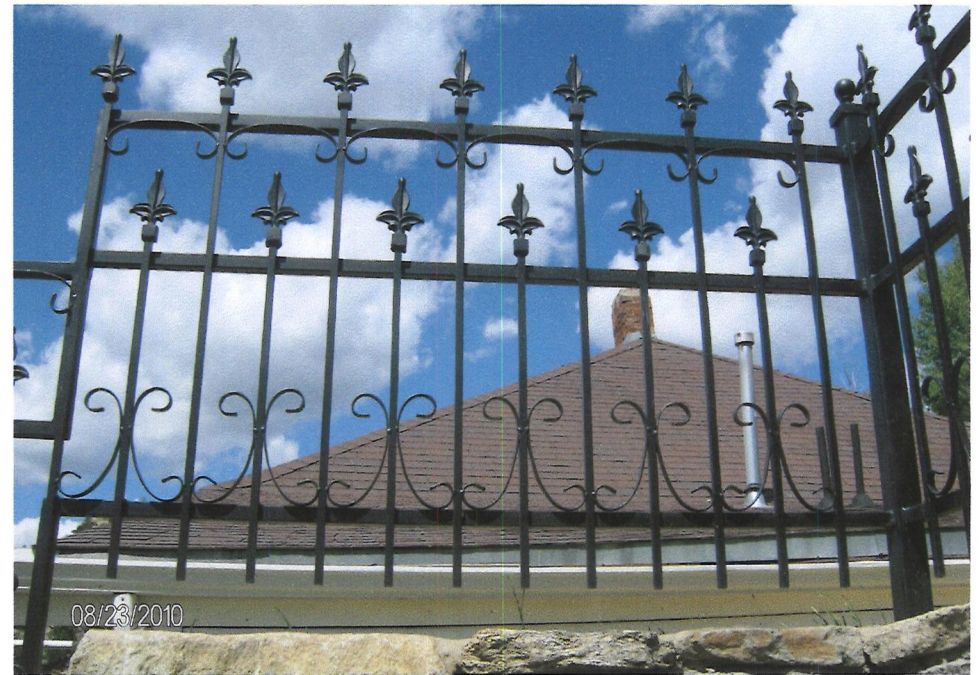
## FENCE OPTION 7





## FENCE OPTION 8

Option Exceeds Material Allowance





## FENCE OPTION 9

Option Within Material Allowance





**RESOLUTION 60-2023**  
**A RESOLUTION**  
**ACCEPTING THE CITY OF**  
**BLACK HAWK 2022 AUDIT**



**STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK**

**Resolution No. 60-2023**

**TITLE: A RESOLUTION ACCEPTING THE CITY OF BLACK HAWK 2022 AUDIT**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, COLORADO, THAT:

Section 1. The City Council hereby approves the 2022 Annual Comprehensive Financial Report (Audit) for the City of Black Hawk.

RESOLVED AND PASSED this 26<sup>th</sup> day of July, 2023.

---

David D. Spellman, Mayor

ATTEST:

---

Melissa A. Greiner, City Clerk



# CITY OF BLACK HAWK

## REQUEST FOR COUNCIL ACTION

---

**SUBJECT:** 2022 Annual Comprehensive Financial Report – (Audit)

**RECOMMENDATION:** Staff recommends Acceptance of the 2022 Audit

**MOTION TO APPROVE** Resolution 60-2023, a Resolution accepting the City of Black Hawk 2022 Audit.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:** Colorado State law requires that the financial statements of the City of Black Hawk be audited by an independent Certified Public Accountant. The City's auditor, John Cutler & Associates, LLC has issued a clean or unqualified opinion. This means the Financial Statements present fairly, in all material respects, the financial position of the City. This is the best type of opinion an auditee may receive from an external auditor.

**AGENDA DATE:** July 26, 2023

**WORKSHOP DATE:** N/A

**FUNDING SOURCE:** General Fund

**DEPARTMENT DIRECTOR APPROVAL:** [ X ] Yes [ ] No

**STAFF PERSON RESPONSIBLE:** Lance Hillis, Finance Director

**DOCUMENTS ATTACHED:** 2022 Annual Comprehensive Financial Report (Audit)

**RECORD:** [ ] Yes [ X ] No

**CITY ATTORNEY REVIEW:** [ ] Yes [X] N/A

**SUBMITTED BY:**

*Lance Hillis*

\_\_\_\_\_  
Lance Hillis, Finance Director

**REVIEWED BY:**

*Stephen N. Cole*

\_\_\_\_\_  
Stephen N. Cole, City Manager



***City of Black Hawk, Colorado***



***Annual Comprehensive Financial Report  
For the Year  
Ended December 31, 2022***



***City of Black Hawk, Colorado***

***Annual Comprehensive Financial Report  
For the Year  
Ended December 31, 2022***

***Prepared By***

***Finance Department***

***Lance Hillis  
Finance Director***



**Black Hawk, Colorado**  
***Annual Comprehensive Financial Report***  
***For the Year Ended December 31, 2022***

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***Annual Comprehensive Financial Report***  
***For the Year Ended December 31, 2022***

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**Black Hawk, Colorado**  
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***For the Year Ended December 31, 2022***

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BLACK HAWK ®



INCORPORATED 1864

**Office of the City Manager**

201 Selak  
P.O. Box 68  
Black Hawk, CO 80422  
[www.cityofblackhawk.org](http://www.cityofblackhawk.org)  
303-582-0292 Office  
303-582-0848 Fax

**Mayor**

David D. Spellman

**Aldermen**

Linda Armbright  
Paul G. Bennett  
Hal Midcap  
Jim Johnson  
Greg Moates  
Benito Torres

**City Attorney**

Corey Y. Hoffmann

**City Manager**

Stephen N. Cole

**City Clerk /**

**Administrative Services Director**

Melissa A. Greiner

**Community Planning & Development  
Director**

Cynthia L. Linker

**Finance Director**

Lance R. Hillis

**Fire Chief / Emergency Manager**

Christopher K. Woolley

**Police Chief**

Michelle Moriarty

**Public Works Director**

Thomas Isbester

COLORADO'S SECOND OLDEST  
MUNICIPAL CORPORATION

June 29, 2023

To the Honorable Mayor and Members of the City Council, Citizens of the City of Black Hawk, Colorado and the Financial Community:

We are pleased to transmit the Annual Comprehensive Financial Report (ACFR) of the City of Black Hawk for the year ended December 31, 2022. This submittal is in accordance with Colorado State Statutes and the City of Black Hawk Charter provisions. This report of the financial condition of the City as of December 31, 2022, and the activity which brought about that condition meets the City Charter requirements as well as provides full financial disclosure in accordance with generally accepted accounting principles (GAAP).

The Finance Department prepared this report in conformance with standards of the Governmental Accounting Standards Board, the American Institute of Certified Public Accountants, the Government Finance Officers Association (GFOA) and the Colorado State Auditor. Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City's management.

The purpose of the ACFR is to provide citizens, investors, grantor agencies and other interested parties with reliable information concerning the financial condition of the City. The City management believes the data as presented is accurate in all material respects. The data is presented in a manner designed to set forth fairly the financial position and results of City operations as measured by the financial activity of its various funds. Also, all disclosures necessary to enable the reader to gain the maximum understanding of the City's financial affairs have been included.

State law requires that the financial statements of the City of Black Hawk be audited by independent certified public accountants selected by the City Council. The independent auditing firm of John Cutler & Associates, whose report is included herein, has audited the basic financial statements and related notes.

GAAP requires that the City's management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of a "Management's Discussion and Analysis" (MD&A). This transmittal letter should be read in conjunction with MD&A.



## **REPORTING ENTITY DEFINITION**

The financial reporting entity, the City, includes all the funds of the primary government as well as all of its component units. Additional financial information concerning the blended component units may be obtained through the Finance Department of the City of Black Hawk, Colorado.

## **PROFILE OF THE CITY**

The City is a political subdivision of the State of Colorado which was incorporated on March 11, 1864, under a territorial charter, prior to the time Colorado became a state in 1876. The City is located in central Colorado in Gilpin County, approximately 35 miles west of Denver at the intersection of state highways 119 and Black Hawk Street. The City is located at an altitude of 8,042 feet and covers an area of approximately three square miles. Since 2001, upon the approval by the City's residents of a home rule charter, the City has operated under Colorado law as a home rule municipality. The City charter establishes the powers of the City and describes its system of government.

Although the City had several thousand residents at its peak as a mining town in the late 1800's, the population decreased as the mines were depleted. Prior to the legalization of limited gaming in 1991, the City was generally a seasonal residential area and tourist attraction. Since limited gaming began in 1991, the population has decreased from approximately 227 in 1990 to around 100 residents today.

The City charter creates a Council-Manager form of government and establishes the City Council as the policy-making legislative body of the City. The City council consists of six Aldermen and a Mayor. The members of the City council are elected at large for staggered four-year terms, and the Mayor is elected from the City at large for a four-year term. The Mayor presides at all City council meetings and has the same power, rights and privileges as an alderman, except the mayor shall not vote except in the case of a tie vote. The City council currently meets on the second and fourth Wednesday of each month. Special meetings are held at the request of the Mayor or any two aldermen.

The City provides a wide range of services to its residents and guests including police protection, fire protection, public works, parks, public improvements, planning and zoning, water and general administration. Sanitation services are provided by the Black Hawk/Central City Sanitation District, gas and electric service is provided by Xcel Energy, and telephone service is provided by CenturyLink.

Although the City has a small population, the daily population ranges from 10,000 – 15,000 per day, primarily due to availability of gaming. Therefore, City staffing is much larger than that normally found in a small City.

## **LOCAL ECONOMY**

The City's economy relies almost 100% on gaming for its revenue streams. The level of gaming activity within the City may be affected by, among other things, the amount of disposable income and



entertainment expenditures of individuals participating in gaming activities. The number of gaming devices operated within the City is subject to, among other things:

- The availability of space within a constitutionally defined area in which gaming is legal.
- The continued availability of money to finance the capital investment necessary to acquire, improve, construct or equip gaming establishments.
- The continued profitability of operating gaming establishments after the payment of winnings to players, all applicable licenses, taxes and fees and capital and operation expenses.

Currently, the City has 15 operating casinos with the largest ten accounting for 88.6% of device fee revenues for the City. The five largest casinos generate about 62.8% of device fee revenues. The casinos are continuing to expand; currently they make up over 1.5 million square feet, with the gaming area totaling over 232,000 square feet.

There is competition for gaming revenues. Currently, limited gaming is authorized in only three cities in the State, our City, Central City and Cripple Creek. Increases in the relative levels of gaming activity in the other two existing gaming towns in the state, the introduction of gaming to any additional Colorado local governments or the limiting of any fees imposed by the City on limited gaming may have a negative impact upon the economy and property values of the City and fees and taxes generated by the City.

## **LONG-TERM FINANCIAL PLANNING**

The Board of Alderman of the City of Black Hawk have always made decisions and implemented policies that create long-term financial, economic and competitive incentives that benefit businesses within the City. These policies and incentives, many in the form of lower taxes and fees, have attracted and retained significant private investment in the Black Hawk casino market.

## **RELEVANT FINANCIAL POLICIES**

### *Internal Control Structure*

Management of the City is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and, (2) the valuation of costs and benefits requires estimates and judgments by management.

All accounting records for general governmental operations at the fund level are maintained on a modified accrual basis with the revenues recorded when measurable and available, and expenditures recorded when the services or goods are received and the liabilities incurred.



### *Legislative Development*

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, (referred to as TABOR) which has several limitations including revenue raising, spending abilities, and other specific requirements of state and local governments. The amendment is complex and subject to judicial interpretation. The City believes it is in compliance with the requirements of the amendment. However, the City has made certain interpretations of the amendment's language in order to determine its compliance.

### **MAJOR INITIATIVES**

The City of Black Hawk has plans to make significant investments in facilities and infrastructure over the next 12-24 months. The City recently completed the construction of Gregory Plaza, and is focused on renovations to other buildings along Gregory Street.

Recently, the City has received multiple inquiries from the private sector related to the expansion of existing casino properties.

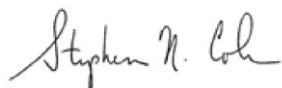
### **AWARDS AND ACKNOWLEDGEMENTS**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Black Hawk for its annual comprehensive financial report for the fiscal year ended December 31, 2021. This was the 12th consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

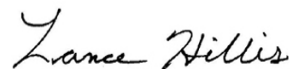
A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Finally, credit also must be given to the Mayor and City council for their unfailing support for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,



Stephen N. Cole  
City Manager



Lance Hillis, CPA  
Finance Director



# ***City of Black Hawk, Colorado***

## ***Elected Officials*** (In Office as of December 31, 2022)

### **Mayor and Alderman**

**David Spellman**  
*In office since July 2006*  
*Current term expires April 2024*

**Hal Midcap**  
*In office since April 2014*  
*Current term expires April*  
*2026*

**Jim Johnson**  
*In office since April 2010*  
*Current term expires April*  
*2026*

**Benito Torres**  
*In office since April 2012*  
*Current term expires April*  
*2024*

**Greg Moates**  
*In office since April 2008*  
*Current term expires April*  
*2024*

**Paul Bennett**  
*In office since April 2004*  
*Current term expires April*  
*2024*

**Linda Armbright**  
*In office since April 2006*  
*Current term expires April*  
*2026*



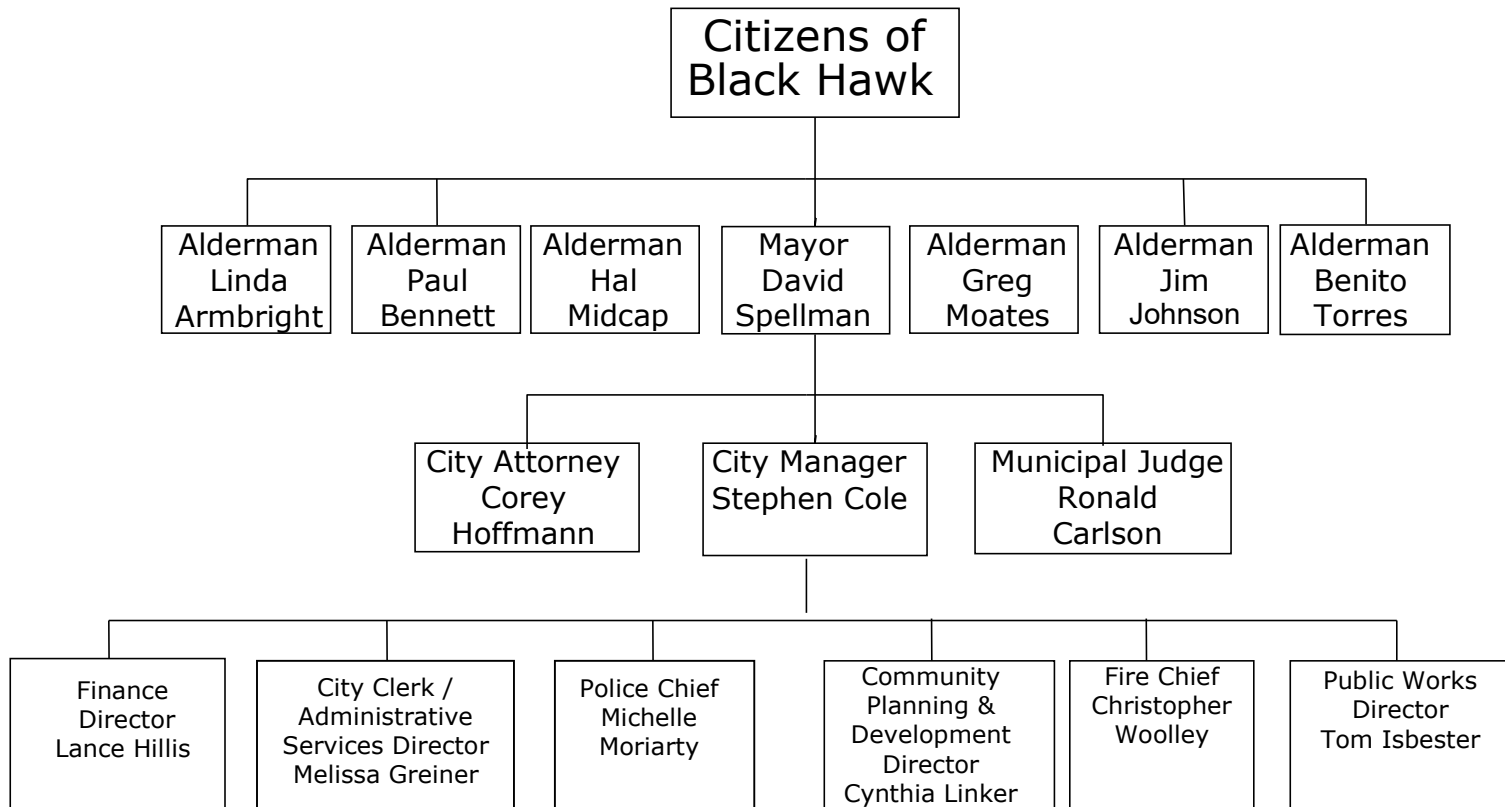
# *City of Black Hawk, Colorado*

## *Appointed Principal Officials*

*December 31, 2022*

<u>Name</u>	<u>Position</u>
Stephen N. Cole	City Manager
Melissa A. Greiner	City Clerk/Administrative Services Director
Lance R. Hillis	Finance Director
Christopher K. Woolley	Fire Chief
Michelle Moriarty	Police Chief
Cynthia L. Linker	Community Planning and Development Director
Thomas Isbester	Public Works Director
Ronald Carlson	Judge, Municipal Court





As of December 31, 2022





Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**City of Black Hawk  
Colorado**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

December 31, 2021

*Christopher P. Morill*

Executive Director/CEO





## JOHN CUTLER & ASSOCIATES

### INDEPENDENT AUDITOR'S REPORT

City Council  
City of Black Hawk  
Black Hawk, Colorado

#### **Report on the Financial Statements**

##### ***Opinions***

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Black Hawk (the "City") as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Black Hawk as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows, thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

##### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Black Hawk, and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

##### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

##### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements. We did not audit the financial statements of the Black Hawk Business Improvement District, which represent 0.0%, 0.0%, and 0.001%, respectively, the assets, fund balances, and revenues of the governmental funds.



In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures of the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required budgetary and pension information on pages 51-56 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary and Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules and State Compliance information as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The combining and individual fund financial statements and schedules and State Compliance have been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules and State Compliance are fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

*John Cutler & Associates, LLC*

June 28, 2023



## MANAGEMENT'S DISCUSSION AND ANALYSIS

Within this section of the City of Black Hawk, Colorado (the City) annual financial report, the City's management is pleased to provide this narrative discussion and analysis of the financial activities of the City for the calendar year ended December 31, 2022. The City's financial performance is discussed and analyzed within the context of the accompanying financial statements, schedules and note disclosures following this section.

### Financial Highlights

- The City's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$169,235,832 (net position) for the calendar year reported.
- Total net position is comprised of the following:
  - (1) Net investment in capital assets of \$126,080,406 includes property and equipment, net of accumulated depreciation, and reduced for outstanding debt related to the purchase or construction of capital assets.
  - (2) Net position of \$15,157,048 are restricted by constraints imposed from outside the City such as debt covenants, grantors, laws, or regulations.
  - (3) There is unrestricted net position of \$27,998,378.
- The City's governmental funds reported total ending fund balance of \$44,113,462 this year. This compares to the prior year ending fund balance of \$39,810,039 showing an increase of \$4,303,423 during the current year. Unassigned fund balance is \$22,755,452 at December 31, 2022.
- At the end of the current calendar year, unassigned fund balance for the general fund was \$22,755,452, or 123.3% of total general fund expenditures, excluding transfers.
- Overall, the City continues to maintain a strong financial position, in spite of the significant decline in revenues and the associated fund balance due to the COVID-19 pandemic.

The above financial highlights are explained in more detail in the "financial analysis" section of this document.

### Overview of the Financial Statements

This Management Discussion and Analysis document introduces the City's basic financial statements. The basic financial statements include: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. The City also includes in this report additional information to supplement the basic financial statements.

### Government-wide Financial Statements

The City's annual report includes two government-wide financial statements. These statements provide both long-term and short-term information about the City's overall financial status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in accrual accounting and elimination or reclassification of activities between funds.

The first of these government-wide statements is the *Statement of Net Position*. This is the government-wide statement of position presenting information that includes all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference reported as *net position*.

Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City as a whole is improving or deteriorating. Evaluation of the overall health of the City would extend to other nonfinancial factors such as diversification of the taxpayer base or the condition of City infrastructure, in addition to the financial information provided in this report.



The second government-wide statement is the *Statement of Activities*, which reports how the City's net position changed during the current calendar year. All current year revenues and expenses are included regardless of when cash is received or paid. An important purpose of the design of the statement of activities is to show the financial reliance of the City's distinct activities or functions on revenues provided by the City's taxpayers.

Both government-wide financial statements distinguish governmental activities of the City that are principally supported by gaming taxes from business-type activities that are intended to recover all or a significant portion of their costs through user fees and charges. Governmental activities include general government, planning, public safety, and public works. Business-type activities include the water system.

The government-wide financial statements are presented on pages 17 & 18 of this report.

### ***Fund Financial Statements***

A fund is an accountability unit used to maintain control over resources segregated for specific activities or objectives. The City uses funds to ensure and demonstrate compliance with finance-related laws and regulations. Within the basic financial statements, fund financial statements focus on the City's most significant funds rather than the City as a whole. Major funds are separately reported while all others are combined into a single, aggregated presentation. Individual fund data for nonmajor funds is provided in the form of combining statements in a later section of this report.

The City has two kinds of funds:

*Governmental funds* are reported in the fund financial statements and encompass the same functions reported as governmental activities in the government-wide financial statements. However, the focus is very different with fund statements providing a distinctive view of the City's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of governmental programs and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. Both the governmental fund balance sheet and the governmental fund operating statement provide a reconciliation to assist in understanding the differences between these two perspectives.

The basic governmental fund financial statements are presented on pages 19 - 22 of this report.

Individual fund information for nonmajor governmental funds is found in combining statements in a later section of this report.

The *proprietary fund* is reported in the fund financial statements and generally reports water service for which the City charges customers a fee. The City's proprietary fund is classified as an enterprise fund. This enterprise fund essentially encompasses the same functions reported as business-type activities in the government-wide statements.

The basic enterprise fund financial statements are presented on pages 23 - 26 of this report.

### ***Notes to the Basic Financial Statements***

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements begin on page 27 of this report.



***Required Supplementary Information***

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's budget presentations. Budgetary comparison schedules are included as "required supplementary information" for the general fund and the major special revenue funds. Budgetary comparison schedules for all other governmental funds can be found in a later section of this report. These schedules demonstrate compliance with the City's adopted and final revised budget. These budget comparison schedules are presented on pages 52 - 55.

***Supplementary Information***

Combining and comparative individual statements and schedules for nonmajor funds are presented as supplementary information in this report beginning on page 59.

**Financial Analysis of the City as a Whole**

The City's net position at year-end is \$169,235,832. The following table provides a summary of the City's net position.

**Summary of Net Position**

	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
Assets:						
Current assets	\$ 46,192,715	\$ 41,310,425	\$ 10,120,388	\$ 10,534,312	\$ 56,313,103	\$ 51,844,737
Other assets	1,150,761	484,122	-	-	1,150,761	484,122
Capital assets	115,869,707	113,199,331	32,349,586	33,078,538	148,219,293	146,277,869
Total assets	163,213,183	154,993,878	42,469,974	43,612,850	205,683,157	198,606,728
Deferred outflows	699,677	896,843	-	-	699,677	896,843
Liabilities:						
Current liabilities	4,494,812	3,806,779	171,082	224,334	4,665,894	4,031,113
Long-term liabilities	31,661,072	33,780,946	37,901	65,799	31,698,973	33,846,745
Total liabilities	36,155,884	37,587,725	208,983	290,133	36,364,867	37,877,858
Deferred inflows	782,135	1,523,599	-	-	782,135	1,523,599
Net position:						
Net investment in capital assets	93,786,175	97,747,204	32,294,231	33,078,538	126,080,406	130,825,742
Restricted	15,157,048	14,682,839	-	-	15,157,048	14,682,839
Unrestricted	18,031,618	5,258,966	9,966,760	10,244,179	27,998,378	15,503,145
Total net position	\$ 126,974,841	\$ 117,689,009	\$ 42,260,991	\$ 43,322,717	\$ 169,235,832	\$ 161,011,726

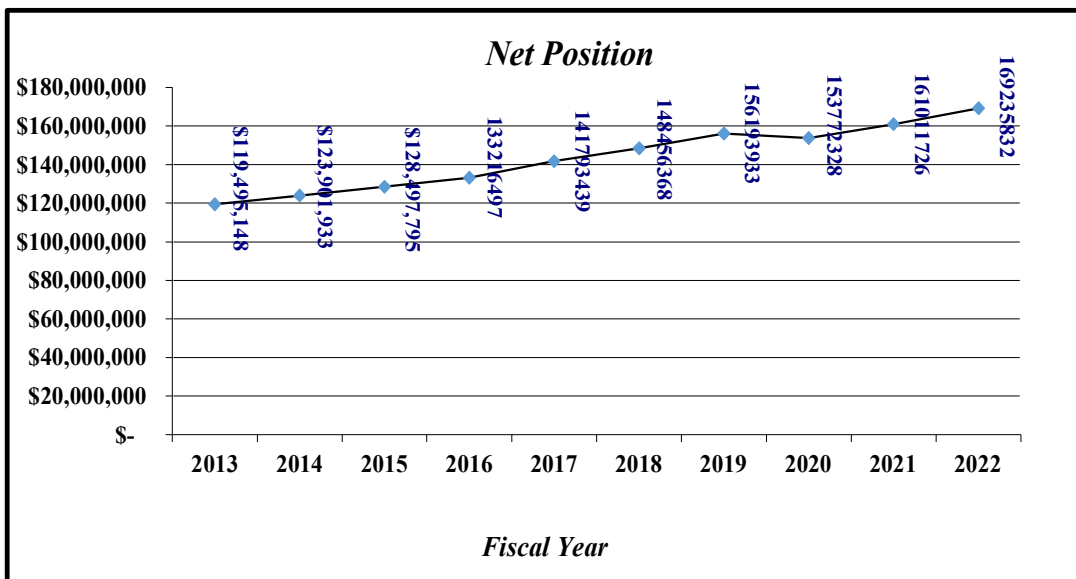


The City continues to maintain a high current ratio. The current ratio compares current assets to current liabilities and is an indication of the ability to pay current obligations. The current ratio for governmental activities for 2022 is 10.3 to 1 as compared to a 10.8 to 1 at December 31, 2021. The current ratio for the business type activities at December 31, 2022 is 59.2 to 1. At December 31, 2021 the current ratio was 47.0 to 1. For the City overall, the 2022 current ratio is 12.1 to 1 as compared to 12.8 to 1 at December 31, 2021. These ratios are strong.

The City reported positive balances in net position for both governmental and business-type activities. Net position increased by \$9,285,832 for governmental activities and decreased by \$1,061,726 for business-type activities. The City's overall financial position strengthened during calendar year 2022.

Note that approximately 73.9% of the governmental activities' net position is tied up in capital. This compares to 83.0% at December 31, 2021. The City uses these capital assets to provide services to its citizens and guests. However, with business type activities, the City has spent approximately 76.4% of its net position on capital as compared to 76.3% at December 31, 2021. Capital assets in the business-type activities also provide utility services, but they also generate revenues for the fund. 74.5% of the City's total net position is included in capital assets as compared to 81.3% at December 31, 2021.

The following chart reports the total net position balances from calendar year 2013 - 2022.



(This page continued on the subsequent page)



The following table provides a summary of the City's changes in net position:

<b>Summary of Changes in Net Position</b>						
	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
Revenues:						
Program:						
Charges for services	\$ 1,179,096	\$ 933,840	\$ 3,185,121	\$ 3,008,757	\$ 4,364,217	\$ 3,942,597
Operating grants	4,762,316	4,561,689	-	-	4,762,316	4,561,689
Capital grants						
& contributions	-	-	155,368	-	155,368	-
General:						
Taxes	15,329,491	14,998,364	-	-	15,329,491	14,998,364
Intergovernmental	12,313,295	7,945,514	-	-	12,313,295	7,945,514
Other	483,277	1,846,003	49,103	3,830	532,380	1,849,833
Total revenues	<u>34,067,475</u>	<u>30,285,410</u>	<u>3,389,592</u>	<u>3,012,587</u>	<u>37,457,067</u>	<u>33,297,997</u>
Program Expenses:						
General government	8,195,332	6,826,509	-	-	8,195,332	6,826,509
Planning	652,979	755,956	-	-	652,979	755,956
Public safety	8,928,318	8,198,209	-	-	8,928,318	8,198,209
Public works	6,951,433	6,364,797	-	-	6,951,433	6,364,797
Culture and recreation	-	-	-	-	-	-
Interest	1,153,581	933,580	-	-	1,153,581	933,580
Water	-	-	3,351,318	2,979,548	3,351,318	2,979,548
Total expenses	<u>25,881,643</u>	<u>23,079,051</u>	<u>3,351,318</u>	<u>2,979,548</u>	<u>29,232,961</u>	<u>26,058,599</u>
Excess (deficiency)	8,185,832	7,206,359	38,274	33,039	8,224,106	7,239,398
Transfers	<u>1,100,000</u>	<u>(4,250,000)</u>	<u>(1,100,000)</u>	<u>4,250,000</u>	<u>-</u>	<u>-</u>
Changes in net position	9,285,832	2,956,359	(1,061,726)	4,283,039	8,224,106	7,239,398
Beginning net position	<u>117,689,009</u>	<u>114,732,650</u>	<u>43,322,717</u>	<u>39,039,678</u>	<u>161,011,726</u>	<u>153,772,328</u>
Ending net position	<u>\$ 126,974,841</u>	<u>\$ 117,689,009</u>	<u>\$ 42,260,991</u>	<u>\$ 43,322,717</u>	<u>\$ 169,235,832</u>	<u>\$ 161,011,726</u>



## **GOVERNMENTAL REVENUES**

Gaming revenues provide the City's largest revenue stream. In 2022, the City recognized \$8,108,274 in device taxes levied on gaming devices located within the City's casinos compared to \$7,110,600 in 2021. This is an increase in revenue of 14.0%. 2021 revenues were negatively impacted by limitations on capacity due to COVID-19. The City also received \$12,313,295 from the State of Colorado for their share of the state gaming tax. This is a 54.9% increase when compared to the \$7,945,514 in 2021. Both profits from gaming activity and gaming taxes were higher in Black Hawk in 2022 than 2021. Finally, the City received \$4,320,270 from the State of Colorado Historical Society for preservation and restoration. This amount is paid to the City, through the State of Colorado, from casino gaming taxes paid to the State of Colorado. This amount compares to \$3,638,322 in 2021 an 18.7% increase.

In addition, the City relies on sales and use taxes to support governmental operations and capital. Sales and use taxes provided 24.5% of the City's general governmental revenues for 2022 as compared to 25.1% in 2021. The 2022 amount is \$671,446 more than the 2021 amount. Although the City's financial position has improved, the sharp increase in interest rates has impacted interest earnings, jumping from \$19,320 in 2021 to \$256,414 in 2022. In 2022, program revenues covered just 23.0% of operating costs. This means that the government's taxpayers and the City's other general governmental revenues (e.g., device taxes) fund 77.0% of the governmental activities. As a result, the general economy and the City businesses (i.e., primarily casinos) have a major impact on the City's revenue streams.

## **GOVERNMENTAL FUNCTIONAL EXPENSES**

61.4% of the total expenses relates to public safety and public works. Note that general government reported more program costs in 2022 than program revenues. This revenue includes both preservation and restoration state funding and special assessments.

This table presents the cost of each of the City's programs, including the net costs (i.e., total cost less revenues generated by the activities). The net costs illustrate the financial burden that has been placed on the City's taxpayers by each of these functions.

### **Governmental Activities**

	<b>2022</b>		<b>2021</b>	
	<b>Total Cost of Services</b>	<b>Net Cost of Services</b>	<b>Total Cost of Services</b>	<b>Net Cost of Services</b>
General government	\$ 8,195,332	\$ 3,235,642	\$ 6,826,509	\$ 2,180,406
Planning	652,979	419,213	755,956	462,268
Public safety	8,928,318	8,554,238	8,198,209	7,845,768
Public works	6,951,433	6,577,557	6,364,797	6,161,500
Culture and recreation	-	-	-	-
Interest	1,153,581	1,153,581	933,580	933,580
<b>Total</b>	<b>\$ 25,881,643</b>	<b>\$ 19,940,231</b>	<b>\$ 23,079,051</b>	<b>\$ 17,583,522</b>



## BUSINESS-TYPE ACTIVITIES

The City's only enterprise fund is the water fund. The Water Fund's net positions are \$42,260,991 at December 31, 2022 and \$43,322,717 at December 31, 2021 and were \$39,039,678 at December 31, 2020

The following table compares the water fund's statements of net position for the last three years:

### Summary of Net Position

	December 31, 2022		December 31, 2021		December 31, 2020	
	Amount	% of Total	Amount	% of Total	Amount	% of Total
Assets:						
Current assets	\$ 10,120,388	24%	\$ 10,534,312	16%	\$ 6,177,247	15%
Other noncurrent assets	-	0%	-	0%	-	0%
Capital assets	32,349,586	76%	33,078,538	84%	33,097,005	85%
Total assets	42,469,974	100%	43,612,850	100%	39,274,252	100%
Liabilities:						
Current liabilities	171,082	82%	224,334	69%	176,583	58%
Noncurrent liabilities	37,901	18%	65,799	31%	57,991	42%
Total liabilities	208,983	100%	290,133	100%	234,574	100%
Net position:						
Net investment in capital assets	32,294,231	76%	33,078,538	85%	33,097,005	85%
Restricted	-	0%	-	0%	-	0%
Unrestricted	9,966,760	24%	10,244,179	15%	5,942,673	15%
Total net position	\$ 42,260,991	100%	\$ 43,322,717	100%	\$ 39,039,678	100%

(This section is continued on the subsequent page)



**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**As of and For the Year Ended December 31, 2022**

**City of Black Hawk, Colorado**

The following table compares the water fund operations for the last three years:

**Summary of Changes in Net Position**

	<b>2022</b>		<b>2021</b>		<b>2020</b>	
	<b>Business-type Activities</b>	<b>Percentage of Total</b>	<b>Business-type Activities</b>	<b>Percentage of Total</b>	<b>Business-type Activities</b>	<b>Percentage of Total</b>
Operating Revenues:						
Charges for services:	\$ 3,185,121	100.0%	\$ 3,008,757	100.0%	\$ 2,372,008	100.0%
Other	-	0.0%	-	0.0%	-	0.0%
Total operating revenues	<u>3,185,121</u>	<u>100.0%</u>	<u>3,008,757</u>	<u>100.0%</u>	<u>2,372,008</u>	<u>100.0%</u>
Operating Expenses:						
Personal services	926,877	27.7%	957,111	32.1%	901,102	29.1%
Professional services	196,333	5.9%	182,967	6.1%	258,414	8.3%
General services	436,219	13.0%	291,409	9.8%	218,797	7.1%
Program services	334	0.0%	1,216	0.0%	110	0.0%
Purchased services	16,860	0.5%	17,575	0.6%	8,379	0.0%
Supplies	65,443	2.0%	40,902	1.4%	41,172	1.3%
Repairs and maintenance	321,692	9.6%	242,185	8.1%	211,136	6.8%
Capital outlay - non-capitalized	195,789	5.8%	62,955	2.1%	274,886	8.9%
Depreciation	1,191,771	35.6%	1,183,228	39.7%	1,183,228	38.2%
Amortization	-	0.0%	-	0.0%	-	0.0%
Interest	-	0.0%	-	0.0%	-	0.0%
Total operating expenses	<u>3,351,318</u>	<u>100.0%</u>	<u>2,979,548</u>	<u>100.0%</u>	<u>3,097,224</u>	<u>99.7%</u>
Operating Income (loss)	(166,197)		29,209		(725,216)	
Non-operating revenues (expenses)						
Investment earnings	49,103		3,830		29,866	
Sale of fixed assets	-		-		-	
Total non-operating revenues (expenses)	49,103		3,830		29,866	
Income (Loss) before contributions and transfers	(117,094)		33,039		(695,350)	
Capital contributions - Tap fees	101,448		-		-	
Capital contributions - System development fees	53,920		-		84,835	
Transfers	<u>(1,100,000)</u>		<u>4,250,000</u>		<u>(750,000)</u>	
Net change	(1,061,726)		4,283,039		(1,360,515)	
Beginning net position	<u>43,322,717</u>		<u>39,039,678</u>		<u>40,400,193</u>	
Ending net position	<u>\$ 42,260,991</u>		<u>\$ 43,322,717</u>		<u>\$ 39,039,678</u>	



## ***BUSINESS-TYPE ACTIVITIES***

**2022 Analysis** – Base fees and tiered rates on consumption remained unchanged from 2021.

Total operating expenses increased approximately \$371,770 or 12.5% compared to 2021. General services, repairs & maintenance and non-capitalized capital outlay all had significant increases when compared to 2021.

With expenses outpacing the increased revenues, this fund reported an operating loss of \$166,197 as compared to an operating gain in 2021 of \$29,209. In total, the net position decreased \$1,061,726 in 2022, mostly due to net transfers out of \$1,100,000.

**2021 Analysis** –As illustrated in the chart above, 2021 revenues increased significantly when compared to 2020. A new large customer, plus a full year with minimal interruption from COVID increased water demand and corresponding revenues.

Total operating expenses decreased by approximately \$117,600 or 3.8% compared to 2020.

Between a healthy increase in revenues and a drop in expenses, this fund reported operating income of \$29,209 as compared to an operating loss in 2020 of \$725,216. In total, net position increased \$4,283,039 in 2021, due mostly to net transfers in of \$4,250,000.

### ***Financial Analysis of the City's Funds***

#### ***Governmental Funds***

As discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. Governmental funds reported ending fund balances of \$44,113,462 as compared to \$39,810,039 at December 31, 2021. The majority of this increase relates to:

- Sizable increase in Taxes.
- Over a 36% increase in Intergovernmental revenue.

Of the 2022 year-end total fund balance, \$15,157,048 is restricted (including \$12,112,369 for the preservation & restoration fund, \$1,366,715 for the debt service fund and \$10,759 for the impact fee fund), \$675,230 is nonspendable, \$5,525,732 is assigned (including \$5,525,732 for the capital projects fund) and \$22,755,452 is unassigned.

The total ending fund balances of governmental funds show an increase of \$4,303,423 or 10.8% from the prior year. This compares to an increase of \$16,936,321 at December 31, 2021.

#### ***Major Governmental Funds***

**General Fund** - The general fund is the City's primary operating fund and the largest source of day-to-day service delivery. The general fund's fund balance increased by \$8,722,097 or 55.5% in 2022. In calendar year 2021, the fund balance increased \$2,873,395.

Total revenues increased by \$6,117,061 or 26.9% in 2022 as compared to an increase of \$8,002,602 or 54.3% in 2021. The majority of the 2022 increase is from Taxes of \$1,628,949 and Intergovernmental of \$4,395,753. Additionally, as a percentage, Investment earnings were also up significantly in 2022.

The majority of the City's revenues relate to the gaming industry. On November 4, 2008, Colorado voters approved Amendment 50, giving the electorate in the state's three gaming cities the option to approve raising the maximum wager limit



up to \$100, add the games of craps and/or roulette, and allow 24-hour gaming effective July 2, 2009. The City's casinos have implemented these changes. In November 2020, Amendment 77 was approved by the voter of Colorado removing any limits on wagers and allowed new casino games.

In 2021, the Black Hawk casino industry has experienced improvements when compared to 2021. The average number of gaming devices available for play in the City increased by 539, going from 5,996 in 2021 to 6,535 in 2022. Even with the healthy increase, we are still trailing the 2019 figure of 7,062 devices. However, the amount of money wagered minus the amount paid out in prizes, known as Adjusted Gross Proceeds (AGP), increased 11.6% in 2022 as compared to 2021 and is up 32.6% when compared to 2019.

The City's share of the gaming tax on casinos is 10% of the total taxes paid to the State of Colorado, split between the three Colorado gaming cities, in proportion to the respective gaming revenue. The amount recognized in 2022 was \$12,313,295 or a 54.9% increase from 2021.

Tax revenues, comprised mostly of Sales & Use tax increased 12.2% when compared to 2021 levels.

The General fund received \$673,000 in transfers from the Preservation fund, the Transportation fund and the Water fund in 2021.

Expenditures in total increased \$1,723,359 or 10.3% in 2022.

The Mayor and Council program services expenditures increased by about \$499,197 due, in large part, to the increase in the Educational Enhancement sales tax passed on to the Gilpin School District.

Police expenditures increased by about \$160,225 in 2022, mostly due to personnel costs.

Fire expenditures increased by \$622,349 in 2022, due in large part to the staffing.

Public Works expenditures increased by \$326,980 in 2022, with personnel costs and general services making up the majority of this increase.

The general fund transferred \$3,053,000 to the debt service fund for debt payments. In 2021, the general fund transferred \$2,658,000 to the debt service fund.

After transfers out to other funds, the fund balance increased approximately \$8,722,000 from 2021. The 2022 ending fund balance is considered adequate, representing the equivalent of 132.5% of annual expenditures, excluding transfers as compared to 94.0% in 2021.

***Preservation and Restoration Fund*** – During 2022, the City did not award any preservation and restoration grants to City property owners. The City expended \$3,874,191 on City owned preservation projects as compared to \$4,062,524 in 2021. The City received preservation and restoration funding from the State totaling \$4,320,270 as compared to \$3,638,322 in 2021.

***Transportation Device Fee Fund*** – This fund received device fees of \$326,876 and transfers out of \$163,000 to the general fund. Additionally, this fund received \$229,682 in the form of fees from Central City for a shared bus service.

***Business Improvement District Fund*** – This fund was dissolved on November 17, 2022.

***Capital Projects Fund*** – The fund spent \$3,095,771 on capital outlay as compared to \$3,867,062 in 2021.

***Impact Fees Fund*** – This fund had minimal activity with only \$53 in Investment earnings and \$825 in fees for 2022. At December 31, 2022, the fund balance was \$10,759.



### **Budgetary Highlights**

**The General Fund** – The general fund's budget was not amended during 2022. Note that the budget is adopted on a non-GAAP budgetary basis, which means that capital assets acquired through capital leases are not reflected with the general fund's budget.

Actual revenues were \$6,075,849 more than budgeted, due to the uncertainty of the impact on the casino industry when the budget was prepared. As previously mentioned, device fees, taxes and intergovernmental revenues all out performed the budget.

Total expenditures before transfers were under budget by \$981,396.

The City spent 94.95% of the appropriated final budget, not including transfers.

### **Capital Assets and Debt Administration**

#### ***Capital Assets***

The City's investment in capital assets, net of accumulated depreciation, for governmental and business-type activities as of December 31, 2022, was \$115,869,706 and \$32,349,586 respectively. The total increase in this net investment was 2.4% for governmental activities and a 2.2% decrease for business-type activities. The overall increase was 1.3% for the City as a whole. See Note 3-D for additional information about changes in capital assets during the calendar year and outstanding at the end of the year. The following table provides a summary of capital asset activity.



**Capital Assets**

	<b>Governmental Activities</b>		<b>Business Activities</b>		<b>Total</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
Non-depreciable assets:						
Land	\$ 27,940,118	\$ 27,680,539	\$ 1,527,388	\$ 1,527,388	\$ 29,467,506	\$ 29,207,927
Works of art & historic treasures	1,099,310	1,099,310	-	-	1,099,310	1,099,310
Intangible assets	9,401,374	9,177,880	9,816,922	9,816,922	19,218,296	18,994,802
Construction in progress	9,580,642	3,947,167	1,501,448	1,252,211	11,082,090	5,199,378
Total non-depreciable	48,021,444	41,904,896	12,845,758	12,596,521	60,867,202	54,501,417
Depreciable assets:						
Buildings and improvements	44,411,853	44,411,853	-	-	44,411,853	44,411,853
Plant and equipment	-	-	34,992,487	34,992,487	34,992,487	34,992,487
Distribution system	-	-	6,604,290	6,390,708	6,604,290	6,390,708
Vehicles and equipment	10,264,755	9,851,381	604,169	604,169	10,868,924	10,455,550
Infrastructure	65,877,560	65,877,560	-	-	65,877,560	65,877,560
Total depreciable assets	120,554,168	120,140,794	42,200,946	41,987,364	162,755,114	162,128,158
Less accumulated depreciation	52,705,906	48,846,360	22,697,118	21,505,347	75,403,024	70,351,707
Book value - depreciable assets	67,848,262	71,294,434	19,503,828	20,482,017	87,352,090	91,776,451
Percentage depreciated	44%	41%	54%	51%	46%	43%
Book value - all assets	\$ 115,869,706	\$ 113,199,330	\$ 32,349,586	\$ 33,078,538	\$ 148,219,292	\$ 146,277,868

At December 31, 2022, the depreciable capital assets for governmental activities were 44% depreciated. This compares slightly up from the December 31, 2021 percentage of 41%. This comparison indicates that the City is replacing its assets at a rate slightly slower than they are depreciating which is a negative indicator.

With the City's business type activities, 54% of the asset values are depreciated at December 31, 2022 compared to 51% at December 31, 2021.

The increase in the construction in progress relates to the following projects:

- 221 Gregory Street - \$2,761,951
- Miners Road Improvements- \$1,979,327

In the water fund, most of the intangible assets are water rights.

**Long-term Debt**

The following table presents the outstanding debt at December 31, 2022 and 2021.



Outstanding Borrowings							
	Governmental Activities		Business-type Activities		Totals		% Change
	2022	2021	2022	2021	2022	2021	
Device fee revenue bonds	\$ 14,260,000	\$ 15,265,000	\$ -	\$ -	\$ 14,260,000	\$ 15,265,000	-7%
Lease purchase agreement	18,910,000	20,000,000	-	-	18,910,000	20,000,000	n/a
Compensated absences	829,004	736,078	45,797	79,276	874,801	815,354	7%
Total	<u>\$33,999,004</u>	<u>\$36,001,078</u>	<u>\$ 45,797</u>	<u>\$ 79,276</u>	<u>\$34,044,801</u>	<u>\$36,080,354</u>	-6%

See Note 3-F for additional information about the City's long-term debt.

### Economic Conditions Affecting the City

The City was incorporated in 1864 and is located in central Colorado in Gilpin County, approximately 35 miles west of the City of Denver. The City has a population of only approximately 100. However, in 1990, the City became one of three Colorado cities in which limited gaming is permitted. As a result, the City must provide most of its services to a much larger population base due to gaming. The City receives almost all of its revenue from gaming related sources.

The level of gaming activity within the City can be affected by the amount of disposable income and entertainment expenditures of individuals participating in gaming activities. The number of gaming devices operated within the City is subject to:

- The availability of space within a constitutionally defined area in which limited gaming is legal
- The continued availability of monies to finance the capital investment necessary to acquire, improve, construct or equip gaming establishments
- The continued profitability of operating gaming establishments after the payment of winnings of players, all applicable licenses, taxes and fees and capital and operation expenses.

The City monitors the gaming community very thoroughly to insure a stable revenue base.

### Contacting the City's Financial Management

This financial report is designed to provide a general overview of the City's finances, comply with finance-related laws and regulations, and demonstrate the City's commitment to public accountability. If you have questions about this report or would like to request additional information, contact the Finance Director or City Manager at the City, Post Office 68, Black Hawk, Colorado, 80422.



**City of Black Hawk, Colorado**  
**Statement of Net Position**  
**December 31, 2022**

	<b>Primary Government</b>		
	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>Assets</b>			
<b>Current Assets</b>			
Cash and cash equivalents (Note 3A)	\$ 42,414,301	\$ 9,868,002	\$ 52,282,303
Receivables:			
Accounts	290,803	252,386	543,189
Property taxes	10,576	-	10,576
Other taxes	1,375,805	-	1,375,805
Inventory	126,251	-	126,251
Prepaid items	548,979	-	548,979
Restricted assets	1,426,000	-	1,426,000
<b>Total Current Assets</b>	<b>46,192,715</b>	<b>10,120,388</b>	<b>56,313,103</b>
<b>Noncurrent Assets</b>			
Capital assets (Note 3D)			
Nondepreciable	48,021,444	12,845,758	60,867,202
Depreciable, net	67,848,263	19,503,828	87,352,091
Net pension asset	1,150,761	-	1,150,761
<b>Total Noncurrent Assets</b>	<b>117,020,468</b>	<b>32,349,586</b>	<b>149,370,054</b>
<b>Total Assets</b>	<b>163,213,183</b>	<b>42,469,974</b>	<b>205,683,157</b>
<b>Deferred Outflows of Resources</b>			
Pension deferrals	699,677	-	699,677
Unamortized Debt Refunding Charges	-	-	-
<b>Total Deferred Outflows of Resources</b>	<b>699,677</b>	<b>-</b>	<b>699,677</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts payable	1,018,251	77,908	1,096,159
Accrued expenses	444,762	29,923	474,685
Retainage payable	386,427	55,355	441,782
Accrued interest payable	88,203	-	88,203
Deposits payable	219,237	-	219,237
Compensated absences payable	142,932	7,896	150,828
Revenue bonds payable	2,195,000	-	2,195,000
<b>Total Current Liabilities</b>	<b>4,494,812</b>	<b>171,082</b>	<b>4,665,894</b>
<b>Long-Term Liabilities (net of current portion): (Note 3F)</b>			
Compensated absences payable	686,072	37,901	723,973
Net pension liability	-	-	-
Revenue bonds payable	30,975,000	-	30,975,000
<b>Total Long-term Liabilities</b>	<b>31,661,072</b>	<b>37,901</b>	<b>31,698,973</b>
<b>Total Liabilities</b>	<b>36,155,884</b>	<b>208,983</b>	<b>36,364,867</b>
<b>Deferred Inflows of Resources</b>			
Property taxes	10,576	-	10,576
Pension deferrals	771,559	-	771,559
<b>Total Deferred Inflows of Resources</b>	<b>782,135</b>	<b>-</b>	<b>782,135</b>
<b>Net Position</b>			
Net Investment in capital assets (Note 3G)	93,786,175	32,294,231	126,080,406
Restricted for:			
Capital projects	10,759	-	10,759
Debt service	1,366,715	-	1,366,715
Preservation and restoration	12,112,369	-	12,112,369
Emergencies (Note 2D)	1,021,000	-	1,021,000
Other program purposes	646,205	-	646,205
Unrestricted	18,031,618	9,966,760	27,998,378
<b>Total Net Position</b>	<b>\$ 126,974,841</b>	<b>\$ 42,260,991</b>	<b>\$ 169,235,832</b>

See accompanying notes to the basic financial statements



City of Black Hawk, Colorado  
Statement of Activities  
For the Year Ended December 31, 2022

Function/Program	Program Revenues				Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services and Sales	Operating Grants, Contributions and Interest	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-Type Activities	Total
<b>Primary Government</b>							
<b>Governmental Activities</b>							
General government	\$ 8,195,332	\$ 454,782	\$ 4,504,908	\$ -	\$ (3,235,642)	\$ -	\$ (3,235,642)
Planning	652,979	233,766	-	-	(419,213)	-	(419,213)
Public safety	8,928,318	133,474	240,606	-	(8,554,238)	-	(8,554,238)
Public works	6,951,433	357,074	16,802	-	(6,577,557)	-	(6,577,557)
Interest	1,153,581	-	-	-	(1,153,581)	-	(1,153,581)
<b>Total Governmental Activities</b>	25,881,643	1,179,096	4,762,316	-	(19,940,231)	-	(19,940,231)
<b>Business-Type Activities:</b>							
Water	3,351,318	3,185,121	-	155,368	-	(10,829)	(10,829)
<b>Total - Primary Government</b>	<u>\$ 29,232,961</u>	<u>\$ 4,364,217</u>	<u>\$ 4,762,316</u>	<u>\$ 155,368</u>	<u>(19,940,231)</u>	<u>(10,829)</u>	<u>(19,951,060)</u>
<b>General Revenues</b>							
Property and specific ownership taxes					11,453	-	11,453
Sales and use taxes					6,897,073	-	6,897,073
Road and bridge taxes					125,515	-	125,515
Device fee taxes					8,108,274	-	8,108,274
Franchise taxes					155,115	-	155,115
Other taxes					32,061	-	32,061
Intergovernmental - gaming					12,313,295	-	12,313,295
Investment earnings					256,414	49,103	305,517
Miscellaneous					226,863	-	226,863
<b>Total General Revenues</b>					<u>28,126,063</u>	<u>49,103</u>	<u>28,175,166</u>
<b>Transfers</b>					<u>1,100,000</u>	<u>(1,100,000)</u>	<u>-</u>
<b>Change in Net Position</b>					9,285,832	(1,061,726)	8,224,106
<b>Net Position Beginning of Year</b>					117,689,009	43,322,717	161,011,726
<b>Net Position End of Year</b>					<u>\$ 126,974,841</u>	<u>\$ 42,260,991</u>	<u>\$ 169,235,832</u>

See accompanying notes to the basic financial statements



**City of Black Hawk, Colorado**  
**Balance Sheet**  
**Governmental Funds**  
**December 31, 2022**

	General	Preservation & Restoration	Transportation Device Fee	Business Improvement District	Debt Service	Capital Projects	Impact Fee	Conservation Trust	Total Governmental Funds
<b>Assets</b>									
Cash and cash equivalents	\$ 23,510,656	\$ 12,557,779	\$ 596,675	\$ -	\$ (59,285)	\$ 5,761,247	\$ 10,759	\$ 36,470	\$ 42,414,301
Cash and cash equivalents - restricted	-	-	-	-	1,426,000	-	-	-	1,426,000
Receivables:									
Accounts	290,803	-	-	-	-	-	-	-	290,803
Property taxes	10,576	-	-	-	-	-	-	-	10,576
Other taxes	1,329,989	-	45,816	-	-	-	-	-	1,375,805
Inventory	126,251	-	-	-	-	-	-	-	126,251
Prepaid items	548,979	-	-	-	-	-	-	-	548,979
<b>Total Assets</b>	<b>\$ 25,817,254</b>	<b>\$ 12,557,779</b>	<b>\$ 642,491</b>	<b>\$ -</b>	<b>\$ 1,366,715</b>	<b>\$ 5,761,247</b>	<b>\$ 10,759</b>	<b>\$ 36,470</b>	<b>\$ 46,192,715</b>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>									
<b>Liabilities</b>									
Accounts payable	\$ 703,533	\$ 268,121	\$ 32,756	\$ -	\$ -	\$ 13,841	\$ -	\$ -	\$ 1,018,251
Grant tax payable	-	12,536	-	-	-	-	-	-	12,536
Retainage payable	-	164,753	-	-	-	221,674	-	-	386,427
Accrued expenditures	432,226	-	-	-	-	-	-	-	432,226
Deposits payable	219,237	-	-	-	-	-	-	-	219,237
<b>Total Liabilities</b>	<b>1,354,996</b>	<b>445,410</b>	<b>32,756</b>	<b>-</b>	<b>-</b>	<b>235,515</b>	<b>-</b>	<b>-</b>	<b>2,068,677</b>
<b>Deferred Inflows of Resources</b>									
Property taxes	10,576	-	-	-	-	-	-	-	10,576
<b>Total Deferred Inflows of Resources</b>	<b>10,576</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,576</b>
<b>Fund Balances (Deficits)</b>									
Restricted	1,021,000	12,112,369	609,735	-	1,366,715	-	10,759	36,470	15,157,048
Nonspendable	675,230	-	-	-	-	-	-	-	675,230
Assigned	-	-	-	-	-	5,525,732	-	-	5,525,732
Unassigned	22,755,452	-	-	-	-	-	-	-	22,755,452
<b>Total Fund Balances (Deficits)</b>	<b>24,451,682</b>	<b>12,112,369</b>	<b>609,735</b>	<b>-</b>	<b>1,366,715</b>	<b>5,525,732</b>	<b>10,759</b>	<b>36,470</b>	<b>44,113,462</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficits)</b>	<b>\$ 25,817,254</b>	<b>\$ 12,557,779</b>	<b>\$ 642,491</b>	<b>\$ -</b>	<b>\$ 1,366,715</b>	<b>\$ 5,761,247</b>	<b>\$ 10,759</b>	<b>\$ 36,470</b>	<b>\$ 46,192,715</b>

See accompanying notes to the basic financial statements



**City of Black Hawk, Colorado**  
**Reconciliation of the Balance Sheet of Governmental Funds**  
**to the Government-Wide Statement of Net Position**  
**December 31, 2022**

<b>Total Governmental Fund Balances</b>	\$	44,113,462
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**Amounts reported for governmental activities in the  
statement of net position are different because:**

Capital assets used in governmental activities are not current financial resources and therefore are not reported in the funds.

Cost of capital assets	\$	168,575,613	
Less accumulated depreciation		(52,705,906)	115,869,707

Net pension assets are not financial resources and are not reported in the funds		1,150,761
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Deferred outflows of resources related to pensions are not reported in the funds		699,677
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Bond premiums, discounts and refundings are reported as other financing sources and uses and expenditures in the governmental fund financial statements but capitalized on the government-wide statement of net position.

Premiums, discounts and refundings	\$	-	
Less accumulated amortization		-	\$ -

Liabilities not due and payable in the current period and therefore are not reported in the governmental fund balance sheets but are reported on the government-wide statement of net position.

Revenue bonds	\$	(33,170,000)	
Accrued interest		(88,203)	
Compensated absences		(829,004)	(34,087,207)

Deferred inflows of resources related to pensions are not reported in the funds		(771,559)
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<b>Net Position of Governmental Activities</b>	<b>\$</b>	<b>126,974,841</b>
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See accompanying notes to the basic financial statements



**City of Black Hawk, Colorado**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended December 31, 2022**

	General	Preservation & Restoration	Transportation Device Fee	Business Improvement District	Debt Service	Capital Projects	Impact Fee	Conservation Trust	Total Governmental Funds
<b>Revenues</b>									
Taxes	\$ 15,002,381	\$ -	\$ 326,876	\$ 234	\$ -	\$ -	\$ -	\$ -	\$ 15,329,491
Intergovernmental	12,577,237	4,320,270	183,014	-	-	-	-	1,624	17,082,145
Licenses and permits	67,258	-	-	-	-	-	-	-	67,258
Charges for services	748,682	-	229,682	-	-	-	825	-	979,189
Fines and forfeitures	132,649	-	-	-	-	-	-	-	132,649
Investment earnings	112,052	61,949	2,944	19,765	29,433	30,040	53	178	256,414
Miscellaneous	219,729	600	-	-	-	-	-	-	220,329
<b>Total Revenues</b>	<b>28,859,988</b>	<b>4,382,819</b>	<b>742,516</b>	<b>19,999</b>	<b>29,433</b>	<b>30,040</b>	<b>878</b>	<b>1,802</b>	<b>34,067,475</b>
<b>Expenditures</b>									
<b>Current:</b>									
General government	6,067,582	-	-	1,695,651	-	-	-	-	7,763,233
Planning	660,084	-	-	-	-	-	-	-	660,084
Public safety	8,414,005	-	-	-	-	-	-	-	8,414,005
Public works	3,316,220	-	483,317	-	-	-	-	-	3,799,537
<b>Capital Outlay</b>	<b>-</b>	<b>3,874,191</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,095,771</b>	<b>-</b>	<b>-</b>	<b>6,969,962</b>
<b>Debt Service:</b>									
Principal retirement	-	-	-	-	2,095,000	-	-	-	2,095,000
Interest and fiscal charges	-	-	-	-	1,162,231	-	-	-	1,162,231
<b>Total Expenditures</b>	<b>18,457,891</b>	<b>3,874,191</b>	<b>483,317</b>	<b>1,695,651</b>	<b>3,257,231</b>	<b>3,095,771</b>	<b>-</b>	<b>-</b>	<b>30,864,052</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>10,402,097</b>	<b>508,628</b>	<b>259,199</b>	<b>(1,675,652)</b>	<b>(3,227,798)</b>	<b>(3,065,731)</b>	<b>878</b>	<b>1,802</b>	<b>3,203,423</b>
<b>Other Financing Sources (Uses)</b>									
Transfers in	1,373,000	-	-	-	3,053,000	-	-	-	4,426,000
Transfers out	(3,053,000)	(110,000)	(163,000)	-	-	-	-	-	(3,326,000)
Lease Purchase Financing	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(1,680,000)</b>	<b>(110,000)</b>	<b>(163,000)</b>	<b>-</b>	<b>3,053,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,100,000</b>
<b>Net Change in Fund Balances</b>	<b>8,722,097</b>	<b>398,628</b>	<b>96,199</b>	<b>(1,675,652)</b>	<b>(174,798)</b>	<b>(3,065,731)</b>	<b>878</b>	<b>1,802</b>	<b>4,303,423</b>
<b>Fund Balances Beginning of Year</b>	<b>15,729,585</b>	<b>11,713,741</b>	<b>513,536</b>	<b>1,675,652</b>	<b>1,541,513</b>	<b>8,591,463</b>	<b>9,881</b>	<b>34,668</b>	<b>39,810,039</b>
<b>Fund Balances End of Year</b>	<b>\$ 24,451,682</b>	<b>\$ 12,112,369</b>	<b>\$ 609,735</b>	<b>\$ -</b>	<b>\$ 1,366,715</b>	<b>\$ 5,525,732</b>	<b>\$ 10,759</b>	<b>\$ 36,470</b>	<b>\$ 44,113,462</b>

See accompanying notes to the basic financial statements



**City of Black Hawk, Colorado**  
**Reconciliation of the Statement of Revenues, Expenditures and Changes**  
**in Fund Balances of Governmental Funds to the Government-wide Statement of Activities**  
**For the Year Ended December 31, 2022**

<b>Net Changes In Fund Balances - Total Governmental Funds</b>		\$ 4,303,423
<b>Amounts reported for governmental activities in the statement of activities are different because</b>		
Governmental funds report capital outlays as expenditures on the governmental fund type operating statement. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capitalized capital outlay exceeded depreciation expense in the current period.		
Depreciation expense	\$ (3,859,546)	
Capital outlay	<u>6,529,922</u>	2,670,376
Accrued interest is reported in the statement of activities, but does not require the use of financial resources and therefore are not reported as expenditures in governmental funds.		
Liability @ 12/31/22	\$ 88,203	
Liability @ 12/31/21	<u>(96,853)</u>	8,650
Deferred charges, premiums and discounts on bond issues are reported in the governmental fund's operating statement because these transactions require the use of current financial resources but are capitalized on the government-wide statement of net position.		
		-
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
Principal retirement		2,095,000
Issuance of long-term debt provides current financial resources to government funds, however issuance creates additional long-term liabilities in the statement of net position.		
		-
Deferred charges related to pensions are not recognized in the governmental funds, however for the government wide funds the amount is capitalized and amortized		
		301,308
Compensated absences are reported in the government-wide statement of activities, but do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		
Liability @ 12/31/22	\$ (829,004)	
Liability @ 12/31/21	<u>736,079</u>	<u>(92,925)</u>
<b>Change In Net Position of Governmental Activities</b>		<u><u>\$ 9,285,832</u></u>

See accompanying notes to the basic financial statements



**City of Black Hawk, Colorado**  
**Water Fund**  
**Comparative Statement of Net Position**  
**December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>Assets</b>		
<b>Current Assets:</b>		
Cash and cash equivalents	\$ 9,868,002	\$ 9,953,854
Accounts receivable	252,386	580,458
<b>Total Current Assets</b>	<b>10,120,388</b>	<b>10,534,312</b>
<b>Noncurrent Assets:</b>		
Capital assets:		
Nondepreciable	12,845,758	12,596,521
Depreciable, net	19,503,828	20,482,017
<b>Total Noncurrent Assets</b>	<b>32,349,586</b>	<b>33,078,538</b>
<b>Total Assets</b>	<b>42,469,974</b>	<b>43,612,850</b>
<b>Liabilities</b>		
<b>Current Liabilities:</b>		
Accounts payable	77,908	117,191
Retainage payable	55,355	61,460
Accrued expenses	29,923	32,206
Compensated absences payable	7,896	13,477
<b>Total Current Liabilities</b>	<b>171,082</b>	<b>224,334</b>
<b>Long-Term Liabilities (net of current portion):</b>		
Compensated absences payable	37,901	65,799
<b>Total Long-Term Liabilities</b>	<b>37,901</b>	<b>65,799</b>
<b>Total Liabilities</b>	<b>208,983</b>	<b>290,133</b>
<b>Net Position</b>		
Net investment in capital assets	32,294,231	33,078,538
Unrestricted	9,966,760	10,244,179
<b>Total Net Position</b>	<b>\$ 42,260,991</b>	<b>\$ 43,322,717</b>

See accompanying notes to the basic financial statements



**City of Black Hawk, Colorado**  
**Water Fund**  
**Statement of Revenues, Expenses**  
**and Changes in Net Position**  
**For the Years Ended December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>Operating Revenues</b>		
Charges for services	\$ 3,185,121	\$ 3,008,757
Miscellaneous	-	-
<b>Total Operating Revenues</b>	<b>3,185,121</b>	<b>3,008,757</b>
<b>Operating Expenses</b>		
Personal services	926,877	957,111
Professional services	196,333	182,967
General services	436,219	291,409
Program services	334	1,216
Purchased services	16,860	17,575
Supplies	65,443	40,902
Repairs and maintenance	321,692	242,185
Capital outlay - non-capitalized	195,789	62,955
Depreciation	1,191,771	1,183,228
<b>Total Operating Expenses</b>	<b>3,351,318</b>	<b>2,979,548</b>
<b>Operating Income (Loss)</b>	<b>(166,197)</b>	<b>29,209</b>
<b>Non-Operating Revenues (Expenses)</b>		
Investment earnings	49,103	3,830
<b>Total Non-Operating Revenues (Expenses)</b>	<b>49,103</b>	<b>3,830</b>
<b>Income (Loss) Before Contributions and Transfers</b>	<b>(117,094)</b>	<b>33,039</b>
Transfers In	-	5,000,000
Capital Contributions - System Development Fees	155,368	-
Transfers out	(1,100,000)	(750,000)
<b>Change in Net Position</b>	<b>(1,061,726)</b>	<b>4,283,039</b>
<b>Net Position Beginning of Year</b>	<b>43,322,717</b>	<b>39,039,678</b>
<b>Net Position End of Year</b>	<b>\$ 42,260,991</b>	<b>\$ 43,322,717</b>

See accompanying notes to the basic financial statements



**City of Black Hawk, Colorado**  
**Water Fund**  
**Statement of Cash Flows**  
**For the Years Ended December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>Increase (Decrease) in Cash and Cash Equivalents</b>		
<b>Cash Flows from Operating Activities</b>		
Cash received from customers	\$ 3,513,193	\$ 2,714,450
Cash payments for personal services	(960,356)	(952,395)
Cash payments for goods and services	(1,280,341)	(788,366)
<b>Net Cash (Used in) Operating Activities</b>	<b>1,272,496</b>	<b>973,689</b>
<b>Cash Flows from Noncapital Financing Activities</b>		
Transfers in	-	5,000,000
Transfers out	(1,100,000)	(750,000)
<b>Cash Flows from Capital and Related Financing Activities</b>		
Capital contributions - tap fees	101,448	-
Capital contributions - system development fees	53,920	-
Payments for capital acquisitions	(462,819)	(1,164,761)
<b>Net Cash Provided by (Used in) Capital and Related Financing Activities</b>	<b>(307,451)</b>	<b>(1,164,761)</b>
<b>Cash Flows from Investing Activities</b>		
Investment earnings	49,103	3,830
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	<b>(85,852)</b>	<b>4,062,758</b>
<b>Cash and Cash Equivalents Beginning of Year</b>	<b>9,953,854</b>	<b>5,891,096</b>
<b>Cash and Cash Equivalents End of Year</b>	<b>\$ 9,868,002</b>	<b>\$ 9,953,854</b>
<b>Reconciliation to Cash and Cash Equivalents:</b>		
Unrestricted	\$ 9,868,002	\$ 9,953,854
Restricted	-	-
<b>Total Cash and Cash Equivalents</b>	<b>\$ 9,868,002</b>	<b>\$ 9,953,854</b>



**City of Black Hawk, Colorado**  
**Water Fund**  
**Statement of Cash Flows**  
**For the Years Ended December 31, 2022 and 2021**

(Continued)

	<u>2022</u>	<u>2021</u>
<b>Reconciliation of Operating Income (Loss) to Net Cash (Used in) Operating Activities</b>		
<b>Operating Income (Loss)</b>	\$ (166,197)	\$ 29,209
<b>Adjustments:</b>		
Depreciation	1,191,771	1,183,228
<b>(Increase) Decrease in Assets:</b>		
Accounts receivable	328,072	(294,307)
Prepaid items	-	-
<b>Increase (Decrease) in Liabilities:</b>		
Accounts payable	(39,283)	(14,429)
Retainage payable	(6,105)	61,460
Accrued expenses	(2,283)	3,812
Compensated absences payable	(33,479)	4,716
<b>Net Cash (Used in) Operating Activities</b>	<u>\$ 1,272,496</u>	<u>\$ 973,689</u>

See accompanying notes to the basic financial statements



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

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**City of Black Hawk, Colorado**  
***Notes to the Basic Financial Statements***  
***For the Year Ended December 31, 2022***

The City of Black Hawk, Colorado (the “City”) became a home rule city January 16, 2001, as authorized by Article 20 of the Colorado State Constitution. Prior to that date, the City functioned as a territorial charter city. A City Aldermen/Manager form of government governs the City with a Mayor and Board of Aldermen. The City Aldermen appoint the City Manager. The City provides the following services: public safety, street maintenance, public improvements, culture-recreation, planning and zoning, water services and general administration.

***Note 1 - Summary of Significant Accounting Policies***

The financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States (GAAP) as applied to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for governmental accounting and financial reporting principles.

The most significant of the City’s accounting policies are described below.

***1-A. Reporting Entity***

The reporting entity is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements are not misleading. The primary government of the City consists of all funds, departments, boards and agencies that are not legally separate from the City. For the City, this entity includes the legal entity of the City and two blended component units.

Component units are legally separate organizations for which the City is financially accountable. The City is financially accountable for an organization if the City appoints a voting majority of the organization's governing board and (1) the City is able to significantly influence the programs or services performed or provided by the organizations; or (2) the City is legally entitled to or can otherwise access the organization's resources; the City is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or the City is obligated for the debt of the organization. Component units also may include organizations that are fiscally dependent on the City in that the City approves the budget, levies their taxes or issues their debt.

Brief descriptions of the blended component units follow:

***Black Hawk Business Improvement District*** (the District) – The District was created by ordinance passed by the City’s Board of Alderman on July 26, 1995. The purpose of the District is to construct public improvements for gaming and commercial interests within the City. A separate & distinct board of directors made up of business operators located within the service area is appointed by the City’s Board of Alderman, governs the District. The District board of directors shall annually file its operating plan and budget with the City for the approval of the Board of Alderman. The District is reported as blended component unit due to the Board of Alderman’s operational responsibility for the component unit and because the activities of the District, financing for public improvements & services, exclusively benefit the City. On October 18, 2022, the District’s board of directors voted to dissolve the District and to transfer all of the assets and liabilities to Silver Dollar Metropolitan District (“Silver Dollar”). On October 26, 2022, the City of Black Hawk passed ordinance number 2022-23 stating that all outstanding indebtedness, obligations and liabilities of the District will have been satisfied by December 31, 2022 and dissolved the District effective on or before December 31, 2022. On November 1, 2022, the District entered into an Agreement Regarding Transfer and Use of Remaining BID Funds with Silver Dollar. On November 17, 2022, the Districts assets were transferred to Silver Dollar pursuant to the Agreement, and the District was dissolved. The District issues a separate financial report, which is available at the offices of Colorado CPA Company, P.O. Box 630154, Highlands Ranch, Colorado, 80163.

***Black Hawk Urban Renewal Authority*** (Renewal Authority) – The Renewal Authority was created by resolution passed by the City’s Board of Alderman in July 2008. The purpose of the Renewal Authority is to develop urban renewal projects. The Board of Alderman serves as the Renewal Authority’s governing board. The Authority does not issue separate financial statements. Since the Renewal Authority has the same governing body as the City, is fiscally dependent on the City and the City has operational responsibility for the Authority, the Authority is reported as a blended component unit. During 2021, the Renewal Authority had no financial activity.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 1 - Summary of Significant Accounting Policies (Continued)**

**1-B. Basis of Presentation**

The City's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities and fund financial statements, which provide a more detailed level of financial information.

**Government-wide Financial Statements** - The government-wide financial statements include a statement of net position and a statement of activities. These statements report financial information for the City as a whole. The primary government and the component units are presented separately within these financial statements with the focus on the primary government.

Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and grants and the City's general revenues, from business-type activities, generally financed in whole or in part with charges for services to external customers.

The statement of net position presents the financial position of the governmental and business-type activities of the City and its discretely presented component units at year-end.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities and for each identifiable activity of the business-type activities of the City. Direct expenses are those that are specifically associated with a function and therefore clearly identifiable to that particular function. The City does not allocate indirect expenses to functions in the statement of activities.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees and other charges for services to users of the City's services and fines; (2) operating grants and contributions which finance annual operating activities including restricted investment earnings; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets. These revenues are subject to externally imposed restrictions to these program uses. For identifying the function to which the program revenue pertains, the determining factor for *charges for services* is which function *generates* the revenue. For *grants and contributions*, the determining factor is to which function the revenues are *restricted*.

Other revenue sources not properly included with program revenues are reported as general revenues of the City, primarily taxes. The comparison of direct expenses with program revenues identifies the extent to which each governmental function and each identifiable business activity is self-financing or draws from the general revenues of the City.

**Fund Financial Statements** - During the year, the City segregates transactions related to certain City functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the City at this more detailed level. Fund financial statements are provided for governmental and proprietary funds.

Major individual governmental and enterprise funds are reported in separate columns.

**Fund Accounting** - The City uses funds to maintain its financial records during the year. A fund is a fiscal and accounting entity with a self-balancing set of accounts. The City uses two categories of funds: governmental and proprietary.

**Governmental Funds** - Government funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Fund liabilities are assigned to the fund from which they will be liquidated. The City reports the difference between governmental fund assets and liabilities as fund balance. The following are the City's major governmental funds:



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 1 - Summary of Significant Accounting Policies (Continued)**

**General Fund** – The general fund accounts for all financial resources except those required to be accounted for in another fund. The general fund's fund balance is available to the City for any purpose provided it is expended or transferred according to the general laws of the State of Colorado.

**Preservation and Restoration Fund** – This fund accounts for the various preservation and restoration programs of the City, which are primarily funded through gaming revenues received from the State of Colorado, earmarked for this purpose.

**Transportation Device Fee Fund** – This fund accounts for the collection of device fees levied on all gaming devices within the City to finance transportation services. All transportation expenditures are reported in the General fund and are funded from transfers from this fund.

**Business Improvement District Fund** – This fund accounts for marketing and the construction of public improvements to the commercial district and is funded by the imposition of property taxes and device fees on the casinos within its boundaries.

**Debt Service Fund** – This fund receives transfers from the general fund and retires the governmental activities bonded debt, excluding the District's debt.

**Capital Projects Fund** – This fund accounts for the construction of significant City capital projects.

**Impact Fee Fund** – This fund accounts for the parking and related projects of the City which are funded through an impact fee collected from new developments within the City.

**The Proprietary Fund** - Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position and cash flows. The City's proprietary fund is classified as a major enterprise fund.

**Water Fund** – This fund accounts for the operations of the City's water system.

**1-C. Measurement Focus**

**Government-wide Financial Statements** - The government-wide financial statements are prepared using the economic resources measurement focus. All assets and all liabilities associated with the operation of the City are included on the statement of net position. The statement of activities reports revenues and expenses.

**Fund Financial Statements** - All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the governmental fund statements.

Like the government-wide statements, the proprietary fund type is accounted for on a flow of economic resources measurement focus on both financial reporting levels. All assets and all liabilities associated with the operation of these funds are included on the statements of net position. The statements of changes in fund net position present increases (i.e., revenues) and decreases (i.e., expenses) in net position. The statement of cash flows provides information about how the City finances and meets the cash flow needs of its proprietary activities.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

***Note 1 - Summary of Significant Accounting Policies (Continued)***

***1-D. Basis of Accounting***

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. At the fund reporting level, the governmental funds use the modified accrual basis of accounting. The proprietary fund uses the accrual basis of accounting at both reporting levels. Differences in the accrual and the modified accrual basis of accounting arise in the recognition of revenue, the recording of deferred revenue, and in the presentation of expenses versus expenditures.

***Revenues - Exchange Transactions*** - Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On the modified accrual basis, revenue is recorded when the exchange takes place and in the calendar year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current calendar year. For the City, the phrase “available for exchange transactions” means expected to be received within 60 days of year-end.

***Revenues - Non-Exchange Transactions*** - Non-exchange transactions in which the City receives value without directly giving equal value in return, include property taxes, specific ownership taxes, sales taxes, device fees, grants, and contributions. On an accrual basis, revenue from property taxes and specific ownership taxes is recognized in the calendar year for which the taxes are levied. (Note 3-C) Property taxes are assessed in one year for the subsequent years’ budget. Recognition for the levy made in 2020 is revenue for the 2021 budget year. Therefore, a property tax receivable and a liability of an equal amount are reported as “deferred inflow” on the government-wide statement of net position and as deferred revenue at the fund financial reporting level. Sales taxes are recognized in the year, in which the underlying event takes place (i.e., the calendar year in which the sale takes place).

Revenue from grants and contributions is recognized in the calendar year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions also must be available (i.e., collected within 60 days) before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered to be susceptible to accrual: property taxes, sales taxes, device taxes and federal and state grants.

***Expenses/Expenditures*** - On the accrual basis of accounting, expenses are recognized at the time they are incurred. On the modified accrual basis, expenditures generally are recognized in the accounting period in which the related fund liability is incurred and due, if measurable.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

***Note 1 - Summary of Significant Accounting Policies (Continued)***

***1-E. Assets, Liabilities and Fund Equity***

***1-E-1 Cash, Cash Equivalents, and Investments***

Cash balances of most City funds are pooled and invested. Interest earned from investments purchased with pooled cash is allocated to each fund based on the fund's average equity balance in the pooled fund. For the purpose of the statement of cash flows, the City considers cash and cash equivalents to include amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City.

Investments are stated at fair value based on quoted market prices.

Colorado law authorizes the City to invest in the following type of obligations:

- Obligations of the United States and certain U.S. government agency securities.
- Certain international agency securities.
- General obligation and revenue bonds of U.S. local government entities.
- Bankers' acceptances of certain banks.
- Commercial paper limited to securities with highest rating category by at least one nationally recognized rating agency at time of purchase.
- Written repurchase agreements collateralized by certain authorized securities.
- Certain money market funds.
- Guaranteed investment contracts.
- Local government investment pools.

***1-E-2 Receivables***

All trade and property tax receivables are reported net of an allowance for uncollectibles, where applicable. Unbilled water charges are accrued as receivables and revenue at December 31, 2022.

***1-E-3 Interfund Balances***

On the fund financial statements, receivables and payables resulting from short-term transactions or interfund loans are classified as "interfund receivables/interfund payables." These amounts are eliminated in the governmental and business-type activities columns of the statement of net position, except for any net residual amounts due between governmental and business-type activities, which are reclassified and presented as internal balances.

***1-E-4 Consumable Inventory***

On the government-wide financial statements, inventories are presented at cost on a first-in, first-out basis and are expensed when used (i.e., the consumption method).

On the fund financial statements, inventories of governmental funds, as well as the enterprise fund, are stated at cost. For all funds, cost is determined on a first-in, first-out basis. The cost of inventory items is recorded as an expenditure in the governmental fund types when consumed. Inventories of the enterprise fund are expensed when consumed. These inventories consist primarily of fuel and public works parts.

***1-E-5 Prepaid Items***

On the government-wide and governmental fund financial statements, prepaids are presented using the consumption method.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 1 - Summary of Significant Accounting Policies (Continued)**

**1-E-6 Restricted Assets**

Cash and investments are restricted for debt service applicable to various debt obligation covenants. These covenants require the smaller of 125% of Average Annual Debt Service, Maximum Annual Debt Service or 10% of Outstanding Principal be restricted.

**1-E-7 Capital Assets**

General capital assets are those assets not specifically related to activities reported in the proprietary fund. These assets generally result from expenditures in governmental funds. The City reports these assets in the governmental activities column of the government-wide statement of net position but does not report these assets in the City fund financial statements. Capital assets utilized by the enterprise fund are reported both in the business-type activities column of the government-wide statement of net position and in the enterprise fund's statement of net position.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their acquisition value as of the date received. The City maintains a capitalization threshold of five thousand dollars for all capital assets other than land. All land is recorded, without regard to its cost. The City's reported infrastructure consists of drainage structures, retaining walls and street lighting. Improvements to capital assets are capitalized. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are expensed. Interest incurred during the construction of capital assets utilized by the enterprise fund is capitalized.

The City capitalizes the cost of water rights, which includes the acquisition cost, legal and engineering costs related to the development and augmentation of those rights. Since the rights have a perpetual life, they are not amortized. All other costs, including costs incurred for the protection of those rights, are expensed.

The City capitalizes works of art and historical treasures, consisting primarily of statues and sculptures. These works are not depreciated since they are inexhaustible.

All reported capital assets are depreciated except for land, water rights, works of art and historical treasures and construction in progress. Improvements are depreciated over the remaining useful lives of the related capital assets. Useful lives for infrastructure were estimated based on the City's historical records of necessary improvements and replacement.

Depreciation is computed using the straight-line method over the following useful lives:

Asset Class	Estimated Lives	
	Governmental Activities	Business-type Activities
Buildings and improvements	25 - 40 Years	---
Vehicles and equipment	5 - 20 Years	5 - 20 Years
General government infrastructure	15 - 25 Years	---
Water plant and equipment	---	40 Years
Water distribution system	---	10 - 30 Years

At the inception of capital leases at the governmental fund reporting level, expenditures and an "other financing source" of an equal amount are reported at the net present value of future minimum lease payments.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

***Note 1 - Summary of Significant Accounting Policies (Continued)***

***1-E-8 Compensated Absences***

Paid Time Off benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the employer will compensate the employees for the benefits through paid time off or some other means.

Sick leave benefits do not vest.

All compensated absence liabilities include salary-related payments, where applicable.

The total compensated absence liability is reported on the government-wide financial statements. The proprietary fund reports the total compensated liability in this fund at the fund reporting level. Governmental funds report the compensated absence liability at the fund reporting level only “*when due*.”

***1-E-9 Accrued Liabilities and Long-term Obligations***

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources, are reported as obligations of these funds. However, compensated absences that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they are “due for payment” during the current year. Bonds and capital leases are recognized as a liability in the governmental fund financial statements when due.

***1-E-10 Bond Premiums, Discounts, Refunding Differences***

On the government-wide statement of net position and the proprietary fund type statement of net position, unamortized bond premiums and discounts are netted against bonds payable. On the government-wide and proprietary fund type statement of activities, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bond refunding differences are amortized over the shorter of the life of the refunding debt or refunded debt.

At the governmental fund reporting level, bond premiums and discounts are reported as other financing sources and uses, separately from the face amount of the bonds issued.

***1-E-11 Deferred Outflows/Inflows of Resources***

In addition to assets, the statement of financial position and balance sheets will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to the liabilities, the statement of financial position and balance sheets will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a futures period(s) and so will not be recognized as an inflow of resources (revenue) until that time.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 1 - Summary of Significant Accounting Policies (Continued)**

**1-E-12 Fund Equity**

Fund equity at the governmental fund financial reporting level is classified as “fund balance.” Fund equity for all other reporting is classified as “net position.” In fiscal year 2011, the City implemented GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*.

**Net Position** - The government-wide and business-type fund financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

- **Investment in Capital Assets** is intended to reflect the portion of net position which are associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less the outstanding liquid assets and any associated unamortized cost.
- **Restricted Net Position** are liquid assets, which have third party limitations on their use.
- **Unrestricted Net Position** represent assets that do not have any third party limitation on their use. While City management may have categorized and segmented portion for various purposes, the City Council has the unrestricted authority to revisit or alter these managerial decisions.

**Fund Balance – Fund Balance** – Generally, fund balance represents the difference between the current assets and current liabilities. In the fund financial statements, governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balances are classified as follows:

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Aldermen through the approval of a resolution. Only, the City Aldermen also may modify or rescind the commitment.
- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. Intent is expressed by the City Aldermen to be used for a specific purpose.
- **Unassigned** - Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the general fund.

**Flow Assumptions** – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City’s policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City’s policy to use fund balance in the following order:

- Committed
- Assigned
- Unassigned



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

***Note 1 - Summary of Significant Accounting Policies (Continued)***

***1-E-13 Operating and Nonoperating Revenues and Expenses***

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the City, these revenues are charges for services for providing water. Operating expenses are necessary costs incurred to provide the water services. All other revenues and expenses are considered nonoperating including investment earnings, interest expense and amortization.

***1-E-14 Contributions of Capital***

Contributions of capital in proprietary fund financial statements arise from outside contributions of capital assets, system development fees, water tap fees or from grants or outside contributions of resources restricted to capital acquisition and construction (e.g., water lines).

***1-E-15 Device Fees Tax***

The City adopted an ordinance imposing an occupational tax (i.e., a device fee) on gaming devices used within the City. The fee is paid on all gaming devices for which the State of Colorado has issued a device tax stamp. The City annual device fee tax is \$1,050 per slot machine and \$4,200 per live table game for 2022. The annual transportation device tax is about \$44.16 per device.

***1-E-16 Impact Fees***

The City imposes two types of impact fees.

***Parking Impact Fees*** – The City imposes a parking impact fee, charged to developers at the time of application for a building permit. The fee is levied to aid the development of additional parking facilities. The fee is \$2,000 for each required parking space based upon various factors included in the ordinance. Parking impact fees not expended or encumbered within ten years from the date of collection are refunded.

***Fire and Police Impact Fees*** - The City imposes a fire and police impact fee, charged to developers at the time of application for a building permit. The fee is levied for the acquisition of facilities and equipment for public safety. The fees are based upon the type and size of the development. These impact fees not expended or encumbered within six years from the date of collection are refunded.

***1-E-17 Interfund Activity***

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds and after non-operating revenues/expenses section in the proprietary fund. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements (i.e., they are netted).

Transfers between governmental and business-type activities on the government-wide statement of activities are reported separately after general revenues. Transfers between funds reported in the governmental activities column are eliminated.

***1-E-18 Estimates***

The preparation of the financial statements in conformity with GAAP in the United States requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.



**City of Black Hawk, Colorado**  
***Notes to the Basic Financial Statements***  
***For the Year Ended December 31, 2022***

***Note 1 - Summary of Significant Accounting Policies (Continued)***

***1-E-19 Comparative Data***

Comparative total data for the prior year have been presented only for individual funds in the fund financial statements in order to provide an understanding of the changes in the financial position and operations of these funds. Also, certain amounts presented in the prior year data have been reclassified to be consistent with the current year's presentation.

***1-E-20 Related Parties***

The Mayor and Board of Alderman and resident City employees may receive preservation and restoration grants to restore their personal property in accordance with City policy and State Statutes.

***Note 2 – Stewardship, Compliance and Accountability***

***2-A. Budgetary Information*** – The City adopts an annual operating budget for all governmental funds. The budget resolution reflects the total of each department's appropriation in each fund. The City also adopts an annual budget for its water fund.

Annual budgets are adopted for City funds. The budgets are adopted on a basis consistent with GAAP for all governmental fund types with the following exception:

- Any inceptions of capital leases and related capital outlay are not budgeted
- The budget for the water fund is adopted on the modified accrual basis of accounting (i.e., a non-GAAP budgetary basis)

The legal level of control (the level at which expenditures may not legally exceed appropriations) for each adopted annual operating budget is the total appropriation within each individual fund. Any change in total to a fund appropriation requires approval of the City's Board of Aldermen.

***2-B. Emergency Reserves***

In 1992, Colorado voters approved an amendment to the Colorado Constitution that placed certain limits on revenue and expenditures of the state and local governments. Although the limit is placed on both revenue and expenditures, the constitutional amendment actually applies to revenue collections. The amendment is complex and subject to judicial interpretation.

However, cities have the option of placing a ballot measure before the voters asking for approval on retaining the revenue over the limit. The City's voters approved a ballot measure on November 7, 1995 that allows the City to exclude all revenues from those included within Article X, Section 20 of the Colorado Constitution.

Article X, Section 20 of the Colorado Constitution requires a reserve of 3% of its fiscal spending for emergencies. The use of this reserve is restricted to the purpose for which it was established and can be used solely for declared emergencies. In accordance with Article X, Section 20 of the Colorado Constitution, the City has restricted all fund balances for future expenditures in the general fund.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 3 - Detailed Notes on All Funds**

**3-A. Deposits and Investments**

**Deposits**

Colorado State statutes govern the City's deposit of cash. The Public Deposit Protection Act (PDPA) for banks and savings and loans requires the state regulators to certify eligible depositories for public deposits. The Act requires eligible depositories with public deposits in excess of the federal insurance levels to create a single institution collateral pool of defined eligible assets. Eligible collateral includes obligations of the United States, obligations of the state of Colorado or local Colorado governments, and obligations secured by first lien mortgages on real property located in the state. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the assets in the pool must be at least equal to 102% of the uninsured deposits.

**Custodial Credit Risk** – The custodial credit risk for deposits is the risk that, in the event of a bank failure, the City's deposits may not be recovered.

At December 31, 2022, the carrying amount of the City's deposits was \$53,708,303 and the bank balance was \$54,327,725. Of the bank balance, \$10,613,231 was covered by federal deposit insurance and \$34,728,381 was covered by the provisions of the Colorado Public Deposit Protection Act (i.e., cash collateralized with securities held by the pledging financial institution's trust department or agent in the City's name).

**Investments**

**Interest Rate Risk** – Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The City has no formal policy regarding interest rate risk.

Investment Type	Fair Value
Money market accounts	\$ 434,888
Colotrust state investment pool	8,550,125
Total	\$ 8,985,013

The City had invested \$8,550,125 in the Colorado Government Liquid Asset Trust (ColoTrust) which has a credit rating of AAAM by Standard and Poor's. ColoTrust is an investment vehicle established for local government entities in Colorado to pool surplus funds and is regulated by the State Securities Commissioner. It operates similarly to a money market fund and each share is equal in value to \$1.00. Investments consist of U.S. Treasury and U.S. Agency securities, and repurchase agreements collateralized by U.S. Treasury and U.S. Agency securities. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities owned are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by the entities.

The unit of account is each share held, and the value of the position would be the fair value of the pool's share price multiplied by the number of shares held. The government-investor does not "look through" the pool to report a pro rata share of the pool's investments, receivables, and payables.

**Fair Value of Investments**—The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 3 - Detailed Notes on All Funds (Continued)**

The City had the following recurring fair value measurements as of December 31, 2022:

- Money market account-Valued at the daily closing price as reported by the fund.

The money market accounts are made up of forfeited non-vested employer 401 contributions with ICMA Retirement Corporation. These funds are available to be used towards future employer 401 contributions. This investment is valued using Level 2 inputs.

**Credit Quality Risk** – Credit quality risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Colotrust, a local government investment pool that the City invests in, is rated AAAM by Standard & Poor's. This pool is rated AAA by Fitch and Moody's. The money market account is invested exclusively in Colotrust. The maturity schedules for the above investments are less than one year. The City has no policy regarding credit risk.

**Custodial Credit Risk** - Custodial credit risk is the risk that, in the event of a bank failure, the City's investments may not be recovered.

**Concentration of Credit Risk** – Concentration of credit risk is the risk of loss attributed to the magnitude of the City's investment in a single issuer. The City has all investments in a local government investment pool, Colotrust.

Cash and Investment Reconciliation

Petty cash	\$ 1,100
Deposits	44,722,190
Investments	<u>8,985,013</u>
Total Cash and Investments	<u>\$ 53,708,303</u>
Fund Reporting Level	
Governmental fund type - balance sheet	\$ 42,414,301
Governmental fund type - balance sheet - restricted	1,426,000
Proprietary fund type - statement of net position	<u>9,868,002</u>
Total	<u>\$ 53,708,303</u>

**3-B. Receivables**

Receivables at December 31, 2022, consisted of taxes, interest, accounts (billings for user charges, including unbilled utility receivables), and intergovernmental receivables arising from grants.

Receivables and payables are recorded on the City's financial statements to the extent that the amounts are determined to be material and substantiated not only by supporting documentation, but also by a reasonable, systematic method of determining their existence, completeness, valuation, and in the case of receivables, collectability.

**3-C. Property Taxes**

Annual property taxes are levied by the City on assessed valuation as of January 1, and attached as an enforceable lien on the property at that time. Generally, property taxes are levied on December 15 for the subsequent year's operations. The taxes are payable by April. However, taxpayers may pay property taxes in two equal installments, in February and June.

Delinquent taxpayers are notified in August and generally sales of tax liens on delinquent properties are held in November or December. The County treasurer remits the taxes collected monthly to the City.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 3 - Detailed Notes on All Funds (Continued)**

**3-D. Capital Assets**

Capital asset activity for governmental activities for the year ended December 31, 2022, was as follows:

	Balance 1/1/2022	Additions	Deductions	Balance 12/31/2022
Governmental activities:				
Nondepreciable capital assets:				
Land	\$ 27,680,539	\$ 259,579	\$ -	\$ 27,940,118
Works of art and historical treasures	1,099,310	-	-	1,099,310
Intangible-internally generated	9,177,881	223,494	-	9,401,375
Construction in progress	3,947,167	5,633,475	-	9,580,642
Total nondepreciable capital assets	41,904,897	6,116,548	-	48,021,445
Depreciable capital assets:				
Buildings and improvements	44,411,853	-	-	44,411,853
Vehicles and equipment	9,851,381	413,374	-	10,264,755
Infrastructure	65,877,560	-	-	65,877,560
Total depreciable capital assets	120,140,794	413,374	-	120,554,168
Total capital assets	162,045,691	6,529,922	-	168,575,613
Accumulated depreciation:				
Buildings and improvements	17,115,762	1,589,306	-	18,705,068
Vehicles and equipment	8,894,816	326,767	-	9,221,583
Infrastructure	22,835,782	1,943,473	-	24,779,255
Total accumulated depreciation	48,846,360	3,859,546	-	52,705,906
Governmental activities capital assets, net	\$ 113,199,331	\$ 2,670,376	\$ -	\$ 115,869,707



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 3 - Detailed Notes on All Funds (Continued)**

Governmental activities depreciation expense

General government	\$ 725,964
Public safety	452,931
Public works	<u>2,680,651</u>
Total governmental activities depreciation expense	<u><u>\$ 3,859,546</u></u>

Capital asset activities for the water fund for the year ended December 31, 2022, was as follows:

	Balance 1/1/2022	Additions	Deductions	Balance 12/31/2022
Business-type activities:				
Nondepreciable capital assets				
Land	\$ 1,527,388	\$ -	\$ -	\$ 1,527,388
Water rights	9,816,922	-	-	9,816,922
Construction in progress	<u>1,252,211</u>	<u>462,819</u>	<u>213,582</u>	<u>1,501,448</u>
Total nondepreciable capital assets	<u>12,596,521</u>	<u>462,819</u>	<u>213,582</u>	<u>12,845,758</u>
Depreciable capital assets:				
Plant and equipment	34,992,487	-	-	34,992,487
Distribution system	6,390,708	213,582	-	6,604,290
Vehicles and equipment	<u>604,169</u>	<u>-</u>	<u>-</u>	<u>604,169</u>
Total depreciable capital assets	<u>41,987,364</u>	<u>213,582</u>	<u>-</u>	<u>42,200,946</u>
Total capital assets	<u>54,583,885</u>	<u>676,401</u>	<u>213,582</u>	<u>55,046,704</u>
Accumulated depreciation:				
Plant and equipment	15,421,567	960,237	-	16,381,804
Distribution system	5,521,916	190,246	-	5,712,162
Vehicles and equipment	<u>561,864</u>	<u>41,288</u>	<u>-</u>	<u>603,152</u>
Total accumulated depreciation	<u>21,505,347</u>	<u>1,191,771</u>	<u>-</u>	<u>22,697,118</u>
Business-type activities capital assets, net	<u><u>\$ 33,078,538</u></u>	<u><u>\$ (515,370)</u></u>	<u><u>\$ 213,582</u></u>	<u><u>\$ 32,349,586</u></u>



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 3 - Detailed Notes on All Funds (Continued)**

**3-E. Interfund Transfers**

**Interfund Transfers** - Interfund transfers for the year ended December 31, 2022, consisted of the following:

Transfer to	Transfers from:				Total
	General fund	Transportation Device Fee fund	Preservation & Restoration fund	Capital Projects fund	
Debt service fund	\$ 3,053,000	\$ -	\$ -	\$ -	\$ 3,053,000
Water fund	-	-	-	-	-
Capital Projects fund	-	-	-	-	-
Preservation & Restoration fund	-	-	-	-	-
General fund	-	163,000	110,000	-	273,000
Total	\$ 3,053,000	\$ 163,000	\$ 110,000	\$ -	\$ 3,326,000

Transfers are used to report revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations; to segregate money for anticipated capital projects; and to provide additional resources for current operations or debt service.

All City transfers either occur on a regular basis or are consistent with the purpose of the fund making the transfer.

**3-F. Long-Term Debt**

**Governmental Activities Bonds** - The following is a summary of the outstanding long-term bonds at December 31, 2022.

**2013 Device Tax Revenue Bonds, Series 2013** - On December 18, 2013, the City issued device tax revenue bonds, in the amount of \$10,000,000, to acquire certain water rights and replace a water treatment plant. The Series 2013 bonds carry an interest rate of 4.17% with final maturity on December 1, 2033.

Annual debt service requirements to amortize this debt, as of December 31, 2022 follow:

Year	Series 2013		
	Principal	Interest	Total
2023	525,000	297,113	822,113
2024	545,000	275,220	820,220
2025	570,000	252,494	822,494
2026	590,000	228,725	818,725
2027	615,000	204,122	819,122
2028-2033	4,280,000	645,723	4,925,723
Total	\$ 7,125,000	\$ 1,903,397	\$ 9,028,397



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 3 - Detailed Notes on All Funds (Continued)**

**2014 Device Tax Revenue Bonds, Series 2014A** - On January 9, 2014, the City issued device tax revenue bonds, in the amount of \$10,000,000, to fund certain road and infrastructure improvements along Gregory Street. The Series 2014A bonds carry an interest rate of 4.23% with final maturity on December 1, 2033.

Annual debt service requirements to amortize this debt, as of December 31, 2022 follow:

Year	Series 2014A		
	Principal	Interest	Total
2023	520,000	301,811	821,811
2024	545,000	279,814	824,814
2025	565,000	256,761	821,761
2026	595,000	232,862	827,862
2027	620,000	207,693	827,693
2028-2033	4,290,000	657,342	4,947,342
Total	<u>\$ 7,135,000</u>	<u>\$ 1,936,283</u>	<u>\$ 9,071,283</u>

**2021 Lease Purchase Agreement, Series 2021** - On November 5, 2021, the City entered into a Lease Purchase Agreement in the amount of \$20,000,000. The Series 2021 bonds carry a 2.43% interest rate with a final maturity on November 5, 2036.

Annual debt service requirements to amortize this debt, as of December 31, 2022 follow:

Year	Series 2021		
	Principal	Interest	Total
2023	1,150,000	459,513	1,609,513
2024	1,180,000	431,568	1,611,568
2025	1,205,000	402,894	1,607,894
2026	1,235,000	373,613	1,608,613
2027	1,265,000	343,602	1,608,602
2028-2036	12,875,000	1,612,092	14,487,092
Total	<u>\$ 18,910,000</u>	<u>\$ 3,623,282</u>	<u>\$ 22,533,282</u>



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 3 - Detailed Notes on All Funds (Continued)**

**Changes in Long-term Debt** - Changes in the City's long-term obligations consisted of the following for the year ended December 31, 2022:

<b>Governmental Activities</b>	<u>Outstanding 1/1/2022</u>	<u>Additions</u>	<u>Reductions</u>	<u>Outstanding 12/31/2022</u>	<u>Amounts Due in One Year</u>
2013 Device Tax Revenue Bonds	7,630,000	-	505,000	7,125,000	525,000
2014A Device Tax Revenue Bonds	7,635,000	-	500,000	7,135,000	520,000
2016 Device Tax Revenue Refunding Bonds	-	-	-	-	-
2021 Lease Purchase Proceeds	<u>20,000,000</u>	<u>-</u>	<u>1,090,000</u>	<u>18,910,000</u>	<u>1,150,000</u>
Total Bonds	35,265,000	-	2,095,000	33,170,000	2,195,000
Compensated Absences	<u>736,078</u>	<u>968,651</u>	<u>875,725</u>	<u>829,004</u>	<u>142,932</u>
Total Governmental Activities	<u>\$ 36,001,078</u>	<u>\$ 968,651</u>	<u>\$ 2,970,725</u>	<u>\$ 33,999,004</u>	<u>\$ 2,337,932</u>
<b>Business-Type Activities</b>					
Compensated Absences	<u>79,276</u>	<u>86,905</u>	<u>120,384</u>	<u>45,797</u>	<u>7,896</u>
Total Business-Type Activities	<u>\$ 79,276</u>	<u>\$ 86,905</u>	<u>\$ 120,384</u>	<u>\$ 45,797</u>	<u>\$ 7,896</u>

All bond obligations of the City's governmental activities will be financed through future debt service fund's expendable available financial sources as they become due. All capital lease obligations of the City's governmental activities will be financed through future general fund's expendable available financial sources as they become due. Principal and interest payments related to the City's water enterprise fund are financed from income derived from the operation of the water system. The compensated absences liability will be paid from the fund in which the employees' salaries are paid, generally the general fund and the water fund.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 3 - Detailed Notes on All Funds (Continued)**

**3-G. Net Investment in Capital Assets**

The “net investment in capital assets” amounts reported on the government-wide statement of net position as of December 31, 2022 are as follows:

	Governmental Activities	Business - Type Activities
Net investment in capital assets:		
Cost of capital assets	\$ 168,575,612	\$ 55,046,704
Less accumulated depreciation	<u>52,705,906</u>	<u>22,697,118</u>
Book value	115,869,706	32,349,586
Less capital related debt (net of premiums, (discounts) and (refunding amounts))	(33,170,000)	-
Less capital asset related accounts payable and retainage payable	(649,489)	(55,355)
Add unspent debt proceeds	<u>11,735,958</u>	<u>-</u>
Net investment in capital assets	<u>\$ 93,786,175</u>	<u>\$ 32,294,231</u>

**3-H. Fund Equity**

**Fund Balances** - Fund Balance are classified as follows:

- **Nonspendable** - The following fund balances are nonspendable because they are not in a spendable form:

**General Fund:**

Inventory.....	<u>\$ 126,251</u>
Prepaid Items .....	<u>\$ 548,979</u>

- **Restricted** - The following fund balances are legally restricted to specific purposes:

**General Fund:**

Emergency purposes.....	<u>\$ 1,021,000</u>
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**Major Special Revenue Funds:**

**Preservation and Restoration Fund:**

Preservation and restoration purposes .....	<u>\$ 12,112,369</u>
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**Transportation Device Fee Trust Fund:**

Transportation purposes .....	<u>\$ 609,735</u>
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**Nonmajor Special Revenue Funds:**

**Conservation Trust Fund:**

Parks, recreation and open space purposes .....	<u>\$ 36,470</u>
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**Note 3 - Detailed Notes on All Funds (Continued)**



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Major Debt Services Fund:**

**Debt Service Fund:**

Repayment of debt principal and interest ..... \$ 1,366,715

**Major Capital Projects Funds:**

**Impact Fees Fund:**

Parking, Fire and Police purposes ..... \$ 10,759

- **Assigned** - The following fund balances are assigned by management for specific purposes:

**Major Capital Projects Funds:**

**Capital Projects Fund:**

Capital purposes ..... \$ 5,525,732

**Note 4 - Other Notes**

**4-A. Risk Management**

The City is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a separate and independent governmental and legal entity, which was established pursuant to an intergovernmental agreement authorized by Colorado state statutes. The purposes of CIRSA are to provide property and casualty and workers' compensation insurance coverage and risk management services to its municipal members at a reasonable cost.

Members can participate actively in policy-making through the Board of Directors, which are nominated and elected by members; involvement on a number of board committees; and participation at annual general membership meetings. Operations are funded by individual membership contributions.

It is the intent of the members of CIRSA to create an entity in perpetuity which will administer and use funds contributed by the members to defend and indemnify, in accordance with the by-laws, any member of CIRSA against stated liability or loss, to the limit of the financial resources of CIRSA. Also, it is the intent of the members to have CIRSA provide continuing stability and availability of needed coverage at reasonable costs. All income and assets of CIRSA shall be dedicated to the exclusive benefit of its members. The by-laws shall constitute the substance of the intergovernmental contract among the members. The amount of settlements has not exceeded insurance coverage for any of the three previous years.

The City carries commercial insurance coverage for the other risks of loss including workers compensation and employee health and accident insurance. Settled claims have not exceeded this commercial coverage in any of the past three years.



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 4 – Other Notes (Continued)**

**4-B. Contingent Liabilities**

The City has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies or their designee. These audits could result in a request for reimbursement to the grantor agency for costs disallowed under terms of the grant. Based on prior experience, the City believes such disallowances, if any, will be minimal.

The City is a defendant in various lawsuits at December 31, 2022. In the opinion of City management, the outcome of these contingencies will not have a material effect on the financial position of the City.

**4-C. Pensions**

The City sponsors two pension plans presented below.

**Defined Contribution Plan** - The employees of the City (except for paid firefighters) participate in ICMA Retirement Corporation Prototype Money Purchase Plan, which is a defined contribution plan, which was established by the City and is maintained and administered by ICMA Retirement Corporation. At December 31, 2022, there were 73 plan members. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees become plan members upon the start of employment. Under this plan, up to 6.00% of the plan members' compensation is withheld and remitted to the Plan Administrator along with the matching payment of 6.00% from the City. The City's contributions plus earnings become fully vested after five years with partial vesting beginning after one year. City contributions for plan members who leave employment before they are fully vested are used to reduce the City's current period contribution requirement. There is no liability for benefits under the plan beyond the City's matching payments. Plan provisions and contribution requirements are established and may be amended by the City's Board of Aldermen.

Contributions actually made by plan members for the years ended December 31, 2022, 2021, and 2020 were \$357,561, \$360,887, and \$340,520 and the City's contributions were \$379,561, \$383,517, and \$363,395 respectively.

**4-D. FPPA Statewide Defined Benefit Pension Plan**

**Pensions.** The City contributes to the Statewide Defined Benefit Pension Plan ("SWDB Plan"), a cost-sharing multiple employer defined benefit pension plan, which is administered by the FPPA. The net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the SWDB Plan have been determined using the economic resources measurement focus and the accrual basis of accounting. Assets of the SWDB Plan are commingled for investment purposes in the Fire and Police Member's Benefit Fund.

General Information about the Pension Plan

**Plan description.** The SWDB Plan provides retirement benefits for members and beneficiaries according to plan provisions as enacted and governed by FPPA's Pension Fund Board of Trustees. Colorado Revised Statutes ("CRS"), as amended, establishes basic benefit provisions under the SWDB Plan. FPPA issues an annual, publicly-available financial report that includes the assets of the SWDB Plan. That report may be obtained on FPPA's website at <http://www.fppaco.org>.

**Benefits provided.** A member is eligible for a normal retirement pension once the member has completed twenty-five years of credited service and has attained the age of 55.

The annual normal retirement benefit is 2 percent of the average of the member's highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter. The benefit earned prior to January 1, 2007 for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually.



**City of Black Hawk, Colorado**  
***Notes to the Basic Financial Statements***  
***For the Year Ended December 31, 2022***

**Note 4 – Other Notes (Continued)**

Effective January 1, 2007, members currently covered under Social Security will receive half the benefit when compared to the SWDB Plan. Benefits paid to retired members are evaluated and may be re-determined every October 1. The amount of any increase is based on the Board's discretion and can range from 0 to the higher of 3 percent or the Consumer Price Index.

A member is eligible for an early retirement at age 50 or after 30 years of service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5 percent as interest, returned as a lump sum distribution. Alternatively, a member with a least five years of accredited service may leave contributions with the SWDP Plan and remain eligible for a retirement pension at age 55 equal to 2 percent of the member's average highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter.

**Contributions.** Contribution rates for the SWDB Plan are set by state statute. Employer contribution rates can only be amended by state statute. Member contribution rates can be amended by state statute or election of the membership.

Members of the SWDB Plan and their employers are contributing at the rate of 12.0 percent and 9.0 percent, respectively, of base salary for a total contribution rate of 21.0 percent in 2022. In 2014, the members elected to increase the member contribution rate to the SWDB Plan beginning in 2015. Member contribution rates will increase 0.5 percent annually through 2022 to a total of 12.0 percent of base salary. Employer contributions will increase 0.5 percent annually through 2030 to a total of 13.0 percent resulting in a combined contribution rate of 25.0 percent in 2030.

Contributions from members and employers of departments reentering the system are established by resolution and approved by the FPPA Board of Directors. The re-entry group has a combined contribution rate of 23.0 percent of base salary in 2022. It is a local decision as to whether the member or employer pays the additional 4 percent contribution. Per the 2014 member election, the re-entry group will also have their required member contribution rate increase 0.5 percent annually beginning in 2015 through 2022 for a total combined member and employer contribution rate of 24 percent in 2022.

The contribution rate for members and employers of affiliated social security employers is 6.00 and 4.50 percent, respectively, of base salary for a total contribution rate of 10.50 percent in 2022. Per the 2014 member election, members of the affiliate social security group will have their required contribution rate increase 0.25 percent annually beginning in 2015 through 2022 to a total of 6 percent of base salary. Employer contributions will also increase by 0.25 percent annually through 2030 to a total of 6.50 percent resulting in a combined contribution rate of 12.50 percent in 2030.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:**

At December 31, 2022, the City reported an asset in the amount of \$1,150,761 for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2021, and the total pension asset used to calculate the net pension asset was determined by an actuarial valuation as of January 1, 2022. Standard update procedures were used to roll forward the total pension liability to December 31, 2022. The City's proportion of the net pension asset was based on the City's contributions to the SWDB Plan for the calendar year 2021 relative to the total contributions of participating employers to the SWDB Plan.

At December 31, 2021, the City's proportion was 0.21234%, which was a decrease of 0.01065% from its proportion measured as of December 31, 2020.

For the year ended December 31, 2022 the City recognized pension expense of \$145,300. At December 31, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 4 – Other Notes (Continued)**

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ 329,524	\$ 26,839
Net difference between projected and actual earnings on pension plan investments	N/A	\$ 770,154
Changes in proportion and differences between contributions recognized and proportionate share of contributions	\$ 45,153	(\$ 10,033)
Change in assumption and other inputs	\$ 164,107	N/A
Contributions subsequent to the measurement date	\$ 176,294	N/A
Total	\$ 715,078	\$ 786,960

\$176,294 reported as deferred outflows of resources related to contributions made subsequent to the measurement date but before the end of the City's reporting period, will be recognized as a reduction of the net pension liability in the year December 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31	
2023	\$ 99,508
2024	\$ 179,171
2025	\$ 95,809
2026	\$ 19,789
2027	\$ 77,052
Thereafter	\$ 69,044

*Actuarial assumptions.* The actuarial valuations for the SWBP were used to determine the total pension liability and actuarially determined contributions for the fiscal year ending December 31, 2021. The valuations used the following actuarial assumptions and other inputs:

**Total Pension Liability:**

Actuarial Valuation Date	January 1, 2022
Actuarial Method	Entry Age Normal
Amortization Method	N/A
Amortization Period	N/A
Long-term investment Rate of Return*	7.00 percent
Projected salary increases*	4.25 – 11.25 percent
Cost of Living Adjustments (COLA)	0.00 percent
*Includes Inflation at 2.50%	



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

**Note 4 – Other Notes (Continued)**

Actuarially Determined Contributions:

Actuarial Valuation Date	January 1, 2021
Actuarial Method	Entry Age Normal
Amortization Method	Level % of Payroll, Open
Amortization Period	30 Years
Long-term investment Rate of Return*	7.00 percent
Projected salary increases*	4.25 – 11.25 percent
Cost of Living Adjustments (COLA)	0.00 percent
*Includes Inflation at 2.50%	

For determining the total pension liability and actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses the 2006 central rates from the RP-2014 Annuitant Mortality Tables projected to 2018 using the MP-2017 projection scales, and the projected prospectively using the ultimate rates of the scale for all years. The pre-retirement off-duty mortality tables are adjusted to 50% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00015.

At least every five years the FPPA's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2018 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the FPPA's actuaries, Gabriel, Roeder, Smith & Co., based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2020. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.50 percent). Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2021 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	38.0%	7.00%
Equity Long/Short	8.0%	6.00%
Private Markets	25.0%	9.20%
Fixed Income	15.0%	5.20%
Absolute Return	8.0%	5.50%
Managed Futures	4.0%	5.00%
Cash	2.0%	2.52%
Total	100.0%	

**Note 4 – Other Notes (Continued)**

The discount rate used to measure the total pension liability was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SWDB Plan fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was



**City of Black Hawk, Colorado**  
**Notes to the Basic Financial Statements**  
**For the Year Ended December 31, 2022**

applied to all periods of projected benefit payment) to determine the total pension liability.

*Discount rate.* Projected benefit payments are required to be discounted to their actuarial present values using a Single Discount Rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the plan's fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate, based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the plan's projected fiduciary net position is not sufficient to pay benefits).

For the purpose of this valuation, the expected rate of return on pension plan investments is 7.00%; the municipal bond rate is 2.75% (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 7.00%.

*Sensitivity of the City's proportionate share of the net pension liability to changes in the discount rate.* Regarding the sensitivity of the plan's net pension liability/(asset), calculated using a Single Discount Rate of 7.00%, as well as what the plan's net pension liability/(asset) would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Proportionate share of the net pension liability (asset)	(\$ 158,697)	(\$ 1,150,761)	(\$ 1,972,630)

*Pension plan fiduciary net position.* Detailed information about the SWDB Plan's fiduciary net position is available in FPPA's comprehensive annual financial report which can be obtained at <http://www.fppaco.org>.

**4-E. Subsequent Events**

As a result of the coronavirus pandemic (COVID-19), economic uncertainties may have economic implications on the financial position, results of operations and cash flows of the City. The duration of these uncertainties and the ultimate financial effects cannot be estimated at this time.



**City of Black Hawk, Colorado**  
**Required Supplementary Information**  
**General Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

	<b>2022</b>			<b>2021</b>	
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget</b>	<b>Actual</b>
<b>Revenues</b>					
Taxes	\$ 13,119,750	\$ 13,119,750	\$ 15,002,381	\$ 1,882,631	\$ 13,373,432
Intergovernmental	8,538,086	8,538,086	12,577,237	4,039,151	8,181,484
Licenses and permits	98,000	98,000	67,258	(30,742)	154,696
Charges for services	673,074	673,074	748,682	75,608	638,579
Fines and forfeitures	125,500	125,500	132,649	7,149	140,565
Investment earnings	10,000	10,000	112,052	102,052	10,920
Miscellaneous	105,000	105,000	219,729	114,729	243,251
<b>Total Revenues</b>	<b>22,669,410</b>	<b>22,669,410</b>	<b>28,859,988</b>	<b>6,190,578</b>	<b>22,742,927</b>
<b>Expenditures</b>					
<b>Current:</b>					
General government	6,086,708	6,086,708	6,067,582	19,126	5,366,993
Planning	600,989	600,989	660,084	(59,095)	746,868
Public safety	8,932,694	8,932,694	8,414,005	518,689	7,631,431
Public works	3,818,896	3,818,896	3,316,220	502,676	2,989,240
<b>Total Expenditures</b>	<b>19,439,287</b>	<b>19,439,287</b>	<b>18,457,891</b>	<b>981,396</b>	<b>16,734,532</b>
<b>Excess of Revenues Over Expenditures</b>	<b>3,230,123</b>	<b>3,230,123</b>	<b>10,402,097</b>	<b>7,171,974</b>	<b>6,008,395</b>
<b>Other Financing Sources (Uses)</b>					
Transfers in	673,000	673,000	1,373,000	700,000	1,023,000
Transfers out	(3,053,000)	(3,053,000)	(3,053,000)	-	(24,158,000)
<b>Total Other Financing Sources (Uses)</b>	<b>(2,380,000)</b>	<b>(2,380,000)</b>	<b>(1,680,000)</b>	<b>700,000</b>	<b>(23,135,000)</b>
<b>Net Change in Fund Balances</b>	<b>\$ 850,123</b>	<b>\$ 850,123</b>	<b>8,722,097</b>	<b>\$ 7,871,974</b>	<b>(17,126,605)</b>
<b>Fund Balances Beginning of Year</b>			<b>(4,270,415)</b>		<b>12,856,190</b>
<b>Fund Balances End of Year</b>			<b>\$ 4,451,682</b>		<b>\$ (4,270,415)</b>

See accompanying notes to the required supplementary information



**City of Black Hawk, Colorado**  
**Required Supplementary Information**  
**Preservation & Restoration Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

	<b>2022</b>			<b>2021</b>	
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget</b>	<b>Actual</b>
<b>Revenues</b>					
Intergovernmental	\$ 3,820,000	\$ 3,820,000	\$ 4,320,270	\$ 500,270	\$ 3,638,322
Charges for services	-	-	-	-	-
Investment earnings	2,500	2,500	61,949	59,449	2,807
Miscellaneous	-	-	600	600	740
<b>Total Revenues</b>	<u>3,822,500</u>	<u>3,822,500</u>	<u>4,382,819</u>	<u>560,319</u>	<u>3,641,869</u>
<b>Expenditures</b>					
<b>Current:</b>					
Grants	-	-	-	-	-
Capital Outlay	11,311,000	11,311,000	3,874,191	7,436,809	4,062,524
<b>Total Expenditures</b>	<u>11,311,000</u>	<u>11,311,000</u>	<u>3,874,191</u>	<u>7,436,809</u>	<u>4,062,524</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	(7,488,500)	(7,488,500)	508,628	7,997,128	(420,655)
<b>Other Financing Uses</b>					
Transfers in	-	-	-	-	7,500,000
Transfers out	(110,000)	(110,000)	(110,000)	-	(110,000)
<b>Net Change in Fund Balances</b>	<u>\$ (7,598,500)</u>	<u>\$ (7,598,500)</u>	398,628	<u>\$ 7,997,128</u>	6,969,345
<b>Fund Balances Beginning of Year</b>			<u>11,713,741</u>		<u>4,744,396</u>
<b>Fund Balances End of Year</b>			<u>\$ 12,112,369</u>		<u>\$ 11,713,741</u>

See accompanying notes to the required supplementary information



**City of Black Hawk, Colorado**  
**Required Supplementary Information**  
**Transportation Device Fee Trust Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

	<b>2022</b>			<b>2021</b>	
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget</b>	<b>Actual</b>
<b>Revenues</b>					
Taxes	\$ 300,000	\$ 300,000	\$ 326,876	\$ 26,876	\$ 286,665
Intergovernmental	716,400	716,400	183,014	(533,386)	694,122
Fees	229,682	229,682	229,682	-	-
Investment earnings	200	200	2,944	2,744	205
<b>Total Revenues</b>	<u>1,246,282</u>	<u>1,246,282</u>	<u>742,516</u>	<u>(503,766)</u>	<u>980,992</u>
<b>Expenditures</b>					
<b>Current:</b>					
Public Works	<u>1,272,600</u>	<u>1,272,600</u>	<u>483,317</u>	<u>789,283</u>	<u>620,173</u>
<b>Total Expenditures</b>	<u>1,272,600</u>	<u>1,272,600</u>	<u>483,317</u>	<u>789,283</u>	<u>620,173</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	(26,318)	(26,318)	259,199	285,517	360,819
<b>Other Financing Sources (Uses)</b>					
Transfers Out	<u>(163,000)</u>	<u>(163,000)</u>	<u>(163,000)</u>	<u>-</u>	<u>(163,000)</u>
<b>Net Change in Fund Balances</b>	<u>\$ (189,318)</u>	<u>\$ (189,318)</u>	96,199	<u>\$ 285,517</u>	197,819
<b>Fund Balances Beginning of Year</b>			<u>513,536</u>		<u>315,717</u>
<b>Fund Balances End of Year</b>			<u>\$ 609,735</u>		<u>\$ 513,536</u>

See accompanying notes to the required supplementary information



**City of Black Hawk, Colorado**  
**Required Supplementary Information**  
**Business Improvement District Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

	2022			2021	
	Original Budget	Final Budget	Actual	Variance With Final Budget	Actual
<b>Revenues</b>					
Taxes	\$ 75,000	\$ 10,500	\$ 234	\$ (10,266)	\$ 1,245,982
Special assessments	-	-	-	-	92,285
Investment earnings	6,000	6,000	19,765	13,765	2,983
Miscellaneous	-	-	-	-	-
<b>Total Revenues</b>	<u>81,000</u>	<u>16,500</u>	<u>19,999</u>	<u>3,499</u>	<u>1,341,250</u>
<b>Expenditures</b>					
<b>Current:</b>					
General government	869,700	1,692,152	1,695,651	(3,499)	784,087
<b>Debt Service:</b>					
Principal	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
<b>Total Expenditures</b>	<u>869,700</u>	<u>1,692,152</u>	<u>1,695,651</u>	<u>(3,499)</u>	<u>784,087</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>\$ (788,700)</u>	<u>\$ (1,675,652)</u>	<u>(1,675,652)</u>	<u>\$ -</u>	<u>557,163</u>
<b>Fund Balances Beginning of Year</b>			<u>1,675,652</u>		<u>1,118,489</u>
<b>Fund Balances End of Year</b>			<u>\$ -</u>		<u>\$ 1,675,652</u>

See accompanying notes to the required supplementary information



**City of Black Hawk, Colorado**  
*Schedule of the City's Proportionate Share*  
*Statewide Defined Benefit Plan*  
*For the Years Ended December 31,*

	2021	2020	2019	2018	2017	2016	2015	2014	2013
City's proportionate share of the Net Pension Liability (Asset)	0.21234%	0.22299%	0.24156%	0.23252%	0.24777%	0.26760%	0.28892%	0.30502%	0.31223%
City's proportionate share of the Net Pension Liability (Asset)	\$ 1,150,761	\$ (484,122)	\$ (136,619)	\$ 293,969	\$ (356,452)	\$ 96,695	\$ (5,093)	\$ (344,239)	\$ (279,188)
City's covered payroll	\$ 1,962,510	\$ 1,709,406	\$ 1,780,400	\$ 1,557,550	\$ 1,449,263	\$ 1,369,538	\$ 1,398,613	\$ 1,371,688	\$ 1,356,125
City's proportionate share of the Net Pension Liability (Asset) as a percentage of its covered payroll	58.64%	-28.32%	-7.67%	18.87%	-24.60%	7.06%	-0.36%	-25.1%	-20.6%
Plan fiduciary net position as a percentage of the total pension liability	116.2%	106.7%	101.9%	95.2%	106.3%	98.2%	100.1%	106.8%	105.8%

Notes:

This schedule is reported as of December 31, as that is the plan year end. The measurement period preceeds the reporting period by one year. Information prior to 2013 is not available, additional years information will be displayed as it becomes available.



**City of Black Hawk, Colorado**  
*Schedule of the City's Contributions*  
*Statewide Defined Benefit Plan*  
*For the Years Ended December 31,*

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Statutorily required contributions	\$ 176,294	\$ 145,300	\$ 143,289	\$ 142,432	\$ 124,604	\$ 115,941	\$ 109,563	\$ 111,889	\$ 109,735	\$ 108,490
Contributions in relation to the Statutorily required contributions	176,294	145,300	143,289	142,432	124,604	115,941	109,563	111,889	109,735	108,490
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City's covered payroll	\$ 1,962,510	\$ 1,709,406	\$ 1,791,113	\$ 1,780,400	\$ 1,557,550	\$ 1,449,263	\$ 1,369,538	\$ 1,398,613	\$ 1,371,688	\$ 1,356,125
Contributions as a % of covered payroll	8.98%	8.50%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%



**City of Black Hawk, Colorado**  
***Notes to the Required Supplementary Information***  
***For the Year Ended December 31, 2022***

***Note 1 – Budgetary Basis of Accounting***

The general fund adopts an annual budget on a basis consistent with generally accepted accounting principles (GAAP) except that the inception of capital leases and the related capital outlay are not budgeted. Also, debt service expenditures related to capital leases are budgeted within the public works function budget, rather than separately as debt service expenditures.

The preservation and restoration, the transportation authority and the business improvement district funds adopt annual budget on a basis consistent with generally accepted accounting principles.



**City of Black Hawk, Colorado**  
**General Fund**  
**Comparative Balance Sheet**  
**December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>Assets</b>		
Cash and cash equivalents	\$ 23,510,656	\$ 15,184,704
Receivables:		
Accounts	290,803	182,087
Property taxes	10,576	10,593
Other taxes	1,329,989	1,416,340
Inventory	126,251	111,565
Prepaid items	548,979	58,615
<b>Total Assets</b>	<b>\$ 25,817,254</b>	<b>\$ 16,963,904</b>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>		
<b>Liabilities</b>		
Accounts payable	\$ 703,533	\$ 638,540
Retainage payable	-	-
Accrued expenditures	432,226	366,449
Refundable deposits	219,237	218,737
<b>Total Liabilities</b>	<b>1,354,996</b>	<b>1,223,726</b>
<b>Deferred Inflows of Resources</b>		
Property taxes	10,576	10,593
<b>Total Deferred Inflows of Resources</b>	<b>10,576</b>	<b>10,593</b>
<b>Fund Balances</b>		
Restricted	1,021,000	868,000
Nonspendable	675,230	170,180
Assigned	-	-
Unassigned	22,755,452	14,691,405
<b>Total Fund Balances</b>	<b>24,451,682</b>	<b>15,729,585</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 25,817,254</b>	<b>\$ 16,963,904</b>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
**General Fund**  
**Comparative Statement of Revenues, Expenditures and**  
**Changes in Fund Balances**  
**For the Years Ended December 31, 2022 and 2021**

	<b>2022</b>	<b>2021</b>
<b>Revenues</b>		
Taxes	\$ 15,002,381	\$ 13,373,432
Intergovernmental	12,577,237	8,181,484
Licenses and permits	67,258	154,696
Charges for services	748,682	638,579
Fines and forfeitures	132,649	140,565
Investment earnings	112,052	10,920
Miscellaneous	219,729	243,251
<b>Total Revenues</b>	<b>28,859,988</b>	<b>22,742,927</b>
<b>Expenditures</b>		
<b>Current:</b>		
General government	6,067,582	5,366,993
Planning	660,084	746,868
Public safety	8,414,005	7,631,431
Public works	3,316,220	2,989,240
<b>Total Expenditures</b>	<b>18,457,891</b>	<b>16,734,532</b>
<b>Excess of Revenues Over Expenditures</b>	<b>10,402,097</b>	<b>6,008,395</b>
<b>Other Financing Sources (Uses)</b>		
Transfers in	1,373,000	1,023,000
Transfers out	(3,053,000)	(24,158,000)
Lease Purchase Financing	-	20,000,000
<b>Total Other Financing Sources (Uses)</b>	<b>(1,680,000)</b>	<b>(3,135,000)</b>
<b>Net Change in Fund Balances</b>	<b>8,722,097</b>	<b>2,873,395</b>
<b>Fund Balances Beginning of Year</b>	<b>15,729,585</b>	<b>12,856,190</b>
<b>Fund Balances End of Year</b>	<b>\$ 24,451,682</b>	<b>\$ 15,729,585</b>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
**General Fund**  
*Schedule of Revenues, Expenditures and*  
*Changes in Fund Balances - Budget and Actual*  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

	2022				2021
	Original Budget	Final Budget	Actual	Variance with Final Budget	Actual
<b>Revenues</b>					
<b>Taxes</b>					
Property	\$ 10,500	\$ 10,500	\$ 10,517	\$ 17	\$ 10,984
Specific ownership	750	750	702	(48)	748
Road and bridge	110,000	110,000	125,515	15,515	128,308
Sales, use and lodging	5,634,000	5,634,000	6,897,073	1,263,073	6,225,627
Franchise	125,000	125,000	155,115	30,115	149,757
Device fees	7,201,500	7,201,500	7,781,398	579,898	6,823,935
Occupational	38,000	38,000	32,061	(5,939)	34,073
<b>Total Taxes</b>	<b>13,119,750</b>	<b>13,119,750</b>	<b>15,002,381</b>	<b>1,882,631</b>	<b>13,373,432</b>
<b>Licenses and Permits</b>					
Business licenses	50,000	50,000	24,563	(25,437)	51,035
Building permits	27,200	27,200	41,495	14,295	51,000
Other	20,800	20,800	1,200	(19,600)	52,661
<b>Total Licenses and Permits</b>	<b>98,000</b>	<b>98,000</b>	<b>67,258</b>	<b>(30,742)</b>	<b>154,696</b>
<b>Intergovernmental</b>					
Gaming	8,350,000	8,350,000	12,313,295	3,963,295	7,945,514
Highway users	13,500	13,500	16,802	3,302	15,972
Cigarette taxes	8,500	8,500	6,534	(1,966)	8,122
Grants	166,086	166,086	240,606	74,520	211,876
<b>Total Intergovernmental</b>	<b>8,538,086</b>	<b>8,538,086</b>	<b>12,577,237</b>	<b>4,039,151</b>	<b>8,181,484</b>
<b>Charges for Services</b>					
Plan review fees	115,000	115,000	192,271	77,271	242,688
Silver Dollar Metro District	357,074	357,074	357,074	-	187,325
Black Hawk transportation	-	-	-	-	-
Gilpin Ambulance Authority	20,000	20,000	33,980	13,980	25,590
Rents	181,000	181,000	165,357	(15,643)	182,976
<b>Total Charges for Services</b>	<b>673,074</b>	<b>673,074</b>	<b>748,682</b>	<b>75,608</b>	<b>638,579</b>
<b>Fines and Forfeitures</b>					
Municipal court	12,000	12,000	12,785	785	9,603
County court	-	-	-	-	-
Parking	500	500	90	(410)	220
Police department services	110,000	110,000	116,312	6,312	128,409
Victim service surcharge	3,000	3,000	3,462	462	2,333
<b>Total Fines and Forfeitures</b>	<b>125,500</b>	<b>125,500</b>	<b>132,649</b>	<b>7,149</b>	<b>140,565</b>
<b>Investment Earnings</b>	<b>10,000</b>	<b>10,000</b>	<b>112,052</b>	<b>102,052</b>	<b>10,920</b>
<b>Miscellaneous</b>	<b>105,000</b>	<b>105,000</b>	<b>219,729</b>	<b>-</b>	<b>243,251</b>
<b>Total Revenue</b>	<b>22,669,410</b>	<b>22,669,410</b>	<b>28,859,988</b>	<b>6,075,849</b>	<b>22,742,927</b>

(continued)



**City of Black Hawk, Colorado**  
**General Fund**  
*Schedule of Revenues, Expenditures and*  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

(continued)

	<b>2022</b>			<b>2021</b>	
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget</b>	<b>Actual</b>
<b>Expenditures</b>					
<b>General Government</b>					
<b>Mayor and Council</b>					
Personal services	\$ 339,790	\$ 339,790	\$ 335,786	\$ 4,004	\$ 325,710
Program services	3,307,898	3,307,898	3,196,429	111,469	2,707,308
<b>Total Mayor and Council</b>	<b>3,647,688</b>	<b>3,647,688</b>	<b>3,532,215</b>	<b>115,473</b>	<b>3,033,018</b>
<b>Municipal Court</b>					
Personal services	66,502	66,502	63,037	3,465	59,559
Professional services	23,700	23,700	15,850	7,850	1,588
Purchased services	600	600	297	303	6
Program services	-	-	-	-	-
Supplies	4,000	4,000	2,895	1,105	1,228
<b>Total Municipal Court</b>	<b>94,802</b>	<b>94,802</b>	<b>82,079</b>	<b>12,723</b>	<b>62,381</b>
<b>City Manager</b>					
Personal services	279,113	279,113	288,458	(9,345)	290,239
Professional services	-	-	-	-	3,617
General services	-	-	-	-	-
Purchased services	6,700	6,700	7,146	(446)	6,704
Program services	1,000	1,000	660	340	395
Vehicle operation and maintenance	-	-	-	-	-
Supplies	700	700	434	266	170
<b>Total City Manager</b>	<b>287,513</b>	<b>287,513</b>	<b>296,698</b>	<b>(9,185)</b>	<b>301,125</b>
<b>City Clerk</b>					
Personal services	581,320	581,320	547,499	33,821	531,545
Professional services	45,000	45,000	73,523	(28,523)	43,807
General services	4,000	4,000	-	4,000	2,644
Purchased services	355,000	355,000	435,074	(80,074)	341,546
Program services	52,000	52,000	67,662	(15,662)	52,516
Supplies	9,100	9,100	7,451	1,649	9,360
<b>Total City Clerk</b>	<b>1,046,420</b>	<b>1,046,420</b>	<b>1,131,209</b>	<b>(84,789)</b>	<b>981,418</b>
<b>Total carried forward</b>	<b>5,076,423</b>	<b>5,076,423</b>	<b>5,042,201</b>	<b>34,222</b>	<b>4,377,942</b>

(continued)



**City of Black Hawk, Colorado**  
**General Fund**  
*Schedule of Revenues, Expenditures and*  
*Changes in Fund Balances - Budget and Actual*  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

(continued)

	2022			2021	
	Original Budget	Final Budget	Actual	Variance With Final Budget	Actual
Total brought forward	\$ 5,076,423	\$ 5,076,423	\$ 5,042,201	\$ 34,222	\$ 4,377,942
<b>Expenditures</b>					
<b>General Government</b>					
<b>IT</b>					
Personal services	321,856	321,856	338,251	(16,395)	325,731
Professional services	5,000	5,000	-	5,000	4,541
General services	32,100	32,100	27,510	4,590	22,547
Purchased services	142,000	142,000	146,575	(4,575)	135,242
Program services	7,500	7,500	7,080	420	5,030
Supplies	46,800	46,800	40,971	5,829	44,384
<b>Total MIS</b>	<u>555,256</u>	<u>555,256</u>	<u>560,387</u>	<u>(5,131)</u>	<u>537,475</u>
<b>Finance</b>					
Personal services	365,279	365,279	380,232	(14,953)	368,199
Professional services	85,500	85,500	81,661	3,839	80,696
General services	-	-	-	-	-
Purchased services	250	250	103	147	78
Program services	2,000	2,000	728	1,272	982
Supplies	2,000	2,000	2,270	(270)	1,621
<b>Total Finance</b>	<u>455,029</u>	<u>455,029</u>	<u>464,994</u>	<u>(9,965)</u>	<u>451,576</u>
<b>Total General Government</b>	<u>6,086,708</u>	<u>6,086,708</u>	<u>6,067,582</u>	<u>19,126</u>	<u>5,366,993</u>
<b>Planning</b>					
Personal services	302,789	302,789	312,795	(10,006)	281,544
Professional services	280,000	280,000	334,939	(54,939)	455,462
General services	-	-	-	-	-
Vehicle operation and maintenance	1,500	1,500	1,376	124	2,008
Purchased services	1,900	1,900	1,685	215	1,649
Program services	5,000	5,000	3,352	1,648	2,693
Supplies	9,800	9,800	5,937	3,863	3,512
<b>Total Planning</b>	<u>600,989</u>	<u>600,989</u>	<u>660,084</u>	<u>(59,095)</u>	<u>746,868</u>
<b>Public Safety</b>					
<b>Police</b>					
Personal services	5,035,813	5,035,813	4,469,468	566,345	4,209,835
Professional services	74,000	74,000	46,618	27,382	63,495
General services	75,000	75,000	71,279	3,721	82,011
Vehicle operation and maintenance	56,000	56,000	47,828	8,172	51,783
Purchased services	49,250	49,250	40,198	9,052	33,640
Program services	-	-	-	-	-
Supplies	247,660	247,660	175,460	72,200	249,862
Capital outlay	-	-	-	-	-
<b>Total Police</b>	<u>5,537,723</u>	<u>5,537,723</u>	<u>4,850,851</u>	<u>686,872</u>	<u>4,690,626</u>
Total carried forward	<u>12,225,420</u>	<u>12,225,420</u>	<u>11,578,517</u>	<u>646,903</u>	<u>10,804,487</u>

(continued)



**City of Black Hawk, Colorado**  
**General Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

(continued)

	<b>2022</b>			<b>2021</b>	
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget</b>	<b>Actual</b>
Total brought forward	\$ 12,225,420	\$ 12,225,420	\$ 11,578,517	\$ 646,903	\$ 10,804,487
<b>Expenditures</b>					
<b>Public Safety</b>					
<b>Fire</b>					
Personal services	3,148,771	3,148,771	3,284,272	(135,501)	2,806,653
Professional services	56,000	56,000	104,528	(48,528)	16,909
General services	15,000	15,000	14,442	558	10,249
Vehicle operation and maintenance	20,000	20,000	27,453	(7,453)	22,738
Purchased services	54,100	54,100	38,814	15,286	27,721
Program services	1,000	1,000	177	823	95
Supplies	100,100	100,100	93,468	6,632	56,440
Capital outlay	-	-	-	-	-
<b>Total Fire</b>	3,394,971	3,394,971	3,563,154	(168,183)	2,940,805
<b>Total Public Safety</b>	8,932,694	8,932,694	8,414,005	518,689	7,631,431
<b>Public Works</b>					
Personal services	2,764,196	2,764,196	2,349,325	414,871	2,190,712
Professional services	75,300	75,300	36,325	38,975	41,550
General services	654,500	654,500	666,082	(11,582)	556,909
Vehicle operation and maintenance	130,000	130,000	136,529	(6,529)	91,217
Purchased services	24,600	24,600	18,579	6,021	5,546
Program services	3,000	3,000	2,799	201	902
Supplies	137,300	137,300	82,270	55,030	101,562
Capital outlay	30,000	30,000	24,311	5,689	842
<b>Total Public Works</b>	3,818,896	3,818,896	3,316,220	502,676	2,989,240
<b>Total Expenditures</b>	19,439,287	19,439,287	18,457,891	981,396	16,734,532
<b>Excess of Revenues Over Expenditures</b>	3,230,123	3,230,123	10,402,097	7,057,245	6,008,395
<b>Other Financing Sources (Uses)</b>					
Transfers in	673,000	673,000	1,373,000	700,000	1,023,000
Transfers out	(3,053,000)	(3,053,000)	(3,053,000)	-	(24,158,000)
Lease Purchase Financing	-	-	-	-	20,000,000
<b>Total Other Financing Sources (Uses)</b>	(2,380,000)	(2,380,000)	(1,680,000)	700,000	(3,135,000)
<b>Net Change in Fund Balances</b>	\$ 850,123	\$ 850,123	8,722,097	\$ 7,757,245	2,873,395
<b>Fund Balances Beginning of Year</b>			15,729,585		12,856,190
<b>Fund Balances End of Year</b>			\$ 24,451,682		\$ 15,729,585

See accompanying independent auditor's report

132.47%



**City of Black Hawk, Colorado**  
***Preservation and Restoration Fund***  
***Comparative Balance Sheet***  
***December 31, 2022 and 2021***

	<u>2022</u>	<u>2021</u>
<b>Assets</b>		
Cash and cash equivalents	\$ 12,557,779	\$ 11,756,038
<b>Total Assets</b>	<u>\$ 12,557,779</u>	<u>\$ 11,756,038</u>
 <b>Liabilities</b>		
Accounts payable	\$ 268,121	\$ 29,761
Grant tax payable	12,536	12,536
Retainage payable	164,753	-
<b>Total Liabilities</b>	<u>445,410</u>	<u>42,297</u>
 <b>Fund Balances</b>		
Restricted	<u>12,112,369</u>	<u>11,713,741</u>
<b>Total Fund Balances</b>	<u>12,112,369</u>	<u>11,713,741</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 12,557,779</u>	<u>\$ 11,756,038</u>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
**Transportation Device Fee Trust Fund**  
**Comparative Balance Sheet**  
**December 31, 2022 and 2021**

	<u>2022</u>	<u>2021</u>
<b>Assets</b>		
Cash and cash equivalents	\$ 596,675	\$ 471,924
Accounts Receivable - Other taxes	<u>45,816</u>	<u>81,547</u>
<b>Total Assets</b>	<u><u>\$ 642,491</u></u>	<u><u>\$ 553,471</u></u>
<b>Liabilities and Fund Balances</b>		
<b>Liabilities</b>		
Accounts payable	<u>\$ 32,756</u>	<u>\$ 39,935</u>
<b>Total Liabilities</b>	<u>32,756</u>	<u>39,935</u>
<b>Fund Balances</b>		
Restricted	<u>609,735</u>	<u>513,536</u>
<b>Total Liabilities and Fund Balances</b>	<u><u>\$ 642,491</u></u>	<u><u>\$ 553,471</u></u>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
**Business Improvement District Fund**  
**Comparative Balance Sheet**  
**December 31, 2022 and 2021**

	<u>2022</u>	<u>2021</u>
<b>Assets</b>		
Cash and cash equivalents	\$ -	\$ 1,632,215
Cash and cash equivalents - restricted	-	1,500
Receivable - County Treasurer	-	39,709
Prepaid expenses	-	2,417
Property taxes receivables	-	-
<b>Total Assets</b>	<u>\$ -</u>	<u>\$ 1,675,841</u>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>		
<b>Liabilities</b>		
Accounts payable	\$ -	\$ 189
<b>Total Liabilities</b>	<u>-</u>	<u>189</u>
<b>Deferred Inflows of Resources</b>		
Property taxes	-	-
<b>Total Deferred Inflows of Resources</b>	<u>-</u>	<u>-</u>
<b>Fund Balances</b>		
Restricted:		
Emergencies	-	1,500
Nonspendable	-	2,417
Unassigned	-	1,671,735
<b>Total Fund Balances</b>	<u>-</u>	<u>1,675,652</u>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<u>\$ -</u>	<u>\$ 1,675,841</u>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
***Conservation Fund***  
***Comparative Balance Sheet***  
***December 31, 2022 and 2021***

	<u>2022</u>	<u>2021</u>
<b>Assets</b>		
Cash and cash equivalents	<u>\$ 36,470</u>	<u>\$ 34,668</u>
<b>Fund Balances</b>		
Restricted	<u>\$ 36,470</u>	<u>\$ 34,668</u>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
**Conservation Fund**  
*Schedule of Revenues and Changes in Fund Balances - Budget to Actual*  
*For the Year Ended December 31, 2022*  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

	2022				2021
	Original Budget	Final Budget	Actual	Variance With Final Budget	Actual
<b>Revenues</b>					
Intergovernmental	\$ 1,400	\$ 1,400	\$ 1,624	\$ 224	\$ 1,397
Investment earnings	30	30	178	148	23
<b>Total Revenues</b>	1,430	1,430	1,802	372	1,420
<b>Expenditures</b>					
<b>Current</b>					
Culture and recreation	-	-	-	-	-
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>\$ 1,430</u>	<u>\$ 1,430</u>	1,802	<u>\$ 372</u>	1,420
<b>Fund Balances Beginning of Year</b>			<u>34,668</u>		<u>33,248</u>
<b>Fund Balances End of Year</b>			<u>\$ 36,470</u>		<u>\$ 34,668</u>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
***Debt Service Fund***  
***Comparative Balance Sheet***  
***December 31, 2022 and 2021***

	<u>2022</u>	<u>2021</u>
<b>Assets</b>		
Cash and cash equivalents	\$ (59,285)	\$ 15,013
Cash and cash equivalents - restricted	<u>1,426,000</u>	<u>1,526,500</u>
<b>Total Assets</b>	<u><u>\$ 1,366,715</u></u>	<u><u>\$ 1,541,513</u></u>
<b>Fund Balances</b>		
Restricted	<u><u>\$ 1,366,715</u></u>	<u><u>\$ 1,541,513</u></u>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
**Debt Service Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

	2022				2021
	Original Budget	Final Budget	Actual	Variance With Final Budget	Actual
Revenues					
Investment earnings	\$ 1,200	\$ 1,200	\$ 29,433	\$ 28,233	\$ 706
Expenditures					
Debt Service:					
Principal retirement	2,095,000	2,095,000	2,095,000	-	2,135,000
Bond issue costs	-	-	-	-	187,834
Interest and fiscal charges	1,162,231	1,162,231	1,162,231	-	707,877
Total Expenditures	3,257,231	3,257,231	3,257,231	-	3,030,711
(Deficiency of Revenues (Under) Expenditures	(3,256,031)	(3,256,031)	(3,227,798)	28,233	(3,030,005)
Other Financing Sources (Uses)					
Transfers in	3,053,000	3,053,000	3,053,000	-	2,658,000
Issuance of refunding bonds	-	-	-	-	-
Payment to escrow agent	-	-	-	-	-
Total Other Financing Sources (Uses)	3,053,000	3,053,000	3,053,000	-	2,658,000
Net Change in Fund Balances	\$ (203,031)	\$ (203,031)	(174,798)	\$ 28,233	(372,005)
Fund Balances Beginning of Year			1,541,513		1,913,518
Fund Balances End of Year			\$ 1,366,715		\$ 1,541,513

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
***Impact Fee Fund***  
***Comparative Balance Sheet***  
***December 31, 2022 and 2021***

	<u>2022</u>	<u>2021</u>
<b>Assets</b>		
Cash and cash equivalents	<u>\$ 10,759</u>	<u>\$ 9,881</u>
<b>Liabilities</b>		
Accounts payable	\$ -	\$ -
Retainage payable	<u>-</u>	<u>-</u>
<b>Total Liabilities</b>	-	-
<b>Fund Balances</b>		
Restricted	<u>\$ 10,759</u>	<u>\$ 9,881</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 10,759</u>	<u>\$ 9,881</u>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
**Impact Fee Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

	<b>2022</b>			<b>2021</b>	
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget</b>	<b>Actual</b>
<b>Revenues</b>					
Impact fees	\$ -	\$ -	\$ 825	\$ 825	\$ -
Investment earnings	10	10	53	43	7
<b>Total Revenues</b>	10	10	878	868	7
<b>Expenditures</b>					
<b>Capital Outlay</b>	-	-	-	-	-
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>\$ 10</u>	<u>\$ 10</u>	878	<u>\$ 868</u>	7
<b>Fund Balances Beginning of Year</b>			<u>9,881</u>		<u>9,874</u>
<b>Fund Balances End of Year</b>			<u>\$ 10,759</u>		<u>\$ 9,881</u>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
**Capital Projects Fund**  
**Comparative Balance Sheet**  
**December 31, 2022 and 2021**

	<u>2022</u>	<u>2021</u>
<b>Assets</b>		
Cash and cash equivalents	\$ 5,761,247	\$ 8,775,109
Accounts Receivable	-	-
Prepaid Expenses	-	-
<b>Total Assets</b>	<u>\$ 5,761,247</u>	<u>\$ 8,775,109</u>
<b>Liabilities and Fund Balances</b>		
<b>Liabilities</b>		
Accounts payable	\$ 13,841	\$ 28,877
Retainage payable	<u>221,674</u>	<u>154,769</u>
<b>Total Liabilities</b>	235,515	183,646
<b>Fund Balances</b>		
Assigned	<u>5,525,732</u>	<u>8,591,463</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 5,761,247</u>	<u>\$ 8,775,109</u>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
**Capital Projects Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2022**  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

	2022			2021	
	Original Budget	Final Budget	Actual	Variance with Final Budget	Actual
<b>Revenues</b>					
Intergovernmental	\$ -	\$ -	\$ -	\$ -	\$ -
Investment earnings	2,500	2,500	30,040	27,540	1,669
Miscellaneous	-	-	-	-	1,574,570
<b>Total Operating Revenue</b>	2,500	2,500	30,040	27,540	1,576,239
<b>Expenditures</b>					
Capital Outlay	6,804,000	6,804,000	3,095,771	3,708,229	3,867,062
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	(6,801,500)	(6,801,500)	(3,065,731)	3,735,769	(2,290,823)
<b>Other Financing Sources (Uses)</b>					
Transfers In: General fund	-	-	-	-	9,000,000
Transfers Out: General fund	-	-	-	-	-
<b>Net Change in Fund Balances</b>	<u>\$ (6,801,500)</u>	<u>\$ (6,801,500)</u>	(3,065,731)	<u>\$ 3,735,769</u>	6,709,177
<b>Fund Balances Beginning of Year</b>			8,591,463		1,882,286
<b>Fund Balances End of Year</b>			<u>\$ 5,525,732</u>		<u>\$ 8,591,463</u>

See accompanying independent auditor's report



**City of Black Hawk, Colorado**  
**Water Fund**  
*Schedule of Revenues, Expenses and Changes*  
*in Fund Net Position - Budget and Actual (Non-GAAP) Budgetary Basis*  
*For the Year Ended December 31, 2022*  
*(With Comparative Actual Amounts for the Year Ended December 31, 2021)*

	2022			2021	
	Original Budget	Final Budget	Actual	Variance With Final Budget	Actual
<b>Operating Revenues</b>					
Charges for services	\$ 3,202,000	\$ 3,202,000	\$ 3,185,121	\$ (16,879)	\$ 3,008,757
Miscellaneous	-	-	-	-	-
<b>Total Operating Revenues</b>	<u>3,202,000</u>	<u>3,202,000</u>	<u>3,185,121</u>	<u>(16,879)</u>	<u>3,008,757</u>
<b>Operating Expenses</b>					
Personal services	1,009,814	1,009,814	926,877	82,937	957,111
Professional services	410,000	410,000	196,333	213,667	182,967
General services	292,500	292,500	436,219	(143,719)	291,409
Program services	8,000	8,000	334	7,666	1,216
Purchased services	22,700	22,700	16,860	5,840	17,575
Supplies	104,100	104,100	65,443	38,657	40,902
Repairs and maintenance	288,500	288,500	321,692	(33,192)	242,185
Capital outlay - capitalized and noncapitalized	6,508,000	6,508,000	669,943	5,838,057	1,227,716
<b>Total Operating Expenses</b>	<u>8,643,614</u>	<u>8,643,614</u>	<u>2,633,701</u>	<u>6,009,913</u>	<u>2,961,081</u>
<b>Operating Income (Loss)</b>	<u>(5,441,614)</u>	<u>(5,441,614)</u>	<u>551,420</u>	<u>5,993,034</u>	<u>47,676</u>
<b>Non-Operating Revenues (Expenses)</b>					
Investment earnings	5,000	5,000	49,103	44,103	3,830
<b>Total Non-Operating Revenues (Expenses)</b>	<u>5,000</u>	<u>5,000</u>	<u>49,103</u>	<u>44,103</u>	<u>3,830</u>
<b>Income (Loss) Before Contributions and Transfers</b>	<u>(5,436,614)</u>	<u>(5,436,614)</u>	<u>600,523</u>	<u>6,037,137</u>	<u>51,506</u>
Transfers In	-	-	-	-	5,000,000
Capital Contributions - System Development Fees	-	-	155,368	155,368	-
Transfers out	<u>(400,000)</u>	<u>(1,100,000)</u>	<u>(1,100,000)</u>	<u>-</u>	<u>(750,000)</u>
<b>Change in Net Position - Budgetary Basis</b>	<u>\$ (5,836,614)</u>	<u>\$ (6,536,614)</u>	<u>(344,109)</u>	<u>\$ 6,192,505</u>	<u>4,301,506</u>
<b>Reconciliation to GAAP Basis -</b>					
<b>Change in Net Position</b>					
<b>Deduct:</b>					
Depreciation			(1,191,771)		(1,183,228)
<b>Add:</b>					
Capitalized capital outlay			474,154		1,164,761
<b>Change in Net Position - GAAP Basis</b>			<u>(1,061,726)</u>		<u>4,283,039</u>
<b>Net Position Beginning of Year</b>			<u>43,322,717</u>		<u>39,039,678</u>
<b>Net Position End of Year</b>			<u>\$ 42,260,991</u>		<u>\$ 43,322,717</u>

See accompanying independent auditor's report



# **City of Black Hawk, Colorado**

## ***Introduction to Statistical Section***

*(Unaudited)*

This part of the City of Black Hawk's comprehensive annual financial report presents detailed information as a context for understanding this year's financial statements, note disclosures, and supplementary information. This information has not been audited by the independent auditor. In 2007, the Black Hawk Business Improvement District, a component unit, was reclassified from discretely presented to blended pursuant to generally accepted accounting principles.

### **Contents**

### **Exhibit**

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#### **Financial Trends**

I - XII

These tables contain trend information that may assist the reader in assessing the City's current financial performance by placing it in a historical perspective. Since a significant funding source for the City is state aid relating to the City's share of state gaming taxes, a trend table presenting this revenue has been added.

#### **Revenue Capacity**

XIII - XVI

These tables contain information that may assist the reader in assessing the viability of the City's two most significant "own-source" revenue sources, gaming device taxes and sales taxes. Property taxes are not a major revenue for the City, therefore, the tables relating to the City's property taxes are not presented.

#### **Debt Capacity**

XVII - XX

These tables present information that may assist the reader in analyzing the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

#### **Demographic and Economic Information**

XXI - XXVII

These tables offer economic and demographic indicators that are commonly used for financial analysis and that can inform one's understanding the City's present and ongoing financial status. Since the gaming industry is competitive between three authorized gaming cities within the State of Colorado, selected comparison tables are presented for gaming information.

#### **Operating Information**

XXVIII - XXX

These tables contain service and infrastructure indicators that can inform one's understanding how the information in the City's financial statements relates to the services the City provides and the activities it performs.

#### **Data Source:**

Unless otherwise noted, the information in these tables is derived from the annual financial reports for the relevant years included.



**City of Black Hawk, Colorado**  
**Changes in Net Position - Governmental Activities**  
**Last Ten Calendar Years**  
**(accrual basis of accounting)**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Expenses:</b>										
General government	\$ 6,163,795	\$ 6,053,960	\$ 5,154,848	\$ 6,543,558	\$ 6,232,688	\$ 6,630,079	\$ 6,747,274	\$ 5,648,826	\$ 6,826,509	\$ 8,195,332
Planning	603,619	640,850	514,249	586,746	1,639,349	660,614	772,442	744,287	755,956	652,979
Public safety	6,123,994	6,431,982	6,532,127	6,883,168	7,283,620	7,376,206	7,741,781	7,710,328	8,198,209	8,928,318
Public works	5,890,849	5,298,908	5,479,357	5,116,325	5,723,860	5,569,920	5,823,921	5,442,404	6,364,797	6,951,433
Culture and recreation	-	-	-	-	-	-	-	-	-	-
Interest and fiscal charges	708,676	1,707,575	1,333,559	1,105,780	990,495	932,211	870,948	808,387	933,580	1,153,581
<b>Total Expenses</b>	<b>19,490,933</b>	<b>20,133,275</b>	<b>19,014,140</b>	<b>20,235,577</b>	<b>21,870,012</b>	<b>21,169,030</b>	<b>21,956,366</b>	<b>20,354,232</b>	<b>23,079,051</b>	<b>25,881,643</b>
<b>Program Revenues:</b>										
Charges for services:										
Plan review fees	70,630	70,782	19,158	34,002	722,339	287,227	253,681	297,972	242,688	192,271
Building permits	109,823	103,197	30,248	57,753	1,219,068	441,400	88,202	64,693	51,000	41,495
Impact fees	-	-	-	21,390	-	-	-	-	-	-
Transportation fees	-	-	-	266,600	267,399	208,199	201,607	56,992	-	-
Other	442,350	528,909	443,624	487,150	453,264	552,823	589,460	511,683	640,152	945,330
Operating grants and contributions	3,471,659	3,515,797	3,739,416	3,889,572	3,851,678	4,134,420	4,010,962	2,342,712	4,561,689	4,762,316
Capital grants and contributions <sup>1</sup>	1,525,291	400,431	341,355	33,107	-	-	-	-	-	-
<b>Total Program Revenues</b>	<b>5,619,753</b>	<b>4,619,116</b>	<b>4,573,801</b>	<b>4,789,574</b>	<b>6,513,748</b>	<b>5,624,069</b>	<b>5,143,912</b>	<b>3,274,052</b>	<b>5,495,529</b>	<b>5,941,412</b>
<b>Net (Expense) Revenue</b>	<b>(13,871,180)</b>	<b>(15,514,159)</b>	<b>(14,440,339)</b>	<b>(15,446,003)</b>	<b>(15,356,264)</b>	<b>(15,544,961)</b>	<b>(16,812,454)</b>	<b>(17,080,180)</b>	<b>(17,583,522)</b>	<b>(19,940,231)</b>
<b>General Revenues:</b>										
Taxes:										
Property and specific ownership taxes	164,776	161,294	163,998	561,790	729,730	1,012,708	1,040,482	1,291,828	1,349,999	11,453
Sales and use taxes	3,278,009	3,220,682	3,573,353	3,535,442	3,913,989	4,328,847	6,073,484	3,490,557	6,225,627	6,897,073
Road and bridge taxes	93,116	90,711	88,051	97,394	98,451	100,666	100,889	124,412	128,308	125,515
Device taxes	6,996,325	8,663,562	8,410,437	7,849,034	7,982,553	8,633,162	8,304,755	4,716,435	7,110,600	8,108,274
Franchise taxes	170,728	176,667	162,974	164,524	162,966	162,162	134,037	124,208	149,757	155,115
Other	29,666	17,545	51,430	22,867	14,552	47,181	41,248	48,841	34,073	32,061
Gaming	6,864,191	6,957,400	7,436,400	7,933,146	7,937,140	8,497,859	8,403,874	5,036,466	7,945,514	12,313,295
Investment earnings	39,931	90,255	101,812	131,450	161,176	235,759	516,689	171,512	19,320	256,414
Miscellaneous	1,266,402	1,008,284	364,247	445,978	408,876	427,488	398,172	264,831	1,826,683	226,863
<b>Total General Revenues</b>	<b>18,903,144</b>	<b>20,386,400</b>	<b>20,352,702</b>	<b>20,741,625</b>	<b>21,409,433</b>	<b>23,445,832</b>	<b>25,013,630</b>	<b>15,269,090</b>	<b>24,789,881</b>	<b>28,126,063</b>
<b>Transfers <sup>2</sup></b>	<b>-</b>	<b>(8,500,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>	<b>(4,250,000)</b>	<b>1,100,000</b>
<b>Total General Revenues and Transfers</b>	<b>18,903,144</b>	<b>11,886,400</b>	<b>20,352,702</b>	<b>20,741,625</b>	<b>21,409,433</b>	<b>23,445,832</b>	<b>25,013,630</b>	<b>16,019,090</b>	<b>20,539,881</b>	<b>29,226,063</b>
<b>Special Item</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Change in Net Position</b>	<b>\$ 5,031,964</b>	<b>\$ (3,627,759)</b>	<b>\$ 5,912,363</b>	<b>\$ 5,295,622</b>	<b>\$ 6,053,169</b>	<b>\$ 7,900,871</b>	<b>\$ 8,201,176</b>	<b>\$ (1,061,090)</b>	<b>\$ 2,956,359</b>	<b>\$ 9,285,832</b>

**Notes:**

<sup>1</sup> The majority of these revenues are the City's share of State gaming revenue set aside for historical

<sup>2</sup> Transfers (To)/From Water Fund.

**Data Source:**

Applicable years' annual financial report.



**City of Black Hawk, Colorado**  
**Changes in Net Position - Governmental Activities - Percentage of Total**  
**Last Ten Calendar Years**  
**(accrual basis of accounting)**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Expenses:</b>										
General government	31.6%	30.1%	27.1%	32.3%	28.5%	31.3%	30.7%	27.8%	29.6%	31.7%
Planning	3.1%	3.2%	2.7%	2.9%	7.5%	3.1%	3.5%	3.7%	3.3%	2.5%
Public safety	31.4%	31.9%	34.4%	34.0%	33.3%	34.8%	35.3%	37.9%	35.5%	34.5%
Public works	30.2%	26.3%	28.8%	25.3%	26.2%	26.3%	26.5%	26.7%	27.6%	26.9%
Interest and fiscal charges	3.6%	8.5%	7.0%	5.5%	4.5%	4.4%	4.0%	4.0%	4.0%	4.5%
<b>Total Expenses</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Program Revenues:</b>										
Charges for services:										
Plan review fees	1.3%	1.5%	0.4%	0.7%	11.1%	5.1%	4.9%	9.1%	4.4%	3.2%
Building permits	2.0%	2.2%	0.7%	1.2%	18.7%	7.8%	1.7%	2.0%	0.9%	0.7%
Impact fees	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Transportation fees	0.0%	0.0%	0.0%	5.6%	4.1%	3.7%	3.9%	1.7%	0.0%	0.0%
Other	7.9%	11.5%	9.7%	10.2%	7.0%	9.8%	11.5%	15.6%	11.6%	15.9%
Operating grants and contributions	61.8%	76.1%	81.8%	81.2%	59.1%	73.5%	78.0%	71.6%	83.0%	80.2%
Capital grants and contributions	27.1%	8.7%	7.5%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total Program Revenues</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>General Revenues:</b>										
Taxes:										
Property and specific ownership taxes	0.9%	0.8%	0.8%	2.7%	3.4%	4.3%	4.2%	8.5%	5.4%	0.0%
Sales and use taxes	17.3%	15.8%	17.6%	17.0%	18.3%	18.5%	24.3%	22.9%	25.1%	24.5%
Road and bridge taxes	0.5%	0.4%	0.4%	0.5%	0.5%	0.4%	0.4%	0.8%	0.5%	0.4%
Device taxes	37.0%	42.5%	41.3%	37.8%	37.3%	36.8%	33.2%	30.9%	28.7%	28.8%
Franchise taxes	0.9%	0.9%	0.8%	0.8%	0.8%	0.7%	0.5%	0.8%	0.6%	0.6%
Other	0.2%	0.1%	0.3%	0.1%	0.1%	0.2%	0.2%	0.3%	0.1%	0.1%
Gaming	36.3%	34.1%	36.5%	38.2%	37.1%	36.2%	33.6%	33.0%	32.1%	43.8%
Investment earnings	0.2%	0.4%	0.5%	0.6%	0.8%	1.0%	2.1%	1.1%	0.1%	0.9%
Miscellaneous	6.7%	4.9%	1.8%	2.2%	1.9%	1.8%	1.6%	1.7%	7.4%	0.8%
<b>Total General Revenues</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

**Data Source:**

Applicable years' annual financial report.



**City of Black Hawk, Colorado**  
**Changes in Net Position - Business-type Activities**  
**Last Ten Calendar Years**  
**(accrual basis of accounting)**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Expenses:</b>										
Water	\$ 3,564,661	\$ 3,731,731	\$ 3,756,621	\$ 3,612,095	\$ 3,062,700	\$ 3,857,312	\$ 3,112,203	\$ 3,097,224	\$ 2,979,548	\$ 3,351,318
<b>Program Revenues:</b>										
Charges for services - water	2,984,365	2,792,603	2,754,939	2,793,711	2,721,311	2,581,413	2,564,993	2,372,008	3,008,757	3,185,121
Operating grants and contributions	-	-	-	-	-	-	-	-	-	-
Capital grants and contributions	-	-	-	-	2,842,141	-	-	84,835	-	155,368
<b>Total Program Revenues</b>	2,984,365	2,792,603	2,754,939	2,793,711	5,563,452	2,581,413	2,564,993	2,456,843	3,008,757	3,340,489
<b>Net (Expense) Revenue</b>	\$ (580,296)	\$ (939,128)	\$ (1,001,682)	\$ (818,384)	\$ 2,500,752	\$ (1,275,899)	\$ (547,210)	\$ (640,381)	\$ 29,209	\$ (10,829)
<b>General Revenues:</b>										
Investment earnings	1,448	9,050	8,923	9,024	23,021	35,287	79,996	29,866	3,830	49,103
Miscellaneous <sup>1</sup>	15,619	75,700	(323,742)	232,440	-	2,670	3,603	-	-	-
<b>Total General Revenues</b>	17,067	84,750	(314,819)	241,464	23,021	37,957	83,599	29,866	3,830	49,103
<b>Transfers In / (Out)</b>	-	8,500,000	-	-	-	-	-	(750,000)	4,250,000	(1,100,000)
<b>Total General Revenues and Transfers</b>	17,067	8,584,750	(314,819)	241,464	23,021	37,957	83,599	(720,134)	4,253,830	(1,050,897)
<b>Change in Net Position</b>	\$ (563,229)	\$ 7,645,622	\$ (1,316,501)	\$ (576,920)	\$ 2,523,773	\$ (1,237,942)	\$ (463,611)	\$ (1,360,515)	\$ 4,283,039	\$ (1,061,726)

**Notes:**

<sup>1</sup> In 2015, the loss is due to old water plant removed from service

**Data Source:**

Applicable years' annual financial report.



**City of Black Hawk, Colorado**  
**Changes in Net Position - Total**  
**Last Ten Calendar Years**  
*(accrual basis of accounting)*

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Expenses:</b>										
Governmental activities	\$ 19,490,933	\$ 20,133,275	\$ 19,014,140	\$ 20,235,577	\$ 21,870,012	\$ 21,169,030	\$ 21,956,366	\$ 20,354,232	\$ 23,079,051	\$ 25,881,643
Business-type activities	3,564,661	3,731,731	3,756,621	3,612,095	3,062,700	3,857,312	3,112,203	3,097,224	2,979,548	3,351,318
<b>Total Primary Government Expenses</b>	<b>23,055,594</b>	<b>23,865,006</b>	<b>22,770,761</b>	<b>23,847,672</b>	<b>24,932,712</b>	<b>25,026,342</b>	<b>25,068,569</b>	<b>23,451,456</b>	<b>26,058,599</b>	<b>29,232,961</b>
<b>Program Revenues:</b>										
Governmental activities	5,619,753	4,619,116	4,573,801	4,789,574	6,513,748	5,624,069	5,143,912	3,274,052	5,495,529	5,941,412
Business-type activities	2,984,365	2,792,603	2,754,939	2,793,711	5,563,452	2,581,413	2,564,993	2,456,843	3,008,757	3,340,489
<b>Total Primary Government Program Revenues</b>	<b>8,604,118</b>	<b>7,411,719</b>	<b>7,328,740</b>	<b>7,583,285</b>	<b>12,077,200</b>	<b>8,205,482</b>	<b>7,708,905</b>	<b>5,730,895</b>	<b>8,504,286</b>	<b>9,281,901</b>
<b>Net (Expense) Revenue</b>										
Governmental activities	(13,871,180)	(15,514,159)	(14,440,339)	(15,446,003)	(15,356,264)	(15,544,961)	(16,812,454)	(17,080,180)	(17,583,522)	(19,940,231)
Business-type activities	(580,296)	(939,128)	(1,001,682)	(818,384)	2,500,752	(1,275,899)	(547,210)	(640,381)	29,209	(10,829)
<b>Total Primary Government Net (Expense) Revenue</b>	<b>(14,451,476)</b>	<b>(16,453,287)</b>	<b>(15,442,021)</b>	<b>(16,264,387)</b>	<b>(12,855,512)</b>	<b>(16,820,860)</b>	<b>(17,359,664)</b>	<b>(17,720,561)</b>	<b>(17,554,313)</b>	<b>(19,951,060)</b>
<b>General Revenues and Transfers:</b>										
Governmental activities	18,903,144	11,886,400	20,352,702	20,741,625	21,409,433	23,445,832	25,013,630	16,019,090	20,539,881	29,226,063
Business-type activities	17,067	8,584,750	(314,819)	241,464	23,021	37,957	83,599	(720,134)	4,253,830	(1,050,897)
<b>Total Primary Government General Revenues and Transfers</b>	<b>18,920,211</b>	<b>20,471,150</b>	<b>20,037,883</b>	<b>20,983,089</b>	<b>21,432,454</b>	<b>23,483,789</b>	<b>25,097,229</b>	<b>15,298,956</b>	<b>24,793,711</b>	<b>28,175,166</b>
<b>Change in Net Position</b>										
Governmental activities	5,031,964	(3,627,759)	5,912,363	5,295,622	6,053,169	7,900,871	8,201,176	(1,061,090)	2,956,359	9,285,832
Business-type activities	(563,229)	7,645,622	(1,316,501)	(576,920)	2,523,773	(1,237,942)	(463,611)	(1,360,515)	4,283,039	(1,061,726)
<b>Total Primary Government Change in Net Position</b>	<b>\$ 4,468,735</b>	<b>\$ 4,017,863</b>	<b>\$ 4,595,862</b>	<b>\$ 4,718,702</b>	<b>\$ 8,576,942</b>	<b>\$ 6,662,929</b>	<b>\$ 7,737,565</b>	<b>\$ (2,421,605)</b>	<b>\$ 7,239,398</b>	<b>\$ 8,224,106</b>

**Data Source:**

Applicable years' annual financial report.



**City of Black Hawk, Colorado**  
**Government-wide Net Position by Category <sup>1</sup>**  
**Last Ten Calendar Years**  
**(accrual basis of accounting)**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Governmental Activities <sup>2</sup></b>										
Net investment in capital assets	\$ 76,600,278	\$ 79,395,142	\$ 81,943,706	\$ 74,305,635	\$ 75,069,663	\$ 77,930,646	\$ 83,284,813	\$ 92,966,263	\$ 97,747,204	\$ 93,786,175
Restricted	8,349,208	10,276,027	8,016,600	9,669,514	9,448,113	9,441,948	13,702,693	7,535,253	14,682,839	15,157,048
Unrestricted	719,890	(7,629,553)	(1,617,404)	9,963,375	15,173,917	20,219,970	18,806,234	14,231,134	5,258,966	18,031,618
<b>Total Governmental Activities Net Position</b>	<b>85,669,376</b>	<b>82,041,616</b>	<b>88,342,902</b>	<b>93,938,524</b>	<b>99,691,693</b>	<b>107,592,564</b>	<b>115,793,740</b>	<b>114,732,650</b>	<b>117,689,009</b>	<b>126,974,841</b>
<b>Business-type Activities</b>										
Net investment in capital assets	33,438,158	36,207,873	37,408,763	36,564,675	35,675,705	34,737,815	34,198,991	33,097,005	33,078,538	32,294,231
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted	387,614	5,263,521	2,746,130	3,013,298	6,426,041	6,125,989	6,201,202	5,942,673	10,244,179	9,966,760
<b>Total Business-type Activities Net Position</b>	<b>33,825,772</b>	<b>41,471,394</b>	<b>40,154,893</b>	<b>39,577,973</b>	<b>42,101,746</b>	<b>40,863,804</b>	<b>40,400,193</b>	<b>39,039,678</b>	<b>43,322,717</b>	<b>42,260,991</b>
<b>Primary Government</b>										
Net investment in capital assets	110,038,436	115,603,015	119,352,469	110,870,310	110,745,368	112,668,461	117,483,804	126,063,268	130,825,742	126,080,406
Restricted	8,349,208	10,276,027	8,016,600	9,669,514	9,448,113	9,441,948	13,702,693	7,535,253	14,682,839	15,157,048
Unrestricted	1,107,504	(2,366,032)	1,128,726	12,976,673	21,599,958	26,345,959	25,007,436	20,173,807	15,503,145	27,998,378
<b>Total Primary Government Net Position</b>	<b>\$ 119,495,148</b>	<b>\$ 123,513,010</b>	<b>\$ 128,497,795</b>	<b>\$ 133,516,497</b>	<b>\$ 141,793,439</b>	<b>\$ 148,456,368</b>	<b>\$ 156,193,933</b>	<b>\$ 153,772,328</b>	<b>\$ 161,011,726</b>	<b>\$ 169,235,832</b>

**Notes:**

<sup>1</sup> Accounting standards require that net position be reported in three components in the financial statements: net investment in capital assets; restricted; and unrestricted. Net position is considered restricted only when (1) an external party, such as the State of Colorado or the federal government, places a restriction on how the resources may be used, or (2) enabling legislation which is enacted by the City. There are no restrictions currently reported as a result of enabling legislation.

<sup>2</sup> Includes the Black Hawk Business Improvement District.

**Data Source:**

Applicable years' annual financial report.



Black Hawk, Colorado  
*General Governmental Revenues by Source*  
*Last Ten Calendar Years*  
*(modified accrual basis of accounting)*

Revenue Source	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Taxes	\$ 10,732,620	\$ 12,330,461	\$ 12,450,243	\$ 12,231,051	\$ 12,902,241	\$ 14,284,726	\$ 15,694,895	\$ 9,796,281	\$ 14,998,364	\$ 15,329,491
Special assessments	-	-	-	-	-	-	-	-	-	-
Intergovernmental	11,576,014	10,883,803	11,528,317	11,865,166	11,798,079	12,640,964	12,423,426	7,388,296	12,515,325	17,082,145
Licenses and permits	118,014	168,458	67,501	123,532	1,283,529	496,195	144,728	146,934	154,696	67,258
Fines and forfeitures	47,523	52,121	65,291	61,575	43,542	98,386	88,673	56,992	140,565	132,649
Charges for services	457,266	482,309	360,238	660,398	1,334,999	895,068	899,549	727,414	638,579	979,189
Impact and development fees	-	-	-	21,390	-	-	-	-	-	-
Investment earnings	39,931	90,255	101,812	131,450	161,176	235,759	516,689	171,512	19,320	256,414
Miscellaneous	1,464,354	1,033,948	353,101	436,637	399,615	418,803	389,582	255,713	1,818,561	220,329
Total revenues	\$ 24,435,722	\$ 25,041,355	\$ 24,926,503	\$ 25,531,199	\$ 27,923,181	\$ 29,069,901	\$ 30,157,542	\$ 18,543,142	\$ 30,285,410	\$ 34,067,475
% change from prior year	N/A	2.5%	-0.5%	2.4%	9.4%	4.1%	3.7%	-38.5%	63.3%	12.5%
Taxes	43.9%	49.2%	49.9%	47.9%	46.2%	49.1%	52.0%	52.8%	49.5%	45.0%
Special assessments	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Intergovernmental	47.4%	43.5%	46.2%	46.5%	42.3%	43.5%	41.2%	39.8%	41.3%	50.1%
Licenses and permits	0.5%	0.7%	0.3%	0.5%	4.6%	1.7%	0.5%	0.8%	0.5%	0.2%
Fines and forfeitures	0.2%	0.2%	0.3%	0.2%	0.2%	0.3%	0.3%	0.3%	0.5%	0.4%
Charges for services	1.9%	1.9%	1.4%	2.6%	4.8%	3.1%	3.0%	3.9%	2.1%	2.9%
Impact and development fees	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Investment earnings	0.2%	0.4%	0.4%	0.5%	0.6%	0.8%	1.7%	0.9%	0.1%	0.8%
Miscellaneous	6.0%	4.1%	1.4%	1.7%	1.4%	1.4%	1.3%	1.4%	6.0%	0.6%
Total revenues	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

**Data Source:**

Applicable years' annual financial report.



**City of Black Hawk, Colorado**  
**Tax Revenues by Source - Governmental Funds**  
**Last Ten Calendar Years**  
**(modified accrual basis of accounting)**

Calendar Year	Amounts						Total
	Property and Ownership	Road and Bridge	Sales and Use <sup>1</sup>	Franchise	Device	Other	
2013	164,776	93,116	3,278,009	170,728	6,996,325	29,666	10,732,620
2014	161,294	90,711	3,220,682	176,667	8,663,562	17,545	12,330,461
2015	163,998	88,051	3,573,353	162,974	8,410,437	51,430	12,450,243
2016	561,790	97,394	3,535,442	164,524	7,849,034	22,867	12,231,051
2017	729,730	98,451	3,913,989	162,966	7,982,553	14,552	12,902,241
2018	1,012,708	100,666	4,328,847	162,162	8,633,162	47,181	14,284,726
2019	1,040,482	100,889	6,073,484	134,037	8,304,755	41,248	15,694,895
2020	1,291,828	124,412	3,490,557	124,208	4,716,435	48,841	9,796,281
2021	1,349,999	128,308	6,225,627	149,757	7,110,600	34,073	14,998,364
2022	11,453	125,515	6,897,073	155,115	8,108,274	32,061	15,329,491
<b>Percentage Change In Dollars Over 10 Years</b>							
	-93.0%	34.8%	110.4%	-9.1%	15.9%	8.1%	42.8%
<b>Percentage of Total</b>							
2013	1.5%	0.9%	30.5%	1.6%	65.2%	0.3%	100.0%
2014	1.3%	0.7%	26.1%	1.4%	70.3%	0.1%	100.0%
2015	1.3%	0.7%	28.7%	1.3%	67.6%	0.4%	100.0%
2016	4.6%	0.8%	28.9%	1.3%	64.2%	0.2%	100.0%
2017	5.7%	0.8%	30.3%	1.3%	61.9%	0.1%	100.0%
2018	7.1%	0.7%	30.3%	1.1%	60.4%	0.3%	100.0%
2019	6.6%	0.6%	38.7%	0.9%	52.9%	0.3%	100.0%
2020	13.2%	1.3%	35.6%	1.3%	48.1%	0.5%	100.0%
2021	9.0%	0.9%	41.5%	1.0%	47.4%	0.2%	100.0%
2022	0.1%	0.8%	45.0%	1.0%	52.9%	0.2%	100.0%

**Notes:**

<sup>1</sup> The significant increase in 2014 Device revenue is due to increased fees per device.

**Data Source:**

Applicable years' annual financial report.



**City of Black Hawk, Colorado**  
**City's Share of State Gaming Taxes <sup>1</sup>**  
**Last Ten Calendar Years**  
**(modified accrual basis of accounting)**

<b>Calendar Year</b>	<b>Unrestricted <sup>2</sup></b>	<b>Restricted For Preservation <sup>3</sup> and Restoration</b>	<b>Total</b>	<b>Total Percentage Change</b>
2013	6,864,191	3,457,536	10,321,727	#DIV/0!
2014	6,957,400	3,496,881	10,454,281	1.28%
2015	7,436,400	3,691,877	11,128,277	6.45%
2016	7,933,146	3,844,192	11,777,338	5.83%
2017	7,937,140	3,803,758	11,740,898	-0.31%
2018	8,497,859	3,970,589	12,468,448	6.20%
2019	8,403,874	3,873,403	12,277,277	-1.53%
2020	5,036,466	2,081,518	7,117,984	-42.02%
2021	7,945,514	3,638,322	11,583,836	62.74%
2022	12,313,295	4,320,270	16,633,565	43.59%

**Percentage Change in  
Dollars Over 10 Years**

<u>79.4%</u>	<u>25.0%</u>	<u>61.2%</u>
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**Notes:**

<sup>1</sup> The State Constitutional amendment that authorized limited gaming in three Colorado cities requires limited gaming establishments to pay up to 40% of their adjusted gross profits (the total amount of all wagers made by players less all payments to players) to the State of Colorado. A portion of these taxes is returned to the gaming cities.

<sup>2</sup> The State of Colorado must distribute 10% of their state gaming taxes to the three gaming cities in Colorado, in proportion to the gaming revenues generated in each respective city.

<sup>3</sup> 20% of the state gaming taxes distributed to the State of Colorado's state historical fund to be used for restoration and preservation of the three gaming cities in Colorado in proportion to the gaming revenues generated in the respective cities.

**Data Source:**

Applicable years' annual financial report.



**City of Black Hawk, Colorado**  
**General Governmental Expenditures by Function**  
**Last Ten Calendar Years**  
**(modified accrual basis of accounting)**

Function	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Current:</b>										
General government	\$ 5,592,755	\$ 5,552,153	\$ 4,624,739	\$ 6,030,584	\$ 5,616,248	\$ 6,328,712	\$ 6,282,963	\$ 5,052,253	\$ 6,151,080	\$ 7,763,233
Planning	602,976	643,596	512,442	587,914	1,635,208	662,537	762,472	738,191	746,868	660,084
Public safety	5,801,721	6,074,576	6,197,919	6,444,945	6,923,541	7,082,309	7,313,889	7,208,729	7,631,431	8,414,005
Public works	3,802,617	3,347,852	3,166,676	3,332,495	4,000,770	3,850,907	3,576,569	2,828,090	3,609,413	3,799,537
Culture and recreation	-	-	-	-	-	-	-	-	-	-
<b>Total Current</b>	<b>15,800,069</b>	<b>15,618,177</b>	<b>14,501,776</b>	<b>16,395,938</b>	<b>18,175,767</b>	<b>17,924,465</b>	<b>17,935,893</b>	<b>15,827,263</b>	<b>18,138,792</b>	<b>20,636,859</b>
<b>% Change From Prior Year</b>	<b>N/A</b>	<b>-1.2%</b>	<b>-7.1%</b>	<b>13.1%</b>	<b>10.9%</b>	<b>-1.4%</b>	<b>0.1%</b>	<b>-11.8%</b>	<b>14.6%</b>	<b>13.8%</b>
<b>Capital Outlay</b>	<b>11,152,246</b>	<b>5,496,918</b>	<b>5,708,698</b>	<b>6,372,277</b>	<b>9,313,328</b>	<b>6,035,343</b>	<b>7,618,534</b>	<b>12,258,386</b>	<b>7,929,586</b>	<b>6,969,962</b>
<b>% Change From Prior Year</b>	<b>N/A</b>	<b>-50.7%</b>	<b>3.9%</b>	<b>11.6%</b>	<b>46.2%</b>	<b>-35.2%</b>	<b>26.2%</b>	<b>60.9%</b>	<b>-35.3%</b>	<b>-12.1%</b>
<b>Debt Service</b>										
Principal	990,000	1,770,000	1,685,000	1,850,000	1,895,000	1,950,000	2,015,000	2,070,000	2,135,000	2,095,000
Interest and fees	698,967	1,577,074	1,304,375	1,085,695	953,840	895,870	834,758	772,380	895,711	1,162,231
<b>Total Debt Service</b>	<b>1,688,967</b>	<b>3,347,074</b>	<b>2,989,375</b>	<b>2,935,695</b>	<b>2,848,840</b>	<b>2,845,870</b>	<b>2,849,758</b>	<b>2,842,380</b>	<b>3,030,711</b>	<b>3,257,231</b>
<b>% Change From Prior Year</b>	<b>N/A</b>	<b>98.2%</b>	<b>-10.7%</b>	<b>-1.8%</b>	<b>-3.0%</b>	<b>-0.1%</b>	<b>0.1%</b>	<b>-0.3%</b>	<b>6.6%</b>	<b>7.5%</b>
<b>Total Expenditures</b>	<b>\$ 28,641,282</b>	<b>\$ 24,462,169</b>	<b>\$ 23,199,849</b>	<b>\$ 25,703,910</b>	<b>\$ 30,337,935</b>	<b>\$ 26,805,678</b>	<b>\$ 28,404,185</b>	<b>\$ 30,928,029</b>	<b>\$ 29,099,089</b>	<b>\$ 30,864,052</b>
<b>% Change From Prior Year</b>	<b>N/A</b>	<b>-14.6%</b>	<b>-5.2%</b>	<b>10.8%</b>	<b>18.0%</b>	<b>-11.6%</b>	<b>6.0%</b>	<b>8.9%</b>	<b>-5.9%</b>	<b>6.1%</b>
<b>Debt Service as a Percentage of Noncapital Expenditures</b>	<b>9.7%</b>	<b>17.6%</b>	<b>17.1%</b>	<b>15.2%</b>	<b>13.6%</b>	<b>13.7%</b>	<b>13.7%</b>	<b>15.2%</b>	<b>14.3%</b>	<b>13.6%</b>

**Data Source:**

Applicable years' annual financial report.



**City of Black Hawk, Colorado**  
**General Governmental Current Expenditures by Function (Unaudited) <sup>1</sup>**  
**Last Ten Calendar Years**  
**(modified accrual basis of accounting)**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Function</b>										
<b>Current:</b>										
General government	\$ 5,592,755	\$ 5,552,153	\$ 4,624,739	\$ 6,030,584	\$ 5,616,248	\$ 6,328,712	\$ 6,282,963	\$ 5,052,253	\$ 6,151,080	\$ 7,763,233
Planning	602,976	643,596	512,442	587,914	1,635,208	662,537	762,472	738,191	746,868	660,084
Public safety	5,801,721	6,074,576	6,197,919	6,444,945	6,923,541	7,082,309	7,313,889	7,208,729	7,631,431	8,414,005
Public works	3,802,617	3,347,852	3,166,676	3,332,495	4,000,770	3,850,907	3,576,569	2,828,090	3,609,413	3,799,537
Culture and recreation	-	-	-	-	-	-	-	-	-	-
<b>Total Current</b>	<b>\$ 15,800,069</b>	<b>\$ 15,618,177</b>	<b>\$ 14,501,776</b>	<b>\$ 16,395,938</b>	<b>\$ 18,175,767</b>	<b>\$ 17,924,465</b>	<b>\$ 17,935,893</b>	<b>\$ 15,827,263</b>	<b>\$ 18,138,792</b>	<b>\$ 20,636,859</b>
<b>Current:</b>										
General government	35.4%	35.5%	31.9%	36.8%	30.9%	35.3%	35.0%	31.9%	33.9%	37.6%
Planning	3.8%	4.1%	3.5%	3.6%	9.0%	3.7%	4.3%	4.7%	4.1%	3.2%
Public safety	36.7%	38.9%	42.7%	39.3%	38.1%	39.5%	40.8%	45.5%	42.1%	40.8%
Public works	24.1%	21.4%	21.8%	20.3%	22.0%	21.5%	19.9%	17.9%	19.9%	18.4%
Parks and recreation	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Total Current</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

**Notes:**

<sup>1</sup> Includes all governmental fund types.

**Data Source:**

Applicable years' annual financial report.



**City of Black Hawk, Colorado**  
**Summary of Changes in Fund Balances - Governmental Funds**  
**Last Ten Calendar Years**  
**(modified accrual basis of accounting)**

Source	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Total Revenues</b>	\$ 24,435,722	\$ 25,041,355	\$ 24,926,503	\$ 25,531,199	\$ 27,923,181	\$ 29,069,901	\$ 30,157,542	\$ 18,543,142	\$ 30,285,410	\$ 34,067,475
<b>Total Expenditures</b>	28,641,282	24,462,169	23,199,849	25,703,910	30,337,935	26,805,678	28,404,185	30,928,029	29,099,089	30,864,052
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	(4,205,560)	579,186	1,726,654	(172,711)	(2,414,754)	2,264,223	1,753,357	(12,384,887)	1,186,321	3,203,423
<b>Other Financing Sources</b>										
Inception of capital lease obligation	-	-	-	-	-	-	-	-	-	-
Issuance of bonds	10,000,000	12,000,000		6,680,000		-	-	-	20,000,000	-
Bond premium	-	-	-	-	-	-	-	-	-	-
Payment to refunded bond escrow agent	-	-	-	(6,727,167)	-	-	-	-	-	-
Transfers in	4,747,523	17,044,047	15,438,061	3,180,437	3,029,941	9,965,332	8,219,441	10,249,739	20,181,000	4,426,000
Transfers out	(4,747,523)	(25,544,047)	(15,438,061)	(3,180,437)	(3,029,941)	(9,965,332)	(8,219,441)	(9,499,739)	(24,431,000)	(3,326,000)
<b>Total Other Financing Sources</b>	10,000,000	3,500,000	-	(47,167)	-	-	-	750,000	15,750,000	1,100,000
<b>Net Change in Fund Balances</b>	5,794,440	4,079,186	1,726,654	(219,878)	(2,414,754)	2,264,223	1,753,357	(11,634,887)	16,936,321	4,303,423
<b>Fund Balances, Beginning of Year</b>	21,525,377	27,319,817	31,399,003	33,125,657	32,905,779	30,491,025	32,755,248	34,508,605	22,873,718	39,810,039
<b>Other Changes</b>	-	-	-	-	-	-	-	-	-	-
<b>Fund Balances, End of Year</b>	<u>\$ 27,319,817</u>	<u>\$ 31,399,003</u>	<u>\$ 33,125,657</u>	<u>\$ 32,905,779</u>	<u>\$ 30,491,025</u>	<u>\$ 32,755,248</u>	<u>\$ 34,508,605</u>	<u>\$ 22,873,718</u>	<u>\$ 39,810,039</u>	<u>\$ 44,113,462</u>

*Notes:*

**Data Source:**

Applicable years' annual financial report.



**City of Black Hawk, Colorado**  
**Fund Balances - Governmental Funds (Unaudited)**  
**(modified accrual basis of accounting)**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Fund:										
Assigned to:										
Emergencies	\$ 806,000	\$ 630,000	\$ 602,000	\$ 745,000	\$ 809,000	\$ 834,000	\$ 866,000	\$ 517,000	\$ 868,000	\$ 1,021,000
Subsequent years' expenditures	248,978	237,383	299,751	192,893	193,053	433,763	199,947	203,216	170,180	675,230
Unassigned	18,221,384	10,920,414	7,813,019	10,998,486	14,780,203	12,746,637	13,001,307	12,135,974	14,691,405	22,755,452
Total General Fund	19,276,362	11,787,797	8,714,770	11,936,379	15,782,256	14,014,400	14,067,254	12,856,190	15,729,585	24,451,682
All Other Governmental Funds										
Nonspendable:										
Prepaid items	3,509	3,515	45,501	3,459	66,101	5,347	1,648	1,648	2,417	0
Restricted for:										
Preservation and Restoration	4,332,241	5,370,486	3,191,540	4,604,063	4,428,235	6,064,118	10,482,062	4,744,396	11,713,741	12,112,369
Debt Service	1,629,639	2,692,875	2,637,444	2,615,630	2,497,271	2,369,237	2,193,745	1,913,518	1,541,513	1,366,715
Transportation	59,369	56,808	52,233	143,567	144,809	127,479	115,146	315,717	513,536	609,735
Parking Impact	1,492,759	1,496,458	1,500,266	1,526,657	1,532,841	9,701	9,826	9,874	9,881	10,759
Business Improvement District	6,000	5,000	7,500	7,500	7,500	7,500	4,000	1,500	1,500	-
Conservation Trust	23,200	24,400	25,617	27,097	28,457	29,913	31,914	33,248	34,668	36,470
Assigned to:										
Capital projects	253,482	9,671,041	16,693,144	12,000,751	5,891,133	9,928,030	7,171,376	1,882,286	8,591,463	5,525,732
Business Improvement District	243,256	290,623	257,642	40,676	112,422	199,523	431,634	1,115,341	1,671,735	-
Unassigned:										
Total All Other Governmental Funds	8,043,455	19,611,206	24,410,887	20,969,400	14,708,769	18,740,848	20,441,351	10,017,528	24,080,454	19,661,780
Total Governmental Funds	\$ 27,319,817	\$ 31,399,003	\$ 33,125,657	\$ 32,905,779	\$ 30,491,025	\$ 32,755,248	\$ 34,508,605	\$ 22,873,718	\$ 39,810,039	\$ 44,113,462

**Data Source:**

Applicable years' comprehensive annual financial report.



**Black Hawk, Colorado**  
**Number of Devices - By Casino** <sup>1, 2</sup>  
**Last Ten Calendar Years**

	For the Calendar Years December 31,																			
	2013		2014		2015		2016		2017		2018		2019		2020		2021		2022	
Major Casino	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total
Isle of Capri	1,113	13.2%	1,120	13.1%	1,107	13.2%	1,111	13.6%	1,063	13.8%	1,004	13.7%	940	13.1%	853	12.0%	839	12.9%	758	11.8%
Ameristar	1,529	18.1%	1,423	16.6%	1,352	16.2%	1,245	15.2%	1,245	16.2%	1,253	17.1%	1,301	18.1%	805	11.3%	991	15.2%	978	15.2%
Lodge	1,039	12.3%	1,009	11.8%	1,007	12.0%	880	10.7%	995	12.9%	993	13.6%	985	13.7%	659	9.3%	825	12.7%	832	13.0%
Monarch (Riviera)	698	8.3%	631	7.4%	722	8.6%	735	9.0%	769	10.0%	765	10.4%	756	10.5%	770	10.8%	1,132	17.4%	1,103	17.2%
Mardi Gras	822	9.7%	731	8.5%	700	8.4%	511	6.2%	462	6.0%	447	6.1%	435	6.0%	312	4.4%	324	5.0%	355	5.5%
Lady Luck Casino	494	5.8%	479	5.6%	466	5.6%	478	5.8%	467	6.1%	449	6.1%	421	5.9%	382	5.4%	398	6.1%	338	5.3%
Z Casino (Bullwhackers)	288	3.4%	415	4.9%	425	5.1%	442	5.4%	445	5.8%	428	5.8%	422	5.9%	340	4.8%	320	4.9%	360	5.6%
Saratoga (Fitzgeralds)	563	6.7%	544	6.4%	457	5.5%	467	5.7%	468	6.1%	457	6.2%	450	6.3%	346	4.9%	380	5.8%	376	5.9%
Gilpin	301	3.6%	307	3.6%	295	3.5%	295	3.6%	249	3.2%	348	4.7%	386	5.4%	232	3.3%	327	5.0%	337	5.3%
Wild Card	383	4.5%	382	4.5%	376	4.5%	362	4.4%	366	4.7%	249	3.4%	250	3.5%	134	1.9%	244	3.7%	245	3.8%
Total Major Casinos <sup>4</sup>	7,230	85.5%	7,041	82.3%	6,907	82.5%	6,526	79.6%	6,529	84.7%	6,393	87.2%	6,346	88.2%	4,833	67.9%	5,780	88.8%	5,682	88.6%
All Other Casinos	1,223	14.5%	1,514	17.7%	1,463	17.5%	1,670	20.4%	1,178	15.3%	935	12.8%	850	11.8%	2,287	32.1%	732	11.2%	733	11.4%
Total All Casinos <sup>5</sup>	8,453	100.0%	8,555	100.0%	8,370	100.0%	8,196	100.0%	7,707	100.0%	7,328	100.0%	7,196	100.0%	7,120	100.0%	6,512	100.0%	6,415	100.0%

**Notes:**

<sup>1</sup> The City adopted an ordinance imposing an occupational tax (i.e., a device fee) on gaming devices used within the City. The fee is paid on all gaming devices for which the State of Colorado has issued a device tax stamp.

<sup>2</sup> Based upon the number of devices at December 31 of each year.

**Data Source:**

<sup>4</sup> City Finance Department

<sup>5</sup> Colorado Department of Revenue, Division of Gaming.



**City of Black Hawk, Colorado**  
*Annual Device Fee Rates*  
*Last Ten Calendar Years*

<b>Year</b>	<b>Regular <sup>1,2</sup></b>	<b>Transportation Fee</b>	<b>Total</b>
2013	750	77	827
2014	945	77	1,022
2015	945	77	1,022
2016	945	44	989
2017	1,050	51	1,101
2018	1,050	41	1,091
2019	1,050	41	1,091
2020	1,050	44	1,094
2021	1,050	44	1,094
2022	1,050	44	1,094

**Notes:**

<sup>1</sup> On Nov 5, 2013, the City electors approved an increase of up to \$300 to offset new debt issuances.

<sup>2</sup> On Nov 7, 2017, the City electors approved a fee of 4 times the regular device fee for live tables games effective Jan.1 , 2018

**Data Source :**

City Finance Department



**City of Black Hawk, Colorado**  
**Principal General Device Fee Payers**  
**For the Calendar Years Ended December 31, 2022 and 2013 <sup>1</sup>**

<b>2022</b>			
<b>Principal Device Fee Payers - Casinos</b>	<b>Total Fees <sup>1</sup></b>	<b>Rank</b>	<b>Percentage of Total Fees</b>
Monarch (Riviera)	\$ 1,344,000	1	17.66%
Ameristar	\$ 1,291,500	2	16.97%
Lodge	\$ 961,800	3	12.64%
Isle of Capri	\$ 909,300	4	11.95%
Z Casino (Bullwhackers)	\$ 434,700	5	5.71%
Saratoga (Fitzgeralds)	\$ 426,300	6	5.60%
Mardi Gras	\$ 413,700	7	5.44%
Lady Luck	\$ 361,200	8	4.75%
Gilpin	\$ 353,850	9	4.65%
Wild Card	\$ 260,400	10	3.42%
<b>Total Principal Fee Payers</b>	<b>6,756,750</b>		<b>88.77%</b>
<b>All Other Fee Payers</b>	<b>854,700</b>		<b>11.23%</b>
<b>Total</b>	<b>\$ 7,611,450</b>		<b>100.00%</b>
<b>2013</b>			
<b>Principal Device Fee Payers - Casinos</b>	<b>Total Fees <sup>1</sup></b>	<b>Rank</b>	<b>Percentage of Total Fees</b>
Ameristar	\$ 1,142,250	1	18.02%
Isle of Capri	831,125	2	13.11%
Lodge	762,625	3	12.03%
Riviera	539,313	4	8.51%
Mardi Gras	537,875	5	8.48%
Fitzgeralds	412,000	6	6.50%
Lady Luck	377,750	7	5.96%
Gilpin	288,000	8	4.54%
Canyon/Grand Plateau	231,125	9	3.65%
Golden Gates	217,625	10	3.43%
<b>Total Principal Fee Payers</b>	<b>5,339,688</b>		<b>84.22%</b>
<b>All Other Fee Payers</b>	<b>1,000,812</b>		<b>15.78%</b>
<b>Total</b>	<b>\$ 6,340,500</b>		<b>100.00%</b>

**Notes:**

<sup>1</sup> The device fees do not include the Transportation Fees.

**Data Source:**

City Finance Department.



**City of Black Hawk, Colorado**  
***Direct and Overlapping Sales Tax Rates***  
***Last Ten Calendar Years***

<b>Calendar Year</b>	<b>Direct City</b>	<b>Overlapping State of Colorado</b>	<b>Total Direct and Overlapping</b>
2013	5.50%	2.90%	8.40%
2014	5.50%	2.90%	8.40%
2015	5.50%	2.90%	8.40%
2016	5.50%	2.90%	8.40%
2017 *	6.00%	2.90%	8.90%
2018	6.00%	2.90%	8.90%
2019	6.00%	2.90%	8.90%
2020	6.00%	2.90%	8.90%
2021	6.00%	2.90%	8.90%
2022	6.00%	2.90%	8.90%

***Notes:***

\* Additional 0.5% City tax approved by the voters in November 2016.

***Data Source :*** Colorado Department of Revenue, Sales Tax Information Division



**City of Black Hawk, Colorado**  
**Ratios of Total Debt Outstanding by Type**  
**Last Ten Calendar Years**

Calendar Year	Governmental Activities					Business-type Activities			Total <sup>1</sup>	Estimated Population <sup>2</sup>	Total Debt Per Capita <sup>3</sup>	Total Debt Per Gaming Device <sup>4, 5</sup>
	Device Tax Revenue Bonds	General Obligation Bonds	Special Assessment Bonds	Leases Purchase Financing	Total	Device Tax Revenue Bonds	General Obligation Bonds	Total				
2013	18,645,000	-	-	-	18,645,000	-	-	-	18,645,000	100	186,450	2,228
2014	28,875,000	-	-	-	28,875,000	-	-	-	28,875,000	100	288,750	3,523
2015	27,190,000	-	-	-	27,190,000	-	-	-	27,190,000	100	271,900	3,528
2016	25,330,000	-	-	-	25,330,000	-	-	-	25,330,000	100	253,300	3,457
2017	23,435,000	-	-	-	23,435,000	-	-	-	23,435,000	100	234,350	3,257
2018	21,485,000	-	-	-	21,485,000	-	-	-	21,485,000	100	214,850	3,018
2019	19,470,000	-	-	-	19,470,000	-	-	-	19,470,000	100	194,700	2,990
2020	17,400,000	-	-	-	17,400,000	-	-	-	17,400,000	100	174,000	2,672
2021	15,265,000	-	-	20,000,000	35,265,000	-	-	-	35,265,000	100	352,650	5,497
2022	14,260,000	-	-	18,910,000	33,170,000	-	-	-	33,170,000	100	331,700	5,171

**Notes:**

<sup>3</sup> Because of the City's small population, the debt per capita is extremely high. However, because of gaming, the City's daily population is in the range of 10,000 - 15,000.

<sup>4</sup> Percentage of personal income or percentage of actual taxable value of property is not useful, since the City receives an immaterial amount of property taxes. A better measure is the debt per gaming device within the City.

<sup>6</sup> Includes debt related to the Black Hawk Business Improvement District.

**Data Source:**

<sup>1</sup> Applicable years' annual financial report.

<sup>2</sup> Are estimated counts by City management and the Colorado Department of Local Affairs, Division of Local Government.

<sup>5</sup> Number of gaming devices. Colorado Department of Revenue, Gaming Division.



**City of Black Hawk, Colorado**  
**Ratios of General Bonded Debt Outstanding <sup>1</sup>**  
**Last Ten Calendar Years**

<b>Calendar Year</b>	<b>General Obligation Bonds <sup>1</sup></b>	<b>Estimated Population</b>	<b>Debt Per Capita</b>	<b>Total G.O. Debt Per Gaming Device <sup>2, 3</sup></b>
2013	-	100	-	-
2014	-	100	-	-
2015	-	100	-	-
2016	-	100	-	-
2017	-	100	-	-
2018	-	100	-	-
2019	-	100	-	-
2020	-	100	-	-
2021	-	100	-	-
2022	-	100	-	-

**Notes:**

<sup>2</sup> Percentage of personal income or percentage of actual taxable value of property is not useful since the City receives an immaterial amount of property taxes. A better measure is debt per gaming device within the City.

**Data Source:**

<sup>1</sup> Applicable years' annual financial report.

<sup>3</sup> Number of gaming devices. Colorado Department of Revenue, Gaming Division.



**City of Black Hawk, Colorado**  
**Direct and Overlapping Governmental Activities Debt**  
**December 31, 2022**

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable <sup>3</sup>	Estimated Share of Overlapping Debt
<b>City Direct Debt:</b>			
City:			
Device tax revenue bonds	\$ 14,260,000		
General obligation refunding bonds	-		
Lease purchase financing	18,910,000		
Black Hawk Business Improvement District: <sup>1</sup>			
General obligation refunding bonds	-		
Total direct debt	<u>\$ 33,170,000</u>	100.00%	<u>\$ 33,170,000</u>
<b>Overlapping Debt <sup>2, 3, 5, 6</sup></b>			
<b>General Obligation Bonds: <sup>4</sup></b>			
Miners Mesa Commercial Metropolitan District			
General obligation bonds	6,291,000	100.00%	6,291,000
Silver Dollar Metropolitan District			
General obligation bonds	12,140,000	100.00%	<u>12,140,000</u>
Total			<u>18,431,000</u>
<b>Total Direct and Overlapping Debt</b>			<u><u>\$ 51,601,000</u></u>

**Notes:**

<sup>1</sup> The Black Hawk Business Improvement District is a blended component unit of the City.

<sup>2</sup> Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City.

<sup>3</sup> For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using assessed property values. Applicable percentages were estimated by determining the portion of another government unit's assessed value that is within the City's boundaries and dividing it by each unit's total assessed value.

<sup>4</sup> Debt as of most current data available.

<sup>5</sup> Although overlapping the City's boundaries, Black Hawk-Central City Sanitation District, Gilpin County RE-1 School District and Gilpin County do not have any outstanding governmental activities debt.

**Data Source:**

<sup>6</sup> Each specific government.



**City of Black Hawk, Colorado**  
**Legal Debt Margin**  
**Last Ten Calendar Years**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Assessed Value <sup>1</sup></b>	<u>\$ 217,657,989</u>	<u>\$ 217,921,025</u>	<u>\$ 234,861,739</u>	<u>\$ 237,558,964</u>	<u>\$ 242,790,494</u>	<u>\$ 245,599,268</u>	<u>\$ 299,950,331</u>	<u>\$ 317,003,620</u>	<u>\$ 294,121,016</u>	<u>\$ 293,791,067</u>
<b>Legal Debt Margin</b>										
Debt limit (10% of assessed value)	<u>\$ 21,765,799</u>	<u>\$ 21,792,103</u>	<u>\$ 23,486,174</u>	<u>\$ 23,755,896</u>	<u>\$ 24,279,049</u>	<u>\$ 24,559,927</u>	<u>\$ 29,995,033</u>	<u>\$ 31,700,362</u>	<u>\$ 29,412,102</u>	<u>\$ 29,379,107</u>
Debt applicable to limit:										
General obligation bonds	-	-	-	-	-	-	-	-	-	-
Less: Amount reserved for repayment of general obligation debt	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total debt applicable to limit	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Legal debt margin	<u>\$ 21,765,799</u>	<u>\$ 21,792,103</u>	<u>\$ 23,486,174</u>	<u>\$ 23,755,896</u>	<u>\$ 24,279,049</u>	<u>\$ 24,559,927</u>	<u>\$ 29,995,033</u>	<u>\$ 31,700,362</u>	<u>\$ 29,412,102</u>	<u>\$ 29,379,107</u>
As a percentage of debt limit	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>	<u>100.00%</u>

**Data Source:**<sup>1</sup> Gilpin County Assessor



**City of Black Hawk, Colorado**  
**Demographic and Economic Statistics**  
**Last Ten Calendar Years**

Calendar Year	County Population <sup>1, 2</sup>	(thousands of dollars)	County Per Capita Income <sup>1, 2</sup>	County Per Capita Personal Income % of U.S. <sup>2</sup>	County Median Age <sup>3</sup>	Unemployment Rate		
		County Personal Income <sup>1, 2</sup>				Gilpin County <sup>4</sup>	State of Colorado <sup>4</sup>	United States <sup>5</sup>
2013	5,491	243,662	44,375	101%	N/A	5.9%	5.6%	7.4%
2014	5,601	249,717	44,584	109%	N/A	4.4%	4.9%	6.2%
2015	5,828	259,246	44,308	105%	N/A	3.1%	3.8%	5.3%
2016	5,931	241,404	40,702	83%	N/A	2.4%	3.3%	4.9%
2017	5,441	225,807	41,501	83%	N/A	2.0%	2.8%	4.4%
2018	6,013	273,778	45,531	88%	N/A	2.8%	3.6%	3.9%
2019	6,121	294,591	48,128	93%	N/A	2.3%	2.8%	3.5%
2020	6,243	309,909	49,641	96%	N/A	8.5%	6.9%	8.1%
2021	5,873	346,953	59,076	167%	N/A	3.9%	4.2%	3.9%
2022	5,891	381,383	64,740	183%	N/A	2.2%	2.8%	3.5%

**Notes:**

<sup>1</sup> Information available for Gilpin County, not for the City.

**Data Source:**

<sup>2</sup> Gilpin County - 2011 - 2020 - U.S. Bureau of Economic Analysis.

<sup>3</sup> Gilpin County - U.S. Census Bureau.

<sup>4</sup> Colorado Department of Labor and Employment.

<sup>5</sup> United States Department of Labor, Bureau of Labor Statistics



**City of Black Hawk, Colorado**  
**Principal Employers**  
**For the Calendar Years 2015 and 2007 \***

<b>2015</b>				
<b>Employer</b>	<b>Product or Service</b>	<b>Number of Employees</b>	<b>Rank</b>	<b>Percentage of Total</b>
Ameristar Casino	Casino/Hotel	1,095	1	32.57%
Isle of Capri/Lady Luck Casino	Casino/Hotel	751	2	22.34%
Lodge/Gilpin Casino	Casino/Hotel	692	3	20.58%
Mardi Gras/Golden Gates/Golden Gulch	Casino	457	4	13.59%
Monarch Casino	Casino	367	5	10.92%
<b>Total Principal Employers</b>		<b>3,362</b>		<b>100.00%</b>

<b>2007</b>				
<b>Employer</b>	<b>Product or Service</b>	<b>Number of Employees</b>	<b>Rank</b>	<b>Percentage of Total</b>
Isle of Capri	Casino/Hotel	579	1	26.68%
The Lodge	Casino/Hotel	508	2	23.41%
Ameristar	Casino/Hotel	500	3	23.04%
Mardi Gras	Casino	322	4	14.84%
Rivera	Casino	261	5	12.03%
<b>Total Principal Employers</b>		<b>2,170</b>		<b>100.00%</b>

**Data Source :**

Colorado Division of Gaming

\*2015 Figures the latest data available.



**City of Black Hawk, Colorado<sup>1</sup>**  
**Average Number of Employees - By Industry<sup>2</sup>**  
**Calendar Years 2013 - 2022**

Industry	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Mining & Logging	-	-	-	-	-	-	-	-	-	-
Construction	43	53	66	62	56	60	61	75	78	74
Manufacturing	16	-	16	-	1	-	5	-	-	10
Trade, Retail & Wholesale	27	40	39	56	64	28	45	46	49	37
Information Tech	-	-	-	-	-	-	-	-	-	5
Financial Activities	8	-	-	-	-	-	-	-	-	-
Professional & Business Services	47	48	43	35	32	80	45	37	39	55
Health Care & Social Assistance	57	55	50	51	54	62	51	47	49	46
Leisure & Hospitality	4,296	4,170	4,142	4,129	4,093	3,997	3,755	2,942	3,256	3,542
Other Services	177	57	73	85	144	153	278	97	114	105
Public Administration	309	310	316	329	331	348	347	301	317	353
<b>Total</b>	<b>4,980</b>	<b>4,733</b>	<b>4,745</b>	<b>4,747</b>	<b>4,775</b>	<b>4,728</b>	<b>4,587</b>	<b>3,545</b>	<b>3,902</b>	<b>4,227</b>

**Notes:**

<sup>1</sup> Information is only available for Gilpin County

**Data Source:**

<sup>2</sup> State of Colorado, Department of Labor and Employment, LMI Gateway, Employment, Industry Employment Distribution



**City of Black Hawk, Colorado**  
**Comparison of the Average Number of Gaming Devices by Gaming City**  
**Last Ten Calendar Years**

Calendar Year	Black Hawk, Colorado		Cripple Creek, Colorado		Central City, Colorado		Total	
	Number of Devices	Percentage of Total	Number of Devices	Percentage of Total	Number of Devices	Percentage of Total	Number of Devices	Percentage of Total
2013	8,589	58.8%	3,998	27.4%	2,008	13.8%	14,595	100.0%
2014	8,456	59.6%	3,794	26.7%	1,943	13.7%	14,193	100.0%
2015	8,198	59.2%	3,708	26.8%	1,940	14.0%	13,846	100.0%
2016	7,944	58.8%	3,656	27.1%	1,909	14.1%	13,509	100.0%
2017	7,431	57.3%	3,598	27.8%	1,930	14.9%	12,959	100.0%
2018	7,323	56.5%	3,606	27.8%	2,040	15.7%	12,969	100.0%
2019	7,085	55.7%	3,623	28.5%	2,017	15.9%	12,725	100.0%
2020 <sup>1</sup>	5,425	56.0%	2,764	28.5%	1,500	15.5%	9,689	100.0%
2021	6,462	58.7%	2,812	25.5%	1,738	15.8%	11,012	100.0%
2022	6,373	58.4%	2,812	25.8%	1,732	15.9%	10,917	100.0%
<b>Percentage Change Over 10 Years</b>	<b>-25.8%</b>		<b>-29.7%</b>		<b>-13.7%</b>		<b>-25.2%</b>	

**Data Source:**

Colorado Department of Revenue

<sup>1</sup> Casinos closed for 3 months, then capacity limited due to COVID-19.



**City of Black Hawk, Colorado**  
*Comparison of the Average Number of Casinos by Gaming City*  
*Last Ten Calendar Years*

Calendar Year	Black Hawk, Colorado		Cripple Creek, Colorado		Central City, Colorado		Total	
	Number of Casinos	Percentage of Total	Number of Casinos	Percentage of Total	Number of Casinos	Percentage of Total	Number of Casinos	Percentage of Total
2013	18	46.2%	14	35.9%	7	17.9%	39	100.0%
2014	18	50.0%	12	33.3%	6	16.7%	36	100.0%
2015	17	48.6%	12	34.3%	6	17.1%	35	100.0%
2016	17	48.6%	12	34.3%	6	17.1%	35	100.0%
2017	15	45.5%	12	36.4%	6	18.2%	33	100.0%
2018	15	45.5%	12	36.4%	6	18.2%	33	100.0%
2019	15	45.5%	12	36.4%	6	18.2%	33	100.0%
2020	15	45.5%	12	36.4%	6	18.2%	33	100.0%
2021	15	45.5%	12	36.4%	6	18.2%	33	100.0%
2022	15	45.5%	12	36.4%	6	18.2%	33	100.0%

**Data Source:**

Colorado Department of Revenue.



**City of Black Hawk, Colorado**  
**Comparison of the Average Number of Casino Employees by Gaming City <sup>1</sup>**  
**Last Ten Calendar Years**

Calendar Year	Black Hawk, Colorado		Cripple Creek, Colorado		Central City, Colorado		Total	
	Number of Employees	Percentage of Total	Number of Employees	Percentage of Total	Number of Employees	Percentage of Total	Number of Employees	Percentage of Total
2013	5,339	55.4%	3,296	34.2%	997	10.4%	9,632	100.0%
2014	6,211	60.3%	3,187	30.9%	906	8.8%	10,304	100.0%
2015	6,834	63.4%	3,088	28.7%	853	7.9%	10,775	100.0%
2016	6,103	68.6%	1,846	20.7%	953	10.7%	8,902	100.0%
2017	6,274	67.9%	1,643	17.8%	1,319	14.3%	9,236	100.0%
2018	5,718	63.8%	1,956	21.8%	1,282	14.3%	8,956	100.0%
2019	5,469	63.2%	1,883	21.8%	1,304	15.1%	8,656	100.0%
2020	3,160	69.4%	836	18.4%	555	12.2%	4,551	100.0%
2021	3,160	69.4%	836	18.4%	555	12.2%	4,551	100.0%
2022 <sup>2</sup>	n/a	0.0%	n/a	0.0%	n/a	0.0%	na/	0.0%
Percentage Change In Employees Over 10 Years	<u>0.00%</u>		<u>0.00%</u>		<u>0.00%</u>		<u>0.00%</u>	

**Notes:**

<sup>1</sup> Includes licensed and non-licensed employees.

<sup>2</sup> Figures for 2022 unavailable at the time of publishing.

**Data Source:**

Colorado Department of Revenue.



**City of Black Hawk, Colorado**  
**Comparison of Adjusted Gross Proceeds (AGP) by Gaming City <sup>1</sup>**  
**Last Ten Calendar Years**

Calendar Year	Black Hawk, Colorado			Cripple Creek, Colorado			Central City, Colorado			Total		
	Annual AGP	Percentage of Total	Percentage Change	Annual AGP	Percentage of Total	Percentage Change	Annual AGP	Percentage of Total	Percentage Change	Annual AGP	Percentage of Total	Percentage Change
2013	553,082,797	73.9%	#DIV/0!	128,032,315	17.1%	#DIV/0!	67,592,801	9.0%	#DIV/0!	748,707,913	100.0%	#DIV/0!
2014	560,598,893	75.1%	1.4%	123,432,964	16.5%	-3.6%	62,315,892	8.3%	-7.8%	746,347,749	100.0%	-0.3%
2015	595,792,993	75.4%	6.3%	128,046,346	16.2%	3.7%	66,238,898	8.4%	6.3%	790,078,237	100.0%	5.9%
2016	609,754,552	75.2%	2.3%	131,393,766	16.2%	2.6%	69,645,209	8.6%	5.1%	810,793,527	100.0%	2.6%
2017	621,432,374	75.0%	1.9%	134,736,458	16.3%	2.5%	71,886,088	8.7%	3.2%	828,054,920	100.0%	2.1%
2018	623,249,638	74.0%	0.3%	139,870,984	16.6%	3.8%	78,983,290	9.4%	9.9%	842,103,912	100.0%	1.7%
2019	613,419,924	73.6%	-1.6%	140,570,139	16.9%	0.5%	79,678,312	9.6%	0.9%	833,668,375	100.0%	-1.0%
2020	400,028,234	71.4%	-34.8%	104,451,250	18.6%	-25.7%	55,754,638	10.0%	-30.0%	560,234,122	100.0%	-32.8%
2021	728,376,832	74.6%	82.1%	165,136,618	16.9%	58.1%	82,743,395	8.5%	48.4%	976,256,845	100.0%	74.3%
2022	813,061,509	76.7%	11.6%	164,794,561	15.5%	-0.2%	82,119,735	7.7%	-0.8%	1,059,975,805	100.0%	8.6%
<b>Percentage Change</b>												
<b>In Dollars Over</b>												
<b>10 Years</b>												
	47.0%			28.7%			21.5%			41.6%		

**Notes:**

<sup>1</sup> AGP is the amount of money wagered minus the amount paid out in prizes. It is the tax base used by the State of Colorado for taxing gaming.

**Data Source:**

Colorado Department of Revenue



*Exhibit XXVIII*

**City of Black Hawk, Colorado**  
**City Employees by Function/Program**  
**Last Ten Calendar Years**

<b><u>Function/program</u></b>	<b><u>2013</u></b>	<b><u>2014</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>
City Clerk's Office	2.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
City Manager	3.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00
Community Planning & Development	2.00	2.00	3.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00
Facilities Maintenance	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Finance	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Fire Department	19.00	19.00	20.00	20.00	21.00	21.00	24.00	21.00	20.00	24.00
Fleet	6.00	6.00	6.00	6.00	6.00	6.00	6.00	5.00	5.00	5.00
Human Resources	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
IT	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Municipal Court Fund	1.25	1.25	1.25	1.25	1.50	1.50	1.50	1.50	1.50	1.50
Parks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Police	33.75	33.75	34.75	34.75	34.50	34.50	39.50	35.50	35.50	38.50
Public Works Administration	4.00	4.00	4.00	4.00	5.00	4.00	4.00	5.00	5.00	5.00
Streets	7.00	7.00	7.00	7.00	7.00	7.00	9.00	6.00	6.00	7.00
Preservation & Restoration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water	10.00	9.00	9.00	9.00	9.00	9.00	9.00	8.00	8.00	7.00
<b>Total</b>	<b><u>95.00</u></b>	<b><u>95.00</u></b>	<b><u>98.00</u></b>	<b><u>98.00</u></b>	<b><u>100.00</u></b>	<b><u>98.00</u></b>	<b><u>108.00</u></b>	<b><u>96.00</u></b>	<b><u>95.00</u></b>	<b><u>102.00</u></b>
<b><i>Percentage Change Over Prior Year</i></b>	N/A	0.0%	3.2%	0.0%	2.0%	-2.0%	8.0%	-2.0%	-12.0%	6.3%

***Data Source:***

City of Black Hawk departmental records



**City of Black Hawk, Colorado**  
**Operating Statistics by Function/Program**  
**2013-2022**

<b><u>Function/program</u></b>	<b><u>2013</u></b>	<b><u>2014</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>	<b><u>2021</u></b>	<b><u>2022</u></b>
Fire										
Rescue & emergency medical service incidents	495	487	494	551	547	467	517	330	700	844
Fire incidents	17	7	7	12	9	11	7	11	7	8
False alarm & false call incidents	138	181	180	188	136	124	154	131	251	283
All other incidents	43	46	50	41	54	52	66	48	80	78
Police										
Number of traffic related contacts	1488	1150	2223	972	787	889	1219	988	639	626
Number of annual police reports	1166	1063	1317	1105	1083	1166	1258	869	1340	1439
Dispatch										
Police communications	5447	4754	5161	6594	5586	6878	7453	5973	5711	5761
Fire communications	921	1070	1125	801	750	1243	1476	766	1035	1223
EMS communications	827	934	960	1028	963	936	922	587	1038	1105

**Data Source :**

Fire Department, Police Department



**City of Black Hawk, Colorado**  
**Capital Asset and Infrastructure Statistics by Function/Program**  
**Last Ten Calendar Years**

<b>Capital Assets</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
Buildings and related structures	46	46	47	47	48	48	51	51	58	64
Number of vehicles	123	128	130	131	132	133	140	142	145	152
Works of art	17	17	17	17	17	17	17	17	17	17
Street lights	499	499	499	499	499	499	499	499	499	499
Streets:										
Asphalt	17	17	17	17	17	17	17	17	17	17
Concrete	2	2	2	2	2	2	2	2	2	2
Gravel, Dirt or Aggregate	2	2	2	2	2	2	2	2	2	2
Bridges	6	6	6	6	6	6	6	6	6	6
Traffic signals	30	30	30	30	30	30	30	30	30	30

**Data Source :**

City capital asset records.



<b>LOCAL HIGHWAY FINANCE REPORT</b>	STATE: <b>COLORADO</b> YEAR ENDING (mm/yy): <b>12/22</b>
This Information From The Records Of: <b>CITY OF BLACK HAWK</b>	Prepared By: <b>LANCE HILLIS</b>

**I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE**

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

**II. RECEIPTS FOR ROAD AND STREET PURPOSES****III. EXPENDITURES FOR ROAD AND STREET PURPOSES**

ITEM	AMOUNT	ITEM	AMOUNT
<b>A. Receipts from local sources:</b>		<b>A. Local highway expenditures:</b>	
1. Local highway-user taxes		1. Capital outlay (from page 2)	\$ 49,927.00
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	\$ 65,688.00
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	
2. General fund appropriations	\$ 454,106.00	b. Snow and ice removal	\$ 44,982.00
3. Other local imposts (from page 2)	\$ 126,217.00	c. Other	
4. Miscellaneous local receipts (from page 2)	\$ 12,875.00	d. Total (a. through c.)	\$ 44,982.00
5. Transfers from toll facilities		4. General administration & miscellaneous	
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	\$ 449,403.00
a. Bonds - Original Issues		6. Total (1 through 5)	\$ 610,000.00
b. Bonds - Refunding Issues		<b>B. Debt service on local obligations:</b>	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	\$ -	a. Interest	
7. Total (1 through 6)	\$ 593,198.00	b. Redemption	
<b>B. Private Contributions</b>		c. Total (a. + b.)	\$ -
<b>C. Receipts from State government</b> (from page 2)	\$ 16,802.00	2. Notes:	
<b>D. Receipts from Federal Government</b> (from page 2)	\$ -	a. Interest	
<b>E. Total receipts (A.7 + B + C + D)</b>	\$ 610,000.00	b. Redemption	
		c. Total (a. + b.)	\$ -
		3. Total (1.c + 2.c)	\$ -
		<b>C. Payments to State for highways</b>	
		<b>D. Payments to toll facilities</b>	
		<b>E. Total expenditures (A.6 + B.3 + C + D)</b>	\$ 610,000.00

**IV. LOCAL HIGHWAY DEBT STATUS**

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
<b>A. Bonds (Total)</b>				\$ -
1. Bonds (Refunding Portion)				
<b>B. Notes (Total)</b>				\$ -

**V. LOCAL ROAD AND STREET FUND BALANCE**

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
	\$ -	\$ 610,000.00	\$ 610,000.00	\$ -	\$ -

Notes and Comments:



<b>LOCAL HIGHWAY FINANCE REPORT</b>		STATE: <b>COLORADO</b> YEAR ENDING (mm/yy): <b>12/22</b>	
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II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL			
ITEM	AMOUNT	ITEM	AMOUNT
<b>A.3. Other local imposts:</b>		<b>A.4. Miscellaneous local receipts:</b>	
a. Property Taxes and Assesments	\$ 125,515.00	a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	\$ 12,875.00
1. Sales Taxes		c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	\$ 702.00	g. Other Misc. Receipts	
6. Total (1. through 5.)	\$ 702.00	h. Other	
c. Total (a. + b.)	\$ 126,217.00	i. Total (a. through h.)	\$ 12,875.00
(Carry forward to page 1)		(Carry forward to page 1)	
ITEM	AMOUNT	ITEM	AMOUNT
<b>C. Receipts from State Government</b>		<b>D. Receipts from Federal Government</b>	
1. Highway-user taxes (from Item I.C.5.)	\$ 16,802.00	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations		d. Federal Transit Administration	
d. DOLA Grant		e. U.S. Corps of Engineers	
e. Other (ie. ARPA)		f. Other Federal	
f. Total (a. through e.)	\$ -	g. Total (a. through f.)	\$ -
4. Total (1. + 2. + 3.f)	\$ 16,802.00	3. Total (1. + 2.g)	
(Carry forward to page 1)		(Carry forward to page 1)	

III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL			
	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
<b>A.1. Capital outlay:</b>			
a. Right-Of-Way Costs			\$ -
b. Engineering Costs			\$ -
c. Construction:			
(1). New Facilities			\$ -
(2). Capacity Improvements			\$ -
(3). System Preservation		\$ 49,927.00	\$ 49,927.00
(4). System Enhancement And Operation			\$ -
(5). Total Construction (1)+(2)+(3)+(4)	\$ -	\$ 49,927.00	\$ 49,927.00
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.4)	\$ -	\$ 49,927.00	\$ 49,927.00
(Carry forward to page 1)			
<b>Notes and Comments:</b>			



**RESOLUTION 61-2023**  
**A RESOLUTION**  
**APPROVING CHANGE**  
**ORDER #1 WITH PEH**  
**ARCHITECTS IN THE**  
**AMOUNT OF \$111,468.00**  
**FOR DESIGN SERVICES**  
**ASSOCIATED WITH THE**  
**COPPER KITCHEN**  
**PIZZERIA PROJECT**



**STATE OF COLORADO  
COUNTY OF GILPIN  
CITY OF BLACK HAWK**

**Resolution No. 61-2023**

**TITLE:     A RESOLUTION APPROVING CHANGE ORDER #1 WITH PEH ARCHITECTS IN THE AMOUNT OF \$111,468.00 FOR DESIGN SERVICES ASSOCIATED WITH THE COPPER KITCHEN PIZZERIA PROJECT**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, COLORADO, THAT:

**Section 1.**     The City Council hereby approves Change Order #1 with PEH Architects in the amount of \$111,468.00 for design services associated with the Copper Kitchen Pizzeria project, and authorizes the Mayor to execute the same on behalf of the City.

RESOLVED AND PASSED this 26<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
David D. Spellman, Mayor

ATTEST:

\_\_\_\_\_  
Melissa A. Greiner, CMC, City Clerk





# CITY OF BLACK HAWK

## REQUEST FOR COUNCIL ACTION

**SUBJECT:** Resolution 61-2023, a Resolution approving Change Order #1 with PEH Architects for design services associated with the Copper Kitchen Pizzeria.

**RECOMMENDATION:**

If City Council chooses to approve Resolution 61-2023, the recommended motion is as follows: “Approve Resolution 61-2023, a Resolution approving Change Order #1 with PEH Architects in the amount of \$111,468.00 for design services associated with the Copper Kitchen Pizzeria project.”

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

PEH Architects and their design team had previously completed the design process and prepared a full set of building permit documents for the Copper Kitchen Pizzeria, whereby the existing structure at 271 Gregory Street would be relocated to the east end of the Gregory Street Plaza and reconfigured into a pizzeria.

However, because of higher-than-expected construction costs, a decision was made to redesign the project. The Copper Kitchen Pizzeria building would be simplified, removing the basement and squaring up the building to allow for the use of modular building panels. The existing building at 271 Gregory Street would be demolished instead of being relocated and modified. The existing pedestrian ramp at the east end of the Plaza would be removed and an exterior elevator added to maintain ADA access. Finally, the curve at the lower end of Church Street would be widened to allow for better visibility.

A new set of construction documents would need to be prepared for this revised concept, which results in additional work for PEH Architects and their subconsultants.

**FUNDING SOURCE:** Program Expenses / Copper Kitchen  
203-0000-502-58-48

**AGENDA DATE:** July 26, 2023

**ORIGINATED BY:** Tom Isbester / Matt Reed

**STAFF PERSON RESPONSIBLE:** Tom Isbester / Matt Reed

**PROJECT COMPLETION DATE:** December 1, 2023

**DOCUMENTS ATTACHED:** Conceptual Rendering  
Change Order #1

**CITY ATTORNEY REVIEW:** [ ] Yes [ X ] No [ ] N/A INITIALS \_\_\_\_\_

**SUBMITTED BY:**

Thomas Isbester, Public Works Director

**REVIEWED BY:**

Stephen N. Cole, City Manager





PROPOSED VIEW





CITY OF BLACK HAWK, COLORADO  
Public Works Department

Change Order  
No. 1

**PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER**

Date of Issuance: 26-Jul-23

Project: Copper Kitchen Pizzeria

Consultant: PEH Architects  
1720 14th St., Suite #100  
Boulder, CO 80302

Date of Agreement: 8-Mar-23

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**The Professional Services Agreement is modified as follows upon execution of this Change Order:**

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**Description:** Increased design fees to prepare Design Development and permit plans based on a new building concept, the addition of an exterior elevator, Church Street improvements, and demolition of the structure located at 271 Gregory Street.

Additional costs for Design Development = \$41,298

Additional costs for permit documents = \$70,170

**Attachments:** N/A

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**CHANGE IN CONTRACT PRICE:**

Original Contract Price: \$291,170.00

Amount of Previous Change Orders: \$0.00

Contract Price prior to this Change Order: \$291,170.00

Amount of this Change Order: \$111,468.00

Contract Price Incorporating this Change Order: \$402,638.00


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Except as expressly amended or modified herein, the Agreement shall remain unmodified and shall remain in full force and effect.

CITY OF BLACK HAWK, COLORADO

PEH ARCHITECTS

By: \_\_\_\_\_  
David D. Spellman, Mayor

By: 

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

Date: 7/18/23