

**PARK COUNTY BOARD OF ADJUSTMENT  
PLANNING DEPARTMENT STAFF REPORT**

Board of Adjustment Hearing Date: February 17, 2026

To: Board of Adjustments

Date: February 10, 2026

Prepared by: Shelli Yarbrough, Planner I

Case Number: A26-0004

Subject: Variance

Request: The applicant is requesting a 15' variance from the south side (rear) lot line to build a shed, resulting in a 5' property line setback instead of the normal 20' county setback requirement.

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**Application Summary:**

Applicant:	David Blau
Owner:	David Blau
Location:	Lot 3 NEW, Harris Park Estates, Unit 6, Block 87, addressed as 202 Wilkins Rd, Bailey CO 80421
Current Zone District:	Residential
Surrounding Zoning:	Residential – see attachment 1
Lot Size:	0.46 Acres
Existing Use:	Single Family Residential
Proposed Use:	Adding a Shed at the rear of the property

**Background:**

The subject property is in the Harris Park Subdivision, near Bailey. A Vicinity Map is included as Attachment 2. The topography of the parcel shows 40-50 feet of elevation change from the front to the rear of the parcel. There are wetlands on the adjacent parcel to the south owned by the Harris Park Metro District. The applicant has had a review done by the U.S. Army Corps of Engineers and it was determined that the parcel located at 202 Wilkins Rd is dry land. A conditions map of the subject property and surrounding parcels is included as Attachment 3. The home was built in 2004, with a deck added in 2023. The applicant would like to build a shed for additional work and storage space. There are currently other sheds on the property for storage, these will be removed when this larger shed is built. The adjacent parcel to the south, owned by the Harris Park Metro District, is a park and horse pasture. The applicant spoke to the owner of the home to the east; they had no objections to the variance. The parcel to the west is vacant, unimproved land that the applicant does not own but is actively trying to purchase.

## Land Use Regulations and Strategic Master Plan:

Each of the standards for approval of a variance (Land Use Regulation (LUR) Article III, Division 1, Section 3-100) is addressed below.

1. **A strict application of the Resolution causes peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness, or shape of a specific piece of land or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the land:**

The lot has a small building envelope which is further constrained by the septic tank and leach field, existing structures, topography and other property lines.

2. **The applicant provided reasonable and adequate evidence that the variance request is not a self-imposed hardship that can be rectified by means other than relief through a variance:**

The raised terrace at the rear of the parcel and the topography going towards the front creates conditions that warrant a variance. The slope of the natural landscape would require substantial backfill and soil disruption if placed closer to the home on the property.

3. **There exists no substantial detriment to any neighbor or to the public by the granting of the variance:**

No substantial impacts to surrounding properties are anticipated. The proposed shed would be more than 75 feet from any structures on the lot to the west, will reduce the number of structures on the subject property, will not affect the horse pasture and community area to the south and the parcel to the east is vacant. No objections from adjacent property owners have been received.

4. **The intent and purpose of the regulation being varied is not substantially impaired or defeated by the granting of the variance.**

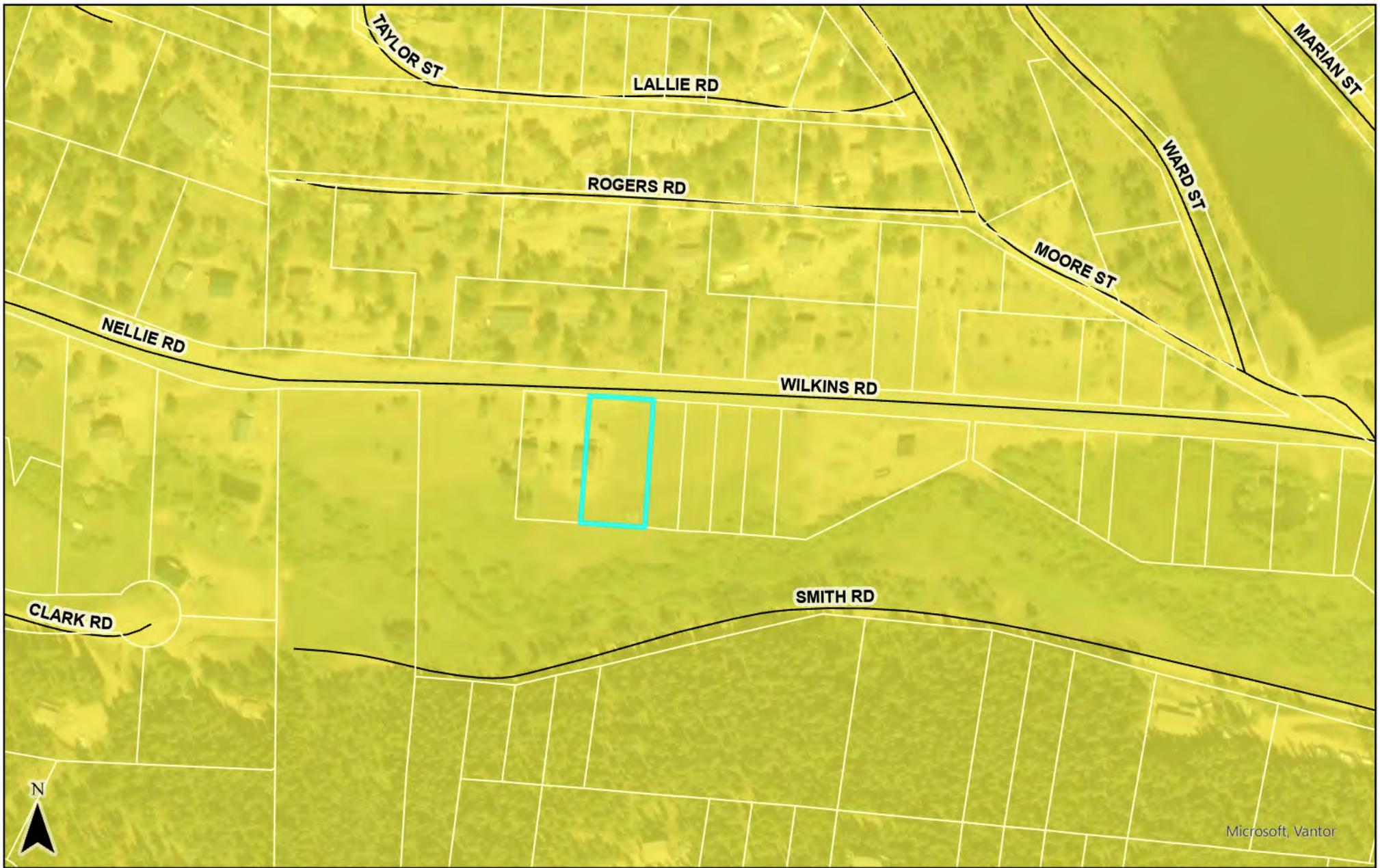
Setback requirements are intended to preserve privacy, safety, and spatial balance between structures. In this case, the intent of the regulation is preserved by maintaining separation from adjacent structures.

## Impact Analysis:

No adverse aesthetic or environmental impacts are anticipated.

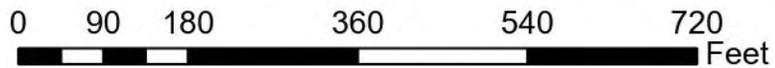
## Recommendation:

Staff recommends approval of this application with no conditions.

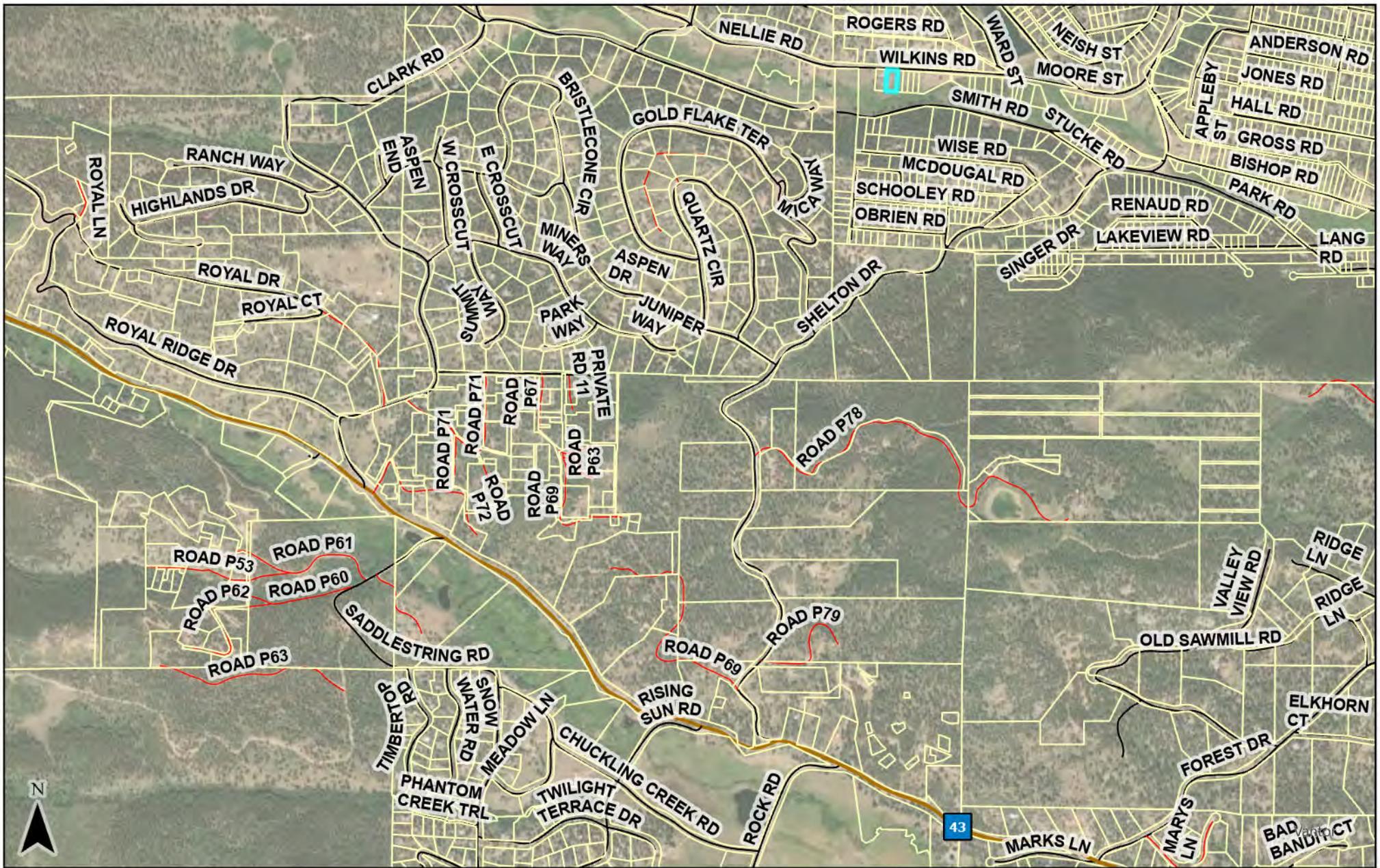


## Park County Planning & Zoning

*This map and the data displayed are not survey quality and should not be used for any legal purpose(s)*



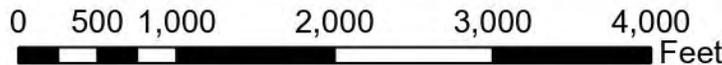
- |               |                         |                           |
|---------------|-------------------------|---------------------------|
| ParcelsLayout | Agricultural            | Rural Center Mixed        |
| County Rd     | Commercial              | Planned Unit Development  |
| Local Rd      | Conservation/Recreation | Residential               |
| Private Rd    | Industrial              | Recreational Vehicle Park |
| State Hwy     | Mining                  |                           |
| US Hwy        | Mobile Home Park        |                           |

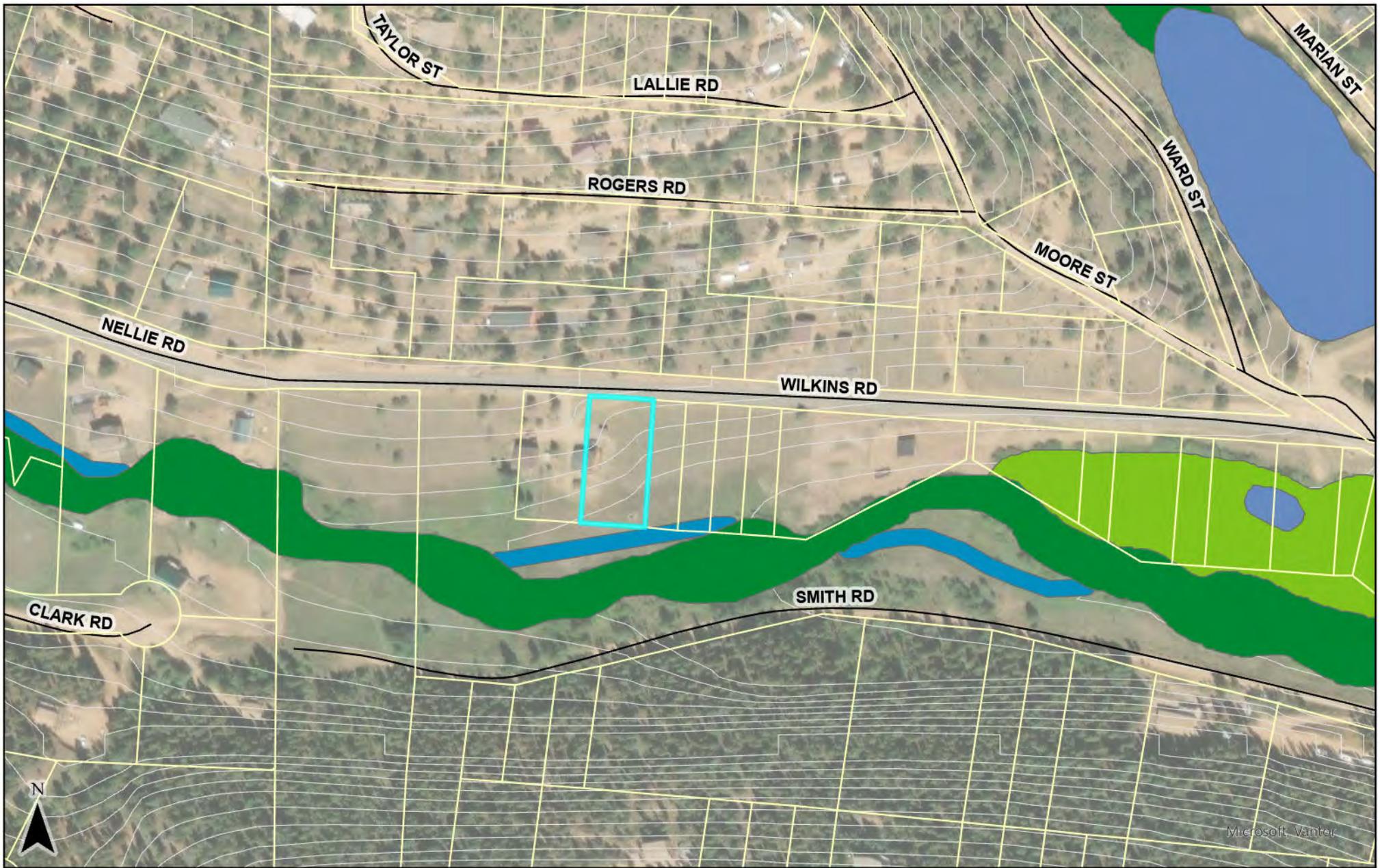


# Park County Planning & Zoning

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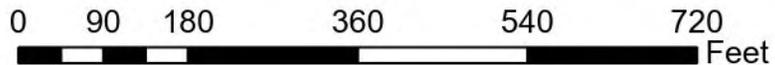
- ParcelsLayout
- County Rd
- Local Rd
- Private Rd
- State Hwy
- US Hwy





# Park County Planning & Zoning

*This map and the data displayed are not survey quality and should not be used for any legal purpose(s)*



- |                                    |             |
|------------------------------------|-------------|
| ParcelsLayout                      | County Rd   |
| Freshwater Emergent Wetland        | Local Rd    |
| Freshwater Forested/ Shrub Wetland | Private Rd  |
| Freshwater Pond                    | State Hwy   |
| Riverine                           | US Hwy      |
|                                    | 10ftContour |

#1

**PARK COUNTY APPLICATION FOR  
VARIANCE  
NON-REFUNDABLE APPLICATION FEE: \$700**

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4254, or e-mail [pepd@parkco.us](mailto:pepd@parkco.us), fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

**A. APPLICANT AND OWNERSHIP INFORMATION**

Applicant's Name: David Blau  
Mailing Address: P.O. Box [REDACTED]  
City: CONIFER State: CO Zip: 80433

Telephone  
(work) [REDACTED] (home) \_\_\_\_\_ (fax) \_\_\_\_\_

Owner's Name: David Blau  
Mailing Address: P.O. Box [REDACTED], CONIFER, CO 80433  
Telephone No.: [REDACTED]

**B. PROPERTY INFORMATION**

Complete Legal Description of Property Proposed for the Variance (attach additional page, if necessary):

Parcel - 45730 Legal: T06 R73 S23 NE4 HARRIS PARK ESTATES  
UNIT 6 BLOCK 081 LOTS NEW  
Street Address of Property: 302 WILKINS RD., BAILEY, CO 80421  
Property's Total Acreage: 0.46  
Current Zone District of Property: DISTRICT 0007  
Proposed Zone District of Property: \_\_\_\_\_

<b>For County Use Only</b> Planning Department Confirmation of Current Zone District: District: <u>residential</u> Print Full Name: <u>[Signature]</u>
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**Requirements for a Variance**  
**Article III, Division 1, Section 3-100**

**C. APPLICATION REQUIREMENTS**

1. Application Fee. An application fee in the amount of \$700 must be paid at the time of submission of the application. Make the check or money order to the Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.
2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.
3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Recorders office.
4. A legal description of the property proposed for the Variance prepared by a licensed Colorado land surveyor.
5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed Variance, this information is at Park County Assessor's Office.
6. A vicinity map of where the proposed property is located within Park County.
7. A site plan drafted at a commonly used engineering scale with clear indication how the variance relates to the affected land with the following information:
  - a. Name and address of the owner;
  - b. Date of preparation, map scale, and north arrow;
  - c. Lot dimensions, total acreage, and points of access to the property, internal roads and trails. The map must illustrate how access is obtained from the property subject to variance to the nearest county road or highway;
  - d. Natural features of the property subject to variance including, wetlands, floodplain, riparian areas, water bodies, rock outcroppings, significant vegetation, geological or other hazards, and slopes greater than twenty-five percent (25%);
  - e. Utility systems including existing and proposed water wells, sewer systems, electric services, and natural gas;
  - f. The dimensions, height and setbacks of all existing and proposed structures.
  - g. A clear illustration or description of the proposed variance, using shading, crosshatching, or highlighting, to accurately illustrate the proposal.
8. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).

For County Use Only:	
Initial Receipt of the Required Information	
(1.)	<u>SO</u>
(2.)	<u>SO</u>
(3.)	<u>SO</u>
(4.)	<u>SO</u>
(5.)	<u>SO</u>
(6.)	<u>SO</u>
(7.)	<u>ask Tom for digital copy.</u>
(7a.)	<u>SO</u>
(7b.)	<u>SO</u>
(7c.)	<u>SO</u>
(7d.)	<u>SO</u>
(7e.)	<u>SO</u>
(7f.)	<u>SO</u>
(7g.)	<u>SO</u>
(8.)	<u>SO</u>



**D. APPLICANT AND LANDOWNER SIGNATURES:**

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: [Signature]  
Print name: DAVID BLAU  
If company, state Title/Position: \_\_\_\_\_

Owner: Signed: [Signature]  
Print name: DAVID BLAU  
If company, state Title/Position: \_\_\_\_\_

**E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION**

This application was submitted to the Park County Planning Department on the following date and time:

December 29, 20 25  
Month Day Year

**For County Use Only:**  
Verification of Date of Delivery and  
County Receipt of Application  
Date: 12/29/25  
Print Name: [Signature]

Payment of the Applicant Fee was made by:

Personal Check # 1009 Amount \$ 700-  
 Cash Amount \$ \_\_\_\_\_  
 Other \_\_\_\_\_ Amount \$ \_\_\_\_\_

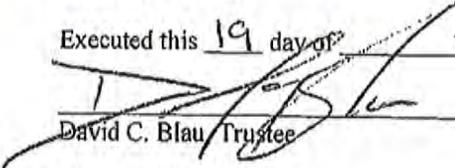
**APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.**

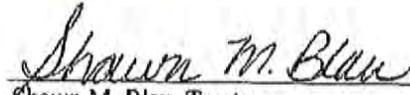
**ALL BOARD OF ADJUSTMENT HEARINGS WILL BE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.**

\*\*\*\*\*  
**STATEMENT OF AUTHORITY (SECTION 38-30-172, C.R.S.)**

This Statement of Authority relates to **The Broken Bar Diamond D Trust** formed under the laws of Colorado with a mailing address of **202 Wilkins Road, Bailey, CO 80433**. **David C. Blau and Shawn M. Blau, Trustees of the Trust** are authorized -jointly or severally and without limitation - to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Trust.

Executed this 19 day of 3, 2024.

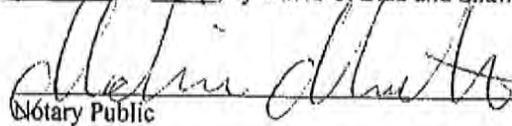
  
\_\_\_\_\_  
David C. Blau, Trustee

  
\_\_\_\_\_  
Shawn M. Blau, Trustee

STATE OF COLORADO )  
COUNTY OF ARAPAHOE )

Subscribed and sworn to before me on March 19, 2024, by David C. Blau and Shawn M. Blau, Trustees.

MADISON RENE MARTIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224041577  
\*NOTARY COMMISSION EXPIRES OCTOBER 27, 2026\*

  
\_\_\_\_\_  
Notary Public

#3



# Park County Treasurer Tax Receipt

Account	Parcel Number	Receipt Date	Receipt Number
R0045730	45730	Jun 11, 2025	2025-06-11-Kathleen-190871

BROKEN BAR DIAMOND D TRUST  
 202 WILKINS RD  
 BAILEY, CO 80433

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<b>Situs Address</b>	<b>Payor</b>				
202 WILKINS RD BAILEY 80421	CoreLogic				
<b>Legal Description</b>					
T06 R73 S23 NE4 HARRIS PARK ESTATES UNIT 6 BLOCK 087 LOT 03 NEW					
<b>Property Code</b>	<b>Actual</b>	<b>Assessed</b>	<b>Year</b>	<b>Area</b>	<b>Mill Levy</b>
SINGLE FAMILY LAND - 1112	17,173	1,150	2024	0007	70.9717
SINGLE FAMILY IMP - 1212	511,768	34,290	2024	0007	70.9717

**Payments Received**

Direct Deposit	Multi-Account Payment
Bank Account Alpine_Operating	

**Payments Applied**

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	\$2,253.36	\$1,126.68	\$1,126.68	\$0.00
				<u>\$1,126.68</u>	\$0.00
					<b>\$0.00</b>

Balance Due as of Jun 11, 2025 **\$0.00**

Thank you for your payment.

#4

### WARRANTY DEED

GRANTOR(S): David C. Blau and Shawn M. Blau

For the consideration of \$10.00, in hand paid, hereby warrant, grant, bargain, sell, convey, and confirm to

GRANTEE(S): The Broken Bar Diamond D Trust

GRANTEE(S)  
ADDRESS: 202 Wilkins Road, Bailey, CO 80433

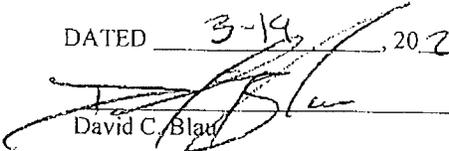
all of Grantor(s) right, title and interest in and to the following described real property in the County of Park, State of Colorado, with all its appurtenances and warrant(s) the title to the same, to wit:

See Exhibit A attached hereto and made hereof

Also known by street and number as: 202 Wilkns Rd. Bailey, CO 80433

FAMILY ESTATE PLANNING PURPOSES - NO DOCUMENTARY FEE REQUIRED

DATED 3-19, 2024.

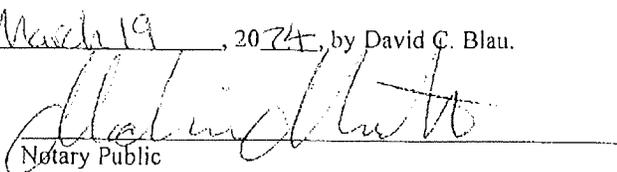
  
David C. Blau

  
Shawn M. Blau, Trustee

STATE OF COLORADO )  
COUNTY OF ARAPAHOE )

This instrument was acknowledged before me on March 19, 2024, by David C. Blau.

MADISON RENE MARTIN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224041577  
MY COMMISSION EXPIRES OCTOBER 27, 2026

  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION**

**THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:**

**Parcel 1:**

New Lot 3, as depicted on Lot Consolidation Plat, a Reconfiguration of Lots 1, 2, 3 and 4, Block 87, Harris Park Estates - Unit 6, recorded May 15, 2002 at Reception No. 566114, County of Park, State of Colorado.

**Parcel 2:**

Together with that easement for ingress and egress as further described in that document recorded June 23, 2003 at Reception No. 584721,  
County of Park, State of Colorado.



#10  
VARIANCE LINE # REQ'S -

LINE #4

LEGAL DESCRIPTION -

202 WILKINS RD.  
BAILEY, CO 80421

T06 R73 S23 NE4 HARRIS PARK ESTATES UNIT 6 BLOCK 087 LOT 3 NEW

LINE #5

ADDRESSES OF ADJOINING LAND/PROPERTY OWNERS -

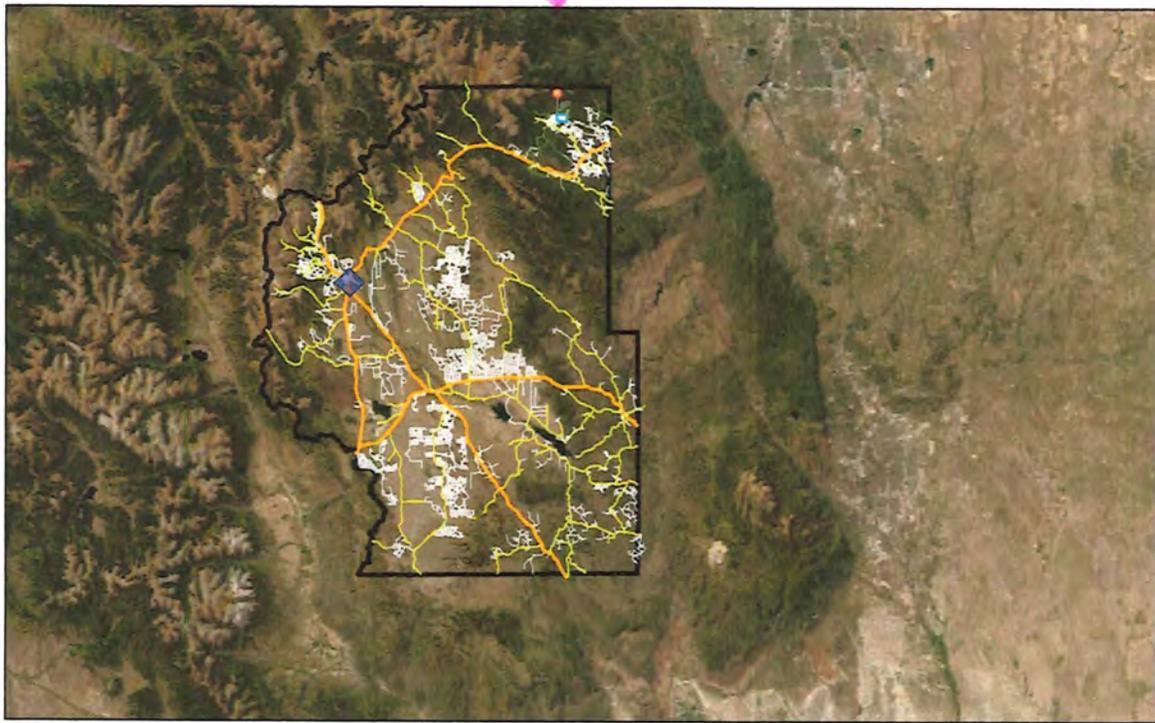
\*Gary Almendinger - [REDACTED]  
9048 W. 101<sup>st</sup> Ave.  
Broomfield, CO 80021

\*Kimbrough Johns - [REDACTED]  
216 Wilkins Rd.  
Bailey, CO 80421

\*Harris Park Metro District - [REDACTED]  
2154 Shelton Dr.  
Bailey, CO 80421

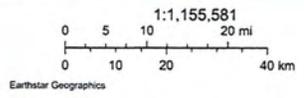
# #7 VICINITY MAP

Park County Map



2/6/2025, 8:26:43 PM

- County Line
- Roads
- Highways
- Forest Service Roads
- County Roads
- Minor Roads



Park County Colorado  
For informational use only.

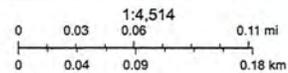
#7  
VICINITY  
MAP

### Park County Map



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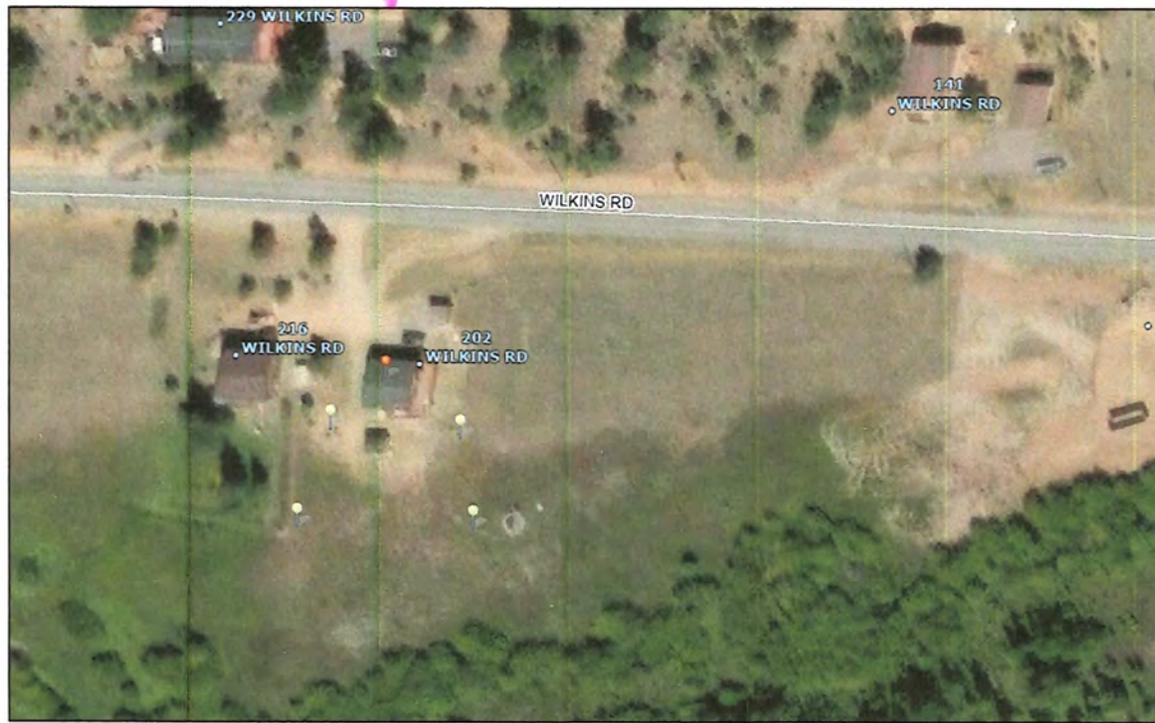
- Subdivisions
- Roads
- County Line
- Minor Roads
- Parcels
- Addresses



Park County Colorado  
For informational use only.

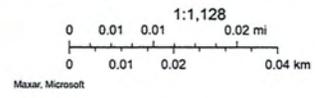
#7  
VICINITY  
MAP

Park County Map



2/6/2025, 8:47:41 PM

- Addresses
- ▭ County Line
- ▭ Roads
- ▭ Subdivisions
- ▭ Minor Roads



Park County Colorado  
For informational use only.

#9 - No utilities to this Structure.

#10 - Article III, Div. I, Sect. 3-100, #2 – Structural Setback

I would like to ask the Board of Adjustments for a favorable ruling of changing the Rear setback on my property from 30 feet to 5 feet.

#11 – Justification for variance approval –

I would also like to ask for the variance approval in stating that the property located on my South boundary is land designated as a park/ horse pasture belonging to Harris Park Metro District. This will not affect the HPMD property in any way as that land is platted to stay a park/horse pasture.

The property to the East of me already has a structure well within the standard setback. The rest of that property is vacant, and I am also actively trying to purchase that property.

The property to the West of me has some playground structures within that rear setback area and I have spoken with them about my desire for this shed. They did not object.

This Shed will not encumber any adjacent properties.

#12 – I have an address posting on my property at the street line that meets the requirements as used for previous projects.

#13 – I would also like to conclude by stating that I am aware of Park county's rules on the number of outbuildings. By building this larger shed, that is my plan for mitigating the 3 smaller structures. Once the larger shed is built, the items I have stored in the smaller sheds can be moved over and the smaller structures will be removed.

Furthermore, I have taken the extra step of confirming with the Corp of Engineering (see included documents) that I will NOT BE encroaching on any type of wetland & that the flood plain will not be affected. The name & number of the Project manager with the Corp of Engineering can be provided upon request.



2  
0  
2



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, OMAHA DISTRICT  
COLORADO REGULATORY OFFICE  
9307 SOUTH WADSWORTH BLVD  
LITTLETON, CO 80128-6901

January 10, 2025

**SUBJECT: NWO-2024-01973-DEN, 202 Wilkins Rd, Bailey, CO – Approved  
Jurisdictional Determination**

David Blau  
202 Wilkins Rd  
Bailey, CO 80421

Dear David Blau:

This letter is in response to your request received on December 12, 2024, for an approved jurisdictional determination for the approximately 0.1-acre project area located at approximately 39.50957, -105.51454, Bailey, Park County, CO. Your request has been assigned the Corps Regulatory File Number referenced above. Please reference this file number on any correspondence to us or to other interested parties when referencing this project or concerning this request.

The U.S. Army Corps of Engineers (Corps) regulates the discharge of dredged and fill material into waters of the United States under Section 404 of the Clean Water Act (CWA) (33 U.S.C. 1344) and structures or work in, over, and under navigable waters of the United States under Section 10 of the Rivers and Harbors Act (RHA) (33 U.S.C. 403). The implementing regulations for these Acts are published in the Code of Federal Regulations at 33 CFR parts 330-332.

Based on our evaluation of the information provided and other available information, including a site visit conducted on December 20, 2024, we have determined that review area is comprised of entirely dry land. Based on this determination, a Department of the Army permit is not required. This determination does not eliminate requirements to obtain any other applicable federal, state, tribal, or local permits.

Attached to this letter is the approved jurisdictional determination for your project site. This jurisdictional determination is valid for a 5-year period from the date of this letter, until **January 7, 2030**, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR part 331. Enclosed you will find a *Notification of Administrative Appeal Options and Process and Request for Appeal* (NAO-RFA) form. If you request to appeal this determination, you must submit a completed NAO-RFA form to the address listed on the form.

For an NAO-RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the NAO-RFA. Should you decide to submit an NAO-RFA form, it must be received at the Division Office by **March 8, 2025**. It is not necessary to submit an NAO-RFA form to the Division Office if you do not object to the determination in this letter.

In the event that you disagree with this approved jurisdictional determination and you have **new information** not considered in the original determination, you may request reconsideration of this determination by contacting this office prior to initiating an appeal. To request this reconsideration based upon new information, you must submit the new information to this office so that it is received within 60 days of the date of the NAO-RFA.

The Corps' Omaha District, Regulatory Branch is committed to providing quality and timely service to our customers. In an effort to improve customer service, please take a moment to complete our Customer Service Survey found on our website at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. If you do not have Internet access, you may call and request a paper copy of the survey that you can complete and return by mail. Additionally, further information regarding the Omaha District Regulatory Program can be obtained by visiting our website at <https://www.nwo.usace.army.mil/Missions/Regulatory-Program/>.

If you have any questions concerning this jurisdictional determination, please contact Daniel Ishmael at the above address, by phone at 720-948-3266, or by email at [Daniel.c.ishmael@usace.army.mil](mailto:Daniel.c.ishmael@usace.army.mil) and reference file number **NWO-2024-01973-DEN**.

Sincerely,

*Aaron Ebers* for

Kiel Downing  
Chief, Denver Regulatory Office

Enclosures

- 1) Notification of Administrative Appeal Options and Process and Request for Appeal
- 2) Memorandum for Record



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, OMAHA DISTRICT  
9307 SOUTH WADSWORTH BLVD  
LITTLETON, CO 80128-6901

CENWO-ODR-CO

10 January 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023),<sup>1</sup> [NWO-2024-01973-DEN, MFR 1 of 2](#).

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.<sup>3</sup> AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.<sup>4</sup>

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),<sup>5</sup> the 2023 Rule as amended,

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<sup>1</sup> While the Revised Definition of "Waters of the United States"; Conforming had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

<sup>2</sup> When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, the territorial seas, or interstate water that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

<sup>3</sup> 33 CFR 331.2.

<sup>4</sup> Regulatory Guidance Letter 05-02.

<sup>5</sup> USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

CENWO-ODR-CO

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as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

1. SUMMARY OF CONCLUSIONS.

- a. The review area is comprised entirely of dry land (i.e., there are no waters such as streams, rivers, wetlands, lakes, ponds, tidal waters, ditches, and the like in the entire review area and there are no areas that have previously been determined to be jurisdictional under the Rivers and Harbors Act of 1899 in the review area).

A review of Google Earth imagery (1999-2023) and Wayback Imagery (2014, 2018, 2019, 2020) indicates a change in vegetation composition between the riparian corridor of Elk Creek, the floodplain of Elk Creek (review area), and the uplands outside of the floodplain of Elk Creek. No other indicators of hydrology are present within the review area. According to the USGS 3D Elevation Program (3DEP) digital elevation model, the review area is approximately 8-10 feet above the riparian corridor of Elk Creek, indicating the review area rarely receives hydrologic input from Elk Creek. Additionally, there is no National Wetlands Inventory (NWI) polygon within the review area. The Corps conducted a site visit on December 20, 2024, to confirm the absence of wetlands within the review area. The Corps identified some facultative/facultative wet vegetation consistent with high altitude floodplains but did not identify hydric soils or hydrology sufficient to create hydric soils within the review area. As such, the Corps has determined that the review area is comprised entirely of dry land.

2. REFERENCES.

- a. "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule")
- b. "Revised Definition of 'Waters of the United States'; Conforming" 88 FR 3004 (September 8, 2023)
- c. *Sackett v. EPA*, 598 U.S. \_\_\_, 143 S. Ct. 1322 (2023)

3. REVIEW AREA. The approximately 0.1-acre review area is located at approximate latitude 39.50957, -105.51454, Park County, Colorado. The review area is shown on the attached map.

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4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS CONNECTED. [N/A](#)<sup>6</sup>
5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER. [N/A](#)
6. SECTION 10 JURISDICTIONAL WATERS<sup>7</sup>: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.<sup>8</sup> [N/A](#)
7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the 2023 Rule as amended, consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the 2023 Rule as amended. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.
  - a. Traditional Navigable Waters (TNWs) (a)(1)(i): [N/A](#)
  - b. The Territorial Seas (a)(1)(ii): [N/A](#)

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<sup>6</sup> This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

<sup>7</sup> 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

<sup>8</sup> This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

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- c. Interstate Waters (a)(1)(iii): [N/A](#)
- d. Impoundments (a)(2): [N/A](#)
- e. Tributaries (a)(3): [N/A](#)
- f. Adjacent Wetlands (a)(4): [N/A](#)
- g. Additional Waters (a)(5): [N/A](#)

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

- a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).<sup>9</sup> [N/A](#)
- b. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).  
[N/A](#)

9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

- a. [Site visit, conducted on December 20, 2024](#)
- b. [Google Earth Imagery, Accessed December 19, 2025](#)
- c. [Wayback Imagery, Accessed December 19, 2025](#)
- d. [National Wetlands Inventory, Accessed December 19, 2025.](#)
- e. [USGS 3D Elevation Program \(3DEP\) Digital Elevation Model, Accessed December 19, 2025.](#)

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<sup>9</sup> 88 FR 3004 (January 18, 2023)

CENWO-ODR-CO

SUBJECT: 2023 Rule, as amended, Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), [NWO-2024-01973-DEN](#)

10. OTHER SUPPORTING INFORMATION. [N/A](#)

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

**REQUEST FOR CORPS JURISDICTIONAL DETERMINATION (JD)**  
**U.S. ARMY CORPS OF ENGINEERS, OMAHA DISTRICT**

The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced below. **Note:** Submission of requested information is voluntary; however, if information is not provided, the request for an AJD cannot be evaluated nor can an AJD be issued.

CORPS USE ONLY:  
 DATE RECEIVED:

PROJECT NO.:

**1. PROPERTY LOCATION:**

Street Address: 202 WILKINS RD  
 City/Township/Parish: BAILEY  
 County: PARK State: CO  
 Acreage of Parcel/Review Area for JD: .46  
 Section: 523 Township: T06 Range: R73  
 Latitude: 39.50957 Longitude: -105.51434  
*(For linear projects, please include the center point of the proposed alignment.)*

**2. REQUESTOR CONTACT INFORMATION:**

Typed or printed name: DAVID BLAU  
 Company name: \_\_\_\_\_  
 Street Address: 202 WILKINS RD  
 City: BAILEY State: CO Zip: 80421  
 Daytime phone no.: \_\_\_\_\_  
 Email address: \_\_\_\_\_

**3. MAP:** Please attach a survey/plat map and vicinity map identifying location and review area for the JD.

SENT VIA E-MAIL

**4. REASON FOR REQUEST (check as many as applicable):**

- I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps, and the JD would be used to avoid and minimize impacts to jurisdictional aquatic resources and as an initial step in a future permitting process.
- I intend to construct/develop a project or perform activities on this parcel which may require authorization from the Corps; this request is accompanied by my permit application and the JD is to be used in the permitting process.
- I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district Section 10 list and/or is subject to the ebb and flow of the tide.
- A Corps JD is required in order to obtain my local/state authorization.
- I intend to contest jurisdiction over a particular aquatic resource and request the Corps confirm that jurisdiction does/does not exist over the aquatic resource on the parcel.
- I believe that the site may be comprised entirely of dry land/upland.
- Other: I BELIEVE THAT THE AREA OF QUESTION IS FLOOD PLAIN ONLY

**5. TYPE OF DETERMINATION BEING REQUESTED:**

- I am requesting an approved JD
- I am requesting a preliminary JD
- I am requesting a "no permit required" letter as I believe my proposed activity is not regulated.
- I am unclear as to which JD I would like to request and require additional information.

**6. OWNERSHIP DETAILS:**

- I currently own this property.
- I plan to purchase this property.
- I am an agent/consultant acting on behalf of the requestor.
- Other (please explain): \_\_\_\_\_

**\*Authorities:** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332. **Uses:** This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

By signing below, you are indicating that you have the authority, or are acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant Corps personnel right of entry to legally access the site if needed to perform the JD. Your signature shall be an affirmation that you possess the requisite property rights to request a JD on the subject property.

Signature:

[Handwritten Signature]

Date:

12/12/2024





8 - Shed Package

**GENERAL NOTES AND SPECIFICATIONS**

- The materials and labor shown on these plans that are provided by Cleary Building Corp. are limited to those materials and labor as defined by the Cleary Building Corp. contract. Additional materials or accessories that are not being provided by Cleary Building Corp. may be shown on plans for context or building code compliance.
  - This building is designed in accordance with the following codes and specifications:  
 2018 International Building Code (IBC)  
 2018 Edition Of "National Design Specifications for Wood Construction"
- Risk Category: \_\_\_\_\_ (I)  
 Use Group(s) Classification: \_\_\_\_\_ S-1  
 Building Use: \_\_\_\_\_ Storage  
 Type of Construction: \_\_\_\_\_ Type VB  
 Building Area: \_\_\_\_\_ 1200 Sq. Ft.
- Building Design Loads:  
 Snow Design Data:  
 Ground Snow Load (P<sub>g</sub>): \_\_\_\_\_ 81 PSF  
 Snow Exposure Factor (C<sub>e</sub>): \_\_\_\_\_ 1  
 Slope Factor (C<sub>s</sub>): \_\_\_\_\_ 0.66  
 Thermal Factor (T): \_\_\_\_\_ 1.2  
 Snow Load Importance Factor (I<sub>s</sub>): \_\_\_\_\_ 1.0  
 Flat Roof Snow Load (P<sub>f</sub>): \_\_\_\_\_ 88.0 PSF  
 Sloped Roof Snow Load (P<sub>s</sub>): \_\_\_\_\_ 44.8 PSF
- Wind Design Data:  
 Basic Design Wind Speed (V): \_\_\_\_\_ 165 MPH  
 Wind Exposure: \_\_\_\_\_ C  
 Design Internal Pressure Coefficient: \_\_\_\_\_ ± 0.18
- Earthquake Design Data:  
 Basic Seismic Force Resisting System: \_\_\_\_\_ Building Frame System/Light Frame Walls Sheathed with Wood Structural Panels or Steel Sheets  
 Design Base Shear: \_\_\_\_\_ 282 LBS  
 Seismic Response Coefficient (C<sub>s</sub>): \_\_\_\_\_ 0.04  
 Analysis Procedure Used: \_\_\_\_\_ Equivalent Lateral Force Procedure  
 Seismic Design Category: \_\_\_\_\_ B  
 Mapped Spectral Response Accelerations (S<sub>a</sub>): \_\_\_\_\_ 22.5%  
 (S<sub>w</sub>): \_\_\_\_\_ 6.8%  
 Spectral Response Coefficients (S<sub>ds</sub>): \_\_\_\_\_ 0.24  
 (S<sub>dh</sub>): \_\_\_\_\_ 0.108g  
 Site Class: \_\_\_\_\_ 0  
 Seismic Importance Factor (I<sub>e</sub>): \_\_\_\_\_ 1.0  
 Response Modification Factor (R): \_\_\_\_\_ 6
- All lumber, unless noted otherwise, shall be S4S #2 SPF or better. All lumber embedded in the ground shall be treated with Chromated Copper Arsenate to a retention level of .50 lbs. per cubic foot, ANPA U1, UC4B.
  - All nails are to be threaded hardened steel unless otherwise noted.
  - Grading should be such that the surface water is drained away from the foundation. Minimum grade would be six inches of vertical drop per ten feet of horizontal away from the foundation (5%).
  - Fill used for concrete floor slab sub grade, if present, shall be reasonably graded granular material. Fill used in column holes shall be the excavated soil unless noted otherwise. All fill shall be free from debris, stones over 4" and frozen material.
  - Electrical work, heating, ventilating, air conditioning, plumbing, and site draining is not a part of this drawing and shall be installed as per applicable codes.
  - This design is based on a building site with sand, silty sand, clayey sand, silty gravel, clayey gravel soil. As per the IBC building code and Referenced Standard ASCE 486.1, an assumed soil bearing design value of 1500 psf with increases for depth and width has been used in this design. If information is discovered before or during construction contrary to this, the building designer should be contacted.

**NOTE:**  
 This building, as depicted, must be constructed 10 feet or more from any and all lot lines and 20 feet or more from any other buildings on the same lot. See IBC code and/or the local building official for exceptions.

**NOTE:**  
 This document, as presented and sealed, is not intended to be, nor should it be construed as such, a complete building design. It is intended to represent just the building itself. It should also be noted that the designer is unaware of any subsal investigation reports. Footings have been sized on assumed values as per note 8.0 under General Specifications and Notes. The designer excludes determination that the assumed soil conditions are present at the site. If a concrete floor will be installed, the design of the concrete floor is not part of these plans, nor is it intended to be. If shown, the concrete floor is only depicted to show the location with respect to related components of the building. The client or general contractor is encouraged to contract with other professional engineers or architects for the design of the concrete floor and its subgrade.

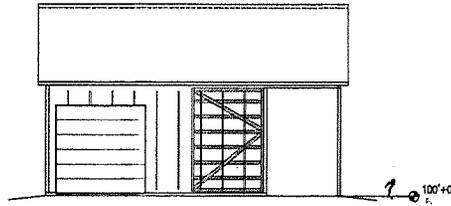
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- 120. FLOOR PLAN
- 125. ROOF FRAMING PLAN
- 130. TYPICAL SECTION "A"
- 131. TYPICAL SECTION "B"
- 140. HEADER DETAILS
- 150. DIAGONAL BRACING DETAILS
- 151. SHEAR TRUSS BRACING DETAILS "A"
- 152. SHEAR TRUSS BRACING DETAILS "B"
- 153. SHEAR TRUSS BRACING DETAILS "C"
- 160. DIAPHRAGM ACTION and MISC. DETAILS
- 170. TRUSS DIAGRAMS
- 171. TRUSS DIAGRAMS

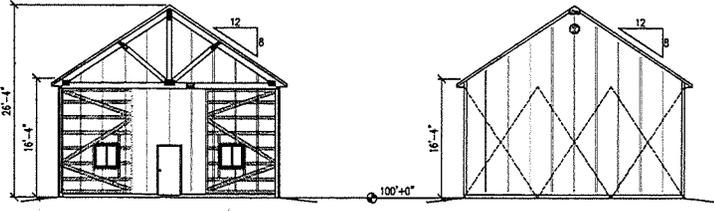
**CLEARY BUILDING CORP.**  
 190 PAOLI STREET / P.O. BOX 930270  
 VFRONA, WI 53593 / (800) 373-6550

DRAWN BY: JASMINE MEFFORD  
 DATE DRAWN: 09/09/25

PLAN REVISIONS:		
NUMBER	DATE	BY
1		
2		
3		
4		

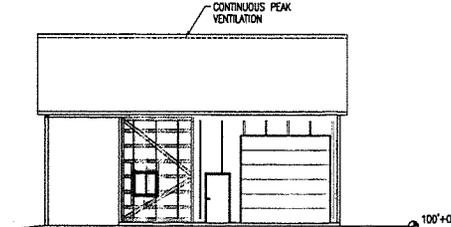


**SOUTH ELEVATION**



**EAST ELEVATION**

**WEST ELEVATION**



**NORTH ELEVATION**

PROJECT NAME: **BLAU, DAVID**  
 PROJECT SITE ADDRESS:  
 202 WILKINS ROAD  
 BAILEY, CO 80421 (PARK)  
 BUILDING SIZE:  
 30' 0" x 40' 0" x 16' 4"

SHEET NAME: **ELEVATIONS**

PROJECT NUMBER:  
**2025104014**

SHEET NUMBER:  
**110**

WHEN PRINTED ON 24"x36"  
 PAPER SCALE IS N.T.S.



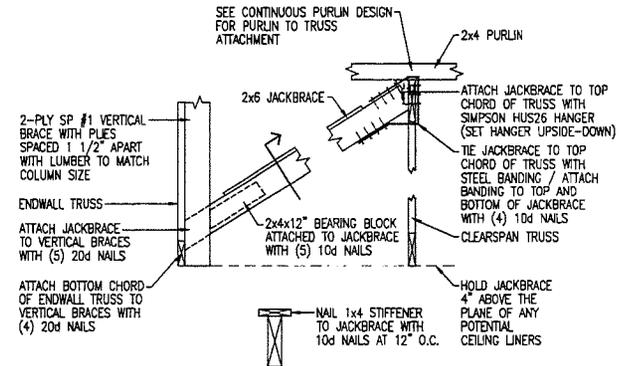
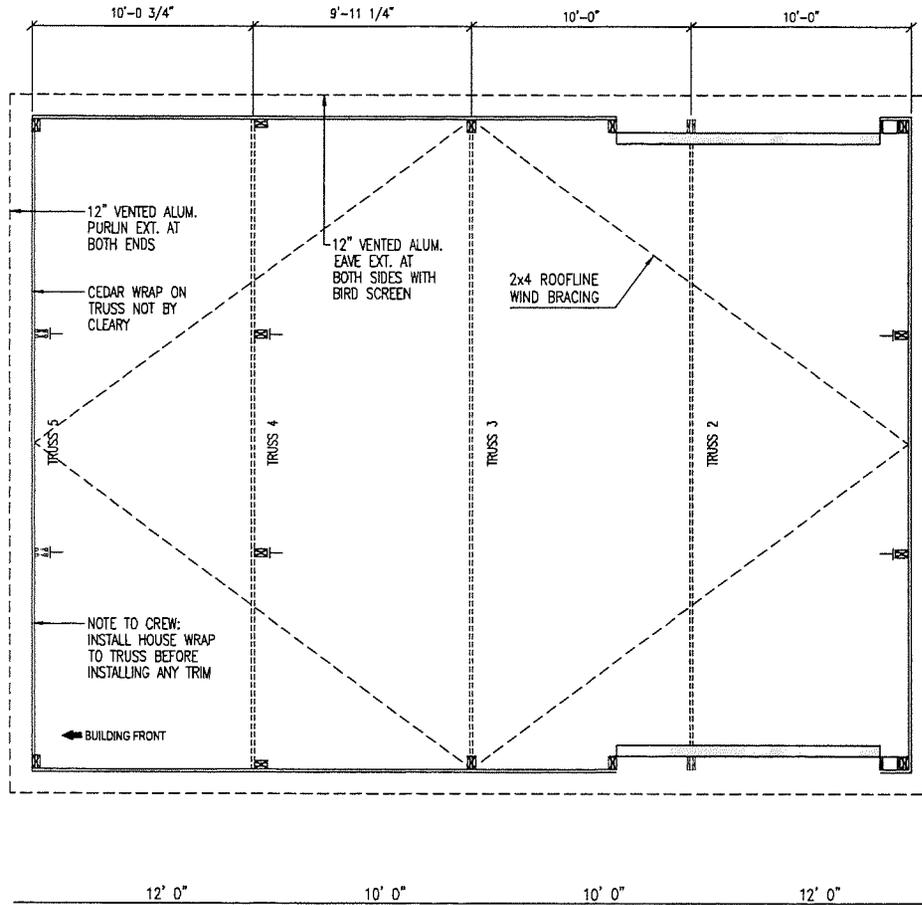
Karl Lemmenes



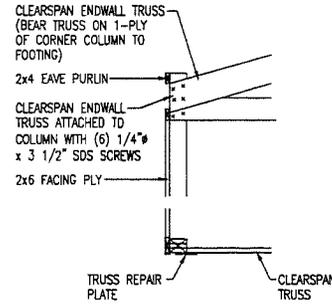
TRUSS INFORMATION			
#	DESCRIPTION	SCREW PLACEMENT	HOLE
1	TC29-9ENDWALL6WOHSEW	PURLINS NAILED	NONE
2	TA29-9PLRC45STNO100CBTRUSS	PURLINS NAILED	NONE
3	TA29-9PLRC45STNO100CBTRUSS	PURLINS NAILED	NONE
4	TC29-9ENDWALL6WOHSEW	PURLINS NAILED	NONE
5	TB29-9PLSC45STNO60CBTRUSS16SW	PURLINS NAILED	NONE

**NOTES:**

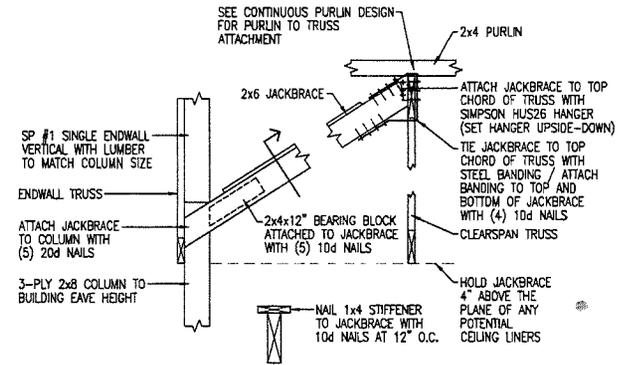
- 2x6 JACKBRACING AT ENDWALL COLUMNS (NOT NEEDED AT FULL LENGTH COLUMNS)  
 ┆ = LOCATION ON FLOOR PLAN FOR JACKBRACING (SEE THIS SHEET)
- 2x4 PURLIN BLOCKING AT ALL ENDWALL TRUSSES



**JACKBRACE DETAIL**  
AT OPEN BAY



**OPEN END TRUSS DETAIL**



**JACKBRACE DETAIL**  
AT ENDWALL COLUMNS



**CLEARY BUILDING CORP.**  
 190 PAOLI STREET / P.O. BOX 930226  
 VEROVA, WI 53593 / (800) 373-6550

PROJECT NAME: **BLAU, DAVID**  
 PROJECT SITE ADDRESS: **202 WILKINS ROAD, BAILEY, CO 80421 (PARK)**  
 BUILDING SIZE: **30' 0" x 40' 0" x 16' 4"**  
 SHEET NAME: **ROOF FRAMING PLAN**

DRAWN BY: **JASMINE MEFFORD**  
 DATE DRAWN: **09/09/25**

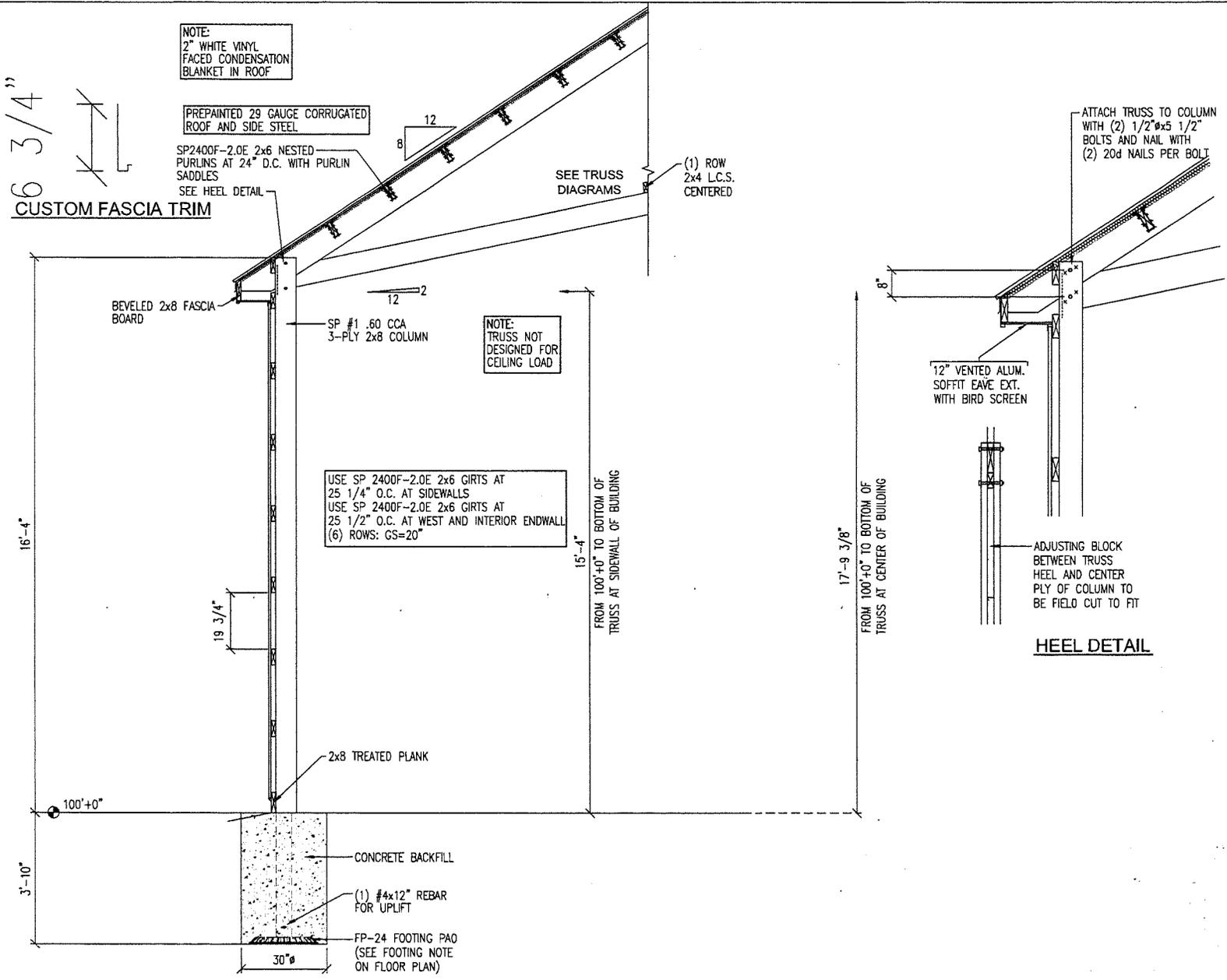
PLAN REVISIONS:

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PROJECT NUMBER: **2025104014**  
 SHEET NUMBER: **125**

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190 PAOLI STREET / P.O. BOX 930226  
VFRONA, WI 53593 / (800) 373-6550

DRAWN BY: JASMINE MEFFORD

DATE DRAWN: 09/09/25

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME:  
**BLAU, DAVID**

PROJECT SITE ADDRESS:  
202 WILKINS ROAD

BAILEY, CO 80421 (PARK)

BUILDING SIZE:  
30' 0" x 40' 0" x 16' 4"

SHEET NAME:  
TYPICAL SECTION "A"

PROJECT NUMBER:

**2025104014**

SHEET NUMBER:

**130**

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PAPER SCALE IS 3/4"=1'-0"



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NUMBER	DATE	BY
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PROJECT NAME: **BLAU, DAVID**  
PROJECT SITE ADDRESS:  
202 WILKINS ROAD  
BAILEY, CO 80421 (PARK)  
BUILDING SIZE:  
30' 0" x 40' 0" x 16' 4"  
SHEET NAME:  
TYPICAL SECTION "R"

PROJECT NUMBER:  
**2025104014**

SHEET NUMBER:  
**131**

WHEN PRINTED ON 24"x36"  
PAPER SCALE IS 3/4"=1'-0"



6 3/4"  
CUSTOM FASCIA TRIM

NOTE:  
2" WHITE VINYL  
FACED CONDENSATION  
BLANKET IN ROOF

PREPAINTED 29 GAUGE CORRUGATED  
ROOF AND SIDE STEEL

SP2400F-2.0E 2x6 NESTED  
PURLINS AT 24" O.C. WITH PURLIN  
SADDLES

SEE TRUSS  
DIAGRAMS

12  
B

VENTED SOFFIT  
CEILING

(1) ROW  
2x4 L.C.S.  
CENTERED

RIDGECAP WITH  
OUTSIDE FILLER  
STRIPS

2X4 FLAT  
PURLINS

2x6 PEAK  
PURLIN

VENTED  
SOFFIT  
CEILING

2x2 LEDGER

DOUBLE  
RJ-8 TRIM

TRUSS

**RIDGE DETAIL**  
AT OPEN ENDWALL

RIDGECAP WITH  
OUTSIDE FILLER  
STRIPS

2X4 FLAT  
PURLINS

2x6 PEAK  
PURLIN

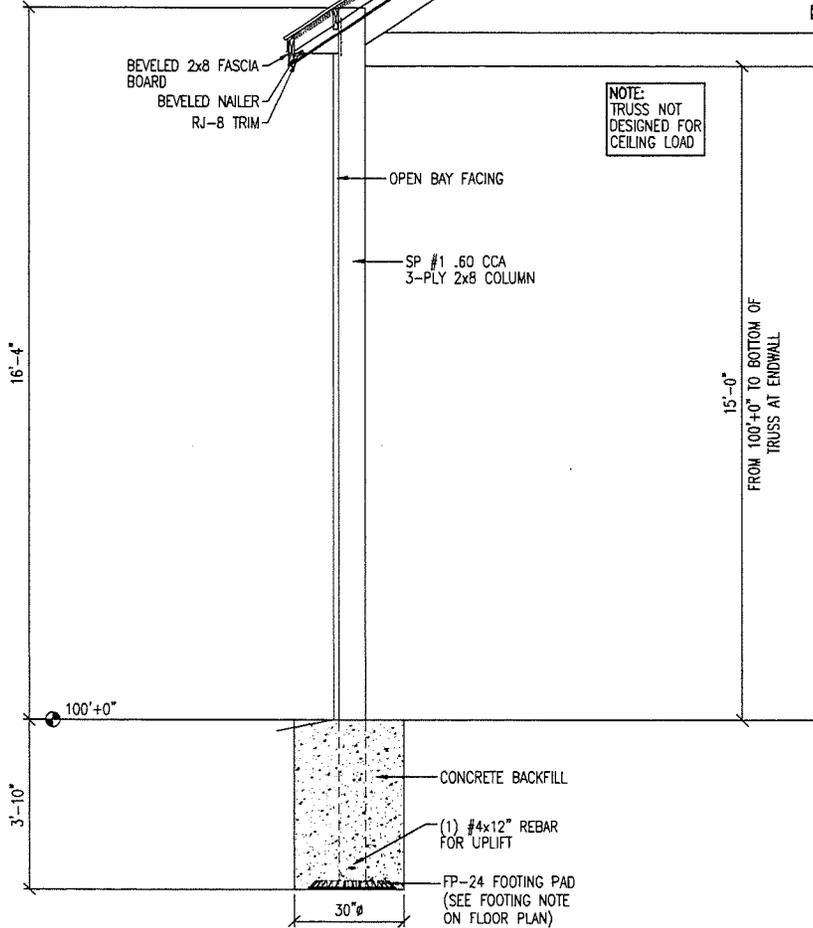
VENTED  
SOFFIT  
CEILING

2x2 LEDGER

DOUBLE  
RJ-8 TRIM

TRUSS

**RIDGE DETAIL**  
AT INTERIOR ENDWALL



100'+0"

3'-10"

16'-4"

15'-0"  
FROM 100'+0" TO BOTTOM OF  
TRUSS AT ENDWALL

CONCRETE BACKFILL

(1) #4x12" REBAR  
FOR UPLIFT

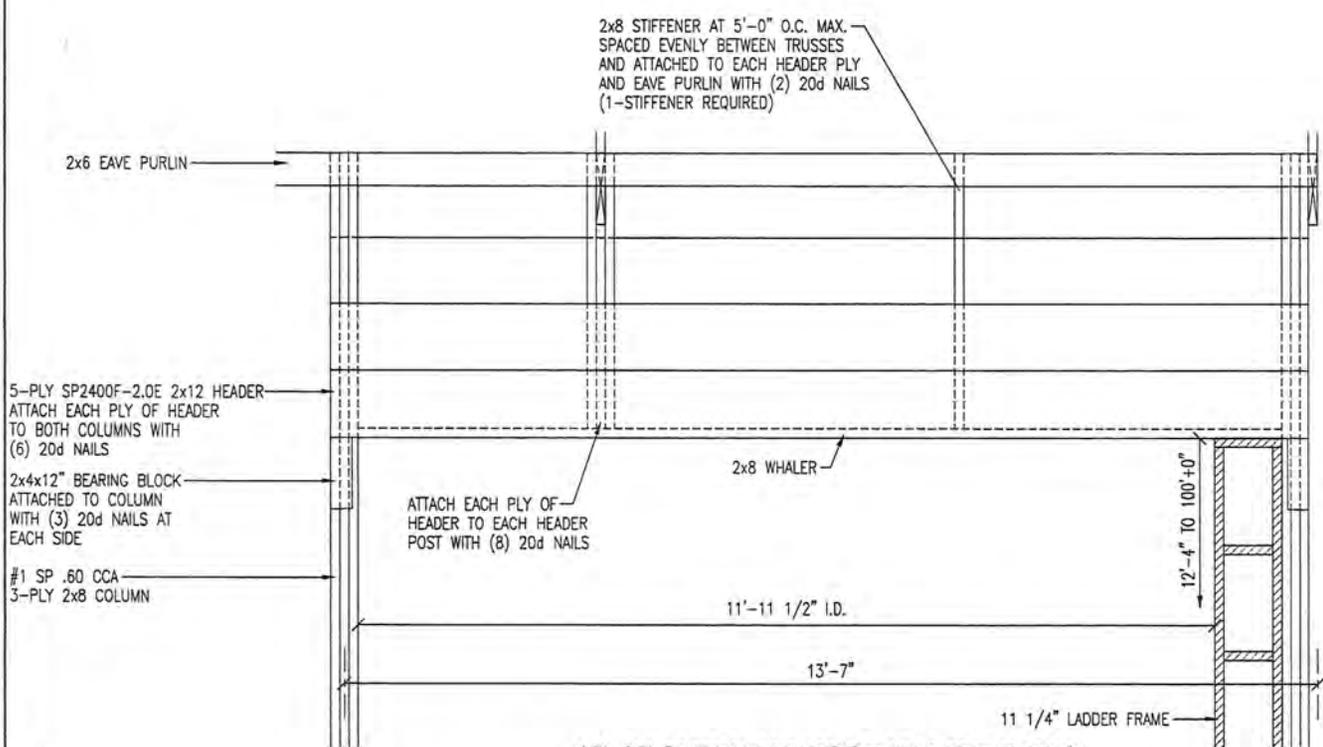
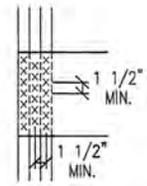
FP-24 FOOTING PAD  
(SEE FOOTING NOTE  
ON FLOOR PLAN)

30"Ø

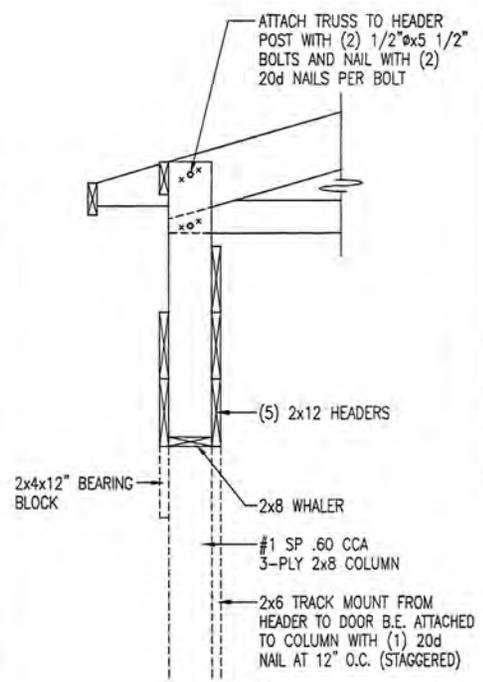
NOTE:  
TRUSS NOT  
DESIGNED FOR  
CEILING LOAD

NUMBER	DATE	BY
1		
2		
3		
4		

**NOTE-NAILING ALTERNATIVE:**  
INSTALL (2) 3 1/2" x .131RS GUN  
NAILS FOR EACH 20d NAIL SPECIFIED  
(USE 20d NAILS IF NUMBER OF GUN  
NAILS REQUIRED REDUCES THE SPACING  
IN A VERTICAL OR HORIZONTAL ROW  
TO LESS THAN 1 1/2" AT A HEADER  
POST OR COLUMN AS SHOWN)



**12'x12' OVERHEAD DOOR HEADER DETAIL**  
VIEW FROM OUTSIDE OF BUILDING



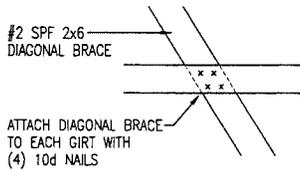
**SECTION**

PROJECT NAME: **BLAU, DAVID**  
PROJECT SITE ADDRESS:  
202 WILKINS ROAD  
BAILEY, CO 80421 (PARK)  
BUILDING SIZE:  
30' 0\"/>

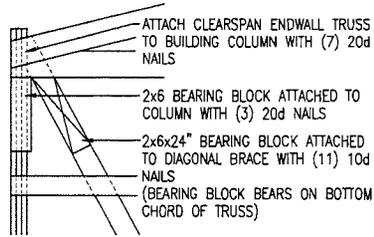
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**2025104014**  
SHEET NUMBER:  
**140**

WHEN PRINTED ON 24\"/>

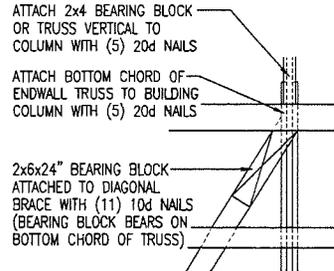




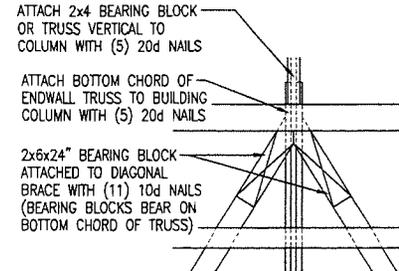
**BRACE TO GIRT CONNECTION DETAIL**



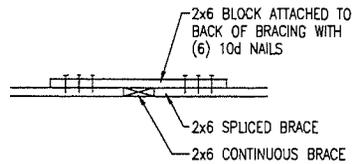
**BRACE CONNECTION DETAIL**  
AT TOP OF BRACE AT CORNER COLUMN



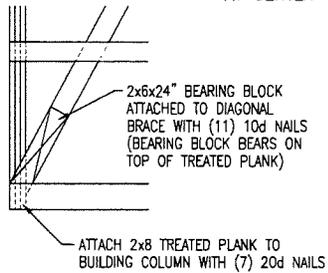
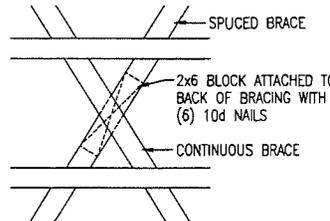
**BRACE CONNECTION DETAIL**  
AT TOP OF BRACE AT ENDWALL COLUMN



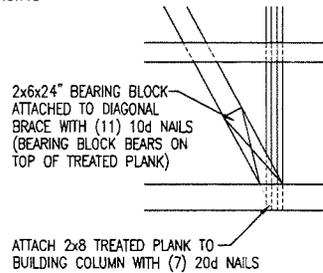
**BRACE CONNECTION DETAIL**  
AT TOP OF BRACE AT ENDWALL COLUMN



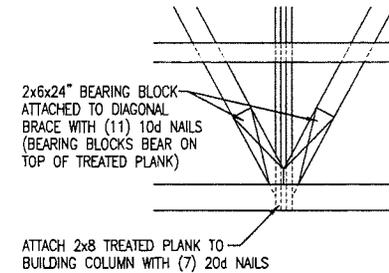
**BRACE SPLICE DETAIL**  
AT CENTER OF X-BRACING



**BRACE CONNECTION DETAIL**  
AT BOTTOM OF BRACE AT ENDWALL COLUMN



**BRACE CONNECTION DETAIL**  
AT BOTTOM OF BRACE AT ENDWALL COLUMN



**BRACE CONNECTION DETAIL**  
AT BOTTOM OF BRACE AT ENDWALL COLUMN

**ENDWALL DIAGONAL X-BRACING DETAIL**  
AT WEST ENDWALL

**CLARY**  
BUILDING CORP.

190 PAOLI STREET / P.O. BOX 930270  
VERONA, WI 53593 / (800) 373-6550

DRAWN BY: JASMINE NEFFORD  
DATE DRAWN: 09/09/25

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: **BLAU, DAVID**  
PROJECT SITE ADDRESS: **202 WILKINS ROAD  
BAILEY, CO 80421 (PARK)**  
BUILDING SIZE: **30' 0" x 40' 0" x 15' 4"**  
SHEET NAME: **DIAGONAL BRACING DETAILS**

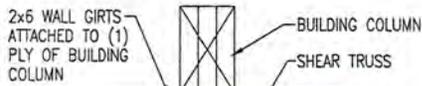
PROJECT NUMBER: **2025104014**  
SHEET NUMBER: **150**

PAPER SCALE IS N.T.S.

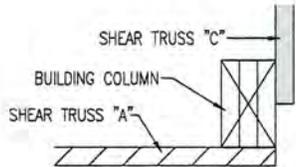




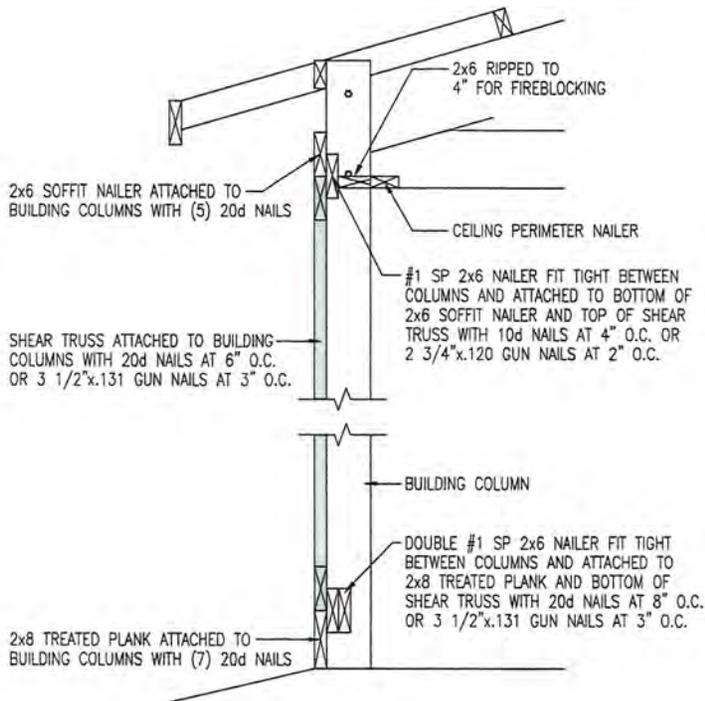




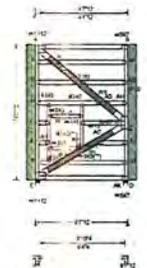
**SHEAR TRUSS DETAIL  
AT BUILDING COLUMN**



**SHEAR TRUSS DETAIL  
AT CORNER COLUMN**



SECH: 23193 FLA: 1 Job Number: 2025104014  
 FROM: AJY City: 7 Truss Label: SCS-712x11-2-1-SHEAR1990  
 Cust. R 704 456: 1/16/2024 11:12:22  
 Dwnlo: 256.25 1/10/24 6:46:47  
 / PK: 09/12/2025



TOP  
BOTTOM

LOADING CRITERIA (psf)	Snow Criteria	DECKING CRITERIA	Maximum Reactions (lbs)
TCCL: 1.00	Reg. NA Cc: NA CAt: NA	PP Deflection: 0.007 B 999 2419	Gravity
BCCL: 1.00	Lar: NA Cc: NA	VERTICAL: 0.007 B 999 2419	Non-Gravity
BCDL: 1.00	Snow Duration: 1A	HORIZONTAL: 0.055 B	Loc. R- /R- /Rb /Rw /U /R
Des. Lvl.: 3.00	Building Code: IBC 2015	Creep Factor: 2.0	E - / / / /104 /146 /607
Defl. Lim.: 0.00	TPM Std: 2014	Max TC CS1: 0.027	Ak - / / / /215 /197 /696
Seffit: 2.00	Rep. Fac: 1.0	Max BC CS1: 0.780	Wind reactions based on MWFRS
Load Duration: 1.00	PLATE (PT 2025) 10/10/4(0)	Max Web CS1: 1.000	E. Brn Wtd = 5.5 Min Req = 1.5
Spacing: 12.0"	PLATE TYPE(S): WAVE, HS	VIEW Ver: 21 01 01A 052121	Ak Brn Wtd = 5.5 Min Req = 1.5
			Members E & AK are a rigid surface
			Maximum Top Chord Forces Per Ply (lbs)
			Chords: Tens Comp
			A-B 1981 -1984
			Maximum Bot Chord Forces Per Ply (lbs)
			Chords: Tens Comp
			F-D 905 -906
			Maximum Web Forces Per Ply (lbs)
			Webs: Tens Comp Webs: Tens Comp
			A-F 1007 -1016 V-AD 2538 -2536
			A-R 2520 -2520 W-AB 2307 -2316
			E-K 1265 -1264 AB-AC 2219 -2219
			L-S 2307 -2307 AC-C 2303 -2310
			L-G 1305 -1314 AD-C 2565 -2565
			G-H 883 -882 C-A4 1271 -1240
			H-I 394 -403 AF-AG 783 -770
			I-J 521 -530 AG-AH 1245 -1274
			J-K 984 -982 AH-C 1207 -1216
			R-V 2544 -2544 AJ-AJ 611 -620
			S-W 2319 -2319

**Lumber**  
 Top chord: 2x6 SP 2400F 2 OE  
 Bot chord: 2x6 SP 2400F 2 OE  
 Webs: 2x6 SP 2400F 2 OE, W1 W10, W11, W12, W15, W20 2x6 SP #2, W5, W9, 2x8 SP 2400F 2 OE

**Bracing**  
 (b) #3 or better scab reinforcement. Same size & 80% length of web member. Attach with 10d Box or Gun (Ø 120"x27" min. nails @ 8" oc.

**Flating Notes**  
 All plates are A36, except as noted.

**Loading**  
 Truss transfers a maximum horizontal load of 1985 (1 219.59 plf) along its chord from either direction. Its supports when indicated. Diaphragm and connections are to be designed by Engineer of Record.  
 Drag Loads: Force/Ft (PLF) Start End  
 Case 1: 1990 219.19 TC 0.29 9.35  
 Case 2: 1990 219.19 TC 0.29 9.35

See Cleary Building Corp. drawing for bearing attachment and bottom chord bracing details. This design applies to both open wall and enclosed wall buildings.



**WARNING: READ AND FOLLOW ALL NOTICES (SEE 10/10/4(0))**

**IMPORTANT:** PLEASE READ THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS. Trusses require careful erection, shipping, handling, storage, and bracing. Refer to and follow the latest edition of BCSI Building Components Safety Information (TSI) and SBGA for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless indicated, truss chord shall have properly spaced structural sheathing and bottom chord shall have a properly attached roof ceiling. Locations shown for permanent lateral restraint of webs shall have continuous lateral restraints (CLR) installed with diagonal bracing installed on the CLR for one (1) section (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) in all directions. Apply plates to each face of beams and members shown above and on the joint details unless noted otherwise. Refer to drawings 10/10/4 for standard plate positions. Refer to job's General Notes page for additional information.

Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in accordance with this drawing, or any liability for shipping, installation and bracing of trusses. A seal on the drawing or cover of this drawing, indicates acceptance of professional engineering responsibility by the design shown. The suitability and use of this drawing for any structure is the responsibility of the building designer per ASCE 10/10/4(0).

For more information see these web sites: [Alpine: alpinebcs.com](http://alpinebcs.com), [TSI: tsi.bcsigroup.com](http://tsi.bcsigroup.com), [SBGA: sbgacomponents.com](http://sbga.com), [KCC: kcc.alpine.org](http://kcc.alpine.org), [AWC: awc.org](http://awc.org)

**ALPINE**  
 155 Harbor Ave  
 North Building, 4th Floor  
 Glenview, IL 60025

**FOREMAN NOTE:**  
 TO ENSURE PROPER INSTALLATION OF SHEAR TRUSS,  
 PLEASE NOTE TOP AND BOTTOM NOTED ON DIAGRAM AND  
 VERIFY ENDWALL GIRT SPACING PRIOR TO INSTALLATION



190 PAOLI STREET / P.O. BOX 630276  
 VFRONA, WI 53593 / (800) 373-6550

DRAWN BY: JASMINE MEFFORD

DATE DRAWN: 09/09/25

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: **BLAU, DAVID**  
 PROJECT SITE ADDRESS:  
 202 WILKINS ROAD  
 BAILEY, CO 80421 (PARK)  
 BUILDING SIZE:  
 30' 0" x 40' 0" x 16' 4"  
 SHEET NAME:  
 SHEAR TRUSS BRACING DETAILS (02)

PROJECT NUMBER:  
**2025104014**  
 SHEET NUMBER:  
**153**

PAPER SCALE IS N.T.S.

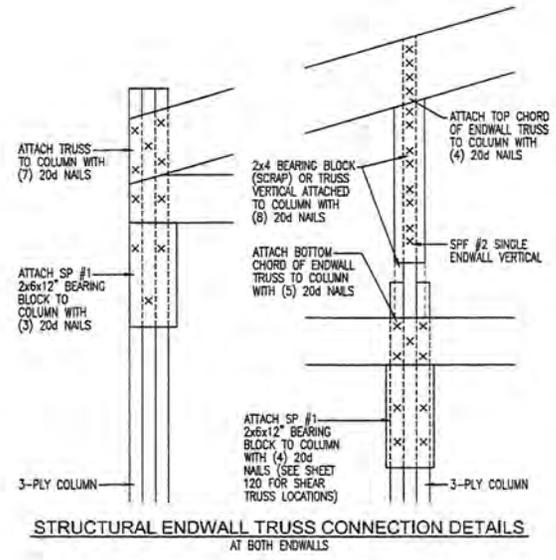
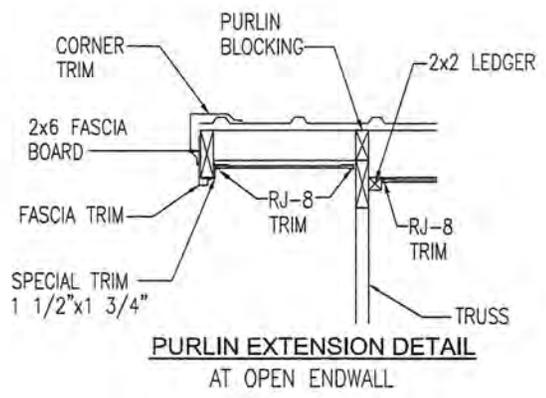
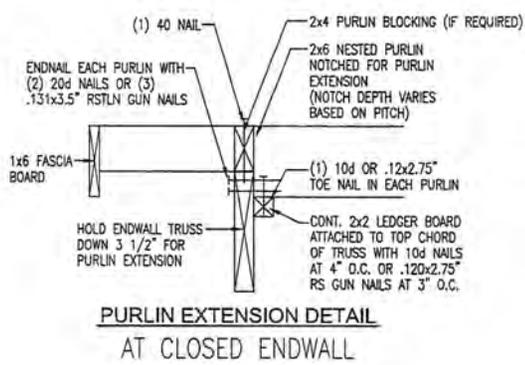
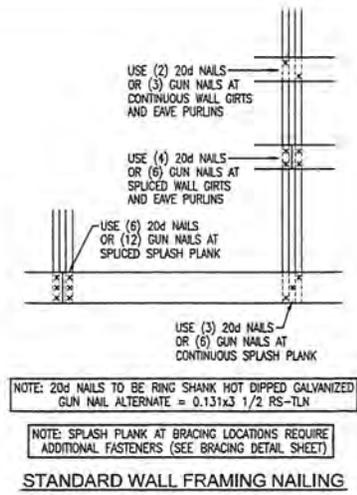
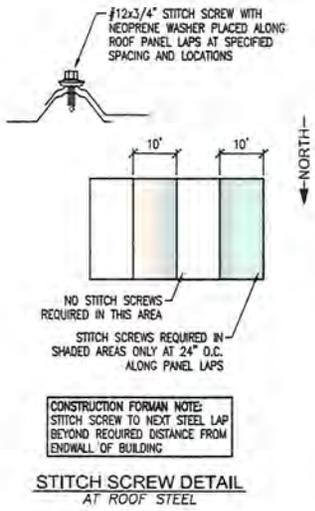
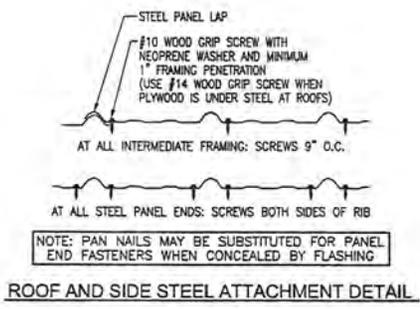


**CLEARY BUILDING CORP.**  
 190 PAOLI STREET / P.O. BOX 930276  
 VFRONA, WI 53593 / (800) 373-6550

DRAWN BY: JASMINE MEFFORD  
 DATE DRAWN: 09/09/25

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		



PROJECT NAME: **BLAU, DAVID**

PROJECT SITE ADDRESS: **202 WILKINS ROAD BAILEY, CO 80421 (PARK)**

BUILDING SIZE: **30' 0" x 40' 0" x 16' 4"**

SHEET NAME: **DIAPHRAGM ACTION AND MISC. DETAILS**

PROJECT NUMBER: **2025104014**

SHEET NUMBER: **160**

PAPER SCALE IS N.T.S.



Printed by: SMITH, Le... 10/2/2025 1:19 PM

**TRUSS CHECK**  
(CHECK BOX AND INITIAL)

- TRUSS SIZE JM
- ROOF PITCH JM
- BAY SPACING JM
- S/LC / R/LC JM
- DESIGN LOADS JM
- OVERHANGS JM



190 PAOLI STREET / P.O. BOX 93027  
VFRONA, WI 53093 / (800) 373-6550

DRAWN BY: JASMINE MEFFORD  
DATE DRAWN: 09/09/25

PLAN REVISIONS:		
NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: **BLAU, DAVID**  
PROJECT SITE ADDRESS:  
**202 WILKINS ROAD  
BAILEY, CO 80421 (PARK)**  
BUILDING SIZE:  
**30' 0" x 40' 0" x 16' 4"**  
SHEET NAME:  
**TRUSS DIAGRAMS**

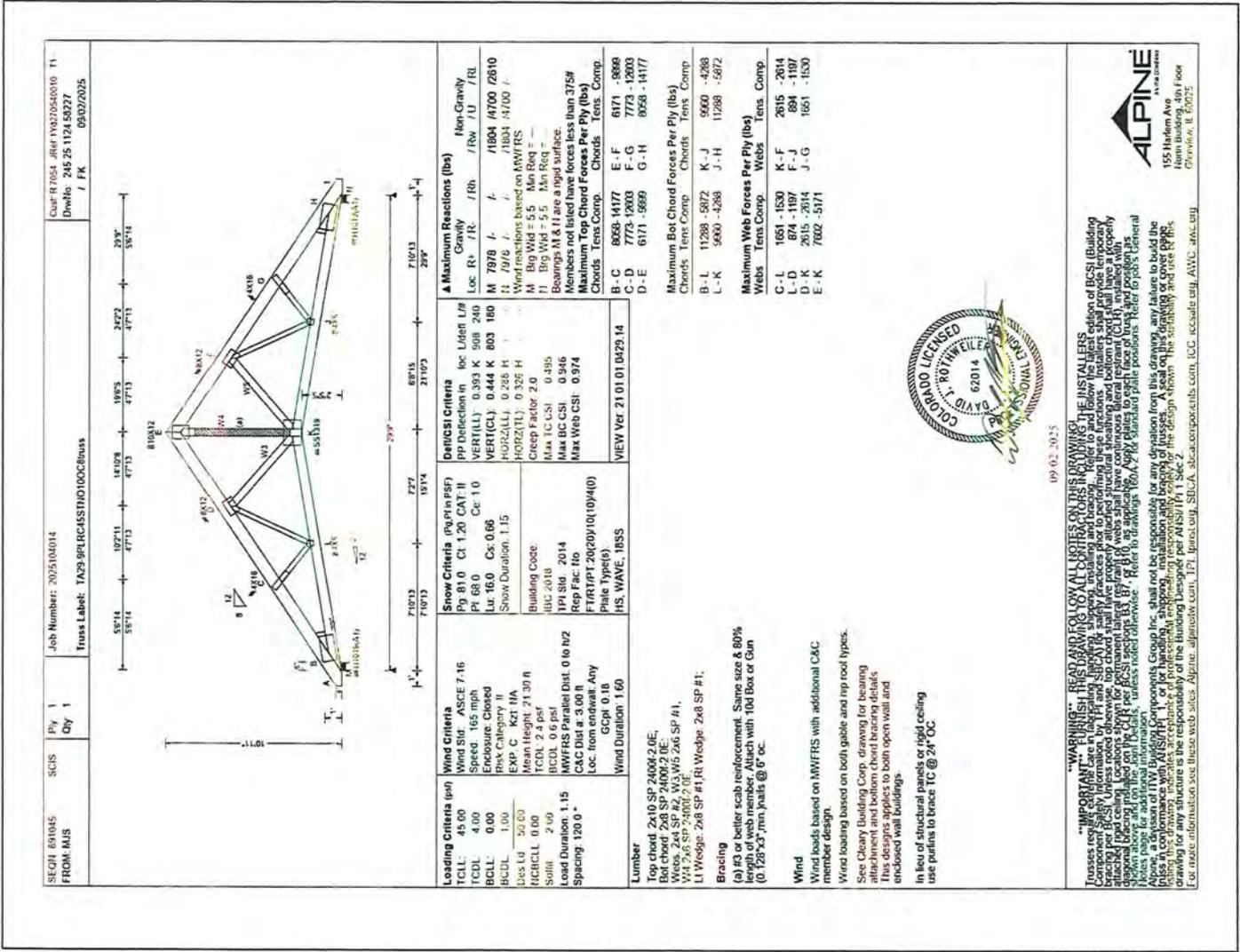
PROJECT NUMBER:  
**2025104014**  
SHEET NUMBER:  
**170**

PAPER SCALE IS N.T.S.



SEQN 2430 FROM A/J	COMN Ply 1 Qty 1	Job Number: 2025104014 Truss Label: TRUSS-FRSCASSTRHOGGTRUSS150W	Date R 2504 / Rev 1/18/2025/11/23 Dwn/A: 254.25 1501.2703 DET / FK 09152015											
<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th style="width: 15%;">Leading Criteria (min)</th> <th style="width: 15%;">Wind Criteria</th> <th style="width: 15%;">Snow Criteria (mg, P in PSP)</th> <th style="width: 15%;">Def/CSI Criteria</th> <th style="width: 15%;">A Maximum Reactions (lbs)</th> </tr> </thead> <tbody> <tr> <td>TCLL: 42.00 TCOL: 4.00 ICLL: 4.00 ICOL: 1.00 Dens L4: 37.00 HDCOLL: 0.00 Soff: 7.00 Load Duration: 1.15 Spacing: 72" x "</td> <td>Wind Dir: ASCE 7-16 Speed: 160 mph Enclosure: Closed Risk Category: II EXP C: RFS: NA Mean Height: 21.30 ft TCCL: 2.4 psf ICCL: 0.6 psf MWFRS Parallel Dist: 0 to h/2 CWC Dist: 0 to 0 ft GCW: 0.18 Wind Duration: 1.60</td> <td>mg: 11.0 Cl: 1.20 CAT: II P: 0.0 Lx: 16.0 O: 0.00 Snow Duration: 1.15 Building Code IBC 2015 TYP: 102 2/14 RFS: NA: F11 F1: F1: F1: 2025/10/10/10/40 Pole Type: H WAVE: H0</td> <td>PP Detection in loc: Loc: LWF VERTICAL: 0.175 I: 999.140 HORIZONTAL: 0.011 F Creep Factor: 2.0 Max TC CSI: 0.250 Max RC CSI: 0.940 Max Wtr CSI: 0.971 VIEW VER: 21.01/31A/2021/21</td> <td>Non-Crawly Loc: R+ /R- /Rb /Rw /U /RL K: 4848 A A (107) 2040/1546 K: 4848 A A (107) 2040/1546 Wind reactions based on MWFRS J: Big Wind 5.5 Min Req = 4.0 K: Big Wind 5.5 Min Req = 4.1 Beams J &amp; K are a rigid surface. Members not listed have force = 0 Maximum Top Chord Forces Per Ply (lbs) Chords: Tens Comp B-C 3054 -6201 D-E 3048 -6206 C-D 3048 -6206 E-F 3054 -6201 Maximum Bot Chord Forces Per Ply (lbs) Chords: Tens Comp B-I 4777 -2350 H-I 4777 -2352 I-H 4777 -2352 Maximum Web Forces Per Ply (lbs) Webs: Tens Comp C-I 1854 -1902 I-E 1854 -1902 D-I 2522 -2461</td> </tr> </tbody> </table>					Leading Criteria (min)	Wind Criteria	Snow Criteria (mg, P in PSP)	Def/CSI Criteria	A Maximum Reactions (lbs)	TCLL: 42.00 TCOL: 4.00 ICLL: 4.00 ICOL: 1.00 Dens L4: 37.00 HDCOLL: 0.00 Soff: 7.00 Load Duration: 1.15 Spacing: 72" x "	Wind Dir: ASCE 7-16 Speed: 160 mph Enclosure: Closed Risk Category: II EXP C: RFS: NA Mean Height: 21.30 ft TCCL: 2.4 psf ICCL: 0.6 psf MWFRS Parallel Dist: 0 to h/2 CWC Dist: 0 to 0 ft GCW: 0.18 Wind Duration: 1.60	mg: 11.0 Cl: 1.20 CAT: II P: 0.0 Lx: 16.0 O: 0.00 Snow Duration: 1.15 Building Code IBC 2015 TYP: 102 2/14 RFS: NA: F11 F1: F1: F1: 2025/10/10/10/40 Pole Type: H WAVE: H0	PP Detection in loc: Loc: LWF VERTICAL: 0.175 I: 999.140 HORIZONTAL: 0.011 F Creep Factor: 2.0 Max TC CSI: 0.250 Max RC CSI: 0.940 Max Wtr CSI: 0.971 VIEW VER: 21.01/31A/2021/21	Non-Crawly Loc: R+ /R- /Rb /Rw /U /RL K: 4848 A A (107) 2040/1546 K: 4848 A A (107) 2040/1546 Wind reactions based on MWFRS J: Big Wind 5.5 Min Req = 4.0 K: Big Wind 5.5 Min Req = 4.1 Beams J & K are a rigid surface. Members not listed have force = 0 Maximum Top Chord Forces Per Ply (lbs) Chords: Tens Comp B-C 3054 -6201 D-E 3048 -6206 C-D 3048 -6206 E-F 3054 -6201 Maximum Bot Chord Forces Per Ply (lbs) Chords: Tens Comp B-I 4777 -2350 H-I 4777 -2352 I-H 4777 -2352 Maximum Web Forces Per Ply (lbs) Webs: Tens Comp C-I 1854 -1902 I-E 1854 -1902 D-I 2522 -2461
Leading Criteria (min)	Wind Criteria	Snow Criteria (mg, P in PSP)	Def/CSI Criteria	A Maximum Reactions (lbs)										
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<p><b>Wind</b> Wind loads based on MWFRS with additional CWC member design. Wind loading based on both gable and hip roof types. See Cleary Building Corp. drawing for bearing attachment and bottom chord bracing details. This design applies to both open wall and enclosed wall buildings. In lieu of structural panels or rigid ceiling use purlins to brace TC @ 24" OC.</p>														
<p><b>WARNING - READ AND FOLLOW ALL NOTES ON THIS DRAWING!</b> <b>IMPORTANT - FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS</b> These notes apply to all framing, sheathing, sheathing, and bracing. Refer to and follow the edition of BCOS (Building Components) specification, by LPI and BOC (A) for safety factors and performance. Members shall provide temporary bracing per BCOS unless noted otherwise. Use chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent bracing members of webs shall have continuous lateral restraint (LWR) installed with diagonal bracing installed on the CH per BCOS sections BC, BT, P, Q, R, as applicable. Apply plates to each face of joist and position plates above or below the joist, unless noted otherwise. Refer to drawings for alternate brace positions. Refer to 2015 National Notes Code for additional information. Alpine is a division of I/W Building Components Group, Inc. shall not be responsible for any deviation from this drawing. Any failure to build this design in accordance with the notes, specifications, installation and bracing of trusses. A full copy of the drawing and use of this drawing for any structure is the responsibility of the drawing licensee per AISC 151 5.0C.2. For more information see these web sites: Alpine: alpine.com LPI: lpi.com SBCA: sbca.com ICC: iccsafe.org AWC: awc.org</p>														

SEQN 2430 FROM A/J	COMN Ply 1 Qty 1	Job Number: 2025104014 Truss Label: TRUSS-FRSCASSTRHOGGTRUSS150W	Date R 2504 / Rev 1/18/2025/11/23 Dwn/A: 254.25 1501.2703 DET / FK 09152015											
<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th style="width: 15%;">Leading Criteria (min)</th> <th style="width: 15%;">Wind Criteria</th> <th style="width: 15%;">Snow Criteria (mg, P in PSP)</th> <th style="width: 15%;">Def/CSI Criteria</th> <th style="width: 15%;">A Maximum Reactions (lbs)</th> </tr> </thead> <tbody> <tr> <td>TCLL: 42.00 TCOL: 4.00 ICLL: 4.00 ICOL: 1.00 Dens L4: 37.00 HDCOLL: 0.00 Soff: 7.00 Load Duration: 1.15 Spacing: 72" x "</td> <td>Wind Dir: ASCE 7-16 Speed: 160 mph Enclosure: Closed Risk Category: II EXP C: RFS: NA Mean Height: 21.30 ft TCCL: 2.4 psf ICCL: 0.6 psf MWFRS Parallel Dist: 0 to h/2 CWC Dist: 0 to 0 ft GCW: 0.18 Wind Duration: 1.60</td> <td>mg: 11.0 Cl: 1.20 CAT: II P: 0.0 Lx: 16.0 O: 0.00 Snow Duration: 1.15 Building Code IBC 2015 TYP: 102 2/14 RFS: NA: F11 F1: F1: F1: 2025/10/10/10/40 Pole Type: H WAVE: H0</td> <td>PP Detection in loc: Loc: LWF VERTICAL: 0.175 I: 999.140 HORIZONTAL: 0.011 F Creep Factor: 2.0 Max TC CSI: 0.250 Max RC CSI: 0.940 Max Wtr CSI: 0.971 VIEW VER: 21.01/31A/2021/21</td> <td>Non-Crawly Loc: R+ /R- /Rb /Rw /U /RL K: 4848 A A (107) 2040/1546 K: 4848 A A (107) 2040/1546 Wind reactions based on MWFRS J: Big Wind 5.5 Min Req = 4.0 K: Big Wind 5.5 Min Req = 4.1 Beams J &amp; K are a rigid surface. Members not listed have force = 0 Maximum Top Chord Forces Per Ply (lbs) Chords: Tens Comp B-C 3054 -6201 D-E 3048 -6206 C-D 3048 -6206 E-F 3054 -6201 Maximum Bot Chord Forces Per Ply (lbs) Chords: Tens Comp B-I 4777 -2350 H-I 4777 -2352 I-H 4777 -2352 Maximum Web Forces Per Ply (lbs) Webs: Tens Comp C-I 1854 -1902 I-E 1854 -1902 D-I 2522 -2461</td> </tr> </tbody> </table>					Leading Criteria (min)	Wind Criteria	Snow Criteria (mg, P in PSP)	Def/CSI Criteria	A Maximum Reactions (lbs)	TCLL: 42.00 TCOL: 4.00 ICLL: 4.00 ICOL: 1.00 Dens L4: 37.00 HDCOLL: 0.00 Soff: 7.00 Load Duration: 1.15 Spacing: 72" x "	Wind Dir: ASCE 7-16 Speed: 160 mph Enclosure: Closed Risk Category: II EXP C: RFS: NA Mean Height: 21.30 ft TCCL: 2.4 psf ICCL: 0.6 psf MWFRS Parallel Dist: 0 to h/2 CWC Dist: 0 to 0 ft GCW: 0.18 Wind Duration: 1.60	mg: 11.0 Cl: 1.20 CAT: II P: 0.0 Lx: 16.0 O: 0.00 Snow Duration: 1.15 Building Code IBC 2015 TYP: 102 2/14 RFS: NA: F11 F1: F1: F1: 2025/10/10/10/40 Pole Type: H WAVE: H0	PP Detection in loc: Loc: LWF VERTICAL: 0.175 I: 999.140 HORIZONTAL: 0.011 F Creep Factor: 2.0 Max TC CSI: 0.250 Max RC CSI: 0.940 Max Wtr CSI: 0.971 VIEW VER: 21.01/31A/2021/21	Non-Crawly Loc: R+ /R- /Rb /Rw /U /RL K: 4848 A A (107) 2040/1546 K: 4848 A A (107) 2040/1546 Wind reactions based on MWFRS J: Big Wind 5.5 Min Req = 4.0 K: Big Wind 5.5 Min Req = 4.1 Beams J & K are a rigid surface. Members not listed have force = 0 Maximum Top Chord Forces Per Ply (lbs) Chords: Tens Comp B-C 3054 -6201 D-E 3048 -6206 C-D 3048 -6206 E-F 3054 -6201 Maximum Bot Chord Forces Per Ply (lbs) Chords: Tens Comp B-I 4777 -2350 H-I 4777 -2352 I-H 4777 -2352 Maximum Web Forces Per Ply (lbs) Webs: Tens Comp C-I 1854 -1902 I-E 1854 -1902 D-I 2522 -2461
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<p><b>Wind</b> Wind loads based on MWFRS with additional CWC member design. Wind loading based on both gable and hip roof types. See Cleary Building Corp. drawing for bearing attachment and bottom chord bracing details. This design applies to both open wall and enclosed wall buildings. In lieu of structural panels or rigid ceiling use purlins to brace TC @ 24" OC.</p>														
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10-02-2025



**TRUSS CHECK**  
(CHECK BOX AND INITIAL)

- TRUSS SIZE JM
- ROOF PITCH JM
- BAY SPACING JM
- SLC / RLC JM
- DESIGN LOADS JM
- OVERHANGS JM

**CLEARY BUILDING CORP.**  
 190 PAOLI STREET / P.O. BOX 930221  
 VFRONA, WI 53953 / (800) 373-6560

**DRAWN BY: JASMINE MEFFORD**  
**DATE DRAWN: 09/09/25**

**PLAN REVISIONS:**

NUMBER	DATE	BY
1		
2		
3		
4		

**PROJECT NAME:** BLAU, DAVID  
**PROJECT SITE ADDRESS:** 202 WILKINS ROAD  
 BAILEY, CO 80421 (PARK)  
**BUILDING SIZE:** 30' 0" x 40' 0" x 16' 4"  
**SHEET NAME:** TRUSS DIAGRAMS

**PROJECT NUMBER:** 2025104014  
**SHEET NUMBER:** 171

PAPER SCALE IS N.T.S.





**NOTICE**

Public Hearing By:  Board of Adjustment  Planning Commission  Board of County Commissioners

TUESDAY, Feb 17, 2026

Case # and Applicant: A26-0004  
DAVID BLAU

Property Description: LOT 3 NEW HARRIS PARK  
Unit 6 Block 87 - 202 WILKINS RD

Nature of Request: 15' variance to the Rear  
(South) lot line to build a shed.

Hearing Location: BOCC Board Room  
850 Castle Ave, Fairplay

For further information contact:  
Park County Planning and Zoning Department  
P.O. Box 1598, Fairplay, CO 80641 (719) 476-4292 • www.parkco.us

# NOTICE

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BOCC BOARD ROOM  
850 Castello Ave, Fairplay

For further information contact:

Park County Planning and Zoning Department

P.O. Box 1598, Fairplay, CO 80440 • (719) 836-4292 • [www.parkco.us](http://www.parkco.us)













# Park County Planning Department

P.O. Box 1598

Fairplay, Colorado 80440

Phone: (719) 836-4261 • E-mail address: shelli.yarbrough@parkcountyco.gov

## Referral Response

**Comment Deadline Date:** February 11, 2026

**Case #:** A26-0004

**Case Name:** Blau Variance

**Applicant:** David Blau

**Request:** The applicant is requesting a 15-foot variance from the required 20-foot setback to the south (rear) lot line to build a shed.

**Legal Description:**

Lot 3 NEW, Harris Park Estates, Unit 6, Block 87  
Addressed as 202 Wilkins Rd, Bailey CO 80421

**Date of Board of Adjustments Hearing:** Tuesday, February 17, 2026

\_\_\_\_\_ We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

\_\_\_\_\_ We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

\_\_\_\_\_

\_\_\_\_\_ We have reviewed this referral and find no conflicts with our interests.

\_\_\_\_\_ A formal recommendation is under consideration and will be submitted to you prior to \_\_\_\_\_.

\_\_\_\_\_ Please refer to the enclosed letter.

\_\_\_\_\_ We offer the following comments regarding this referral:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signed: Jim Moon Date: 01/21/2026

Title: Assistant Chief Fire Prevention