



## **CITY OF TRINIDAD TRINIDAD, COLORADO**

The City Council will hold its regular Work Session on  
Tuesday, April 9, 2013 at 1:30 p.m.  
City Hall Council Chambers, Third Floor, City Hall

### **AGENDA**

1. Petitions and Communications, Oral or Written
2. Introduction of Tourism Board Applicants – Audra Garrett, City Clerk
3. Consideration of Engineering Proposal for Water Treatment Plant Improvements Design – Jim Fernandez, Utilities Superintendent
4. Discussion regarding property maintenance and code enforcement related to vacant buildings – Les Downs, City Attorney and Chris Kelley, Chief Building Inspector
5. Discussion of other agenda items

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Audra Garrett, City Clerk, 135 N. Animas Street, Phone (719) 846-9843, or FAX (719) 846-4140. At least a 48 hour advance notice prior to the scheduled meeting would be appreciated so that arrangements can be made to locate the requested auxiliary aid(s).



## COUNCIL COMMUNICATION

**CITY COUNCIL MEETING:** April 9, 2013  
**PREPARED BY:** Audra Garrett, City Clerk  
**DEPT. HEAD SIGNATURE:**  
**# OF ATTACHMENTS:** 8

**SUBJECT:** Introduction of Tourism Board Applicant

**PRESENTER:** Audra Garrett, City Clerk

**RECOMMENDED CITY COUNCIL ACTION:** Consider appointment of two applicants for the two vacancies on the Board

**SUMMARY STATEMENT:** N/A

**EXPENDITURE REQUIRED:** No

**SOURCE OF FUNDS:** N/A

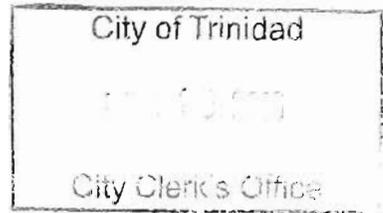
**POLICY ISSUE:** The vacancies exist in two areas – 1) lodging (one seat) and 2) businesses or activities which serve tourists (one seat)

**ALTERNATIVE:** N/A

### BACKGROUND INFORMATION:

- Approximately one month ago, Steven Kelly verbally advised me that he would like to step down from the Tourism Board because he has too many commitments and has someone interested in filling his seat.
- Thereafter on February 19, 2013, John Parenti submitted a letter of interest seeking to fill the seat occupied by Mr. Kelly.
- I sent Mr. Parenti a letter on February 22, 2013, advising that he did not meet the criteria to fill that seat. On February 26, 2013, Mr. Parenti submitted a letter outlining how he does qualify to serve.
- Subsequently, Steven Kelly submitted his resignation letter on March 11, 2013.
- Advertisement of the vacancy was made in accordance with the current ordinance affecting all board vacancies with a noon deadline on March 27, 2013.
- Two additional letters of interest were received prior to the deadline –
  - Cy Michaels, operator of the La Quinta Inn and Suites (lodging area)
  - Liz Torres, owner of Commercial Street Salon and Day Spa and I Love Sugar Candy Sweet Shoppe (businesses or activities which serve tourists)
- John Parenti, volunteer at A. R. Mitchell Museum (businesses or activities which serve tourists) is then a third applicant. He and Liz Torres are vying for the same seat on the board.
- Cy Michaels will not be at the work session, but will be in attendance on April 16<sup>th</sup>.

2



John Parenti  
1003 Colorado Drive  
Trinidad, CO 81082

February 18, 2013

Members of the City Council  
City of Trinidad  
City Hall  
Trinidad, CO 81082

Dear Honorable Council Members:

With this letter I would like to be formally considered to serve our Community on the Trinidad Tourism Board, in the "At-large" chair, the chair currently being filled by Mr. Steven Kelly.

I believe my 19 years in the Advertising Agency Industry qualifies me to assist the Trinidad Tourism Board to fulfill its duties and responsibilities. Briefly, my professional background in marketing and advertising was in New York, Denver, and San Francisco, with the advertising firms Batten, Barton, Durstine & Osborn, New York and Denver; and Saatchi and Saatchi, New York and San Francisco.

I have developed Marketing Plans, and Marketing Communication Plans for such clients as:

- + Dodge Division of Chrysler Corporation.
- + Toyota, USA.
- + Toyota Dealer Associations, 13 Western States.
- + Morrison-Knudsen, Boise, Idaho.

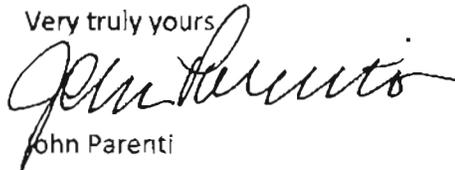
The plans were Local, Regional, and National in scope. A particular note was my development of Media Plans utilizing all forms of media for large and small markets; creating Sales Promotion Campaigns such as the Toyota's annual (and much copied) "Toyotathon."

Upon leaving the Advertising Agency business, I became Director of Marketing for the Cerrito Corporation in Los Gatos, CA. In 1991, I started my own small business in Walnut Creek, CA which I operated successfully until retirement. Being in business for myself showed me how difficult it is to advertise "on a shoestring."

Since arriving in Trinidad two years ago, I have been active as a volunteer adult leader with the Boy Scout Troop 269 and with Holy Trinity Academy, and have been asked to serve on its Board-of-Directors. Also, I have been an enrollee of TSJC's Music Department and active in its Choral groups. For the past several months, I have attended many of the Tourism Board's meetings, so have some understanding of the organization and how it functions.

Thank you for your consideration!

Very truly yours,

  
John Parenti

2-2



# CITY of TRINIDAD

P. O. Box 880  
TRINIDAD, COLORADO 81082  
TELEPHONE (719) 846-9843  
FAX NO. (719) 846-4140

February 22, 2013

John Parenti  
1003 Colorado Drive  
Trinidad, CO 81082

Dear Mr. Parenti:

Thank you for submitting a letter of interest to serve on the Tourism Board. The City's Home Rule Charter and the ordinances of the City set forth the eligibility requirements for membership on a board of the City. The ordinance which specifically addresses the composition of the Tourism Board stipulates that at least one member shall be employed in the lodging industry, at least one member shall be employed in a restaurant operation and the three remaining members shall be employed in or volunteer in businesses or activities which serve tourists.

I am sorry to inform you that you do not meet the requirements as detailed above. Therefore, at this time City Council would be unable to consider your appointment. However, you are encouraged to continue to attend the meetings of the Tourism Board and provide your input.

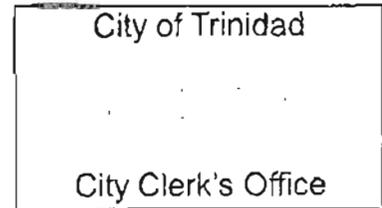
If you have any questions, please don't hesitate to contact me at your earliest convenience.

Respectfully,

Audra Garrett  
City Clerk

2-3

John Parenti  
1003 Colorado Drive  
Trinidad, CO 81082



*Verified voter regis.  
↓ residency AS*

February 26, 2013

Ms. Audra Garrett  
City Clerk  
P.O. Box 880  
Trinidad, CO 81082

Dear Ms. Garrett:

Thank you for your letter of February 22, 2013. I always appreciate the courtesy and timeliness of communications.

I appreciate knowing of the ordinance detailing board member requirements. I was told by Mr. Kelly that he occupies an At-Large seat on the Tourism Board. Perhaps, this is not the case. In any event, I would still like to be considered for his position on the Tourism Board as I am a volunteer at the A. R. Mitchell Museum and Gallery, which serves the tourists who visit our community.

Thank you for your time and consideration.

Respectfully,

John Parenti

2-4



City of Trinidad  
March 11 2013  
City Clerk's Office

134 W. Main Street, Suite 23, Trinidad, CO 81082 | 719.846.9412

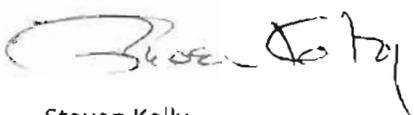
March 11, 2013

Mayor Bernadette Baca Gonzalez  
City Council Members  
Mr. Tom Acre, City Manager

Please consider this letter as my resignation to the Tourism Board of Trinidad, CO. I have enjoyed my past terms on this board. The office of Economic Development has become very busy lately and I feel I need to concentrate my time with this office.

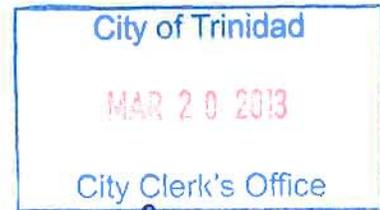
Thank you for allowing me to serve on The Tourism Board of Trinidad, CO. My resignation will become effective on March 28, 2013

Respectfully,



Steven Kelly

2-5



**Cy Michaels**  
**2833 Toupal Drive**  
**Trinidad, Colorado 81082**  
**cymichaels@rocketmail.com**  
**719-845-0102**

*Dear Honorable Mayor Bernadette Baca Gonzales and City Council,*

*I am seeking to fill a board member position on the City of Trinidad's Tourism Board.*

*I have been involved in the tourism industry operating businesses in Trinidad for over twenty years. I rallied to pass the Tourism Tax in Trinidad while President of the Chamber of Commerce. After the tax ordinance did pass I was on the board for years serving some of those years as Chairperson.*

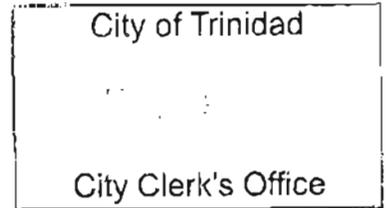
*Currently, I operate the La Quinta Inn and Suites Wellness Hotel in Trinidad which is a major contributor in the way these funds are attained. My financial life is based on our tourism business. I would like to see The City Council of Trinidad appoint me to the board at this time.*

*Respectfully,*

*Cy Michaels*  
Cy Michaels

**Liz Torres**  
**1105 Alta**  
**Trinidad, Colorado 81082**  
**Phone: 846-4807**

March 18, 2013



*Verified residency +  
voter registration  
= AG*

Audra Garrett, City Clerk  
City Hall  
135 N. Animas Street  
Trinidad, Colorado 81082

Regarding: **Letter of Interest for Appointment to Tourism Board**

Dear Ms. Garrett:

I am writing to express interest in appointment by City Council to the Tourism Board.

I am a resident of the City of Trinidad and I own two tourism-related businesses within the City of Trinidad. My tourism-related businesses are:

1. Commercial Street Salon and Day Spa, and
2. I Love Sugar Candy and Sweet Shoppe (my newest venture that opened March 2013).

Because I make my living by attaching local patrons and tourist traffic, I believe I am well qualified to serve on the Tourism Board.

I respectfully request the favorable consideration of my letter of interest.

Respectfully,



Liz Torres

2-7

**CITY TOURISM BOARD (2 yr terms - 5 members - Council appointed)**  
Ordinance #1677 - 5 members appointed by Council

<u>DATE</u> <u>APPOINTED</u>	<u>APPOINTEE</u>	<u>ADDRESS</u>	<u>PHONE #</u>	<u>TERM</u> <u>EXPIRES</u>
02/07/12	Pat Patrick	723 Willow St.	846-4113	02/10/2014
02/07/12	Lou Girodo	101 Aguilar Ct.	846-7157	02/10/2014
02/07/12	Vacant			
02/05/13	Scott Candland	713 Corundum Rd.	970-418-2146 (restaurant)	02/10/2015
02/05/13	Vacant			02/10/2015

CHAIRPERSON: Pat Patrick

CITY OF TRINIDAD, COLORADO

ORDINANCE NO. 1927- B

AN ORDINANCE AMENDING CHAPTER VII ("FINANCE AND TAXATION"), § 7-47.1, OF THE CODE OF THE CITY OF TRINIDAD, COLORADO, FOR THE PURPOSE OF REVISING REQUIREMENTS OF MEMBERSHIP IN THE TOURISM BOARD OF THE CITY OF TRINIDAD, COLORADO

WHEREAS, Chapter VIII, § 8.2, of the Home Rule Charter for the City of Trinidad, Colorado, confers upon the City Council the power to prescribe "the duties, responsibilities, terms of office, membership, and other appropriate designations" of all boards of the City, and empowers the City Council to "increase, reduce, or alter the duties and procedures" of all boards of the City; and

WHEREAS, the City Council of the City of Trinidad, Colorado, hereby finds and declares that the requirements of membership in the Tourism Board of the City of Trinidad, Colorado, should be revised and made consistent with the board composition requirements set forth in Chapter VIII ("BOARDS AND COMMISSIONS"), § 8.3, of the Home Rule Charter for the City of Trinidad, Colorado.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TRINIDAD, COLORADO:

Section 1. Amendment of Chapter VII ("Finance and Taxation"), § 7-47.1, of the Code of the City of Trinidad, Colorado. Chapter VII ("Finance and Taxation"), § 7-47.1, of the Code of the City of Trinidad, Colorado, is hereby amended as follows: \*

**Section 7-47.1            Membership; appointment; term; removal; organization and meetings.**

(1) The City Tourism Board shall consist of five (5) members who shall be appointed by the City Council, and WHO shall not be a member of the City Council or a Council Officer, as defined in Section 2-16 of the Code of Ordinances. ~~Pursuant to Section 8.3 of the City Charter, any member of the Board must be a resident of the City and have resided within the City for a period of not less than one year immediately preceding appointment, and be registered to vote.~~ THE FIVE (5) MEMBERS SHALL BE EITHER (i) RESIDENTS AND REGISTERED VOTERS OF THE CITY OF TRINIDAD, OR (ii) RESIDENTS AND REGISTERED VOTERS OF LAS ANIMAS COUNTY, COLORADO, WHO OWN A TOURISM-RELATED BUSINESS WITHIN THE CITY OF TRINIDAD Of the five (5) members, at least one (1) member shall be employed in the lodging industry, and at least one (1) member shall be employed in a restaurant operation. The remaining three (3) members shall be employed in or volunteer in businesses or activities which serve tourists.

(2) Initial appointments to the Tourism Board shall be made no later than February 10, 2002. Three members shall be appointed for initial terms of two (2) years. Two members shall be appointed for initial terms of one (1) year. Thereafter, all terms shall be two (2) years.

(3) The City Tourism Board members shall be subject to removal for just cause by a majority vote of the Council. Just cause shall include but not be limited to inefficiency, neglect of duty, acts

\* Capital letters indicate new material added to existing Ordinance language; dashes through words indicate deletions from existing Ordinance language.

detrimental to the City's interests, malfeasance in office, or excessive absences. Absences by members of the board of three consecutive meetings or three absences in a six-month rolling period shall be cause for evaluation by City Council for the purpose of consideration of the member's removal. The City Clerk shall advertise vacancies in a newspaper of general circulation requesting that interested individuals submit a letter so indicating their interest and qualifications for the position advertised.

~~(4) If any member ceases to reside in the City, his/her membership on the Board shall immediately terminate.~~

(5) (4) Organization and meetings. The Board shall elect a Chairperson from among the appointed members and create and fill such other offices as it may determine. The term of the Chairperson shall be one (1) year, with eligibility for reelection. The Board shall hold one (1) regular meeting per month. It shall adopt rules for transaction of business and shall keep a record of its resolutions, and transactions, which record shall be a public record.

**Section 2. Effective Date.** This ordinance shall be published and become effective ten (10) days after final passage, as provided in § 5.5 of the Home Rule Charter for the City of Trinidad, Colorado.

INTRODUCED BY COUNCILMEMBER SHEW; READ AND ORDERED PUBLISHED this 17th day of April, 2012.

PASSED AND APPROVED this 1st day of May, 2012.

THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE the 11th day of May, 2012.

  
\_\_\_\_\_  
JOHN RINO, MAYOR

ATTEST:

  
\_\_\_\_\_  
AUDRA GARRETT, CITY CLERK



## Council Communication

City Council Meeting: April 9, 2013 Work Session

Prepared: April 4, 2013

Dept. Head Signature:

# of Attachments: One (1)

**SUBJECT:** Engineering Proposal for Water Treatment Plant Improvements Design

**Presenter:** Utility Superintendent, James Fernandez  
Kevin Meador, Black and Veatch Engineering Consultant

**Recommended City Council Action:** Review and Schedule for Regular Council Meeting

**Summary Statement:** This engineering proposal is in response to a survey and inspection of the WTP conducted in 2011 by the Colorado Department of Public Health and Environment.

**Expenditure Required:** \$91,900

**Source of Funds:** Water Department Reserve

**Policy Issue:** N/A

**Alternative:** N/A

**Background Information:** This engineering proposal is in response to a survey and inspection of the WTP conducted in 2011 by the Colorado Department of Public Health and Environment. That inspection pointed out the need for the City to upgrade the WTP facility to include 1) refurbish or abandon the standing water tank, 2) modify and upgrade the chlorine disinfection system, 3) construct new filter backwash tank system, 4) replace existing filter bed backwash valves and actuators and WTP inlet and drain valves, and 5) design new residuals storage pond.

3



**BLACK & VEATCH**  
Building a world of difference.®

Kevin J. Meador,  
P.E.  
Project Manager,  
Water

6300 S. SYRACUSE  
WAY, SUITE 300  
CENTENNIAL  
CO 80111  
USA

+1 720-834-4255 P  
+1 720-252-4205 M  
+1 720-834-4275 F

11 March 2013

Mr. James Fernandez  
Utility Superintendent  
City of Trinidad  
P. O. Box 880  
Trinidad, CO 81082

Dear Mr. Fernandez,

**Subject: Proposal to Prepare a Water Treatment Plant Improvements  
Conceptual Design and Capital Improvements Plan**

Black & Veatch appreciates the opportunity to provide this proposal for professional services related to the Water Treatment Plant Improvements (WTP) Conceptual Design and Capital Improvements Plan (CIP) project for the City of Trinidad (City). As outlined herein, our familiarity with the WTP combined with our current knowledge and experience in all areas of water treatment technology, will assure that the City can effectively plan for and implement the improvements necessary to maintain the reliability of its very important WTP asset.

**Project Description**

The City is proposing a number of improvements to the existing WTP that include in order of priority:

- Replace a number of aging filter valves and valve actuators in the pipe gallery.
- Relocate and upgrade the chlorine disinfection facilities.
- Rehabilitate or replace the existing filter backwash water supply system.
- Construct additional residuals pond capacity.

Note that the document titled Sanitary Survey of the City of Trinidad, dated October 17, 2011, as prepared by the Colorado Department of Public Health and Environment (CDPHE), has suggested that the City consider the installation of (1) a new filter-to-waste system and (2) mechanical sludge removal in the sedimentation basins. Although, the City has considered these suggested WTP modifications, the cost benefits are not favorable, given that the existing raw source water is reliably high quality throughout the year. Therefore, further consideration of these proposed improvements are not included in the scope of services described herein.

3-2



## Scope of Services

The following tasks and associated engineering services have been discussed and finalized recently with the City. The listing provided herein outlines how Black & Veatch proposes to develop and produce the Conceptual Design and CIP.

All cost estimating to be performed will be in accordance with a Class 4 facility planning cost estimate as defined by the Association for the Advancement of Cost Estimating.

Enclosed for additional reference is a preliminary schedule that assumes the engineering would proceed by April 1, 2013.

## Management Tasks

### Task 110 – Project Management

The following administrative tasks will be performed over the duration of the project:

#### Activities

- Conduct bi-weekly progress meetings and schedule updates via telephone.
- Prepare monthly invoicing and budget status.

#### Deliverables

- Monthly invoices.

### Task 120 – Site Visits and Meetings

Site visits are proposed to provide opportunities for the Engineer to visit the WTP. The following site visit is anticipated:

1. *Project Kick-off Meeting and WTP Site Tour.* Engineer's key project team members will conduct a meeting with the City at the WTP to discuss project scope in detail, confirm the project objectives and develop an initial document and information needs list. Project team will tour the WTP site to gather information, take pictures, perform cursory condition assessments, and identify locations for proposed new facilities. Engineer will develop meeting minutes, including a list of requested information and data to be provided by the City.

3-3



## Engineering Tasks

### Task 210 – Chlorine Storage and Feed Facility

Understanding the existing chlorine room is non-compliant with CDPHE requirements, Black & Veatch proposes to develop and evaluate the following chlorine storage and feed facility concept:

11 MARCH 2013

1. Construct new enclosed structure to house the existing chlorine gas bulk delivery, storage, and feed equipment.

### Activities

- Perform a comprehensive regulatory and building code review. Verify regulatory requirements as to whether or not emergency chlorine gas scrubber equipment will be required.
- Establish the design criteria for treated water flow rates and associated chemical dosage.
- If it is determined emergency chlorine gas scrubbing will be required, establish design criteria for scrubbing equipment type and capacity.
- Size the building to accommodate future sodium hypochlorite.
- Obtain budgetary equipment costs from manufacturers.
- Establish review requirements with the Colorado Department of Public Health and Environment (CDPHE).
- Prepare a cost estimate, including contingency for each proposed alternative.
- Prepare an opinion of cost for 25-year present worth, life cycle, operation and maintenance (O&M) cost.
- Prepare a draft technical memorandum (TM) that includes the following information:
  - Summary descriptions and preliminary drawings.
  - Tabular presentation of OPCC and present worth O&M cost.
  - Listing of advantages and disadvantages.
- - Recommended action based on best value to the City. Submit the TM to the City for review and comment.
- Respond to the City's review comments and revise the TM as appropriate.

3-4

**Deliverables**

- Electronic copy of draft and final TMs.

**Information and Assistance Provided By City**

- Consolidated, written review comments on the draft TM.

**Task 220 – Filter Backwash Water Supply**

Black & Veatch proposes to develop and evaluate the following three alternative concepts for providing backwash water supply in the future:

11 MARCH 2013

PROPOSAL TO  
PREPARE A WATER  
TREATMENT PLANT  
IMPROVEMENTS  
CONCEPTUAL DESIGN  
AND CAPITAL  
IMPROVEMENT PLAN

1. *Construct New, At Grade, Circular, Steel Tanks (2) and Backwash Pump Station.* During the construction period, the existing elevated steel tank and backwash system will remain in-service. After the new system is put into service, the existing steel tank will be demolished or abandoned.
2. *Construct New, At Grade, Circular, Prestressed Concrete Tanks (2) and Backwash Pump Station.* During the construction period, the existing elevated steel tank and backwash system will remain in-service. After the new system is put into service, the existing steel tank will be demolished or abandoned.
3. *Construct New, At Grade, Rectangular, Two Cell, Cast-in-Place Concrete Tank and Backwash Pump Station.* During the construction period, the existing elevated steel tank and backwash system will remain in service. After the new system is put into service, the existing steel tank will be demolished or abandoned.

**Alternatives 1, 2, and 3****Activities**

- Establish the design optimum backwash water storage and pumping capacity required for the new filter backwash system.
- Develop a conceptual tank layout, site, piping, and process flow diagrams for each proposed alternative.
- Prepared a cost estimate, including contingency for each proposed alternative.
- Prepare an opinion of cost for 25-year, present worth, life-cycle, O&M cost for each proposed alternative.
- Consider water pressure requirements to the adjacent caretaker's house.

3-5



#### Evaluation and Recommendation

- Prepare a draft TM that includes the following information for each of the three alternatives:
  - Summary descriptions and preliminary drawings.
  - Tabular presentation of OPCC and present worth O&M cost.
  - Listing of advantages and disadvantages.
  - Recommended alternative based on best value to the City.
- Submit the TM to the City for review and comment.
- Respond to the City's review comments and revise the TM as appropriate.

#### Deliverables

- Electronic copies of draft and final TMs.

#### Information and Assistance Provided By City

- Consolidated, written review comments for the draft TM.

#### **Task 230 – Replace Existing Filter Valves and Actuators**

The existing valves and actuators to be replaced include those for service on the filtered water effluent, master backwash, individual filter backwash, filter drain, and filter influent piping.

#### Activities

- Identify and document in detail each valve and/or actuator that the City would like to replace and note its condition and operational issues.
- For each valve to be replaced, identify viable replacement alternatives. Electric valves will be considered to replace the hydraulic valves.
- Prepared a cost estimate, including contingency for each replacement alternative.
- Develop a phased and prioritized valve replacement plan for one main backwash valve, three drain valves, three influent valves, and three effluent valves.
- Prepare a draft TM summarizing the valve replacement alternatives and recommending the alternatives that will provide the best value.
- Address City review comments on draft TM.

3-6



- As an optional service, B&V will provide construction phase services to the City to include preparation of bid documents, bid advertising, addressing questions during bidding, addenda preparation (if necessary), bid reviews, and a recommendation for bid award. B&V will assist the City in reviewing valve submittals and in construction administration during construction. The cost of this service will be negotiated prior to preparation of the bidding documents.

#### Deliverables

- Electronic copy of draft and final TM.

#### Information and Assistance Provided By City

- Consolidated, written review comments on the draft TM.

#### **Task 240 – Conceptually Design Additional Residuals Storage Pond Capacity**

A new residuals storage pond is proposed to supplement the existing pond and provide redundant storage capacity. This will allow the two ponds to be cycled such that one pond is always in-service and the other is out-of-service for drying and cleaning.

#### Activities

- Establish the optimum design storage capacity for the new pond.
- Develop a conceptual pond plan and profile. The City will furnish the site topography map of the pond area. B&V will establish the site limits for the topo survey.
- Prepare a cost estimate, including contingency, for the construction of the new pond.

#### **Task 250 – Capital Improvements Plan for Recommended WTP Improvements**

The capital improvements plan document will summarize the conceptual design phase of the work and the resulting recommended improvements. In addition, the improvements will be prioritized for implementation necessity and the City budget constraints. It is intended to perform the WTP valve replacements in 2013 if possible.

#### Activities

- Obtain from the City, documentation outlining the City's annual capital expenditures budget for WTP improvements
- Based on annual capital expenditures budget for WTP improvements and OPCCs for each of the recommended improvements develop a draft CIP for the recommended WTP improvements and submit to the City for review and comment.
- Address City review comments on draft CIP plan.

3-7



PAGE 7

CITY OF TRINIDAD  
MR. JAMES  
FERNANDEZ

PROPOSAL TO  
PREPARE A WATER  
TREATMENT PLANT  
IMPROVEMENTS  
CONCEPTUAL DESIGN  
AND CAPITAL  
IMPROVEMENT PLAN

11 MARCH 2013

- Produce a WTP Improvement Implementation Plan document comprised of the following:
  - Applicable information from TMs describing each of the recommended improvements.
  - Tabular presentation of OPCC and present worth O&M cost for each of the recommended improvements.
  - Overall WTP improvements schedule and associated CIP.

#### Deliverables

- Electronic copy of draft and final TM.

#### Information and Assistance Provided By City

- Consolidated, written review comments on the draft TM.

#### Fee Estimate

We have estimated a fee of \$91,900 to complete the proposed Scope of Services. A spreadsheet showing the estimated fee for each task is enclosed for your review.

We look forward to the opportunity to work with you on the improvements to the WTP. If you have any questions or need additional information, please call.

Very truly yours,  
BLACK & VEATCH

Kevin J. Meador, P.E.  
Project Manager

Enclosure

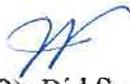
3-8



## Council Communication

City Council Meeting: April 9, 2013 Work Session

Prepared: April 4, 2013

Dept. Head Signature: 

# of Attachments: Two (2): Bid Summary, Budget Sheet.

**SUBJECT:** Monument Lake Toilet Bids

**Presenter:** Utility Superintendent, James Fernandez

**Recommended City Council Action:** For City Council Review Only, No Action Necessary.

**Summary Statement:** This new restroom will replace an old dilapidated restroom that has been demolished and removed from the site. This facility will serve as a convenience to campers and other guests at the park. This is a budgeted item.

**Expenditure Required:** \$25,654.50

**Source of Funds:** Water Department (2013 Budget) see attached.

**Policy Issue:** N/A

**Alternative:** N/A

**Background Information:** City Caretaker and WTP Operator, Gil Ramirez, in cooperation with Monument Lake Park lessee, Mike Robb, obtained three different quotes for a double men's and women's restroom facility to be placed at the North end of Monument Lake. The new restroom will not be connected to the existing sewer system and will have to be pumped out on a regular basis. This restroom replaces an older dilapidated restroom that has been demolished and removed from the site. Due to the large area of Monument Lake, this will serve as a convenience to campers and other guests at the park. Mr. Robb has reviewed the restroom submittal and is in agreement with the type of facility to be placed there. This is a budget item in the amount of \$25,000. The City water department would take the responsibility to excavate for the underground vault, (estimated cost of \$2,850). The balance of \$654.50 can be obtained from other water department funds.

**2013 CAPITAL OUTLAY SCHEDULE  
WATER DEPARTMENT**

---

MACHINERY & EQUIPMENT

One (1) 3/4 Ton 4 x 4 Pick up Truck w/Extended Cab	30,000	
One (1) 4 x 4 Pick up Truck (for North/Monument WTP & WWTP.	30,000	
4- Stroke Tamper	4,500	
	<hr/>	
TOTAL MACHINERY & EQUIPMENT:		64,500

OTHER IMPROVEMENTS

Water Shop Improvements		
PVC Pipe Storage Building 25'x 25' x 15' = 625 sq. ft. @\$10	12,000	
TOTAL OTHER IMPROVEMENTS:		12,000

<u>Replace Pump House Roof ML Trmt Plant</u>	5,000	
Electronic Control Components	10,000	
Pipe/Pump/Motor Replacements	15,000	
		30,000

<u>Monument Lake Wastewater Treatment Plant:</u>		
Plant Improvements: Chemical Feeders, etc.	30,500	
Pipe/Pump/Motor Replacements	15,000	
		45,500

<u>Monument Lake Park Area Improvements:</u>		
North Campground Restroom Facility	25,000	
Repair/Replace Water Valve Boxes/Manholes	5,000	
Roadway Improvements	4,000	
Bathhouse Design & Construction	100,000	
Building Improvements	15,000	
		134,000

<u>Water Treatment Plant Improvements</u>		
Pipe/Pump/Motor Replacements	30,000	
Interior/Exterior Refurbishing	10,000	
Chlorine Feed Improvements (Manifold & Scrubber)	12,500	
Replace Backwash Valves and Actuators (three @\$3,200 ea.)	9,600	
Replace Effluent Valves and Actuators (three @\$3,200 ea.)	9,600	
Backwash Storage Tank (Inspection, Repairs & Fencing)	8,000	
Sedimentation Basins Repair	7,500	
	<hr/>	
		87,200

<u>Water Filtration Plant Caretaker's House</u>		
Residence Upgrades	5,000	
North Lake Caretaker's House (replace furnace)	14,000	
	<hr/>	
		19,000

<u>North Lake Dam/Water Shed/Improvements</u>		
Implement RJH Design and Repair / SEO Mandate (1,600,000)	1,202,100	
Replace Existing Outlet Valve	12,500	
North Fork Measuring Electronic Measuring Flumes	5,014	
	<hr/>	

<b>PROJECT:</b>			
Purchase and Installation of Restroom Facility at North End of Monument Lake Park.			
Date: April 4, 2013			
<b>Bid Summary</b>			
<b>Vendor</b>	<b>Vendor</b>	<b>Vendor</b>	<b>Vendor</b>
Boom Concrete ,Inc.	CXT Incorporated	Colorado Precast Concrete	
P.O. Box 437	North Sullivan Road	1820 E. Hwy 402	
220 Girard	Bldg #7	Loveland, CO. 80537	
Newell, S.D. 57760	Spokane Valley, WA. 99216		
<b>Bid Item</b>	<b>Quantity</b>	<b>Amount:</b>	
Clovermist Double Vault Toilet	1	\$19,000.00	\$29,017.64
Wall Texture/Barnwood	1	\$900.00	
SS Double Coat Hook	1	\$42.00	
Solar Light Kit	1	\$850.00	
Extra Puck Light	1	\$80.00	
Double Vault Liner - USFS	1	\$1,500.00	
Sign - Please Do Not Throw...	1	\$120.00	
Plastic Urinal	1	\$75.00	
	<b>Subtotal:</b>	<b>\$22,567.00</b>	
Crane Service		\$5,000.00	
Transportation		\$2,400.00	
	<b>Vendor Total:</b>	<b>\$25,654.50</b>	<b>\$29,017.64</b>
Excavation for Vault by City Forces		\$2,850.00	\$2,850.00
<b>Total:</b>		<b>\$28,504.50</b>	<b>\$31,867.64</b>



CITY OF TRINIDAD, COLORADO  
1876

## COUNCIL COMMUNICATION

CITY COUNCIL WORK SESSION: April 9, 2013

PREPARED BY: Chris Kelley

DEPT. HEAD SIGNATURE:

ATTACHMENTS: 5

SUBJECT: Discussion regarding property maintenance and code enforcement related to vacant buildings

PRESENTER: Les Downs, City Attorney and Chris Kelley, Chief Building Official

RECOMMENDED CITY COUNCIL ACTION: This is for discussion at this time. Staff has met with the Municipal Judge and will discuss the concept for proposed changes.

### SUMMARY STATEMENT:

The condition of vacant buildings, especially downtown has become a concern. At the City Council Retreat, residents, business owners and Council members have expressed concern over our many vacant and deteriorating buildings. At the City Council Retreat, City Council requested Staff look at how effective our current building codes and ordinances are and provide information for any potential change, including how the City could make structural and aesthetic improvements to preserve historic buildings. Staff's opinion is our current building codes and ordinances are adequate. However, enforcement processes may need to be re-visited.

EXPENDITURE REQUIRED: None at this time.

SOURCE OF FUNDS: N/A

POLICY ISSUE: Level of enforcement of building codes and ordinances and processes to affect enforcement.

ALTERNATIVE: Building codes and processes related to vacant buildings could remain as is.

### BACKGROUND INFORMATION:

1. Memorandum from Les Downs, City Attorney
2. International Code Council, International Property Maintenance Code 2009 as adopted by the City of Trinidad.
  - a. Section 106 Violations
  - b. Section 107 – Notices and Orders Section
  - c. Section 108 – Unsafe Structures and Equipment
3. Municipal Code
  - a. Chapter 5, Article 1, Sections 5-1(c) and 5-2 (c)
  - b. Chapter 1, Sections 1-8 and 1-9
4. Sample Notice and Order
5. Ft. Collins, Colorado Municipal Code and Charter – Chapter 20

# IPMC<sup>®</sup>

INTERNATIONAL PROPERTY  
MAINTENANCE CODE<sup>®</sup>

## CODE AND COMMENTARY

2002  
19009



alternative materials or methods, the *code official* shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

**105.3.1 Test methods.** Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *code official* shall be permitted to approve appropriate testing procedures performed by an *approved* agency.

**105.3.2 Test reports.** Reports of tests shall be retained by the *code official* for the period required for retention of public records.

**105.4 Used material and equipment.** The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and *approved* by the *code official*.

**105.5 Approved materials and equipment.** Materials, equipment and devices *approved* by the *code official* shall be constructed and installed in accordance with such approval.

**105.6 Research reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

## a SECTION 106 VIOLATIONS

**106.1 Unlawful acts.** It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

**106.2 Notice of violation.** The *code official* shall serve a notice of violation or order in accordance with Section 107.

**106.3 Prosecution of violation.** Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

**106.4 Violation penalties.** Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**106.5 Abatement of violation.** The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, cor-

rect or abate a violation, or to prevent illegal *occupancy* of a building, structure or *premises*, or to stop an illegal act, conduct, business or utilization of the building, structure or *premises*.

## SECTION 107 b NOTICES AND ORDERS

**107.1 Notice to person responsible.** Whenever the *code official* determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3.

**107.2 Form.** Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *dwelling unit* or structure into compliance with the provisions of this code.
5. Inform the property *owner* of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 106.3.

**107.3 Method of service.** Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

**107.4 Unauthorized tampering.** Signs, tags or seals posted or affixed by the *code official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *code official*.

**107.5 Penalties.** Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.

**107.6 Transfer of ownership.** It shall be unlawful for the *owner* of any *dwelling unit* or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such *dwelling unit* or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and

fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

**SECTION 108 1c  
UNSAFE STRUCTURES AND EQUIPMENT**

**108.1 General.** When a structure or equipment is found by the *code official* to be unsafe, or when a structure is found unfit for human *occupancy*, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this code.

**108.1.1 Unsafe structures.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**108.1.2 Unsafe equipment.** Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

**108.1.3 Structure unfit for human occupancy.** A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

**108.1.4 Unlawful structure.** An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

**108.1.5 Dangerous structure or premises.** For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is

likely to partially or completely collapse, or to become *detached* or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.
7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

**108.2 Closing of vacant structures.** If the structure is vacant and unfit for human habitation and *occupancy*, and is not in danger of structural collapse, the *code official* is authorized to

4-5

post a placard of condemnation on the *premises* and order the structure closed up so as not to be an attractive nuisance. Upon failure of the *owner* to close up the *premises* within the time specified in the order, the *code official* shall cause the *premises* to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

**108.2.1 Authority to disconnect service utilities.** The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The *code official* shall notify the serving utility and, whenever possible, the *owner* and *occupant* of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the *owner* or *occupant* of the building structure or service system shall be notified in writing as soon as practical thereafter.

**108.3 Notice.** Whenever the *code official* has *condemned* a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the *owner* or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the *condemned* equipment. The notice shall be in the form prescribed in Section 107.2.

**108.4 Placarding.** Upon failure of the *owner* or person responsible to comply with the notice provisions within the time given, the *code official* shall post on the *premises* or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the *premises*, operating the equipment or removing the placard.

**108.4.1 Placard removal.** The *code official* shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the *code official* shall be subject to the penalties provided by this code.

**108.5 Prohibited occupancy.** Any occupied structure *condemned* and placarded by the *code official* shall be vacated as ordered by the *code official*. Any person who shall occupy a placarded *premises* or shall operate placarded equipment, and any *owner* or any person responsible for the *premises* who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code.

**108.6 Abatement methods.** The *owner*, *operator* or *occupant* of a building, *premises* or equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

**108.7 Record.** The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the *occupancy* of the structure and the nature of the unsafe condition.

## SECTION 109 EMERGENCY MEASURES

**109.1 Imminent danger.** When, in the opinion of the *code official*, there is *imminent danger* of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building *occupants* or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

**109.2 Temporary safeguards.** Notwithstanding other provisions of this code, whenever, in the opinion of the *code official*, there is *imminent danger* due to an unsafe condition, the *code official* shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the *code official* deems necessary to meet such emergency.

**109.3 Closing streets.** When necessary for public safety, the *code official* shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, *public ways* and places adjacent to unsafe structures, and prohibit the same from being utilized.

**109.4 Emergency repairs.** For the purposes of this section, the *code official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

**109.5 Costs of emergency repairs.** Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the *owner* of the *premises* where the unsafe structure is or was located for the recovery of such costs.

**109.6 Hearing.** Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

## SECTION 110 DEMOLITION

**110.1 General.** The *code official* shall order the *owner* of any *premises* upon which is located any structure, which in the *code official* judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occu-

# CHAPTER 5. BUILDINGS.

## ARTICLE 1. INTERNATIONAL BUILDING CODES.<sup>1</sup>

Sections:

- 5-1 International Building Code.
- 5-2 International Residential Code.<sup>2</sup>
- 5-3 International Plumbing Code.
- 5-4 International Mechanical Code.
- 5-5 International Fuel Gas Code.
- 5-6 International Energy Conservation Code.
- 5-7 International Existing Building Code.
- 5-8 International Property Maintenance Code.
- 5-9 International Private Sewage Disposal Code.

## ARTICLE 2. BOARD OF APPEALS.

- 5-10 Board of Appeals.
- 5-11 Appeals process.
- 5-12 Conduct of hearing.

## ARTICLE 3. GENERAL PROVISIONS.

- 5-13 Furnishing grade of street by City Engineer.
- 5-14 Minimum elevation of awnings and shades.

# CHAPTER 5. BUILDINGS.

## ARTICLE 1. INTERNATIONAL CODES.

### Section 5-1. International Building Code.

(1) The *International Building Code*, 2009 Edition, including Appendix Chapter J (“Grading”), as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Building Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Building Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Building Code*, 2009 Edition (“IBC”), are hereby revised:

(a) Amend **IBC § 101.1, Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend **IBC § 109.2, Schedule of permit fees**, as follows: insert the following Schedule of Permit Fees:

<b>Schedule of Permit Fees</b>	
<b>Total Valuation:</b>	<b>Fee:</b>
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00; plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$2,000.00; plus \$11.00 for each additional \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00; plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,027.00 for the first \$100,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,827.00 for the first \$500,000.00; plus

Rev. 8/00 & 10/02

1 Chapter 5 repealed and re-enacted in its entirety, Ord. No. 1913, 6-17-11

2 Chapter 5, Section 5-2 amended, Ord. No. 1917, 7-15-11

4-8

	\$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00; plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and up	\$18,327 for the first \$5,000,000.00; plus \$1.00 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Plan review fee.....Fifty percent (50%) of the permit fee
2. Inspections outside of normal business hours.....\$50.00 per hour\*  
(Minimum charge – two hours)
3. Reinspection fees assessed under provisions of IBC § 108.4.....\$50.00 per hour\*
4. Inspections for which no fee is specifically indicated.....\$50.00 per hour\*
5. Additional plan review required by changes, additions, or revisions to plans.....  
.....\$50.00 per hour\*
6. For use of outside consultants for plan checking and inspections, or both.....  
.....Actual Cost\*\*
7. For issuance of each temporary Certificate of Occupancy.....\$750.00\*\*\*

\* Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

\*\* Actual costs include administrative and overhead costs.

\*\*\* \$500.00 shall be refunded if a Certificate of Occupancy is issued prior to the expiration of the Temporary Certificate of Occupancy.

(c) Amend **IBC § 114.4, Violation penalties**, to read: Any person who violates a provision of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters, or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(d) Amend **IBC § 115.3, Unlawful continuance**, to read: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

4-9

(e) Amend **IBC § 1612.3, Establishment of flood hazard areas**, as follows: insert name of jurisdiction as “the City of Trinidad, Colorado,” and insert “April 3, 1984,” as the date of issuance.

(f) Amend **IBC § 3412.2, Applicability**, as follows: insert date of “January 1, 1950.”

**Section 5-2. International Residential Code.**

(1) The *International Residential Code*, 2009 Edition, including Appendix Chapters E, L, F, and M, as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Residential Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least one (1) copy of said *International Residential Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Residential Code*, 2009 Edition (“IRC”), are hereby revised:

(a) Amend **IRC § R101.1, Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend **IRC § R108.2, Schedule of permit fees**, as follows: insert the following Schedule of Permit Fees:

<b>Schedule of Permit Fees</b>	
<b>Total Valuation:</b>	<b>Fee:</b>
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00; plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$2,000.00; plus \$11.00 for each additional \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00; plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,027.00 for the first \$100,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including

Rev. 8/00 & 10/02

1 Chapter 5 repealed and re-enacted in its entirety, Ord. No. 1913, 6-17-11

2 Chapter 5, Section 5-2 amended, Ord. No. 1917, 7-15-11

A-10

	\$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,827.00 for the first \$500,000.00; plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00; plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and up	\$18,327 for the first \$5,000,000.00; plus \$1.00 for each additional \$1,000.00 or fraction thereof

**Other Inspections and Fees:**

1. Plan review fee.....Fifty percent (50%) of the permit fee
2. Inspections outside of normal business hours.....\$50.00 per hour\*  
(Minimum charge – two hours)
3. Reinspection fees assessed under provisions of IRC § R108.4.....\$50.00 per hour\*
4. Inspections for which no fee is specifically indicated.....\$50.00 per hour\*
5. Additional plan review required by changes, additions, or revisions to plans.....  
.....\$50.00 per hour\*
6. For use of outside consultants for plan checking and inspections, or both.....  
.....Actual Cost\*\*
7. For issuance of each temporary Certificate of Occupancy.....\$750.00\*\*\*

\* Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

\*\* Actual costs includes administrative and overhead costs.

\*\*\* \$500.00 shall be refunded if a Certificate of Occupancy is issued prior to the expiration of the Temporary Certificate of Occupancy.

(c) Amend **IRC § R113.4, Violation penalties**, to read: Any person who violates a provision of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters, or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(d) Amend **IRC § R114.2, Unlawful continuance**, to read: Any person who shall continue any work in or about the structure after having been served with a stop work order, except

4-11

such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(e) Amend IRC Table R301.2(1), Climatic and geographic design criteria, as follows: Insert the following table:

**TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Roof Snow Load	Wind Speed (mph)	Seismic Design Category	SUBJECT TO DAMAGE FROM				Winter Design Temp	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite	Decay					
30 psf	90 mph Exposure "B"	"B"	Severe	32"	Slight to Moderate	None to Slight	1° F	No	Varies	597	51.7° F

(f) Delete IRC Table R302.1 and replace with:

**TABLE R302.1  
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour with exposure from both sides	0 feet
	(Not fire-resistance rated)	0 hours	5 feet <sup>1</sup>
Projections	(Fire-resistance rated)	1 hour on the underside	2 feet
	(Not fire-resistance rated)	0 hours	5 feet <sup>2</sup>
Openings	Not allowed	Not applicable	< 3 feet
	25% maximum of wall area	0 hours	>= 3 feet and < 5 feet
		0 hours	>= 5 feet
Penetrations	All	Comply with IRC § R302.4	< 3 feet
		None required	>= 3 feet

1. Fire separation distance of three (3) feet can be used if the exterior wall cladding and trim are of noncombustible material. (Refer to IRC § R202 for a definition of "noncombustible material.")

4-12

2. Fire separation distance of three (3) feet can be used if the soffit cladding and fascia board are of noncombustible material. (Refer to IRC § R202 for a definition of “noncombustible material.”)

(g) Amend the exception to **IRC § R302.2 , Townhouses**, as follows:

**Exception:** a common 2-hour . . . . [The remainder is unchanged.]

(h) Amend **IRC § R302.2.4, Structural independence**, by deleting exception No. 5 and replacing it as follows:

5. *Townhouses* separated by a common 2-hour fire-resistance-rated wall as provided in Section R302.2.

(i) Amend **IRC § R313.1, Townhouse automatic fire sprinkler systems**, to read: Effective January 1, 2014, an automatic residential fire sprinkler system shall be installed in *townhouses*.

(j) Amend **IRC § R313.2, One- and two-family dwellings automatic fire systems**, to read: Effective January 1, 2014, an automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

(k) Amend **IRC § R315.1, Carbon monoxide alarms**, to read: For new construction, an approved carbon monoxide alarm shall be installed within fifteen feet (15') of the entrance to each bedroom in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

(l) Add an exception to **IRC § 315.2, Where required in existing buildings**, as follows:

**Exception:** Work involving the exterior surfaces of dwelling units, such as the replacement of roofing or siding, or the addition of a porch or deck, is exempt from the requirements of this Section. (Amended Ord. No. 1917, 7-15-11)

(m) Delete **IRC Chapter 11**, entitled “**ENERGY EFFICIENCY**,” in its entirety. Please refer to the International Energy Conservation Code, adopted in Section 5-6 of this Article, for energy conservation requirements.

(n) Amend **IRC § P2603.6.1, Sewer depth**, as follows: insert “thirty-two (32)” in two locations.

### Section 5-3. International Plumbing Code.

(1) The *International Plumbing Code*, 2009 Edition, including Appendix Chapters C, D, and E, as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Plumbing Code of the  
Chapter 5, Page 7

Rev. 8/00 & 10/02

1 Chapter 5 repealed and re-enacted in its entirety, Ord. No. 1913, 6-17-11

2 Chapter 5, Section 5-2 amended, Ord. No. 1917, 7-15-11

4-13

City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least one (1) copy of said *International Plumbing Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Plumbing Code*, 2009 Edition (“IPC”), are hereby revised:

(a) Amend **IPC § 101.1, Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend **IPC § 106.1, Permits – when required**, to read: Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the *occupancy* of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the code official and obtain the required permit for the work; provided, however, that such a permit shall only be required from the City of Trinidad, Colorado, if the City, rather than the State of Colorado, is performing plumbing inspections.

(c) Amend **IPC § 106.6.2, Fee schedule**, to read: The fees for all plumbing work requiring a permit from the City of Trinidad shall be as indicated in the following schedule:

<b>Fee Schedule</b>	
<b>Valuation of Work:</b>	<b>Permit Fee:</b>
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

(d) Amend **IPC § 106.6.3, Fee refunds**, as follows: insert “fifty percent (50%)” as the specified percentage in both locations.

(e) Amend **IPC § 108.4, Violation penalties**, to read: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, install, alter, or repair plumbing work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

4-1A

(f) Amend **IPC § 108.5, Stop work orders**, to read: Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(g) Amend **IPC § 109.1, Application for appeal**, to read: Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.

(h) Delete **IPC §§ 109.2 through 109.6**, regarding membership and procedures of the board of appeals.

(i) Amend **IPC § 305.6.1, Sewer depth**, as follows: insert "thirty-two (32)" in two locations.

(j) Amend **IPC § 904.1, Roof extension**, as follows: insert "six (6)" where indicated.

#### **Section 5-4. International Mechanical Code.**

(1) The *International Mechanical Code*, 2009 Edition, including Appendix Chapter A ("Combustion Air Openings and Chimney Connector Pass-Throughs"), as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Mechanical Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Mechanical Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Mechanical Code*, 2009 Edition ("IMC"), are hereby revised:

(a) Amend **IMC § 101.1, Title**, as follows: insert "the City of Trinidad, Colorado" where indicated.

(b) Amend **IMC § 106.5.2, Fee schedule**, as follows: insert the following fee schedule:

<b>Fee Schedule</b>	
<b>Valuation of Work:</b>	<b>Permit Fee:</b>
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

(c) Amend **IMC § 106.5.3, Fee refunds**, as follows: insert “fifty percent (50%)” as the specified percentage in both locations.

(d) Amend **IMC § 108.4, Violation penalties**, to read: Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, install, alter, or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(e) Amend **IMC § 108.5, Stop work orders**, to read: Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner’s agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(f) Amend **IMC § 109.1, Application for appeal**, to read: Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.

(g) Delete **IMC §§ 109.2 through 109.6**, regarding membership and procedures of the board of appeals.

4-16

**Section 5-5. International Fuel Gas Code.**

(1) The *International Fuel Gas Code*, 2009 Edition, including Appendix Chapters A, B, C, and D, as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Fuel Gas Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Fuel Gas Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Fuel Gas Code*, 2009 Edition (“IFGC”), are hereby revised:

(a) Amend **IFGC § 101.1, Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend **IFGC § 106.1, Where required**, to read: An owner, authorized agent, or contractor who desires to erect, install, enlarge, alter, repair, remove, convert, or replace an installation regulated by this code, or to cause such work to be done, shall first make application to the code official and obtain the required permit for the work; provided, however, that such a permit shall only be required from the City of Trinidad, Colorado, if the City, rather than the State of Colorado, is performing fuel gas inspections.

**Exception:** Where *appliance* and *equipment* replacements and repairs are required to be performed in an emergency situation, the permit application shall be submitted within the City’s next working business day.

(c) Amend **IFGC § 106.6.2 Fee schedule**, to read: The fees for all fuel gas work requiring a permit from the City of Trinidad shall be as indicated in the following schedule:

<b>Fee Schedule</b>	
<b>Valuation of Work:</b>	<b>Permit Fee:</b>
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

(d) Amend **IFGC § 106.6.3, Fee refunds**, as follows: insert “fifty percent (50%)” as the specified percentage in both locations.

4-17

(e) Amend **IFGC § 108.4, Violation penalties**, to read: Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof, or erect, install, alter, or repair work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(f) Amend **IFGC § 108.5, Stop work orders**, to read: Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(g) Amend **IFGC § 109.1, Application for appeal**, to read: Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.

(h) Delete **IFGC §§ 109.2 through 109.6**, regarding membership and procedures of the board of appeals.

#### **Section 5-6. International Energy Conservation Code.**

(1) The *International Energy Conservation Code*, 2009 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Energy Conservation Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Energy Conservation Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Energy Conservation Code*, 2009 Edition ("IECC"), are hereby revised:

(a) Amend **IECC § 101.1, Title**, as follows: insert "the City of Trinidad, Colorado" where indicated.

(b) Amend **IECC § 108.4, Failure to comply**, to read: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

#### **Section 5-7. International Existing Building Code.**

(1) The *International Existing Building Code*, 2009 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Existing Building Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Existing Building Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Existing Building Code*, 2009 Edition (“IEBC”), are hereby revised:

(a) Amend **IEBC § 101.1, Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend **IEBC § 1301.2, Applicability**, as follows: insert “January 1, 2010” as the specified date.

(c) Amend **IEBC § 113.4, Violation penalties**, to read: Any person who violates a provision of this code or who fails to comply with any of the requirements thereof, or who *repairs*, alters, or changes the occupancy of building or structure in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(d) Amend **IEBC § 114.3, Unlawful continuance**, to read: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

#### **Section 5-8. International Property Maintenance Code.**

(1) The *International Property Maintenance Code*, 2009 Edition, including Appendix Chapter A (“Boarding Standard”), as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Property Maintenance Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least

one (1) copy of said *International Property Maintenance Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Property Maintenance Code*, 2009 Edition (“IPMC”), are hereby revised:

(a) Amend IPMC § 101.1, Title, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend IPMC § 103.5, Fees, as follows: insert the following fee schedule:

<b>Fee Schedule</b>	
<b>Total Valuation:</b>	<b>Fee:</b>
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00; plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$2,000.00; plus \$11.00 for each additional \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00; plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,027.00 for the first \$100,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,827.00 for the first \$500,000.00; plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00; plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and up	\$18,327 for the first \$5,000,000.00; plus \$1.00 for each additional \$1,000.00 or fraction thereof
<b>Other Inspections and Fees:</b>	

Rev. 8/00 & 10/02

1 Chapter 5 repealed and re-enacted in its entirety. Ord. No. 1913, 6-17-11

2 Chapter 5, Section 5-2 amended, Ord. No. 1917, 7-15-11

4-20

- |  |                                       |
|--|---------------------------------------|
| 1. Plan review fee.....  | Fifty percent (50%) of the permit fee |
| 2. Inspections outside of normal business hours.....<br>(Minimum charge – two hours) | \$50.00 per hour*                     |
| 3. Inspections for which no fee is specifically indicated.....                       | \$50.00 per hour*                     |
| 4. Additional plan review required by changes, additions, or revisions to plans..... | \$50.00 per hour*                     |
| 5. For use of outside consultants for plan checking and inspections, or both.....    | Actual Cost**                         |

\* Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

\*\* Actual costs include administrative and overhead costs.

(c) Amend **IPMC § 106.4, Violation penalties**, to read: Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(d) Amend **IPMC § 111.1, Application for appeal**, to read: Any person directly affected by an order, decision, or determination of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed no later than fifteen (15) days following the issuance of the order, decision, or determination. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

(e) Delete **IPMC §§ 111.2 through 111.6**, regarding membership and procedures of the board of appeals.

(f) Amend **IPMC § 112.4, Failure to comply**, to read: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(g) Amend **IPMC § 302.4, Weeds**, as follows: insert “six inches (6”).”

(h) Amend **IPMC § 304.14, Insect screens**, as follows: insert “January 1 to December 31.”

(i) Amend **IPMC § 602.3, Heat supply**, as follows: insert “January 1 to December 31.”

4-21

(j) Amend IPMC § 602.4, **Occupiable work spaces**, as follows: insert “January 1 to December 31.”

**Section 5-9. International Private Sewage Disposal Code.**

(1) The *International Private Sewage Disposal Code*, 2009 Edition, including Appendix Chapter A (“System Layout Illustrations”), as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Private Sewage Disposal Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least one (1) copy of said *International Private Sewage Disposal Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Private Sewage Disposal Code*, 2009 Edition (“IPSDC”), are hereby revised:

(a) Amend IPSDC § 101.1, **Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend IPSDC § 106.4.2, **Fee schedule**, as follows: insert the following fee schedule:

<b>Fee Schedule</b>	
<b>Valuation of Work:</b>	<b>Permit Fee:</b>
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

(c) Amend IPSDC § 106.4.3, **Fee refunds**, as follows: insert “fifty percent (50%)” as the specified percentage in both locations.

(d) Amend IPSDC § 108.4, **Violation penalties**, to read: Any person who shall violate a provision of this code or fail to comply with any of the requirements thereof, or who shall erect, install, alter, or repair private sewage disposal work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

4-22

(e) Amend **IPSDC § 108.5, Stop work orders**, to read: Upon notice from the code official, work on any *private sewage disposal system* that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(f) Amend **IPSDC § 109.1, Application for appeal**, to read: Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.

(g) Delete **IPSDC § 405**, entitled "**SOIL VERIFICATION.**"

## ARTICLE 2. BOARD OF APPEALS.

### Section 5-10. Board of Appeals.

(1) Creation, existence, and continuation. In accordance with § 8.5 of the Home Rule Charter for the City of Trinidad, Colorado; Ordinance No. 1711 of the City of Trinidad, Colorado; § 113 of the *International Building Code*; § R112 of the *International Residential Code*; § 108 of the *International Fire Code*; § 109 of the *International Plumbing Code*; § 109 of the *International Mechanical Code*; § 109 of the *International Fuel Gas Code*; § 109 of the *International Energy Conservation Code*; § 112 of the *International Existing Building Code*; § 111 of the *International Property Maintenance Code*; and § 109 of the *International Private Sewage Disposal Code*, the creation, existence, and continuation of a Board of Appeals is hereby recognized. The Board of Appeals shall hear and decide appeals of orders, decisions, or determinations made by the building official and/or code official relative to the application and interpretation of the International Codes adopted by reference in Article 1 of this Chapter.

(2) Membership. The Board of Appeals shall consist of three (3) members who shall be appointed by the City Council. Two (2) members were initially appointed to two (2) year terms, and the remaining member was initially appointed to a one (1) year term. Thereafter, all terms shall be two (2) years.

(3) Removal; vacancies. The Board of Appeals members shall be subject to removal for just cause by a majority vote of the City Council. Just cause shall include, without limitation, inefficiency, neglect of duty, acts detrimental to the City's interests, malfeasance in office, or excessive absences. Absences by members of the Board of Appeals of three (3) consecutive meetings shall be cause for evaluation by the City Council for consideration of the member's removal. The City Clerk shall advertise vacancies in a newspaper of general circulation requesting that interested individuals submit a letter so indicating their interest and qualifications for the position advertised.

(4) Residency requirement. If any member ceases to reside in the City, his or her membership on the Board shall immediately terminate.

(5) Chairperson. The Board of Appeals shall elect a chairperson from among the appointed members who shall preside over all hearings held by the Board. The term of the chairperson shall be one (1) year, with eligibility for re-election.

**Section 5-11. Appeals process.**

Any person aggrieved by an order, decision, or determination made by the building/code official relative to the application and interpretation of the International Codes adopted by reference in Article 1 of this Chapter may appeal such order, decision, or determination to the Board of Appeals. Such appeal shall be in writing and filed with the building/code official no later than fifteen (15) days following the issuance of the order, decision, or determination. The appeal shall contain, at a minimum, a brief statement setting forth the basis of the appeal. A hearing shall be scheduled before the Board of Appeals no less than ten (10) days nor more than forty-five (45) days from the date the appeal was filed. Written notice of the time and place of the hearing shall be given at least seven (7) days prior to the date of the hearing to the Appellant by the building/code official, by causing a copy of such notice to be delivered to the Appellant personally or by mailing a copy thereof, addressed to the Appellant at his/her address as shown on the appeal.

**Section 5-12. Conduct of hearing.**

The following rules shall be observed in the conduct of hearings before the Board of Appeals:

- (1) Each party shall have these rights among others:
  - (a) To call and examine witnesses on any matters relevant to the issues of the hearing;
  - (b) To introduce documentary and physical evidence;
  - (c) To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;

4-24

- (d) To impeach any witness regardless of which party first called him/her to testify;
  - (e) To rebut the evidence against him/her; and
  - (f) To represent himself/herself or to be represented by anyone of his/her choice who is lawfully permitted to do so.
- (2) No Board member who was not present at the hearing shall take part in the decision.
- (3) At the conclusion of any hearing, or within not more than thirty (30) days thereafter, the Board of Appeals shall render its decision either orally or in writing. Such decision shall set forth findings of fact and conclusions based thereon. The Appellant shall be issued a copy of the written decision of the Board of Appeals or a written notice of the oral decision of the Board of Appeals as soon as practicable after the decision has been rendered.

### **ARTICLE 3. GENERAL PROVISIONS.**

#### **Section 5-13. Furnishing grade of street by City Engineer.**

It shall be unlawful for any person to commence the construction of any building upon the line of any street or public highway within the City where the grade has not been established, unless he/she shall apply to the City Engineer for the grade of such street, and it is the duty of the City Engineer to furnish to such person the grade of such street or public highway.

#### **Section 5-14. Minimum elevation of awnings and shades.**

All awnings and shades erected before any house, shop or store in any street or alley shall be elevated at least seven feet (7') at the lowest point thereof above the sidewalk, and all awnings shall be of canvas supported from the adjacent building with iron fastenings.

**Section 1-4. Chapters, Articles, Divisions, Sections and Subsections; headings and catch lines.**

All headings of Chapters, Articles or Divisions and all catch lines of Sections and Subsections are unofficial and intended only for convenience in arrangement and as mere catchwords to indicate the contents of the Chapters, Articles, Divisions, Sections and Subsections. They shall not be deemed to be part of the contents of the Chapters, Articles, Divisions, Sections or Subsections; nor shall the headings and catch lines alter the otherwise intended meaning of any provision of this Code.

**Section 1-5. Reference to Sections.**

Wherever in this Code or the ordinances of this City a reference is made to several Sections and the Section numbers given in the reference are connected by the word "to", the reference includes both Sections whose numbers are given and all intervening Sections.

**Section 1-6. Prospective effect of Code; repealed ordinances not revived.**

This Code shall not affect any act done, any right accrued, any penalty incurred, any suit, prosecution or proceeding pending, or the tenure of office of any person holding office, at the time when it takes effect, nor shall the repeal of any ordinance have the effect of reviving an ordinance theretofore repealed or superseded, or the effect of preventing any punishment or penalty incurred before the repeal took effect, or of interfering with any suit, prosecution or proceeding pending at the time of repeal, for an offense committed under the ordinance repealed.

**Section 1-7. Territorial applicability.**

This Code shall refer only to the omission or commission of acts within the territorial limits of the City and to that territory outside this City over which the City has jurisdiction or control by virtue of any Constitutional provision or any law.

**Section 1-8. General penalty; subsequent violation; suspension or revocation of license.**

(1) Whenever, in this Code or in any ordinance of the City, or rule, regulation or order promulgated by any law officer or agency of the City under authority duly vested in him/her or it, any act or failure to do a required act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, and no specific penalty is provided therefore, the violation of any such provision of this Code or any ordinance or any rule, regulation or order as aforesaid shall be punished by a fine not exceeding Three Hundred Dollars (\$300.00) or by imprisonment in the City Jail or other place of legal incarceration for not more than ninety (90) days, or by both such fine and imprisonment in the discretion of the court.

(2) If the penalty for a particular offense is limited by State statute, then such limitation shall be applicable notwithstanding the provisions of this section.

(3) The suspension or revocation of any license, certificate or other privilege conferred by the City

shall not be regarded as a penalty for the purposes of this Code but shall be in addition thereto.

**Section 1-9. Continuing offense.**

Unless otherwise specifically provided, each day any violation of this Code occurs or continues to exist shall constitute a separate and distinct offense.

**Section 1-10. Same offense punishable by different Sections of Code; City Attorney's option.**

In all cases where the same offense is made punishable or is created by different Sections of this Code, the City Attorney may elect under which to proceed, but not more than one (1) action shall be taken against the same person for the same offense.

**Section 1-11. Judgments and sentences to run consecutively.**

All judgments and sentences imposed and ordered by the Municipal Court of the City shall run consecutively unless otherwise specifically provided by the Judge of such Court. (Code 1958, Sec. 1-10.)

**Section 1-12. Severability of parts of Code.**

The Sections, paragraphs, sentences, clauses, and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or Section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and Sections of this Code.

**Section 1-13. Location of Code.**

This Code shall be kept on file in the office of the City Clerk, preserved in loose leaf form, or in such other form as the City Clerk may consider most expedient. It shall be the express duty of the City Clerk, or someone authorized by him/her to insert in their designated places all amendments or ordinances which indicate the intention of the City Council to make the same a part of this Code when the same has been printed or reprinted in page form, and to extract from the Code all provisions which may from time to time be repealed by the City Council. A copy of the Code shall be available for all persons desiring to examine it.

**Section 1-14. Certified copy of Code admissible into evidence.**

Any copy of the Trinidad City Code or any copy of any addition, amendment or supplement thereto adopted, published and certified according to law shall be received in evidence in any court for the purpose of proving the ordinances therein contained with like force and effect and for the same purpose as the original ordinances would be received.



# CITY OF TRINIDAD COPY <sup>4</sup>

Chris S. Kelley, CBO  
Building Inspection Department  
125 N. ANIMAS STREET  
TRINIDAD, CO 81082

TELEPHONE: (719) 846-9843 ext 128  
FAX No. (719) 846-0952  
Chris.Kelley@Trinidad.co.gov

## NOTICE AND ORDER FOR UNSAFE STRUCTURES AND EQUIPEMENT

**DATE:** January 23, 2013

**TO:** Steve M. Larson  
595 Mountain View Road  
Crest, CA 92021-4311

**LOCATION:** 126 E. 2<sup>nd</sup> Street, Trinidad, CO 81082

**LEGAL DESCRIPTION:** OTS BLK-68-N 1/2 LT-1-

**CONDITIONS:** In following with the International Property Maintenance Code of 2009 adopted by the City of Trinidad referencing Chapter 5, Section 5-8 of the City of Trinidad, Colorado Code of Ordinance and pursuant to the following section(s) and subsection(s), the hereinafter-described conditions have been found to exist at the above-described property (see below). The conditions and defects have been found to exist to the extent that the life, health, property or safety of the public or the occupants of the structures are endangered and the structures are deemed to be dangerous buildings.

### **SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT**

#### **108.1 GENERAL.**

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

#### **Subsection 108.1.5 Dangerous structure or premises.**

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect,

4-28

abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.

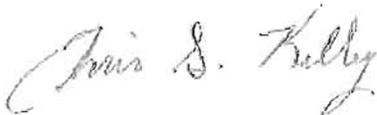
---

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

NOTICE AND ORDER

Due to the above described dangerous conditions and defects, the City of Trinidad Building Inspector has determined that the structure previously described is a dangerous building and shall be demolished or repaired in accordance with the 2009 International Building Code.

1. The structure shall remain vacated.
2. A building permit for the repair or demolition shall be secured by 30 days from delivery of certified letter, and the work physically commenced by same said date. The repair work shall be completed within such a time, as the building official shall determine is reasonable under all of the circumstances. The work shall be completed within 30 days of permit issuance.
3. If the necessary repairs or demolition is not commenced or completed by the dates as outlined above, the City of Trinidad may proceed to have the work completed and charge the costs thereof against the real estate upon which the structure is located and a lien shall be filed upon such real estate (Section 106.3)
4. Should you elect to demolish the premises, demolition shall not be considered complete until all debris has been removed and fill material has been placed and compacted to the elevation of the surrounding ground.
5. You are hereby advised that you, or any other person having any record title or legal interest in the property may appeal from this Notice and Order to the Board of Appeals at the City of Trinidad, provided the appeal is made in writing and filed with the Building Official or within 20 days from the date of service of this notice and order. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter. (Section 111.1)



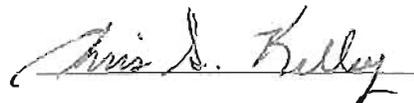
Chris Kelley, CBO  
Chief Building Inspector  
City of Trinidad

4-30

CERTIFIED MAIL

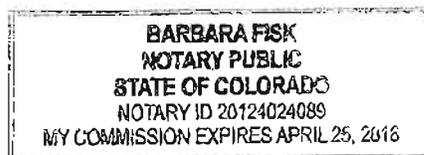
PROOF OF SERVICE

I, Chris S. Kelley, declare & certify under penalty of perjury that I served a true and correct copy of the forgoing Notice and Order on Steve M. Larson, 595 Mountain View Road, Crest, CA 92021-4311 by Certified Mail on January 23, 2013.



Chris S. Kelley, CBO

SUBSCRIBED AND SWORN to before me this 23<sup>rd</sup> day of January, 2013, in the County of Las Animas, State of Colorado by Chris S. Kelley.



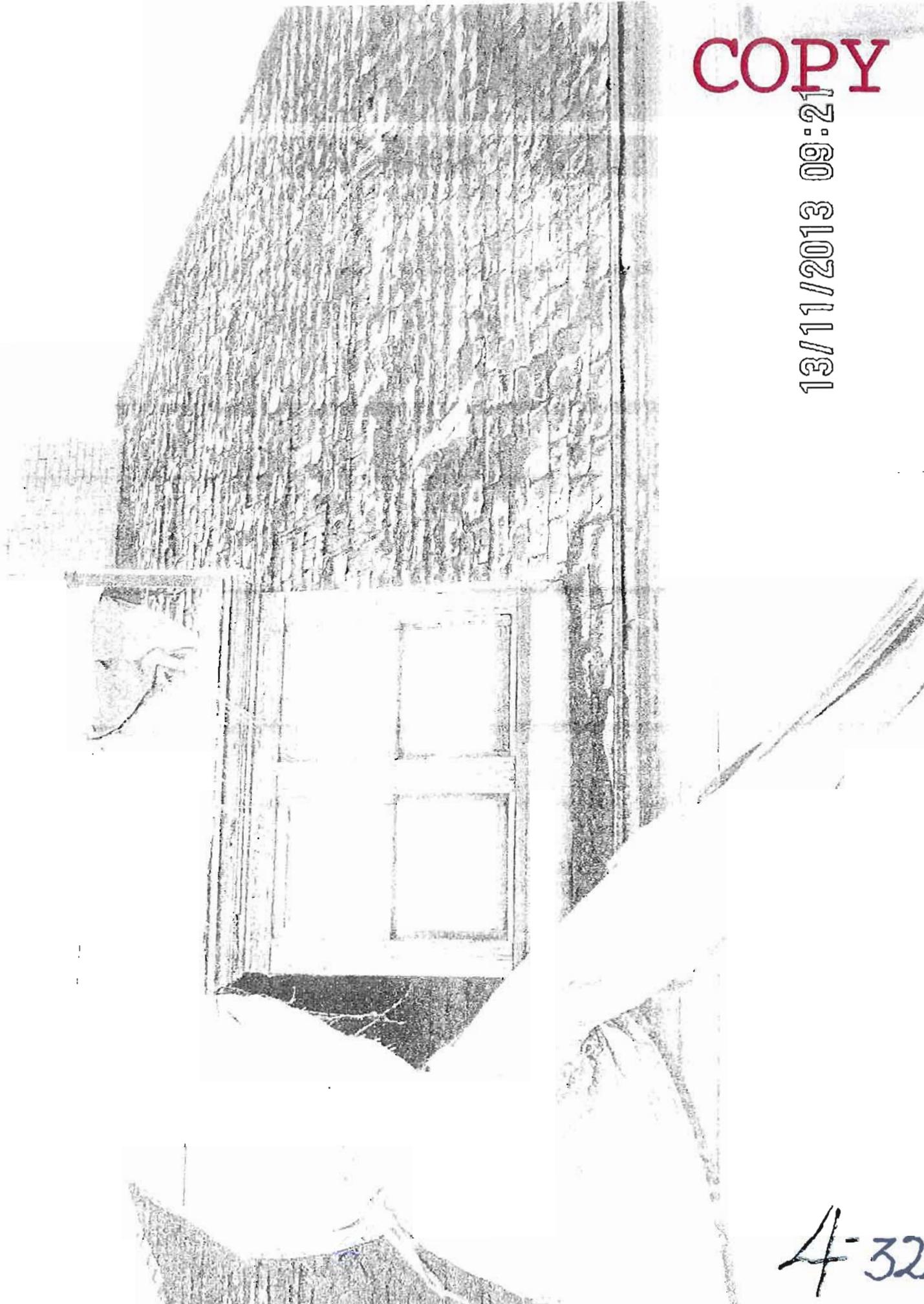
NOTARY PUBLIC

cc: Les Downs, City Attorney  
Louis Fineburg, Planning Director  
Tony Haddow, Code Enforcement Officer, Trinidad Police Dept.

4-31

COPY

13/11/2013 09:21



4-32

COPY

13/11/2013 09:08

A-33

[Recent Sales in Area](#) [Recent Sales in Subdivision](#) [Previous Parcel](#) [Next Parcel](#) [Return to Main Search Page](#) [Assessor Home](#)

**Owner and Parcel Information**

<a href="#">Owner Name</a>	LARSON STEVEN M (SWD)	<a href="#">Today's Date</a>	January 23, 2013
<a href="#">Mailing Address</a>	595 MOUNTAIN VIEW RD CREST, CA 92021-4311	<a href="#">Parcel Number</a>	10952200
<a href="#">Location Address</a>	126 E 2ND ST	<a href="#">Account Number</a>	R0010952200
<a href="#">Account Type</a>	Residential	<a href="#">Millage Rate</a>	48.023
<a href="#">Property Type</a>	Residential	<a href="#">Tax District</a>	(11P) Trinidad
<a href="#">Subdivision</a>	OTS	<a href="#">Business Name</a>	
<a href="#">LEA Code</a>	228500	<a href="#">Acres</a>	0.11
<a href="#">Zoning</a>		<a href="#">Lot</a>	
<a href="#">Legal Description</a>	O T S BLK -68- N 1/2 LT -1-		

**2012 Tax Year Value Information**

**Tax Information**

<a href="#">Land Value</a>	<a href="#">Building Value</a>	<a href="#">Misc Value</a>	<a href="#">Total Value</a>	<a href="#">Total Taxes</a>
\$ 14,820	\$ 167,230		\$ 182,050	\$ 695.95

Values are certified and will be certified for the next tax year next December

**Improvement Information** [Hide Amenities/Area Types](#)

<a href="#">Building ID</a>	<a href="#">Built As</a>	<a href="#">Year Built</a>	<a href="#">Exterior</a>	<a href="#">HVAC</a>	<a href="#">Foundation</a>	<a href="#">Roof Type</a>	<a href="#">Roof Cover</a>
1	2.5 Story Fin	1885	Frame Siding	Forced Air		Irregular	Composition Shingle
<a href="#">Building Images</a>	<a href="#">Square Feet</a>	<a href="#">Stories</a>	<a href="#">Occupancy</a>		<a href="#">Total # of Rooms</a>	<a href="#">Bed Rooms</a>	<a href="#">Baths</a>
	2744	2.5	Single Family Residential		16	6	2

**Amenities**

**Building Areas**

Type	Description	Units	Description	Units
Appliance	Allowance	1	ATTIC (BC2)	300
Basement	Bsmnt Conc 8 ft	500	BASEMT UNF (BD2)	500
Fixture	Sink Standard	1	FIRST FLR (BA2)	1222
Fixture	Water Heater	1	ABV 1ST FL (BB2)	1222
Fixture	Bath 4	2	PORCH ENCL (NC2)	315
Porch	Encl Solid Wall	315		
Rough In	Laundry Facility	1		

**Sales Information**

Date	Book	Page	Reception	Sale Price	Instrument	Qualification	Grantor Name	Grantee Name
2006-08-01	1060	1092	1060001092	\$ 135,000	SW	Invalid Unconfirmed	ACCREDITED HOME LENDERS INC	LARSON STEVEN M
2006-03-09	1056	951	1056000951		PT	Invalid Unconfirmed	TORRES DIANA LYNN & ETAL	ACCREDITED HOME LENDERS INC
2005-04-29	1048	460	1048000460	\$ 165,000	WD	Invalid Unconfirmed	SMITH M KAREN	LONTINE KENNETH
2005-04-29	1048	858	1048000858	\$ 200,000	WJ	Valid Confirmed	LONTINE KENNETH	TORRES DIANA L & JOHN D MALCZEWSKI
1986-06-02	1035	630	1035000630		QC	Invalid Unconfirmed	BOWEN ROGER GENE	BOWEN MARTHA KAREN
1985-02-05	836	212	0836000212		QC	Invalid Unconfirmed	BOWEN ROGER G	BOWEN M KAREN AKA M
1984-06-01	832	502	0832000502	\$ 58,000	WD	Valid Confirmed	DOOLEY STEPHENS & E	SMITH M KAREN & ROG

[Recent Sales in Area](#) [Recent Sales in Subdivision](#) [Previous Parcel](#) [Next Parcel](#) [Return to Main Search Page](#) [Assessor Home](#)

The Las Animas County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: December 4, 2012

4-34

PHOTOGRAPH 1 OF 1 FOR PARCEL 10952200



PROPERTY ID	ADDRESS	OWNER	ASSESSOR'S VALUE	MARKET VALUE

Close Window

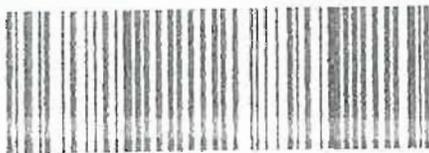
4-35

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL™**

**CITY OF TRINIDAD**

135 N. ANIMAS STREET  
P.O. BOX 880  
TRINIDAD, COLORADO 81082



7011 2000 0001 7835 0791



2-19  
to E. 2nd



MR LARSON  
2/19/11  
595 MOUNTAIN VIEW ROAD  
EL CAJON, CA 92021

Mr. Steve Larson  
595 Mountain View Road  
El Cajon, CA 92021



NIXIE  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
00 02/19/11  
1988-00435-27-42

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Steve Larson  
595 Mountain View Road  
El Cajon, CA 92021

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent
- B. Received by (Printed Name)  Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

**3. Service Type**

- Certified Mail
- Registered
- Insured Mail
- Restricted Delivery? (Extra Fee)  Yes
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

2. Article Number (Transfer from service label) **7011 2000 0001 7835 0791**

PS Form 3811, February 2004

Domestic Return Receipt

102585-02-M-1540

4-36