

**AGENDA
DOLORES COLORADO
TOWN BOARD OF TRUSTEES MEETING
JUNE 9TH, 2025, 5:30 P.M. MEETING**

**THE MEETING WILL BE HELD AT THE TOWN HALL 601 CENTRAL AVENUE.
IF YOU WISH TO ATTEND VIRTUALLY, PLEASE VISIT THE TOWN WEBSITE UNDER GOVERNMENT TOWN
BOARD MEETING FOR THE ZOOM LINK**

<https://townofdolores.colorado.gov>

Due to a change in Zoom, there are separate links for the 2nd and 4th Monday meeting of the Dolores Board of Trustees

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ACTION/APPROVAL OF THE AGENDA** **Trustees: Need a motion and a 2nd. To approve the agenda.**
- 5. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.**
- 6. ACTION/APPROVAL OF THE CONSENT AGENDA:** The Consent Agenda is intended to allow the Board by a single motion to approve matters that are considered routine or non-controversial. Here will be no separate discussion of these items unless a Board Member requests an item to be removed from the Consent Agenda and considered separately. Items removed from the Consent Agenda will be Considered under specific Agenda item numbers. **Trustee: Need a motion and a 2nd to approve the consent agenda.**
 - 6.1** Board minutes from May 12th, 2025, Board meetings.
 - 6.2** Proceedings for the month of May 2025.
 - 6.3** Marijauna Retail License renewal for Canna & Company LTD/High-Country Releaf.
 - 6.4** Permit only for use of Flanders Park by the Dolores Chamber of Commerce for a Flea Market on June 14th, 2025 from 8:00 a.m. to 4:00 p.m.
- 7. REMOVED CONSENT AGENDA ITEMS:**

8. CITIZENS TO ADDRESS THE BOARD: This is an opportunity for Citizens to address the Board at this time or during a Public Hearing. Each Person will have 5 minutes. The Town Board encourages public comment by the following sources: Live at the Town Hall, virtually via ZOOM (see the Town Website for the link), or by submitting your comments, via email, to the Town Clerk at tammy@townofdolores.com any time before the dated Board meeting. (If attending virtually you will be required to state your name and address)

9 STAFF/COMMITTEE REPORTS/PRESENTATIONS:

- 9.1 Sheriff's Report:** Steve Nowlin
- 9.2 Managers Report:** Leigh Reeves
- 9.3 Building Official:** Ryan Greene
- 9.4 Attorneys' Report:** Jon Kelly
- 9.5 Treasurers Report:** Kelley Unrein
- 9.6 Commissioner:** Jim Candelaria

10. TRUSTEES REPORTS AND ACTIONS: Please keep comments to 5 minutes

- 10.1** Mayor Chris Holkestad
- 10.2** Trustee Kalin Grigg
- 10.3** Trustee Sheila Wheeler
- 10.4** Trustee Mark Youngquist
- 10.5** Trustee Chris Curry
- 10.6** Trustee Linnea Peterson
- 10.7** Trustee Marie Roan

11. PUBLIC HEARINGS/ORDINANCE APPROVAL:

11.1 Public Hearing/Approval: for a liquor license application. Jacob Carloni of the Dolores Bike Hostel application for a Tavern License located at 507 Central Avenue, Dolores Colorado (within the entertainment district).

12. DISCUSSION/POSSIBLE ACTION OF RESOLUTIONS:

13. ADMINISTRATIVE BOARD BUSINESS:

- 13.1 Discussion:** Generator for the water plant

14. UPCOMING BOARD, COMMITTEE AND SPECIAL GROUP MEETINGS:

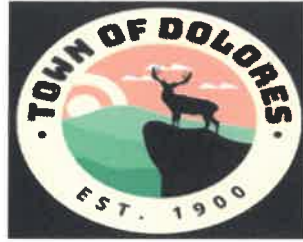
- 14.1 Board Workshop/Meeting** June 23rd, 2025; Workshop 5:30 p.m., meeting 6:30 p.m.
- 14.2 Parks/Playground Advisory Committee** June 12th, 2025, 6:00 p.m.

14.3 Coffee Corner with the Board: June 21st at the Dolores Town Hall from 9:00 a.m.to 11:00 p.m.

14.4 Dolores Community Center Advisory Committee meeting: June 27th, 2025, 5:30 p.m.

15.1 ADJOURNMENT:

CONSENT AGENDA



MINUTES

DOLORES COLORADO

TOWN BOARD OF TRUSTEES MEETING

MAY 12th, 2025, 5:30 P.M. MEETING

THE MEETING WAS HELD AT THE TOWN HALL 601 CENTRAL AVENUE.

IF YOU WISH TO VIEW THE RECORDING, PLEASE VISIT THE TOWN WEBSITE UNDER GOVERNMENT TOWN BOARD MEETING FOR THE ZOOM LINK

<https://townofdolores.colorado.gov>

Due to a change in Zoom, there are separate links for the 2nd and 4th Monday meeting of the Dolores Board of Trustees

1. **CALL TO ORDER:** Mayor Holkestad called the meeting to order at 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Board Members present Mayor Holkestad, Trustees Kalin Grigg, Sheila Wheeler, Linnea Peterson, and Mark Youngquist. Trustee Marie Roan appeared virtually. Trustee Chris Curry was absent.
4. **ACTION/APPROVAL OF THE AGENDA:** *Mayor Holkestad moved to approve the agenda, seconded by Trustee Grigg. The motion was approved unanimously.*
5. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** No conflicts were identified.
6. **ACTION/APPROVAL OF THE CONSENT AGENDA:** The Consent Agenda is intended to allow the Board by a single motion to approve matters that are considered routine or non-controversial. Here will be no separate discussion of these items unless a Board Member requests an item to be removed from the Consent Agenda and considered separately. Items removed from the Consent Agenda will be Considered under specific Agenda item numbers. *Mayor Holkestad moved to approve the consent agenda, seconded by Trustee Youngquist. The motion was approved unanimously.*
 - 6.1 Board minutes from April 14th and 28th 2025 Board meetings.
 - 6.2 Proceedings for the month of April 2025.
 - 6.3 Special Event Liquor License for the Dolores Chamber of Commerce to be held at the Dolores Bike Hostel, 507 Central Avenue Dolores Colorado, on May 23rd, 2025, from 5:30 p.m. to 10:00

CONSENT AGENDA

p.m.

7. REMOVED CONSENT AGENDA ITEMS: No items were removed.

8. CITIZENS TO ADDRESS THE BOARD: This is an opportunity for Citizens to address the Board at this time or during a Public Hearing. Each Person will have 5 minutes. The Town Board encourages public comment by the following sources: Live at the Town Hall, virtually via ZOOM (see the Town Website for the link), or by submitting your comments, via email, to the Town Clerk at tammy@townofdolores.com any time before the dated Board meeting. (If attending virtually you will be required to state your name and address)

8.1 Jacob Carloni: Requested that liquor license fees be lowered.

8.2 Laura Bauer of the Dolores Quilters: Asked the Board to consider a space to place a storage shed at the Dolores Community Center.

9 STAFF/COMMITTEE REPORTS/PRESENTATIONS:

9.1 Sheriff's Report: Steve Nowlin gave the calls for service. He states the Dolores Riverfest Plans look good.

9.2 Managers Report: Leigh Reeves updated the Board on the following:

- Grants: Daniel Funds Grant in the amount of \$75000.00 for support organized sports for youth. The Comprehensive Plan update: Proposal from Logan Simpson assisting with public engagement during the comprehensive plan update.
- Community Clean-up is set to start Monday the 19th of May through Tuesday the 20th.
- Building Department: Town Manager Leigh Reeves and Building Official Ryan Greene will be visiting businesses at the Mayors suggestion.

9.3 Attorneys Report: Jon Kelly reported the 43 Porter Way closing has been postponed pending title report. Attorney Kelly briefly introduced the second reading of the Liquor Code Ordinance.

9.4 Treasurers Report: Kelley Unrein no report for this meeting.

9.5 Commissioner: Jim Candelaria announced the County has hired a new Road & Bridge Supervisor.

10. TRUSTEES REPORTS AND ACTIONS: Please keep comments to 5 minutes

10.1 Mayor Chris Holkestad stated that he urges a storage shed be placed at the Community Center for the Dolores Quilters. He requested a more pleasing way to place the stop sign on 4th street. The Board asked about placing the stop sign on a sidewalk. Because of the widen area the Town will need to look into the issue.

10.2 Trustee Kalin Grigg reported the Parks Committee progress. He stated that Jacob Carloni was doing a great job with the Bike Park.

10.3 Trustee Sheila Wheeler handed out an article on the destruction of nationwide

wetlands.

10.4 Trustee Mark Youngquist questioned the sidewalk repair and replacement asking if the Town still implements the cost share.

10.5 Trustee Chris Curry: Absent

10.6 Trustee Linnea Peterson reported P&Z is looking at comprehensive plan. She stated that the storage unit for the Quilters should find another location. She did not think that the Community Center is no place for storage sheds. She asked what the Community Center Committee recommendations were. (Appearing virtually) Sarah Vass of the Dolores Community Center Advisory Board, spoke that she wanted to clarify that the Committee did not say flat no. They want to find a solution that would not interfere because of weddings and other events. The goal is to accommodate the Quilters' request.

10.7 Trustee Marie Roan: No comment.

11. PUBLIC HEARINGS/ORDINANCE APPROVAL:

11.1 Public Hearing/Approval for a Special Event Liquor Permit for the Greater Dolores Action/Riverfest to be held at Joe Rowell Park June 7th, 2025, from 10:00 a.m. to 10:00 p.m.

11.2 Public Hearing/Approval for second and possible final reading for Ordinance 587 Series 2025: The first amendment of the Dolores Liquor Services Establishments set forth in Chapter 5.24, concerning the licensing of Liquor Service Establishments and amending ordinance 361 Series 1989 regulating liquor establishments and providing for the taxation of liquor establishments in the town of Dolores. Attorney Kelly introduced the Ordinance; it is decided that occupation taxes will be diminished. He explained the difference between the special event permit and the festival permit. In conclusion Attorney Kelly presented the Ordinance as more informative for the Local Licensing Authority (the Board of Trustees). Mayor Holkestad opened the public hearing for comments; no comments were made at the hearing was closed. *Mayor Holkestad moved to approve the second and final reading of ordinance 587 series 2025, seconded by Trustee Wheeler. The motion was approved by a unanimous roll call vote.*

12. DISCUSSION/POSSIBLE ACTION OF RESOLUTIONS:

12.1 Resolution R654 Series 2025: Dissolving the SIGMA account and transferring funds to the Colorado Trust account. *Trustee Peterson moved to approve resolution R654 Series 2025, seconded by Trustee Youngquist. The motion was approved unanimously.*

12.2 Resolution R655 Series 2025: Establishing an account for the Dolores Community Center. *Trustee Grigg moved to approve resolution R655 Series 2025, seconded by Trustee Youngquist. The motion was approved unanimously.*

12.3 Resolution R656 Series 2025: Appointing Clay Tallmadge to fill the vacancy of Kourtney Morgan on the Dolores Community Center Committee. *Trustee Youngquist moved to approve resolution R656 Series 2025, seconded by Trustee Peterson. The motion was approved unanimously.*

12.4 Resolution 657 Series 2025: Appointing Austin Easter to fill the vacancy of Hugh Robinson on the Dolores Parks/Playground Advisory Committee. *Trustee Grigg moved to approved resolution R657 Series 2025, seconded by Trustee Youngquist. The motion was*

approved unanimously.

13. ADMINISTRATIVE BOARD BUSINESS:

14. UPCOMING BOARD, COMMITTEE AND SPECIAL GROUP MEETINGS:

14.1 CML District meeting: At the Fenceline in Mancos May 19th, 2025, 5:30 p.m. to 7:30 p.m.

14.2 Dolores Community Center Committee: May 20th, 2025, 6:00 p.m. at the Community Center.

14.3 Town Board Workshop/Regular meeting Tuesday May 27th, 2025, Workshop 5:30, p.m.
meeting 6:30 p.m.

14.4 Coffee Corner with the Board: June 21st, 2025, 9:00 a.m. to 11:00 a.m.

15.1 ADJOURNMENT: Mayor Holkestad adjourned the meeting at 7:18 p.m.

Mayor Chris Holkestad

Town Clerk Tammy Neely

TOWN OF DOLORES
Pursuant to 5-16-410 of the Dolores Municipal Code
MARIJUANA BUSINESS PERMIT RENEWAL APPLICATION

Applicant is applying as a: <input type="checkbox"/> Corporation <input type="checkbox"/> Individual <input checked="" type="checkbox"/> LLC <input type="checkbox"/> Other _____ <input type="checkbox"/> Partnership (includes Limited Liability & Husband and Wife Partnerships)				
Applicant if an LLC, name of LLC; if Partnership, all partner's names; if Corp, name of Corp <i>Canna + Co</i>				
Trade Name of Establishment (DBA) <i>High Country Relief</i>				
Address of Premises (exact location of premises) <i>102 Railroad Ave</i>				
City <i>Rico Dolores</i>	County <i>Montezuma</i>	State <i>Co</i>	Zip Code <i>81323</i>	
Mailing Address <i>PO Box 1170</i>				
City <i>Dolores</i>	County <i>Montezuma</i>	State <i>Co</i>	Zip Code <i>81323</i>	
FEIN # <i>~86-34402</i>	State Sales Tax # <i>399502745</i>	Business Phone <i>970 676 0023</i>	Business Fax	Email <i>michael@highcountryrelief.com</i>
Emergency Contact Name <i>Michael Halcoussis</i>				
City <i>Rico</i>	County <i>Dolores</i>	State <i>Co</i>	Zip Code <i>81332</i>	
Cell Phone <i>425-785-8844</i>	Fax Number	Email <i>michael@highcountryrelief.com</i>		

If the applicant is a corporation, partnership or limited liability company, applicant must list all officers, directors, general partners, managing members and stockholders.

NAME	HOME ADDRESS, CITY & STATE	DOB	POSITION	% OWNED
<i>Michael Halcoussis</i>	<i>Rico, Co</i>	<div style="background-color: black; width: 50px; height: 20px;"></div>	<i>Owner</i>	<i>50</i>
<i>Rania Sullivan</i>	<i>Gleusshaw PA</i>	<div style="background-color: black; width: 50px; height: 20px;"></div>	<i>Owner</i>	<i>50</i>

- Total ownership must equal 100%

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Town of Dolores and the State of Colorado which affect my license.

I understand that the employees of the proposed marijuana business, myself included, may be subject to prosecution under federal law.

I understand that the Town of Dolores accepts no legal liability in connection with the approval and subsequent operation of the dispensary. I hereby release the Town of Dolores, its employees, and elected or appointed officials from any and all liability in connection to the approval and subsequent operation of the proposed dispensary.

Authorized Signature & Title

Date

5/12/25

STATE OF COLORADO

DEPARTMENT OF REVENUE



Marijuana Enforcement Division



Regulated Marijuana Conditional License

CANNA AND CO, LTD

High Country Releaf

102 Railroad Avenue, Dolores, CO 81323

Retail Marijuana Store - 402R-00947

License Issue Date: 12/16/2022

License Valid Through: 12/16/2023

This license is conditioned upon Local Authority approval, pursuant to section 44-10-305 C.R.S.

This conditional license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Article 10, as amended. This conditional license is nontransferable and shall be conspicuously posted in the place above described.

This conditional license is only valid through the expiration date shown above. Any questions concerning this conditional license should be addressed to: Colorado Marijuana Enforcement Division, 1697 Cole Blvd., Suite 200, Lakewood, CO 80401. In testimony whereof, I have hereunto set my hand.

Handwritten signature of Dominique Mendiola in black ink.

Dominique Mendiola, Senior Director

Handwritten signature of Mark Ferrandino in black ink.

Mark Ferrandino, Executive Director

NO: D251021

\$25.00

TOWN LICENSE
BY THE AUTHORITY OF THE TOWN OF DOLORES
STATE OF COLORADO, COUNTY OF MONTEZUMA
PERMISSION IS HEREBY GRANTED TO

HIGH COUNTRY RE-LEAF

to conduct business in the Town of Dolores, in the County of Montezuma and the State of Colorado, for a period of one year from JUNE 2025 to JUNE 2026, inclusive.

The said business is to be subject to all the laws of the State of Colorado, and to all the Ordinances of the Town of Dolores, which are now or hereafter may be in force touching the premises.

Given under my hand and the seal of the said.

Town of Dolores on this ~~22~~²¹ day of May, A.D. 2025


Tawny Neely Dolores Town Clerk



DR 0140 (02/16/11)
DEPARTMENT OF REVENUE
DENVER CO 80261-0013

STATE
COLORADO

CITY
Dolores

HEALTH
SERVICE
DISTRICT

Must collect
taxes for:
**SALES TAX
LICENSE**

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION					ISSUE DATE			LICENSE VALID TO DECEMBER 31
	county	city	industry	type	liability date	month	day	year	
95027115-0000	32-0006-002	L	012622			Feb	05	24	2025

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION
IN A CONSPICUOUS PLACE: PATRICK LABRUZZO
102 RAILROAD AVE DOLORES CO 81323

THIS LICENSE IS NOT
TRANSFERABLE

CANNA AND CO LTD.
PO BOX 1170 HIGH COUNTRY RELEAF
DOLORES CO 81323

Executive Director
Department of Revenue

▲ Detach Here ▲
IMPORTANT INFORMATION

Letter Id: L1116241168

Now that you have your license, here's what you need to know:

- Use the letter ID above and go to Colorado.gov/RevenueOnline to set up your online access, manage your account, file electronic returns and submit payments. Paper returns will NOT be mailed to you.
- Both your sales tax return AND payments are due by the 20th day of the month following the end date of the reporting period in order to avoid any penalty and/or interest. Be sure you know what your filing frequency is in order to avoid missing due dates.
 - *Monthly filer* due dates: On the 20th day of the month following the reporting period end date.
 - *Quarterly filer* due dates: April 20th, July 20th, October 20th and January 20th.
 - *Annual filer* due dates: January 20th following the reporting period end date.
- If no sales were made during the reporting period, you are still required to file a return to report zero sales were made during the reporting period. Otherwise, the Department of Revenue will assess a non-filer estimate for tax.
- All licensed retailers are required to collect and remit all state-collected sales taxes based on the location where their products are delivered.
- State law requires you to collect sales tax from your customers solely for the purpose of remitting those taxes to the Colorado Department of Revenue. Businesses are entrusted with collecting and remitting taxes that belong to the State of Colorado and local jurisdictions.
- Your Colorado Sales Tax License must be displayed in a conspicuous place at your physical location.
- Your license must be renewed and the renewal fee paid at the end of the license period ending December 31 of odd-numbered years in order to maintain a valid license. Failure to renew your license will invalidate your license, but it won't automatically close your account. In order to close your account and cease any future liability, you must file form DR 1102 with the Department of Revenue.
- Having a Colorado Sales Tax License gives you the privilege to purchase non-taxable items-for-resale. Items that you consume in the course of your business are not included in this privilege.

We strongly recommend that you set up your Revenue Online account as soon as possible in order to remain compliant.

If you have any questions regarding sales tax in Colorado, then please visit our website Colorado.gov/tax and click on "Education and Legal Research" for helpful FYIs, Regulations, Letter Rulings and Statutes. While there, you can also sign up for free Public Sales Tax Classes.

Thank you for registering with the Colorado Department of Revenue.

Revenue
ONLINE

FLANDERS' PARK CONTRACT

Flea Market Jun 14, 2025



Town of Dolores
420 Central Ave
P O Box 630
Dolores, CO. 81323
Phone 970-882-7720
Fax 970-882-7466

FLANDER'S PARK
APPLICATION/AGREEMENT

DATE OF APPLICATION: 2/25/25

General Information

1) Will you be applying for a Special Event permit? Yes ☐ No ☒

If you are a non-profit and will be applying for a Special Events permit for alcohol there is a **minimum 60 day process.** Please inquire at the Dolores Town Hall 970-882-7720 (See page #4 for supplemental requirements.)

Describe area and provide a detailed drawing of location and layout for the event.

Flanders Park - Grassy area

Organization/ Group Name: Dolores Chamber of Commerce

Contact Person's Name: Susan Lisak

Mailing Address: P0 Box 602, Dolores CO 81323

Phone Number: _____ E-mail: doloreschamber@gmail.com

Cell Number: (970)426-9902

Alternate Contact Person: Deanna Truelsen E-mail: dd.truelsen@gmail.com

Phone Number: _____ Cell Number (970)394-9158

2) Date and Times of Use June 14, 2025 from: 8am to: 4pm

3) Purpose of Use

Dolores Flea Market

Activities:

Flea market vendors & food

FLANDERS' PARK CONTRACT
Community-Wide Yard Sale

4) **Size of Group** ~200 people

5) **Park use fees** (Damage deposit of \$500 required for all park reservations of groups over 100)

Single day	\$50	\$ <u>\$50</u>
Multi-day	\$250	\$ <u> </u>
Damage Deposit:	\$100 small group	\$ <u> </u>
	\$500 large group	\$ <u>\$500</u>

PAYMENT in Separate Checks Please to Town of Dolores: Fee \$50 Deposit \$500

Conditions of Use: Permit Holder shall agree to the following conditions selected:

☒ X Proof of insurance in accordance with Town of Dolores Ordinance #497

☒ X Clean up the area used

☒ X Provide portable toilets (see page 4)

☒ X Provide trash removal services (see page 4)

☐ Provide law enforcement

☐ Provide security

☐ Provide fencing

☐ n/a Access to second street gate

☐ n/a Permission to enter grass area with a vehicle (sprinklers to be marked in advance. NO ONE will enter until marking is done. NOTE- Town Staff requires 1 week notice minimum)

* Dogs are not allowed in playground.

*Dogs are required to be on leash at all times. *Town Ordinance #470

Familiarity with the Law

Applicant acknowledges that he / she have been provided with a copy of the Town of Dolores Municipal Code Chapter 12.06 "Use of Public Places" and that Applicant has read and become familiar with such law. Further, by signing this Agreement, Applicant agrees to be bound by the terms, provisions and requirements of the said Chapter 12.06 of the Town of Dolores Municipal Code.

Payment of Costs

The Applicant hereby agrees to pay the Town of Dolores upon request, or within 30 days hereafter, the actual costs incurred by the Town of Dolores in providing any additional municipal services that may be required as a result or which shall arise from the Applicant's use of the park. Such costs may include any regular or overtime salaries for town personnel, and the use of Town equipment and fuel for such equipment.

Insurance

The applicant shall pay for and provide public liability and spectator's insurance in the following amounts: at least \$150,000 per occurrence / \$600,000 per aggregate occurrence. The Town of Dolores must be included as a named insured on your insurance policy, and a loss payable clause must be received prior to the event. Such coverage must be in full force and effect throughout the entire time Applicant uses the park. If, for any reason, the required insurance is not in full force and effect on the dates and times specified in this Section 9, the Town's permission to use the park shall be deemed to have been revoked and the Applicant shall not be permitted to use the park. Evidence of the required insurance shall be filed with and approved by the Town Manager at least one week prior to the commencement of Applicant's use of the park.

Conduct of Applicant

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Dolores Chamber of Commerce

is a

Nonprofit Corporation

formed or registered on 07/02/1986 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19871679667 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/24/2025 that have been posted, and by documents delivered to this office electronically through 02/25/2025 @ 10:55:03 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/25/2025 @ 10:55:03 in accordance with applicable law. This certificate is assigned Confirmation Number 17035160 .



Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

FLANDERS' PARK CONTRACT

Applicant shall see that all members, guests, participants, spectators and others shall act in a responsible manner at all times while using the park, and the special event(s) sponsored by the Applicant shall be held in such a manner so as to cause the least amount of disturbance to those persons residing near the park and to minimize the damage to public property.

Waste and Sanitation Facilities

Applicant shall insure that sufficient waste containers and port – a – pots be supplied should the number of attendees exceed normal handling capacities of those facilities on site or provided by the Town.

Damages

Applicant hereby assumes financial responsibility for all damages done to public property during the time Applicant uses the park, and Applicant agrees to pay for any damages done to public property during such usage.

Revocation of Permit

This Permit may be revoked at any time by the Town.

Authority

The undersigned person represents and warrants to the Town and he / she is fully authorized to execute this Agreement on behalf of the Applicant. By signing this application the Applicant acknowledges their commitment to abide by the laws of the Town of Dolores and the conditions of this Agreement.

Signature



Printed Name

Susan Lisak

Date: 2/25/25

Town Manager Approval

Date




CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  Katrina Weiss 15 N. Chestnut Cortez CO 813213237		CONTACT Katrina Weiss NAME: PHONE (A/C, No, Ext): 970-565-3032 FAX (A/C, No): E-MAIL ADDRESS: katrina.weiss.u3c9@statefarm.com	
INSURED DOLORES CHAMBER OF COMMERCE PO BOX 602 DOLORES CO 813230602		INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Fire and Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 25143	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

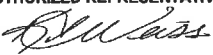
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	N	N	96-EB-F570-3	07/27/2024	07/27/2025	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000						
	MED EXP (Any one person) \$ 10,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER \$
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Town of Dolores 601 Central Ave Dolores CO 81323	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  This form was system-generated on 03/03/2025
--	---

© 1988-2015 ACORD CORPORATION. All rights reserved.

DOLORES FLEA MARKET

SATURDAY
JUNE 14TH - FLANDER'S PARK

Flea Market

Flea
Market

Slide

MC

Flea
Market

FLANDERS PARK

Galloping Goose

Bathrooms

Parking

4TH
STREET

5TH
STREET

HWY 145



Montezuma County Sheriff's Office
Monthly Report
May
2025

Call Type	Number Events	Avg Dispatch	Avg Response	Avg Travel	Avg On Scene	Total On Scene	Total Time
AGGRESSIVE ANIMAL	1	2.65	0	0	0	0	7.32
ANIMAL FOUND	3	13.45	13.75	52.8	28.35	85.05	453.3
ANIMAL WELFARE CHECK	1	28.68	2.72	0	0	0	49.55
ASSIST OTHER AGENCY	1	7.68	0.03	5.63	0	0	18.1
ATTEMPT TO SERVE CIVIL	1	0.1	0.67	0	0	0	13.05
BUSINESS CHECK	1	0	0	0	0	0	8.57
CIVIL	2	10.22	35.05	0	0	0	122.53
CODE ENFORCEMENT	2	0.05	0	0	0	0	240.03
COMMUNITY POLICING	1	0.02	0	0.12	0	0	0.75
COMPLAINT	1	3.98	0	0	0	0	13.38
DISTURBANCE	3	5.98	1.87	70.5	0	0	110.85
DOMESTIC VIOLENCE	1	2.1	0.83	83.52	340.33	340.33	25.5
EXTRA PATROL	7	0.67	0.17	1.67	0	0	1155.7
FIGHT	1	1.6	0.12	23.67	66.85	66.85	31.18
FLAGGED DOWN	1	0	0.03	9.65	0.02	0.02	16.1
FOLLOWUP	5	23.27	59.27	0	0	0	1136.25
HARASSMENT	2	3.38	0	0	0	0	91.37
ILLEGAL CAMPING	1	54.08	9.03	0	0	0	68.98
JUVENILE PROBLEM	2	2.95	45.52	0	0	0	65.93
MENTAL SUBJECT	1	7.43	9.82	0	21.2	21.2	11.07
NOISE COMPLAINT	2	3.63	0.98	19.17	0	0	162.6
OVERDOSE; ALCOHOL	1	0	0.13	45.53	97.7	97.7	22.68
PARKING COMPLAINT	1	1.22	0.02	2.52	0.07	0.07	3.82
PEDESTRIAN PROBLEM	1	0.78	1.35	2.9	0	0	6.52
PHONE CALL	3	9.92	13.98	3.32	0	0	266.1
PROPERTY DAMAGE	2	5.48	8.83	35.73	35.77	71.53	30.8
RADAR TRAILER PLACEMENT	1	0	0	0	0	0	17.55
RECKLESS	3	6.68	0.15	19.02	0	0	399.35
RESTRAINING ORDER VIOLATION	4	13.65	2.07	30.33	23.25	93	400.6
SAFE TO TELL	1	3.02	0	0	0	0	58.37
SUSPICIOUS ACTIVITY	1	2.32	0.32	17.78	9.5	9.5	6.97
SUSPICIOUS PERSON	2	15.53	13.3	0	0	0	1.03

THEFT	2	35.5	0.03	27.75	0	0	146.1
THREATS	2	12.85	20.4	0	0	0	58.93
TRAFFIC ACCIDENT	1	0.05	0	0	0	0	14.45
TRAFFIC STOP	35	5.03	8.25	0.02	0	0	5714.33
UNKNOWN PROBLEM	2	4.42	0.18	28.42	76	152	26.7
UNWANTED PERSON	1	1.75	2.52	13.53	7.63	7.63	0.82
VIN INSPECTION	1	0	0	4.55	0	0	9.03
WARRANT SERVICE	2	0.48	28.1	28.82	89.35	178.7	81.17
WELFARE CHECK	1	2.87	2.1	16.23	26.93	26.93	29.75

Total Calls for Service - May 2025 **107**

Call Type	Number Ev	Avg Disps	Avg Response	Avg Travel	Avg On S	Total On Sc	Total Time
ABANDON VEHICLE	1	1.38	0	0	0	0	0.73
ASSIST OTHER AGENCY	1	0.05	0.05	0	0	0	15.15
ATTEMPT TO SERVE CIVIL	1	0.12	0.43	0.02	0	0	3.03
BREAK IN	1	5.7	46.25	0.07	0	0	236.85
CIVIL	1	3.8	0	0	0	0	22.58
CIVIL STANDBY	2	12.27	8.1	0	0	0	556.2
CONSENSUAL CONTACT	1	0.42	0.03	9.17	2.68	2.68	12.5
DOG RUNNING AT LARGE	2	5.23	23.68	5.47	10.65	21.3	142.63
EXTRA PATROL	5	0.55	0.43	0.02	0.05	0.25	436.25
FOLLOWUP	4	33.52	0.02	2.28	0	0	455.67
FOUND PROPERTY	1	32	0	0	0	0	32.05
FRAUD	1	3.53	9.42	4.75	19.97	19.97	48.53
HARASSMENT	2	9.18	35.42	34.82	60.47	120.93	241.77
ILLEGAL TRASH DUMP	1	2.68	37.75	0.02	0	0	18.25
INFORMATION ONLY	2	6.2	0	0	0	0	10.07
JUVENILE PROBLEM	1	3.65	0.03	13.58	23.67	23.67	70.75
LIVESTOCK AT LARGE	1	0	0.02	9.2	0	0	24.75
LIVESTOCK ON THE ROADWAY	1	1.35	20.65	6.7	0	0	48.8
LOST OR STOLEN PROPERTY	1	4.9	0	0	0	0	19.47
MOTORIST ASSIST	1	0	0	2.82	0	0	13.97
NOISE COMPLAINT	1	5.88	0	0	0	0	2.23
PHONE CALL	1	3.87	0	0	0	0	8.4
RECKLESS	1	5.85	0	0	0	0	9.85
REDDI REPORT	2	10	0.97	0	0	0	52.93
SECURITY CHECK	2	0.05	0.07	3.52	0	0	41.87
STRUCTURE FIRE	1	0	0.13	13.48	103.72	103.72	119.05
THEFT	1	2.23	9.02	0	0	0	43.68
TRAFFIC ACCIDENT	6	13.47	3.5	100.95	81.57	489.4	1731.6
TRAFFIC PROBLEM	2	3.18	0.03	0	1.4	2.8	47.53
TRAFFIC STOP	10	0	0.12	4.13	0	0	596.83
TRESPASS	1	0	0	0	0	0	38.97
VEHICLE BREAK-IN	2	56.75	24.83	0.48	96.75	193.5	146.73
VIN INSPECTION	2	0.03	0.05	0.03	0	0	58.67
WARRANT SERVICE	1	1.55	0.48	39.03	189.3	189.3	25.42
WATER DISPUTE	3	12.05	60.45	85.83	45.13	135.4	1116.85
WATER RESCUE	1	1.88	0.05	2.73	104.1	104.1	59.98
WELFARE CHECK	1	4.55	0.02	23.78	0	0	32

Total Calls for Service - Sector 801

69

May-25

Dolores Summons

Total Records: 80

MONTEZUMA COUNTY SHERIFF'S
OFFICE
730 EAST DRISCOLL STREET
CORTEZ, CO 81321
STEVE NOWLIN - SHERIFF
970-565-8452
970-564-3731



CITATION NUMBER	CHARGES	Count
C 31485		1
Date Reported	Issuing Officer	
5/3/2025	RUIZ, DANIEL	
CITATION NUMBER	CHARGES	Count
C 31640		1
Date Reported	Issuing Officer	
5/9/2025	ROGERS, KYLER	
CITATION NUMBER	CHARGES	Count
C 33879		1
Date Reported	Issuing Officer	
5/10/2025	WORCESTER, CAYDEN	
CITATION NUMBER	CHARGES	Count
C 31487		1
Date Reported	Issuing Officer	
5/12/2025	RUIZ, DANIEL	
CITATION NUMBER	CHARGES	Count
C 30448		1
Date Reported	Issuing Officer	
5/21/2025	HILL, BRYAN	
CITATION NUMBER	CHARGES	Count
C 31488		1
Date Reported	Issuing Officer	
5/26/2025	RUIZ, DANIEL	
CITATION NUMBER	CHARGES	Count
C 33865		1
Date Reported	Issuing Officer	
5/27/2025	SUMMERS, ZACHARY	
CITATION NUMBER	CHARGES	Count
C 33726	CRIMINAL VIOL - ASSAULT IN THE THIRD DEGREE, CRIMINAL VIOL - CRIMINAL MISCHIEF \$500 - \$1,000, CRIMINAL VIOL - DOMESTIC VIOLENCE	1
Date Reported	Issuing Officer	
5/19/2025	RUIZ, DANIEL	

CITATION NUMBER	CHARGES	Count
C33864	CRIMINAL VIOL - ASSAULT IN THE THIRD DEGREE, CRIMINAL VIOL - DOMESTIC VIOLENCE	1
Date Reported	Issuing Officer	
5/22/2025	SUMMERS, ZACHARY	
CITATION NUMBER	CHARGES	Count
C33727	CRIMINAL VIOL - ASSAULT IN THE THIRD DEGREE, CRIMINAL VIOL - DOMESTIC VIOLENCE	1
Date Reported	Issuing Officer	
5/28/2025	WLST, MARC	
CITATION NUMBER	CHARGES	Count
C33878	CRIMINAL VIOL - CRIME OF VIOLATION OF A PROTECTION ORDER	1
Date Reported	Issuing Officer	
5/28/2025	WORCESTER, CAYDEN	
CITATION NUMBER	CHARGES	Count
C33557	CRIMINAL VIOL - CRIME OF VIOLATION OF A PROTECTION ORDER (MI)	1
Date Reported	Issuing Officer	
5/5/2025	GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count
C33870	CRIMINAL VIOL - CRIME OF VIOLATION OF A PROTECTION ORDER (MI)	1
Date Reported	Issuing Officer	
5/31/2025	SUMMERS, ZACHARY	
CITATION NUMBER	CHARGES	Count
C33863	CRIMINAL VIOL - CRIME OF VIOLATION OF A PROTECTION ORDER (MI), CRIMINAL VIOL - (CRIME OF VIOLATION OF A PROTECTION ORDER (MI), CRIMINAL VIOL - (CRIME OF VIOLATION OF A PROTECTION ORDER (MI)	1
Date Reported	Issuing Officer	
5/10/2025	WORCESTER, CAYDEN	
CITATION NUMBER	CHARGES	Count
C33793	CRIMINAL VIOL - CRIMINAL MISCHIEF - \$300, CRIMINAL VIOL - DOMESTIC VIOLENCE, CRIMINAL VIOL - HARASSMENT - STRIKE, SHOVE, KICK (MI)	1
Date Reported	Issuing Officer	
5/7/2025	GUTTRIDGE, DAYLAN	
CITATION NUMBER	CHARGES	Count
C33866	CRIMINAL VIOL - CRIMINAL MISCHIEF - \$500 - \$1,000	1
Date Reported	Issuing Officer	
5/22/2025	SUMMERS, ZACHARY	
CITATION NUMBER	CHARGES	Count
C32534	CRIMINAL VIOL - CRIMINAL MISCHIEF - \$300 - \$1,000, CRIMINAL VIOL - DOMESTIC VIOLENCE	1
Date Reported	Issuing Officer	
5/26/2025	HILL, BRYAN	

CITATION NUMBER	CHARGES	Count
C33309	CRIMINAL VIOL - CRIMINAL MISCHIEF, CRIMINAL VIOL - DOMESTIC VIOLENCE, CRIMINAL VIOL - FALSE REPORTING TO AUTHORITIES	1
Date Reported	Issuing Officer	
5/4/2025	LANYON, JACOB	
CITATION NUMBER	CHARGES	Count
C32390	CRIMINAL VIOL - DOMESTIC VIOLENCE, CRIMINAL VIOL - CRIME OF VIOLATION OF A PROTECTION ORDER (M2)	1
Date Reported	Issuing Officer	
5/29/2025	HINTON, WRANGLER	
CITATION NUMBER	CHARGES	Count
C33310	CRIMINAL VIOL - DOMESTIC VIOLENCE, CRIMINAL VIOL - HARASSMENT	1
Date Reported	Issuing Officer	
5/10/2025	LANYON, JACOB	
CITATION NUMBER	CHARGES	Count
C33794	CRIMINAL VIOL - DOMESTIC VIOLENCE, CRIMINAL VIOL - HARASSMENT - STRIKE, SHOVE, KICK (M1)	1
Date Reported	Issuing Officer	
5/31/2025	GUTTRIDGE, DAYLAN	
CITATION NUMBER	CHARGES	Count
C32533	CRIMINAL VIOL - DROVE VEHICLE DUT - ALCOHOL/DRUGS OR BOTH, CRIMINAL VIOL - DROVE VEHICLE W BLOOD ALCOHOL CONTENT 0.08 PER SE, TRAFFIC VIOL - STATUTE - DRANK FROM POSSESSED AN OPEN ALCOHOLIC BEV CONTAINER IN VEH	1
Date Reported	Issuing Officer	
5/21/2025	HILL, BRYAN	
CITATION NUMBER	CHARGES	Count
C33308	CRIMINAL VIOL - HARASSMENT - STRIKE, SHOVE, KICK (M1)	1
Date Reported	Issuing Officer	
5/2/2025	RUIZ, DANIEL	
CITATION NUMBER	CHARGES	Count
C33724	CRIMINAL VIOL - HARASSMENT - STRIKE, SHOVE, KICK (M1)	1
Date Reported	Issuing Officer	
5/14/2025	HILL, TAYLER	
CITATION NUMBER	CHARGES	Count
C33725	CRIMINAL VIOL - HARASSMENT - STRIKE, SHOVE, KICK (M1)	1
Date Reported	Issuing Officer	
5/14/2025	KENNEDY, ALEXANDER	
CITATION NUMBER	CHARGES	Count
C33877	CRIMINAL VIOL - HARASSMENT - STRIKE, SHOVE, KICK (M1)	1
Date Reported	Issuing Officer	

5/30/2025		WORCESTER, CAYDEN	
CITATION NUMBER	CHARGES	Count	
C33367	CRIMINAL VIOL - OBSTRUCTING A PLACE OFFICER	1	
Date Reported		Issuing Officer	
5/24/2025		KENNEDY, ALEXANDER	
CITATION NUMBER	CHARGES	Count	
C31486	CRIMINAL VIOL - PHONE/COMPUTER HARASSMENT	1	
Date Reported		Issuing Officer	
5/2/2025		RUIZ, DANIEL	
CITATION NUMBER	CHARGES	Count	
C33567	TRAFFIC VIOL-ORDINANCE - OBEDIENCE TO OFFICIAL TRAFFIC CONTROL DEVICES	1	
Date Reported		Issuing Officer	
5/20/2025		GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count	
C31489	TRAFFIC VIOL-ORDINANCE - OBEDIENCE TO OFFICIAL TRAFFIC CONTROL DEVICES	1	
Date Reported		Issuing Officer	
5/31/2025		RUIZ, DANIEL	
CITATION NUMBER	CHARGES	Count	
C31978	TRAFFIC VIOL-ORDINANCE - RECKLESS DRIVING	1	
Date Reported		Issuing Officer	
5/2/2025		NOWLIN, STEVE	
CITATION NUMBER	CHARGES	Count	
C33282	TRAFFIC VIOL-ORDINANCE - SPEEDING-	1	
Date Reported		Issuing Officer	
5/24/2025		LAMBERT, REBECCA	
CITATION NUMBER	CHARGES	Count	
C31979	TRAFFIC VIOL-ORDINANCE - SPEEDING-	1	
Date Reported		Issuing Officer	
5/27/2025		NOWLIN, STEVE	
CITATION NUMBER	CHARGES	Count	
C33556	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1	
Date Reported		Issuing Officer	
5/1/2025		GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count	
C33558	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1	
Date Reported		Issuing Officer	
5/6/2025		GREEN, KAYLEE	

CITATION NUMBER	CHARGES	Count
C33559	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1
Date Reported	Issuing Officer	
5/7/2025	GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count
C33560	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1
Date Reported	Issuing Officer	
5/8/2025	GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count
C33561	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1
Date Reported	Issuing Officer	
5/8/2025	GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count
C33562	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1
Date Reported	Issuing Officer	
5/12/2025	GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count
C33563	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1
Date Reported	Issuing Officer	
5/12/2025	GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count
C33564	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1
Date Reported	Issuing Officer	
5/12/2025	GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count
C33565	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1
Date Reported	Issuing Officer	
5/15/2025	GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count
C33566	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1
Date Reported	Issuing Officer	
5/19/2025	GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count
C33568	TRAFFIC VIOL-ORDINANCE - SPEEDING LIMITS	1
Date Reported	Issuing Officer	
5/21/2025	GREEN, KAYLEE	
CITATION NUMBER	CHARGES	Count

C33281	TRAFFIC VIOL-STATUTE - CARELESS DRIVING	1
Date Reported		Issuing Officer
5/30/2025		LAMBERT, REBECCA
CITATION NUMBER	CHARGES	Count
C31637	TRAFFIC VIOL-STATUTE - DROVE VEHICLE W/O VALID CO LICENSE-RESIDENT - 30 DAYS, CRIMINAL VIOL - DROVE VEHICLE DUI - ALCOHOL DRUGS OR BOTH - TRAFFIC VIOL-STATUTE - FAILED TO PRESENT EVIDENCE OF INSURANCE ON REQUEST, TRAFFIC VIOL-STATUTE - FAILED TO DRIVE IN A SINGLE LANE-WEAVING, TRAFFIC VIOL-STATUTE - CARELESS DRIVING	1
Date Reported		Issuing Officer
5/3/2025		ROGERS, KYLER
CITATION NUMBER	CHARGES	Count
C31638	TRAFFIC VIOL-STATUTE - DROVE VEHICLE W/O VALID CO LICENSE-RESIDENT - 30 DAYS, TRAFFIC VIOL-STATUTE - FAILED TO PRESENT EVIDENCE OF INSURANCE ON REQUEST	1
Date Reported		Issuing Officer
5/3/2025		ROGERS, KYLER
CITATION NUMBER	CHARGES	Count
C31641	TRAFFIC VIOL-STATUTE - DROVE VEHICLE W/O VALID CO LICENSE-RESIDENT - 30 DAYS, TRAFFIC VIOL-STATUTE - FAILED TO PRESENT EVIDENCE OF INSURANCE ON REQUEST	1
Date Reported		Issuing Officer
5/28/2025		ROGERS, KYLER
CITATION NUMBER	CHARGES	Count
C31636	TRAFFIC VIOL-STATUTE - FAILED TO PRESENT EVIDENCE OF INSURANCE ON REQUEST	1
Date Reported		Issuing Officer
5/3/2025		ROGERS, KYLER
CITATION NUMBER	CHARGES	Count
C31639	TRAFFIC VIOL-STATUTE - SPEEDING > 20-24 MPH OVER PRIMA FACIE LIMIT	1
Date Reported		Issuing Officer
5/8/2025		ROGERS, KYLER

Town Manager's Report

To: Dolores Town Board

From: Leigh Reeves, Town Manager

Date: June 4, 2025

Subject: Bi-Weekly Update

Grants & Funding

- I know we still need to talk about fees, but two important things came up that we should go over before we vote. At our June 23rd workshop, we'll have two presentations. Nathan Campeau will share updates about the Fishing is Fun grant. Barr Engineering has a new team member based in Durango, and she'll be doing the groundwork once the project starts.
- We'll also talk about a contract with Logan-Simpson to help update our Comprehensive Plan. We are behind on this—it's supposed to be updated every 5 years. Megan Moore and her team will walk us through their plan, which focuses a lot on how we communicate with town residents. This meeting will be a joint one with the Town Board and the Planning & Zoning Commission. We're also applying for an administrative grant from DOLA to help pay for the updated plan.
- GOCO: Construction on the bike/skate park will start either July 7 or July 14. The Parks Committee has been working hard to raise money for the grant's matching funds. I've applied for a one-time \$15K grant from CHFA. Nikki set up a "buy-a-brick" fundraiser, and Mari and Erin have been applying for more grants to keep things moving. Jake and Rebecca Busik are working with local businesses to raise even more. If you'd like to buy a brick, just let us know—we'll send you the link. These bricks will be part of the new park.
- I met with Jay Cruzan, who's helping with shade structures as part of the GOCO project. I also asked him to check if the pavilion needs any repairs.
- Town Hall DOLA Grant: We're almost done with the parking area at 601 Central. On the south side, we'll have a one-way entrance with angled parking. There will be two ADA ramps and spaces. Curb and gutter work should be done by Monday—that wasn't part of the original plan. Asphalt work will happen in mid-

August. Once the lot is finished, we'll focus on wrapping up the whole grant project.

Ordinance 564 Enforcement Timeline

Next Steps:

- ▪ 11 properties have been flagged for having too many hazardous materials.
- ▪ First warning letters have gone out
- ▪ There's a 14-day grace period after they receive the letter
- ▪ If no big changes happen, we'll issue citations for Municipal Court

We're heading into a hot, dry season. Having clean properties doesn't just look nice—it also helps keep our community safe. Neighbors who take care of their yards should feel supported.

Community Center

- You'll need to make a final decision about the Quilters' shed on the property.
 - All the other long-time groups already have space inside, so this wouldn't be setting a new rule.
 - We can move our things out of the current shed and add another one for the Quilters.
 - A moving trailer won't work well—it's hard for many of them to use because of ADA access.
 - The advisory committee only gives advice. The final choice is up to the Town Board.
 - The Quilters are a founding group and a big part of our community. I think we should help them. They also use the Senior Lunch program and know space is set aside for that. Groups like the Masons, Disciples Church, and AA already have space in the building.
-

Building Department / Other Items

- Ryan will be at the meeting to give his report in person.

- Ballpark Lighting: We finally got the parts to fix the lights. About one third of them are still out and need new bulbs. We're getting a quote to replace them all with LED lights. This will cut our electric bill in half. The lift we need to do the work can only be rented from Grand Junction. I'll keep you updated.
- Sirens: I'm working with CenturyLink to install two landlines so we can turn the sirens on/off more easily. Right now, they only work from dispatch. The Sheriff had to unplug them recently when they wouldn't stop.
- DWRF: I met with Nina Williams, the Executive Director of this group. She got a grant to do some hydrology work and study the watershed in the upper Dolores River. We can use this information for the Comp Plan.
- Caselle: We've officially started using our new accounting program! It'll make paying bills and doing reports much easier.
- FS Beach: We've had several complaints about parking at the beach across from Joe Rowell Park. It's not in our area, but I'll reach out to Tom Rice to see if we can help make it safer.
- CDOT: I'm working with CDOT to install signs that say "Town of Dolores – Speed Limit 15 MPH Unless Otherwise Posted."
- I'll be joining Monday's meeting by Zoom from Southern California.

Respectfully submitted,

Leigh Reeves

Town Manager

June 2, 2025

ECO Devo Meeting Agenda

Joint Projects

- Proposed Economic Development Summit & Make it Montezuma
 - MLN and Fundamental Needs wants to host a small business economic development summit in Cortez on a weekend to bring together resources for businesses.
 - MLN & Fundamental Needs wants to partner to host monthly workshops.
 - Questions that the hosts still are answering: What is the capacity to bring together something more robust? When? Where?
 - Considering hosting a one day summit for business and nonprofit leaders on specific business topics: Start-up and Entrepreneurship for small business and nonprofits, AI, Google, Tech Ed, Ag specific topics, financial, legal, HR
- Prop 123 & Other Housing Information
 - Region 9 (Shak) is continuing to work on the Regional Housing Assessment for SB-174.
 - Local Housing Solutions Tool: <https://localhousingsolutions.org/housing-needs-assessment/> can generate a housing assessment for pretty much every jurisdiction in the USA.
 - State put our draft guidance on the Housing Action Plans for SB-174 and public comments are due by Wednesday, June 4. [Draft Housing Action Plan and Affordability Strategies Directory Guidance Review](#)
 - Cortez RFQ "Park Village Housing" due June 6 and will begin reviews.
 - Dolores is working with a local couple wanting to put in 12 rental (?) units (10 x 1 bedroom and 2 x 2 bedrooms) next to Kelly's Kitchen, 30% is required to be commercial, but parking is not required. Dolores is not statutorily required to put together a Comprehensive Plan or Housing Action Plan.
 - UMUT is looking at 62 units of supportive housing. Project is initial discussions, timeline is a ways away.
- EV Chargers – CSU Extension (*yes, I already hear all your valid concerns/issues*)
 - All municipalities have an EV charger except Towaoc and Dove Creek.
 - The charger in Dolores does not work either.
 -

Round Table Updates

- Montezuma County
 - Adopted a 6-month moratorium on Solar Farms/Alternative Energy. A new section of the LUC will need to adopted dealing with this, P&Z should be leading

the charge. An application out near CANM/Goodman Point was recommended to be denied.

- Four Corners Board of Realtors invited Haley to present at the July meeting.
- A fee-schedule was set for short-term rentals. Waiting on County Attorney to finalize document.
- Overview of community's short-term rentals: <https://www.airdna.co/vacation-rental-data/app/us/colorado/cortez/overview>
- UMUT
 - Had quite a few oil and gas companies that have not paid for use tax. Received \$1.1 million in back taxes.
 - Finished a feasibility study to build modular housing and looks promising for the entire region.
 - UMUT has lost a tremendous amount of grants.
 - Pottery building is opening Friday, June 4, 2025. (Building will be closed Tuesday & Wednesdays.) There will also be a vendor village opening. Anyone artisans is welcome to apply for a vendor slot, open 5-days a week. Advertisements for the vendor village will go out shortly.
 - Grocery store is anticipated to open in another 3 – 4 weeks.
 - None of the potential new taxes are adopted yet.
 - 2,000 / 77,000 acres are able to be farmed at the Farm & Ranch
- Mancos – no update
- Dolores
 - Dolores dropped short-term rental permit to 15, from 21.
 - Dolores Farmers Market (the “Anarchy Market”) starts Wednesday.
 - Dolores Community Center is being promoted. The walls in the building were painted.
 - Dolores turns 125 on July 17, 2025. (Jowell Rowell Park turns 25 this year as well).
 - Used book store coming to town. An art/coffee shop will also be opening in summer.
 - Facebook impressions was increased, especially around the Easter Egg Hunt, hosted by the Dolores Bike Hostel. That general area has been designated as an “Events district.”
 - Bike & Skate Park construction starts July 7 or July 14. Pump track is planned for 2026.
 - Fishing is Fun is through Colorado Parks & Wildlife, and put in fishing areas in the rivers and re-engineer the river. It creates more space for fish to mate and also community to fish. Engineering is completed, presentation to the Board on June 23rd, project will be started at “low water time” in August or September.
 - Dolores River Fest is Saturday, June 7. (No boat rides this year.)

- Reeves is working on Land Use Code issues to make it easier for people to do business in Dolores.
- Phase 2 Water Project is stalled with funding, especially with EIAF cutoff.
- Cortez
 - Cortez Farmers Market (separate entity) will be held at Kiva Charter School on Saturdays 7:30 AM – 12 PM.
 - South Broadway Area Revitalization Plan and Strategies and Market Analysis has been completed: <https://www.cortezco.gov/912/South-Broadway-Area-Wide-Plan>
- Region 9
 - Friday, June 13 is the next Eco Devo meetup in Rico, with Chauncey McCarthy.
 - Data Dashboards will be discussed and released later this month.
 - FYI: United Way of SW Colorado is now Team Up. They are removing themselves from the national network of United Way, which will save them \$25,000 to put directly into our southwest Colorado region. Mission has not changed.
 - Local food ecosystem has two marketing opportunities, please share with interested parties:
 - Network to connect local food producers with local food buyers: <https://www.goodfoodcollective.org/southwestproducers>
 - **USDA Funded Marketing Support** -- This opportunity was recently passed on by Nicole Didero, our Western Slope Food System Specialist at CSU Extension. Neither she, nor I can vouch for this effort as we don't personally know Steven, but wanted to pass it along. Projects need to be completed by late summer/early fall: Steven Stedillie, steven@initiumfarms.org, Initiumhealth.org
 - Broadband: ClearNetworkx received CPF funding to connect fiber from Cortez to Mancos and Mancos to Dolores. Construction is expected to begin in end of July/beginning of August, expected delays on 160 and 184.

Next Meeting: Monday, August 18, 2025 at 11 AM*



BUILDING DEPARTMENT

UPDATE: May 2025

Project Updates:

Bike Hostel
Outdoor
Court

311 Railroad
Strip
Building

Dolores
High School

18398 HWY
145
renovation



May 2025: Notable actions and issues.

- 901 Railroad Avenue - Commercial Zoning requiring sewer upgrade.
- Community Clean-up - Fire season is just around the corner.
- Updating permitting documents.
- Monthly Building report



To: Town Board Trustees

From: Dolores Community Center Advisory Committee

Report 6.3.2025

Hello Trustees

Here is the Dolores Community Center Advisory Committee (DCC Advisory Committee) report. This report will be one that you will typically see in your 2nd monthly board packet. We are dropping this one in as an introduction as Holidays and meetings schedules shifted during May.

Items of interest for this report

- **Meeting time and date change:** The DCC Advisory Committee has moved their monthly meeting to the 3rd Tuesday of Every month starting at 5:30p.m. to ensure a report can be developed for the Board of Trustee second meeting of the month.
- **New Equipment:** The DCC Advisory Committee worked with town staff to install a new oven. This is key to making the kitchen a more reliable and viable rental for use of food.
- **New media:** The DCC Advisory Committee started a Dolores Community Center Instagram page. Hop on it 😊 <https://www.instagram.com/explore/locations/474598999284217/dolores-community-center/>
- **Outreach efforts:** The DCC Advisory Committee is working with town staff and the website host for the DCC to put up a Friends of the DCC. This is where simple activities such as supporting flower barrels, aiding with simple volunteer activities and spreading the word of the DCC and facilities will happen. The DCC Friends has an email address: friendsofdcc@gmail.com
- **Focused flow:** In April of 2025, the DCC has a strategy meeting with the ex-officio Board of Trustee, Mayor, Town manager, DCC Chair and one DCC member. This was to determine some operating processes for communication between the Board, Town manager, DCC manager and DCC Advisory Committee. The following deliverables were established: Timing of the meetings: Moving the DCC Advisory to the 3rd Tuesday of the month.

Renegotiate DCC Advisory meeting time. Reports due for the 4th TB meeting every month. Developed by Chair and DCC manager for packets. DCC on the agenda as a report out and Sarah for DCC Advisory to present when requested.

DCC Managers Flow: The DCC manager is to go to the committee with requests, comments and ideas, and the committee is the filter by which recommendations/ suggestions get put forth for Trustee consideration. Town Manager to work with DCC Manager and DCC Advisory Chair to get requests received at the Town manager level in front of the DCC Advisory Committee for review and

recommendation to the BOT. The total number of DCC Advisory Committee members will be 5 with the representation of one Board of Trustee member who will participate in an ex-officio capacity (no voting) in addition, the Advisory committee will begin establishing some Committee protocols around attendance, membership, and process.

Marketing- Strategies around Marketing

The current manager is not active in marketing. Some Deliverable ideas to engage this piece:

- Facebook or Instagram post weekly or biweekly.
- One quarterly newsletter for the website
- Attending at least one unique community meeting to offer the community center. Examples: Commissioners Coffee hour, Cortez Retail Enhancement Association, Business After Hours. Leadership Montezuma.
- Develop overflow partnerships for community space with Dolores Library, Cortez Library, City of Cortez, Cortez Recreation Center, etc.
- What the two boards want to see out of the manager and what he thinks he can do.
- Offering the manager opportunity to develop one more thing that could be thought of that would help marketing.

-Requests: We received through the Town manager an initial request from the Quilters in April for placement of a 10X20 shed owned by the Quilters to be placed on the property of the Dolores Community Center for their storage exclusively. The Committee at that time recommended denial of the request based on the following: 1. Location of the shed. Without a site walk, there was concern of the shed disrupting the view value of the yard for outdoor rental venues or having it in a location that would violate LUC setback requirements and or take up parking space. 2. The Dolores Mountain Quilters if given this space and infrastructure for free would set a precedence that the DCC Advisory Committee could see causing additional requests to common in and The Dolores Mountain Quilters if given this space and infrastructure for free would set a precedence that the DCC Advisory Committee could see causing additional requests to come in and or favoritism to become an issue for free infrastructure hosting and use that other Legacy members, and other community groups do not currently have. The committee is fully aware that the Ponderosa for many years aided in providing storage space for those items. The DCC Advisory Committee also values and appreciates the unique skill and value the quilters bring to the Dolores community. There was some discussion about potentially aiding the quilters in seeking other partners that already have or could build on storage space that is not as limiting as the DCC structure and location itself.

The DCC Advisory Committee then were informed that the quilters came directly to the Board of Trustees who sent it back to the DCC Advisory Committee for another review. The request was put back on the agenda for May, 2025 with no presentation or representation of the Quilters. At that meeting the Dolores Mountain Quilters request for a storage shed- revisit of final recommendation was this: Meet there monthly, have two shows a year using the DCC. Location areas with snow removal and set back requirements? Setting a precedence, size of shed some other ideas are trailers or finding space in the current shed.

1. We do not think it should be free storage- the board needs to consider this as they are already Legacy members and pay a discounted use of the center itself.
2. The largest challenge is setting precedence that the Quilters get infrastructure others do not.
3. The town needs to engage in a formal variance process to allow another shed to not meet the setback requirements
4. We recommend revisiting the concept of a storage trailer on wheels
5. We could challenge that the outdoor tables and chairs could be moved to another town location so that the current shed to be used
6. Both the DCC manager and the town manager do not see an issue with it.

Our recommendation is that we do not think it is appropriate that they put a new shed for their exclusive use on the property. May 2025 meeting minutes included for your review.

The Next DCC Advisory Committee report will be in the Town Board packet for the June 23rd BOT meeting.

To: Town Board Trustees

From: Dolores Community Center Advisory Committee

Report 6.3.2025

Hello Trustees

Here is the Dolores Community Center Advisory Committee (DCC Advisory Committee) report. This report will be one that you will typically see in your 2nd monthly board packet. We are dropping this one in as an introduction as Holidays and meetings schedules shifted during May.

Items of interest for this report

- **Meeting time and date change:** The DCC Advisory Committee has moved their monthly meeting to the 3rd Tuesday of Every month starting at 5:30p.m. to ensure a report can be developed for the Board of Trustee second meeting of the month.
- **New Equipment:** The DCC Advisory Committee worked with town staff to install a new oven. This is key to making the kitchen a more reliable and viable rental for use of food.
- **New media:** The DCC Advisory Committee started a Dolores Community Center Instagram page. Hop on it 😊 <https://www.instagram.com/explore/locations/474598999284217/dolores-community-center/>
- **Outreach efforts:** The DCC Advisory Committee is working with town staff and the website host for the DCC to put up a Friends of the DCC. This is where simple activities such as supporting flower barrels, aiding with simple volunteer activities and spreading the word of the DCC and facilities will happen. The DCC Friends has an email address: friendsofdcc@gmail.com
- **Focused flow:** In April of 2025, the DCC has a strategy meeting with the ex-officio Board of Trustee, Mayor, Town manager, DCC Chair and one DCC member. This was to determine some operating processes for communication between the Board, Town manager, DCC manager and DCC Advisory Committee. The following deliverables were established: Timing of the meetings: Moving the DCC Advisory to the 3rd Tuesday of the month.

Renegotiate DCC Advisory meeting time. Reports due for the 4th TB meeting every month. Developed by Chair and DCC manager for packets. DCC on the agenda as a report out and Sarah for DCC Advisory to present when requested.

DCC Managers Flow: The DCC manager is to go to the committee with requests, comments and ideas, and the committee is the filter by which recommendations/ suggestions get put forth for Trustee consideration. Town Manager to work with DCC Manager and DCC Advisory Chair to get requests received at the Town manager level in front of the DCC Advisory Committee for review and

recommendation to the BOT. The total number of DCC Advisory Committee members will be 5 with the representation of one Board of Trustee member who will participate in an ex-officio capacity (no voting) in addition, the Advisory committee will begin establishing some Committee protocols around attendance, membership, and process.

Marketing- Strategies around Marketing

The current manager is not active in marketing. Some Deliverable ideas to engage this piece:

- Facebook or Instagram post weekly or biweekly.
- One quarterly newsletter for the website
- Attending at least one unique community meeting to offer the community center. Examples: Commissioners Coffee hour, Cortez Retail Enhancement Association, Business After Hours. Leadership Montezuma.
- Develop overflow partnerships for community space with Dolores Library, Cortez Library, City of Cortez, Cortez Recreation Center, etc.
- What the two boards want to see out of the manager and what he thinks he can do.
- Offering the manager opportunity to develop one more thing that could be thought of that would help marketing.

-Requests: We received through the Town manager an initial request from the Quilters in April for placement of a 10X20 shed owned by the Quilters to be placed on the property of the Dolores Community Center for their storage exclusively. The Committee at that time recommended denial of the request based on the following: 1. Location of the shed. Without a site walk, there was concern of the shed disrupting the view value of the yard for outdoor rental venues or having it in a location that would violate LUC setback requirements and or take up parking space. 2. The Dolores Mountain Quilters if given this space and infrastructure for free would set a precedence that the DCC Advisory Committee could see causing additional requests to come in and The Dolores Mountain Quilters if given this space and infrastructure for free would set a precedence that the DCC Advisory Committee could see causing additional requests to come in and or favoritism to become an issue for free infrastructure hosting and use that other Legacy members, and other community groups do not currently have. The committee is fully aware that the Ponderosa for many years aided in providing storage space for those items. The DCC Advisory Committee also values and appreciates the unique skill and value the quilters bring to the Dolores community. There was some discussion about potentially aiding the quilters in seeking other partners that already have or could build on storage space that is not as limiting as the DCC structure and location itself.

The DCC Advisory Committee then were informed that the quilters came directly to the Board of Trustees who sent it back to the DCC Advisory Committee for another review. The request was put back on the agenda for May, 2025 with no presentation or representation of the Quilters. At that meeting the Dolores Mountain Quilters request for a storage shed- revisit of final recommendation was this: Meet there monthly, have two shows a year using the DCC. Location areas with snow removal and set back requirements? Setting a precedence, size of shed some other ideas are trailers or finding space in the current shed.

1. We do not think it should be free storage- the board needs to consider this as they are already Legacy members and pay a discounted use of the center itself.
2. The largest challenge is setting precedence that the Quilters get infrastructure others do not.
3. The town needs to engage in a formal variance process to allow another shed to not meet the setback requirements
4. We recommend revisiting the concept of a storage trailer on wheels
5. We could challenge that the outdoor tables and chairs could be moved to another town location so that the current shed to be used
6. Both the DCC manager and the town manager do not see an issue with it.

Our recommendation is that we do not think it is appropriate that they put a new shed for their exclusive use on the property. May 2025 meeting minutes included for your review.

The Next DCC Advisory Committee report will be in the Town Board packet for the June 23rd BOT meeting.

Minutes 05.20.2025: Dolores Community Center Advisory Committee

Mission: Cultivating growth and opportunity in a welcoming, inclusive, and accessible environment, where community can connect, learn, and thrive together.

Vision: To be a vibrant gathering space where community members connect, collaborate, and celebrate diverse interests in a welcoming and well-maintained space. We strive to create an adaptable and stable environment that evolves with the needs and aspirations of our rural community, fostering a sense of unity, resilience, and shared purpose.

Present: Jen Stark, Sarah Vass, Janneli Miller, New Member Clay Tallmadge, Fred Manor, Leigh Reeves

Trustee rep: Mark Youngquist

Staff Rep: Manager: Leigh Reeves

Meeting Items: Dolores Community Center Advisory Committee

*= Action Item

Agenda Items:

*= Action Items

Welcome: New Committee member

Advisory Committee Duties: Draft a recommendation, and the BOT and Manager will move forward with the decisions with or without our suggestions.

Carry over Items from the April meeting:

Items from last month are:

-*Board membership:

Numbers

- 5 Voting Members

Qualifications

- Letter of Interest submitted to DCC Advisory Chair

Code of Conduct (Requirements of Board)

- Vested interest in Dolores/Community Center, must live in Montezuma County
- Participate in monthly meetings, participate in Dolores Community Center fundraisers, and activities.

- Members cannot miss more than three meetings in a row or more than five in a calendar year. After five missed meetings, the Chair will call the member, then put the vacancy on the agenda.

-*Dolores Mountain Quilters' request for a storage shed- revisit of final recommendation

-*Dolores mountain Quilters request for a storage shed- revisit of final recommendation

Currently the Quilters meet there monthly, have two shows a year using the DCC and are part of the Legacy cohort. Shed location areas with snow removal and set back requirements need to be considered. Approving this is setting a precedence. The DCC Advisory committee discussed the size of the shed and some other ideas such as quilters using a trailer like the Chamber or finding space in the current shed.

Group consensus:

1. We do not think it should be free storage- the board needs to consider this as they are already Legacy members
2. The largest challenge is setting precedence that the Quilters get infrastructure others do not.
3. The town needs to engage in a formal variance process to allow another shed that will not meet the setback requirements
4. We recommend revisiting the concept of a storage trailer on wheels
5. We think the Board should consider that the outdoor tables and chairs could be moved to another town location so that the current shed could be used
6. We recognize both the DCC manager and the town manager do not see an issue with it.

After discussion, our recommendation is that we do not think it is appropriate that they put a new shed on the property for their sole use.

Dolores Community Center Advisory Board unanimously votes no to the new shed, but urges the Quilters to investigate the six challenges put to the BOT by the DCC Advisory Board.

-Friends of the DCC update/. Advertising- Jen Stark: Using social media to advertise Friends of DCC volunteer opportunities. Leigh and Kelly set up a Friends of DCC email, which the Chair has access to. Jen has been allowed into the website to submit changes to the DCC website for advertising Friends of DCC.

-Treasurers look at separate account details: Leigh (please see attached), Kelly, and Leigh separated the DCC account by rec. of the auditor. By June, we will be able to see the different account parts and perceive the budget of the DCC. Keep in mind, the money in the account is prepay, these events will happen summer of 2025-26. The town is in its first year of management.

-DCC Managers report out/ updates- Fred: Getting busy, weekends/weekdays. Institutional use during the weekdays. Heavy use issues; last month, the members have been missing some cleaning tasks upon checkout. Fred stressed the importance of walking through the property before use to emphasize how the property/kitchen should look when they are cleaned up and done. Fred wants to go through cleaning inventory, buckets, rags, paper towels, and cleaning supplies (40-50\$ worth). The DCC Manager has also collected Admin information for the DCC Facebook page that has over 1200 “likes.”

May 20 Agenda Items

-*Regular renters of the DCC repeat issues with compliance: Previous use from a Saturday event left the kitchen in an unfortunate condition. It was reposted by the users of the kitchen the following Monday that the griddle was in terrible condition, and the kitchen was generally unkempt. While exit walk-throughs are hard to achieve due to scheduling, the DCC committee emphasizes the need for an updated clean-up checklist for the users. If DCC is left messy, an hourly clean-up wage to be taken from the deposit, \$30/hour. Photos will be used to document. All events need to be charged a cleaning deposit (\$300 for the whole DCC/\$200 for the South Room only).

- Consistent Violators: Standardize security deposit formula.

- Separate contracts if multiple groups are renting the DCC at the same time (events with food vendors acting separately for the catering of a larger event)

-*Yard Sale - revisit: Sarah wants to put energy behind the Friends of the DCC instead of a fundraising opportunity through a yard sale. Flower pots, River Clean Up Day, etc.

- Yard Clean Day: Plan for September 7th Sunday for Friends of DCC (near fall clean up day?)

- DCC Board suggests minor maintenance from the town on the riverbank, dead brush, trash, etc. Jennalie walks through the yard consistently and brings up the river clean-up.

-*Electricity Audit on the building to look for ways to save money. Empire Electric will do free audits and make sure we have the information on what lights are not efficient and therefore expensive. Sarah wants to start the next steps of the energy audit to identify the energy drains on the DCC building. The middle of the week is a slow time for an audit. Sarah will check in with Empire Electric for the time frame and access, and work with Fred to schedule.

-*Dark Sky -LUC compliance- Lighting: Sarah *security lighting on the outside of the building shines into neighbors' windows at night, a new LED fixture that respects the Dark Sky code could be installed. Sarah: Highly possible that outdoor security lights will be more LUC Dark Sky compliant, and an energy audit will point that out. DCC Advisory Board to research lights,

etc., for possible replacements after hearing from the Auditor. Pushing the execution of this plan down the road, possibly waiting for budgeting time.

Discussion items

- Information session: Robert's Rules of Order: Leigh (Please see attached). Leigh urges one person to talk at a time during meetings, follow standard guidelines for meeting procedures.

-Need for recorded meetings? -Leigh: P&Z/BOT is recorded, DCC/Parks is not. Do detailed minutes make the recorded DCC meeting exempt? Do quasi-judicial boards like P&Z and BOT get recorded while committees do not?

-*Quorum and meeting adjournment- Leigh: Wait 10 minutes after the planned meeting start for quorum and call it. All agenda items will be moved to next month's meeting email notice will be sent out at adjournment. Meeting hard stopping point will be 2 hours after the start.

-Review and revisit of DCC process with the BOT and manager- Jen: At the discretion of the DCC Manager, any need for final decisions needs to come to the DCC Advisory Committee, who then make their recommendation for the BOT vote. *ex: Fee waiver for community event.

-Need for Appeal process of recommendations: Jen: Anyone contesting the decision of the DCC committee should come to the BOT for an appeal. Questioning what the appeal board would look like, ex, A small temp committee made up of 2 BOT and 2 DCC? Question: What does an appeal process look like once the BOT has voted on a DCC decision, ex, Fee Waiver, storage.

-
- *Discussion: Next items that need to be addressed

Notes:

Future Items: Report to Board of Trustees for May 27th Meeting, 530 start (workshop) 630 start
*if meeting happens, due to holiday.

Next DCC meeting: June 17th at 530 pm

Adjournment: 7:23 pm

MAINTENANCE DAILY REPORT MAY 2025

- 1 Plants. Picked up trash and cleaned the restrooms. Swept streets. Repair hand dryer at Flanders park restroom. Finished the turbidity report. Cleaned and lubed the mowers. RJ took an after hours call out to the water plant.
- 2-4 Plants. RJ
- 5 Plants. Picked up trash and cleaned the restrooms. Serviced the Hustler mower. Dragged the Wastewater plant sand filters. Worked on the clarifier at the water plant. Unclogged the sewer line at Flanders restroom. Replaced the water dock hose. Bladed streets.
- 6 Plants. Removed dead trees and trimmed trees in the parks. Finished the DMRs. Used the vac truck to pothole a valve at the wastewater plant for replacement.
- 7 Plants. Pulled the chlorine samples. Replaced a valve at Joe Rowell Park. Trimmed trees at Riverside Park.
- 8 Plants. Picked up trash and cleaned the restrooms. Cleaned bar ditches on Merritt Way. Hauled sand from street sweeper to dump. Bladed streets. Mowed at JRP.
- 9-11 Plants. Audra. On Friday Audra serviced the online meters at the water tank.
- 12 Plants. Picked up trash and cleaned the restrooms. Hauled gravel to Merritt Way. Recrowned a section of Merritt Way. Mowed JRP. Sprayed weeds at JRP and Town Hall.
- 13 Plants. Took samples to Durango. Mowed JRP. Cleaned culverts on Merritt Way. Flushed a fire hydrant at the school. Cleaned culverts on 17th street. Marked locates at 401 and 413 Central and 108 Erik drive.
- 14 Plants. Mowed parks. Replaced sprinklers at JRP. Adjusted valves at JRP. Moved chlorine barrel to the water plant and well. Ordered parts for mower.
- 15 Plants. Attended the weekly staff meeting. Picked up trash and cleaned the restrooms. Mowed at JRP. Cleaned ditches by the shop. Prepared equipment for cleanup days. Greased the backhoe and Loader. Brush hog along Porter way and Central in front of the shop and in front of the water plant. Marked a utility locate for 200 S 8th.
- 16-18 Plants. R J. Opened and closed the shop gate for the dumpster guy.
- 19 Plants. Picked up trash and cleaned the restrooms. Mowed the parks. Worked for town cleanup.
- 20 Plants. Mowed parks and worked on clean up day.

- 21 Plants. Pulled the weekly chlorine samples. Mowed at JRP. Worked on sprinklers. Cleaned storm drains.
- 22 Plants. Picked up trash and cleaned the restrooms. Hung flags on Railroad Ave for Memorial Day. Mowed JRP. Cleaned mowers. Jet rodded culverts on Merritt Way. Cleaned chlorine injector at the well.
- 23-26 Plants. Randy.
- 27 Plants. Picked up trash and cleaned the restrooms. Read meters. Mowed Riverside, Flanders, and Triangle Parks. Mowed the town lots on 19th street. Trapped gophers. Serviced the online meters at the water tank. Calibrated the wastewater plant influent and effluent.
- 28 Plants. Pulled chlorine samples. Mowed JRP. Replaced sand filter valve at the wastewater plant #4 filter.
- 29 Plants. Picked up trash and cleaned the restrooms. Marked utility locates. Turned on water at 109 N 7th. Checked the meter at 105 N 3rd. cleaned and sharpened mowers. Worked on sprinklers at Flanders Park.
- 30-31 Plants. RJ

TOWN OF DOLORES

Payment Application Report

From 05/01/2025 to 05/31/2025

Billing Cycle: 1

Subtotal by Service Type Applied To: True
Including Complete and Incomplete Batches

Transaction Type: (Any)

Payment Type: (Any)

Billing Payments

Service Type SEWER Total:	Charges Applied To: 526	\$(21,801.36)
Service Type WATER Total:	Charges Applied To: 649	\$(29,894.16)
Billing Payments Total:	Charges Applied To: 1,175	\$(51,695.52)
Grand Total:	Charges Applied To: 1,175	\$(51,695.52)

* Denotes an overpayment

^ Customer does not have an account.

TOWN OF DOLORES

Payment Application Report

From 05/01/2025 to 05/31/2025

Billing Cycle: 1

Subtotal by Transaction Type Applied To: True

Including Complete and Incomplete Batches

Transaction Type: (Any)

Payment Type: (Any)

Applied To PROPERTY TAX Total:	Charges Applied To: 1	\$(24,124.64)
Applied To WATER DOCK Total:	Charges Applied To: 12	\$(2,248.25)
Other Receipt Payments Total:	Charges Applied To: 59	\$(48,718.97)
Grand Total:	Charges Applied To: 59	\$(48,718.97)

* Denotes an overpayment

^ Customer does not have an account.

TOWN OF DOLORES

Payment Application Report

From 05/01/2025 to 05/31/2025

Billing Cycle: 1

Subtotal by Transaction Type Applied To: True
Including Complete and Incomplete Batches

Transaction Type: (Any)

Payment Type: (Any)

Other Receipt Payments

Applied To BUILDING PERMIT Total:	Charges Applied To: 2	\$(430.00)
Applied To BUSINESS LICENSE Total:	Charges Applied To: 5	\$(175.00)
Applied To CHARTER FRANCHISE Total:	Charges Applied To: 1	\$(1,040.89)
Applied To COMNET FRANCHISE Total:	Charges Applied To: 1	\$(831.57)
Applied To COURT FINES Total:	Charges Applied To: 3	\$(397.00)
Applied To DOG LICENSE Total:	Charges Applied To: 2	\$(20.00)
Applied To EMPIRE FRANCHISE Total:	Charges Applied To: 1	\$(4,298.55)
Applied To LIQUOR LICENSE Total:	Charges Applied To: 2	\$(200.00)
Applied To MARIJUANA LICENSE Total:	Charges Applied To: 3	\$(5,621.00)
Applied To MISC-GENERAL Total:	Charges Applied To: 17	\$(6,092.00)
Applied To MISC-STREETS Total:	Charges Applied To: 1	\$(519.50)
Applied To MISC-WATER Total:	Charges Applied To: 1	\$(332.84)
Applied To PARKS AND REC REVENUE Total:	Charges Applied To: 6	\$(1,075.00)
Applied To PROP TAX-OWNERSHIP Total:	Charges Applied To: 1	\$(1,312.73)

* Denotes an overpayment

^ Customer does not have an account.

Billing Period Report

For 1 5/1/2025 - 5/31/2025

Include Write Off Accounts: False

Rate Code Totals

Rate Code	Amount	Usage	Count
SEWER			
CS1 COMM IN TOWN	\$2,607.29	339,300	61
S01 RESIDENT IN TOWN	\$12,540.45	1,136,800	327
S02 RESIDENT OUT OF TOWN	\$702.96	30,400	12
S03 RESIDENT IN TOWN 1K	\$383.50	135,000	10
S1K COMMSEWER1KMETER	\$2,529.18	675,100	30
S90 SENIOR LI DISCOUNT	\$1,312.71	170,000	47
S95OUT	\$43.93	2,500	1
SBR ONLY INTOWN	\$191.75	40,000	5
SOJ JEAN JOHNSON AGREEMENT	\$0.00	900	1
	\$20,311.77	2,530,000	494
WATER			
C05 COMM.TAP IN TOWN	\$133.02	0	3
CW1 COMM IN TOWN	\$3,248.80	292,700	59
CW3 CM1K IN TOWN	\$2,585.36	420,000	23
MF1 100 GAL MULTI FAMILY INTOWN	\$867.89	96,500	17
MF2 1K MULTI FAMILY INTOWN	\$2,112.00	396,000	11
MF3 1K OUT OF TOWN MULTI FAMILY	\$198.43	25,000	2
MF4 100 GAL MULTI FAMILY OUT OF TOV	\$590.95	16,000	10
R01 RESIDENT IN TOWN	\$15,166.04	1,143,100	318
R02 RES. TOWN TAP	\$354.72	0	8
R03 RESIDENT OUT TOWN	\$2,003.43	102,100	33
RECONNECT FEE	\$50.00		1
RK1 RESIDENT 1K METER	\$454.68	39,100	9
TW1 TOWN WATER	\$0.00	29,900	11
TW2 TOWN WATER 1 K	\$0.00	314,000	3
W90 SENIOR LI DISCOUNT	\$1,364.05	170,900	47
W95OUT	\$87.86	3,100	2
WBRONLY INTOWN	\$221.70	40,000	5
WD WATER DOCK 1K	\$0.00	154,000	1
	\$29,438.93	3,242,400	563
	\$49,750.70	5,772,400	1,057

Report to the Board of Trustees on the
Planning & Zoning Commission meeting held
June 3, 2025

Discussions of potential interest to the Board and items for upcoming P&Z meeting agendas:

Agenda Item/Description	Discussion
10. Discussion	<p>10.1 Comprehensive Plan - updates for the statutory requirements. a. List of state statutory requirements (as provided by consultants, the Logan -Simpson Group.)</p> <p>Elements that are required in Colorado's comprehensive plan statute (C.R.S. 30-28-106 and 31-23-206) include:</p> <ul style="list-style-type: none"> • A narrative description of the procedure used for the development and adoption of the comprehensive plan <ul style="list-style-type: none"> ◦ Including a summary of any objections to the comprehensive plan made by neighboring jurisdictions (defined in C.R.S. 24-32-3209(1)(h), and includes special district water providers per 30-28-106(3)(a.3)(l) and 31-23-206(1.3)(b)) • Recreation and Tourism • Three-mile Plan (required of Regional Planning Commissions and municipalities) • Housing Plan (most recent housing action plan adopted pursuant to C.R.S. 24-32-3705) <ul style="list-style-type: none"> ◦ Strategic Growth (more guidance available early 2026) ◦ Water Supply (additional guidance) <p>The Town of Dolores may be exempt from including some of the above based on its current population.</p> <p>10.2 Start developing content related to the list of statutory requirements.</p> <p>a. Members of The Logan-Simpson group will be appearing by Zoom at the Board of Trustees Workshop meeting on June 23rd at 5:30 p.m., with the Planning Commission. The joint meeting was published in the paper and on the website for the public to see. The focus of the meeting will be to hear about the services this company can provide in updating the comprehensive Plan. The Company will be focusing their talent on the public outreach segment of the statutory requirements for Comprehensive Plan adoption and revisions. The company will also be presenting other types of services that they can provide for the town involving the language and appearance of the plan.</p> <p>b. The staff and Commission will prepare the narrative for the Plan with the assistance of the Logan-Simpson team. Staff will collect information from local agencies and commissions with relevant information:</p> <ul style="list-style-type: none"> • Recreation and tourism management: The Montelores Coalition • Housing: region 9 Office- Housing needs study. • Three-Mile Plan: Town will need to develop this to have a basis for any annexation pressure, or infrastructure expansion into the 3 mile zone surrounding the town. Town will get more information on the format of the plan from The Logan Simpson Group. Staff will check in with the Montezuma County Planning Department on coordination needs.

	<p>HB 24-174 Strategic Growth- This will partly be addressed with information from the work on the 3-mile influence area.</p> <p>Water Supply - staff will gather data on our current capacity to provide water for inclusion in the comp plan.</p> <ul style="list-style-type: none"> • Other related documents from local agencies will be included by reference in the proposed Comprehensive Plan, i.e.: work from the Dolores Watershed Coalition, the Montelores Coalition, the GDA Action Plans from the 1990's, the 1997 Comp Plan, the 2019 Planning Commission Review of the Comp Plan, the Trails Plan.
11. Future agenda items:	<p>These items are being retained on the agenda:</p> <ul style="list-style-type: none"> c. Comprehensive Plan sub-plans, including these items: funding, weed management, watershed management, hazards mitigation, etc. d. Public outreach and education e. Work with staff to edit the Special Exception Permit application. f. Examine the 30% front occupancy in the Corridor and Downtown Mixed-Use zones. g. Parking in town

Colorado Liquor Retail License Application

* Note that the Division will not accept cash ☐ Paid by Check Date Uploaded to MoveIt

☐ Paid Online

☒ New License ☐ New-Concurrent ☐ Transfer of Ownership ☐ State Property Only ☐ Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: SBG.Colorado.gov/Liquor

Applicant is applying as a/an ☒ Individual ☐ Limited Liability Company ☐ Association or Other
☐ Corporation ☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation

Jacob Carloni

FEIN Number

93-1626065

State Sales Tax Number

155-1111

Trade Name of Establishment (DBA)

Dolores Bike Hostel

Business Telephone

970-676-0036

Address of Premises (specify exact location of premises, include suite/unit numbers)

503 & 507 Central Ave

City

Dolores

County

Montezuma

State

CO

ZIP Code

81323

Mailing Address (Number and Street)

PO Box 43

City or Town

Dolores

State

CO

ZIP Code

81323

Email Address

Jacob @ doloresbikehostel.com

If the premises currently has a liquor or beer license, you **must** answer the following questions.

Present Trade Name of Establishment (DBA)

Present State License Number

Present Class of License

Present Expiration Date

Section A Nonrefundable application fees*

- ☒ Application Fee for New License\$1,100.00
- ☐ Application Fee for New License with Concurrent Review\$1,200.00
- ☐ Application Fee for Transfer.....\$1,100.00

Section B Liquor License Fees*

- ☐ Add Optional Premises to H & R\$100.00 X Total
- ☐ Add Sidewalk Service Area.....\$75.00
- ☐ Arts License (City).....\$308.75
- ☐ Arts License (County)\$308.75
- ☐ Beer and Wine License (City).....\$351.25
- ☐ Beer and Wine License (County).....\$436.25
- ☐ Brew Pub License (City) \$750.00
- ☐ Brew Pub License (County).....\$750.00
- ☐ Campus Liquor Complex (City)\$500.00
- ☐ Campus Liquor Complex (County).....\$500.00
- ☐ Campus Liquor Complex (State)\$500.00
- ☐ Club License (City)\$308.75
- ☐ Club License (County).....\$308.75
- ☐ Distillery Pub License (City).....\$750.00
- ☐ Distillery Pub License (County)\$750.00
- ☐ Hotel and Restaurant License (City).....\$500.00
- ☐ Hotel and Restaurant License (County)\$500.00
- ☐ Hotel and Restaurant License with one optional premises (City).....\$600.00
- ☐ Hotel and Restaurant License with one optional premises (County).....\$600.00

Section B Liquor License Fees* (Continued)

<input type="checkbox"/> Liquor–Licensed Drugstore (City).....	\$227.50
<input type="checkbox"/> Liquor–Licensed Drugstore (County).....	\$312.50
<input type="checkbox"/> Lodging & Entertainment - L&E (City)	\$500.00
<input type="checkbox"/> Lodging & Entertainment - L&E (County)	\$500.00
<input type="checkbox"/> Manager Registration - H & R	\$30.00
<input type="checkbox"/> Manager Registration - Tavern	\$30.00
<input type="checkbox"/> Manager Registration - Lodging & Entertainment	\$30.00
<input type="checkbox"/> Manager Registration - Campus Liquor Complex	\$30.00
<input type="checkbox"/> Optional Premises License (City)	\$500.00
<input type="checkbox"/> Optional Premises License (County)	\$500.00
<input type="checkbox"/> Racetrack License (City)	\$500.00
<input type="checkbox"/> Racetrack License (County)	\$500.00
<input type="checkbox"/> Resort Complex License (City).....	\$500.00
<input type="checkbox"/> Resort Complex License (County).....	\$500.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (City).....	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (County)	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (State)	\$160.00
<input type="checkbox"/> Retail Gaming Tavern License (City).....	\$500.00
<input type="checkbox"/> Retail Gaming Tavern License (County).....	\$500.00
<input type="checkbox"/> Retail Liquor Store License - Additional (City).....	\$227.50
<input type="checkbox"/> Retail Liquor Store License - Additional (County).....	\$312.50
<input type="checkbox"/> Retail Liquor Store (City)	\$227.50

Section B Liquor License Fees* (Continued)

- ☐ Retail Liquor Store (County).....\$312.50
- ☒ Tavern License (City).....\$500.00
- ☐ Tavern License (County).....\$500.00
- ☐ Vintners Restaurant License (City).....\$750.00
- ☐ Vintners Restaurant License (County).....\$750.00

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Do not write in this space - For Department of Revenue use only

Liability Information

License Account Number

Liability Date

License Issued Through (Expiration Date)

Total

\$

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Items submitted, please check all appropriate boxes completed or documents submitted

I. Applicant information

- ☒ Applicant/Licensee identified
- ☐ State sales tax license number listed or applied for at time of application
- ☒ License type or other transaction identified
- ☒ Return originals to local authority (additional items may be required by the local licensing authority)
- ☒ All sections of the application need to be completed
- ☒ Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

II. Diagram of the premises

- ☒ No larger than 8½" X 11"
- ☒ Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
- ☒ Separate diagram for each floor (if multiple levels)
- ☒ Return originals to local authority (additional items may be required by the local licensing authority)
- ☒ Kitchen - identified if Hotel and Restaurant
- ☒ Bold/Outlined Licensed Premises

III. Proof of property possession (One Year Needed)

- ☐ Deed in name of the applicant (or) (matching Applicant Name provided on page 1) date stamped / filed with County Clerk
- ☒ Lease in the name of the applicant (or) (matching Applicant Name provided on page 1)
- ☐ Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- ☐ Other agreement if not deed or lease. (matching Applicant Name provided on page 1)

IV. Background information (DR 8404-I) and financial documents

- ☒ Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- ☒ Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State

Do not complete fingerprint cards prior to submitting your application.

The Vendors are as follows:

IdentoGO

Appointment Scheduling Website: <https://uenroll.identogo.com/workflows/25YQHT>

Phone: 844-539-5539 (toll-free)

IdentoGO FAQs: <https://www.colorado.gov/pacific/cbi/identification-faqs>

State Liquor Code for IdentoGO: 25YQHT

Colorado Fingerprinting

Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>

Phone: 720-292-2722 833-224-2227 (toll free)

State Liquor Code for Colorado Fingerprinting: C030LIQI

- ☐ Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- ☐ List of all notes and loans (Copies to also be attached)

V. Sole proprietor/husband and wife partnership (if applicable)

- ☐ Form DR 4679 Lawful Presence Affidavit
- ☐ Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

- ☐ Certificate of Incorporation
- ☐ Certificate of Good Standing
- ☐ Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

- ☐ Partnership Agreement (general or limited).
- ☐ Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

- ☐ Copy of articles of organization
- ☐ Certificate of Good Standing
- ☐ Copy of Operating Agreement (if applicable)
- ☐ Certificate of Authority if foreign LLC (out of state applicants only)

IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- ☒ \$30.00 fee
- ☐ If owner is managing, no fee required

1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... ☐ Yes ☒ No

2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):

a. Been denied an alcohol beverage license?..... ☐ Yes ☒ No

b. Had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No

c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No

If you answered yes to a, b or c above, explain in detail on a separate sheet.

3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years?..... ☐ Yes ☒ No

If "yes", explain in detail.

4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?..... ☐ Yes ☐ No

or

Waiver by local ordinance? ☒ Yes ☐ No

Other

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☒ No

6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☒ No

For additional Retail Liquor Store only.

a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... ☐ Yes ☐ No

b. Are you a Colorado resident?..... ☐ Yes ☐ No

7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any **current** financial interest in said business including any loans to or from a licensee..... ☒ Yes ☒ No

8. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership**, lease or other arrangement?..... ☒ Yes ☐ No

☐ Ownership ☒ Lease ☐ Other (Explain in detail)

a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord	Tenant	Expires
Jacob Carloni	Jacob Carloni Dolores Bike	No

Dolores Hospitality Group

Hostel

b. Is a percentage of alcohol sales included as compensation to the landlord?

If yes, complete question on page 9..... ☐ Yes ☒ No

c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".

9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

10. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:
 Has a local ordinance or resolution authorizing optional premises been adopted?... ☐ Yes ☐ No

Number of additional Optional Premise areas requested. (See license fee chart)

For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

11. Liquor Licensed Drugstore (LLDS) applicants, answer the following:

a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?..... ☐ Yes ☐ No

If "yes" a copy of license must be attached.

12. Club Liquor License applicants answer the following: Attach a copy of applicable documentation

- a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?..... ☐ Yes ☐ No
- b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?..... ☐ Yes ☐ No

c. How long has the club been incorporated?.....

- d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?..... ☐ Yes ☐ No

13. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:

- a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)..... ☐ Yes ☐ No

14. Campus Liquor Complex applicants answer the following:

- a. Is the applicant an institution of higher education?..... ☐ Yes ☐ No
- b. Is the applicant a person who contracts with the institution of higher education to provide food services?..... ☐ Yes ☐ No

If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

15. For all on-premises applicants.

- a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager

First Name of Manager

- 16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.**..... ☐ Yes ☒ No

Name

Type of License

Account Number

17. Related Facility - Campus Liquor Complex applicants answer the following:

- a.** Is the related facility located within the boundaries of the Campus Liquor Complex?..... ☐ Yes ☐ No

If yes, please provide a map of the geographical location within the Campus Liquor Complex.

If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

- b.** Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

First Name of Manager

18. Tax Information.

- a.** Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No

- b.** Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... ☐ Yes ☒ No

If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant**. **All persons listed below** must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

Name				Date of Birth (MM/DD/YY)	
Street Address					
City	State	ZIP Code	Position	%Owned	

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

☒ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name

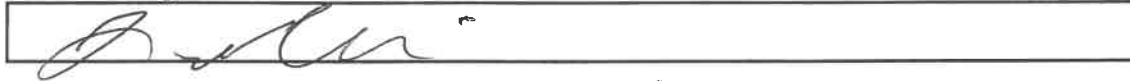
Title

Jacob Carloni

Owner

Authorized Signature

Date (MM/DD/YY)



04/24/25

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority

Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

For Transfer Applications Only - Is the license being transferred valid?..... ☐ Yes ☐ No

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

☒ Fingerprinted

☒ Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

☐ Date of inspection or anticipated date

☐ Will conduct inspection upon approval of state licensing authority

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000? ☐ Yes ☐ No

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000? ☐ Yes ☐ No

NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? ☐ Yes ☐ No

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority for

Telephone Number

☐ Town, City

☐ County

Printed Name

Signature

Title

Date (MM/DD/YY)

Printed Name

Signature

Title

Date (MM/DD/YY)

Tax Check Authorization, Waiver, and Request to Release Information

I, Jacob Carloni

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter
"Waiver") on behalf of

(the "Applicant/Licensee")

Dolores Bike Hostel

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Jacob Carlton: Dolores Bike Hostel

Social Security Number/Tax Identification Number

93-162065

Home Phone Number

203-804-3116

Business/Work Phone Number

970-676-0036

Street Address

507 Central Ave

City

Dolores

State

CO

ZIP Code

81323

Printed name of person signing on behalf of the Applicant/Licensee

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Date Signed

04/24/25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this 8th day of May, 2025

BETWEEN:

Dolores Hospitality Group, LTD of 507 Central Ave, Dolores, CO 81323, USA

Telephone: 203-804-3116
(the "Landlord")

OF THE FIRST PART

- AND -

Dolores Bike Hostel, LLC of 507 Central Ave, Dolores, CO 81323, USA

Telephone: 203-804-3116
(the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

Definitions

1. When used in this Lease, the following expressions will have the meanings indicated:
 - a. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
 - b. "Building" means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at 507 Central Ave, Dolores, CO 81323, USA, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;
 - c. "Common Areas and Facilities" mean:
 - i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of

the Building which from time to time are not designated or intended by the Landlord to be leased to tenants of the Building including, without limitation, exterior weather walls, roofs, entrances and exits, parking areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable premises and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and

- ii. those lands, areas, buildings, improvements, facilities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the tenants of the Building or the Landlord and those having business with them, whether or not located within, adjacent to or near the Building and which are designated from time to time by the Landlord as part of the Common Areas and Facilities;
- d. "Leasable Area" means with respect to any rentable premises, the area expressed in square feet of all floor space including floor space of mezzanines, if any, determined, calculated and certified by the Landlord and measured from the exterior face of all exterior walls, doors and windows, including walls, doors and windows separating the rentable premises from enclosed Common Areas and Facilities, if any, and from the center line of all interior walls separating the rentable premises from adjoining rentable premises. There will be no deduction or exclusion for any space occupied by or used for columns, ducts or other structural elements;
- e. "Premises" means the building at 507 Central Ave, Dolores, CO 81323, USA;
- f. "Rent" means the total of Base Rent and Additional Rent.

Intent of Lease

- 2. It is the intent of this Lease and agreed to by the Parties to this Lease that rent for this Lease will be on a gross rent basis meaning the Tenant will pay the Base Rent and any Additional Rent and the Landlord will be responsible for all other service charges related to the Premises and the operation of the Building save as specifically provided in this Lease to the contrary.

Leased Premises

- 3. The Landlord agrees to rent to the Tenant the building municipally described as 507 Central Ave, Dolores, CO 81323, USA (the "Premises").

The Premises will be used for only the following permitted use (the "Permitted Use"):
Hostel.

Term

4. The term of the Lease commences at 12:00 noon on September 1, 2024 and ends at 12:00 noon on August 31, 2025 (the "Term").
5. Should the Tenant remain in possession of the Premises with the consent of the Landlord after the natural expiration of this Lease, a new tenancy from month to month will be created between the Landlord and the Tenant which will be subject to all the terms and conditions of this Lease but will be terminable upon either party giving one month's notice to the other party.
6. Upon 30 days' notice, the Landlord may terminate the tenancy under this Lease if the Tenant has defaulted in the payment of any portion of the Rent when due.
7. Upon 30 days' notice, the Landlord may terminate the tenancy under this Lease if the Tenant fails to observe, perform and keep each and every of the covenants, agreements, stipulations, obligations, conditions and other provisions of this Lease to be observed, performed and kept by the Tenant and the Tenant persists in such default beyond the said 30 days' notice.

Rent

8. Subject to the provisions of this Lease, the Tenant will pay a base rent of \$3,000.00, payable per month, for the Premises (the "Base Rent"), without setoff, abatement or deduction. In addition to the Base Rent, the Tenant will pay for any fees or taxes arising from the Tenant's business.
9. The Tenant will pay the Base Rent on or before the first of each and every month of the Term to the Landlord.
10. No acceptance by the Landlord of any amount less than the full amount owed will be taken to operate as a waiver by the Landlord for the full amount or in any way to defeat or affect the rights and remedies of the Landlord to pursue the full amount.

Use and Occupation

11. The Tenant will open the whole of the Premises for business to the public fully fixtured, stocked and staffed on the date of commencement of the Term and throughout the Term, and will continuously occupy and utilize the entire Premises in the active conduct of its business in a reputable manner on such days and during such hours of business as may be determined from time to time by the Landlord.
12. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with all statutes,

bylaws, rules and regulations of any federal, state, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.

13. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with any statute, including any subordinate legislation, which is in force now or in the future and taking into account any amendment or re-enactment, or any government department, local authority, other public or competent authority or court of competent jurisdiction and of the insurers in relation to the use, occupation and enjoyment of the Building (including in relation to health and safety compliance with the proper practice recommended by all appropriate authorities).

Quiet Enjoyment

14. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

Inspections and Landlord's Right to Enter

15. During the Term and any renewal of this Lease, the Landlord and its agents may enter the Premises to make inspections or repairs. Except where the Landlord or its agents consider it an emergency, the Landlord will provide the Tenant with written notice 24 hours prior to entering.

Utilities and Other Costs

16. The Tenant is responsible for the direct payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water, sewer, telephone, internet and cable.
17. The Tenant will also directly pay for the following utilities and other charges in relation to the Premises: Snow Removal.

Insurance

18. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a Tenant's policy of insurance.
19. The Tenant is responsible for insuring the Landlord's contents and furnishings in or about the Premises for either damage and loss for the benefit of the Landlord.

20. The Tenant is responsible for insuring the Premises for damage or loss to the structure, mechanical or improvements to the Building on the Premises for the benefit of the Tenant and the Landlord. Such insurance should include such risks as fire, theft, vandalism, flood and disaster.
21. The Tenant is responsible for insuring the Premises for liability insurance for the benefit of the Tenant and the Landlord.

Governing Law

22. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Colorado, without regard to the jurisdiction in which any action or special proceeding may be instituted.

Severability

23. If there is a conflict between any provision of this Lease and the applicable legislation of the State of Colorado (the 'Act'), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

Care and Use of Premises

24. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Premises.
25. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.
26. The Tenant will not engage in any illegal trade or activity on or about the Premises.
27. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.

Surrender of Premises

28. At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

Hazardous Materials

29. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

Rules and Regulations

30. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Building, parking lot and other common facilities that are provided for the use of the Tenant in and around the Building on the Premises.

General Provisions

31. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
32. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
33. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recoverable by the Landlord as rental arrears.
34. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
35. Time is of the essence in this Lease.
36. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 8th day of

May, 2025

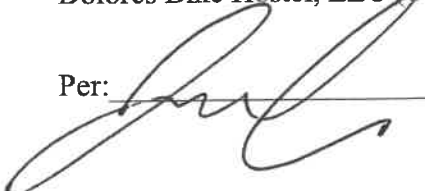

(Witness)

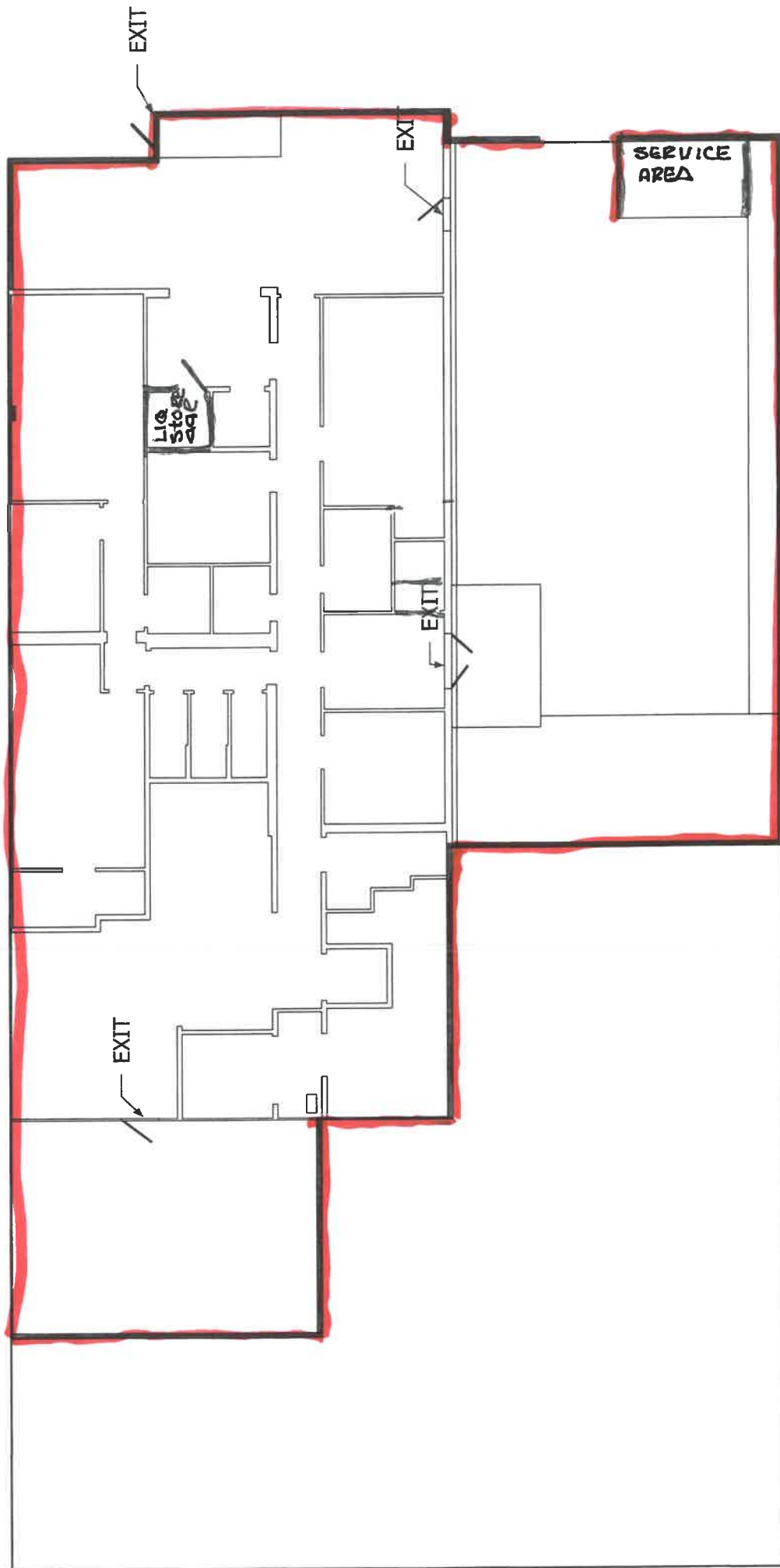
Dolores Hospitality Group, LTD (Landlord)

Per:  (SEAL)


(Witness)

Dolores Bike Hostel, LLC (Tenant)

Per:  (SEAL)



Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern, Lodging Facility, and Entertainment Facility class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

Name of Business

Dolores Bike Hostel

Home Phone Number

970-676-0036

Cellular Number

203-804-3116

Your Full Name (last, first, middle)

Carlsoni, Jacob, Matthew

List any other names you have used

Mailing address (if different from residence)

PO Box 43 Dolores CO 81323

Email Address

Jacob@doloresbikehostel.com

1. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

Current Street and Number

507 Central Ave

Current City, State, ZIP

Dolores, CO 81323

From:

08/01/22

To:

Current

Previous Street and Number

~~02/01/22~~ 33 Porter Way

Previous City, State, ZIP

Dolores, CO, 81323

From:

07/01/21

To:

08/01/22

Individual History Record (Continued)

2. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business

Dolores Bike Hostel

Address (Street, Number, City, State, ZIP)

507 Central Ave Dolores CO 81323

Position Held

Owner / Operator

From:

09/30/23

To:

Present

Name of Employer or Business

Novel Carpentry (Self employed)

Address (Street, Number, City, State, ZIP)

507 Central Ave Dolores CO 81323

Position Held

Owner / Carpenter

From:

~~12/01/19~~ 12/01/19

To:

Present

Name of Employer or Business

Address (Street, Number, City, State, ZIP)

Position Held

From:

To:

3. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Name of Relative

Relationship to You:

Position Held

Name of Licensee

Individual History Record (Continued)

Name of Relative

Position Held

Name of Relative

Position Held

Relationship to You:

Name of Licensee

Relationship to You:

Name of Licensee

4. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee?

☐ Yes ☒ No

(If yes, answer in detail.)

5. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States?.....

☐ Yes ☒ No

(If yes, answer in detail.)

6. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending?.....

☐ Yes ☒ No

(If yes, answer in detail.)

7. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence?.....

☐ Yes ☒ No

(If yes, answer in detail.)

Individual History Record (Continued)

8. Have you ever had any professional license suspended, revoked, or denied?..... ☐ Yes ☒ No

(If yes, answer in detail.)

Personal and Financial Information

Unless otherwise provided by law, the personal information required in this section will be treated as confidential. The personal information required in this section is solely for identification purposes.

Date of Birth	Social Security Number	Place of Birth		
		New Haven, CT		
U.S. Citizen <input checked="" type="radio"/> Yes <input type="radio"/> No	If Naturalized, state where	When		
Name of District Court	Naturalization Certificate Number	Date of Certification		
If an Alien, Give Alien's Registration Card Number	Permanent Residence Card Number			
Height	Weight	Hair Color	Eye Color	Gender
5' 9"	155	Blonde	Blue	M

Do you have a current Driver's License/ID? If so, give number and state. ☒ Yes ☐ No

Driver's License Number	Driver's License State
	Colorado

Financial Information

9. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other..... 15,000.00
10. List the total amount of the **personal** investment, made by the person listed on page 1 in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid..... 15,000.00

NOTE: If corporate investment only, please skip to and complete question 12

NOTE: Question 10 should reflect the total of questions 11 and 13

Personal and Financial Information (Continued)

11. Provide details of the personal investment described in question 10. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment

Cash

Bank Name

Wells Fargo

Type: Cash, Services or Equipment

Cash

Bank Name

Wells Fargo

Type: Cash, Services or Equipment

Bank Name

Type: Cash, Services or Equipment

Bank Name

Account Type

Personal

Amount

8,500.00

Account Type

Personal

Amount

6,500.00

Account Type

Amount

Account Type

Amount

12. Provide details of the corporate investment described in question 9. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment

Cash

Bank Name

Wells Fargo

Type: Cash, Services or Equipment

Cash

Bank Name

Wells Fargo

Type: Cash, Services or Equipment

Bank Name

Loans

No

Amount

8,500.00

Account Type

Business

Loans

No

Amount

6,500.00

Account Type

Business

Loans

Amount

Account Type

13. Loan Information (Attach copies of all notes or loans)

Name of Lender

Address

Term

Security

Amount

Personal and Financial Information (Continued)

Name of Lender

Address

Term

Security

Amount

Name of Lender

Address

Term

Security

Amount

Name of Lender

Address

Term

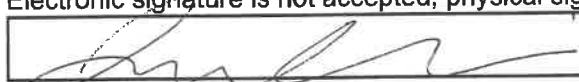
Security

Amount

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Electronic signature is not accepted, physical signature is required.



Print Signature

Jacob Carloni

Title

Owner, Dolores Bike Hostel

Date (MM/DD/YY)

04/24/25