



**Garden
Spot of
Colorado**

**MEETING OF THE PLANNING COMMISSION
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Thursday, February 12, 2026, 6:00 p.m.**

This is an IN-PERSON meeting at the location and time noted above.

**This meeting will be streamed live on YouTube. The live stream is accessible by
visiting www.berthoud.org/stream**

1. Call Meeting To Order
2. Pledge Of Allegiance
3. Roll Call
4. Approval Of Meeting Minutes

Documents:

[2026 01 08 MINUTES PC.PDF](#)

5. Presentation: Comprehensive Plan Update, Water Element

Introduction of an update to the Comprehensive Plan, inclusion of a Water Conservation Element required by SB-24-174/State Statute prior to December 31, 2026

Documents:

[01 INFORMATION FORM.PDF](#)
[02 COMPREHENSIVE PLAN ADDENDUM WATER SUPPLY ELEMENT.PDF](#)
[03 COLORADO REVISED STATUTES.PDF](#)

6. Presentation: Informational Update On Implementing The Action Items Found In The 2021 Comprehensive Plan Update; Review Of The 2021 Comprehensive Plan Authority; Vision, Goals And Strategies

Documents:

[01 GENERAL CODE INFORMATION FORM.DOCX](#)
[02 COMP PLAN REPORT CARD JANUARY 2026.XLSX](#)

7. Presentation: Informational Update On Implementing The Action Plan Found In The 2025 Housing Diversity Plan Adopted On April 22, 2025

Documents:

01 INFORMATION FORM.PDF
02 HOUSING DIVERSITY REPORT CARD.PDF
03 GUIDEBOOK FAST TRACK FINAL DRAFT.PDF
04A WORKFLOW ADMINISTRATIVE FINAL DRAFT.PDF
04B WORKFLOW BUILDING PERMIT FINAL DRAFT.PDF
04C WORKFLOW CONSTRUCTION REVIEW FINAL DRAFT.PDF
04D WORKFLOW SITE PLAN FINAL DRAFT.PDF
04E WORKFLOW VARIANCE FINAL DRAFT.PDF
04F WORKFLOW PC TB FINAL DRAFT.PDF
PROPOSITION 123 COMPLIANCE.PDF

8. Report By Staff

9. Adjourn

Individuals needing special accommodation may request assistance by contacting the Town Clerk at 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.



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**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
January 8, 2026 at 6:00 p.m.**

1. Meeting called to order – Chairperson Anderson at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Karen Anderson, Chair
Abigail Smith, Vice Chair
Marc Hofmans, Commissioner
Bryce Filho, Commissioner
David Pond, Commissioner
Stacy Sigman, Commissioner

The following Planning Commission members were absent:

Nick Semedallas, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Planning Manager
Bella Manzo, Planner
Luke Seeber, Town Development Review Engineer

4. Approval of Minutes from December 10, 2025, were moved for approval by Commissioner Pond and a second to the motion was made by Commissioner Filho.
5. Public Hearing: Fickel Farm 5th
A Public Hearing to consider a request for a Preliminary Plat, known as Fickel Farm 5th Filing, located south of Mountain Avenue at Pyramid Peak Street. Continued from September 11, 2025.
 - a. Planning Manager Tawn Hillenbrand provided a staff presentation at 6:06 p.m.
 - b. The applicant was represented by Kristin Turner. They provided a presentation at 6:21 p.m.
 - c. Public testimony opened at 6:40 p.m. and closed at 6:57 p.m. The following members of the public provided testimony: Pam Inman, Jennifer Vander Zee, John Vander Zee, Wade Cooper.
 - d. The applicant provided a rebuttal at 6:57 p.m.
 - e. Planning Commissioners deliberated and discussed the proposed Preliminary Plat. Discussion opened at 7:40 p.m. and closed at 7:53 p.m.
 - f. Commissioner Smith moved to send a recommendation of approval to the Town Board of

Trustees of the Preliminary Plat as proposed. A second to this motion was made by Commissioner Hofmans.

g. The public hearing closed at 7:54 p.m.

6. Work Session: Annual Review of Ordinance 1241 and Member Terms

Annual Review of ordinance 1241, Membership in the Town of Berthoud Planning Commission; Terms and Membership

a. Community Development Director Anne Johnson provided a staff presentation at 7:55 p.m.

b. The work session concluded at 8:23 p.m.

7. Work Session: Berthoud Municipal Code, Chapter 30, Section 5: Subdivision and Land Use Review of Section 5, Subdivision and Land Use, as a result of Ordinance 1376, repeal and replacement of the Berthoud land Use Code, Chapter 30 of the Municipal Code

a. Community Development Director Anne Johnson provided a staff presentation at 8:23 p.m.

b. The work session concluded at 8:38 p.m.

8. Report by Staff:

a. There will be no meeting of the Planning Commission on January 22nd, 2026.

b. The Planning Commission Meeting on February 12 is planned to include information on the Comprehensive Plan Action Plan and Housing Diversity Plan Report Card and required updates to water required by the State.

c. There may be a land use matter on the agenda for the February 26 meeting of the Planning Commission.

d. Approval of the consultant selection for the Public Art Master Plan will be going before the Town Board of Trustees on January 13, 2026.

9. Adjourn

The meeting was adjourned by Motion of Commissioner Sigman seconded by Commissioner Smith at 8:48 p.m.

Chairperson

Secretary

PLANNING COMMISSION INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT



Meeting Date:	February 12, 2026
Agenda Title/Subject:	Comprehensive Plan update, Water Element
Type of Item:	Presentation
Purpose:	Introduction of an update to the Comprehensive Plan, inclusion of a Water Conservation Element required by SB-24-174/State Statute prior to December 31, 2026
Presented by:	Lakin Dickson, Planning Intern Anne Best Johnson, Community Development Director

ATTACHMENTS:

- Comprehensive Plan Addendum: Water Supply Element (2026)
- Colorado Revised Statutes 31-23-206(1.5)(c)

BACKGROUND

With the passage of SB24-174, Colorado Revised Statutes now require municipal, county, and regional comprehensive plans include a water supply element, and these elements must be updated, in consultation with water providers, on no less than a 5-year basis. There are no exemptions for the water supply element in statute, and this must be completed by December 31, 2026.

When developing a water supply element in local or regional comprehensive plans, Colorado Revised Statutes 30-28-106(3)(a.5)(II) and 31-23-206(1.5)(c) require that the community **must**:

- Consult and coordinate with local water provider(s),
- Include water conservation policies, and
- Estimate a range of water supplies and facilities needed to support the potential public and private development described in the comprehensive plan.

This water supply element addendum incorporates water conservation policies, including principles, goals, and strategies; encompasses the Town's current water supplies and facilities, considering population growth, future needs, and projected demands; and acknowledges water and land use principles from the Town's 2024 Water Efficiency Plan.

This addendum is comprised of components from Berthoud's 2020 Growing Water Smart Workshop, the 2021 Comprehensive Plan, the 2021 Open Space Plan, the 2023 Water and Wastewater Master Plan, and the 2024 Water Efficiency Plan.

Community Development staff has collaborated closely with the Operations staff to ensure close alignment with their goals, objectives and programming. Community Development has also coordinated closely for the past six months with representatives from the Division of Local Affairs

(DOLA) who is managing SB24-174 requirements. The draft presented to the Planning Commission is the latest draft approved by DOLA.

UPDATE/NEXT STEPS:

The Planning Commission is hearing an overview of the proposed changes at an information meeting on February 12, 2026. Planning Commission will hear the final draft at a public hearing on March 12, 2026, followed by a public hearing before the Board of Trustees on March 24, 2026, for approval and adoption into the Town's 2021 Comprehensive Plan.

FISCAL IMPACT AND FUND SOURCE:

There is no negative fiscal impact to the Town in amending this document. Due to staff performing these tasks in-house, there was a cost savings.

COMMUNITY TOUCHSTONES:

Consideration of the amendment request does not negatively impact community touchstones. Consideration of approval of the request does provide support for encouraging mindful water stewardship, promoting the Town's sustainability and resiliency goals, and offering continued community-wide engagement and collaboration when strengthening the connection between water and land use planning.

RECOMMENDED ACTION(S):

Staff is open to receiving comments from Planning Commission on this draft plan.



WATER SUPPLY ELEMENT

Today, Berthoud provides water service to more than 26,000 individuals, including residents and non-residents. The Town consulted and coordinated with Little Thompson Water District regarding water conservation, water efficiency, water and land use planning, and actions to protect water in environmentally sensitive areas. Little Thompson Water District did not have any objections and confirmed this plan is in line with state priorities and current water planning activities in the area.

Water Conservation Policies

Principles

1. Town of Berthoud will promote the wise use of water in public spaces to support the transition to climate-appropriate landscapes encouraging mindful water stewardship.
2. Town of Berthoud will sustainably manage its water resources to enhance community resilience and protect environmentally sensitive areas.
3. Town of Berthoud will align development codes, zoning, guidelines and policies, specifications and standards, with the Water Efficiency Plan, Open Space Plan, and other municipal plans to ensure new development is designed to be water efficient.
4. Town of Berthoud will promote water efficiency and conservation through community-wide engagement and collaboration with customers, local water providers, local government, and stakeholders.

Goals and Strategies

Measurement and Management

1. Goal: Conduct an annual water loss audit.
 - a. Strategy: Complete AWWA M36 Audit with water loss volume, values, and validity and report these findings to the board.
2. Goal: Improve data to refine water management; granularity, normalization, demand profiles, and communication options.
 - a. Strategy: Develop a multi-year plan, budget and timeline to complete water meter upgrades – 12 - 24 months.
 - b. Strategy: Install Advanced Metering Infrastructure (AMI) meters to help analyze water use patterns, support more accurate billing, identify leaks and inefficiencies, and improve overall water demand management.

Sustainable and Efficient Operations

1. Goal: Implement water efficiency in current and future public spaces.
 - a. Strategy: Plan to implement water conservation and efficiency projects in Town parks and facilities as demonstration areas as well as functional areas.
 - b. Develop a communications plan regarding the benefits of water efficiency and water wise landscaping options.
 - c. Strategy: Conduct a work study session to illustrate water wise land use practices in Colorado for the Town Board and Planning Commission.
2. Goal: Develop water quality protection standards for waterbodies and wetlands.
 - a. Strategy: Coordinate with relevant agencies and organizations to identify priority wetlands, floodways, floodplains, water edges and water courses to inform site planning.
3. Goal: Plan for anticipated growth and increase in water demands as the town develops.
 - a. Strategy: Initiate the expansion of the current 4 million gallons per day (MGD) Water Treatment Plant (WTP) to 5 MGD in the coming year.
 - b. Strategy: Continue developing the non-potable water supply system to expand the community-wide supply.
 - c. Strategy: Develop a method to capture and reuse legally reusable return flows, including portions of the town's ditch water rights and Windy Gap Project supplies.

Integrating Water and Land Use

1. Goal: Integrate water efficiency into land use ordinances and development policies to reflect and support the Town's long-term vision and community value.



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- a. Strategy: Incorporate water efficiency standards into the Town’s development code with a focus on outdoor water use/landscaping.
 - b. Strategy: Promote new development standards that limit the need for irrigation to help reduce the demand for water. This includes clustered development with shared green spaces and protection of natural areas.
 - c. Strategy: Execute workshops around building codes to educate builders, developers, and landscapers and encourage the landscaper certification program offered by Northern Water.
2. Goal: Promote sharing rights for agricultural purposes.
- a. Strategy: Retain water rights on conserved lands through Alternative Transfer Methods, water sharing agreements, or other methods.
 - b. Strategy: Evaluate town drought supplies.
 - c. Strategy: Continue to work with ditch and irrigation companies to maintain effective operations.
3. Goal: Ensure the comprehensive plan update addresses land-use policies impacting water demand.
- a. Strategy: The next comprehensive plan update will contain water inclusive elements and ensure water demand and supply are considered in land use plans.
 - b. Strategy: Continue to protect and enhance existing waterways, lakes/reservoirs, riparian corridors, and floodplains.
 - c. Strategy: Continue to collaborate with the Town Board and Planning Commissioners on future land use and water demand goals for the Town.

Water Supplies and Facilities

Population Growth

The Town’s current estimated population of 14,988 people in 2025 will increase to approximately 27,285 people by 2040 according to a consistent projection by the 2021 Comprehensive Plan, 2023 Water and Wastewater Master Plan, and the 2025 Housing Diversity Plan. As the Town tracks local and regional growth trends over time, it must navigate a course between not overbuilding and making sure it has adequate treatment capacity on a rolling 5-year horizon. Figure 1 presents the Town’s 2043 projection of 26,216 people, developed during Berthoud’s 2023 Water and Wastewater Master Planning process to inform future expansions of Berthoud’s water treatment facility.

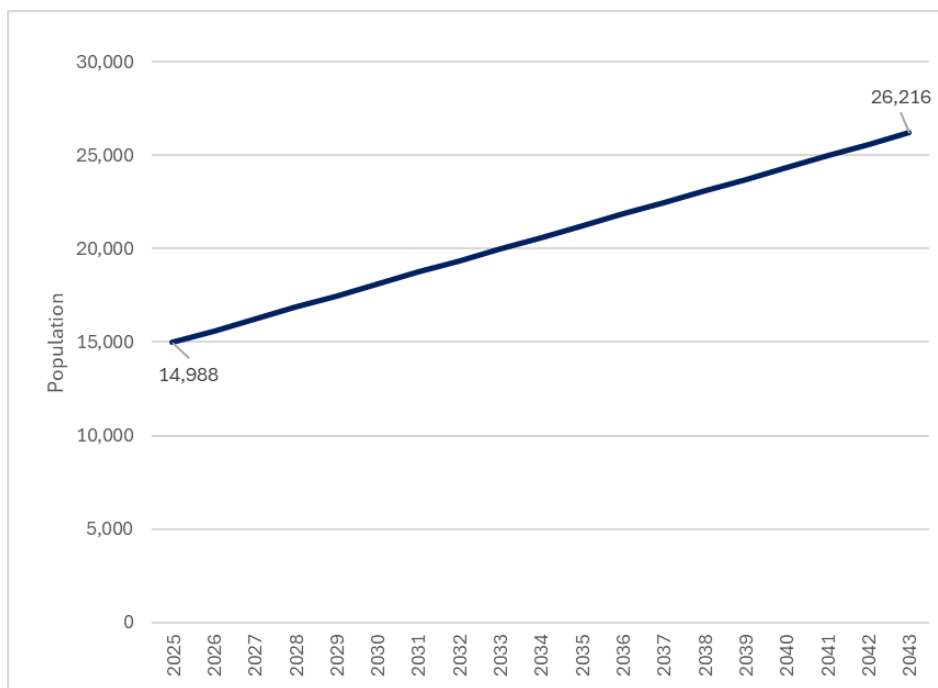


Figure 1. Projected Future Population



Current Water Supplies

Water facilities that the Town of Berthoud utilizes are Berthoud Reservoir, Loveland Reservoir, Historic water tower, Northern Water, and Little Thompson Water District. These facilities support the potential public and private development described in Berthoud's 2021 Comprehensive Plan. Water facilities that the Town may utilize in the future are Bacon Lake, Newell Lake, Hummel Reservoir, DeFrance Reservoir, and Sunnyslope Reservoir. While it would be beneficial to Berthoud to deliver non-potable water from these reservoirs as development spreads east, the town has not looked into storage and capacity for these facilities.

The Town of Berthoud provides both potable and non-potable water supplies. Potable water is treated to meet drinking water standards at the Berthoud Water Treatment Plant (WTP), while non-potable water consists of untreated raw water delivered through designated irrigation systems. Non-potable supplies may be stored in Loveland Lake, Carter Lake, and Welch Reservoir through an agreement with the Handy Ditch Company prior to distribution. Berthoud's water rights portfolio is diverse, encompassing decrees for 1) municipal indoor and outdoor use, 2) outdoor irrigation only, and 3) combined municipal and irrigation purposes. While leases with new water facilities is not guaranteed, Berthoud's current water facilities will be able to accommodate a large portion, if not all, of the non-potable water demand that the town will build out in the future. Berthoud's water supplies are summarized below:

Big Thompson River – Berthoud has utilized Big Thompson River water since its founding. These senior water rights, including a portion of the No. 1 priority right on the river, provide a reliable supply. Historically diverted through the Handy Ditch to Berthoud Reservoir for treatment, this source can also be delivered through the Colorado-Big Thompson (C-BT) Project system via agreements with the U.S. Bureau of Reclamation. Today, the C-BT system is the primary delivery mechanism, with Handy Ditch serving as a backup.

Colorado-Big Thompson (C-BT) Water – C-BT water is Berthoud's second largest supply source, suitable for both municipal and irrigation use. This transbasin water originates on Colorado's west slope and is conveyed through the Adams Tunnel beneath Rocky Mountain National Park to the eastern slope reservoirs. Berthoud began using C-BT water in the 1980s and has since acquired 1,088 units with an average yield of 0.7 acre-feet. C-BT water provides a consistent, reliable supply and is especially critical during winter months when Big Thompson rights are unavailable. Deliveries are made directly from Carter Lake to the Berthoud WTP.

Windy Gap Water – Berthoud holds 10 units of Windy Gap water, another west-slope transbasin supply conveyed through the C-BT system. Although unavailable during wet cycles due to upstream storage limitations, Windy Gap water is reusable to extinction—unlike C-BT water—which enhances its potential yield. Berthoud may capture reusable portions by capturing wastewater effluent or through augmentation of junior rights on the Little Thompson River. To fully realize this potential, additional local storage will be required.

Berthoud Reservoir – Berthoud Reservoir, 513 acre-feet, stores multiple Town water rights, including a dedicated storage decree for municipal and irrigation use. Historically used for winter storage prior to construction of the Carter Lake pipeline, the reservoir now primarily functions as a flow regulator for the WTP.

Ditch Company Water Rights – The Town owns various ditch company shares originally developed for agriculture, including 37.83 shares in the Handy Ditch system, of which a portion has been converted for municipal use. Additional ditch systems in Berthoud's portfolio are held in the McIntyre Lateral Ditch, Loveland Lake and Ditch, Ryan Gulch Reservoir, Consolidated Home Supply Ditch, and Welch Contract systems. Some of these rights are in the water court process to change from irrigation to municipal use.

Little Thompson Water District – Through an intergovernmental agreement, Berthoud purchases supplemental potable supplies from the Little Thompson Water District during summer peak demand periods. This water is treated at the Carter Lake Filter Plant and delivered via metered interconnects to Berthoud's distribution system.

Berthoud's 2007 Water Conservation Plan estimated a per capita water use of approximately 125 gallons per capita per day (GPCD) between 2002 and 2004, based on an analysis of water demand per dwelling. In comparison, the recent average per capita water use from 2012 to 2024 is significantly lower, at 109.9 GPCD. This reduction is likely due to a combination of Berthoud's ongoing water efficiency initiatives and new development trends in the community, such as smaller irrigated yards and newer homes built with water-efficient fixtures that meet updated codes and water standards.



Water Supply Reliability and Future Needs

Berthoud currently maintains a highly reliable water supply portfolio and has not experienced any historical water shortages, even during periods of drought. The Town's existing supplies are sufficient to meet current and near-term water demands. However, Town staff are working to address several ongoing challenges and limitations:

- a. Develop a reliable accounting of non-revenue water and water loss associated with infrastructure.
- b. Address periodic taste and odor issues that arise when Carter Lake levels are low and the Town relies more heavily on Berthoud Reservoir, which receives local runoff.
- c. Replace or rehabilitate aging infrastructure.
- d. Manage the impacts of rapid population growth.

Berthoud is proactively planning for anticipated growth and the resulting increase in water demands as the Town continues to develop. To guide these efforts, the Town has adopted both a Water Resources Master Plan and a Water and Wastewater Master Plan (WWWMP). These planning documents evaluate the additional water supplies, infrastructure, and operational strategies needed to meet future demands and ensure reliable service delivery to customers. The Town's water master planning process incorporates a water supply model that evaluates Berthoud's water rights portfolio, accounts for annual climatic and hydrologic variability, and considers the long-term uncertainties posed by climate change.

To meet future water needs, the Town plans to pursue the following key strategies:

- a. Acquire additional water rights and local storage to expand overall supply and diversify water sources to increase the reliability (firm yield) of its existing water rights portfolio.
- b. Initiate the expansion of the current 4 million gallons per day (MGD) Water Treatment Plant (WTP) to 5 MGD in the coming year. Additional capacity expansions will be required as the Town continues to grow.
- c. Continue the development of its non-potable water supply system.
- d. Develop a method to capture and reuse legally reusable return flows, including portions of the Town's ditch water rights and Windy Gap Project supplies.
- e. Coordinate with regional water providers and other entities on collaborative projects including return flow replacements (2023 IGA for Regional Return Flow Replacement Coordination), storage availability, water treatment, and pipeline infrastructure.
- f. Continue to improve data for AWWA annual water audits that will provide historic and projected data reducing per capita demand (the amount of water each person uses per day), with the expectation of the future cost the Town will not have to spend on new water. Without that reduction, the Town would eventually need to purchase or secure additional water rights or supplies to meet future demand as the population grows.
- g. Promote water efficiency at both the municipal and customer levels to help reduce future demands.

Projected Demands

Berthoud aims to achieve an average system-wide per capita water use of 105 gpcd by 2032. Berthoud believes this is a reasonable goal considering historical water demands and available staff resources. The goal is portrayed in Figure 2, showing the per capita water demand target of 105 gpcd relative to historical per capita water demands with an average of 109.9 gpcd.¹



demand target of 105 gpcd relative to historical per capita water demands with an average of 109.9 gpcd.¹

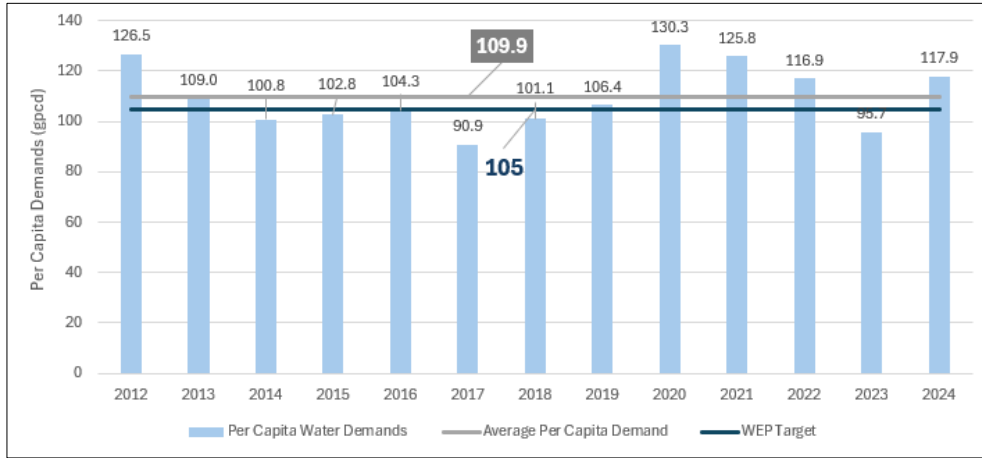


Figure 2. Per Capita Water Demand Target

Figure 3 presents projected water demands under two scenarios: the Baseline Scenario (gray line) and the Water Efficiency Program [WEP] Savings Scenario (dark blue line). The Baseline Scenario is based on the historical average per capita demand of 109.9 gallons per capita per day (gpcd) from 2012–2024. The WEP Savings Scenario reflects the targeted reduction to 105 gpcd by 2032.

Projected demands were derived by applying the population projections from Figure 1 to the respective per capita water use values. Achieving the targeted 105 gpcd would result in an estimated 4.5 percent reduction in total demand relative to the Baseline Scenario, corresponding to annual water savings of approximately 33.3 million gallons by 2032 and 46.9 million gallons by 2043.

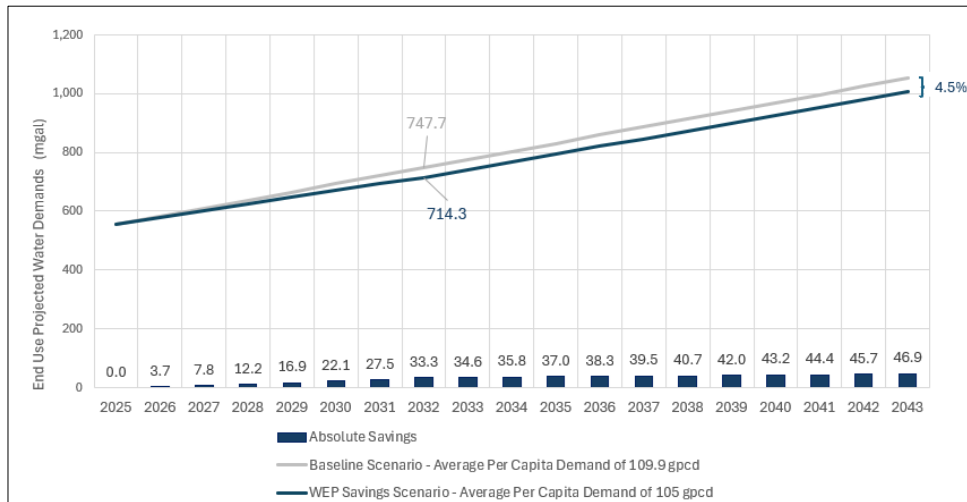


Figure 3. Projected Demand for Historical and Targeted Per Capita Water Use

Water and Land Use Planning Principles

Berthoud is anticipating significant growth in the coming decades. Land use planning and future development patterns will play a critical role in shaping the Town’s future water demands. While a portion of this growth will continue to include single-family

¹ The per capita water demands in this figure have been calculated as total billed water use (not including hydrant and construction water) divided by population.



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detached housing, a broader mix of residential housing types is expected, including higher-density detached homes on smaller lots, attached homes, townhouses, and mixed-use developments that incorporate commercial and multi-family units. The design and landscaping of these developments will directly influence long-term water use across the community. To proactively address the connection between land use and water demand, Berthoud has identified the following principles to guide the integration of water and land use planning:

Support the transition to climate-appropriate landscapes - The Town will provide guidance to support the shift from traditional high-water-use landscaping toward climate-appropriate, waterwise landscapes. These alternatives are designed to use less water while maintaining aesthetic appeal, supporting a healthy tree canopy, and remaining acceptable to the public.

Balance Town regulation with community autonomy - While the Town plays a central role in promoting and requiring water-efficient landscapes through regulations and development guidelines, it also recognizes the importance of individual choice. Berthoud encourages residents and developers to make land use decisions that reflect their own values, while being mindful of water efficiency as a key component of responsible water stewardship.

Promote community-wide engagement and collaboration - The Town seeks to expand its role in advancing water efficiency and conservation by 1) routinely informing customers about water planning efforts and conservation best practices, 2) providing practical support for adopting waterwise landscaping, 3) engaging stakeholders through targeted public outreach, and 4) collaborating with nearby water providers and local partners to strengthen regional efforts.

Foster multi-level, interdepartmental coordination - Effective water efficiency planning requires collaboration across multiple departments and levels of government in leveraging resources and implementing a successful water efficiency program. Berthoud is committed to 1) encouraging interdepartmental coordination within the Town, 2) strengthening communication between staff and Town leadership/elected officials, and 3) building regional partnerships to share knowledge and align water conservation efforts.

[Go to Previous Versions of this Section](#) ▾

2024 Colorado Revised Statutes
Title 31 - GOVERNMENT - MUNICIPAL
(§§ 31-1-101 — 31-35-712)
POWERS AND FUNCTIONS OF CITIES
AND TOWNS (§§ 31-15-101 — 31-35-
712)
Article 23 - PLANNING AND ZONING
(§§ 31-23-101 — 31-23-316)
Part 2 - PLANNING COMMISSION (§§
31-23-201 — 31-23-227)
Section 31-23-206 - Master plan

Universal Citation:

CO Rev Stat § 31-23-206 (2024) ○

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(1) It is the duty of the commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof, that in the commission's judgment bear relation to the planning of the municipality. The master plan of a municipality is an advisory document to guide land development decisions;

however, the master plan or any part thereof may be made binding by inclusion in the municipality's adopted subdivision, zoning, platting, planned unit development, or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate. The master plan, with the accompanying maps, plats, charts, and descriptive matter, must show the commission's recommendations for the development of the municipality and outlying areas.

(1.3)

(a) When a commission decides to adopt a master plan, the commission shall conduct public hearings, after notice of such public hearings has been published in a newspaper of general circulation in the municipality in a manner sufficient to notify the public of the time, place, and nature of the public hearing, prior to final adoption of a master plan in order to encourage public participation in and awareness of the development of the master plan and shall accept and consider oral and written public comments throughout the process of developing the master plan.

(b) The commission shall follow the procedures in section 24-32-3209. For purposes of this section, any special district that supplies water to the area covered by the master plan is a neighboring jurisdiction as defined in section 24-32-3209 (1)(h).

(c) For any master plan adopted after January 1, 2026, the commission shall consider the following, where applicable or appropriate, and any other information deemed relevant by the commission:

(I) The applicable housing needs assessments published pursuant to section 24-32-3702 (1)(b), 24-32-3703, or 24-32-3704;

(II) The statewide strategic growth report created pursuant to section 24-32-3707;

(III) The natural land and agricultural opportunities report published pursuant to section 24-32-3708; and

(IV) The Colorado water plan adopted pursuant to section 37-60-106.3.

(1.5) The master plan must include:

(a) A narrative description of the procedure used for the development and adoption of the master plan, including a summary of any objections to the master plan made by neighboring jurisdictions pursuant to section 24-32-3209 and a description of the resolution or outcome of the objections;

(b) The most recent version of the master plan required by section 31-12-105 (1) (e) or a similar master plan for areas of potential growth within three miles of the municipality's existing boundaries and a description of how the municipality intends to integrate that plan into the master plan;

(c)

(I) A water supply element developed in consultation with entities that supply water for use within the municipality to ensure coordination on water supply and facility planning. Nothing in this section requires the public disclosure of confidential information related to water supply or facilities.

(II) The water supply element must:

(A) Estimate a range of water supplies and facilities needed to support the potential public and private development described in the master plan; and

(B) Include water conservation policies, to be determined by the municipality, which may include goals specified in the Colorado water plan adopted pursuant to section 37-60-106.3 and policies to implement water conservation and other Colorado water plan goals as a condition of development approval, including subdivisions, planned unit developments, special use permits, and zoning changes.

(III) A municipality with a master plan that includes a water supply element shall ensure that its master plan includes water conservation policies at the first amending of the master plan, but not later than July 1, 2025;

(IV) Nothing in this subsection (1.5)(c) supersedes, abrogates, or otherwise impairs the allocation of water pursuant to the state constitution or any other provision of law, the right to beneficially use water pursuant to decrees, contracts, or other water use agreements, or the operation, maintenance, repair, replacement, or use of any water facility; and

(V) The department of local affairs may hire and employ one full-time employee to provide educational resources and assistance to municipalities that include water conservation policies in the water supply elements of master plans as required by this subsection (1.5)(c).

(d) A strategic growth element that integrates elements of the master plan to discourage sprawl and promote the development or redevelopment of vacant

and underutilized parcels in urban areas to address the municipality's demonstrated housing needs and mitigate the need for extension of infrastructure and public services to develop natural and agricultural lands for residential uses. The strategic growth element must include:

(I) A description of existing and potential policies and tools to promote strategic growth and prevent sprawl;

(II) An analysis of vacant and underutilized sites that:

(A) Identifies vacant, partially vacant, and underutilized land near existing or planned transit or job centers that could be used for infill development, redevelopment, and new development of housing;

(B) Assesses the general feasibility of the development or redevelopment of such sites for residential use based on existing and needed infrastructure, transportation capacity, access to public transit, and public facilities and services to serve such sites;

(C) Describes the public benefits of the development or redevelopment of such sites to the municipality as an alternative to the development of previously undeveloped natural or agricultural land; and

(D) In a manner that is consistent with the master plan, designates such sites for which development or redevelopment is deemed to be generally feasible for future uses that include residential uses in a manner that addresses the municipality's demonstrated housing needs at all income levels; and

(III) An analysis of undeveloped sites that:

(A) Identifies previously undeveloped parcels that are not adjacent to developed land, including existing natural and agricultural land, under consideration for future development, and, for a municipality in a metropolitan planning organization established under the "Federal Transit Act of 1998," 49 U.S.C. sec. 5301 et seq., as amended, land outside of census urban areas as defined by the United States bureau of the census;

(B) Assesses the general feasibility of the development of such sites for residential use based on existing and needed infrastructure, transportation capacity, access to public transit, and public facilities and services to serve such sites; and

(C) Describes the long-term fiscal impact to the municipality of the construction, ownership, maintenance, and replacement of

infrastructure and public facilities and the provision of public services to serve development of such sites; and

(e) The most recent housing action plan adopted by the municipality pursuant to section 24-32-3705.

(1.7)

(a) A municipality with a master plan shall ensure that its master plan includes a water supply element and strategic growth element as required by subsection (1.5) of this section at the first amending of the master plan that occurs on or after January 1, 2026, but not later than December 31, 2026. The master plan of a municipality adopted or amended after December 31, 2026, must include a water supply element and strategic growth element as required by subsection (1.5) of this section. A municipality shall update the water supply element and strategic growth element as required by subsection (1.5) of this section no less frequently than every five years.

(b) A municipality with a master plan is not required to include a strategic growth element if the municipality has not received funding to include the strategic growth element pursuant to section 24-32-3710 and either:

- (I)** Has a population of twenty thousand or less and has experienced negative population change in the most recent decennial census; or
- (II)** Has a population of two thousand or less.

(1.9) The master plan may include, where applicable or appropriate:

(a) The general location, character, and extent of existing, proposed, or projected streets, roads, rights-of-way, bridges, waterways, waterfronts, parkways, highways, mass transit routes and corridors, and any transportation plan prepared by any metropolitan planning organization that covers all or a portion of the municipality and that the municipality has received notification of or, if the municipality is not located in an area covered by a metropolitan planning organization, any transportation plan prepared by the department of transportation that the municipality has received notification of and that covers all or a portion of the municipality;

(b) The general location of public places or facilities, including public schools, culturally, historically, or archaeologically significant buildings, sites, and objects, playgrounds, squares, parks, airports, aviation fields, military installations, and other public ways, grounds, open spaces, trails, and designated federal, state, and local wildlife areas. For purposes of this section,

"military installation" has the same meaning as specified in section 29-20-105.6 (2)(b).

(c) The general location and extent of public utilities terminals, capital facilities, and transfer facilities, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes and any proposed or projected needs for capital facilities and utilities, including the priorities, anticipated costs, and funding proposals for such facilities and utilities;

(d) The acceptance, removal, relocation, widening, narrowing, vacating, abandonment, modification, change of use, or extension of any of the public ways, rights-of-way, including the coordination of such rights-of-way with the rights-of-way of other municipalities, counties, or regions, grounds, open spaces, buildings, property, utility, or terminals referred to in subsections (1.5) (c), (1.7)(a), and (1.7)(b) of this section;

(e) A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises. Such a zoning plan may protect and assure access to appropriate conditions for solar, wind, or other alternative energy sources, including geothermal energy used for water heating or space heating or cooling in a single building, for space heating for more than one building through a pipeline network, or for electricity generation; however, regulations and restrictions of the height, number of stories, size of buildings and other structures, and the height and location of trees and other vegetation shall not apply to existing buildings, structures, trees, or vegetation except for new growth on such vegetation;

(f) The general character, location, and extent of community centers, housing developments, whether public or private; the existing, proposed, or projected location of residential neighborhoods and sufficient land for future housing development for the existing and projected economic and other needs of all current and anticipated residents of the municipality; and redevelopment areas. If a municipality has entered into a regional planning agreement, the agreement may be incorporated by reference into the master plan.

(g) A plan for the extraction of commercial mineral deposits pursuant to section 34-1-304;

(h) A plan for the location and placement of public utilities that facilitates the provision of such utilities to all existing, proposed, or projected developments in the municipality;

(i) Projections of population change and housing needs to accommodate the projected population for specified increments of time. The municipality may base these projections upon data from the department of local affairs and upon the municipality's local objectives;

(j) The areas containing steep slopes, geological hazards, endangered or threatened species, wetlands, floodplains, floodways, and flood risk zones, highly erodible land or unstable soils, and wildfire hazards. For purposes of determining the location of such areas, the commission should consider the following sources for guidance:

(I) The Colorado geological survey for defining and mapping geological hazards;

(II) The United States fish and wildlife service of the United States department of the interior and the parks and wildlife commission created in section 33-9-101 for locating areas inhabited by endangered or threatened species;

(III) The United States army corps of engineers and the United States fish and wildlife service national wetlands inventory for defining and mapping wetlands;

(IV) The federal emergency management agency for defining and mapping floodplains, floodways, and flood risk zones;

(V) The natural resources conservation service of the United States department of agriculture for defining and mapping unstable soils and highly erodible land; and

(VI) The Colorado state forest service for locating wildfire hazard areas.

(2) As the work of making the whole master plan progresses, the commission may from time to time adopt and publish a part thereof. Any such part shall cover one or more major sections or divisions of the municipality or one or more of the foregoing or other functional matters to be included in the plan. The commission may amend, extend, or add to the plan from time to time.

(3) (Deleted by amendment, L. 2007, p. 613, § 2, effective August 3, 2007.)

(4)

(a) Each municipality that has a population of two thousand persons or more and that is wholly or partially located in a county that is subject to the requirements of section 30-28-106 (4), C.R.S., shall adopt a master plan within two years after January 8, 2002.

(b) The department of local affairs shall annually determine, based on the population statistics maintained by said department, whether a municipality is subject to the requirements of this subsection (4), and shall notify any municipality that is newly identified as being subject to said requirements. Any such municipality shall have two years following receipt of notification from the department to adopt a master plan.

(c) Once a municipality is identified as being subject to the requirements of this subsection (4), the municipality shall at all times thereafter remain subject to the requirements of this subsection (4), regardless of whether it continues to meet the criteria specified in paragraph (a) of this subsection (4).

(5) A master plan adopted in accordance with the requirements of subsection (4) of this section shall contain a recreational and tourism uses element pursuant to which the municipality shall indicate how it intends to provide for the recreational and tourism needs of residents of the municipality and visitors to the municipality through delineated areas dedicated to, without limitation, hiking, mountain biking, rock climbing, skiing, cross country skiing, rafting, fishing, boating, hunting, and shooting, or any other form of sports or other recreational activity, as applicable, and commercial facilities supporting such uses.

(6) The master plan of any municipality adopted or amended in accordance with the requirements of this section on and after August 8, 2005, shall satisfy the requirements of section 29-20-105.6, C.R.S., as applicable.

(7) Notwithstanding any other provision of this section, no master plan originally adopted or amended in accordance with the requirements of this section shall conflict with a master plan for the extraction of commercial mineral deposits adopted by the municipality pursuant to section 34-1-304, C.R.S.

(8) The commission shall submit the master plan and any separately approved water supply element and strategic growth element to the division of local government in the department of local affairs. The division of local government shall review master plans and may provide comments to the commission.

Amended by 2024 Ch. 290, § 3, eff. 5/30/2024.

Amended by 2022 Ch. 335, § 9, eff. 8/10/2022.

Amended by 2020 Ch. 82, § 2, eff. 9/14/2020.

L. 75: Entire title R&RE, p. 1147, § 1, effective July 1. L. 79: (1)(d) amended, p. 1162, § 10, effective 1/1/1980. L. 97: (3) added, p. 414, § 2, effective April 24. L. 2000: (1) amended, p. 874, § 2, effective August 2. L. 2001, 2nd Ex. Sess.: (4) and (5) added, p. 22, § 2, effective 1/8/2002. L. 2002: (5) amended, p. 1036, § 84, effective June 1. L. 2005: (6) added, p. 223, § 3, effective August 8. L. 2007: IP(1) and (3) amended and (7) added, p. 613, § 2, effective August 3. L. 2010: (1)(b) and (6) amended, (HB 10-1205), ch. 1078, p. 1078, § 3, effective August 11. L. 2012: IP(1) and (1)(k)(II) amended, (HB 12-1317), ch. 1206, p. 1206, § 13, effective June 4. L. 2020: IP(1) and (1)(d) amended, (HB 20-1095), ch. 332, p. 332, § 2, effective September 14.

This section is similar to former § 31-23-106 as it existed prior to 1975.

2022 Ch. 335, was passed without a safety clause. See Colo. Const. art. V, § 1(3).

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PLANNING COMMISSION INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT



Meeting Date:	February 12, 2026
Agenda Title/Subject:	Informational update on implementing the Action Items found in the 2021 Comprehensive Plan update; Review of the 2021 Comprehensive Plan authority; vision, goals and strategies
Type of Item:	Consent Agenda
Purpose:	To provide the Planning Commission with information on current activities, past accomplishments, and work projections
Presented by:	Anne Johnson, Community Development Director

ATTACHMENTS:

- Comprehensive Plan “report card”
- Presentation

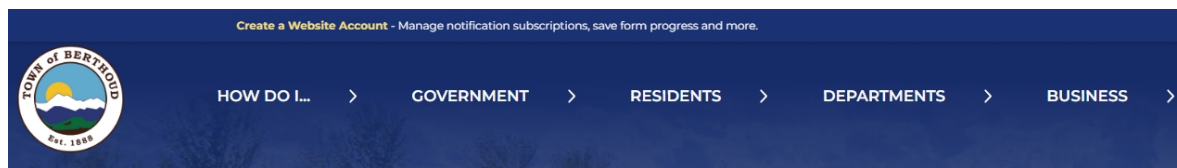
BACKGROUND:

The Town has presented a Comprehensive Plan “report card” to the Town Board of Trustees on January 30, 2024, September 24, 2024, June 10, 2025 and January 13, 2026. Moving forward, an update on the Comprehensive Plan action items will be presented once a year as a Consent Agenda item to update the Town Trustees on progress toward implementation of the action items outlined in the 2021 update to the Town’s Comprehensive Plan. This same update has been provided to the Planning Commission on June 13, 2024, June 26, 2025 and is presented tonight on February 12, 2026.

The method of ensuring the vision of a community is translated into action is through the adoption of a Comprehensive Plan. The Comprehensive Plan is similar to a road map in that it outlines the vision, identifies what is important, and provides an actionable list of activities to be implemented. The action plan is used to implement amendments to the land use code and to develop additional guidelines that ensure the Town’s vision for all future development is upheld.

The Town of Berthoud updated its Comprehensive Plan in 2021. The plan refreshed the Town’s goals and vision for the future from the 2016 Comprehensive Plan. The Berthoud Comprehensive Plan is a guiding document utilized by staff to guide development and amend the land development code to reflect this vision, for example.

The purpose of this memo and the attached “report card” is to provide an update on the activities and accomplishments made toward implementing the Action Plan included on pages 4-3 through 4-6 of the 2021 Comprehensive Plan. The 2021 Comprehensive Plan can be found on the Town’s website. See the Government tab at the top of the home page:



Click on the Government tab and then the Planning Commission tab. Scroll down to the eNotebook and item 4 is the 2021 Comprehensive Plan update.

UPDATE/NEXT STEPS:

The Action Plan is used to set the staff work plans, the Town Board goals, and budgets. Several action plan items are accomplished, and others are in process. Several action plan items were reflected in the 2026 budget. Implementation of other action plan items requires assistance from outside consultants, may be contingent upon grant awards, or may be presented in subsequent years' budget requests.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town by providing this information. The Comprehensive Plan Action items are used for annual budgeting and work plan development purposes.

COMMUNITY TOUCHSTONES:

The three touchstones of resiliency, sustainability and promoting community identity are at the heart of the action plan items. This "report card" also illustrates staff's commitment to uphold the community touchstones in budget forecasting, code amendments, and in daily conversations with the development community. Many department team members are collaborating on the implementation of the action items found in the three master plans.

RECOMMENDED ACTION(S):

This report is informational only. No action is required.

Town of Berthoud Comprehensive Plan Update 2021

Action Plan Implementation Report Card

Updated: 1/17/24- 6/3/2024- 7/16/2024- 9/16/24- 5/29/25- 1/5/2026

Item #	Action Item	Priority	Timeline	Completed/Scheduled	Notes	Community Touchstones: Resilience, Sustainable, Community Identity	Potential input into Town-wide Sustainability Action Plan in
Achievable Goal: Maintaining a Strong Community Identity							
Topic: Community Design							
1	Prepare a 1st Street Corridor Plan that includes a comprehensive set of design guidelines similar in scope to the Mountain Avenue Corridor Plan	2	ST	2023	Completed via Resolution 2023.09 on 4/25/2023. Development Code changes are underway and anticipated to be finalized in Q1 2024.	R, S, CI	
2	Update the Development Code to include placemaking techniques to enhance the Town's identity and provides for a mix of community spaces, amenities, programming, etc. that is distinct to Berthoud	3	ST	2026/7	Redevelopment activities underway will lead this initiative in tandem with Code amendments (2025). The Town Trustees have indicated that placemaking/branding and historic preservation/history are strategic goals for 2024/25. Staff to utilize outcomes of the Branding Plan results in 2026 to update the Land Development Code, if necessary. Art Master Plan in early 2026. Historic Preservation Master Plan to complete in 2026. Bring is all together with Branding in 2026/2027.	CI	
Topic: Community Brand							
3	Develop a community branding campaign that encapsulates Berthoud's identity for marketing purposes, including streetscape elements, gateway features, and adaptation to special districts like New Berthoud, 1st Street Corridor, etc.	2	MT	2025-6	This is in-process and the initial results were presented to the Town Board on May 27, 2025. An outside consulting team has been retained. The Town Trustees listed this plan as a strategic goal. Information obtained will be used in 2026 to update the Land Development Code, if necessary. A Kick-off/open house was held on 1/21/26.	CI	
4	Prepare and implement a Wayfinding Signage Plan that reinforces Berthoud's community identity via a cohesive sequence of gateway, directional, identification and informational signage	2	MT	2026-7	See #55 below and #2 above. Linked to #3. Staff completed a Sign Code audit and this was approved by the Town Board in 2024. Staff will coordinate regarding outcome of Item #3 to develop Wayfinding Signage Plan.	CI	
Achievable Goal: Environmental Sustainability							
Topic: Open Land Preservation							
5	Work with agricultural landowners to establish conservation easements and preserve productive open lands	2	ON	2025-6	Strategic overview of options is in progress. The Town has received GOCO funding for acquisition of two properties. The Town has received funding from CWCB to develop a master plan of water and land for conservation purposes. Private property owner privacy is paramount to successful implementation.	R, S, CI	Yes
6	Update the Development Code to include conservation subdivision provisions	1	ST	2022	The Conservation District, CD was created and is included in the Development Code	R, S, CI	Yes
7	Update the Parks, Open Space, Recreation and Trails Plan to include recommendations from the Open Space Plan	2	ST		The Town adopted an updated Open Space Plan in September, 2021. Staff to collaborate on the integration of Open Space Plan items into the Parks, Recreation and Trails plans. Board approved the update in early 2022. Staff conducted a community survey in June, 2024 and results were presented to the Trustees on August 27, 2024. Town received a CWCB/GOCO Grant in 2024 to create a Master Plan for acquisition of land along the Little Thompson River Valley. While not a comprehensive Town-wide Open Space Plan, this focus will be on a geographic area to augment the 2021 Plan. Community engagement events have occurred in 2025 and an Open Space consortium is planned for early 2026.	R, S, CI	Yes
8	Update the Development Code to include recommendations from the Open Space Plan	2	ST	2025	Trustees approved Code amendments in 2024 to protect view corridors by lowering building height limitations and increasing the buffer required for sensitive areas (lakes and riparian areas).	R, S, CI	Yes
Topic: Hazard Mitigation							
9	Update the Community Wildfire Protection Plan	3	LT	2023	Completed via Ordinance 1327 (Series 2023) on 12/12/2023. Will seek continuous improvement to the plan with input from FPD. The Town will be required to adopt the Wildland Urban Interface regulations in late 2025. These will be presented with the Land Development Code amendment.	R, S	
10	Update the Development Code as needed to remain in compliance with CWCB recommendations for flood damage prevention	2	ON	2023	Completed via Ordinance 1321 (Series 2023) on 9/12/2023	R, S	
Topic: Habitat Protection							
11	Continue to protect environmentally sensitive areas including shorelines and riparian corridors that provide for wildlife habitats and other natural functions	1	ON	2024	Ordinance 1342 to PC on 6/27/24 and TB 8/27/24 and 9/10/24; to be accomplished with site-specific development proposals	R, S, CI	Yes
Topic: Viewshed Protection							
12	Update the Development Code to protect views of lake shorelines and other key viewsheds	2	ST	2024	Ordinance 1342 to PC on 6/27/24 and TB 8/27/24 and 9/10/24; to be accomplished with site-specific development proposals	R, S, CI	
Achievable Goal: Infrastructure Improvement							
Topic: Community Facilities							
13	Evaluate the potential to expand or enhance municipal services and programs to support a growing population and thriving business districts	2	ST	Continuous	Evaluation and planning for expansion of Public Works/Utilities facilities is underway. Assessment/fee study occurred in 2024 and programming/ budgeting for improvements is ongoing	R, S, CI	
14	Collaborate with local public safety service agencies to evaluate levels of service and potential needs for expansion, staffing, new facilities and equipment, service improvements, etc. to support the Town's growth and development	2	ON	Continuous	Referral agencies are provided an opportunity to review development applications; collaboration with the Fire Protection District and the School Districts are on-going.	R, S, CI	
Topic: Utility Systems							
15	Assess the need to expand water, sewer and/or wastewater utility lines to new areas of growth and development, including the potential for new or expanded lift stations, wells, reservoirs, and other infrastructure	2	ST	Continuous	See #13. Evaluation and planning for expansion of Public Works/Utilities facilities is underway.	R, S	
16	Coordinate with developers and homebuilders to integrate best practices in stormwater management as part of new development or redeveloped sites	3	ON	Continuous	To be accomplished with site-specific development proposals and MS4 review. The Engineering Development Review Manager collaborates with the building and development community to stay in front of issues.	R, S	Yes
17	Coordinate with transportation agencies to integrate best practices in stormwater management as part of new or improved roadway infrastructure.	3	ON	Continuous	On-going participation with NFR MPO: Ride-share and mass transit. Enhance collaboration through referral agency coordination.	R, S, CI	Yes
Achievable Goal: Managed Growth							
Topic: Land Use							
18	Update the Development code to support transect-based planning approach	2	ST	2024	Ordinance 1342 to PC on 6/27/24 and TB 8/27/24 and 9/10/24; to be accomplished with site-specific development proposals	R, S, CI	
19	Update the Development Code to incentivize infill development, adaptive reuse, and redevelopment of underutilized or vacant properties	2	MT	2025	Ordinance 1342 to PC on 6/27/24 and TB 8/27/24 and 9/10/24; to be accomplished with site-specific development proposals	R, S, CI	
Topic: Intergovernmental Coordination							
20	Update the Berthoud/Larimer County Intergovernmental Agreement as needed to address matters of mutual land use concern within the GMA	3	ON	2025/6	Project initiated amongst Planning Staff from each agency. Staff initiated discussion in 2024, provided a draft IGA in early 2025; staff heard from County in late 2025 and County staff will prioritize IGA for 2026	R, S, CI	
21	Update the Berthoud/Weld County Intergovernmental Agreement as needed to address matters of mutual land use concern within the GMA	3	ON		Staff has initiated the desire to meet with the Weld County Planning Director.	R, S, CI	
Topic: Annexation							
22	Adopt a Three Mile Area plan in accordance with CRS 31-12-105	2	ST	Continuous	Completed via Ordinance 1328 (Series 2023) on 12/12/2023. Ordinance 1350 on 12/10/24; 1373 on 12/9/2025	R, S, CI	
23	Annually adopt a resolution updating the Town's Three Mile Area Plan in accordance with CRS 31-12-105	3	ON	Continuous	Will schedule for Q4 each year	R, S, CI	
Topic: Other							
24	Update the Zoning Map to be consistent with the Future Land Use Map	1	ST	Continuous	As development occurs, the transition from Euclidian zoning to transect-zoning is encouraged. This is being accomplished on a case-by-case basis with land use applications	R, S, CI	
25	Update the Development Code to ensure the sign regulations are legally compliant with content-neutrality standards	1	ST	2024	Ordinance 1334 in 2024	R, CI	
Achievable Goal: Economic Resiliency							
Topic: Business Retention							
26	Conduct a business survey to gain a deeper understanding of the needs, concerns, and ideas of business owners and employees	1	ST	2025	Economic Development collaborates with Larimer County (Business Retention) activities every year; The Town Trustees have indicated that placemaking/branding/economic development is a strategic goal for 2024/25	R, S	
27	Update the development Code to encourage existing ground floor retail and restaurant uses and second floor residential and offices uses in the Downtown district	1	ST	2025	Residential portion will be part of the Housing Assessment starting in Q3 2024	R, S, CI	
Topic: Business Attraction							
28	Conduct a market study to understand the local business supply and demand	1	ST	2025	Economic Development: The Town Trustees have indicated that placemaking/branding/economic development is a strategic goal for 2024/25	R, S	
29	Prepare town and site marketing materials that can be readily shared with prospective businesses, brokers, and investors	2	ST	2025	Economic Development: The Town Trustees have indicated that placemaking/branding/economic development is a strategic goal for 2024/25	R, S	
30	Promote Berthoud at International Council of Shopping Centers (ICSC) events	1	ST	Continuous	Staff attended this event in May, 2025	R, S, CI	
Topic: Other							
31	Update the Berthoud Business Development Strategic Plan	1	ST		2024 by Economic Development: The Town Trustees have indicated that placemaking/branding/economic development is a strategic goal for 2024/25	R, S	
Achievable Goal: Housing Diversity							
Topic: Attainable Housing							
32	Conduct a housing survey to gain a deeper understanding of community needs and preferences regarding housing	2	MT	2025	The Town Trustees adopted the Housing Diversity Plan on 4/22/2025. This plan was grant-funded from a DOLA award in 2023. The Town received a second DOLA award in 2025 to continue the progress.	R, S	
33	Promote a range of housing options (e.g. detached single-family homes, condominiums, townhouses, duplexes, apartments, assisted and independent senior living, live/work spaces, ADUs, etc.) that meet varying budgets, needs, and life stages	2	ON	2025	Staff has conducted a series of work sessions with the Planning Commission and Town Trustees starting with 12/3/2024, 1/21/2025 and downtown walk-arounds in late winter, 2025. Staff has held meetings with the development and building communities for additional input. A work session is planned for July 29, 2025 to confirm code revisions and integration of the Housing Diversity Plan.	R, S, CI	
Topic: Zoning Consistency							
34	Update the Development Code as needed to ensure appropriate housing options are listed as permitted or special uses in the applicable zoning districts	2	ON	2025	Residential portion will be part of the Housing Assessment starting in Q3 2024	R, S, CI	
35	Update the Development Code as needed to ensure residential district standards (e.g. lot size, density, height, units above commercial uses, etc.) allow for a range of housing types	2	ON	2025	Residential portion will be part of the Housing Assessment starting in Q3 2024	R, S, CI	
36	Review the Development Code as needed for opportunities to reduce housing costs (e.g. density bonuses) and increase housing supply (e.g. apartments)	2	ON	2025	Residential portion will be part of the Housing Assessment starting in Q3 2024	R, S, CI	



Achievable Goal: Transportation Enhancement							
Topic: Multimodal Mobility							
37	Prepare a multimodal transportation plan for Berthoud and the growth management area	2	ST	2025+	The Town has retained Fehr & Peers to review options to develop a community-wide transportation plan; The Town is soliciting input from third party consultants to prepare a more detailed infrastructure plan for the Innovation District and this input will be presented to the Town Board	R, S	Yes
38	Prepare an Active Transportation Plan including Safe Routes to School	3	MT		In 2025, staff has engaged work with a third party vendor to develop a community wide traffic model. Future budget requests may include funding for the full traffic model, inclusive of trails and sidewalks.	R, S, CI	Yes
39	Coordinate with the NFRMPO and surrounding jurisdictions to implement the projects identified in the NFRMPO Regional Transportation Plan	2	ON	Continuous		R, S	Yes
40	Complete a 1st Street Corridor Study	2	ST	2023	Completed via Resolution 2023.09 on 4/25/2023; Development Code changes are underway and anticipated to be finalized in Q1 2024	R, S, CI	
41	Advance recommendations from the Mountain Avenue Corridor Study	3	ON	Continuous		CI	
42	Work collaboratively with CDOT and regional partners to implement improvements on regional corridors such as I-25, US 287, SH 56	2	ON	2026	Roundabout construction at I-25 completed in 2024; Landscape installations at I-25 RAB will be completed in 2026	R, S, CI	Yes
43	Require right-of-way dedication at time of development to implement the multimodal transportation network as shown on the Transportation Framework Map	1	ON	Continuous		R, S	
44	Evaluate the feasibility of parallel roadway alignment between County Line Road and I-25 to expand the transportation network and to support reliable mobility on Mountain Avenue/SH 56	2	LT		In 2025, staff from Berthoud and Mead collaborated on a grant application to start on this work. Berthoud participates in the Weld County High Plains Boulevard Parkway discussions	R, S	Yes
Topic: Transit							
45	Prepare a Transit Assessment to determine near-term and long-term services and operations	1	ST	2022	Completed in 2022.	R, S	Yes
46	Coordinate with CDOT on the Berthoud Mobility Hub to accommodate ride share, local transit, and other emerging technologies	2	ST	Continuous		R, S	Yes
47	Monitor the progress and planning for Front Range Passenger Rail	3	ON	Continuous		R, S, CI	Yes
Topic: Accessibility							
48	Adopt a complete streets policy to encourage design standards to incorporate for all modes	3	MT	Partially Complete	BMC 30-2-105 requires Complete Streets. Additional policy development may be pursued in 2025/26.	R, S, CI	Yes
49	Maintain and periodically update the Americans with Disabilities Act (ADA) Transition Plan	3	ON	Continuous	Currently in year 4 of the 5-year Sidewalk improvement plan, updating Old Town area sidewalks and ramps to ADA standards. Additionally all sidewalks adjacent to yearly road improvements are also updated. ADA Audits of public spaces will be completed in 2026.	R, S, CI	
50	Incorporate sidewalks, bicycle facilities, and trails into the development review process; require the right-of-way to be provided or the facilities to be constructed as new developments are approved	1	ON	Continuous	This is a point of discussion with all developers during pre-application processes as well as during development review consistent with BMC 30-2-105	R, S, CI	Yes
51	Connect the on-street bicycle and pedestrian facilities with the trail network to encourage bicycling and walking for recreational and travel purposes	3	ON	Continuous	This is a point of discussion with all developers during pre-application processes as well as during development review. Tier 2 and 3 Bike lane improvements completed in 2022-23 by town.	R, S, CI	Yes
Topic: Trails							
52	Complete the regional non-motorized corridor connections, as determined by the NFRMPO 2016 Non-Motorized Plan	3	LT	Continuous	This is a point of discussion with all developers during pre-application processes as well as during development review; Staff will review for all annual budget prep work. Design with Loveland for Front Range Trail connection is in progress. Loveland currently working on Eagle Vista Open Space management, possible trail construction starting in 2027	R, S, CI	Yes
Topic: Parking							
53	Complete a Downtown Parking Study to analyze on-street parking use, parking requirements, and determine appropriate parking strategies, as needed	3	MT		Economic Development will propose retaining the services of an outside consultant	R, S, CI	
54	Revise the land use code to include transportation amenities such as drop-off locations and shared parking (i.e. parking used for one use during the day and another use in the evening) in all mixed and non-residential uses	3	ST		Community Development will propose retaining the services of transportation planners/engineers to complete this task in 2026	R, S, CI	
Topic: Wayfinding							
55	Expand wayfinding to direct drivers, cyclists, and pedestrians to key community destination such as downtown, business districts, recreation centers, parks and open space	2	MT		See #3 above: The Town Trustees have indicated that placemaking/branding/economic development is a strategic goal for 2024/25	CI	
Topic: Other							
56	Preserve right-of-way for future roadway widening as identified in the Transportation Framework Map	1	ON	Continuous	This is a point of discussion with all developers during pre-application processes as well as during development review; Staff will review for all annual budget prep work	R, S	
57	Pursue grant funding to supplement Town capital improvement projects	2	ON	Continuous	Town Staff continuously monitors the list of projects and upcoming grant funding cycles for alignment; Town needs to budget every year to create "shovel ready" projects for grant funding opportunities	R, S	
58	Continue to engage in NFRMPO planning and activities to ensure the Town's interests are represented at the regional level	3	ON	Continuous	The Town has representation on staff-level committees	R, S	Yes

Key:	Overlap with Open Space and Trail Plans
	Completed coupled with continuous implementation/improvement
	In Process
	To be programmed



Planning Commission February 12, 2026



Comprehensive Plan: Action Plan Implementation



FIGURE 2.1
Project Schedule & Approach



Public Ownership

- 682 Survey responses
- 3 Virtual open houses with 2,444 site visits and 599 participants
- 3 Public workshops
- Numerous public meetings & presentations

SECTION 4: PLAN IMPLEMENTATION

IMPLEMENTATION

OVERVIEW

The 2021 Berthoud Comprehensive Plan provides a framework for guiding growth, development and redevelopment in Berthoud in the foreseeable future. As illustrated on page 4-2, Berthoud's Comprehensive Plan serves as an overarching planning policy document closely linked to numerous other planning tools, including intergovernmental agreements, land use regulations, capital improvement programming and other plans and studies.

The success of the 2021 Berthoud Comprehensive Plan is dependent upon the implementation of a variety of action items. The primary responsibility for leadership in implementing the plan will be borne by the Town of Berthoud. As the principal authority and champion for the comprehensive plan, the Town has the capacity to adopt policy and regulatory documents, provide funding assistance, and leverage staff resources.

Fortunately, the Town will not be alone in carrying the workload for implementing the comprehensive plan. The realization of the comprehensive plan's vision and goals hinges on the Town's proven ability to forge effective partnerships. The Town intends to continue to actively engage multiple stakeholders - landowners, developers, government agencies, funding institutions, community organizations and interested citizens - in the implementation of the 2021 Berthoud Comprehensive Plan.

THE COLORADO DEPARTMENT OF LOCAL AFFAIRS COMPILED THE FOLLOWING LIST OF POTENTIAL USES FOR AN ADOPTED COMPREHENSIVE PLAN:

1. A BASIS FOR REGULATORY ACTIONS:

The plan serves as a foundation and guide for the provisions of the zoning regulations, subdivision regulations, the official map, flood hazard regulations, annexation decisions and other decisions made under these regulations.

2. A BASIS FOR COMMUNITY PROGRAMS AND DECISION MAKING:

The plan is a guide and resource for the recommendations contained in a capital budget and program, for a community development program, and for direction and content of other local initiatives, such as for water protection, recreation or open space land acquisition and housing.

3. A SOURCE FOR PLANNING STUDIES:

Few plans can address every issue in sufficient detail. Therefore, many plans will recommend further studies to develop courses of action on a specific need.

4. A STANDARD FOR REVIEW AT THE COUNTY AND STATE LEVEL:

Other regulatory processes identify the municipal plan as a standard for review of applications. Master plans are important to the development of regional plans or inter-municipal programs, i.e., a regional trail network or valley-wide transit program.

5. A SOURCE OF INFORMATION:

The plan is a valuable source of information for local boards, commissions, organizations, citizens and business.

6. A LONG-TERM GUIDE:

The plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical, social and economic environment of the community.

Comprehensive Plan: Vision, Goals & Key Strategies



SECTION 3 : PLAN DIRECTION

Community Vision, Achievable Goals, Key Strategies



Vision Statement

Berthoud is a beautiful, friendly, and space place:

- That retains its small-town feel and strong sense of community
- That values its surrounding rural and pastoral character
- That recognizes the Town's proximity to regional economic centers, amenities, and outdoor recreation
- That creates diverse economic opportunities
- With an authentic, vibrant downtown civic core
- With attractive residential neighborhoods served by thriving businesses
- With abundant parks and open spaces connected by trails

The 2021 Town of Berthoud Comprehensive Plan is intended to meet the following objectives:

1. To establish a clear new vision for the future of Berthoud that reflects current community values.
2. To overhaul the policy foundation for Berthoud's growth and development decisions, establishing a new approach for effectively maintaining Berthoud's small-town character.
3. To incorporate new urbanist principles that advance transect development place types and character districts for guiding Berthoud's physical development.
4. To serve as the foundation for land development regulations, capital improvement programming, and more detailed subarea plans and functional studies.
5. To restructure the comprehensive plan's layout for enhanced legibility and navigability.
6. To make the comprehensive plan more practical from an implementation standpoint.
7. To provide an accountability tool for evaluating progress toward accomplishing the comprehensive plan's action items.

PLANNING COMMISSION

COMMUNITY DEVELOPMENT DEPARTMENT



Meeting Date:	February 12, 2026
Agenda Title/Subject:	Informational update on implementing the Action Plan found in the 2025 Housing Diversity Plan adopted on April 22, 2025
Type of Item:	Consent Agenda
Purpose:	To provide the Planning Commission with information on current activities to propel the action plan for the Housing Diversity Plan forward
Presented by:	Anne Johnson, Community Development Director

ATTACHMENTS

- Power point presentation
- Fast Track Guidebook, final draft
- Development Review process flow diagrams, final drafts

BACKGROUND:

Berthoud was awarded funds through the DOLA More Housing Now Grant program in late 2023. A Request for Proposals was issued, and the contract work was awarded to Ayres Associates in early Summer, 2024. The Berthoud Housing Steering Committee was formed with the Planning Commissioners along with representatives from the Loveland Housing Authority, School District, Berthoud Habitat for Humanity and two members of the Board of Trustees. Meetings were held approximately once per month for nine months.

Public engagement events resulted in valuable insight for the Steering Committee. Ayres Associates concluded the public engagement period, collected strategies from the Berthoud Housing Steering Committee and presented findings to the Steering Committee on December 12, 2024, February 13, 2025 and to the Town Board of Trustees on March 11, 2025.

The Housing Steering Committee approved the final draft on April 10 followed by the Town Board's approval on April 22, 2025. A brief history of the Housing Diversity Plan and adherence to additional requirements can be found below:

- Note that the State enacted SB24-174 in 2024. SB24-174 requires Berthoud to complete a Housing Needs Assessment before December 31, 2026. This requirement occurred after Berthoud received the grant to perform a Housing Diversity study.
- DOLA was proactive and reviewed the current Housing Diversity study with the requirements of the Housing Needs Assessment and found that the Berthoud product was very close to meeting the requirements of SB24-174. Ayres has made adjustments to the text of the report in April and are waiting to make final adjustments

to the Action Plan during the Summer, 2025 with input from DOLA and the document was finalized in late Summer, 2025.

- Berthoud will not have to perform a separate Housing Needs Assessment. All qualifying communities in Colorado are now required to perform a Housing Needs Assessment every six years. This will be Berthoud's first submittal and the next Assessment could potentially be rolled into the Comprehensive Plan update which may start in 2029.
- The Housing Diversity Plan was updated to reflect the new baseline calculator provided by DOLA after the plan was presented to the Planning Commission, Housing Diversity Study Group and the Town Board of Trustees. Berthoud's Baseline commitment to DOLA is to provide 39 Housing Units that meet the Proposition 123 Affordable limits established by a specific calculator before December 31, 2026. This is the commitment made to DOLA in October 2026. The resulting number of affordable housing units is to be 39 before December 31, 2026. The original and revised calculator affordability levels are provided below:

Original Calculator: October, 2023
Ownership units < \$425,840
Rental units < \$1,670/month
Resulting in 4 units as of January 1, 2025

Revised Calculator: August, 2026
Dependent upon sales price and bedroom numbers
raised results for Berthoud to follow
2023: 32 units
2024: 94 units
2025: 25 units, not including December

Due to the large quantity of housing units now over the Town's commitment, the Town has reached out to Larimer County and will reach out to neighboring communities in 2026 to let them know the Town may have a surplus to share so that the County can meet Proposition 123 obligations.

The Housing Diversity Plan adopted by Resolution 07 (2025) on April 22, 2025, contains long-term and short-term goals for the Town to analyze and determine if they are right for the Town. Findings of each goal will be shared with the Town Trustees and Planning Commission as the analysis is completed.

Short-term goals as listed below along with a brief description of where the goal is in process. On April 22, 2025, staff indicated to the Trustees that the following analysis would be implemented within one year (April 2026). Implementation includes analysis, policy development and adoption, as needed for the following:

- Expedited development review process was adopted via Ordinance 1367 on November 10, 2025.
 - The Town, through its participation in Proposition 123, was eligible to apply for and received a Local Planning Capacity Grant. This grant was accepted by the Trustees on May 27, 2025 and enables staff to retain a third-party consultant to assist staff in the following activities which shall be completed before the end of 2025.
 - Develop a Fast Track guidebook for developments which include more than 50% attainable housing product. The draft Guidebook is attached.
 - Develop process flow diagrams to illustrate the difference between

the standard land development, building and engineering processes compared to those of the Fast Track process. The draft flow diagrams are attached.

- Land and Water Banking funding research
 - A portion of the Local Planning Capacity Grant will be utilized to identify sources of funding to develop land and water banking programs. The intent of this research includes presenting findings and options to determine what may be the best path forward for Berthoud. The Town has received a draft analysis of available funding sources and will review.
- Town Staff will meet with those in the Berthoud affordable housing industry.
 - Staff have been attending regional housing meetings including those supported by the Northern Colorado Foundation, DOLA and the City of Loveland.
 - Town Staff and those in the Berthoud affordable housing industry are meeting to walk through the Fast Track process in late January.
 - Town Staff and those in the Berthoud affordable housing industry are meeting to discuss next steps and collaboration to avoid duplication in activities occurring regionally.
- Ordinance 847 was expanded by Ordinance 1355 on July 8, 2025.

Long-term are listed below along with a brief program synopsis:

- Funding programs
 - Land and Water Banking program development, if agreeable to the Town will be formally developed.
- Expedited development review for all land use development applications were presented to the Trustees at their July 29, 2025 work session and adopted on November 10, 2025, through Ordinance 1367.
- Developing strategic partnerships is an on-going process and will be enhanced through the implementation of all goals.

UPDATE/NEXT STEPS:

The Town Trustees accepted the Action Plan associated with the Housing Diversity Plan on April 22, 2025. Final documents will be uploaded to the Town website and links will be provided once completed. An annual “report card” for the long-term action items will be provided each January/February to reflect upon the long-term action items and shared with both the Trustees and Planning Commissioners.

FISCAL IMPACT:

Any fiscal impact to the Town will be included in the annual budget for implementation.

COMMUNITY TOUCHSTONES:

Diverse housing strengthens the Town’s sustainability and resiliency goals and is an outcome listed in the 2021 Comprehensive Plan update. Economic development and vitality are important to the Town and having diverse housing options and enabling Code language will support the Town’s goal of retaining and growing local businesses and attracting new businesses when their employees are able to afford to live in Berthoud.

RECOMMENDED ACTION(S):

This information is being presented to keep the Commission informed of progress being made toward implementation of the Housing Diversity Plan.



Planning Commission February 12, 2026



Housing Diversity Timeline



2022

State Affordable
Housing Fund

2023

Prop 123 for
Housing diversity

Berthoud: 10/12/23

By 12/31/26:
39 units @
sale < \$501,607
rent < \$1,669/mo

DOLA More Housing
Now Grant

2024

Housing Diversity
Plan Initiated

Engagement
Review
Action Plan

Q1 & 2 2025

Housing Diversity
Plan is accepted by
Steering
Committee &
Town Board

Local Planning
Capacity Grant

2025

Final Housing
Diversity Plan with
Needs Assessment

Local Planning
Capacity Grant

Implement Action
Plan

Housing Diversity Plan – Action Plan



Quick Wins

- ~~Expedited development review process~~
- ~~Land and Water banking funding review~~
- ~~Housing products and diversity review~~
- ~~Housing consortium review~~
- ~~Ordinance 847 review~~

Long-term goals

- Land and Water banking funding
- Development Code review and continuous improvement
- Strategic partnership formation



FAST TRACK REVIEW WORKBOOK

Berthoud Colorado



Updated Through
December 2025

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INTRODUCTION

Welcome to the Town of Berthoud Colorado, we are excited to work with you!

This guidebook is designed to assist property owners, developers, and the public in understanding the Town of Berthoud's Fast Track Site Plan review process. It's intended to serve as a user-friendly resource that outlines the steps involved in submitting and processing a Fast Track Site Plan application.

The guide provides a thorough step-by-step overview of this process and provides additional information beyond the procedures outlined in the Town Code to better support applicants throughout the process. The Town aims to reduce barriers to affordable housing development by offering a streamlined review process. Applicants are encouraged to consult Town staff and relevant Town Code sections for project-specific guidance.



Getting Started

What is a Fast Track Site Plan Application?

Fast Track Site Plan Applications apply to multi-family affordable housing developments and mixed-use projects where at least 50% of the units meet the definition of affordable housing, as established by the Town and defined below. This expedited review process is designed to accelerate approvals for qualifying projects and must be completed within 90 calendar days of a complete application submission, as outlined in the Fast Track section in the Town Code.

The Purpose of the Fast Track process is to streamline the review process and provide greater predictability for developers committed to building affordable housing. While it is not a comprehensive solution to all housing challenges, it serves as a strategic tool to support affordability goals by offering time and cost-saving benefits to eligible projects.

What is Considered Affordable Housing?

The Town of Berthoud Fast Track Site Plan Application follows the definition of affordable housing as outlined in Colorado Revised Statutes. Affordable housing is categorized into rental and for-sale units.

Rental Housing

- Must be affordable to households earning at or below 60% of the Area Median Income (AMI).
- Monthly rent must be less than or equal to 30% of the household's monthly income.

For-Sale Housing

- Must be affordable to households earning at or below 100% of the AMI.
- Monthly payments must be less than or equal to 30% of the household's monthly income.

Area Median Income (AMI) is determined annually by the U.S. Department of Housing and Urban Development (HUD) and varies by county and household size.

How to Qualify for Expedited Review Process?

The applicant must provide documentation on how the affordability and AMI standards shall be maintained in perpetuity. This information is provided during the pre-application process.

Additional Pre-Submittal Information

Know your Zone

Knowing the zoning of a property is essential in understanding what and how something can be built on that property.

- Zoning maps and descriptions are available online and at Town Hall.
- Staff can assist with zoning verification and interpretation.

Where are Forms and Resources?

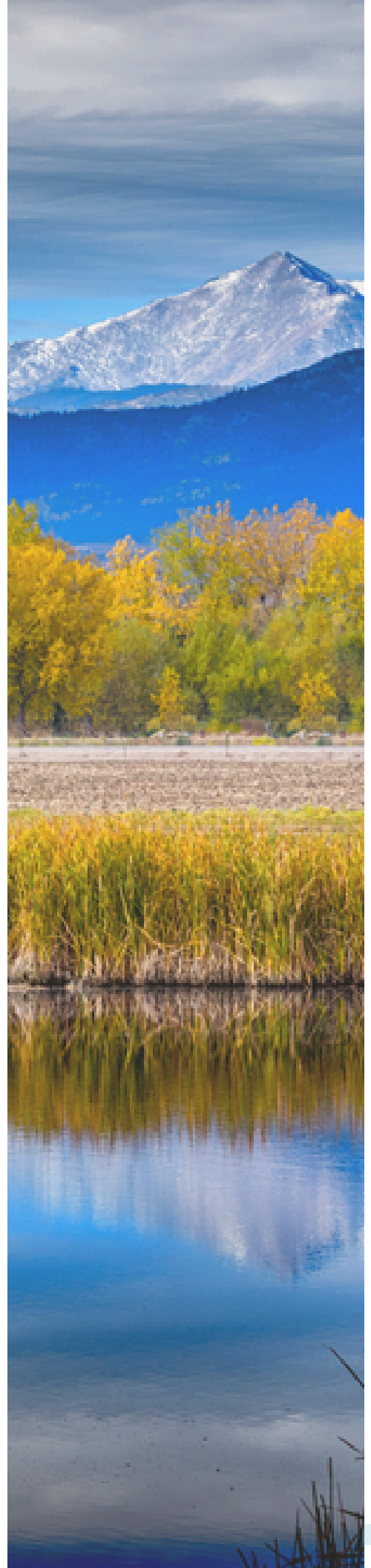
Application forms are available on the Town's official website or Town Hall. Submission requirements are found in the Town Code.

Community Vision

All development proposals should demonstrate alignment with the Town's Comprehensive Plan, Architectural Design Guidelines, Landscape Design Guidelines, and other Master Plans relevant to the project area. These plans and guidelines outline long term goals for land use, transportation, housing, parks, and sustainability.

Applicants should consider

- How their project supports community values
- Whether it enhances connectivity, livability, and environmental stewardship
- How it contributes to the character and identity of Berthoud





REVIEW PROCESS

The Town of Berthoud Fast Track process includes the following pre-submittal activities to provide your project with as much support for the formal review process:

- a Pre-Application meeting with referral agencies
- a Site Plan Charette
- a Pre-Submittal review by staff and referral agencies

This process is designed to ensure a thorough concept review so that applications are code-compliant at the time of submittal.

By resolving potential issues early, this approach helps reduce the number of resubmittals and subsequent referral agency reviews, significantly improving overall review time. Fast Track Applications are to receive a Notice of Decision within 90 calendar days from a complete application submittal. Please note, the Development Agreement and Building Permit process is separate from the Fast Track Site Plan process and have their own 90-day review window. Additionally, Engineering review for the Site Plan occurs concurrently with the Site Plan review as 100% Construction Documents are a required submittal item.

The Fast Track Site Plan process is an administrative review unless the applicant requests a variance as part of their development project. If a variance is requested, the application must be reviewed by the Board of Adjustment. Applicants may submit the site plan and variance applications concurrently, and variances are also eligible for fast track review within the same 90-day timeframe. All applicants are strongly encouraged to perform due diligence to understand the zoning requirements of the subject property prior to submitting an application in order to eliminate the need for a variance.

FAST TRACK SITE PLAN

Fast Track Site Plan Steps

This section breaks down the application process into clear, actionable steps. It is meant to give applicants a practical roadmap, while the Town Code remains the definitive source for full requirements and technical details.

PRE-APPLICATION PHASE

Step 1: Pre-Application Meeting

Step one ensures applicants are prepared before submitting a formal application and offers feedback on Town Code requirements, policies, and Comprehensive Plan goals. Applicants should review all relevant standards and complete their due diligence prior to scheduling.

1. The applicant must review the Pre-Application Packet and all standards applicable to the subject property. This includes the Town of Berthoud Zoning Map, Development Code, Design Standards, Overlay District Standards, and Master Plans affecting the project site.
2. After thoroughly reviewing the Town's policies, vision, and submittal requirements, the applicant submits all required materials electronically.
3. Staff will review the submitted materials for completeness. If sufficient, staff will schedule a Pre-Application Meeting with the applicant and referral agencies.
4. Prior to the scheduled meeting, staff will hold an internal pre-application review to identify concerns and opportunities to offer the applicant and align on the project.
5. Once the Pre-Application Meeting is held, staff will provide follow-up notes to the applicant, including clear expectations for next steps.
6. Staff will prepare draft meeting minutes, circulate them to referral agency staff for review, and send finalized Pre-Application Meeting Minutes to the applicant.
7. The applicant may contact staff with follow-up questions or requests for clarification.
8. Pre-Application approval expires six months from the meeting date if a formal application has not been submitted.

SITE PLAN CHARRETTE

Step 2: Site Plan Charrette

The Site Plan Charrette is a collaborative review intended to refine the applicant's proposal before formal submittal. This step follows the Pre-Application Meeting and provides an opportunity for staff and referral agencies to work directly with the applicant to identify potential issues and ensure the project aligns with Town standards and policies. Applicants should include as much design and engineering detail as possible to facilitate meaningful feedback.

1. Following the Pre-Application Meeting and any necessary revisions made to the site plan, the applicant submits a site plan, preliminary construction documents [grading, circulation, landscaping, utilities, etc.], traffic impact study, MOU and fees to staff for a Site Plan Charrette.
2. Expectations for required materials will be outlined during the Pre-Application Meeting.
3. Once deemed complete, staff will schedule the Site Plan Charrette. The Charrette Plan should include detailed design and engineering information to the extent possible.
4. The Site Plan Charrette is held and is a collaborative session where staff and all applicable referral agencies, as determined by the Town, collectively review the proposal and provide feedback with the applicant present.
5. After the charrette and if required by staff, the applicant will revise materials and resubmit the plan for a one-time pre-submittal review by staff.
6. If the revised plan addresses all comments received during the Pre-Application and Charrette processes, the applicant can move to formal site plan submittal. If additional work is needed, the applicant may repeat the charrette process.

APPLICATION SUBMITTAL

Step 3: Application Submittal

The Fast Track review **timeline begins once a complete application is submitted**. This step formalizes the applicant's request and initiates the review process.

1. Following the Pre-Application and Charrette processes, the applicant submits the formal application electronically.
2. Staff acknowledges receipt of the submittal and conducts a preliminary review to ensure that all required documents have been included.

Step 4: Certification of Completeness

Staff shall have ten business days to determine if the application is complete.

1. If the application is complete, staff notifies the applicant in writing.
2. If incomplete, staff provides a list of deficiencies and the applicant must resubmit the missing materials for review.

PUBLIC NOTICE, REFERRAL REVIEW, AND STAFF REVIEW ISSUANCE

Step 5: Review and Referral Period

The Town will issue a Notice of Decision within 90 calendar days of a complete application submittal.*** During this period, staff and referral agencies conduct a detailed review.

1. Upon Certification of Completeness, staff distributes the application to referral agencies for review.
2. Referral agencies have a defined timeframe to review the materials and provide comments.
3. A Technical Review Meeting may be required if substantial coordination with the Town or referral agencies is necessary. Applicants may also request a Technical Review Meeting but are responsible for coordinating attendance of non-Town organizations.

4. During this review period, staff evaluates the proposal against the Criteria for Approval outlined in the Town Code.
5. If comments are received the applicant must revise and resubmit materials addressing the comments, or may choose to withdraw the application.
6. Resubmitted materials will undergo another review cycle.
7. If the applicant fails to contact staff for six months after receiving comments, the application is deemed void.
8. If no further comments or revisions are required, staff notifies the applicant and begins the close-out and recording process.

Step 6: Notice to Surrounding/Affected Property Owners

Once the application is certified complete, public notice requirements must be fulfilled to ensure transparency and allow for community input. This step is happening concurrently with Step 7: Review and Referral Period.

1. Once the Certification of Completeness has been given, staff collects the required application fees and sign deposit.
2. Staff provides the applicant with a public notice sign to post on the subject property within five days of application acceptance. The applicant is required to post the public notice sign and provide staff with photos as proof of notice.
3. Staff prints and mails postcards.

Step 7: Public Review

The public may review the application materials and submit written comments. When written comments are received, the applicant shall address public comments in a report.

COMPLETION

Step 8: Finalize Documents & Development Agreement

The Development Agreement process must be completed within 90 days of the application submittal.***

1. Final versions of the application materials are submitted to the Town.
2. If a Development Agreement is required, the applicant must provide all required exhibits and ensure the Agreement is fully executed prior to recording.

Step 9: Record Documents

Final documents are recorded and filed as part of the permanent record.

***Extensions to the development review and finalization of the Development Agreement may be granted under certain circumstances as outlined in the Town Code.

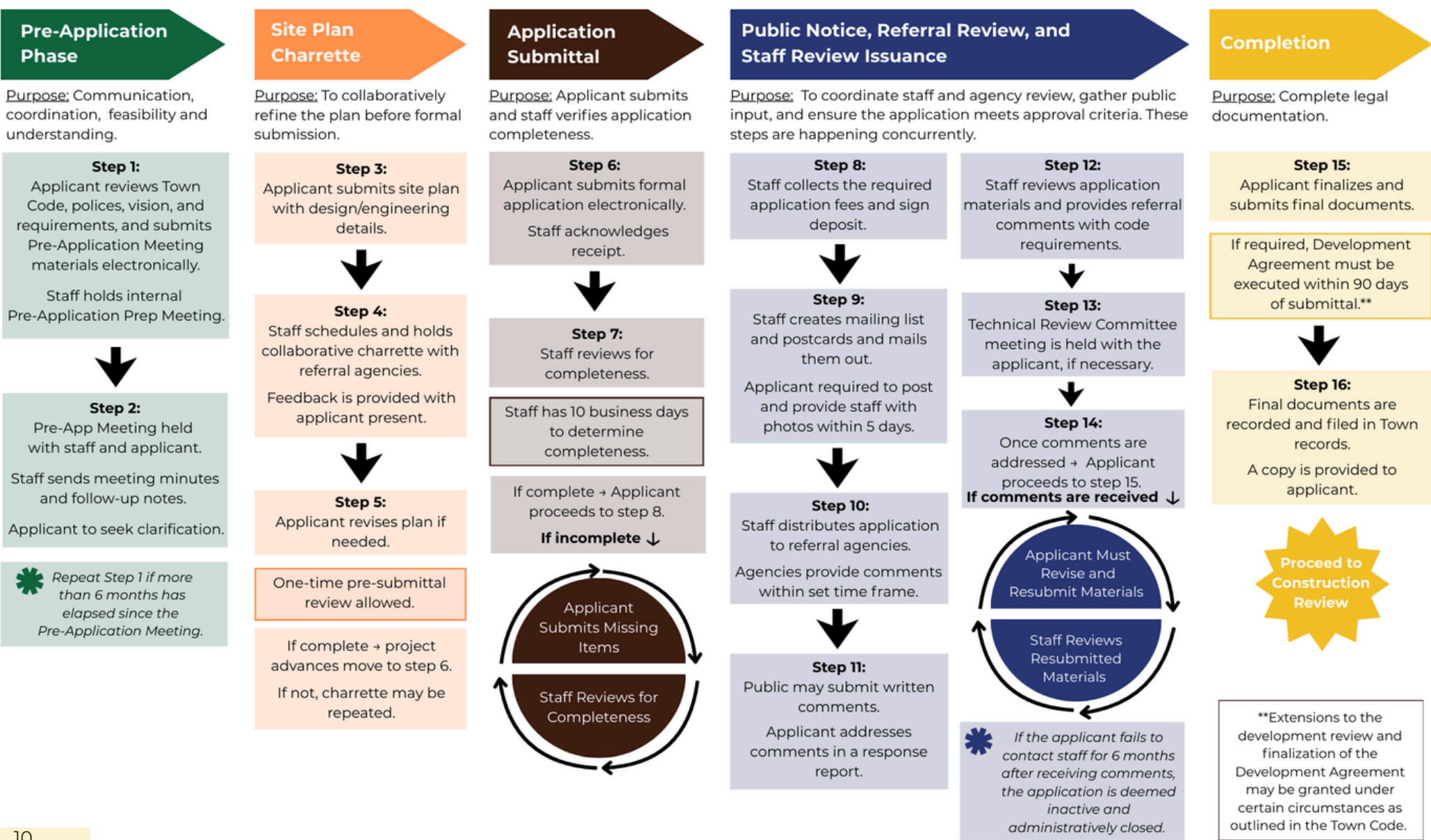
Workflow

The workflow chart offers a quick visual guide, showing the key steps and overall flow of the application.



Fast Track Site Plan Applications Process Workflow

The Town will issue a Notice of Decision within 90 calendar days of a complete application submittal.**



FAST TRACK VARIANCE

Fast Track Variance Steps

The Fast Track Variance Application process generally follows the same outline as the Fast Track Site Plan process, with the exception that the application is reviewed by the Board of Adjustment. **The process follows Steps 1-5 of the Fast Track Site Plan review**, after which the steps below apply.

PUBLIC NOTICE, REFERRAL REVIEW, AND STAFF REVIEW ISSUANCE

Step 6: Notice, Publication and Sign Posting

1. Once staff confirms the next available public hearing date with the applicant, staff initiates the public noticing process, including mailed postcards and a published legal notice in the newspaper.
2. Staff provides the applicant with a public notice sign to post on the subject property.

Step 7: Board of Adjustment Public Hearing

The Board of Adjustment will issue a Notice of Decision within 90 calendar days of a complete application submittal.***

1. The Board of Adjustment holds a public hearing and makes a decision to approve or deny the variance application based on the criteria of approval in the Town Code.
2. If the application is approved, proceed to Step 8.
3. If denied, the applicant may resubmit and restart the application process.

COMPLETION

Step 8: Development Agreement & Record Documents

All final documents, the Development Agreement, and Resolution or Ordinance is recorded and the project is closed.

***Extensions to the development review and finalization of the Development Agreement may be granted under certain circumstances as outlined in the Town Code.

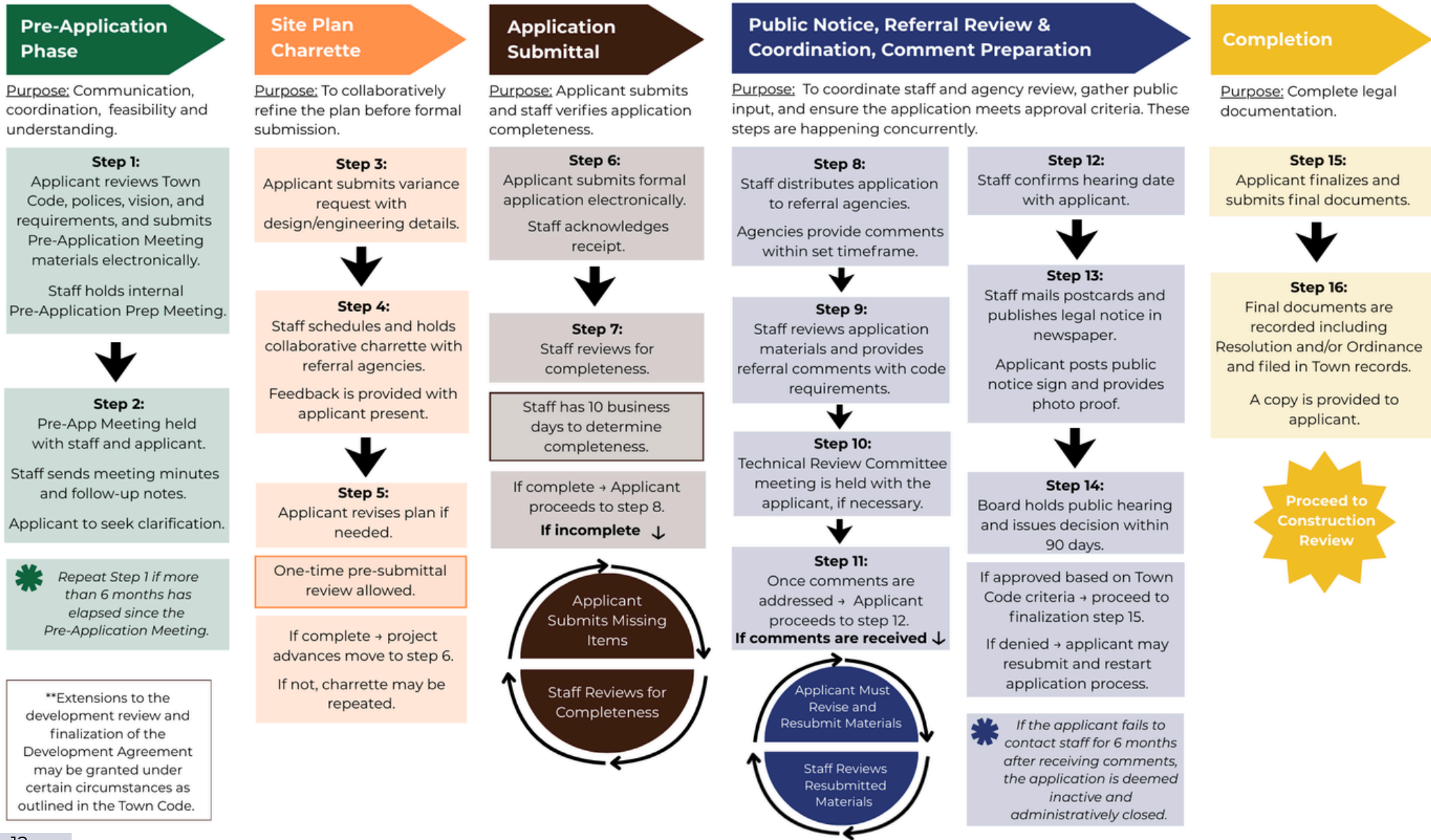
Workflow

The workflow chart offers a quick visual guide, showing the key steps and overall flow of the application.



Fast Track Variance Applications Process Workflow

The Town will issue a Notice of Decision within 90 calendar days of a complete application submittal.**



Review Level & Application Types

Outside of the Fast Track review process, the Town uses three main review processes: Administrative, Planning Commission, and Board of Trustees. Below are the applications that correspond with each review process. *Note: many of the applications that require Town Board of Trustees review also require Planning Commission review first. The complete processes are outlined in Town Code.*

Administrative Review

Wireless Communication
Facilities, Use by Right

Wireless Communication
Facilities,
Eligible Facilities

Site Plan
*(may be referred to Planning
Commission)*

Final Plat
*(optional for Town Trustee
review)*

Administrative
Adjustment to Recorded
Plats

Home Occupation

Short-Term Rental

Fast Track Site Plan
Applications

Planning Commission Review

as final authority

Variance/Waiver
*(acting as Board of
Adjustment)*

Minor Subdivision Plat

Town Board of Trustees

as final authority

Use by Special Review

Comprehensive Plan
Amendment

Annexation

Zoning

Final Plat

Text Amendment to the
Development Code

Neighborhood
Master Plan

Preliminary Plat

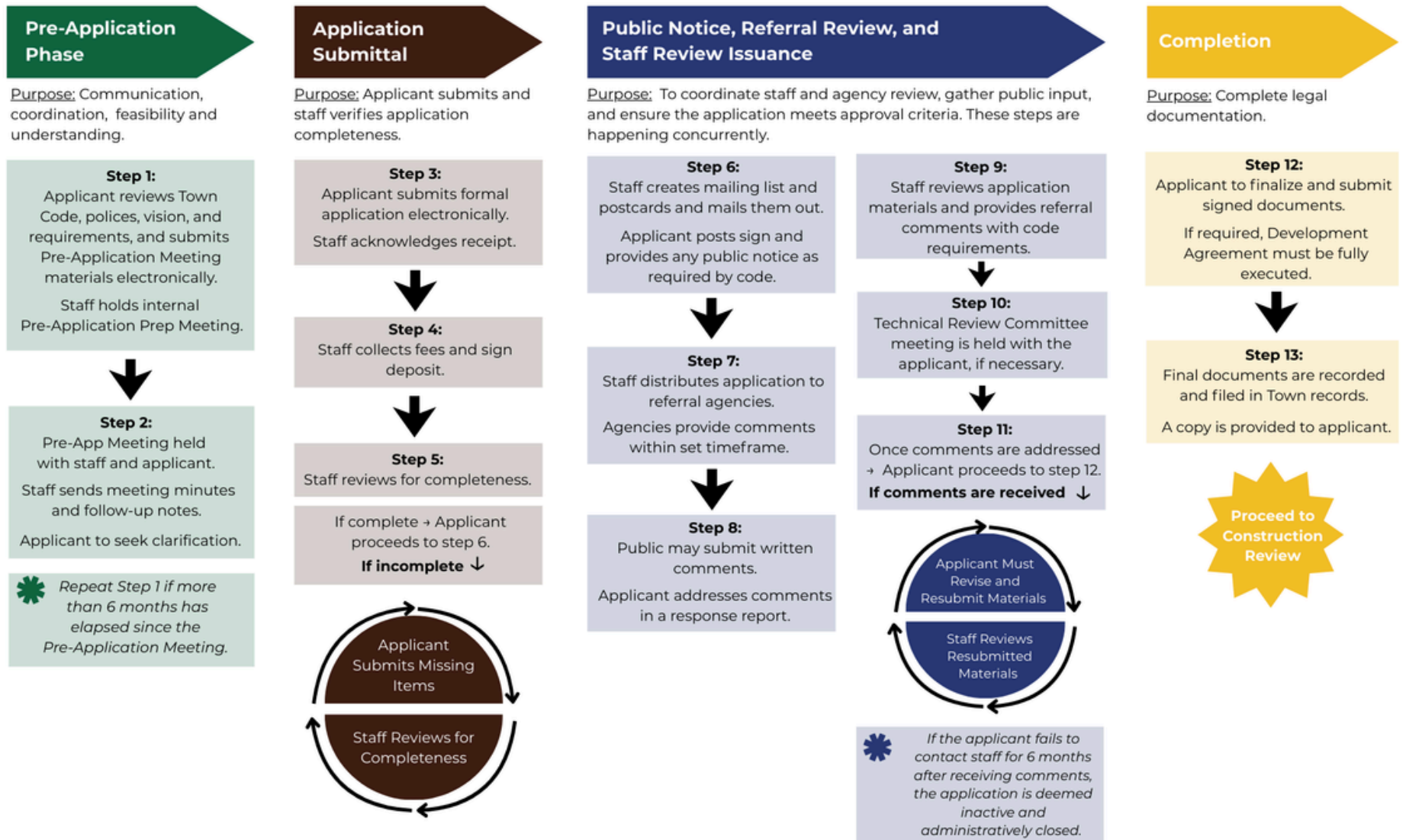
Replat

ADMINISTRATIVE REVIEW



Administrative Applications Process Workflow

The flowchart summarizes applications that do not qualify for Fast Track review. For full details and requirements, see the Town Code.

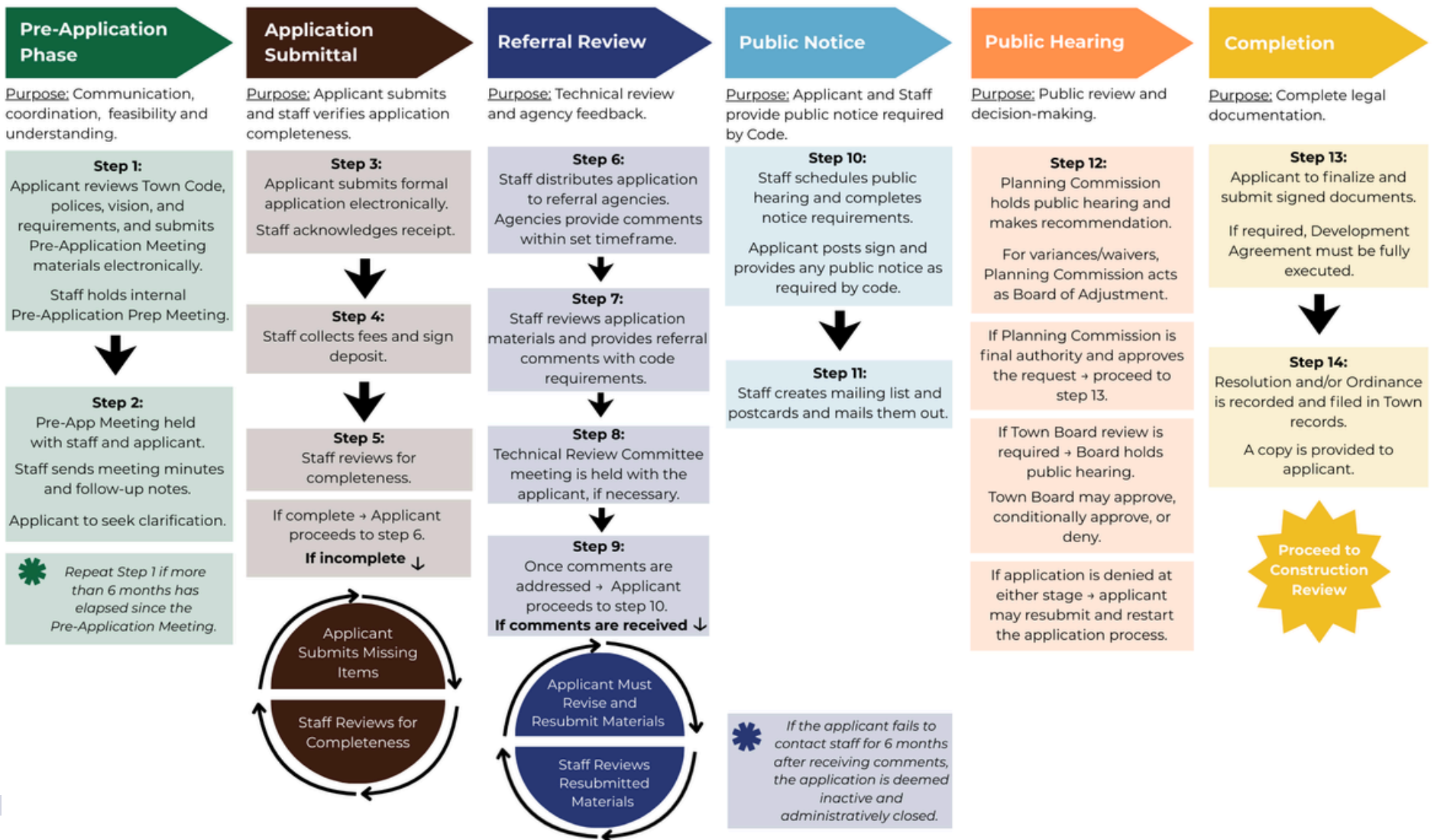


PLANNING COMMISSION & BOARD OF TRUSTEES REVIEW



Applications Requiring Public Hearings Process Workflow

This process applies to applications requiring hearings before the Planning Commission and, if needed, the Town Board. For full details and requirements, see the Town Code.

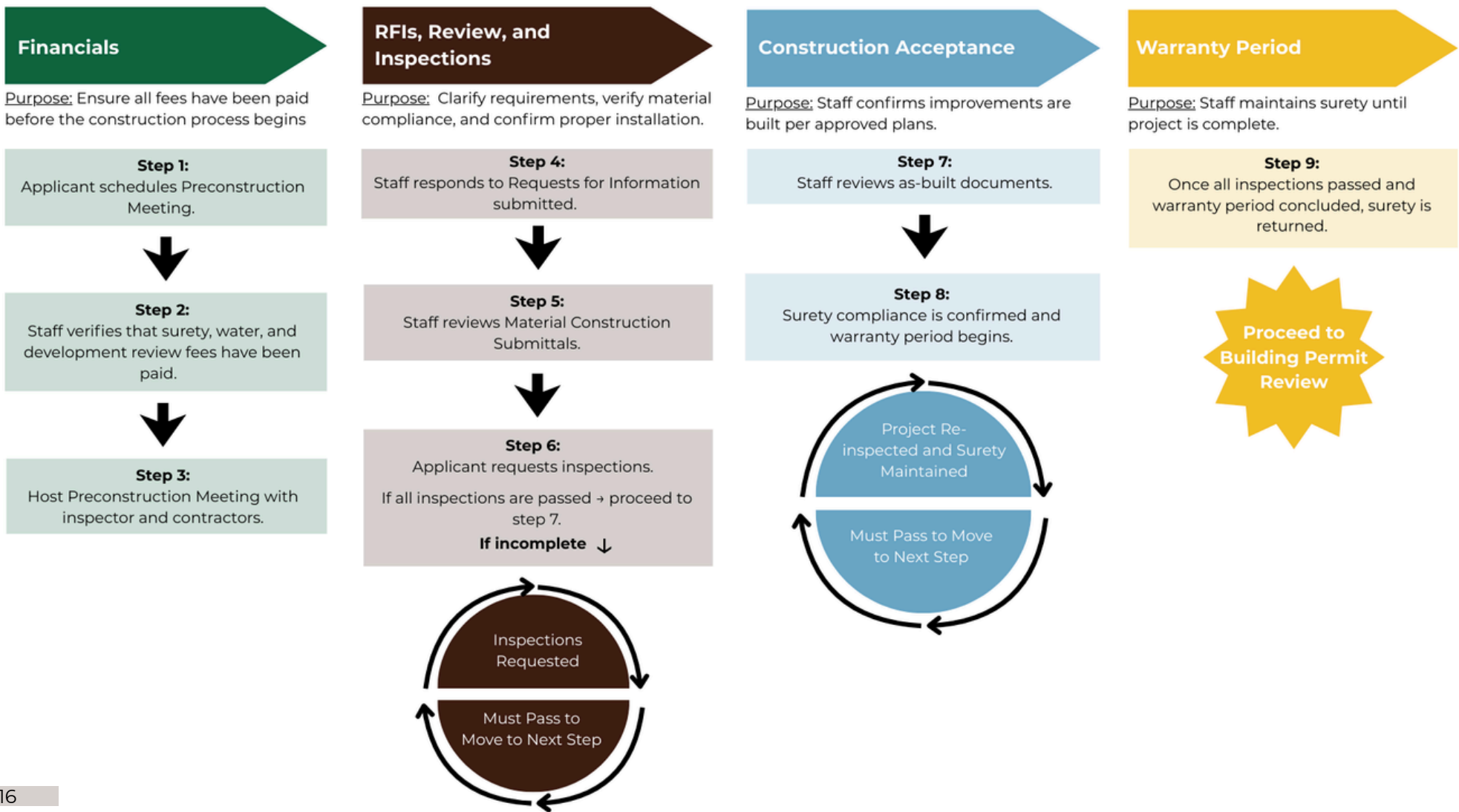


CONSTRUCTION REVIEW



Construction Review Process Workflow

Following approval of a land use application, the Engineering Division reviews the plans and inspects all public infrastructure improvements within the public right-of-way. The Engineering Division also oversees compliance with all design and construction standards.

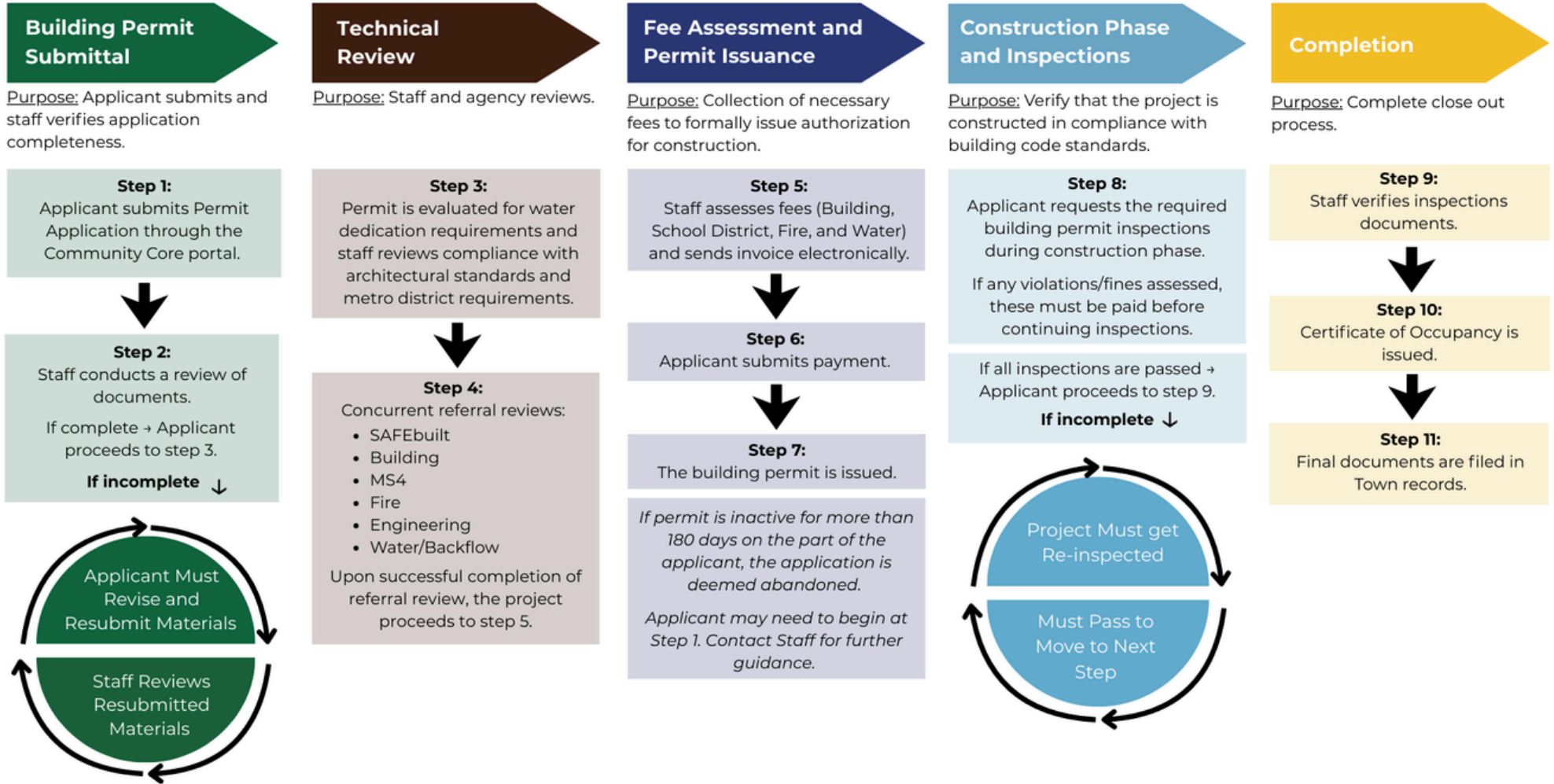


BUILDING PERMIT



Building Permit Process Workflow

The Building Department is responsible for issuing building permits and conducting inspections for all project types - commercial, industrial, and residential - within the Town. This step represents the final phase of the development process.







Administrative Applications Process Workflow

Pre-Application Phase

Purpose: Communication, coordination, feasibility and understanding.

Step 1:

Applicant reviews Town Code, polices, vision, and requirements, and submits Pre-Application Meeting materials electronically.

Staff holds internal Pre-Application Prep Meeting.

Step 2:

Pre-App Meeting held with staff and applicant. Staff sends meeting minutes and follow-up notes. Applicant to seek clarification.



Repeat Step 1 if more than 6 months has elapsed since the Pre-Application Meeting.

Application Submittal

Purpose: Applicant submits and staff verifies application completeness.

Step 3:

Applicant submits formal application electronically. Staff acknowledges receipt.

Step 4:

Staff collects fees and sign deposit.

Step 5:

Staff reviews for completeness.

If complete → Applicant proceeds to step 6.

If incomplete ↓



Public Notice, Referral Review, and Staff Review Issuance

Purpose: To coordinate staff and agency review, gather public input, and ensure the application meets approval criteria. These steps are happening concurrently.

Step 6:

Staff creates mailing list and postcards and mails them out. Applicant posts sign and provides any public notice as required by code.

Step 7:

Staff distributes application to referral agencies. Agencies provide comments within set timeframe.

Step 8:

Public may submit written comments. Applicant addresses comments in a response report.

Step 9:

Staff reviews application materials and provides referral comments with code requirements.

Step 10:

Technical Review Committee meeting is held with the applicant, if necessary.

Step 11:

Once comments are addressed → Applicant proceeds to step 12. **If comments are received** ↓



If the applicant fails to contact staff for 6 months after receiving comments, the application is deemed inactive and administratively closed.

Completion

Purpose: Complete legal documentation.

Step 12:

Applicant to finalize and submit signed documents. If required, Development Agreement must be fully executed.

Step 13:

Final documents are recorded and filed in Town records. A copy is provided to applicant.

Proceed to Construction Review



Building Permit Process Workflow

Building Permit Submittal

Purpose: Applicant submits and staff verifies application completeness.

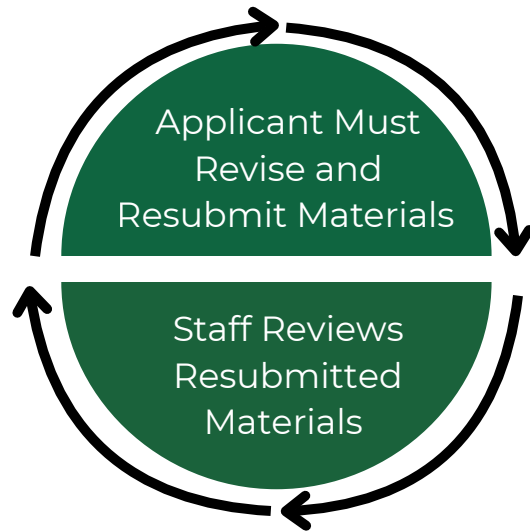
Step 1:

Applicant submits Permit Application through the Community Core portal.



Step 2:

Staff conducts a review of documents.
If complete → Applicant proceeds to step 3.
If incomplete ↓



Technical Review

Purpose: Staff and agency reviews.

Step 3:

Permit is evaluated for water dedication requirements and staff reviews compliance with architectural standards and metro district requirements.



Step 4:

Concurrent referral reviews:

- SAFEbuilt
- Building
- MS4
- Fire
- Engineering
- Water/Backflow

Upon successful completion of referral review, the project proceeds to step 5.

Fee Assessment and Permit Issuance

Purpose: Collection of necessary fees to formally issue authorization for construction.

Step 5:

Staff assesses fees (Building, School District, Fire, and Water) and sends invoice electronically.



Step 6:

Applicant submits payment.



Step 7:

The building permit is issued.

If permit is inactive for more than 180 days on the part of the applicant, the application is deemed abandoned.

Applicant may need to begin at Step 1. Contact Staff for further guidance.

Construction Phase and Inspections

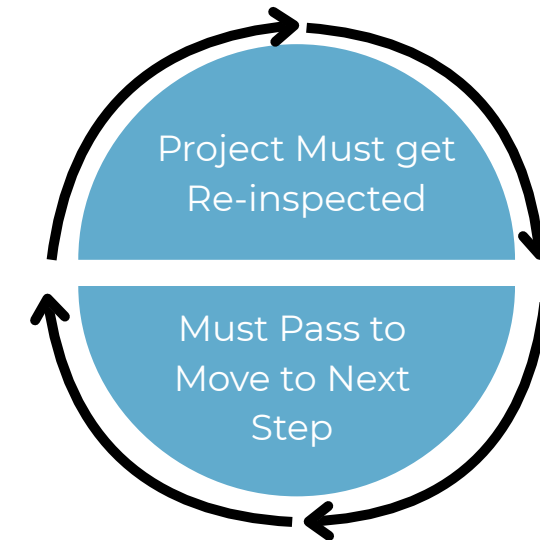
Purpose: Verify that the project is constructed in compliance with building code standards.

Step 8:

Applicant requests the required building permit inspections during construction phase.
If any violations/fines assessed, these must be paid before continuing inspections.

If all inspections are passed → Applicant proceeds to step 9.

If incomplete ↓



Completion

Purpose: Complete close out process.

Step 9:

Staff verifies inspections documents.



Step 10:

Certificate of Occupancy is issued.



Step 11:

Final documents are filed in Town records.



Construction Review Process Workflow

Financials

Purpose: Ensure all fees have been paid before the construction process begins

Step 1:

Applicant schedules Preconstruction Meeting.



Step 2:

Staff verifies that surety, water, and development review fees have been paid.



Step 3:

Host Preconstruction Meeting with inspector and contractors.

RFIs, Review, and Inspections

Purpose: Clarify requirements, verify material compliance, and confirm proper installation.

Step 4:

Staff responds to Requests for Information submitted.



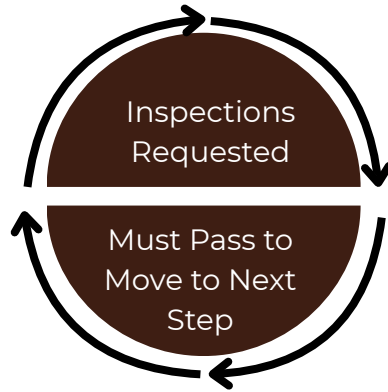
Step 5:

Staff reviews Material Construction Submittals.



Step 6:

Applicant requests inspections.
If all inspections are passed → proceed to step 7.
If incomplete ↓



Construction Acceptance

Purpose: Staff confirms improvements are built per approved plans.

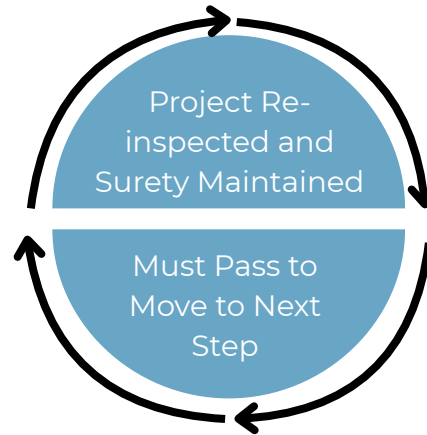
Step 7:

Staff reviews as-built documents.



Step 8:

Surety compliance is confirmed and warranty period begins.



Warranty Period

Purpose: Staff maintains surety until project is complete.

Step 9:

Once all inspections passed and warranty period concluded, surety is returned.





Fast Track Site Plan Applications Process Workflow

The Town will issue a Notice of Decision within 90 calendar days of a complete application submittal.**

Pre-Application Phase

Purpose: Communication, coordination, feasibility and understanding.

Step 1:

Applicant reviews Town Code, polices, vision, and requirements, and submits Pre-Application Meeting materials electronically.

Staff holds internal Pre-Application Prep Meeting.

Step 2:

Pre-App Meeting held with staff and applicant.

Staff sends meeting minutes and follow-up notes.

Applicant to seek clarification.



Repeat Step 1 if more than 6 months has elapsed since the Pre-Application Meeting.

Site Plan Charrette

Purpose: To collaboratively refine the plan before formal submission.

Step 3:

Applicant submits site plan with design/engineering details.

Step 4:

Staff schedules and holds collaborative charrette with referral agencies.

Feedback is provided with applicant present.

Step 5:

Applicant revises plan if needed.

One-time pre-submittal review allowed.

If complete → project advances move to step 6.

If not, charrette may be repeated.

Application Submittal

Purpose: Applicant submits and staff verifies application completeness.

Step 6:

Applicant submits formal application electronically.

Staff acknowledges receipt.

Step 7:

Staff reviews for completeness.

Staff has 10 business days to determine completeness.

If complete → Applicant proceeds to step 8.

If incomplete ↓



Public Notice, Referral Review, and Staff Review Issuance

Purpose: To coordinate staff and agency review, gather public input, and ensure the application meets approval criteria. These steps are happening concurrently.

Step 8:

Staff collects the required application fees and sign deposit.

Step 9:

Staff creates mailing list and postcards and mails them out.

Applicant required to post and provide staff with photos within 5 days.

Step 10:

Staff distributes application to referral agencies. Agencies provide comments within set time frame.

Step 11:

Public may submit written comments. Applicant addresses comments in a response report.

Step 12:

Staff reviews application materials and provides referral comments with code requirements.

Step 13:

Technical Review Committee meeting is held with the applicant, if necessary.

Step 14:

Once comments are addressed → Applicant proceeds to step 15. **If comments are received ↓**



If the applicant fails to contact staff for 6 months after receiving comments, the application is deemed inactive and administratively closed.

Completion

Purpose: Complete legal documentation.

Step 15:

Applicant finalizes and submits final documents.

If required, Development Agreement must be executed within 90 days of submittal.**

Step 16:

Final documents are recorded and filed in Town records.

A copy is provided to applicant.



**Extensions to the development review and finalization of the Development Agreement may be granted under certain circumstances as outlined in the Town Code.



Fast Track Variance Applications Process Workflow

The Town will issue a Notice of Decision within 90 calendar days of a complete application submittal.**

Pre-Application Phase

Purpose: Communication, coordination, feasibility and understanding.

Step 1:
Applicant reviews Town Code, polices, vision, and requirements, and submits Pre-Application Meeting materials electronically.

Staff holds internal Pre-Application Prep Meeting.

Step 2:
Pre-App Meeting held with staff and applicant.

Staff sends meeting minutes and follow-up notes.

Applicant to seek clarification.

Repeat Step 1 if more than 6 months has elapsed since the Pre-Application Meeting.

**Extensions to the development review and finalization of the Development Agreement may be granted under certain circumstances as outlined in the Town Code.

Site Plan Charrette

Purpose: To collaboratively refine the plan before formal submission.

Step 3:
Applicant submits variance request with design/engineering details.

Step 4:
Staff schedules and holds collaborative charrette with referral agencies.

Feedback is provided with applicant present.

Step 5:
Applicant revises plan if needed.

One-time pre-submittal review allowed.

If complete → project advances move to step 6.

If not, charrette may be repeated.

Application Submittal

Purpose: Applicant submits and staff verifies application completeness.

Step 6:
Applicant submits formal application electronically.

Staff acknowledges receipt.

Step 7:
Staff reviews for completeness.

Staff has 10 business days to determine completeness.

If complete → Applicant proceeds to step 8.
If incomplete ↓



Public Notice, Referral Review & Coordination, Comment Preparation

Purpose: To coordinate staff and agency review, gather public input, and ensure the application meets approval criteria. These steps are happening concurrently.

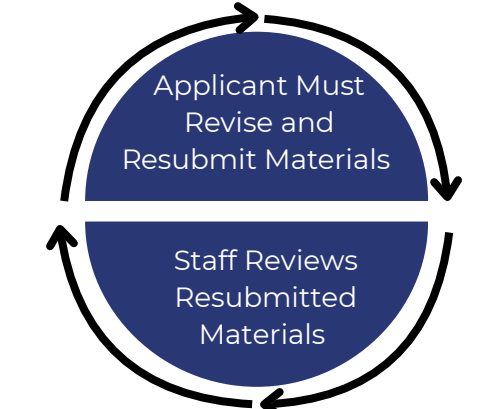
Step 8:
Staff distributes application to referral agencies.

Agencies provide comments within set timeframe.

Step 9:
Staff reviews application materials and provides referral comments with code requirements.

Step 10:
Technical Review Committee meeting is held with the applicant, if necessary.

Step 11:
Once comments are addressed → Applicant proceeds to step 12.
If comments are received ↓



Step 12:
Staff confirms hearing date with applicant.

Step 13:
Staff mails postcards and publishes legal notice in newspaper.

Applicant posts public notice sign and provides photo proof.

Step 14:
Board holds public hearing and issues decision within 90 days.

If approved based on Town Code criteria → proceed to finalization step 15.

If denied → applicant may resubmit and restart application process.

If the applicant fails to contact staff for 6 months after receiving comments, the application is deemed inactive and administratively closed.

Completion

Purpose: Complete legal documentation.

Step 15:
Applicant finalizes and submits final documents.

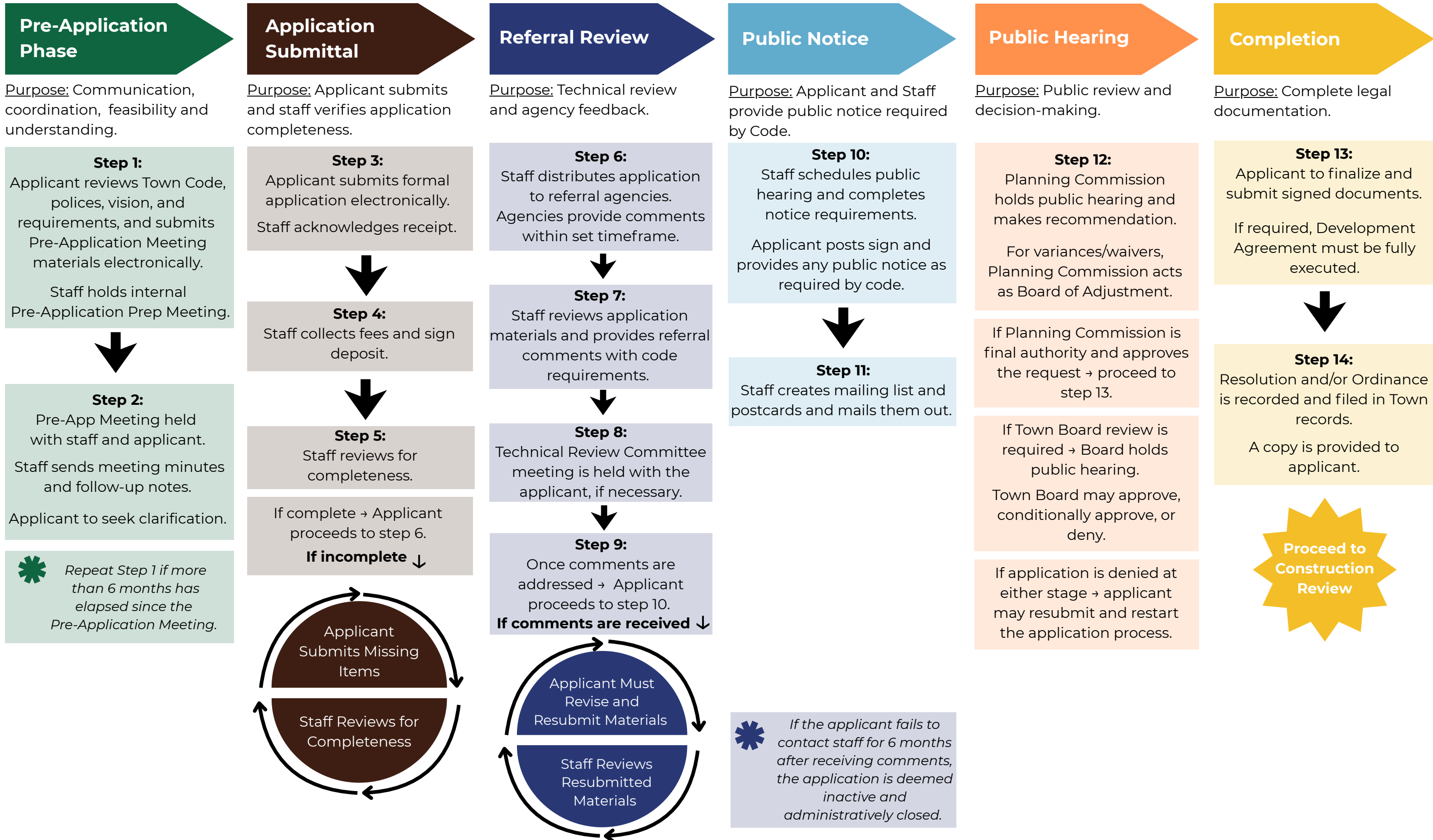
Step 16:
Final documents are recorded including Resolution and/or Ordinance and filed in Town records.

A copy is provided to applicant.





Applications Requiring Public Hearings Process Workflow



INSTRUCTIONS FOR USE: Fill in the green-highlighted cells with information relevant to your community. The calculator will use this data to estimate the affordable home and rental prices at varying AMI levels.

Select County -- Larimer

Ownership Units

Household Size: 1 person 2 person 3 person 4 person 5 person 6 person 7 person 8 person
 100% Area Median Income: \$89,400 \$102,100 \$114,900 \$127,600 \$137,900 \$148,100 \$158,300 \$168,500
 Mortgage Interest Rate: 6.81%
 Down Payment Percentage: 15.0%
 Mortgage Term (Years): 30

CHFA 2025 Rent_IncomeLimits tab, based on selection in cells B3 and B4 at the top of this sheet. (Source: 2025 Income Limit and Maximum Rent Tables for All Colorado Counties, CHFA, HUD Effective Date: April 1, 2025)
 [h] Source: Federal Reserve Bank of St. Louis Economic Data - 30-year Fixed Rate Mortgage Average in the United States (https://fred.stlouisfed.org/series/MORTGAGE30US)
 [i] Source: 2024 National Association of Realtors Home Buyers and Sellers Generational Trends, p. 82 - Median Percent Down Payment, All Buyers (https://www.nar.realtor/sites/default/files/documents/2024-home-buyers-and-sellers-generational-trends-04-03-2024.pdf)
 [k]

AMI	Estimated Affordable Home Price by Household Size:							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
100%	\$402,918	\$460,158	\$517,845	\$575,083	\$621,504	\$667,475	\$713,445	\$759,416
90%	\$362,627	\$414,141	\$466,060	\$517,575	\$559,354	\$600,727	\$642,101	\$683,474
80%	\$322,335	\$368,125	\$414,278	\$460,058	\$497,203	\$533,388	\$570,758	\$607,653
70%	\$282,043	\$322,109	\$362,491	\$402,558	\$438,053	\$467,232	\$499,412	\$531,591
60%	\$241,751	\$276,094	\$310,707	\$345,050	\$372,903	\$400,489	\$428,067	\$455,645
50%	\$201,459	\$230,078	\$268,024	\$297,541	\$319,750	\$333,737	\$358,728	\$379,708
40%	\$161,167	\$184,063	\$207,138	\$230,033	\$248,602	\$266,993	\$285,378	\$303,760
30%	\$120,876	\$138,047	\$155,353	\$172,529	\$186,451	\$200,242	\$214,034	\$227,826

AMI	Estimated Affordable Home Price by Bedrooms:			
	0 Bdrm	1 Bdrm	3 Bdrm	4 Bdrm
100%	\$402,918	\$431,374	\$517,845	\$589,098
90%	\$362,302	\$388,181	\$465,817	\$538,278
80%	\$322,048	\$345,024	\$414,058	\$478,469
70%	\$281,791	\$301,918	\$362,302	\$418,660
60%	\$241,535	\$258,787	\$310,545	\$358,852
50%	\$201,278	\$216,056	\$259,797	\$299,043
40%	\$161,023	\$172,525	\$207,030	\$239,234
30%	\$120,767	\$129,394	\$155,272	\$179,428

Rental Units

Household Size: 1 person 2 person 3 person 4 person 5 person 6 person 7 person 8 person
 60% Area Median Income: \$53,640 \$61,260 \$68,940 \$76,560 \$82,740 \$88,960 \$94,980 \$101,100
 Monthly Income: \$4,470 \$5,105 \$5,745 \$6,380 \$6,895 \$7,405 \$7,915 \$8,425

AMI	Estimated Affordable Monthly Rent by Household Size:							
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
100%	\$2,235	\$2,553	\$2,873	\$3,193	\$3,448	\$3,703	\$3,958	\$4,213
90%	\$2,012	\$2,297	\$2,588	\$2,871	\$3,103	\$3,335	\$3,567	\$3,791
80%	\$1,788	\$2,042	\$2,298	\$2,552	\$2,758	\$2,962	\$3,166	\$3,370
70%	\$1,563	\$1,787	\$2,011	\$2,233	\$2,413	\$2,592	\$2,770	\$2,949
60%	\$1,341	\$1,535	\$1,724	\$1,914	\$2,069	\$2,224	\$2,379	\$2,523
50%	\$1,118	\$1,278	\$1,436	\$1,594	\$1,724	\$1,851	\$1,979	\$2,106
40%	\$894	\$1,021	\$1,149	\$1,278	\$1,379	\$1,481	\$1,583	\$1,685
30%	\$670	\$766	\$862	\$957	\$1,034	\$1,111	\$1,187	\$1,264

AMI	Estimated Affordable Monthly Rent by Bedrooms:			
	0 Bdrm	1 Bdrm	3 Bdrm	4 Bdrm
100%	\$2,235	\$2,393	\$2,872	\$3,318
90%	\$2,011	\$2,154	\$2,585	\$2,998
80%	\$1,788	\$1,915	\$2,298	\$2,652
70%	\$1,564	\$1,675	\$2,010	\$2,328
60%	\$1,341	\$1,436	\$1,723	\$1,991
50%	\$1,117	\$1,195	\$1,436	\$1,659
40%	\$894	\$957	\$1,149	\$1,327
30%	\$670	\$718	\$861	\$995

County	AMI	2025 Maximum Rents					2025 Income Limits							
		0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Adams	120%	\$2,943	\$3,153	\$3,783	\$4,372	\$4,878	\$117,720	\$134,520	\$151,320	\$168,120	\$181,680	\$195,120	\$208,560	\$222,000
Adams	110%	\$2,697	\$2,890	\$3,467	\$4,008	\$4,471	\$107,910	\$123,310	\$138,710	\$154,110	\$166,540	\$178,860	\$191,180	\$203,500
Adams	100%	\$2,452	\$2,627	\$3,152	\$3,643	\$4,065	\$98,100	\$112,100	\$126,100	\$140,100	\$151,400	\$162,600	\$173,800	\$185,000
Adams	90%	\$2,207	\$2,364	\$2,837	\$3,279	\$3,658	\$88,290	\$100,890	\$113,490	\$126,090	\$136,260	\$146,340	\$156,420	\$166,500
Adams	80%	\$1,962	\$2,102	\$2,522	\$2,915	\$3,252	\$78,480	\$89,680	\$100,880	\$112,080	\$121,120	\$130,080	\$139,040	\$148,000
Adams	70%	\$1,716	\$1,839	\$2,206	\$2,550	\$2,845	\$68,670	\$78,470	\$88,270	\$98,070	\$105,980	\$113,820	\$121,660	\$129,500
Adams	60%	\$1,471	\$1,576	\$1,891	\$2,186	\$2,439	\$58,860	\$67,260	\$75,660	\$84,060	\$90,840	\$97,560	\$104,280	\$111,000
Adams	55%	\$1,348	\$1,445	\$1,733	\$2,004	\$2,081	\$53,955	\$61,655	\$69,355	\$77,055	\$83,270	\$89,430	\$95,590	\$101,750
Adams	50%	\$1,226	\$1,313	\$1,576	\$1,821	\$2,032	\$49,050	\$56,050	\$63,050	\$70,050	\$75,700	\$81,300	\$86,900	\$92,500
Adams	45%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,829	\$44,145	\$50,445	\$56,745	\$63,045	\$68,130	\$73,170	\$78,210	\$83,250
Adams	40%	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$39,240	\$44,840	\$50,440	\$56,040	\$60,560	\$65,040	\$69,520	\$74,000
Adams	30%	\$735	\$788	\$945	\$1,093	\$1,219	\$29,430	\$33,630	\$37,830	\$42,030	\$45,420	\$48,780	\$52,140	\$55,500
Adams	20%	\$490	\$525	\$630	\$728	\$813	\$19,620	\$22,420	\$25,220	\$28,020	\$30,280	\$32,520	\$34,760	\$37,000
Alamosa	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Alamosa	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Alamosa	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Alamosa	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Alamosa	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Alamosa	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Alamosa	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Alamosa	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Alamosa	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Alamosa	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Alamosa	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Alamosa	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Alamosa	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Arapahoe	120%	\$2,943	\$3,153	\$3,783	\$4,372	\$4,878	\$117,720	\$134,520	\$151,320	\$168,120	\$181,680	\$195,120	\$208,560	\$222,000
Arapahoe	110%	\$2,697	\$2,890	\$3,467	\$4,008	\$4,471	\$107,910	\$123,310	\$138,710	\$154,110	\$166,540	\$178,860	\$191,180	\$203,500
Arapahoe	100%	\$2,452	\$2,627	\$3,152	\$3,643	\$4,065	\$98,100	\$112,100	\$126,100	\$140,100	\$151,400	\$162,600	\$173,800	\$185,000
Arapahoe	90%	\$2,207	\$2,364	\$2,837	\$3,279	\$3,658	\$88,290	\$100,890	\$113,490	\$126,090	\$136,260	\$146,340	\$156,420	\$166,500
Arapahoe	80%	\$1,962	\$2,102	\$2,522	\$2,915	\$3,252	\$78,480	\$89,680	\$100,880	\$112,080	\$121,120	\$130,080	\$139,040	\$148,000
Arapahoe	70%	\$1,716	\$1,839	\$2,206	\$2,550	\$2,845	\$68,670	\$78,470	\$88,270	\$98,070	\$105,980	\$113,820	\$121,660	\$129,500
Arapahoe	60%	\$1,471	\$1,576	\$1,891	\$2,186	\$2,439	\$58,860	\$67,260	\$75,660	\$84,060	\$90,840	\$97,560	\$104,280	\$111,000
Arapahoe	55%	\$1,348	\$1,445	\$1,733	\$2,004	\$2,081	\$53,955	\$61,655	\$69,355	\$77,055	\$83,270	\$89,430	\$95,590	\$101,750
Arapahoe	50%	\$1,226	\$1,313	\$1,576	\$1,821	\$2,032	\$49,050	\$56,050	\$63,050	\$70,050	\$75,700	\$81,300	\$86,900	\$92,500
Arapahoe	45%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,829	\$44,145	\$50,445	\$56,745	\$63,045	\$68,130	\$73,170	\$78,210	\$83,250
Arapahoe	40%	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$39,240	\$44,840	\$50,440	\$56,040	\$60,560	\$65,040	\$69,520	\$74,000
Arapahoe	30%	\$735	\$788	\$945	\$1,093	\$1,219	\$29,430	\$33,630	\$37,830	\$42,030	\$45,420	\$48,780	\$52,140	\$55,500
Arapahoe	20%	\$490	\$525	\$630	\$728	\$813	\$19,620	\$22,420	\$25,220	\$28,020	\$30,280	\$32,520	\$34,760	\$37,000
Archuleta	160%	\$2,856	\$3,060	\$3,672	\$4,244	\$4,736	\$114,240	\$130,560	\$146,880	\$163,200	\$176,320	\$189,440	\$202,440	\$215,520
Archuleta	150%	\$2,677	\$2,868	\$3,442	\$3,978	\$4,440	\$107,100	\$122,400	\$137,700	\$153,000	\$165,300	\$177,600	\$189,750	\$202,050
Archuleta	140%	\$2,499	\$2,677	\$3,213	\$3,713	\$4,144	\$99,960	\$114,240	\$128,520	\$142,800	\$154,280	\$165,760	\$177,100	\$188,580
Archuleta	130%	\$2,320	\$2,486	\$2,983	\$3,448	\$3,848	\$92,820	\$106,080	\$119,340	\$132,600	\$143,260	\$153,920	\$164,450	\$175,110
Archuleta	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Archuleta	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Archuleta	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Archuleta	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Archuleta	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Archuleta	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Archuleta	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Archuleta	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Archuleta	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Archuleta	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Archuleta	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Archuleta	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Archuleta	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Baca	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Baca	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Baca	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Baca	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Baca	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Baca	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Baca	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Baca	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Baca	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Baca	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Baca	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Baca	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Baca	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Bent	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Bent	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Bent	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Bent	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Bent	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Bent	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Bent	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Bent	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120		

Broomfield	70%	\$1,716	\$1,839	\$2,206	\$2,550	\$2,845	\$68,670	\$78,470	\$88,270	\$98,070	\$105,980	\$113,820	\$121,660	\$129,500
Broomfield	60%	\$1,471	\$1,576	\$1,891	\$2,186	\$2,439	\$58,860	\$67,260	\$75,660	\$84,060	\$90,840	\$97,560	\$104,280	\$111,000
Broomfield	55%	\$1,348	\$1,445	\$1,733	\$2,004	\$2,235	\$53,955	\$61,655	\$69,355	\$77,055	\$83,270	\$89,430	\$95,590	\$101,750
Broomfield	50%	\$1,226	\$1,313	\$1,576	\$1,821	\$2,032	\$49,050	\$56,050	\$63,050	\$70,050	\$75,700	\$81,300	\$86,900	\$92,500
Broomfield	45%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,829	\$44,145	\$50,445	\$56,745	\$63,045	\$68,130	\$73,170	\$78,210	\$83,250
Broomfield	40%	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$39,240	\$44,840	\$50,440	\$56,040	\$60,500	\$64,500	\$69,500	\$74,000
Broomfield	30%	\$735	\$788	\$945	\$1,093	\$1,219	\$29,430	\$33,630	\$37,830	\$42,030	\$45,420	\$48,780	\$52,140	\$55,500
Broomfield	20%	\$490	\$525	\$630	\$728	\$813	\$19,620	\$22,420	\$25,220	\$28,020	\$30,280	\$32,520	\$34,760	\$37,000
Chaffee	160%	\$2,880	\$3,086	\$3,704	\$4,278	\$4,772	\$115,200	\$131,680	\$148,160	\$164,640	\$177,760	\$190,880	\$204,000	\$217,120
Chaffee	150%	\$2,700	\$2,893	\$3,472	\$4,010	\$4,473	\$108,000	\$123,450	\$138,900	\$154,200	\$166,650	\$178,950	\$191,250	\$203,550
Chaffee	140%	\$2,520	\$2,700	\$3,241	\$3,743	\$4,175	\$100,800	\$115,220	\$129,640	\$143,920	\$155,540	\$167,020	\$178,500	\$189,980
Chaffee	130%	\$2,340	\$2,507	\$3,009	\$3,475	\$3,877	\$93,600	\$106,990	\$120,380	\$133,640	\$144,430	\$155,090	\$165,750	\$176,410
Chaffee	120%	\$2,160	\$2,314	\$2,778	\$3,208	\$3,579	\$86,400	\$98,760	\$111,120	\$123,360	\$133,320	\$143,160	\$153,000	\$162,840
Chaffee	110%	\$1,980	\$2,121	\$2,546	\$2,941	\$3,280	\$79,200	\$90,530	\$101,860	\$113,080	\$122,210	\$131,230	\$140,250	\$149,270
Chaffee	100%	\$1,800	\$1,928	\$2,315	\$2,673	\$2,982	\$72,000	\$82,300	\$92,600	\$102,800	\$111,100	\$119,300	\$127,500	\$135,700
Chaffee	90%	\$1,620	\$1,735	\$2,083	\$2,406	\$2,684	\$64,800	\$74,070	\$83,340	\$92,520	\$99,990	\$107,370	\$114,750	\$122,130
Chaffee	80%	\$1,440	\$1,543	\$1,852	\$2,139	\$2,386	\$57,600	\$65,840	\$74,080	\$82,240	\$88,880	\$95,440	\$102,000	\$108,560
Chaffee	70%	\$1,260	\$1,350	\$1,620	\$1,871	\$2,087	\$50,400	\$57,610	\$64,820	\$71,960	\$77,770	\$83,510	\$89,250	\$94,990
Chaffee	60%	\$1,144	\$1,226	\$1,471	\$1,699	\$1,896	\$45,780	\$52,320	\$58,860	\$65,340	\$70,620	\$75,840	\$81,060	\$86,280
Chaffee	60%	\$1,080	\$1,157	\$1,389	\$1,604	\$1,789	\$43,200	\$49,380	\$55,560	\$61,680	\$66,660	\$71,580	\$76,500	\$81,420
Chaffee	55%	\$1,049	\$1,124	\$1,348	\$1,557	\$1,738	\$41,965	\$47,960	\$53,955	\$59,895	\$64,735	\$69,520	\$74,305	\$79,090
Chaffee	55%	\$990	\$1,060	\$1,273	\$1,470	\$1,640	\$39,600	\$45,265	\$50,930	\$56,540	\$61,105	\$65,615	\$70,125	\$74,635
Chaffee	50%	\$953	\$1,021	\$1,226	\$1,416	\$1,580	\$38,150	\$43,600	\$49,050	\$54,450	\$58,850	\$63,200	\$67,550	\$71,900
Chaffee	50%	\$900	\$964	\$1,157	\$1,336	\$1,491	\$36,000	\$41,150	\$46,300	\$51,400	\$55,550	\$59,650	\$63,750	\$67,850
Chaffee	45%	\$858	\$919	\$1,103	\$1,274	\$1,422	\$34,335	\$39,240	\$44,145	\$49,005	\$52,965	\$56,880	\$60,795	\$64,710
Chaffee	45%	\$810	\$867	\$1,041	\$1,203	\$1,342	\$32,400	\$37,035	\$41,670	\$46,260	\$49,995	\$53,685	\$57,375	\$61,065
Chaffee	40%	\$763	\$817	\$981	\$1,133	\$1,264	\$30,520	\$34,880	\$39,240	\$43,560	\$47,080	\$50,560	\$54,040	\$57,520
Chaffee	40%	\$720	\$771	\$926	\$1,069	\$1,193	\$28,800	\$32,920	\$37,040	\$41,120	\$44,440	\$47,720	\$51,000	\$54,280
Chaffee	30%	\$572	\$613	\$735	\$849	\$948	\$22,890	\$26,160	\$29,430	\$32,670	\$35,310	\$37,920	\$40,530	\$43,140
Chaffee	30%	\$540	\$578	\$694	\$802	\$894	\$21,600	\$24,690	\$27,780	\$30,840	\$33,330	\$35,790	\$38,250	\$40,710
Chaffee	20%	\$360	\$385	\$463	\$534	\$596	\$14,400	\$16,460	\$18,520	\$20,560	\$22,220	\$23,860	\$25,500	\$27,140
Cheyenne	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Cheyenne	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Cheyenne	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Cheyenne	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Cheyenne	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Cheyenne	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Cheyenne	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Cheyenne	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Cheyenne	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Cheyenne	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Cheyenne	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Cheyenne	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Cheyenne	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Clear Creek	120%	\$2,943	\$3,153	\$3,783	\$4,372	\$4,878	\$117,720	\$134,520	\$151,320	\$168,120	\$181,680	\$195,120	\$208,560	\$222,000
Clear Creek	110%	\$2,697	\$2,890	\$3,467	\$4,008	\$4,471	\$107,910	\$123,310	\$138,710	\$154,110	\$166,540	\$178,860	\$191,180	\$203,500
Clear Creek	100%	\$2,452	\$2,627	\$3,152	\$3,643	\$4,065	\$98,100	\$112,100	\$126,100	\$140,100	\$151,400	\$162,600	\$173,800	\$185,000
Clear Creek	90%	\$2,207	\$2,364	\$2,837	\$3,279	\$3,658	\$88,290	\$100,890	\$113,490	\$126,090	\$136,260	\$146,340	\$156,420	\$166,500
Clear Creek	80%	\$1,962	\$2,102	\$2,522	\$2,915	\$3,252	\$78,480	\$89,680	\$100,880	\$112,080	\$121,120	\$130,080	\$139,040	\$148,000
Clear Creek	70%	\$1,716	\$1,839	\$2,206	\$2,550	\$2,845	\$68,670	\$78,470	\$88,270	\$98,070	\$105,980	\$113,820	\$121,660	\$129,500
Clear Creek	60%	\$1,471	\$1,576	\$1,891	\$2,186	\$2,439	\$58,860	\$67,260	\$75,660	\$84,060	\$90,840	\$97,560	\$104,280	\$111,000
Clear Creek	55%	\$1,348	\$1,445	\$1,733	\$2,004	\$2,235	\$53,955	\$61,655	\$69,355	\$77,055	\$83,270	\$89,430	\$95,590	\$101,750
Clear Creek	50%	\$1,226	\$1,313	\$1,576	\$1,821	\$2,032	\$49,050	\$56,050	\$63,050	\$70,050	\$75,700	\$81,300	\$86,900	\$92,500
Clear Creek	45%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,829	\$44,145	\$50,445	\$56,745	\$63,045	\$68,130	\$73,170	\$78,210	\$83,250
Clear Creek	40%	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$39,240	\$44,840	\$50,440	\$56,040	\$60,500	\$64,500	\$69,500	\$74,000
Clear Creek	30%	\$735	\$788	\$945	\$1,093	\$1,219	\$29,430	\$33,630	\$37,830	\$42,030	\$45,420	\$48,780	\$52,140	\$55,500
Clear Creek	20%	\$490	\$525	\$630	\$728	\$813	\$19,620	\$22,420	\$25,220	\$28,020	\$30,280	\$32,520	\$34,760	\$37,000
Conejos	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Conejos	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Conejos	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Conejos	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Conejos	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Conejos	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Conejos	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Conejos	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Conejos	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Conejos	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Conejos	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Conejos	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Conejos	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Costilla	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Costilla	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Costilla	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Costilla	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Costilla	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Costilla	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Costilla	60%	\$1,086	\$1,163	\$1,395	\$1,611	\$1,798	\$43,440	\$49,620	\$55,800	\$61,980	\$66,960	\$71,940	\$76,860	\$81,840
Costilla	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Costilla	55%	\$995	\$1,066	\$1,278	\$1,477									

Custer	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Custer	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Custer	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Custer	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Custer	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Custer	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Custer	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Custer	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Custer	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Custer	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Custer	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Custer	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Custer	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Delta	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Delta	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Delta	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Delta	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Delta	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Delta	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Delta	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Delta	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Delta	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Delta	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Delta	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Delta	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Delta	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Denver	120%	\$2,943	\$3,153	\$3,783	\$4,372	\$4,878	\$117,720	\$134,520	\$151,320	\$168,120	\$181,680	\$195,120	\$208,560	\$222,000
Denver	110%	\$2,697	\$2,890	\$3,467	\$4,008	\$4,471	\$107,910	\$123,310	\$138,710	\$154,110	\$166,540	\$178,860	\$191,180	\$203,500
Denver	100%	\$2,452	\$2,627	\$3,152	\$3,643	\$4,065	\$98,100	\$112,100	\$126,100	\$140,100	\$151,400	\$162,600	\$173,800	\$185,000
Denver	90%	\$2,207	\$2,364	\$2,837	\$3,279	\$3,658	\$88,290	\$100,890	\$113,490	\$126,090	\$136,260	\$146,340	\$156,500	\$166,500
Denver	80%	\$1,962	\$2,102	\$2,522	\$2,915	\$3,252	\$78,480	\$89,680	\$100,880	\$112,080	\$121,120	\$130,080	\$139,040	\$148,000
Denver	70%	\$1,716	\$1,839	\$2,206	\$2,550	\$2,845	\$68,670	\$78,470	\$88,270	\$98,070	\$105,980	\$113,820	\$121,660	\$129,500
Denver	60%	\$1,471	\$1,576	\$1,891	\$2,186	\$2,439	\$58,860	\$67,260	\$75,660	\$84,060	\$90,840	\$97,560	\$104,280	\$111,000
Denver	55%	\$1,348	\$1,445	\$1,733	\$2,004	\$2,235	\$53,955	\$61,655	\$69,355	\$77,055	\$83,270	\$89,430	\$95,590	\$101,750
Denver	50%	\$1,226	\$1,313	\$1,576	\$1,821	\$2,032	\$49,050	\$56,050	\$63,050	\$70,050	\$75,700	\$81,300	\$86,900	\$92,500
Denver	45%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,829	\$44,145	\$50,445	\$56,745	\$63,045	\$68,130	\$73,170	\$78,210	\$83,250
Denver	40%	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$39,240	\$44,840	\$50,440	\$56,040	\$60,560	\$65,040	\$69,520	\$74,000
Denver	30%	\$735	\$788	\$945	\$1,093	\$1,219	\$29,430	\$33,630	\$37,830	\$42,030	\$45,420	\$48,780	\$52,140	\$55,500
Denver	20%	\$490	\$525	\$630	\$728	\$813	\$19,620	\$22,420	\$25,220	\$28,020	\$30,280	\$32,520	\$34,760	\$37,000
Dolores	120%	\$2,157	\$2,311	\$2,775	\$3,205	\$3,576	\$86,280	\$98,640	\$111,000	\$123,240	\$133,200	\$143,040	\$152,880	\$162,720
Dolores	110%	\$1,977	\$2,118	\$2,543	\$2,938	\$3,278	\$79,090	\$90,420	\$101,750	\$112,970	\$122,100	\$131,120	\$140,140	\$149,160
Dolores	100%	\$1,797	\$1,926	\$2,312	\$2,671	\$2,980	\$71,900	\$82,200	\$92,500	\$102,700	\$111,000	\$119,200	\$127,400	\$135,600
Dolores	90%	\$1,617	\$1,733	\$2,081	\$2,404	\$2,682	\$64,710	\$73,980	\$83,250	\$92,430	\$99,900	\$107,280	\$114,660	\$122,040
Dolores	80%	\$1,438	\$1,541	\$1,850	\$2,137	\$2,384	\$57,520	\$65,760	\$74,000	\$82,160	\$88,800	\$95,360	\$101,920	\$108,480
Dolores	70%	\$1,258	\$1,348	\$1,618	\$1,869	\$2,086	\$50,330	\$57,540	\$64,750	\$71,890	\$77,700	\$83,440	\$89,180	\$94,920
Dolores	60%	\$1,078	\$1,155	\$1,387	\$1,602	\$1,788	\$43,140	\$49,320	\$55,500	\$61,620	\$66,600	\$71,520	\$76,440	\$81,360
Dolores	55%	\$988	\$1,059	\$1,271	\$1,469	\$1,639	\$39,545	\$45,210	\$50,875	\$56,485	\$61,050	\$65,560	\$70,070	\$74,580
Dolores	50%	\$898	\$963	\$1,156	\$1,335	\$1,490	\$35,950	\$41,100	\$46,250	\$51,350	\$55,500	\$59,600	\$63,700	\$67,800
Dolores	45%	\$808	\$866	\$1,040	\$1,202	\$1,341	\$32,355	\$36,990	\$41,625	\$46,215	\$49,950	\$53,640	\$57,330	\$61,020
Dolores	40%	\$719	\$770	\$925	\$1,068	\$1,192	\$28,760	\$32,880	\$37,000	\$41,080	\$44,400	\$47,680	\$50,960	\$54,240
Dolores	30%	\$539	\$577	\$693	\$801	\$894	\$21,570	\$24,660	\$27,750	\$30,810	\$33,300	\$35,760	\$38,220	\$40,680
Dolores	20%	\$359	\$385	\$462	\$534	\$596	\$14,380	\$16,440	\$18,500	\$20,540	\$22,200	\$23,840	\$25,480	\$27,120
Douglas	120%	\$2,943	\$3,153	\$3,783	\$4,372	\$4,878	\$117,720	\$134,520	\$151,320	\$168,120	\$181,680	\$195,120	\$208,560	\$222,000
Douglas	110%	\$2,697	\$2,890	\$3,467	\$4,008	\$4,471	\$107,910	\$123,310	\$138,710	\$154,110	\$166,540	\$178,860	\$191,180	\$203,500
Douglas	100%	\$2,452	\$2,627	\$3,152	\$3,643	\$4,065	\$98,100	\$112,100	\$126,100	\$140,100	\$151,400	\$162,600	\$173,800	\$185,000
Douglas	90%	\$2,207	\$2,364	\$2,837	\$3,279	\$3,658	\$88,290	\$100,890	\$113,490	\$126,090	\$136,260	\$146,340	\$156,500	\$166,500
Douglas	80%	\$1,962	\$2,102	\$2,522	\$2,915	\$3,252	\$78,480	\$89,680	\$100,880	\$112,080	\$121,120	\$130,080	\$139,040	\$148,000
Douglas	70%	\$1,716	\$1,839	\$2,206	\$2,550	\$2,845	\$68,670	\$78,470	\$88,270	\$98,070	\$105,980	\$113,820	\$121,660	\$129,500
Douglas	60%	\$1,471	\$1,576	\$1,891	\$2,186	\$2,439	\$58,860	\$67,260	\$75,660	\$84,060	\$90,840	\$97,560	\$104,280	\$111,000
Douglas	55%	\$1,348	\$1,445	\$1,733	\$2,004	\$2,235	\$53,955	\$61,655	\$69,355	\$77,055	\$83,270	\$89,430	\$95,590	\$101,750
Douglas	50%	\$1,226	\$1,313	\$1,576	\$1,821	\$2,032	\$49,050	\$56,050	\$63,050	\$70,050	\$75,700	\$81,300	\$86,900	\$92,500
Douglas	45%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,829	\$44,145	\$50,445	\$56,745	\$63,045	\$68,130	\$73,170	\$78,210	\$83,250
Douglas	40%	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$39,240	\$44,840	\$50,440	\$56,040	\$60,560	\$65,040	\$69,520	\$74,000
Douglas	30%	\$735	\$788	\$945	\$1,093	\$1,219	\$29,430	\$33,630	\$37,830	\$42,030	\$45,420	\$48,780	\$52,140	\$55,500
Douglas	20%	\$490	\$525	\$630	\$728	\$813	\$19,620	\$22,420	\$25,220	\$28,020	\$30,280	\$32,520	\$34,760	\$37,000
Eagle	160%	\$3,732	\$3,998	\$4,796	\$5,542	\$6,184	\$149,280	\$170,560	\$191,840	\$213,120	\$230,240	\$247,360	\$264,320	\$281,440
Eagle	150%	\$3,498	\$3,748	\$4,496	\$5,195	\$5,797	\$139,950	\$159,900	\$179,850	\$199,800	\$215,850	\$231,900	\$247,800	\$263,850
Eagle	140%	\$3,265	\$3,498	\$4,196	\$4,849	\$5,411	\$130,620	\$149,240	\$167,860	\$186,480	\$201,460	\$216,440	\$231,280	\$246,260
Eagle	130%	\$3,032	\$3,248	\$3,896	\$4,502	\$5,024	\$121,290	\$138,580	\$155,870	\$173,160	\$187,070	\$200,980	\$214,760	\$228,670
Eagle	120%	\$2,799	\$2,998	\$3,597	\$4,156	\$4,638	\$111,960	\$127,920	\$143,880	\$159,840	\$172,680	\$185,520	\$198,240	\$211,080
Eagle	110%	\$2,565	\$2,748	\$3,297	\$3,810	\$4,251	\$102,630	\$117,260	\$131,890	\$146,520	\$158,290	\$170,060	\$181,720	\$193,490
Eagle	100%	\$2,332	\$2,498	\$2,997	\$3,463	\$3,865	\$93,300	\$106,600	\$119,900	\$133,200	\$143,900	\$154,600	\$165,200	\$175,900
Eagle	90%	\$2,099	\$2,248	\$2,697	\$3,117	\$3,478	\$83,970	\$95,940	\$107,910	\$119,880	\$129,510	\$139,140	\$148,680	\$158,310
Eagle	80%	\$1,866	\$1,999	\$2,398	\$2,771	\$3,092	\$74,640	\$85,280	\$95,920	\$106,560	\$115,120	\$123,680	\$132,160	\$140,720
Eagle	70%	\$1,632	\$1,749	\$2,098	\$2,424	\$2,705	\$65,310	\$74,620	\$83,930	\$93,240	\$100,730	\$108,220	\$115,640	\$123,130
Eagle	60%	\$1,399	\$1,499	\$1,798	\$2,078	\$2,319	\$55,980	\$63,960	\$71,940	\$79,920	\$86,340	\$92,760	\$99,120	\$105,540
Eagle	55%	\$1,282	\$1,374	\$1,648	\$1,905	\$2,125	\$51,315	\$58,630	\$65,945	\$73,260	\$79,145	\$85,030	\$90,860	\$96,745
Eagle	50%	\$1,166	\$1,249	\$1,498	\$1,731	\$1,932	\$46,650	\$53,300	\$59,950	\$66,600	\$71,950	\$77,300	\$82,600	\$87,950
Eagle	45%	\$1,049	\$1,124	\$1,348	\$1,55									

Elbert	55%	\$1,348	\$1,445	\$1,733	\$2,004	\$2,235	\$53,955	\$61,655	\$69,355	\$77,055	\$83,270	\$89,430	\$95,590	\$101,750
Elbert	50%	\$1,226	\$1,313	\$1,576	\$1,821	\$2,032	\$49,050	\$56,050	\$63,050	\$70,050	\$75,700	\$81,300	\$86,900	\$92,500
Elbert	45%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,829	\$44,145	\$50,445	\$56,745	\$63,045	\$68,130	\$73,170	\$78,210	\$83,250
Elbert	40%	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$39,240	\$44,840	\$50,440	\$56,040	\$60,560	\$65,040	\$69,520	\$74,000
Elbert	30%	\$735	\$788	\$945	\$1,093	\$1,219	\$29,430	\$33,630	\$37,830	\$42,030	\$45,420	\$48,780	\$52,140	\$55,500
Elbert	20%	\$490	\$525	\$630	\$728	\$813	\$19,620	\$22,420	\$25,220	\$28,020	\$30,280	\$32,520	\$34,760	\$37,000
Fremont	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Fremont	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Fremont	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Fremont	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Fremont	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Fremont	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Fremont	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Fremont	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Fremont	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Fremont	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Fremont	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Fremont	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Fremont	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Garfield	120%	\$2,220	\$2,377	\$2,853	\$3,295	\$3,675	\$88,800	\$101,400	\$114,120	\$126,720	\$136,920	\$147,000	\$157,200	\$167,280
Garfield	110%	\$2,035	\$2,179	\$2,615	\$3,020	\$3,368	\$81,400	\$92,950	\$104,610	\$116,160	\$125,510	\$134,750	\$144,100	\$153,340
Garfield	100%	\$1,850	\$1,981	\$2,377	\$2,746	\$3,062	\$74,000	\$84,500	\$95,100	\$105,600	\$114,100	\$122,500	\$131,000	\$139,400
Garfield	90%	\$1,665	\$1,783	\$2,139	\$2,471	\$2,756	\$66,600	\$76,050	\$85,590	\$95,040	\$102,690	\$110,250	\$117,900	\$125,460
Garfield	80%	\$1,480	\$1,585	\$1,902	\$2,197	\$2,450	\$59,200	\$67,600	\$76,080	\$84,480	\$91,280	\$98,000	\$104,800	\$111,520
Garfield	70%	\$1,295	\$1,386	\$1,664	\$1,922	\$2,143	\$51,800	\$59,150	\$66,570	\$73,920	\$79,870	\$85,750	\$91,700	\$97,580
Garfield	60%	\$1,110	\$1,188	\$1,426	\$1,647	\$1,837	\$44,400	\$50,700	\$57,060	\$63,360	\$68,460	\$73,500	\$78,600	\$83,640
Garfield	55%	\$1,017	\$1,089	\$1,307	\$1,510	\$1,684	\$40,700	\$46,475	\$52,305	\$58,080	\$62,755	\$67,375	\$72,050	\$76,670
Garfield	50%	\$925	\$990	\$1,188	\$1,373	\$1,531	\$37,000	\$42,250	\$47,500	\$52,800	\$57,050	\$61,250	\$65,500	\$69,700
Garfield	45%	\$832	\$891	\$1,069	\$1,235	\$1,378	\$33,300	\$38,025	\$42,795	\$47,520	\$51,345	\$55,125	\$58,950	\$62,730
Garfield	40%	\$740	\$792	\$951	\$1,098	\$1,225	\$29,600	\$33,800	\$38,040	\$42,240	\$45,640	\$49,000	\$52,400	\$55,760
Garfield	30%	\$555	\$594	\$713	\$823	\$918	\$22,200	\$25,350	\$28,530	\$31,680	\$34,230	\$36,750	\$39,300	\$41,820
Garfield	20%	\$370	\$396	\$475	\$549	\$612	\$14,800	\$16,900	\$19,020	\$21,120	\$22,820	\$24,500	\$26,200	\$27,880
Gilpin	120%	\$2,943	\$3,153	\$3,783	\$4,372	\$4,878	\$117,720	\$134,520	\$151,320	\$168,120	\$181,680	\$195,120	\$208,560	\$222,000
Gilpin	110%	\$2,697	\$2,890	\$3,467	\$4,008	\$4,471	\$107,910	\$123,310	\$138,710	\$154,110	\$166,540	\$178,860	\$191,180	\$203,500
Gilpin	100%	\$2,452	\$2,627	\$3,152	\$3,643	\$4,065	\$98,100	\$112,100	\$126,100	\$140,100	\$151,400	\$162,600	\$173,800	\$185,000
Gilpin	90%	\$2,207	\$2,364	\$2,837	\$3,279	\$3,658	\$88,290	\$100,890	\$113,490	\$126,090	\$136,260	\$146,340	\$156,420	\$166,500
Gilpin	80%	\$1,962	\$2,102	\$2,522	\$2,915	\$3,252	\$78,480	\$89,680	\$100,880	\$112,080	\$121,120	\$130,080	\$139,040	\$148,000
Gilpin	70%	\$1,716	\$1,839	\$2,206	\$2,550	\$2,845	\$68,670	\$78,470	\$88,270	\$98,070	\$105,980	\$113,820	\$121,660	\$129,500
Gilpin	60%	\$1,471	\$1,576	\$1,891	\$2,186	\$2,439	\$58,860	\$67,260	\$75,660	\$84,060	\$90,840	\$97,560	\$104,280	\$111,000
Gilpin	55%	\$1,348	\$1,445	\$1,733	\$2,004	\$2,235	\$53,955	\$61,655	\$69,355	\$77,055	\$83,270	\$89,430	\$95,590	\$101,750
Gilpin	50%	\$1,226	\$1,313	\$1,576	\$1,821	\$2,032	\$49,050	\$56,050	\$63,050	\$70,050	\$75,700	\$81,300	\$86,900	\$92,500
Gilpin	45%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,829	\$44,145	\$50,445	\$56,745	\$63,045	\$68,130	\$73,170	\$78,210	\$83,250
Gilpin	40%	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$39,240	\$44,840	\$50,440	\$56,040	\$60,560	\$65,040	\$69,520	\$74,000
Gilpin	30%	\$735	\$788	\$945	\$1,093	\$1,219	\$29,430	\$33,630	\$37,830	\$42,030	\$45,420	\$48,780	\$52,140	\$55,500
Gilpin	20%	\$490	\$525	\$630	\$728	\$813	\$19,620	\$22,420	\$25,220	\$28,020	\$30,280	\$32,520	\$34,760	\$37,000
Grand	160%	\$3,136	\$3,360	\$4,032	\$4,660	\$5,200	\$125,440	\$143,360	\$161,280	\$179,200	\$193,600	\$208,000	\$222,240	\$236,640
Grand	150%	\$2,940	\$3,150	\$3,780	\$4,368	\$4,875	\$117,600	\$134,400	\$151,200	\$168,000	\$181,500	\$195,000	\$208,350	\$221,850
Grand	140%	\$2,744	\$2,940	\$3,528	\$4,077	\$4,550	\$109,760	\$125,440	\$141,120	\$156,800	\$169,400	\$182,000	\$194,460	\$207,060
Grand	130%	\$2,548	\$2,730	\$3,276	\$3,786	\$4,225	\$101,920	\$116,480	\$131,040	\$145,600	\$157,300	\$169,000	\$180,570	\$192,270
Grand	120%	\$2,352	\$2,500	\$3,024	\$3,495	\$3,900	\$94,080	\$107,520	\$121,960	\$134,400	\$145,200	\$156,000	\$166,680	\$177,480
Grand	110%	\$2,156	\$2,310	\$2,772	\$3,203	\$3,575	\$86,240	\$98,560	\$110,880	\$123,200	\$133,100	\$143,000	\$152,790	\$162,690
Grand	100%	\$1,960	\$2,100	\$2,520	\$2,912	\$3,250	\$78,400	\$89,600	\$100,800	\$112,000	\$121,000	\$130,000	\$138,900	\$147,900
Grand	90%	\$1,764	\$1,890	\$2,268	\$2,621	\$2,925	\$70,560	\$80,640	\$90,720	\$100,800	\$108,900	\$117,000	\$125,010	\$133,110
Grand	80%	\$1,568	\$1,680	\$2,016	\$2,330	\$2,600	\$62,720	\$71,680	\$80,640	\$89,600	\$96,800	\$104,000	\$111,120	\$118,320
Grand	70%	\$1,372	\$1,470	\$1,764	\$2,038	\$2,275	\$54,880	\$62,720	\$70,560	\$78,400	\$84,700	\$91,000	\$97,230	\$103,530
Grand	60%	\$1,176	\$1,260	\$1,512	\$1,747	\$1,950	\$47,040	\$53,760	\$60,480	\$67,200	\$72,600	\$78,000	\$83,340	\$88,740
Grand	55%	\$1,078	\$1,155	\$1,386	\$1,601	\$1,787	\$43,120	\$49,280	\$55,440	\$61,600	\$66,550	\$71,500	\$76,395	\$81,345
Grand	50%	\$980	\$1,050	\$1,260	\$1,456	\$1,625	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,450	\$73,950
Grand	45%	\$882	\$945	\$1,134	\$1,310	\$1,462	\$35,280	\$40,320	\$45,360	\$50,400	\$54,450	\$58,500	\$62,505	\$66,555
Grand	40%	\$784	\$840	\$1,008	\$1,165	\$1,300	\$31,360	\$35,840	\$40,320	\$44,800	\$48,400	\$52,000	\$55,560	\$59,160
Grand	30%	\$588	\$630	\$756	\$873	\$975	\$23,520	\$26,880	\$30,240	\$33,600	\$36,300	\$39,000	\$41,670	\$44,370
Grand	20%	\$392	\$420	\$504	\$582	\$650	\$15,680	\$17,920	\$20,160	\$22,400	\$24,200	\$26,000	\$27,780	\$29,580
Gunnison	160%	\$3,148	\$3,374	\$4,048	\$4,680	\$5,220	\$125,920	\$144,000	\$161,920	\$180,000	\$194,400	\$208,800	\$223,200	\$237,600
Gunnison	150%	\$2,951	\$3,163	\$3,795	\$4,387	\$4,893	\$118,050	\$135,000	\$151,800	\$168,750	\$182,250	\$195,750	\$209,250	\$222,750
Gunnison	140%	\$2,754	\$2,952	\$3,542	\$4,095	\$4,567	\$110,180	\$126,000	\$141,680	\$157,500	\$170,100	\$182,700	\$195,300	\$207,900
Gunnison	130%	\$2,557	\$2,741	\$3,289	\$3,802	\$4,241	\$102,310	\$117,000	\$131,560	\$146,250	\$157,950	\$169,650	\$181,350	\$193,050
Gunnison	120%	\$2,361	\$2,530	\$3,036	\$3,510	\$3,915	\$94,440	\$108,000	\$121,440	\$135,000	\$145,800	\$156,600	\$167,400	\$178,200
Gunnison	110%	\$2,164	\$2,319	\$2,783	\$3,217	\$3,588	\$86,570	\$99,000	\$111,320	\$123,750	\$133,650	\$143,550	\$153,450	\$163,350
Gunnison	100%	\$1,967	\$2,108	\$2,530	\$2,925	\$3,262	\$78,700	\$90,000	\$101,200	\$112,500	\$121,500	\$130,500	\$139,500	\$148,500
Gunnison	90%	\$1,770	\$1,897	\$2,277	\$2,632	\$2,936	\$70,830	\$81,000	\$91,080	\$101,250	\$109,350	\$117,450	\$125,550	\$133,650
Gunnison	80%	\$1,574	\$1,687	\$2,024	\$2,340	\$2,610	\$62,960	\$72,000	\$80,960	\$90,000	\$97,200	\$104,400	\$111,600	\$118,800
Gunnison	70%	\$1,377	\$1,476	\$1,771	\$2,047	\$2,283	\$55,090	\$63,000	\$70,840	\$78,750	\$85,050	\$91,350	\$97,650	\$103,950
Gunnison	60%	\$1,180	\$1,265	\$1,518	\$1,755	\$1,957	\$47,220	\$54,000	\$60,720	\$67,500	\$72,900	\$78,300	\$83,700	\$89,100
Gunnison	55%	\$1,082	\$1,159	\$1,391	\$1,608	\$1,794	\$43,285	\$49,500	\$55,660	\$61,875	\$66,825	\$71,775	\$76,725	\$81,675
Gunnison	50%	\$983	\$1,054	\$1,265	\$1,462	\$1,631	\$39,350	\$45,000	\$50,600	\$56,250	\$60,750	\$65,250	\$69,750	\$74,250
Gunnison	45%	\$885	\$948	\$1,138	\$1,316	\$1,468	\$35,415	\$40,500	\$45,540	\$50,625	\$54,675	\$58,725	\$62,775	\$66,825
Gunnison	40%	\$787	\$843	\$1,012	\$1,170	\$1,305	\$31,480	\$36,000	\$40,480	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
Gunnison	30%	\$590	\$632	\$759	\$877	\$978	\$23,610	\$27,000	\$30,360	\$33,750	\$36,450	\$39,150	\$41,850	\$44,550
Gunnison	20%	\$393	\$421	\$506										

Huerfano	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Huerfano	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Huerfano	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Jackson	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Jackson	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Jackson	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Jackson	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Jackson	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Jackson	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Jackson	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Jackson	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Jackson	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Jackson	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Jackson	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Jackson	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Jackson	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Jefferson	120%	\$2,943	\$3,153	\$3,783	\$4,372	\$4,878	\$117,720	\$134,520	\$151,320	\$168,120	\$181,680	\$195,120	\$208,560	\$222,000
Jefferson	110%	\$2,697	\$2,890	\$3,467	\$4,008	\$4,471	\$107,910	\$123,310	\$138,710	\$154,110	\$166,540	\$178,860	\$191,180	\$203,500
Jefferson	100%	\$2,452	\$2,627	\$3,152	\$3,643	\$4,065	\$98,100	\$112,100	\$126,100	\$140,100	\$151,400	\$162,600	\$173,800	\$185,000
Jefferson	90%	\$2,207	\$2,362	\$2,837	\$3,279	\$3,658	\$88,290	\$100,890	\$113,490	\$126,090	\$136,260	\$146,340	\$156,420	\$166,500
Jefferson	80%	\$1,962	\$2,102	\$2,522	\$2,915	\$3,252	\$78,480	\$89,680	\$100,880	\$112,080	\$121,120	\$130,080	\$139,040	\$148,000
Jefferson	70%	\$1,716	\$1,839	\$2,206	\$2,550	\$2,845	\$68,670	\$78,470	\$88,270	\$98,070	\$105,980	\$113,820	\$121,660	\$129,500
Jefferson	60%	\$1,471	\$1,576	\$1,891	\$2,186	\$2,439	\$58,860	\$67,260	\$75,660	\$84,060	\$90,540	\$97,560	\$104,280	\$111,000
Jefferson	55%	\$1,348	\$1,445	\$1,733	\$2,004	\$2,235	\$53,955	\$61,655	\$69,355	\$77,055	\$83,270	\$89,430	\$95,590	\$101,750
Jefferson	50%	\$1,226	\$1,313	\$1,576	\$1,821	\$2,032	\$49,050	\$56,050	\$63,050	\$70,050	\$75,700	\$81,300	\$86,900	\$92,500
Jefferson	45%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,829	\$44,145	\$50,445	\$56,745	\$63,045	\$68,130	\$73,170	\$78,210	\$83,250
Jefferson	40%	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$39,240	\$44,840	\$50,440	\$56,040	\$60,560	\$65,040	\$69,520	\$74,000
Jefferson	30%	\$735	\$788	\$945	\$1,093	\$1,219	\$29,430	\$33,630	\$37,830	\$43,030	\$46,540	\$48,780	\$52,140	\$55,500
Jefferson	20%	\$490	\$525	\$630	\$728	\$813	\$16,620	\$22,420	\$25,220	\$28,020	\$30,280	\$32,520	\$34,760	\$37,000
Kiowa	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Kiowa	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Kiowa	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Kiowa	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Kiowa	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Kiowa	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Kiowa	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Kiowa	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Kiowa	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Kiowa	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Kiowa	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Kiowa	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Kiowa	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Kit Carson	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Kit Carson	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Kit Carson	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Kit Carson	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Kit Carson	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Kit Carson	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Kit Carson	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Kit Carson	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Kit Carson	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Kit Carson	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Kit Carson	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Kit Carson	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Kit Carson	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
La Plata	160%	\$3,292	\$3,526	\$4,232	\$4,888	\$5,452	\$131,680	\$150,400	\$169,280	\$188,000	\$203,040	\$218,080	\$233,120	\$248,160
La Plata	150%	\$3,086	\$3,305	\$3,967	\$4,582	\$5,111	\$123,450	\$141,000	\$159,280	\$176,250	\$190,350	\$204,450	\$218,550	\$232,650
La Plata	140%	\$2,880	\$3,085	\$3,703	\$4,277	\$4,770	\$115,220	\$131,600	\$148,120	\$164,500	\$177,660	\$190,820	\$203,980	\$217,140
La Plata	130%	\$2,674	\$2,864	\$3,438	\$3,971	\$4,429	\$106,990	\$122,200	\$137,540	\$152,750	\$164,970	\$177,190	\$189,410	\$201,630
La Plata	120%	\$2,469	\$2,644	\$3,174	\$3,666	\$4,089	\$98,760	\$112,800	\$126,880	\$141,000	\$152,280	\$163,560	\$174,840	\$186,120
La Plata	110%	\$2,263	\$2,424	\$2,909	\$3,360	\$3,748	\$90,530	\$103,400	\$116,380	\$129,250	\$139,590	\$149,930	\$160,270	\$170,610
La Plata	100%	\$2,057	\$2,203	\$2,645	\$3,055	\$3,407	\$82,300	\$94,000	\$105,800	\$117,500	\$126,900	\$136,300	\$145,700	\$155,100
La Plata	90%	\$1,851	\$1,983	\$2,380	\$2,749	\$3,066	\$74,070	\$84,600	\$95,220	\$105,750	\$114,210	\$122,670	\$131,130	\$139,590
La Plata	80%	\$1,646	\$1,763	\$2,116	\$2,444	\$2,726	\$65,840	\$75,200	\$84,640	\$94,000	\$101,520	\$109,040	\$116,560	\$124,080
La Plata	70%	\$1,440	\$1,542	\$1,851	\$2,138	\$2,385	\$57,610	\$65,800	\$74,060	\$82,250	\$88,830	\$95,410	\$101,990	\$108,570
La Plata	60%	\$1,234	\$1,322	\$1,587	\$1,833	\$2,044	\$49,380	\$56,400	\$63,480	\$70,500	\$76,140	\$81,780	\$87,420	\$93,060
La Plata	55%	\$1,131	\$1,212	\$1,454	\$1,680	\$1,874	\$45,265	\$51,700	\$58,190	\$64,625	\$70,965	\$76,985	\$83,005	\$89,025
La Plata	50%	\$1,028	\$1,101	\$1,322	\$1,527	\$1,703	\$41,150	\$47,000	\$52,900	\$58,750	\$63,450	\$68,150	\$72,850	\$77,550
La Plata	45%	\$925	\$991	\$1,190	\$1,374	\$1,533	\$37,035	\$42,300	\$47,610	\$52,875	\$57,105	\$61,335	\$65,565	\$69,795
La Plata	40%	\$823	\$881	\$1,058	\$1,222	\$1,363	\$32,920	\$37,600	\$42,320	\$47,000	\$50,760	\$54,520	\$58,280	\$62,040
La Plata	30%	\$617	\$661	\$793	\$916	\$1,022	\$24,690	\$28,200	\$31,740	\$35,250	\$38,070	\$40,890	\$43,710	\$46,530
La Plata	20%	\$411	\$440	\$529	\$611	\$681	\$16,460	\$18,800	\$21,160	\$23,500	\$25,380	\$27,140	\$28,900	\$30,660
Lake	120%	\$2,193	\$2,350	\$2,820	\$3,261	\$3,639	\$87,720	\$100,320	\$112,800	\$125,400	\$135,480	\$145,560	\$155,400	\$165,480
Lake	110%	\$2,010	\$2,154	\$2,585	\$2,989	\$3,335	\$80,410	\$91,960	\$103,400	\$114,950	\$124,190	\$133,430	\$142,450	\$151,690
Lake	100%	\$1,827	\$1,958	\$2,350	\$2,717	\$3,032	\$73,100	\$83,600	\$94,000	\$104,500	\$112,900	\$121,300	\$129,500	\$137,900
Lake	90%	\$1,644	\$1,762	\$2,115	\$2,445	\$2,729	\$65,790	\$75,240	\$84,600	\$94,050	\$101,610	\$109,170	\$116,550	\$124,110
Lake	80%	\$1,462	\$1,567	\$1,880	\$2,174	\$2,426	\$58,480	\$66,880	\$75,200	\$83,600	\$90,320	\$97,040	\$103,600	\$110,320
Lake	70%	\$1,279	\$1,371	\$1,645	\$1,902	\$2,122	\$51,170	\$58,520	\$65,800	\$73,150	\$79,030	\$84,910	\$90,650	\$96,530
Lake	60%	\$1,096	\$1,175	\$1,410	\$1,630	\$1,819	\$43,860							

Las Animas	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Las Animas	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Las Animas	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Las Animas	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Las Animas	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Las Animas	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Las Animas	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Las Animas	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Las Animas	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Lincoln	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Lincoln	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Lincoln	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Lincoln	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Lincoln	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Lincoln	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Lincoln	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Lincoln	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Lincoln	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Lincoln	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Lincoln	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Lincoln	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Lincoln	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Logan	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Logan	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Logan	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Logan	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Logan	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Logan	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Logan	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Logan	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Logan	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Logan	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Logan	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Logan	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Logan	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Mesa	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Mesa	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Mesa	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Mesa	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Mesa	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Mesa	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Mesa	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Mesa	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Mesa	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Mesa	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Mesa	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Mesa	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Mesa	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Mineral	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Mineral	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Mineral	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Mineral	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Mineral	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Mineral	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Mineral	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Mineral	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Mineral	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Mineral	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Mineral	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Mineral	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Mineral	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Moffat	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Moffat	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Moffat	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Moffat	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Moffat	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Moffat	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Moffat	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Moffat	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Moffat	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Moffat	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Moffat	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Moffat	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Moffat	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Montezuma	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Montezuma	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Montezuma	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Montezuma	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Montezuma	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Montez														

Morgan	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Morgan	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Morgan	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Morgan	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Morgan	60%	\$1,105	\$1,184	\$1,420	\$1,641	\$1,831	\$44,220	\$50,520	\$56,820	\$63,120	\$68,220	\$73,260	\$78,300	\$83,340
Morgan	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Morgan	55%	\$1,013	\$1,085	\$1,302	\$1,504	\$1,678	\$40,535	\$46,310	\$52,085	\$57,860	\$62,535	\$67,155	\$71,775	\$76,395
Morgan	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Morgan	50%	\$921	\$986	\$1,183	\$1,368	\$1,526	\$36,850	\$42,100	\$47,350	\$52,600	\$56,850	\$61,050	\$65,250	\$69,450
Morgan	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Morgan	45%	\$829	\$888	\$1,065	\$1,231	\$1,373	\$33,165	\$37,890	\$42,615	\$47,340	\$51,165	\$54,945	\$58,725	\$62,505
Morgan	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Morgan	40%	\$737	\$789	\$947	\$1,094	\$1,221	\$29,480	\$33,680	\$37,880	\$42,080	\$45,480	\$48,840	\$52,200	\$55,560
Morgan	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Morgan	30%	\$552	\$592	\$710	\$820	\$915	\$22,110	\$25,260	\$28,410	\$31,560	\$34,110	\$36,630	\$39,150	\$41,670
Morgan	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Morgan	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Otero	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Otero	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Otero	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Otero	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Otero	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Otero	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Otero	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Otero	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Otero	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Otero	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Otero	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Otero	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Otero	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Ouray	160%	\$2,928	\$3,136	\$3,764	\$4,348	\$4,852	\$117,120	\$133,760	\$150,560	\$167,200	\$180,640	\$194,080	\$207,360	\$220,800
Ouray	150%	\$2,745	\$2,940	\$3,528	\$4,076	\$4,548	\$109,800	\$125,400	\$141,150	\$156,750	\$169,350	\$181,950	\$194,400	\$207,000
Ouray	140%	\$2,562	\$2,744	\$3,293	\$3,804	\$4,245	\$102,480	\$117,040	\$131,740	\$146,300	\$158,060	\$169,820	\$181,440	\$193,200
Ouray	130%	\$2,379	\$2,548	\$3,058	\$3,532	\$3,942	\$95,160	\$108,680	\$122,330	\$135,850	\$146,770	\$157,690	\$168,480	\$179,400
Ouray	120%	\$2,196	\$2,352	\$2,823	\$3,261	\$3,639	\$87,840	\$100,320	\$112,920	\$125,400	\$135,480	\$145,560	\$155,520	\$165,600
Ouray	110%	\$2,013	\$2,156	\$2,587	\$2,989	\$3,335	\$80,520	\$91,960	\$103,510	\$114,950	\$124,190	\$133,430	\$142,560	\$151,800
Ouray	100%	\$1,830	\$1,960	\$2,352	\$2,717	\$3,032	\$73,200	\$83,600	\$94,100	\$104,500	\$112,900	\$121,300	\$129,600	\$138,000
Ouray	90%	\$1,647	\$1,764	\$2,117	\$2,445	\$2,729	\$66,880	\$75,240	\$84,690	\$94,050	\$101,610	\$109,170	\$116,640	\$124,200
Ouray	80%	\$1,464	\$1,568	\$1,882	\$2,174	\$2,426	\$58,560	\$66,880	\$75,280	\$83,600	\$90,320	\$97,040	\$103,680	\$110,400
Ouray	70%	\$1,281	\$1,372	\$1,646	\$1,902	\$2,122	\$51,240	\$58,520	\$65,870	\$73,150	\$79,030	\$84,910	\$90,720	\$96,600
Ouray	60%	\$1,098	\$1,176	\$1,411	\$1,630	\$1,819	\$43,920	\$50,160	\$56,460	\$62,700	\$67,740	\$72,780	\$77,760	\$82,800
Ouray	55%	\$1,006	\$1,078	\$1,293	\$1,494	\$1,667	\$40,260	\$45,960	\$51,755	\$57,475	\$62,095	\$66,715	\$71,280	\$75,900
Ouray	50%	\$915	\$980	\$1,176	\$1,358	\$1,516	\$36,600	\$41,800	\$47,050	\$52,250	\$56,450	\$60,650	\$64,800	\$69,000
Ouray	45%	\$823	\$882	\$1,058	\$1,222	\$1,364	\$32,940	\$37,620	\$42,345	\$47,025	\$50,805	\$54,585	\$58,320	\$62,100
Ouray	40%	\$732	\$784	\$941	\$1,087	\$1,213	\$29,280	\$33,440	\$37,640	\$41,800	\$45,160	\$48,520	\$51,840	\$55,200
Ouray	30%	\$549	\$588	\$705	\$815	\$909	\$21,960	\$25,080	\$28,230	\$31,350	\$33,870	\$36,390	\$38,880	\$41,400
Ouray	20%	\$366	\$392	\$470	\$543	\$606	\$14,640	\$16,720	\$18,820	\$20,900	\$22,580	\$24,260	\$25,920	\$27,600
Park	120%	\$2,943	\$3,153	\$3,783	\$4,372	\$4,878	\$117,720	\$134,520	\$151,320	\$168,120	\$181,680	\$195,120	\$208,560	\$222,000
Park	110%	\$2,697	\$2,890	\$3,467	\$4,008	\$4,471	\$107,910	\$123,310	\$138,710	\$154,110	\$166,540	\$178,860	\$191,180	\$203,500
Park	100%	\$2,452	\$2,627	\$3,152	\$3,643	\$4,065	\$98,100	\$112,100	\$126,100	\$140,100	\$151,400	\$162,600	\$173,800	\$185,000
Park	90%	\$2,207	\$2,364	\$2,837	\$3,279	\$3,658	\$88,290	\$100,890	\$113,490	\$126,090	\$136,260	\$146,340	\$156,420	\$166,500
Park	80%	\$1,962	\$2,102	\$2,522	\$2,915	\$3,252	\$78,480	\$89,680	\$100,880	\$112,080	\$121,120	\$130,080	\$139,040	\$148,000
Park	70%	\$1,716	\$1,839	\$2,206	\$2,550	\$2,845	\$68,670	\$78,470	\$88,270	\$98,070	\$105,980	\$113,820	\$121,660	\$129,500
Park	60%	\$1,471	\$1,576	\$1,891	\$2,186	\$2,439	\$58,860	\$67,260	\$75,660	\$84,060	\$90,840	\$97,560	\$104,280	\$111,000
Park	55%	\$1,348	\$1,445	\$1,733	\$2,004	\$2,235	\$53,955	\$61,655	\$69,355	\$77,055	\$83,270	\$89,430	\$95,590	\$101,750
Park	50%	\$1,226	\$1,313	\$1,576	\$1,821	\$2,032	\$49,050	\$56,500	\$63,950	\$70,500	\$75,700	\$81,300	\$86,900	\$92,500
Park	45%	\$1,103	\$1,182	\$1,418	\$1,639	\$1,829	\$44,145	\$50,445	\$56,745	\$63,045	\$68,130	\$73,170	\$78,210	\$83,250
Park	40%	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$39,240	\$44,840	\$50,440	\$56,040	\$60,560	\$65,040	\$69,520	\$74,000
Park	30%	\$735	\$788	\$945	\$1,093	\$1,219	\$29,430	\$33,630	\$37,830	\$42,030	\$45,420	\$48,780	\$52,140	\$55,500
Park	20%	\$490	\$525	\$630	\$728	\$813	\$19,620	\$22,420	\$25,220	\$28,020	\$30,280	\$32,520	\$34,760	\$37,000
Phillips	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Phillips	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Phillips	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Phillips	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Phillips	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Phillips	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Phillips	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Phillips	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Phillips	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Phillips	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Phillips	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Phillips	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Phillips	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Pitkin	160%	\$3,844	\$4,118	\$4,940	\$5,712	\$6,368	\$153,760	\$175,680	\$197,600	\$219,680	\$237,280	\$254,720	\$272,320	\$289,920
Pitkin	150%	\$3,603	\$3,860	\$4,631	\$5,355	\$5,970	\$144,150	\$164,700	\$185,250	\$205,950	\$222,450	\$238,800	\$255,300	\$271,800
Pitkin	140%	\$3,363	\$3,603	\$4,322	\$4,998	\$5,572	\$134,540	\$153,720	\$172,900	\$192,220	\$207,620	\$222,880	\$238,280	\$253,680
Pitkin	130%	\$3,123	\$3,345	\$4,013	\$4,641	\$5,174	\$124,930	\$142,740	\$160,550	\$178,490	\$192,790	\$206,960	\$221,260	\$235,560
Pitkin	120%	\$2,883	\$3,088	\$3,705	\$4,284	\$4,776	\$115,320	\$131,760	\$148,200	\$164,760	\$177,960	\$191,040	\$204,240	\$217,440
Pitkin	110%	\$2,642	\$2,831	\$3,396	\$3,927	\$4,378	\$105,710	\$120,780	\$135,850	\$151,030</				

Prowers	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Prowers	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Prowers	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Prowers	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Prowers	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Prowers	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Prowers	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Pueblo	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Pueblo	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Pueblo	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Pueblo	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Pueblo	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Pueblo	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Pueblo	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Pueblo	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Pueblo	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Pueblo	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Pueblo	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Pueblo	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Pueblo	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Rio Blanco	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Rio Blanco	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Rio Blanco	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Rio Blanco	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Rio Blanco	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Rio Blanco	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Rio Blanco	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Rio Blanco	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Rio Blanco	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Rio Blanco	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Rio Blanco	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Rio Blanco	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Rio Blanco	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Rio Grande	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Rio Grande	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Rio Grande	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Rio Grande	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Rio Grande	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Rio Grande	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Rio Grande	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Rio Grande	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Rio Grande	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Rio Grande	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Rio Grande	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Rio Grande	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Rio Grande	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Routt	160%	\$3,640	\$3,900	\$4,680	\$5,408	\$6,032	\$145,600	\$166,400	\$187,200	\$208,000	\$224,640	\$241,280	\$257,920	\$274,560
Routt	150%	\$3,412	\$3,656	\$4,387	\$5,070	\$5,655	\$136,500	\$156,000	\$175,500	\$195,000	\$210,600	\$226,200	\$241,800	\$257,400
Routt	140%	\$3,185	\$3,412	\$4,095	\$4,732	\$5,278	\$127,400	\$145,600	\$163,800	\$182,000	\$196,560	\$211,120	\$225,680	\$240,240
Routt	130%	\$2,957	\$3,168	\$3,802	\$4,394	\$4,901	\$118,300	\$135,200	\$152,100	\$169,000	\$182,520	\$196,040	\$209,560	\$223,080
Routt	120%	\$2,730	\$2,925	\$3,510	\$4,056	\$4,524	\$109,200	\$124,800	\$140,400	\$156,000	\$168,480	\$180,960	\$193,440	\$205,920
Routt	110%	\$2,502	\$2,681	\$3,217	\$3,718	\$4,147	\$100,100	\$114,400	\$128,700	\$143,000	\$154,440	\$165,880	\$177,320	\$188,760
Routt	100%	\$2,275	\$2,437	\$2,925	\$3,380	\$3,770	\$91,000	\$104,000	\$117,000	\$130,000	\$140,400	\$150,800	\$161,200	\$171,600
Routt	90%	\$2,047	\$2,193	\$2,632	\$3,042	\$3,393	\$81,900	\$93,600	\$105,300	\$117,000	\$126,360	\$135,720	\$145,080	\$154,440
Routt	80%	\$1,820	\$1,950	\$2,340	\$2,704	\$3,016	\$72,800	\$83,200	\$93,600	\$104,000	\$112,320	\$120,640	\$128,960	\$137,280
Routt	70%	\$1,592	\$1,706	\$2,047	\$2,366	\$2,639	\$63,700	\$72,800	\$81,900	\$91,000	\$98,280	\$105,560	\$112,840	\$120,120
Routt	60%	\$1,365	\$1,462	\$1,755	\$2,028	\$2,262	\$54,600	\$62,400	\$70,200	\$78,000	\$84,240	\$90,480	\$96,720	\$102,960
Routt	55%	\$1,251	\$1,340	\$1,608	\$1,859	\$2,073	\$50,050	\$57,200	\$64,350	\$71,500	\$77,220	\$82,940	\$88,660	\$94,380
Routt	50%	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Routt	45%	\$1,023	\$1,096	\$1,316	\$1,521	\$1,696	\$40,950	\$46,800	\$52,650	\$58,500	\$63,180	\$67,860	\$72,540	\$77,220
Routt	40%	\$910	\$975	\$1,170	\$1,352	\$1,508	\$36,400	\$41,600	\$46,800	\$52,000	\$56,160	\$60,320	\$64,480	\$68,640
Routt	30%	\$682	\$731	\$877	\$1,014	\$1,131	\$27,300	\$31,200	\$35,100	\$39,000	\$42,120	\$45,240	\$48,360	\$51,480
Routt	20%	\$455	\$487	\$585	\$676	\$754	\$18,200	\$20,800	\$23,400	\$26,000	\$28,080	\$30,160	\$32,240	\$34,320
Saguache	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Saguache	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Saguache	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Saguache	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Saguache	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Saguache	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Saguache	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Saguache	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Saguache	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Saguache	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Saguache	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Saguache	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Saguache	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
San Juan	160%	\$2,856	\$3,060	\$3,672	\$4,244	\$4,736	\$114,240	\$130,560	\$146,880	\$163,200	\$176,320	\$189,440	\$202,400	\$215,520
San Juan	150%	\$2,677	\$2,868	\$3,442	\$3,978	\$4,440	\$107,100	\$122,400	\$137,700	\$153,000	\$165,300	\$177,600	\$189,750	\$202,050
San Juan	140%	\$2,499	\$2,677	\$3,213	\$3,713	\$4,144	\$99,960	\$114,240	\$128,520	\$142,800	\$15			

San Miguel	70%	\$1,464	\$1,568	\$1,883	\$2,175	\$2,427	\$58,590	\$66,920	\$75,320	\$83,650	\$90,370	\$97,090	\$103,740	\$110,460
San Miguel	60%	\$1,255	\$1,344	\$1,614	\$1,864	\$2,080	\$50,220	\$57,360	\$64,560	\$71,700	\$77,460	\$83,220	\$88,920	\$94,680
San Miguel	55%	\$1,150	\$1,232	\$1,479	\$1,709	\$1,907	\$46,035	\$52,580	\$59,180	\$65,725	\$71,005	\$76,285	\$81,510	\$86,790
San Miguel	50%	\$1,046	\$1,120	\$1,345	\$1,553	\$1,733	\$41,850	\$47,800	\$53,800	\$59,750	\$64,550	\$69,350	\$74,100	\$78,900
San Miguel	45%	\$941	\$1,008	\$1,210	\$1,398	\$1,560	\$37,665	\$43,020	\$48,420	\$53,775	\$58,095	\$62,415	\$66,690	\$71,010
San Miguel	40%	\$837	\$896	\$1,076	\$1,243	\$1,387	\$33,480	\$38,240	\$43,040	\$47,800	\$51,640	\$55,480	\$59,280	\$63,120
San Miguel	30%	\$627	\$672	\$807	\$932	\$1,040	\$25,110	\$28,680	\$32,280	\$35,850	\$38,730	\$41,610	\$44,460	\$47,340
San Miguel	20%	\$418	\$448	\$538	\$621	\$693	\$16,740	\$19,120	\$21,520	\$23,900	\$25,820	\$27,740	\$29,640	\$31,560
Sedgwick	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Sedgwick	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Sedgwick	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Sedgwick	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Sedgwick	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Sedgwick	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Sedgwick	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Sedgwick	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Sedgwick	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Sedgwick	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Sedgwick	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Sedgwick	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Sedgwick	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Summit	160%	\$3,724	\$3,990	\$4,788	\$5,534	\$6,172	\$148,960	\$170,240	\$191,520	\$212,800	\$229,920	\$246,880	\$264,000	\$280,960
Summit	150%	\$3,491	\$3,740	\$4,488	\$5,188	\$5,786	\$139,650	\$159,600	\$179,550	\$199,500	\$215,550	\$231,450	\$247,500	\$263,400
Summit	140%	\$3,258	\$3,491	\$4,189	\$4,842	\$5,400	\$130,340	\$148,960	\$167,580	\$186,200	\$201,180	\$216,020	\$231,000	\$245,840
Summit	130%	\$3,025	\$3,241	\$3,890	\$4,496	\$5,014	\$121,030	\$138,320	\$155,610	\$172,900	\$186,810	\$200,590	\$214,500	\$228,280
Summit	120%	\$2,793	\$2,992	\$3,591	\$4,150	\$4,629	\$111,720	\$127,680	\$143,640	\$159,600	\$172,440	\$185,160	\$198,000	\$210,720
Summit	110%	\$2,560	\$2,743	\$3,291	\$3,804	\$4,243	\$102,410	\$117,040	\$131,670	\$146,300	\$158,070	\$169,730	\$181,500	\$193,160
Summit	100%	\$2,327	\$2,493	\$2,992	\$3,458	\$3,857	\$93,100	\$106,400	\$119,700	\$133,000	\$143,700	\$154,300	\$165,000	\$175,600
Summit	90%	\$2,094	\$2,244	\$2,693	\$3,112	\$3,471	\$83,790	\$95,760	\$107,730	\$119,700	\$129,330	\$138,870	\$148,500	\$158,040
Summit	80%	\$1,862	\$1,995	\$2,394	\$2,767	\$3,086	\$74,480	\$85,120	\$95,760	\$106,400	\$114,960	\$123,440	\$132,000	\$140,480
Summit	70%	\$1,629	\$1,745	\$2,094	\$2,421	\$2,700	\$65,170	\$74,480	\$83,790	\$93,100	\$100,590	\$108,010	\$115,500	\$122,920
Summit	60%	\$1,396	\$1,496	\$1,795	\$2,075	\$2,314	\$55,860	\$63,840	\$71,820	\$79,800	\$86,220	\$92,580	\$99,000	\$105,360
Summit	55%	\$1,280	\$1,371	\$1,645	\$1,902	\$2,121	\$51,205	\$58,520	\$66,835	\$73,150	\$79,035	\$84,865	\$90,750	\$96,580
Summit	50%	\$1,163	\$1,246	\$1,496	\$1,729	\$1,928	\$46,550	\$53,200	\$59,850	\$66,500	\$71,850	\$77,150	\$82,500	\$87,800
Summit	45%	\$1,047	\$1,122	\$1,346	\$1,556	\$1,735	\$41,895	\$47,880	\$53,865	\$59,850	\$64,665	\$69,435	\$74,250	\$79,020
Summit	40%	\$931	\$997	\$1,197	\$1,383	\$1,543	\$37,240	\$42,560	\$47,880	\$53,200	\$57,480	\$61,720	\$66,000	\$70,240
Summit	30%	\$698	\$748	\$897	\$1,037	\$1,157	\$27,930	\$31,920	\$36,910	\$39,900	\$43,110	\$46,290	\$49,500	\$52,680
Summit	20%	\$465	\$498	\$598	\$691	\$771	\$18,620	\$21,280	\$23,940	\$26,600	\$28,740	\$30,860	\$33,000	\$35,120
Teller	120%	\$2,163	\$2,317	\$2,781	\$3,214	\$3,582	\$86,520	\$98,880	\$111,240	\$123,600	\$133,560	\$143,280	\$153,360	\$163,080
Teller	110%	\$1,982	\$2,124	\$2,549	\$2,946	\$3,283	\$79,310	\$90,640	\$101,970	\$113,300	\$122,430	\$131,340	\$140,580	\$149,490
Teller	100%	\$1,802	\$1,931	\$2,317	\$2,678	\$2,985	\$72,100	\$82,400	\$92,700	\$103,000	\$111,300	\$119,400	\$127,800	\$135,900
Teller	90%	\$1,622	\$1,738	\$2,085	\$2,410	\$2,686	\$64,890	\$74,160	\$83,430	\$92,700	\$100,170	\$107,460	\$115,020	\$122,310
Teller	80%	\$1,442	\$1,545	\$1,854	\$2,143	\$2,388	\$57,680	\$65,920	\$74,160	\$82,400	\$89,040	\$95,520	\$102,240	\$108,720
Teller	70%	\$1,261	\$1,351	\$1,622	\$1,875	\$2,089	\$50,470	\$57,680	\$64,890	\$72,100	\$77,910	\$83,580	\$89,460	\$95,130
Teller	60%	\$1,081	\$1,158	\$1,390	\$1,607	\$1,791	\$43,260	\$49,440	\$55,620	\$61,800	\$66,780	\$71,640	\$76,680	\$81,540
Teller	55%	\$991	\$1,062	\$1,274	\$1,473	\$1,641	\$39,655	\$45,320	\$50,985	\$56,650	\$61,215	\$65,670	\$70,290	\$74,745
Teller	50%	\$901	\$965	\$1,158	\$1,339	\$1,492	\$36,050	\$41,200	\$46,350	\$51,500	\$55,650	\$59,700	\$63,900	\$67,950
Teller	45%	\$811	\$869	\$1,042	\$1,205	\$1,343	\$32,445	\$37,080	\$41,715	\$46,350	\$50,085	\$53,730	\$57,510	\$61,155
Teller	40%	\$721	\$772	\$927	\$1,071	\$1,194	\$28,840	\$32,960	\$37,080	\$41,200	\$44,520	\$47,760	\$51,120	\$54,360
Teller	30%	\$540	\$579	\$695	\$803	\$895	\$21,630	\$24,720	\$27,810	\$30,900	\$33,390	\$35,820	\$38,340	\$40,770
Teller	20%	\$360	\$386	\$463	\$535	\$597	\$14,420	\$16,480	\$18,540	\$20,600	\$22,260	\$23,880	\$25,560	\$27,180
Washington	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Washington	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980	\$112,200	\$121,220	\$130,240	\$139,150	\$148,170
Washington	100%	\$1,785	\$1,912	\$2,295	\$2,652	\$2,960	\$71,400	\$81,600	\$91,800	\$102,000	\$110,200	\$118,400	\$126,500	\$134,700
Washington	90%	\$1,606	\$1,721	\$2,065	\$2,387	\$2,664	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,560	\$113,850	\$121,230
Washington	80%	\$1,428	\$1,530	\$1,836	\$2,122	\$2,368	\$57,120	\$65,280	\$73,440	\$81,600	\$88,160	\$94,720	\$101,200	\$107,760
Washington	70%	\$1,249	\$1,338	\$1,606	\$1,856	\$2,072	\$49,980	\$57,120	\$64,260	\$71,400	\$77,140	\$82,880	\$88,550	\$94,290
Washington	60%	\$1,071	\$1,147	\$1,377	\$1,591	\$1,776	\$42,840	\$48,960	\$55,080	\$61,200	\$66,120	\$71,040	\$75,900	\$80,820
Washington	55%	\$981	\$1,051	\$1,262	\$1,458	\$1,628	\$39,270	\$44,880	\$50,490	\$56,100	\$60,610	\$65,120	\$69,575	\$74,085
Washington	50%	\$892	\$956	\$1,147	\$1,326	\$1,480	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350
Washington	45%	\$803	\$860	\$1,032	\$1,193	\$1,332	\$32,130	\$36,720	\$41,310	\$45,900	\$49,590	\$53,280	\$56,925	\$60,615
Washington	40%	\$714	\$765	\$918	\$1,061	\$1,184	\$28,560	\$32,640	\$36,720	\$40,800	\$44,080	\$47,360	\$50,600	\$53,880
Washington	30%	\$535	\$573	\$688	\$795	\$888	\$21,420	\$24,480	\$27,540	\$30,600	\$33,060	\$35,520	\$37,950	\$40,410
Washington	20%	\$357	\$382	\$459	\$530	\$592	\$14,280	\$16,320	\$18,360	\$20,400	\$22,040	\$23,680	\$25,300	\$26,940
Weld	120%	\$2,388	\$2,557	\$3,069	\$3,544	\$3,954	\$95,520	\$109,080	\$122,760	\$136,320	\$147,240	\$158,160	\$169,080	\$180,000
Weld	110%	\$2,189	\$2,344	\$2,813	\$3,249	\$3,624	\$87,560	\$99,990	\$112,530	\$124,960	\$134,970	\$144,980	\$154,990	\$165,000
Weld	100%	\$1,990	\$2,131	\$2,557	\$2,953	\$3,295	\$79,600	\$90,900	\$102,300	\$113,600	\$122,700	\$131,800	\$140,900	\$150,000
Weld	90%	\$1,791	\$1,918	\$2,301	\$2,658	\$2,965	\$71,640	\$81,810	\$92,070	\$102,240	\$110,430	\$118,620	\$126,810	\$135,000
Weld	80%	\$1,592	\$1,705	\$2,046	\$2,363	\$2,636	\$63,680	\$72,720	\$81,840	\$90,880	\$98,160	\$105,440	\$112,720	\$120,000
Weld	70%	\$1,393	\$1,491	\$1,790	\$2,067	\$2,306	\$55,720	\$63,630	\$71,610	\$79,520	\$85,890	\$92,260	\$98,630	\$105,000
Weld	60%	\$1,194	\$1,278	\$1,534	\$1,772	\$1,977	\$47,760	\$54,540	\$61,380	\$68,160	\$73,620	\$79,080	\$84,540	\$90,000
Weld	55%	\$1,094	\$1,172	\$1,406	\$1,624	\$1,812	\$43,780	\$49,995	\$56,265	\$62,480	\$67,485	\$72,490	\$77,495	\$82,500
Weld	50%	\$995	\$1,065	\$1,278	\$1,476	\$1,647	\$39,800	\$45,450	\$51,150	\$56,800	\$61,350	\$65,900	\$70,450	\$75,000
Weld	45%	\$895	\$959	\$1,150	\$1,329	\$1,482	\$35,820	\$40,905	\$46,035	\$51,120	\$55,215	\$59,310	\$63,405	\$67,500
Weld	40%	\$796	\$852	\$1,023	\$1,181	\$1,318	\$31,840	\$36,360	\$40,920	\$45,440	\$49,080	\$52,720	\$56,360	\$60,000
Weld	30%	\$597	\$639	\$767	\$886	\$988	\$23,880	\$27,270	\$30,690	\$34,080	\$36,810	\$39,540	\$42,270	\$45,000
Weld	20%	\$398	\$426	\$511	\$590	\$659	\$15,920	\$18,180	\$20,460	\$22,720	\$24,540	\$26,360	\$28,180	\$30,000
Yuma	120%	\$2,142	\$2,295	\$2,754	\$3,183	\$3,552	\$85,680	\$97,920	\$110,160	\$122,400	\$132,240	\$142,080	\$151,800	\$161,640
Yuma	110%	\$1,963	\$2,103	\$2,524	\$2,917	\$3,256	\$78,540	\$89,760	\$100,980					

[Source: Federal Reserve Bank of St. Louis Economic Data - 30-year Fixed Rate Mortgage Aver](#)

Average Mortgage Interest Rate:	6.83%
Median Mortgage Interest Rate:	6.81%

observation_dateMORTGAGE30US

6/15/2023	6.69
6/22/2023	6.67
6/29/2023	6.71
7/6/2023	6.81
7/13/2023	6.96
7/20/2023	6.78
7/27/2023	6.81
8/3/2023	6.9
8/10/2023	6.96
8/17/2023	7.09
8/24/2023	7.23
8/31/2023	7.18
9/7/2023	7.12
9/14/2023	7.18
9/21/2023	7.19
9/28/2023	7.31
10/5/2023	7.49
10/12/2023	7.57
10/19/2023	7.63
10/26/2023	7.79
11/2/2023	7.76
11/9/2023	7.5
11/16/2023	7.44
11/22/2023	7.29
11/30/2023	7.22
12/7/2023	7.03
12/14/2023	6.95
12/21/2023	6.67
12/28/2023	6.61
1/4/2024	6.62
1/11/2024	6.66
1/18/2024	6.6
1/25/2024	6.69
2/1/2024	6.63
2/8/2024	6.64
2/15/2024	6.77
2/22/2024	6.9
2/29/2024	6.94

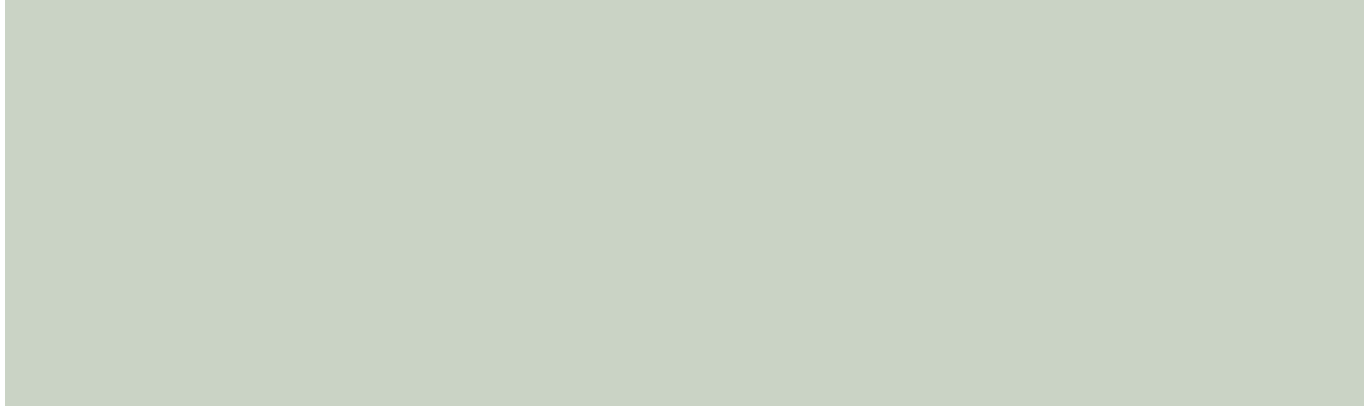
3/7/2024	6.88
3/14/2024	6.74
3/21/2024	6.87
3/28/2024	6.79
4/4/2024	6.82
4/11/2024	6.88
4/18/2024	7.1
4/25/2024	7.17
5/2/2024	7.22
5/9/2024	7.09
5/16/2024	7.02
5/23/2024	6.94
5/30/2024	7.03
6/6/2024	6.99
6/13/2024	6.95
6/20/2024	6.87
6/27/2024	6.86
7/3/2024	6.95
7/11/2024	6.89
7/18/2024	6.77
7/25/2024	6.78
8/1/2024	6.73
8/8/2024	6.47
8/15/2024	6.49
8/22/2024	6.46
8/29/2024	6.35
9/5/2024	6.35
9/12/2024	6.2
9/19/2024	6.09
9/26/2024	6.08
10/3/2024	6.12
10/10/2024	6.32
10/17/2024	6.44
10/24/2024	6.54
10/31/2024	6.72
11/7/2024	6.79
11/14/2024	6.78
11/21/2024	6.84
11/27/2024	6.81
12/5/2024	6.69
12/12/2024	6.6
12/19/2024	6.72
12/26/2024	6.85
1/2/2025	6.91
1/9/2025	6.93
1/16/2025	7.04
1/23/2025	6.96

1/30/2025	6.95
2/6/2025	6.89
2/13/2025	6.87
2/20/2025	6.85
2/27/2025	6.76
3/6/2025	6.63
3/13/2025	6.65
3/20/2025	6.67
3/27/2025	6.65
4/3/2025	6.64
4/10/2025	6.62
4/17/2025	6.83
4/24/2025	6.81
5/1/2025	6.76
5/8/2025	6.76
5/15/2025	6.81
5/22/2025	6.86
5/29/2025	6.89
6/5/2025	6.85
6/12/2025	6.84
6/18/2025	6.81
6/26/2025	6.77
7/3/2025	6.67
7/10/2025	6.72
7/17/2025	6.75
7/24/2025	6.74
7/31/2025	6.72
8/7/2025	6.63
8/14/2025	6.58
8/21/2025	6.58
8/28/2025	6.56
9/4/2025	6.5
9/11/2025	6.35

Town of Berthoud: Proposition 123 Compliance - Naturally Occurring Affordable Housing Units for the years 2023 - 2025

Source of Information: Berthoud Building Permit Files and XXXXXX

Date of 1st Sale after building permit issuance	Sold Price (First Sale after building permit issuance)	Sales price if sold again before 7/1/2026?	Number of Bedrooms	Town of Berthoud Building Permit No.	Building Permit Issue Date	Building Permit Coding (SFD = Single Family Detached; SFA = Single Family Attached)	Job Site Address	Owner	Construction Valuation	NOTES
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Item	Quantity	Unit	Description	Material Code	Material Name	Material Unit	Material Price	Material Value	Material Type
1	1	m	Steel reinforcement bar	1008	Steel reinforcement bar	kg	1008	1008	Structural
2	1	m	Concrete	1009	Concrete	m ³	1009	1009	Structural
3	1	m	Brick	1010	Brick	kg	1010	1010	Structural
4	1	m	Plaster	1011	Plaster	m ²	1011	1011	Structural
5	1	m	Paint	1012	Paint	kg	1012	1012	Structural
6	1	m	Roofing material	1013	Roofing material	m ²	1013	1013	Structural
7	1	m	Insulation	1014	Insulation	m ³	1014	1014	Structural
8	1	m	Window frame	1015	Window frame	m	1015	1015	Structural
9	1	m	Door frame	1016	Door frame	m	1016	1016	Structural
10	1	m	Roof truss	1017	Roof truss	m	1017	1017	Structural
11	1	m	Roof purlin	1018	Roof purlin	m	1018	1018	Structural
12	1	m	Roof rafter	1019	Roof rafter	m	1019	1019	Structural
13	1	m	Roof ridge	1020	Roof ridge	m	1020	1020	Structural
14	1	m	Roof eave	1021	Roof eave	m	1021	1021	Structural
15	1	m	Roof gable	1022	Roof gable	m	1022	1022	Structural
16	1	m	Roof valley	1023	Roof valley	m	1023	1023	Structural
17	1	m	Roof hip	1024	Roof hip	m	1024	1024	Structural
18	1	m	Roof dormer	1025	Roof dormer	m	1025	1025	Structural
19	1	m	Roof porch	1026	Roof porch	m	1026	1026	Structural
20	1	m	Roof balcony	1027	Roof balcony	m	1027	1027	Structural
21	1	m	Roof terrace	1028	Roof terrace	m	1028	1028	Structural
22	1	m	Roof pergola	1029	Roof pergola	m	1029	1029	Structural
23	1	m	Roof gazebo	1030	Roof gazebo	m	1030	1030	Structural
24	1	m	Roof pavilion	1031	Roof pavilion	m	1031	1031	Structural
25	1	m	Roof canopy	1032	Roof canopy	m	1032	1032	Structural
26	1	m	Roof awning	1033	Roof awning	m	1033	1033	Structural
27	1	m	Roof pergola	1034	Roof pergola	m	1034	1034	Structural
28	1	m	Roof gazebo	1035	Roof gazebo	m	1035	1035	Structural
29	1	m	Roof pavilion	1036	Roof pavilion	m	1036	1036	Structural
30	1	m	Roof canopy	1037	Roof canopy	m	1037	1037	Structural
31	1	m	Roof awning	1038	Roof awning	m	1038	1038	Structural
32	1	m	Roof pergola	1039	Roof pergola	m	1039	1039	Structural
33	1	m	Roof gazebo	1040	Roof gazebo	m	1040	1040	Structural
34	1	m	Roof pavilion	1041	Roof pavilion	m	1041	1041	Structural
35	1	m	Roof canopy	1042	Roof canopy	m	1042	1042	Structural
36	1	m	Roof awning	1043	Roof awning	m	1043	1043	Structural
37	1	m	Roof pergola	1044	Roof pergola	m	1044	1044	Structural
38	1	m	Roof gazebo	1045	Roof gazebo	m	1045	1045	Structural
39	1	m	Roof pavilion	1046	Roof pavilion	m	1046	1046	Structural
40	1	m	Roof canopy	1047	Roof canopy	m	1047	1047	Structural
41	1	m	Roof awning	1048	Roof awning	m	1048	1048	Structural
42	1	m	Roof pergola	1049	Roof pergola	m	1049	1049	Structural
43	1	m	Roof gazebo	1050	Roof gazebo	m	1050	1050	Structural
44	1	m	Roof pavilion	1051	Roof pavilion	m	1051	1051	Structural
45	1	m	Roof canopy	1052	Roof canopy	m	1052	1052	Structural
46	1	m	Roof awning	1053	Roof awning	m	1053	1053	Structural
47	1	m	Roof pergola	1054	Roof pergola	m	1054	1054	Structural
48	1	m	Roof gazebo	1055	Roof gazebo	m	1055	1055	Structural
49	1	m	Roof pavilion	1056	Roof pavilion	m	1056	1056	Structural
50	1	m	Roof canopy	1057	Roof canopy	m	1057	1057	Structural
51	1	m	Roof awning	1058	Roof awning	m	1058	1058	Structural
52	1	m	Roof pergola	1059	Roof pergola	m	1059	1059	Structural
53	1	m	Roof gazebo	1060	Roof gazebo	m	1060	1060	Structural
54	1	m	Roof pavilion	1061	Roof pavilion	m	1061	1061	Structural
55	1	m	Roof canopy	1062	Roof canopy	m	1062	1062	Structural
56	1	m	Roof awning	1063	Roof awning	m	1063	1063	Structural
57	1	m	Roof pergola	1064	Roof pergola	m	1064	1064	Structural
58	1	m	Roof gazebo	1065	Roof gazebo	m	1065	1065	Structural
59	1	m	Roof pavilion	1066	Roof pavilion	m	1066	1066	Structural
60	1	m	Roof canopy	1067	Roof canopy	m	1067	1067	Structural
61	1	m	Roof awning	1068	Roof awning	m	1068	1068	Structural
62	1	m	Roof pergola	1069	Roof pergola	m	1069	1069	Structural
63	1	m	Roof gazebo	1070	Roof gazebo	m	1070	1070	Structural
64	1	m	Roof pavilion	1071	Roof pavilion	m	1071	1071	Structural
65	1	m	Roof canopy	1072	Roof canopy	m	1072	1072	Structural
66	1	m	Roof awning	1073	Roof awning	m	1073	1073	Structural
67	1	m	Roof pergola	1074	Roof pergola	m	1074	1074	Structural
68	1	m	Roof gazebo	1075	Roof gazebo	m	1075	1075	Structural
69	1	m	Roof pavilion	1076	Roof pavilion	m	1076	1076	Structural
70	1	m	Roof canopy	1077	Roof canopy	m	1077	1077	Structural
71	1	m	Roof awning	1078	Roof awning	m	1078	1078	Structural
72	1	m	Roof pergola	1079	Roof pergola	m	1079	1079	Structural
73	1	m	Roof gazebo	1080	Roof gazebo	m	1080	1080	Structural
74	1	m	Roof pavilion	1081	Roof pavilion	m	1081	1081	Structural
75	1	m	Roof canopy	1082	Roof canopy	m	1082	1082	Structural
76	1	m	Roof awning	1083	Roof awning	m	1083	1083	Structural
77	1	m	Roof pergola	1084	Roof pergola	m	1084	1084	Structural
78	1	m	Roof gazebo	1085	Roof gazebo	m	1085	1085	Structural
79	1	m	Roof pavilion	1086	Roof pavilion	m	1086	1086	Structural
80	1	m	Roof canopy	1087	Roof canopy	m	1087	1087	Structural
81	1	m	Roof awning	1088	Roof awning	m	1088	1088	Structural
82	1	m	Roof pergola	1089	Roof pergola	m	1089	1089	Structural
83	1	m	Roof gazebo	1090	Roof gazebo	m	1090	1090	Structural
84	1	m	Roof pavilion	1091	Roof pavilion	m	1091	1091	Structural
85	1	m	Roof canopy	1092	Roof canopy	m	1092	1092	Structural
86	1	m	Roof awning	1093	Roof awning	m	1093	1093	Structural
87	1	m	Roof pergola	1094	Roof pergola	m	1094	1094	Structural
88	1	m	Roof gazebo	1095	Roof gazebo	m	1095	1095	Structural
89	1	m	Roof pavilion	1096	Roof pavilion	m	1096	1096	Structural
90	1	m	Roof canopy	1097	Roof canopy	m	1097	1097	Structural
91	1	m	Roof awning	1098	Roof awning	m	1098	1098	Structural
92	1	m	Roof pergola	1099	Roof pergola	m	1099	1099	Structural
93	1	m	Roof gazebo	1100	Roof gazebo	m	1100	1100	Structural
94	1	m	Roof pavilion	1101	Roof pavilion	m	1101	1101	Structural
95	1	m	Roof canopy	1102	Roof canopy	m	1102	1102	Structural
96	1	m	Roof awning	1103	Roof awning	m	1103	1103	Structural
97	1	m	Roof pergola	1104	Roof pergola	m	1104	1104	Structural
98	1	m	Roof gazebo	1105	Roof gazebo	m	1105	1105	Structural
99	1	m	Roof pavilion	1106	Roof pavilion	m	1106	1106	Structural
100	1	m	Roof canopy	1107	Roof canopy	m	1107	1107	Structural

