

TOWN OF BOW MAR
OFFICIAL NOTICE AND AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES

DATE: Monday, August 18, 2025
TIME: 6:00 p.m.
PLACE: Columbine Valley Town Hall
2 Middlefield Road
Columbine Valley, CO 80123

Board Meeting

The regular meeting of the Board of Trustees of the Town of Bow Mar will begin at 6:00 p.m.

Call or Order, Roll Call and Pledge of Allegiance – Bryan Sperry

Agenda

- Approve Agenda

Public Comment

- Speakers must sign in with the Clerk (comments are limited to 3 minutes)

Consent Agenda

- Approval of the Minutes of the Regular Meeting Held on July 21, 2025 (enclosure)
- Treasurer’s Report and Payments Approval

Commissioner’s Report

Public Safety	Mease, Cottrell (enclosure)
Finance	Chrisman
Building	Carlson (enclosure)
Parks and Recreation	Hinton
Public Works	Peterson
Intergovernmental	Osbourne-Manning

Clerk’s Comments

- The next regular meeting is scheduled for Monday, September 15, 2025

Attorney's Report

Mayor's Report

Old Business

- Continued Public Hearing to Adopt DRB Guidelines for Recreational Zone District and Ordinance Updating Zoning Regulations (enclosure)

New Business

- Goddard Fund Run Wed. Sept 10th (Route: start at Goddard, Bow Mar Dr., right on Aspen, left on Frontier, left on Bow Mar Dr. back to school)

Adjournment

RECORD OF PROCEEDING

MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF

THE TOWN OF BOW MAR

HELD MONDAY, JULY 21, 2025

A regular meeting of the Board of Trustees of the Town of Bow Mar, Colorado was held on Monday, July 21, 2025, at 6:00 p.m., at Columbine Valley Town Hall, 2 Middlefield Road, Columbine Valley CO, 80123.

Present:

Mayor Sperry: Bryan Sperry

Trustees: Jane Carlson
David Peterson
Jim Chrisman
Chris Mease
Liz Manning

Absence was Trustee Hinton, whose absence was excused.

Also, in attendance were:

Wilson Scarbeary, Esq.; Wilson Williams Fellman Dittman, Town Attorney
Sue Blair; CRS of Colorado
Jamie Milliman, Town of Columbine Valley Police
Kristin McDonald
Shaye and Craig Patterson
Hane and Dawn Fable
Andy and Cam Pagel
Chip and Anne Mower
Bob Dennis
Nils Erickson
Tony Parkin
Jesse and Lea Ann Adkins
Jesse Schumacher
Jason Dawkins
Kyle Thomas
Mark Reister
Dit and Mark Goldberg
Candy Ergen

Sarah Chapman
Maksim Avseev
Dick and Julie Hopkins
Sarah Farmar
Mike Ruger
Brus Osborne
Lauren Sperry
Margo Ramsden

AGENDA:

Upon motion duly made, seconded, and unanimously carried, the agenda was amended by moving the Public Hearing on DRB Guidelines for Recreational Zone District to the beginning of the meeting.

PUBLIC HEARING: DRB Guidelines for Recreational Zone District:

Clerk Blair noted that proper publication had been made to allow the Board to conduct said Public Hearing. Mayor Sperry stated that we are all neighbors and reminded everyone in attendance to be respectful. He explained that the Town's efforts are to provide guidelines to the DRB when building occurs within the recreation zone district. The Town was not changing the zoning. He noted that he had met with the President of the BMOI last week at his home, and that the proposed guidelines were posted on the Town's website. Mayor Sperry then opened the Public Hearing at 6:06 p.m. and asked for public comment. The summary of the public comment received is as follows:

Kristin McDonald: Ms. McDonald stated that the Town was overreaching its role. She only learnt of the proposed changes 24 hours prior to today's hearing. She understands that BMOI was not consulted or that any dialogue occurred. The Town is being dismissive and counter productive by undermining the BMOI Board. She requested that the Board think clearly on the Town's position and reconsider adoption of the guidelines.

Craig Patterson: Mr. Patterson talked about the problem with communication not taking place with the residents of the Town. There needs to be more collaboration and clarity on the problem and reasoning why this change is being proposed.

Andy Pagel: Mr. Pagel stated that there seems to be attempted trampling on private property rights. He has worked extensively in Denver and there is no down zoning allowed in Denver. Rezoning is not allowed unless the property owner makes the request.

Chip Mower: Mr. Mower stated that he would like to address the Board regarding public safety and requested that he be called back after this current discussion.

Bob Dennis: Mr. Dennis handed Clerk Blair a CORA request. He then addressed the Board stating that rezoning by the Town is against state law unless there are changes in circumstances, which there are none. He stated that he can't believe that the Board hasn't discussed it with BMOI. BMOI is a private property owners and BMOI should determine what is in the best interest of the membership and Town residents. BMOI is a corporation that is for the benefit of the membership. Why would BMOI have to provide an Environmental Impact Study? Decisions regarding setbacks and non-build zones should be made by BMOI. Also, planting trees to block the beach is ridiculous.

Tony Parkin: Mr. Parkin stated that he is a 12 year member of BMOI and he echoed sentiments made by Mr. Dennis and others. The Town is overreaching.

Jason Dawkins: Mr. Dawkins stated he has served on the BMOI Board and property rezoning is against state law unless the property owner initiates it. No compensation was discussed. The BMOI membership will defend BMOI and it should produce an action plan to fight like hell and engage legal counsel.

Kyle Thomas: Mr. Thomas stated that zoning changes are led by the property owners and the vested rights of the property owner remains. Rezoning BMOI property is against state law. He feels it is peculiar why the Town is considering changing the zoning. Mr. Thomas also suggested that the Town publish board packets on the website, not just the agenda. Clerk Blair stated that all documentation has to be ADA compliant before posting, and typically there is not sufficient time once all enclosures are received to post the entire packet before the Board meeting. Margo Ramsden stated that it is difficult for the community to make rational decisions without much information available. Perhaps the meeting packets could be posted after the Board meeting would. Trustee Osbourne-Manning requested that the last six months of meeting packets be posted on the website once ADA compliant. Mr. Thomas asked if there was any movement on a home rule charter. Mayor Sperry responded that the Board is working on other items at this time and the home rule charter is currently on hold.

Mark Reister: Mr. Reister stated that the BMOI President has stated she had a brief conversation with the Mayor and that she didn't have any details. He stated that this was not discussed with any of us. The Town legally has no right to this this. He feels like the Town is trying to sneak it in as he found out about it yesterday. BMOI guidelines are in place and the Town should not be able to override those guidelines. He stated that volunteering in this community can be different, but more communication is needed.

Mark Goldberg: Mr. Goldberg stated that he has been in commercial development for 50 years and has dealt with land use issues. He stated that the Town has a vested rights in zoning and BMOI has land use rights. He stated that providing DRB guidelines is a different issue than rezoning. He applauded the Town regarding Mary's Meadow and working with Denver Open Space on the zoning. He further stated that there needs to be more communication between the Town and BMOI and encouraged the Board to listen to the community and not take any action tonight.

Sarah Chapman: Ms. Chapman is the Racquet Club President and requested that all Clubs within the Town have an opportunity to comment on all design. Further, she asked that the Club be included in further discussions. Ms. Chapman offered her "survey expertise" to the Town if that would be helpful.

Mayor Sperry thanked the residents for attending the public hearing. This is a preliminary start and there was no intention by the Board to vote tonight. He stated this will be a long and arduous process to conclusion.

There being no further public comment the Board proceeded to discuss the guidelines. Mayor Sperry spoke about the parking lot areas and small pieces of land that were not shown on the map and that the map would have to be adjusted. He further stated that this is not a zoning change, but discussion regarding guidelines that the Town could provide to the DRB, and address setbacks, buildable areas, etc. He stated that some parcels go clear across the lake. In Montana, as an example, they use water marks to determine setbacks. The guidelines are to assist the DRB to identify where buildings can go – not to rezone recreation areas. This effort will also protect the Town from potential liability. The Town Board decided that this was a tough issue and they wanted to deal with it now and find a resolution instead of passing the issue

on to future boards. He stated that residents have spent significant monies on their properties to protect view corridors, etc. Mayor Sperry stated that there will be additional public discussions.

Trustee Peterson stated that more communication is needed and he asked Mayor Sperry to explain his comment regarding no rezoning. Mayor Sperry stated that this is not a rezoning of the Recreational Zone District, but establishing guidelines for the DRB if bathrooms or a sailboat building is planned and built.

Mr. Scarbeary stated that a rezoning is typically converting property, for example, from residential to commercial status. This is not a change in classification, but is intended to address height restrictions, design criteria, and such. The Board discussed that some of the design criteria may be too restrictive.

Trustee Crisman stated that attendees tonight voiced they didn't want any part of it. The Board is focusing on specific items and he feels the document is moving in the right direction.

Trustee Osbourne-Manning stated the Town already has guidelines for ag and residential – this is just adding guidelines for the recreational areas. As an example, minimum parking at buildings needs to be considered. She feels the map may be too restrictive. The Board will proactively seek BMOI and Clubs input and there will be more of a collaborative process.

Trustee Mease stated that we are all part of the BMOI and there needs to be guidelines for things like view corridors.

Trustee Carlson read part of the Introduction contained in the document stating, "These guidelines, focusing on the Recreational Zone District, are intended to align with the broader Bow Mark Design Guidelines and apply specifically to recreational zones with the Town." In addition, "The Design Review Criteria for the Recreational Zone District are designed to assist the Design Review Board (DRB) in assessing proposals." Trustee Carlson then moved that the Public Hearing be continued to the August regular meeting of the Board. Upon second by Director Peterson, vote was taken and motion carried unanimously.

Mayor Sperry stated that the process will continue. Trustee Carlson asked who the residents should contact if they have questions. Mayor Sperry said there will be direction/discussion on who reaches out to the BMOI and others.

PUBLIC COMMENT

Chip Mower addressed the Board stating that they have lived on Belleview for four years and during that time two cars have crashed into a wall, one car into their property, and one car into their flower bed. He stated that traffic will only increase and asked the Board to consider additional signage to alert drivers to slow down or consider other action to slow drivers down. He stated this is a real property and it is only going to get worse.

Maksim Avseev addressed the Board stating that he has lived in Bow Mar ten years and he suggested that the gate question be brought up once again and possibly a self-opening gate would be a benefit to reduce traffic.

Mayor Sperry thanked everyone for attending tonight's meeting and providing comments.

VARIANCE

The Board of Adjustments opened the Public Hearing at 7:15 p.m. to consider an application for a variance from the property owners at 5005 Pinyon for location of a new shed and landscaping. Building Commissioner Carlson noted that the property owners have complied with all notice provisions. Jesse Schumacher addressed the Board stating that the owners wish to locate the new shed as close to the back corner as possible to block a messy area at their neighbors home. All neighbors have signed off on the variance. After discussion, Trustee Crisman moved that the Board of Adjustments approve the variance as presented. Upon second by Trustee Peterson, vote was taken and motion carried unanimously. The variance was approved.

CONSENT AGENDA:

The consent agenda including minutes, payables and Treasurer's report were approved as presented.

COMMISSIONERS REPORT:

Public Safety: Sergeant Milliman reviewed the monthly police report. Trustee Mease thanked the police department for attending public events. He has received positive comments regarding police attendance. Trustee Mease also reported that the Town received credit from Flock Cameras in the amount of \$1,032. Sergeant Milliman stated that, as pertains to gates, people hit them all the time and a speeder is going to jump speed bumps. Typically in these types of crashes, alcohol is a factor. It was also discussed, that if the gates were installed, it is likely the Town would not qualify for additional grant funding since the roads would become "private."

Public Works: Trustee Peterson noted that Sheridan Blvd. will be completed by the end of the week. Pinyon Drive is pushed back one week. A Xfinity line was hit. He has not received any complaints regarding the road project. There is a bus stop at Bow Mar Drive and Beach Road. A speed bump is being removed and a pedestrian crosswalk will be painted in addition to signage. Also, a pedestrian crossing will be painted by the path.

Trustee Osbourne-Manning asked regarding the status of the David Evans traffic report. Mayor Sperry reported that the data being provided through the flock cameras is remarkable and provides more information to the Town than the David Evans report.

Trustee Peterson noted that resurfacing of Bow Mar Drive, Prospect and Wagon Trail will commence later this year.

Building: Trustee Carlson reviewed the monthly report with the Board. During the month of June, the Town collected \$7,514.00 in permit fees, \$1,000.00 in license fees and \$3,372.97 transportation utility fees, for a total collection of \$11,887.00. The payment to the building inspector was \$2,312.50.

Parks and Recreation: Mayor Sperry stated that there is still no power at Briana's park; however, Xcel is supposed to be on site this week. Watering has been a real issue.

Intergovernmental: Trustee Osbourne-Manning reported that she is still negotiating regarding the very green fencing that was installed by Grant Ranch. The gate is finished and she will collaborate with Trustee Hinton regarding a long-term locking solution. Grant Ranch installed a larger solar panel that is triple the size of the original panel. Trustee Osbourne-Manning distributed prizing from various trash

removal services. After discussion, a contract will be drafted with Republic Proposal, possibly including a composting cost, for Board consideration and approval.

Finance: Clerk Blair reviewed the monthly financial report and noted that the Town is tracking on budget year-to-date for 2025. She also reported that the funding to the Bow Mar Foundation is complete and reflected on the June financial statements.

Clerk's Comment: Ms. Blair confirmed a quorum for next month's meeting. Trustee Patterson will be absent. Clerk Blair then reported that she would work with Attorney Wilson re respond to the CORA request received from Mr. Dennis.

MAYORS REPORT: Mayor Sperry reported that great drainage work is being done throughout the Town. He noted that the culvert under Sheridan has been installed. He thanked Trustee Peterson and Jason Miner, Town Engineer, for their hard work to oversee the drainage issues with the paving contractor. These are big improvements that aren't noticed.

OLD BUSINESS:

Briana's Park – Placard: After discussion, the Board approved placement of a placard on a large rock at the entrance of Briana's Park. In addition, the Board approved engraving a rock in Mary's Meadow. Trustee Carlson recommended that the history of the park be noted. In addition, the Board determined not to install a structure for rules and regulations at the park.

NEW BUSINESS:

There was none.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:37 p.m.

Bryan Sperry, Mayor

Sue Blair, Town Clerk



Columbine Valley Police Department

Serving Bow Mar
 2 Middlefield Rd. Columbine Valley, Colorado 80123
www.columbinevalley.org
 (303) 795-1434 Fax (303) 795-7325

Columbine Valley P.D. Monthly Report For August 2025

Full Time Positions	6 of 6
Part Time Positions	4 of 5
Regular hours	1344
OT hours worked	49
Off Duty	0
PTO	90

July 2025 Violations

Charges For the Date Range 7/1/2025 Thru 7/31/2025

Qty	Charge
5	703(3) FAIL TO STOP AT A STOP SIGN:
3	1409 COMPULSORY INSURANCE:
2	1210(A) ON STREET PARKING PROHIBITED (3-6 AM):
1	1101(2)(H) SPEEDING 10 - 19 MPH OVER:
1	1008(1) FOLLOWING TOO CLOSELY:
1	1204(3)(B) STOPPING, STANDING OR PARKING PROHIBITED IN SPECIFIED PLACES (WHERE OFFICIAL SIGNS PROHIBIT):
1	BMC 10-72 TRESPASSING:
0	
14	Total Number of Violations Issued

Monthly Case # Report

Case Number	Event Date	Situation Reported
CV25-000088	07/01/2025 01:58:37 PM	TRAFFIC ARREST IP
CV25-000089	07/01/2025 04:47:02 PM	TRAFFIC STOP IP
CV25-000090	07/01/2025 10:06:08 PM	TRESPASS TO PROPERTY IP
CV25-000091	07/08/2025 04:21:48 PM	TRAFFIC STOP IP
CV25-000092	07/08/2025 05:04:23 PM	TRAFFIC STOP IP
CV25-000093	07/17/2025 05:02:50 PM	PROPERTY ACCIDENT IP
CV25-000094	07/20/2025 03:29:35 PM	INFORMATION IP
CV25-000095	07/25/2025 03:41:16 PM	PROPERTY ACCIDENT IP
CV25-000096	07/29/2025 04:20:24 PM	TRAFFIC STOP IP
CV25-000103	07/31/2025 01:06:29 PM	INFORMATION IP

Problem Type Summary

10:50 AM 8/14/2025

Data Source: Data Warehouse

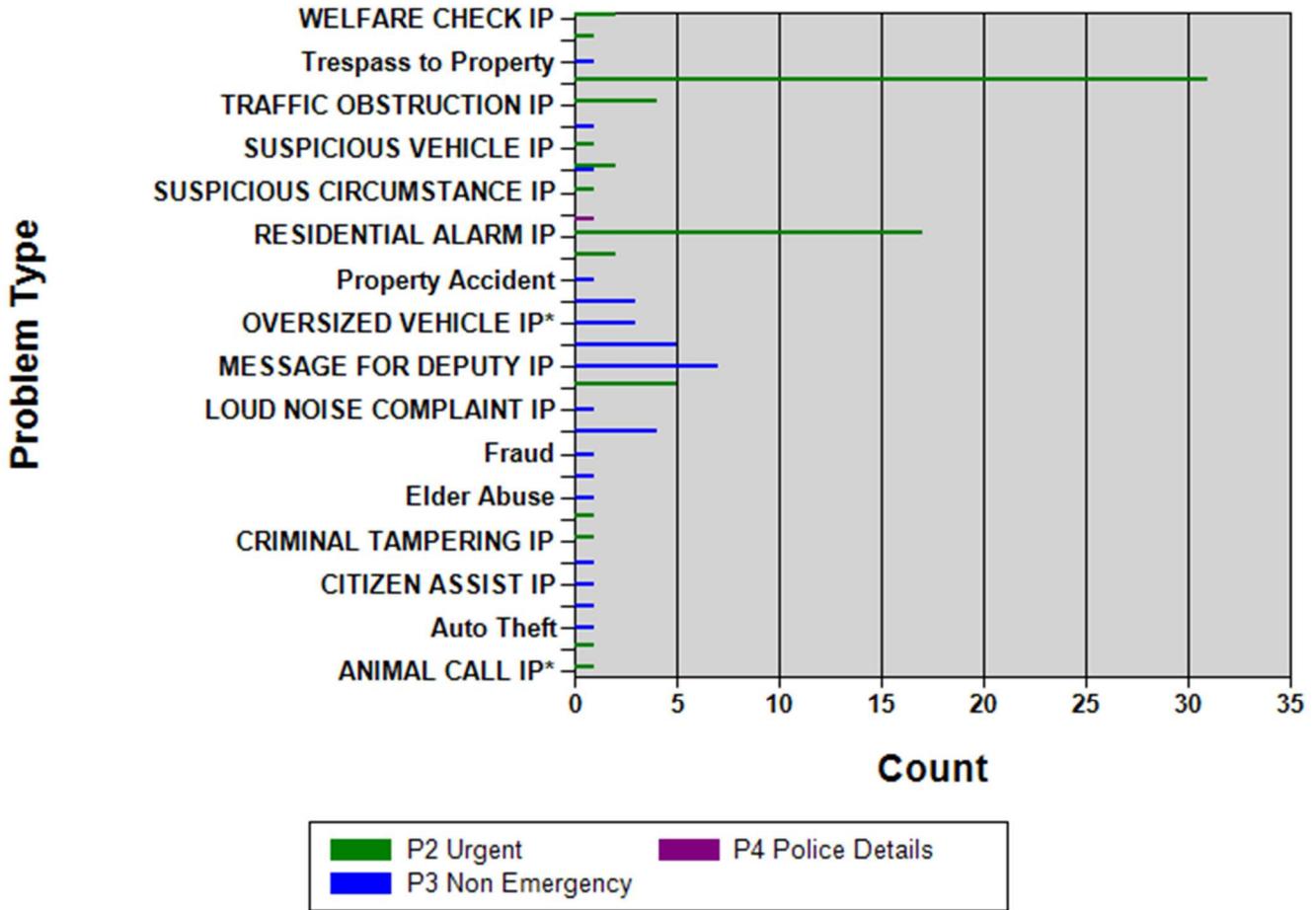
Agency: ACSO

Division: Bow Mar, Bow Mar Inactive Personnel, Columbine Valley, Columbine Valley Inactive Pers

Day Range: Date From 7/1/2025 To 7/31/2025

Exclusion:

- Calls canceled before first unit assigned
- Calls canceled before first unit at scene



Priority	Description
1	P1 In Progress
2	P2 Urgent
3	P3 Non Emergency
4	P4 Police Details
5	P5 On View
6	P6 Phone
7	P7 Dispatch
8	P8 CAD Test Record
9	P9 Call on Hold

Problem Type	Priority									Total
	1	2	3	4	5	6	7	8	9	
911 HANGUP IP										
ABANDONED VEHICLE IP*										
ACCIDENT ALERT IP										
ANIMAL CALL IP*		<u>1</u>								<u>1</u>
Assault										
ASSIST TO OTHER AGENCY IP		<u>1</u>								<u>1</u>
Auto Theft			<u>1</u>							<u>1</u>
AUTO THEFT IP										
Burglary			<u>1</u>							<u>1</u>
Burglary Attempt										
BURGLARY ATTEMPT IP										
BURGLARY IP										
BUSINESS ALARM IP										
BUSINESS CHECK IP*										
CANCEL RUNAWAY IP										
Child Abuse										
CHILD ABUSE IP										
CITIZEN ASSIST IP			<u>1</u>							<u>1</u>
CODE ENFORCEMENT IP*										
Criminal Impersonation										
CRIMINAL IMPERSONATION IP										
Criminal Mischief			<u>1</u>							<u>1</u>
CRIMINAL MISCHIEF IP										
Criminal Tampering										
CRIMINAL TAMPERING IP		<u>1</u>								<u>1</u>
DEAD ON ARRIVAL IP										
Disturbance Physical										
DISTURBANCE PHYSICAL IP										
Disturbance Verbal										
DISTURBANCE VERBAL IP										
Domestic Violence Physical										
DOMESTIC VIOLENCE PHYSICAL IP										
Domestic Violence Verbal										
DOMESTIC VIOLENCE VERBAL IP		<u>1</u>								<u>1</u>
Drug Violation										
DRUG VIOLATION IP										
DRUNK SUBJECT IP										
DUI IP										
Elder Abuse			<u>1</u>							<u>1</u>
ELDER ABUSE IP										
FIREWORKS IP			<u>1</u>							<u>1</u>
FOUND PERSON IP										
FOUND PROPERTY IP*										
Fraud			<u>1</u>							<u>1</u>
FRAUD IP										
Harassment										
HARASSMENT IP										
Hate Crime										
HATE CRIME IP										
HOME CHECK IP*										
Identity Theft										
IDENTITY THEFT IP										
IMPOUNDED VEHICLE IP										
INFORMATION IP			<u>4</u>							<u>4</u>

Injury Accident									
INJURY ACCIDENT IP									
INTIMIDATING A WITNESS IP									
KEEP THE PEACE IP*									
LIQUOR VIOLATION IP									
LOUD NOISE COMPLAINT IP			<u>1</u>						<u>1</u>
MEDICAL IP		<u>5</u>							<u>5</u>
Menacing									
MENACING IP									
MENTAL SUBJECT IP									
MESSAGE FOR DEPUTY IP			<u>7</u>						<u>7</u>
MISSING CHILD IP									
Missing Person									
MISSING PERSON IP									
OBSTRUCTION IP									
ODOR INVESTIGATION IP									
OPEN DOOR IP*			<u>5</u>						<u>5</u>
OVERSIZED VEHICLE IP*			<u>3</u>						<u>3</u>
PARKING COMPLAINT IP*			<u>3</u>						<u>3</u>
POSS SHOTS FIRED IP									
Property Accident			<u>1</u>						<u>1</u>
PROPERTY ACCIDENT IP		<u>2</u>							<u>2</u>
PUFFING VEHICLE IP*									
RECOVERED STOLEN PROPERTY IP									
RECOVERED STOLEN VEHICLE IP									
REDI REPORT IP									
REPOSSESSED VEHICLE IP									
RESIDENTIAL ALARM IP		<u>17</u>							<u>17</u>
Restraining Order Vio									
RESTRAINING ORDER VIO IP									
Robbery									
ROBBERY IP									
Runaway									
RUNAWAY IP									
SAFE 2 TELL									
SELECTIVE ENFORCEMENT IP*					<u>1</u>				<u>1</u>
Sex Assault									
SEX ASSAULT IP									
Sex Crime									
SEX CRIME IP									
Shots Fired									
SHOTS FIRED IP									
Suicide Attempt									
SUICIDE ATTEMPT IP									
SUICIDE COMPLETED IP									
SUICIDE THREAT IP									
SUSPICIOUS CIRCUMSTANCE IP		<u>1</u>							<u>1</u>
SUSPICIOUS PERSON IP		<u>2</u>	<u>1</u>						<u>3</u>
SUSPICIOUS VEHICLE IP		<u>1</u>							<u>1</u>
Theft									
Theft from Motor Vehicle									
THEFT FROM MOTOR VEHICLE IP									
THEFT IP									
TRAFFIC ARREST IP									
Traffic Complaint			<u>1</u>						<u>1</u>
TRAFFIC COMPLAINT IP									
TRAFFIC OBSTRUCTION IP		<u>4</u>							<u>4</u>

TRAFFIC STOP IP		<u>31</u>								<u>31</u>
TRANSPORT IP										
Trespass to Property			<u>1</u>							<u>1</u>
TRESPASS TO PROPERTY IP		<u>1</u>								<u>1</u>
Trespass to Vehicle										
TRESPASS TO VEHICLE IP										
UNKNOWN INJURY ACCIDENT IP										
UNLAWFUL ACTS IP										
UNWANTED SUBJECT IP										
VEHICLE LOCKOUT IP										
WARRANT ARREST IP										
WARRANT PICKUP IP										
Weapons Violation										
WEAPONS VIOLATION IP										
WELFARE CHECK IP		<u>2</u>								<u>2</u>
ZZ Animal Call										
ZZ Suspicious Person										
ZZ Suspicious Vehicle										
ZZ Unwanted Subject										
ZZ ZONING IP										
Total		<u>70</u>	<u>34</u>	<u>1</u>						<u>105</u>

Bow Mar Calls For Service

<u>Incident</u>	<u>Case Numbers</u>	<u>Units</u>	<u>Problem</u>	<u>Address</u>	<u>Response Date</u>
BM2025-0000128		COM1	Traffic Complaint	SOMBRERO / SUNSET DR	7/3/2025 10:38
BM2025-0000129		402, 409	RESIDENTIAL ALARM IP	4925 BOW MAR DR	7/3/2025 11:11
BM2025-0000130		409	RESIDENTIAL ALARM IP	5275 SKY TRL	7/3/2025 14:48
BM2025-0000131		409	RESIDENTIAL ALARM IP	5400 SUNSET DR	7/4/2025 18:30
BM2025-0000132		406	FIREWORKS IP	YELLOWSTONE ST / RIDGE TRL	7/4/2025 22:29
BM2025-0000133		409	Trespass to Property	4901 HOMESTEAD ST	7/6/2025 14:30
BM2025-0000134		406	WELFARE CHECK IP	[REDACTED]	7/6/2025 20:45
BM2025-0000135		405	Elder Abuse	[REDACTED]	7/9/2025 14:26
BM2025-0000136		409	RESIDENTIAL ALARM IP	5420 SOMBRERO	7/11/2025 17:13
BM2025-0000137		410	RESIDENTIAL ALARM IP	4835 BOW MAR DR	7/13/2025 8:28
BM2025-0000138		406	PARKING COMPLAINT IP*	5395 LAKESHORE DR	7/13/2025 20:14
BM2025-0000139		RESC	MEDICAL IP	[REDACTED]	7/20/2025 10:17
BM2025-0000140		409, RESC	MEDICAL IP	[REDACTED]	7/20/2025 17:30
BM2025-0000141		409	Auto Theft	5390 BISON TRL	7/24/2025 11:17
BM2025-0000142		403	WELFARE CHECK IP	[REDACTED]	7/24/2025 21:42
BM2025-0000143		409	SUSPICIOUS CIRCUMSTANCE IP	5020 ASPEN DR	7/25/2025 18:49
BM2025-0000144		409	FIRE ALARM IP	5240 RIDGE TRL	7/27/2025 13:11
BM2025-0000145		401	SUSPICIOUS VEHICLE IP	LONGHORN / S SHERIDAN BLVD	7/28/2025 6:48
BM2025-0000146		FIRE	INFORMATION IP	5010 W WAGONTRAIL RD	7/29/2025 5:55
BM2025-0000147		405	Burglary	5355 RIDGE TRL	7/30/2025 9:39
CV2025-0000643		405	TRAFFIC STOP IP	5161 REDWOOD DR	7/1/2025 11:21
CV2025-0000645		404	TRAFFIC STOP IP	PROSPECT ST / BOW MAR DR	7/1/2025 15:10
CV2025-0000651	AC25-0009968, CV25-0000090	403	TRESPASS TO PROPERTY IP	LAKESHORE DR / ASPEN DR	7/1/2025 22:06
CV2025-0000673		403	ELUDING IP	BOW MAR DR / SUNSET DR	7/8/2025 3:32
CV2025-0000675		404	TRAFFIC STOP IP	BOW MAR DR / LARKSPUR ST	7/8/2025 15:44
CV2025-0000679		405	OVERSIZED VEHICLE IP*	4611 HOMESTEAD ST	7/9/2025 11:48
CV2025-0000686		403	TRAFFIC STOP IP	BOW MAR DR / YELLOWSTONE ST	7/10/2025 4:48
CV2025-0000707		404	TRAFFIC STOP IP	5200 BOW MAR DR	7/15/2025 15:08
CV2025-0000708		404	TRAFFIC STOP IP	5299 ASPEN DR	7/15/2025 16:50
CV2025-0000713		405	COMMUNITY CONTACT IP*	5301 SOMBRERO	7/17/2025 10:58
CV2025-0000725		409	MEDICAL IP	[REDACTED]	7/20/2025 10:31
CV2025-0000744		404	TRAFFIC STOP IP	BOW MAR DR / ASPEN DR	7/29/2025 15:49
CV2025-0000749		404	TRAFFIC STOP IP	4900 LAKESHORE DR	7/29/2025 18:23
CV2025-0000755		403	TRAFFIC STOP IP	BOW MAR DR / LARKSPUR ST	7/30/2025 22:54
CV2025-0000759		403	TRAFFIC STOP IP	BOW MAR DR / S SHERIDAN BLVD	7/31/2025 22:11

GF took car

Mailbox

**TOWN OF BOW MAR
Building Permits Issued July 1-July 31, 2025**

Date	Permit #	Address	Resident Name	Work Done	Permit Cost	Project Value
8-Jul	3146	4600 Bow Mar Drive	Attwood	New Furnace	\$ 320.00	\$ 7,780.50
9-Jul	3148	5240 Ridge Trail	Mellenkopf	New roof	\$ 2,493.50	\$ 110,349.00
16-Jul	3149	5000 Pinyon	Ridley	AC and Furnace replacement	\$ 640.00	\$ 7,787.00
23-Jul	3131	4440 Sombrero Circl	Cullen	New fence	\$ 500.00	\$ 8,000.00
28-Jul	3150	4740 Bow Mar Drive	Miller	New front entry roof	\$ 1,410.00	\$ 45,592.00
29-Jul	3151	4901 Lakeshore Drive	Thurman	Demolition of home	\$ 1,000.00	
29-Jul	3152	5171 Juniper	Peterson	Gas line Repair	\$ 92.25	\$ 1,195.00
TOTAL					\$6,455.75	\$ 179,508.50

Transportation Utility fee

9-Jul	3148	5240 Ridge Trail	Mellenkopf		\$ 1,103.49	
29-Jul	3133	4710 Prospect	Knox		\$ 309.84	
TOTAL					\$ 1,413.33	

Licencing

8-Jul	3146	4600 Bow Mar Drive	ARS	mechanical	\$ 100.00	
9-Jul	3148	5240 Ridge Trail	Tiley Roofing	Roofing	\$ 50.00	
16-Jul	3149	5000 Pinyon	AAApumbing	mechanical	\$ 50.00	
29-Jul	3151	4901 Lakeshore	Empire Demolition	general contractor	\$ 80.00	
10-Jul			Dig Boss	plumbing	\$ 50.00	
28-Jul			Rock Pl, heating,air	mechanical	\$ 50.00	
TOTAL					\$ 380.00	

TOTAL COLLECTED \$8,249.08

BUILDING INSPECTOR's FEE for -Terry Weis **Total \$4,257.50**

Respectfully submitted,
Jane Carlson- Building Commissioner

Town of Bow Mar

Building Department Activity 2025

New Construction -

Wendling (Bow Mar Drive)- **in progress**-NEW HOME

Thurman(4900 Lakeshore) – **Demo of old home/ Build New home**

Major Remodel/Addition

DesiLab,LLC(5330 Lakeshore)- **in progress** Front porch enclosure, interior remodel, outdoor kitchen

Uhle (4701 Prospect)-**in progress**-_addition and interior remodel

Miller (4740 Bow Mar Drive) **in progress**-interior remodel and exterior change to home, replace windows, swimming pool

Cullen(Sombrero Circle)- **in progress** remodel and garage addition

Reister(Ridge Trail)- **in progress**- new addition

McKenna (5425 Sunset)- **in Progress**-major remodel

Smaller/interior/ Exterior projects/Roofs

BMOI(5395 Lakeshore) **in progress** pump house-

Scyphers(Bow Mar Drive)-**in progress**- back patio addition/solar panels

Lightner(Homestead) **in progress**-asbestos mitigation

Mellenkopf(5240 Ridge Trail)- **in progress**- new roof

Silliman(Pinyon) **in progress** new shed-

Landscape

Town of Bow Mar (5151 Juniper) **in progress** Landscape in front of Mary's Meadow

Carney(Sombrero)-**in progress**-, landscape and fencing, driveway

Avseev(Sombrero) **in progress**- landscaping,

Projected new home, additions, small projects, landscape

Nortje (5300 Yellowstone)- **New Home**- -2025

Meuro(Redwood) **New Home**- 2025

Prescott/Systema (4995 Larkspur)- New pool/patio in rear of home-fall 2025

Wilson(Homestead)- replace windows-fall 2025

Pryor(Wagon Trail) garage addition and landscaping- fall 2025

Zuppa/Peterson(5006 Aspen) Home addition-fall 2025

Attwood(4600 Bow Mar Drive)- Home addition- fall 2025

Wendling(4815 Bow Mar Drive)- landscaping- Fall 2025

Completed Projects

Fable (4725 prospect)- remodel and addition -completed March 2025

Hillhouse(Sombrero Circle)- replace hot water heater-completed March 2025

Ross(Bow Mar Drive) replace hot water heater-completed March 2025

Strecker(4950 Lakeshore)- replace siding-Completed March 2025

Gunning-5001 Bow Mar Drive)- Helical piers-completed March 2025

BMOI(Beach)-bathroom Demo- completed April 2025

Zuppa(5006 Aspen)- replace sewer line-completed March 2025

Bachmann-(Prospect) - new roof-completed April 2025

Finta(4511 Homestead)- basement remodel-Completed April 2025

Turner (5405 Sombrero) -/finish basement-completed April 2025

Scyphers(5150 Bow Mar Drive)- -addition and full interior remodel, Completed April 2025

Sullivan(4440 Longhorn)-new hot water heater-completed April 2025

Turner(5405 Sombrero)- new fence-completed April 2025

Baker(4720 Homestead) addition to home- Completed April 2025

Sitole(Skytrail) roof replacement- Completed April 2025

Runge(Bow Mar Drive)- Landscaping- completed May 2025

Sullivan,Kathy(4440 Longhorn)- New hot water heater-completed May 2025

Taylor(4777 Wagon Trail) new gas line-completed May 2025

Silliman(5005 Pinyon Drive) New Fence-completed May 2025

Knox(4710 Prospect)-2 Mini Splits-completed June 2025

BMOI(Lakeshore Drive) new bathrooms-completed June 2025

Carney (Sombbrero) New pool- Completed June 2025

Mckenna(5425 Sunset)-replace sewer line-completed May 2025

Breen(4665 S. Sheridan)-New air conditioner-completed June 2025

Taylor(4777 Wagon Trail)-gas line to fire pit-completed June 2025

Sowitch- Sunset- Repaint home completed May 2025

Hasemeyer- 5001 Bow Mar Drive- new sewer line-completed June 2025

Sullivan(Frontier) - landscape, new front walk, replace front door-completed June 2025

Schwartz(5475 Bow Mar Drive -replace two furnaces-completed June 2025

Turner (5405 Sombbrero) Landscaping-completed June 2025

BMOI(Marston)- Landscape berm by pickleball courts-completed July 2025

McLaughlin(5161 Lakeshore)-Hot water heater-completed June 2025

Clainos(5030 Aspen)- major interior remodel-completed July 2025

McKissick(4925 Bow Mar Drive)-Replace furnace and AC-Completed July 2025

Avseev(5420 Sombbrero)- Remove and replace fence- Completed July 2025

Peterson(5171 Juniper)- gas line repair-completed July 2025

Attwood(4600 Bow Mar drive) – replace furnace – July 2025

Cullen (4400 Sombreo Circle)- new fence- completed July 2025

Pilgrim((5191 Bow Mar Drive) Replace furnace- Completed Aug 2025

Bow Mar Design Review Criteria for the Recreational Zone District

DRAFT- Revisions dated 8.12.2025 (V3)

Introduction

The Bow Mar community is known for its clean, simple architectural lines and a lack of excessive ornamentation. Its buildings generally feature low profiles, with a limit of one story, subject to grading and site-specific considerations. These guidelines, focusing on the **Recreational Zone District**, are intended to align with the broader **Bow Mar Design Guidelines** and apply specifically to recreational zones within the Town. The goal is for all building projects within Bow Mar to enhance the neighborhood's overall character and maintain its visual integrity. These guidelines should be reviewed in conjunction with Bow Mar's broader design principles to provide a comprehensive approach for evaluating any proposed development.

The **Design Review Criteria** for the **Recreational Zone District** are designed to assist the **Design Review Board (DRB)** in assessing proposals. These criteria ensure that developments are in line with Bow Mar's aesthetic, and community goals, creating a harmonious balance between recreational facilities, adjacent residential areas and the natural surroundings while promoting safety, accessibility, and enjoyment for residents.

Definitions

- Bow Mar Beach- Area outlined in Diagram 2 below
- Dog Beach- Area outlined in Diagram 1 below
- Fenced Recreation – any fenced area (ie tennis court & marinas)
- Field Recreation- to any field without a fence (ie soccer field), (also includes sand and grass volleyball)
- Marston Meadow - Area outlined in Diagram 3 below
- Minimum Parking- existing parking areas as of the date of this Ordinance No. ____ shall be the minimum parking required for existing recreation
- Setback- distance from adjacent lot line, high water line or the nearest edge of asphalt in the case of an adjacent street. Parking lots & driveways are permitted within the setback.
- Structure- any improvement containing a foundation, including concrete slab (on grade) and/or footing including, but not limited to, buildings and open areas with a roof (ie Pavillion).
- Walking Path- Area outlined in Map 1 below

Section 1: General Principles

Consistency with Bow Mar's Vision:

New projects should align with Bow Mar's commitment to preserving its unique character, maintaining spacious building setbacks, and keeping mature landscaping intact to protect the natural environment. Efforts should focus on enhancing recreational amenities for the community.

Compatibility with the Surrounding Area:

Designs should complement the existing architectural style of Bow Mar and integrate seamlessly with its natural surroundings. Projects should avoid excessive stylistic contrasts and minimize disruptions to views of the lake, mountains, and open spaces.

Community Benefit:

Proposals should primarily aim to serve the needs of Bow Mar residents, fostering community interaction and improving overall well-being.

Water:

There shall be no new building or floating structures on the water, other than approved docks & piers. Any development impacting the water will require a water impact study.

Sustainability:

Projects should prioritize eco-friendly materials and sustainable practices to minimize environmental impact.

Section 2: Site Design and Layout

Land Use and Functionality:

As outlined in the **Bow Mar Design Guidelines (BMDG)**, building **Setbacks** play a critical role in maintaining the neighborhood's character. All new projects should adhere to a fifty (50)-foot **Setback** requirement from adjacent property lines and/or nearest edge of asphalt on an adjacent street and twenty (20) feet from the waterline, with special consideration given to sites adjacent to non-Recreational Zoned properties. If a variance is requested from these standards, site-specific studies are required to accompany an initial submission to evaluate the appropriateness of the proposal. All **Structures**, parking lots and facilities (ie tennis courts, sheds, floating docks Trampolines & marinas) existing as of the effective date of Ordinance No. ____ and as shown in the aerial maps contained herein shall be deemed conforming and shall continue to be conforming so long as any maintenance or replacement to existing Structures is substantially similar and like kind in nature. In addition, the **Bow Mar Beach** tennis courts may be adjusted up to five feet west and maintain their conforming status.

Recreational facilities should be designed to **maximize the usability of existing outdoor spaces** while **minimizing disruption to neighboring properties**.

The Design Review Board (DRB) will require the submission of **diagrams** that clearly illustrate:

- Existing **view corridors** from neighboring properties.
- The **relationship** of the proposed facility to adjacent homes and outdoor spaces, including **intended uses**.

- **Building dimensions** and setbacks in relation to adjacent properties.

These diagrams will be used to evaluate the **compatibility** of the proposed project with the existing neighborhood context. In addition, applicants must provide **clearly defined purposes** for each proposed structure or outdoor space.

Recreational Zone Districts:

Bow Mar's greatest assets generally include Bow Mar Lake & Beach, the surrounding open spaces north to Dog Beach, the walking path to the west side of Bow Mar Lake and the Marston Meadow as shown on the following diagrams 1-3.

Recreational Zones:

Diagram 1 - Bow Mar Lake, Walking Path & Dog Beach:



Map is for illustrative purposes only, please refer to property records for exact parcel information

Diagram 2 - Bow Mar Beach:



Map is for illustrative purposes only, please refer to property records for exact parcel information

Diagram 3 Marston Meadow:



Map is for illustrative purposes only, please refer to property records for exact parcel information

Open Space Preservation:

It is essential that any proposal strikes a balance between potentially developed areas and existing open spaces to maintain Bow Mar's natural ambiance. Landscaping will be encouraged to incorporate native plant species to support local biodiversity. A separate landscape design submittal, in addition to an architectural submission is required for DRB approval.

Traffic Flow and Parking:

Projects must ensure safe, efficient access to the site while minimizing disruption to surrounding areas and streets. Parking facilities should be screened with landscaping and/or buildings to minimize visual impact, and bicycle parking should be included where necessary. The existing parking areas at both Bow Mar Beach & Marston Meadow are the minimum amount of parking required for the current densities and any changes or additional buildings may be subject to additional parking requirements and may also require a parking study.

Pedestrian and Cyclist Accessibility:

Ensure pathways for pedestrians and cyclists are safe, easily accessible, and ideally connected to existing trails or facilities, where applicable.

Section 3: Architectural Design

Style and Materials:

Architectural designs should align with Bow Mar's existing Design Guidelines and established aesthetics, emphasizing substantial materials and colors that are consistent with the surrounding neighborhood & surrounding environment. Overly modern or industrial styles are discouraged unless modified to harmonize with the overall neighborhood character.

Building Massing and Scale:

Structures should be proportional to their surroundings and not overpower adjacent properties or open spaces. Low-profile designs that integrate with the natural landscape are encouraged, and impacts on views of the mountains, lake, and open spaces need to be avoided.

Lot Coverage

Within Recreational Zone areas, the scale of any proposed project must maintain an appropriate relationship to its immediate context. To achieve this, all proposed building projects — including improved surfaces such as tennis courts, pickleball courts, pools, pool decks, and similar amenities — are subject to the following Lot Coverage Guidelines:

Site:

	Approx Acreage Estimate	Approx. SF	
Marston Meadow	6.22	270,943	
Fenced Recreation	1.50	65,340	24.12%
Field Recreation	1.00	43,560	16.08%
Structures	0.11	5,000	1.85%
TOTAL	2.61	113,900	42.04%

	Approx Acreage Estimate	Approx. SF	
Dog Beach	4.93	214,751	
Fenced Recreation	0.24	10,500	3.88%
Field Recreation	0.00	0	0.00%
Structures	0.01	500	0.18%
TOTAL	0.25	11,000	4.06%

*Limited to Marina Expansion

	Approx Acreage Estimate	Approx. SF	
Bow Mar Beach	4.57	199,067	
Fenced Recreation	0.64	28,000	10.33%
Field Recreation	0.20	8,500	3.14%
Structures	0.18	8,000	2.95%
TOTAL	1.02	44,500	16.42%

Site measurements are approximate, please refer to legal descriptions for exact measurements, Square Footages will dictate Lot Coverage Ratio, not percentages.

Height:

All structures are restricted in height to a maximum of 16’ – 0”, measured from the average of the four corners of the proposed footprint to the highest point of the roof, except that no more than twenty-five percent (25%) of the total ridge line (the horizontal line formed where two (2) upward-sloping roof surfaces meeting) may be up to 18’ – 0” in height as measured from the same reference point described above.

Rooflines and Facades:

Rooflines should be simple, elegant, and visually compatible with the natural contours of the landscape. Ornamental or overly complex roof designs should be avoided. Facades should include thoughtful detailing, avoiding expansive blank walls or overly uniform surfaces.

Materials and Finish:

Bow Mar restricts the use of metal siding, vinyl siding, and vinyl windows, as well as highly reflective or plastic materials. Natural, durable materials are required, and bright, bold colors

should be avoided. For buildings within the Recreational Zone District, designs should focus on blending in with the natural surroundings rather than dominating views. Samples of proposed materials and colors must be submitted to the DRB for review.

Energy Efficiency:

Projects should prioritize energy-efficient features, such as passive solar design, high-performance windows, and insulation. Renewable energy options (e.g., solar panels) should be encouraged in a discreet manner where appropriate.

Section 4: Landscaping and Outdoor Features

Native and Drought-Resistant Plantings:

Landscaping should emphasize native and drought-resistant plants to conserve water and preserve the ecological balance of the area.

Recreational Elements:

Outdoor recreational features, such as playgrounds, courts, or fields, should be designed to blend with the natural surroundings. Noise-generating elements should be positioned to minimize disruption to neighboring properties.

Lighting:

Outdoor lighting should be minimal, downward-directed, and use motion sensors or timers to avoid unnecessary illumination. Refer to the lighting-specific design guidelines for further details.

Drainage and Stormwater Management:

Site designs should include effective drainage solutions that prevent erosion and safeguard water quality. Proposals will be required to submit a survey along with drainage plans for the proposed project.

Section 5: Safety and Accessibility

Universal Accessibility:

Designs should comply with **ADA (Americans with Disabilities Act)** standards, ensuring that all facilities are accessible to everyone.

Emergency Access:

Designs must provide clear, unobstructed access for emergency vehicles and personnel.

Safety Features:

Ensure that safety measures are incorporated into the design, such as appropriate lighting, secure fencing, and clear visibility in recreational areas.

Section 6: Submission Requirements

Site Plans:

Submit detailed site plans showing proposed structures, setbacks, pathways, landscaping, bike storage and parking areas, and include a stamped survey along with drainage plans to communicate how drainage and surface water will be managed on the site.

Architectural Drawings:

Provide elevations, sections, and renderings that illustrate the design intent.

Community Feedback:

Include documentation of any community outreach or engagement during the planning phase.

Landscape Plans:

Landscape plans may require a site-specific survey to define existing infrastructure, drainage, and property boundaries while minimizing impacts to neighboring properties.

Section 7: Review and Approval Process

Preliminary Review:

Applicants should submit preliminary concepts for initial feedback from the DRB.

Formal Submission:

Complete proposals must be formally submitted to the DRB for detailed evaluation. The DRB encourages applicants to communicate regularly with the DRB if questions arise and intermediate reviews are required. The purpose of this is to ensure compliance with the Guidelines and to avoid the potential for submissions to be denied.

Public Comment Period:

A public comment period will be held, allowing residents to provide input on the proposal.

Final Decision:

The DRB will either approve, approve with conditions, or deny the proposal based on how well it aligns with these criteria.

Conclusion

The **Bow Mar Design Review Criteria for the Recreational Zone District** establish a framework for maintaining the community’s unique character and environmental integrity while facilitating thoughtful recreational development. By following these guidelines, the DRB can help ensure that new projects benefit both the environment and the community, preserving the distinctive qualities of Bow Mar.

TOWN OF BOW MAR, COLORADO
ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR
AMENDING THE ZONING REGULATIONS FOR THE RECREATIONAL ZONE
DISTRICT

WHEREAS, the Town of Bow Mar, Colorado (the “Town”) is a statutory town incorporated pursuant to C.R.S. §§ 31-4-301, *et seq.*;

WHEREAS, the Town is authorized by C.R.S. §§ 31-23-301, *et seq.*, to regulate zoning and land use within the Town’s boundaries;

WHEREAS, the Town’s current zoning regulations are adopted in Article 16 of the Bow Mar Municipal Code (the “Code”);

WHEREAS, a copy of the Town’s official zoning district map, adopted pursuant to Section 16-4 of the Code, is attached hereto as **Exhibit A**, and incorporated herein by this reference (the “Zoning Map”);

WHEREAS, Section 16-19 of the Code provides the process for adopting amendments to the Town’s zoning regulations, which requires a properly-noticed hearing and the affirmative vote of at least three-fourths of the Town Board of Trustees (the “Board”);

WHEREAS, Section 16-7 of the Code provides the current regulations for properties located within the Recreational District as identified on the Zoning Map;

WHEREAS, at a properly-noticed public hearing commenced on July 21, 2025, the Board heard testimony from all interested parties regarding proposed amendments to Section 16-7 of the Code to adopt new regulations for the Recreational District;

WHEREAS, the proposed amendments to Section 16-7 of the Code includes the adoption of Design Review Criteria for the Recreational Zone District, attached hereto and incorporated herein by this reference as **Exhibit B** (the “Recreational Zone Design Review Criteria”);

WHEREAS, at least three-fourths of the Board approve of the proposed amendments to Section 16-7; and

WHEREAS, the Board now desires to adopt the proposed amendments to Section 16-7 as more fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR, COLORADO:

Section 1 Amend Section 16-7. Section 16-7 of the Bow Mar Municipal Code is hereby amended to read as follows:

Sec. 16-7. – Recreational District

Use regulations. No building, accessory construction or land shall be used and not building or accessory structure shall be erected, converted, or structurally altered except for the following:

* * *

- (4) *Height regulations. All structures are restricted in height to a maximum of 16' – 0", measured from the average of the four corners of the proposed footprint to the highest point of the roof, except that no more than twenty-five percent (25%) of the total ridge line (the horizontal line formed where two (2) upward-sloping roof surfaces meeting) may be up to 18' – 0" in height as measured from the same reference point described above.*
- (5) *Buildable Area. Improved structures may only be constructed as authorized in the Design Review Criteria for the Recreational Zone District, as adopted or amended by the Town Board of Trustees.*

* * *

Section 2. Adoption of Recreational Zone Design Review Criteria. Recreational Zone Design Review Criteria attached hereto are approved by the Board and ordered published on the Town website.

Section 3. Safety Clause. The Board of Trustees hereby finds, determines, and declares that this ordinance is necessary and proper for the health, safety, and welfare of the Town and its residents.

Section 4. Severability. If any part, section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause, or phrase is declared invalid.

Section 5. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 6. Codification Amendments. The codifier of the Town’s Municipal Code, Municipal Code Corporation, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Bow Mar Municipal Code.

INTRODUCED, READ, APPROVED, AND ORDERED PUBLISHED this ____ day of _____, 2025.

ATTEST:

TOWN OF BOW MAR:

By: _____

By: _____

Sue Blair, Town Clerk

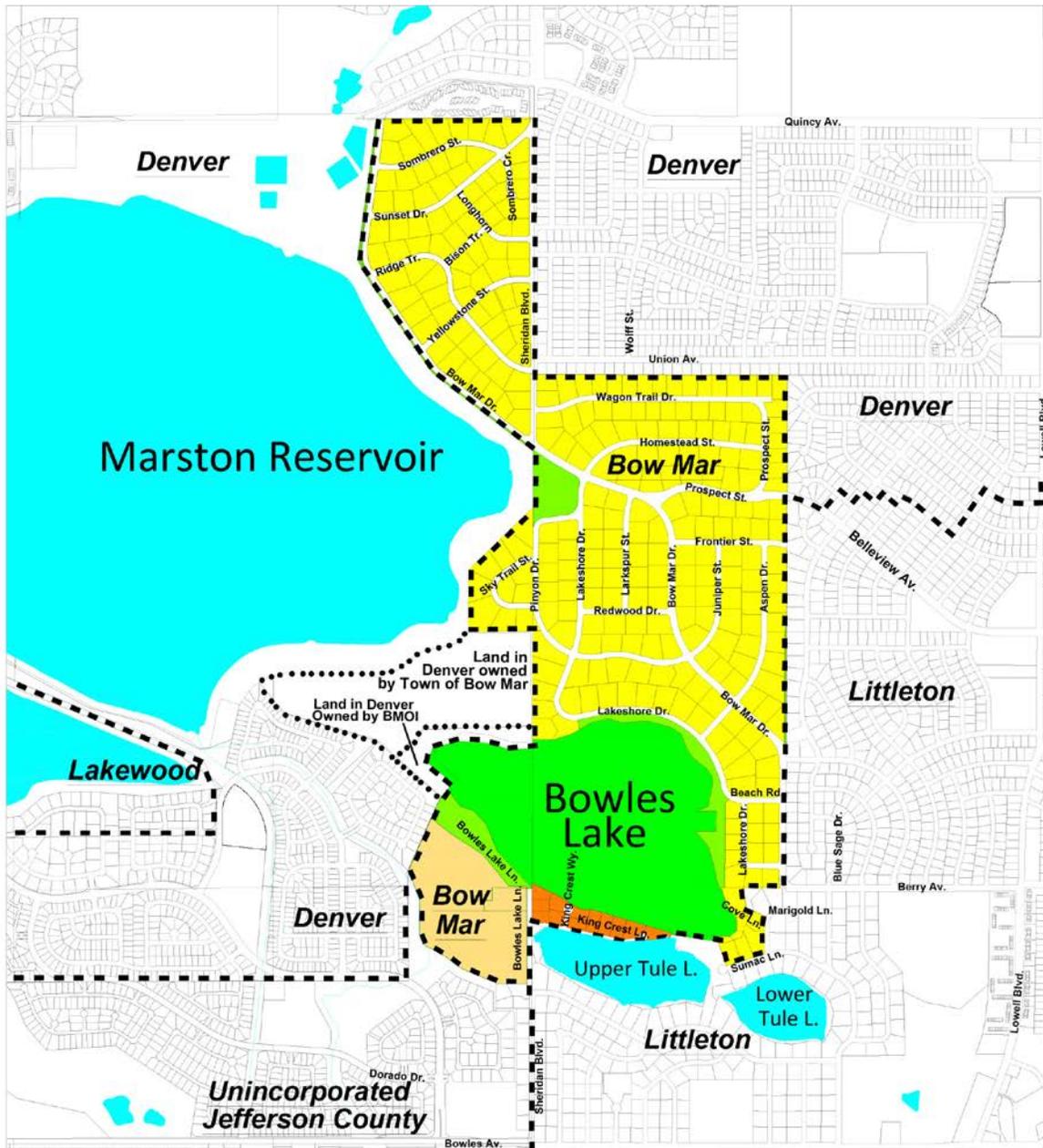
Bryan Sperry, Mayor

Compliance with Section 1-46 of the Bow Mar Municipal Code:

INTRODUCED BY TRUSTEE _____

SECONDED BY TRUSTEE _____

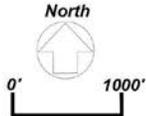
Existing Zoning Map



Town of Bow Mar Community Plan

- Agricultural
- R-1 Residential
- R-2 Residential
- Recreation

--- Municipal boundary Town and BMOI parcels outside of Bow Mar



DISCLAIMER. All data and information contained herein are for planning purposes only. This information does not replace legal description information in the chain of title and other information contained in official government records. Also the representations of location in this map data cannot be substituted for actual legal surveys.

The information contained herein is believed accurate and suitable for limited use and subject to the limitation set forth above. The Town of Bow Mar makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which flow from the user's use of information.



Existing Zoning Map