



# Grand Lake Planning Commission

Wednesday, June 07, 2023 at 6:30 PM

Town Hall - 1026 Park Ave. \* Participation In-Person Only\*

*The Town of Grand Lake upholds the Six Pillars of Character:  
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

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## AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes
4. Unscheduled Citizen Participation  
*This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.*
5. Conflicts of Interest
6. Items for Discussion
  - A. Minor Subdivision Sketch Plan Review for a Meters and Bounds Parcel known as the Love Tract
7. Items of Business
8. Future Agenda Items
9. Adjourn Meeting

For live streaming (listening only) scan the QR code.  
You will not be able to actively participate via the web streaming.



<https://zoom.us/j/96360206519?pwd=VHcwODFTNnQ2SWNOTDA1M2d5NFYwUT09>

You can also dial in using your phone. 1 (346) 248-7799

Meeting ID: 963 6020 6519

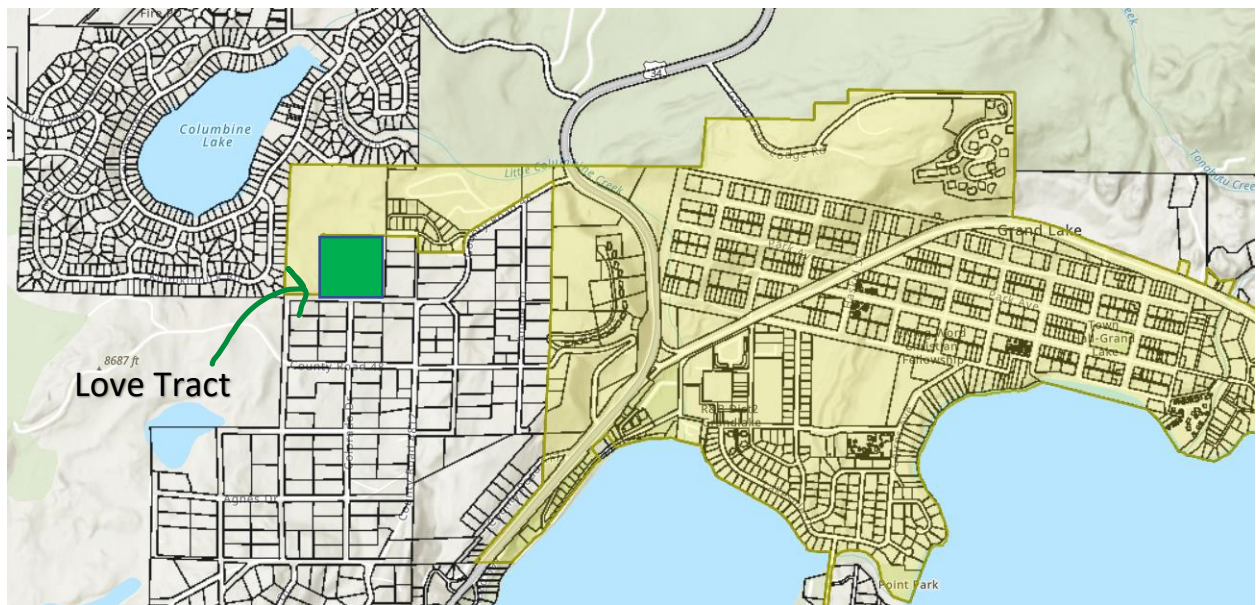
Access Code: 642153



## PLANNING COMMISSION STAFF MEMORANDUM

DATE: June 7th, 2023  
 TO: Chairman Shockey and Planning Commissioners  
 FROM: Kimberly White, Planning Department  
 SUBJECT: Love Tract- subdivision  
 SUMMARY OF REQUEST: Sketch Plan for Minor Subdivision of the 8.98 acre Love Tract parcel.  
 The Site Plan proposes to:

- Divide the property into 4, 2-acres parcels
- Dedicate 10' utility and trail easements



### Background:

Per the municipal code 12-6-7, a minor subdivision is involving four (4) or less lots. The minor subdivision process allows for a more condensed subdivision process. The sketch plan is not required, and the preliminary development hearing can occur at the time of the Final development hearing.

PROCESS –The following items are required for the sketch plan:

- (a) Land Use Development Application Deposit.
- (b) Written consent of each landowner whose properties are located within the development. The application shall be made by a person or entity having an interest in the property to be in the development and shall include the consent of all owners of or corporate interests in such property who are party to the development.



- (c) A map showing the general location of the development, the property boundaries of the proposed development, and the direction of True North.
- (d) A block, lot, street, and (if applicable) building layout indicating general scaled dimensions to an appropriate scale.
- (e) The sketch plan shall contain a description of the water distribution system contemplated for the proposed development, as well as the estimated total number of gallons per day of water to be required.
- (f) The sketch plan shall contain a description of the sewer collection system contemplated for the proposed development, as well as the estimated total number of gallons per day of sewage to be required.
- (g) The acreage and square footage of the entire tract.
- (h) The scale of the Sketch Plan shall be not less than one inch (1") equals two hundred (200) feet. Some variations from this will be acceptable in the case of large developments, provided the plans and design are clearly legible. The sketch plan shall include the name of the proposed development, and block and lot numbers. In the case of large developments requiring more than two (2) sheets at such a scale, an area plan showing the total area on a single sheet and at an appropriate scale shall also be submitted.
- (i) At the time of review of the Sketch Plan, the Planning Commission shall discuss and establish requirements for public sites for schools, parks and other public uses.

Letters were sent to the referral agencies (*attached responses*).

**Summary Statement:**

- 8.98 acres to be developed
- 4 total proposed dwelling units
- Minimum 12,00 sq ft primary structure
- 8 off-street parking spaces total

**Analysis:**

- The applicant has submitted all the required documentation listed above.
- The applicant has addressed the referral agency observations or concerns on the minor subdivision plat.
- The proposed density and coverage of buildings will follow residential estates zoning code
- The proposed zoning allows for 1 single family dwelling unit per acre; since these are proposed to be ~2 acre plots, we may want to include a resolution or plat note to prevent further subdivision of the property.
- Parking spaces required for single family homes are listed in zoning regulation as 2 spaces per single family dwelling.
- Solar orientation will be taken into consideration with orientation of buildings at time of development.
- Drainage has not been engineered since grading has yet to be proposed.
- A traffic report indicating the impact of the Development on the Town street system with 4 homes should have minimal impact on the traffic and should be waived.



- The proposed maximum height of all buildings within the Development shall not exceed the 32' maximum that is allowed in Residential Estates Zone.
- Source of proposed public water service will originate from Mad Moose and Foxy Lane and run down the middle of the North South ROW
- Three Lakes Sanitation indicated sewer service availability nearby with main extension.
- The design scheme will be in accordance with the Town of Grand Lakes design requirements for materials and the buildings are within the correct setbacks locations and height restrictions.

**Planning Commission Discussion:**

The Planning Commission shall review the Sketch Plan and render an informal preliminary review of the project and determine conditions which might affect Preliminary and Final Development Application submission requirements.



# Town of Grand Lake

## Planning Department

P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447

Phone: 970-627-3435 • Fax: 970-627-9290

Email: [planner@toglco.com](mailto:planner@toglco.com) • Website: [townofgrandlake.com](http://townofgrandlake.com)

### LAND USE REVIEW APPLICATION FORM

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED

**PROPERTY**

Property Address (or general location if not addressed): 9 acre Love Tract

Legal Description: Lot TBD Block TBD Subdivision Love Tract

Lot Area (in square feet or acres): 9 Existing Use of Property: Open area

**TYPE OF REVIEW** (check one)

Rezoning     Subdivision     Minor Subdivision     Annexation     Planned Development

Conditional Use     Vacation – Public right-of-way     Amendments to approved Subdivision or PD

Other: \_\_\_\_\_

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**PROPOSAL**

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable)

Existing 9 acre Love Tract to be divided into 4 approximately 2 acre lots. Each lot to have one single family residence. Existing CR 471 would divide the 9 acres with easements on each side of road.

**Applicant Information**

Name of Development: Love Tract

Name of Applicant: Genette Simpkins Revocable Living Trust Email: kevincci@icloud.com

Address: 45-238 Kokokahi Place Phone: \_\_\_\_\_

City: Kaneohe State: Hi Zip: 96744 Fax: \_\_\_\_\_

**Contact Information** (if not the applicant)

Name of Contact: Tom Stanley Email: tstanexc@gmail.com

Address: 7522 S. Sicily Way Phone: 303-898-2970

City: Aurora State: Co Zip: 80016 Fax: \_\_\_\_\_

Note: Tom Stanley has legal power of Attorney to sign on behalf of Simpkins Trust

**STAFF USE ONLY**

File Name: \_\_\_\_\_

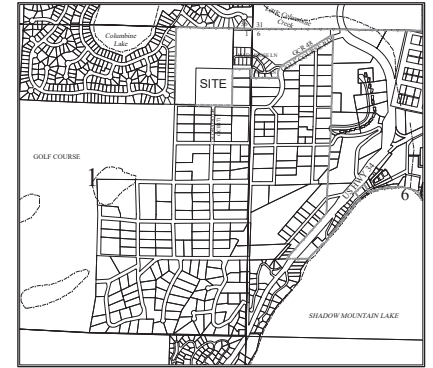
Application Received By: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Amount: \_\_\_\_\_ Reimbursement Form Signed:  Yes-Date: \_\_\_\_\_  No

# LUCY LOVE MINOR SUBDIVISION

## A METES AND BOUNDS TRACT OF LAND DESCRIBED AT RECEPTION 2015-000641

A TRACT OF LAND IN THE NE1/4 NE1/4 (LOT 1) OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO  
CONVEYED BY QUIT CLAIM DEED RECEPTION 2021-002942



**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS: THAT GENETTE SIMPKINS REVOCABLE LIVING TRUST IS THE OWNER OF A TRACT OF LAND IN THE NE1/4 NE1/4 (LOT 1) OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SE CORNER OF THIS TRACT WHENCE THE N1/2 CORNER BEHIND SAID SECTION 1, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M., AND SECTION 6, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M., BEARS SOUTH 89°15' EAST, FOR A DISTANCE OF 325.1 FEET;  
THENCE RUNNING ALONG THE N1/2 LINE OF SECTION 1, NORTH 89°15' WEST FOR A DISTANCE OF 626.1 FEET TO THE SW CORNER OF THIS TRACT;  
THENCE NORTH 1°59' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NW CORNER OF THIS TRACT;  
THENCE S 89°15' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NE CORNER OF THIS TRACT AND THE INTERSECTION WITH THE WEST LINE OF GUGDEL SUBDIVISION;  
THENCE ALONG SAID WEST LINE OF GUGDEL SUBDIVISION SOUTH 01°09' WEST, FOR A DISTANCE OF 623.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF GRAND LAKE CORRECTION QUIT CLAIM DEED RECEPTION 2023-000734. That the owner(s) have caused said real property to be consolidated into one lot, laid out and surveyed under the name and state LUCY LOVE MINOR SUBDIVISION, and does hereby dedicate and set apart all of the streets, alleys, and other public ways and places as shown on the accompanying plat to the use of the public forever, and does hereby dedicate those portions of said real property which are indicated on easements on the accompanying plat as easements.

IN WITNESS WHEREOF GENETTE SIMPKINS REVOCABLE LIVING TRUST has caused it's name to be hereto subscribed this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

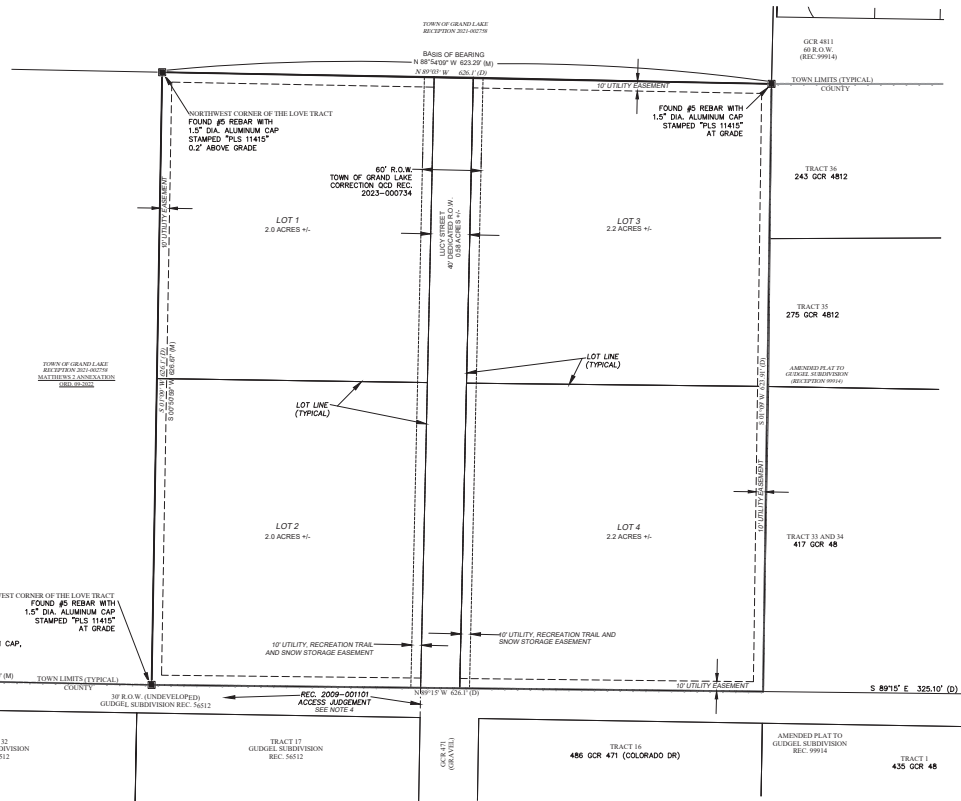
ATTEST:  
GENETTE SIMPKINS: \_\_\_\_\_

NOTARY:  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ by GENETTE SIMPKINS.

Witness my hand and official seal.  
My Commission Expires: \_\_\_\_\_

(SEAL)  
NOTARY PUBLIC



**GRAND COUNTY ASSESSOR DATA:**  
PARCEL NUMBER 1191-011-00-002  
VACANT LAND  
ZONED GRAND COUNTY RESIDENTIAL-ANNEXATION TO THE TOWN OF GRAND LAKE ANTICIPATED IN 2023  
INCLUDED IN THE THREE LAKES DESIGN AND REVIEW AREA AND THE GRAND COUNTY URBAN GROWTH AREA 2

**SURVEY NOTES:**  
1. THE ANNEXATION MAP FOR THIS TRACT IS RECORDED AT RECEPTION XXXXXXX.  
2. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS PLAT:  
a. RECEPTION 99914, PLAT OF GUGDEL SUBDIVISION, RECORDED NOVEMBER 5, 1941.  
b. RECEPTION 99914, PLAT OF AMENDED PLAT TO GUGDEL SUBDIVISION, RECORDED FEBRUARY 24, 1964.  
c. RECEPTION 99914, PLAT OF AMENDED PLAT TO GUGDEL SUBDIVISION, RECORDED FEBRUARY 24, 1964.  
3. THE BASIS OF BEARING FOR THIS MINOR SUBDIVISION PLAT IS ALONG THE NORTH LINE OF THE LOVE TRACT, BETWEEN FOUND #5 REBAR WITH 1.5" DIA. ALUMINUM CAPS STAMPED "PLS 11415" AS SHOWN HEREON HAVING A BEARING OF N 89°54'09" W, AS MEASURED BY RTK/GPS METHOD ON NOVEMBER 6, 2020. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.  
4. THE STIPULATION AND CONSENT JUDGEMENT AT RECEPTION 2009-001100 AND 2009-001101 RESPECTIVELY DETAILS ACCESS FROM AND TO THE STANLEY PROPERTY. BULLET ITEM 12 STATES, THERE SHALL BE NO ROAD OR DRIVEWAY FROM THE STANLEY PROPERTY ONTO THE 30' WIDE STRIP IMMEDIATELY TO THE NORTH OF TRACTS 32 AND 17, GUGDEL SUBDIVISION.

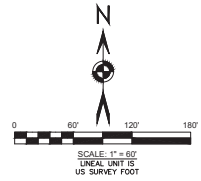
**TITLE COMMITMENT:**  
1. COMMENT No. 1119815-C ISSUED BY TITLE COMPANY OF THE ROCKIES AS AGENTS FOR WESTCO LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2023.  
2. THE BASIS OF BEARING FOR THIS MINOR SUBDIVISION PLAT IS ALONG THE NORTH LINE OF THE LOVE TRACT, BETWEEN FOUND #5 REBAR WITH 1.5" DIA. ALUMINUM CAPS STAMPED "PLS 11415" AS SHOWN HEREON HAVING A BEARING OF N 89°54'09" W, AS MEASURED BY RTK/GPS METHOD ON NOVEMBER 6, 2020. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.

**PLANNING COMMISSION CERTIFICATE**  
APPROVED THIS \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_  
Town Planning Commission, Grand Lake, Colorado  
CHAIR: \_\_\_\_\_  
Chairman

**TOWN BOARD OF TRUSTEES CERTIFICATE**  
APPROVED THIS \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ by the Board of Trustees, Grand Lake, Colorado.  
This Approval does not guarantee that the size or soil or flooding conditions of any Lot shown herein are such that a building permit shall be issued. This approval is with the understanding that all expenses involving necessary improvements for all utility services, street improvements, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town of Grand Lake. Also, that the Town of Grand Lake does not assume any responsibility for the correctness or accuracy of any information disclosed on this plat nor any representations or information presented to the Town which induced the Town to give this certificate.

ATTEST:  
CLERK: \_\_\_\_\_ MAYOR: \_\_\_\_\_  
Town Clerk Mayor

- LEGEND**
- - FOUND #5 REBAR WITH 1.5" DIA. ALUMINUM CAP STAMPED PLS 11415, AS SHOWN ON LS461
  - - FOUND #5 REBAR, AS DESCRIBED
  - - TELEPHONE PEDESTAL
  - ◇ - COMMUNICATION PEDESTAL
  - ⊕ - ELECTRIC BOX
  - (M) - FIELD MEASURED
  - (D) - DEED DIMENSION
  - ⊘ - DIAMETER
  - GCR - GRAND COUNTY ROAD
  - REC - RECEPTION
  - R.O.W. - RIGHT OF WAY
  - - PLATTED EASEMENTS



**SURVEYORS CERTIFICATE**  
I, KETH E. LUTTRELL, PLS 36063, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 26, ARTICLE 50 AND 51, COLORADO REVISED STATUTES, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTES AND BY THE TOWN OF GRAND LAKE DEVELOPMENT REGULATIONS HAVE BEEN PLACED ON THE GROUND. IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT IT IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

KETH E. LUTTRELL, PLS 36063  
FOR AND ON BEHALF OF  
PEAK TO PEAK LAND SURVEYING & MAPPING, INC.

SKETCH PLAN ONLY

**NOTICE:** ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

Peak to Peak Land  
Surveying & Mapping, Inc.  
P.O. Box 100  
Kremington, Colorado 80459  
970-724-0724

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CONVEYED BY QUIT CLAIM DEED RECEPTION 2021-002942

SHEET 1 OF 1

Draftsmen: JL    Checked by: KL    Date: 06/01/2023    Job no.: 2023-0119 STANLEY