



# Grand Lake Planning Commission

Wednesday, July 06, 2022 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: [6-15-2022](#)
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 of Business
  - [A.](#) Public Hearing- Consideration to authorize an expansion to a non-conforming property located at Lots 9 & 10, Block 33, Town of Grand Lake; more commonly referred to as 301 Park Avenue
  - [B.](#) Consideration of a lot consolidation for lots 9 & 10, Block 33, Town of Grand Lake, More commonly known as 301 Park Ave.
7. Items for Discussion
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://us06web.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



# Grand Lake Planning Commission

Wednesday, June 15, 2022 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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1. Call to Order 6:41 pm

2. Roll Call

PRESENT

Commissioner Heather Bishop

Commissioner John Murray

Commissioner Judy Burke

Commissioner Christina Bergquist Commissioner Greg Finch

ABSENT

Vice Chairman Heather MacSllarrow

Chairman James Shockey

3. Consideration to approve Meeting Minutes

Motion to approve: Commissioner Judy Burke; Seconded by Commissioner Heather Bishop

All in favor 4:0 Commissioners Bergquist, Murray, Burke, Bishop

ABSENT

Vice Chairman Heather MacSllarrow

Chairman James Shockey

ABSTAIN

Commissioner Greg Finch

4. Unscheduled Citizen Participation: none

5. Conflicts of Interest

Commissioner Bergquist stated that she is on the board of RMRT, but does not have financial gain, thus does not feel it is a conflict

Commissioner Murray asked the audience if they thought this was a conflict- no objection from the audience

Commissioner Bishop stated that she has donated to RMRT and has hired Munn architecture, but feels this isn't a conflict.

Commissioner Finch stated that he will abstain due to lack of knowledge of the project and this is his first meeting.

6. Items of Business

A. RMRT- Concurrent Preliminary and Final Development Plan

Director White presented the information as stated in the memo. Barb Myers, president of the Board of RMRT, spoke. She thanked everyone and gave a short history on the relationship with Town and RMRT. She stated that they want to be able to continue to attract the professional talent, and this requires safe/modern housing. Commissioner Murray asked how long she has been president? She stated this was her 5th year. Currently, there are little vacation cabins that can house 2 occupants,

some with bunk beds, for a total of 19 people. The new project has 24 beds and each building has an ADA compliant unit. Commissioner Finch stated that the units had too many lines and Christopher Tagseth from Munn ARchitecture responded that it gives the illusion of a gable roof that is split between two buildings.

Karen Smith of the RMRT said that the cabins are occupied June - Sept (end of May through end of Sept) with about 7 months vacancy and that RMRT houses 40-50 people total around Town.

Commissioner Finch asked if they would you consider renting in the winter? and Karen Smith stated that they could not due to the tax-exempt status. Commissioner Bergquist asked about alley and parking. Chris Tagseth pointed out parking on the alley and in front of Judy's place. Commissioner Finch asked about the siding material and if the cabins are built to be used in winter? Christopher Tagseth passed out the samples and stated that the buildings were able to be used in the winter and are not at this time. Commissioner Murray asked about corrugated metal. Karen Smith stated that the metal is for firewise and for snow maintenance.

Munn Architecture asked to show the rendering video of the outside street-facing side of the building and discussed that the buildings will enclose and create a community. Christopher Tagseth showed the snow storage areas and Karen discussed that the landscape plan showed the grills and gazebo.

Commissioner Bergquist asked a question about the material and where it is on the theater building. Karen Smith said that the material is on all 4 sides of the theater.

Chris Tagseth pointe out that the colors were on the approved color pallet for the Town and that for lighting - there will be bollards on the parking. dark-sky compliant lights at each door

There were no public comments; Public hearing was closed; Time for Commission discussion:

Commissioner Bishop said when she initially saw the drawings of the RMRT she liked it. She said that she asked around town about the roofline and two people she spoke with that were bothered by the very modern style. She likes the neutral colors and the separate colors of the buildings. Commissioner Murray stated that if it were used in the winter the snow would fall into the courtyard. Karen stated that she realized people think that it is a modern design, but it is found in the GL area and that the snow will fall where it is not in anyone's way. The shed roof is done so that they can put solar on if/when they afford to put it on. She mentioned that there is an asphalt shed roof on Cairns across from the proposed development that is less prone to shedding snow. And responded to a window comment that they cannot make bigger windows due to budget. Commissioner Bergquist said that she was taking off RMRT board member hat and as a planning commissioner said that people have relayed to her issues to the roof. She stated that the material is already on the buildings. Christopher Tagseth said that the roof is going to be seen from the ground, so it will not be that noticeable. Planner White stated this is a Quasi-judicial hearing and nothing can be used from outside the hearing to influence the vote. Commissioner Murray suggested that a "cape cod" roof line and Karen Smith stated that a redesign might not be able to happen. Christopher Tagseth said that gable roofs were considered but it didn't look good.

Commissioner Murray asked if there were any comments, there were none, and the comments were closed.

**Commissioner Bishop Motioned to recommend Resolution 07-2022 with the following exceptions**  
•Buildings separation from 20' to 10' per 2015 IBC •Commercial units not in the first 50' of the property •3.2 parking space reduction •Affordable housing requirement waived  
**Commissioner seconded the motion; Bergquist, Murray, Burke, Bishop voted Aye; Finch abstained**  
**Motion passed 4:0:1**

7. Items for Discussion  
none
8. Future Agenda Items

Commissioner Bishop: Would like a discussion on roof style, to talk about shed roof, since there is push back.

Commissioner Burke responded that Town is trending towards this type of building and it meets the code. Commissioner Finch stated that in the case of RMRT it is a financing issued, so it makes sense to allow the roof. Commissioner Burke stated that there are number of buildings that are going up like this.

Commissioner Bergquist said that people are unhappy with modern design and colors. There is a question about the fencing around the brewery- what's going on with it? Commissioner Murray stated that the Town not being in compliance with covenant restrictions and would like to have recommendations to the Trustees to seek legal guidance on it and have an executive session in regards to the Public Works facility.

9. Adjourn Meeting

8:15pm

Motion made by Commissioner Burke, Seconded by Commissioner Bishop.

Voting Yea: Commissioner Bishop, Commissioner Murray, Commissioner Burke, Commissioner Bergquist, Commissioner Finch

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James Shockey, Chairman

ATTEST:

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Alayna Carrell, Town Clerk



July 6<sup>th</sup>, 2022

To: Chairman Shockey and Commissioners

From: Kimberly White, Town Planner

RE: Consideration to authorize an expansion to a non-conforming property located at Lots 9 & 10, Block 33, Town of Grand Lake; more commonly referred to as 301 Park Avenue

*Attachments: Request from Applicant  
Site Plan & Location Map  
Draft Resolution 08 -2022  
Suggested Motions*

**Purpose**

The Town received a building permit application from Roger Jameson, for building a 1520 sf two-story addition with a 493 sf deck onto the existing primary structure located at 301 Park Ave. During the Planning and Zoning review, a survey showed the existing structure was built into the lots front and side setback. Therefore, the structure is considered non-conforming and any request to increase a non-conformance requires Planning Commission review and Board approval. The additional living space is proposed within the setback, but the deck will protrude as an angle with a maximum of 2.5 ft into the front setback. The applicant is the property owner.

**Background Information**

According to the Grand County assessor, the structure was built in 1968.

The Town has received one phone call from 300 Mountain stating that they received the certified letter from the Town and did not have any problems with the owner building this addition as shown in the attached plan, and that they would not be able to attend the meeting. An email was received from the neighbor at 320 Mountain for clarification on the details of the project, but did not have any complaints (attached).

**Municipal Code**

Municipal Code 12-2-12 Definitions states:

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099  
PH. 970/627-3435  
FAX 970/627-9290  
E-MAIL: town@townofgrandlake.com



*Regulations for Single Family Residential – High Density – RSH*

*(A) Uses Permitted by Right*

- 1. Single Family and Accessory Dwelling Units (ADUs).*

*(C) Zoning Standards: Except as provided in Section 12-2-27, the area regulations are as follows:*

*Minimum Setback*

*Front 25'*

*Side 10'*

*Rear 10'*

**Municipal Code 12-2-27 Supplemental Regulations for Setback, Height and Area states:**

*(A) The following are supplemental regulations for setbacks, height and area. These regulations will apply to all applicable projects and applications, in all applicable zoning districts no matter the land use action taken.*

- 2. Additional Area Regulations - The following additional area regulations shall apply to all zone districts as set forth in this Article.*

*(d) A structure presently encroaching into a setback shall not be allowed to make additions onto the structure within the boundary line measured from the lot line to the edge of the existing encroachment without seeking a variance from the Board of Trustees.*

- 4. Variances for these supplemental regulations to supplemental setback, area and height regulations may be granted by the Town Board of Trustees with recommendation from the Planning Commission unless otherwise stated.*

*(B) Variance Request Procedure -*

*Applicants must submit the Request for Variance from Zoning Regulations, with the required attachments and applicable fees, to Town Staff. The Planning Commission will hold a Public Hearing within 45 days from Town receipt of the application. Fifteen (15) days prior to the scheduled date, legal notice shall be placed in the local newspaper of general circulation advertising the time, date, location of the Public Hearing, as well as the variance request. In addition, certified letters are to be mailed at least fifteen (15) days prior to the Public Hearing to all property owners within two hundred (200') feet of any portion of the property. The Planning Commission shall forward a recommendation to the Town Board of Trustees.*

- 1. Town staff shall schedule the Public Hearing for the next available Planning Commission meeting, dependent on the availability on the Planning Commission's agenda.*
- 2. The Town Board of Trustees shall hear the variance application, with Planning Commission recommendation, at their next regularly scheduled meeting. The Board of Trustees may elect to hold a Public Hearing regarding the variance application. The*

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099  
PH. 970/627-3435  
FAX 970/627-9290  
E-MAIL: town@townofgrandlake.com



*Board of Trustees shall grant or deny the variance within 45 days of receipt from the Planning Commission.*

*3. The following factors should be considered by the Planning Commission and Town Board of Trustees in determining whether to issue a variance:*

- (a) The compatibility of the proposed action with the surrounding area; and*
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and*
- (c) The need for the proposed action; and*
- (d) The effect of the proposed action upon future development in the area; and*
- (e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics; and*
- (f) Whether alternative designs are possible; and*
- (g) With due consideration for the Town's Comprehensive Plan.*

**Staff Comments**

If the Commissioners recommend approval of the variance request, Staff recommends the Commission to adopt Resolution 08 -2022 with the following conditions:

1. The Applicant execute a Lot Consolidation Agreement for Lots 9 & 10; and,
2. The Applicant complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,
3. In granting this Request the Commission is not obligated to grant similar requests in the future nor does granting this Request set precedent for any future requests.
4. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.

**Commission Discussion**

The Commission should discuss the non-conformance expansion request.

**Commission Action**

The Commission has several options to consider including:

1. Grant the request by adopting the resolution as presented.
2. Grant the request with certain conditions by adopting the resolution with other conditions; or
3. Not grant the request.

Suggested Motions for Lathers non-conforming request:



1. I move to adopt resolution 08 -2022, A Resolution Recommending Approval Of A Variance Pursuant To Section 12-2-27 Of The Grand Lake Municipal Code To Allow The Expansion Of A Non-Conforming Structure Into Additional Areas Of Required Setback, With Conditions, More Commonly Referred To As 301 Park Avenue, as presented.

Or

2. I move to adopt resolution 08 -2022, A Resolution Recommending Approval Of A Variance Pursuant To Section 12-2-27 Of The Grand Lake Municipal Code To Allow The Expansion Of A Non-Conforming Structure Into Additional Areas Of Required Setback, With Conditions, More Commonly Referred To As 301 Park; with the following modifications \_\_\_\_\_.

Or

3. I move to deny the request as presented.

# BUILDING PERMIT APPLICATION

JURISDICTION: \_\_\_\_\_

BUILDING PERMIT NUMBER: B- \_\_\_\_\_ - Section 6, Item A.

DATE OF ISSUE \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

PARCEL I.D. NUMBER: \_\_\_\_\_

SCHEDULE NUMBER: R \_\_\_\_\_

CONTACT NAME: Roger Jameson

CONTACT PHONE: 720-708-8627

CONTACT EMAIL: golfingpig@msn.com

**REQUIRED WITH SUBMISSION OF APPLICATION:**

- **CONTRACTOR VERIFICATION FORM**
- OR**
- **ACKNOWLEDGEMENT OF CONTRACTOR INSURANCE**

**1.** Roger and Mary Jameson 9221 Ptarmigan Trail

|            |  |
|------------|--|
| OWNER NAME | MAILING ADDRESS  |
| Lone Tree  | CO 80124 720-708-8627  |
| CITY       | STATE ZIP CODE <span style="background-color: yellow;">OWNER PHONE NUMBER</span> |

**2. LEGAL DESCRIPTION:** 9 & 10 Block 33 Town of Grand Lake Reception No 9066  
LOT NUMBER BLOCK NUMBER SUBDIVISION NAME  
**OR METES AND BOUNDS** Section 6 3 North 75 west 6th pm  
SECTION TOWNSHIP RANGE

**3. JOB ADDRESS:** 301 Park Avenue, Grand Lake, CO 80447

**4. ARCHITECT OR DESIGNER:** Jeffrey Wood Architects  
6854 Balsam Street, Arvada CO 80004 510-908-3447  
CITY STATE ZIP PHONE

**5. ENGINEER:** Mark Benjamin / Crown-Jade Design & Engineering  
4165 Crittenton Lane, Unit 7 Wellington, CO 80549 833-402-9532  
CITY STATE ZIP PHONE

**6. CONTRACTOR EMAIL:** not selected

**7. HOMEOWNER EMAIL:** golfingpig@msn.com

**8. USE OF BUILDING:** Single Family Dwelling

**9. CLASS OF WORK:**  NEW  ADDITION  ALTERATION  REPAIR  MOVE  REMOVE

**10. DESCRIBE WORK:** Addition of 1520sf on two levels to existing SFD, with 493 sf of deck at lower level

**11. NOTICE:** This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is Suspended or abandoned for a period of 365 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to Violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE OF OWNER (IF OWNER BUILDER) \_\_\_\_\_ DATE \_\_\_\_\_  
DO NOT WRITE BELOW THIS LINE DO NOT WRITE BELOW THIS LINE

|                               |  |   |
|-------------------------------|--|---|
| VALUATION OF WORK             | BUILDING PERMIT FEE _____                              | TOTAL FEE _____   |
|                               | ZONING FEE _____                                       |   |
| SEPTIC PERMIT FEE             | DRIVEWAY PERMIT FEE _____                              |   |
| SEPTIC PERMIT #               | TYPE OF CONSTRUCTION _____                             | OCCUPANCY GROUP _____ DIVISION _____  |
| ZONING APPROVAL               | SIZE OF BUILDING TOTAL SF _____                        | No. of Stories _____ Max Occ Load _____ USE ZONE _____                            |
|                               | SET BACKS FRONT _____ SIDE _____ SIDE _____ BACK _____ |   |
|                               | SPECIAL APPROVAL _____                                 | NOT REQUIRED _____ APPROVED _____   |
|                               | WATER _____ SEWER _____                                |   |
| SPECIAL CONDITIONS:           | P&Z SIGNOFF _____                                      |   |
|                               | 3 LAKES DESIGN REVIEW _____                            |   |
|                               | DRIVEWAY PERMIT _____                                  |   |
| APPLICATION ACCEPTED BY _____ | PLANS CHECKED BY _____                                 | ISSUED BY _____   |
| DATE _____                    | DATE _____   | DATE _____  |
|                               |  | APPLICATION # _____ <span style="border: 1px solid black; padding: 2px;">9</span> |



## CONTRACTOR VERIFICATION FORM

THIS FORM SERVES THE PURPOSE OF IDENTIFYING THE CONTRACTOR HIRED TO PERFORM CONSTRUCTION ON BEHALF OF THE PROPERTY OWNER(S). IF THERE IS ANY CHANGE IN CONTRACTOR, THIS DEPARTMENT MUST BE NOTIFIED IMMEDIATELY IN WRITING WITH THE CHANGE IN CONTRACTOR VERIFICATION FORM.

DATE: \_\_\_\_\_

BUILDING PERMIT #: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

GRAND COUNTY CONTRACTOR REGISTRATION #: \_\_\_\_\_

CONTRACTOR CONTACT NAME: \_\_\_\_\_

CONTRACTOR EMAIL: \_\_\_\_\_

CONTRACTOR PHONE NUMBER: \_\_\_\_\_

PROPERTY OWNER: Roger and Mary Jameson

JOBSITE ADDRESS: 301 Park Avenue, Grand Lake, CO 80447

PROPERTY OWNER EMAIL: golfingpig@msn.com

PROPERTY OWNER PHONE NUMBER: 720-708-8627

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OWNER OR AUTHORIZED AGENT SIGNATURE

DATE

**BY SIGNING, YOU ARE CONFIRMING THAT ALL ABOVE INFORMATION IS TRUE AND AGREE TO NOTIFY THIS DEPARTMENT OF ANY CHANGES.**



### TAXES AND FEES CALCULATION SHEET

Date \_\_\_\_\_ Building Permit Number \_\_\_\_\_

- 1. Owner Name Roger and Mary Jameson
- 2. Owner Address 9221 Ptarmigan Trail
- 3. Owner Phone and Email 720-708-8627 golfingpig@msn.com
- 4. Job Address 301 Park Avenue

Subdivision Town of Grand Lake Block Block 33 Lot(s) 9 & 10

#### USE TAX CALCULATION

|                                |   |                             |   |                             |   |                             |
|--------------------------------|---|-----------------------------|---|-----------------------------|---|-----------------------------|
| <u>                    </u>    | X | <u>                    </u> | X | <u>                    </u> | = | <u>                    </u> |
| <b>Total Project Cost (\$)</b> |   | <b>Cost of Material</b>     |   | <b>Use Tax (0.05)</b>       |   | <b>Total Use Tax (\$)</b>   |
|                                |   | <u>50%</u>                  |   | <u>5%</u>                   |   | (1)                         |

#### AFFORDABLE HOUSING FEE CALCULATION

| Category                            | Total Square Feet           | Exemptions (Sq. Ft.) |                             | Fee per Sq. Ft. (\$) |                             |          |  | Subtotal Fee (\$)                                       |
|-------------------------------------|-----------------------------|----------------------|-----------------------------|----------------------|-----------------------------|----------|--|---|
| <u>                    </u>         | <u>                    </u> | --                   | <u>                    </u> | X                    | <u>                    </u> | =        |  | <input style="width: 50px; height: 20px;" type="text"/> |
| <u>                    </u>         | <u>                    </u> | --                   | <u>                    </u> | X                    | <u>                    </u> | =        |  | <input style="width: 50px; height: 20px;" type="text"/> |
| <u>                    </u>         | <u>                    </u> | --                   | <u>                    </u> | X                    | <u>                    </u> | =        |  | <input style="width: 50px; height: 20px;" type="text"/> |
| <b>Total Affordable Housing Fee</b> |                             |                      |                             |                      |                             | <b>=</b> |  | <u>                    </u> (2)                         |

#### COMBINED TAXES AND FEES

(1)                      + (2)                      =

**TO ALL BUILDING PERMIT APPLICANTS:**

As a part of building permit issuance, you are required to pay a five percent (5%) use tax for the building materials you anticipate using in the course of your construction project.

The purpose and philosophy of use tax is to serve as an "in-lieu-of" sales tax to:

1. Make our local merchants more cost competitive because of lower sales tax rates charged elsewhere; and,
2. Capture tax revenues which might otherwise be lost to the Town due to purchase of construction materials outside of the Town but used in the Town.

Because two-thirds of general fund revenues are derived from sales tax, the Town has adopted a use tax to help pay for basic municipal services which you, as a property owner, deserve and expect from your Town. The payment of use tax is a credit against local sales tax you will pay either here in Grand Lake or in another municipality, up to (but not to exceed) the total amount of use tax paid.

You have two options available to you in order to realize your credit:

Option A. As you purchase building materials, you may present your building permit showing "Use Tax Paid" and NOT be charged up to 5% of the municipal tax on the items so purchased.

Option B. If a local sales tax is charged on your construction material purchases, save your receipts. Please note the building permit number, date of purchase, and construction site location for the purchases and present the receipts to the Town Clerk. After verifying the items submitted and computing the taxes paid, you will be reimbursed for the local sales tax paid up to (but not exceeding) the total amount of use tax paid.

**ALL RECEIPTS MUST BE SUBMITTED TO THE TOWN WITHIN THIRTY (30) DAYS AFTER THE CERTIFICATE OF OCCUPANCY, A LETTER OF FINAL INSPECTION, OR OTHER DOCUMENT DENOTING ACKNOWLEDGMENT OF SUBSTANTIAL COMPLETION HAS BEEN ISSUED, OR THE PERMIT IS CLOSED FOR ANY OTHER REASON BY THE TOWN OF GRAND LAKE OR THE GRAND COUNTY BUILDING AND SANITATION DEPARTMENT.**

Failure to submit all documentation for reimbursement within this period shall relieve the Town of any obligation to refund any use tax which would otherwise be due. A receipt should be obtained when a request for reimbursement is received by the Town. Mailed requests must be sent certified, return receipt requested.

Please feel free to ask any questions about use tax prior to signing the acknowledgment below.

-----  
I, \_\_\_\_\_, who is requesting a Building Permit for construction at the  
(Print Name)  
following site: \_\_\_\_\_

(legal description or street address)

have read the above and by my signature, agree and acknowledge that I understand the use tax refunding procedures of the Town of Grand Lake. I further understand, per Municipal Code 4-3-33, that if I do not submit receipts for the use tax paid for this permit within thirty (30) days after the Town of Grand Lake or the Grand County Building and Sanitation Department has closed this permit, I forfeit any right to claim a use tax refund for this Building Permit.

Signature \_\_\_\_\_



# 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: [glplanning@townofgrandlake.com](mailto:glplanning@townofgrandlake.com) • Website: [townofgrandlake.com](http://townofgrandlake.com)

## GRAND LAKE PLANNING DEPARTMENT CONSENT FORM

Pursuant to Town of Grand Lake Ordinance No. 04-2013, by signing this document;

*The property owner hereby acknowledges that he/she is responsible for building on their own property within the setbacks or building envelopes and affirmatively represents that they are the owner of or have the right to build on all property on which construction will occur.*

Owners Name or Representative: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**GRAND COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**PROPERTY OWNER**  
**ACKNOWLEDGEMENT OF CONTRACTOR INSURANCE**

This acknowledgement pertains only to homeowner/builders. Grand County requires that all applications for a building permit include evidence that property owners are informed of the liability protection provided by their contractors and subcontractors. Uninsured contractors expose the property owner to considerable financial risk including injured workers, unpaid suppliers, property damage, fire, and theft.

Typically owners protect themselves by:

1. Obtaining certificates of liability and workers compensation insurance from all contractors and subcontractors, preferably naming the property owners as additional insured parties;
2. Alternatively, requiring the general contractor to guarantee all subcontractors are adequately insured;
3. Requiring the contractor and subcontractors to keep these policies in full force throughout the construction project;
4. Obtaining builder's risk insurance to protect against fire and theft;
5. Seeking the advice of an insurance professional before signing a building contract.

I, \_\_\_\_\_, the owner of property located at

\_\_\_\_\_

understand the risks of employing uninsured contractors.

\_\_\_\_\_  
Owners Signature

\_\_\_\_\_  
Date



# 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  
[glplanning@townofgrandlake.com](mailto:glplanning@townofgrandlake.com) • [www.townofgrandlake.com](http://www.townofgrandlake.com)

# ZONING VARIANCE REQUEST APPLICATION

**PROPERTY LOCATION:**  
 Street Address: 301 Park Avenue, Grand Lake, CO 80447  
 Legal Description: Lot 9 & 10 Block 33 Subdivision Reception no 9066

**PROPERTY OWNER INFORMATION:**  
 Name: Roger and Mary Jameson Email: golfingpig@msn.com  
 Mailing Address: 9221 Ptarmigan Trail Phone: 720-708-8627  
 City: Lone Tree State: CO Zip: 80124 Fax: \_\_\_\_\_

**APPLICANT INFORMATION:** Is the Applicant the Property Owner?  YES  NO  
 Name: jeffrey Wood Architects Email: jswoodarch@comcast.net  
 Mailing Address: 6854 Balsam Street Phone: 510-908-3447  
 City: Arvada State: CO Zip: 80004 Fax: \_\_\_\_\_

**CONTACT INFORMATION:** Is the Contact Person the Applicant?  YES  NO  
 Contact Person (if not Applicant): \_\_\_\_\_ Email: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

**VARIANCE REQUEST (Brief Description):** Exterior deck incursion into front setback as a part of addition to existing residence. The maximum incursion into the setback area is less than 30"(varies as setback line and residence are not parallel.)

**REQUIRED INFORMATION CHECKLIST:**

- Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
- Explanation of Hardship (See Municipal Code for review criteria)
- Statement of Authority (If applicable. Required for representatives of entities and property owners.)
- Property Survey
- Agreement for Services Form
- Application Deposit (See Fee and Deposit schedule for amount)
- Additional Information (If applicable. Staff may require other helpful information for review.)

**AFFIDAVIT:**  
 BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.  
 Print Name: Jeffrey Wood  
 Signature:  Date: 5/23/2022

**STAFF USE ONLY**  
 Application Received By: \_\_\_\_\_ Date & Time: \_\_\_\_\_  
 File Name: \_\_\_\_\_ Deposit:  YES  NO Amount: \$ \_\_\_\_\_  
 Agreement for Services Form Signed?  YES  NO

**General Notes**

1. All work shall conform to the International Building Code, 2016 edition (IBC), and all requirements of and as amended/updated by the Town of Grand Lake and Grand County, and all other applicable/related codes and ordinances (IMC, IEC, IPC) as amended by the town and county.
2. The contractor shall comply with the American Institute of Architects General Conditions (A201), 2017 edition.
3. The contractor shall verify all conditions and dimensions on the site prior to beginning work. Variance between the drawings and the actual site conditions, and any errors or omissions in the drawings, shall be brought to the attention of the Architect prior to proceeding with the work. Upon discovery of the unforeseen conditions on the site, the Contractor shall stop the work and request additional information from the architect or the structural engineer. The Contractor shall notify the Architect when the existing structure has been exposed.
4. Written dimensions shown in the drawings are rough framing dimensions, unless otherwise noted. They shall have preference over any scaled dimensions. The contractor shall not rely on scaled dimensions. Detail drawings shall have precedence over more general drawings.
5. The contractor shall be responsible for restoring to original condition, at his own expense, any damage done by him or his agents to the existing building or grounds.
6. The contractor shall guarantee all new work against leak for a period of two years following completion of the work.
7. The contractor shall install all products and materials in accordance with the manufacturer's specifications, and in accordance with the latest edition of applicable Trade Standards, published by the trade associations.
8. Upon completion of the work, all marks, stains, paint marks, tags, labels, etc., shall be removed. All finished surfaces, fixtures and equipment shall be cleaned and touched up as required. New glass shall be cleaned in a professional manner. All lamps shall be burning upon acceptance.
9. The contractor shall secure and pay for all permits (*except plan check and primary building permit which has been/will be paid by owner*), fees, licenses, and inspections necessary for the proper execution of the contract.

**Scope of Work**

1. Provide all labor, demolition, permits and materials for the construction/installation of a ADDITION (on two levels) to an existing single story 700 sf residence (1520 sf new habitable area). Work will include amendments to and expansion of and existing wood deck and rails. Work to include preparation of site area and required modifications to the structural system (as described in the structural drawings). Refer to architectural drawings for detailed explanation of this scope of work.
2. Lower Level of ADDITION will include a gathering space that shall be plumbed for either a wet bar or future kitchen, as well as a new bedroom, bathroom, and stairs to upper level, in addition to exterior deck expansion. Upper Level ADDITION will serve as a Master Bedroom Suite with a landing at top of stairs, bedroom, closet and bathroom as well as a new deck. See drawings for specific size and fixtures.
3. Construct new DECK on west side of residence (existing deck to be expanded and steps to grade on east side added).
4. Exterior siding to match, as possible, existing (Cedar plywood with vertical batts at 24"oc as per existing) and stained to match.
5. Exterior walls to be insulated in accordance with ResCheck Calculations (R21).
6. Install floor and ceiling insulation per ResCheck report.
6. All exterior doors shall be installed with approved weather stripping.
7. All circuits to be arc fault circuit interrupter type. (125 volt, 15 and 20 amperes).
8. Smoke detectors (in all bedrooms) shall be interconnected such that activation of one alarm will activate audible alarm in all other locations as required by code. Hallway detectors shall include carbon monoxide detection function (Combo unit).
9. Install new hold downs, shear walls, footings and all related structural work as described herein.

**Demolition Notes:**

1. Remove existing walls as required for renovation. Cap all electrical outlets, switches and utilities per code. Brace and support structure as necessary prior to removal of existing structures so as to prevent any movement within the existing structure. Contractor is responsible for the protection of undisturbed existing conditions (including adjacent property owners). Repair any damage resulting from new construction to 'like new' quality. Contractor to have adequate tarps available for protection of the building in the event of inclement weather.

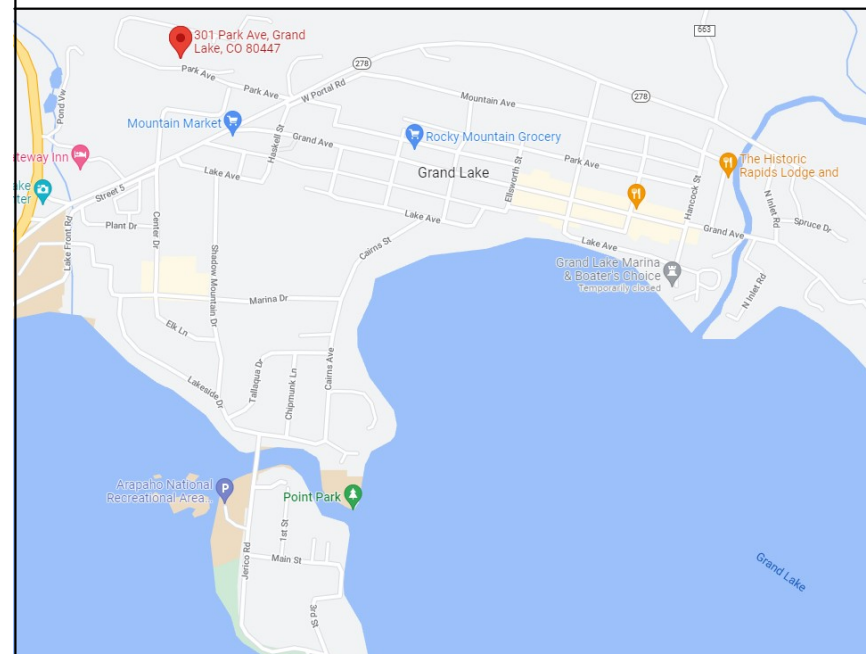
**List of Drawings**

| Name  | Contents                 |
|-------|--------------------------|
| A1.0  | Project Information      |
| A1.1  | Site Plan                |
| A2.0  | Existing Conditions      |
| A2.1  | First Floor Plan         |
| A2.2  | Second Floor Plan        |
| A3.1  | Elevations               |
| A3.2  | Elevations               |
| A4.1  | Building Sections        |
| A4.2  | Building Sections        |
| A5.1  | Interior Elevations      |
| A6.1  | Wall Sections            |
| A7.1  | Details                  |
| A8.1  | Schedules                |
| A 9.1 | Renders                  |
| S0    | Foundation Plan          |
| S1    | First Floor Framing Plan |
| S2    | Second Floor Framing     |
| S3    | Roof Framing             |

**VICINITY**



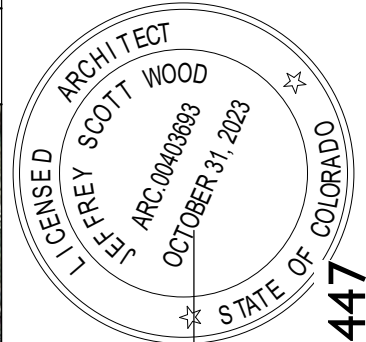
**LOCATION MAP**



| No. | Desc               |
|-----|--------------------|
|     | Section 6, Item A. |

**JEFFREY  
WOOD  
ARCHITECTS**

6854 Balsam Street  
Arvada, CO 80004  
510.908.3447  
email: jswoodarch@comcast.net



**Jameson Cabin**  
**301 Park Avenue**  
**Grand Lake, CO 80447**

for **Roger & Mary Jameson**

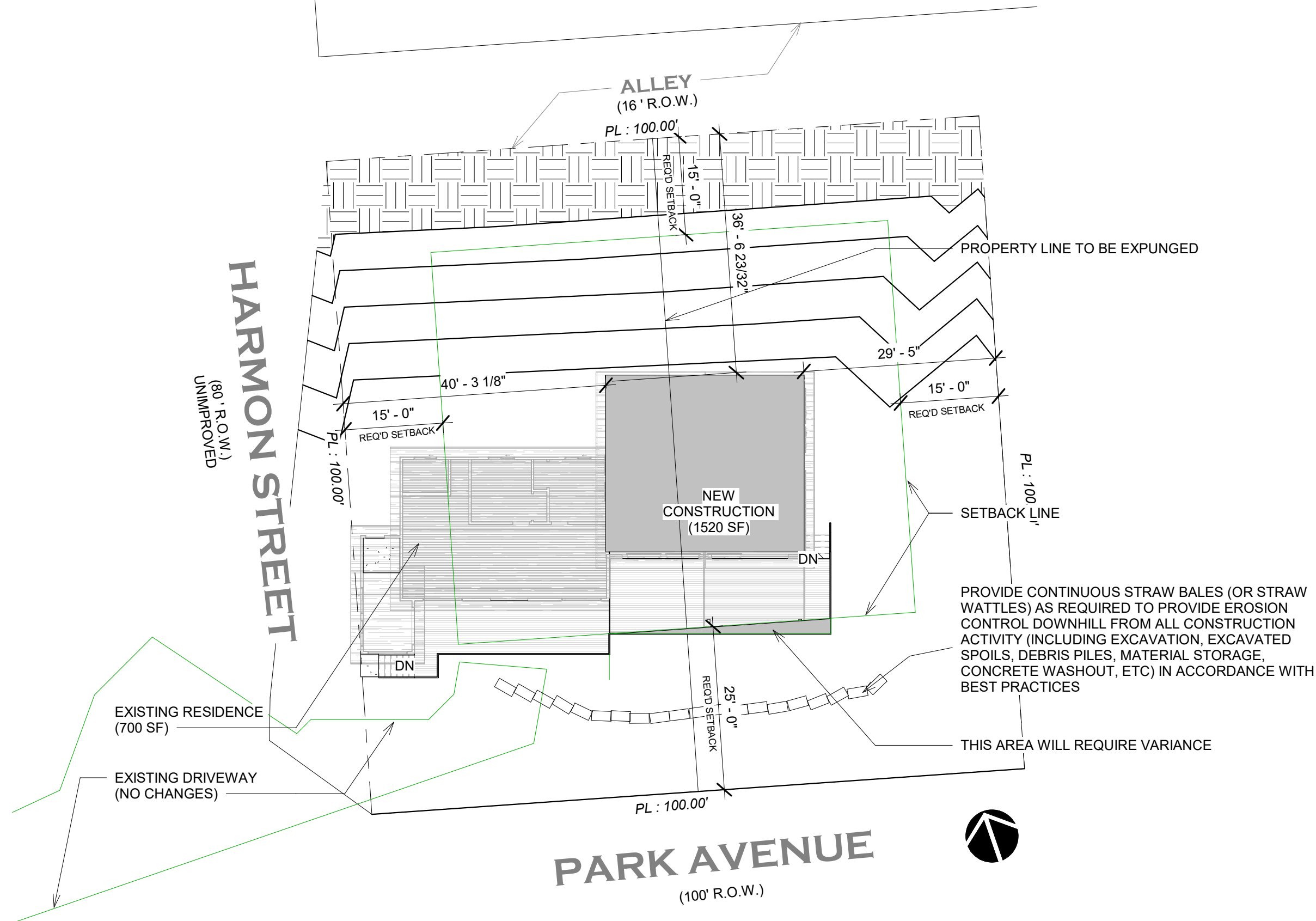
|                |           |
|----------------|-----------|
| Project number | 2022-1    |
| Date           | 5/23/2022 |
| Drawn by       | JSW       |
| Checked by     | JSW       |

Project Information

**A1.0**

Scale

16



1 Site Plan  
1/16" = 1'-0"

| No. | Desc               |
|-----|--------------------|
|     | Section 6, Item A. |

# JEFFREY WOOD ARCHITECTS

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email: jswoodarch@comcast.net



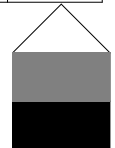
**Jameson Cabin**  
301 Park Avenue  
Grand Lake, CO 80447

for Roger & Mary Jameson

|                |           |
|----------------|-----------|
| Project number | 2022-1    |
| Date           | 5/23/2022 |
| Drawn by       | JSW       |
| Checked by     | JSW       |

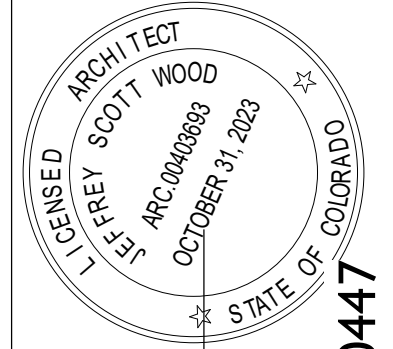
Site Plan

| No. | Desc               |
|-----|--------------------|
|     | Section 6, Item A. |



# JEFFREY WOOD ARCHITECTS

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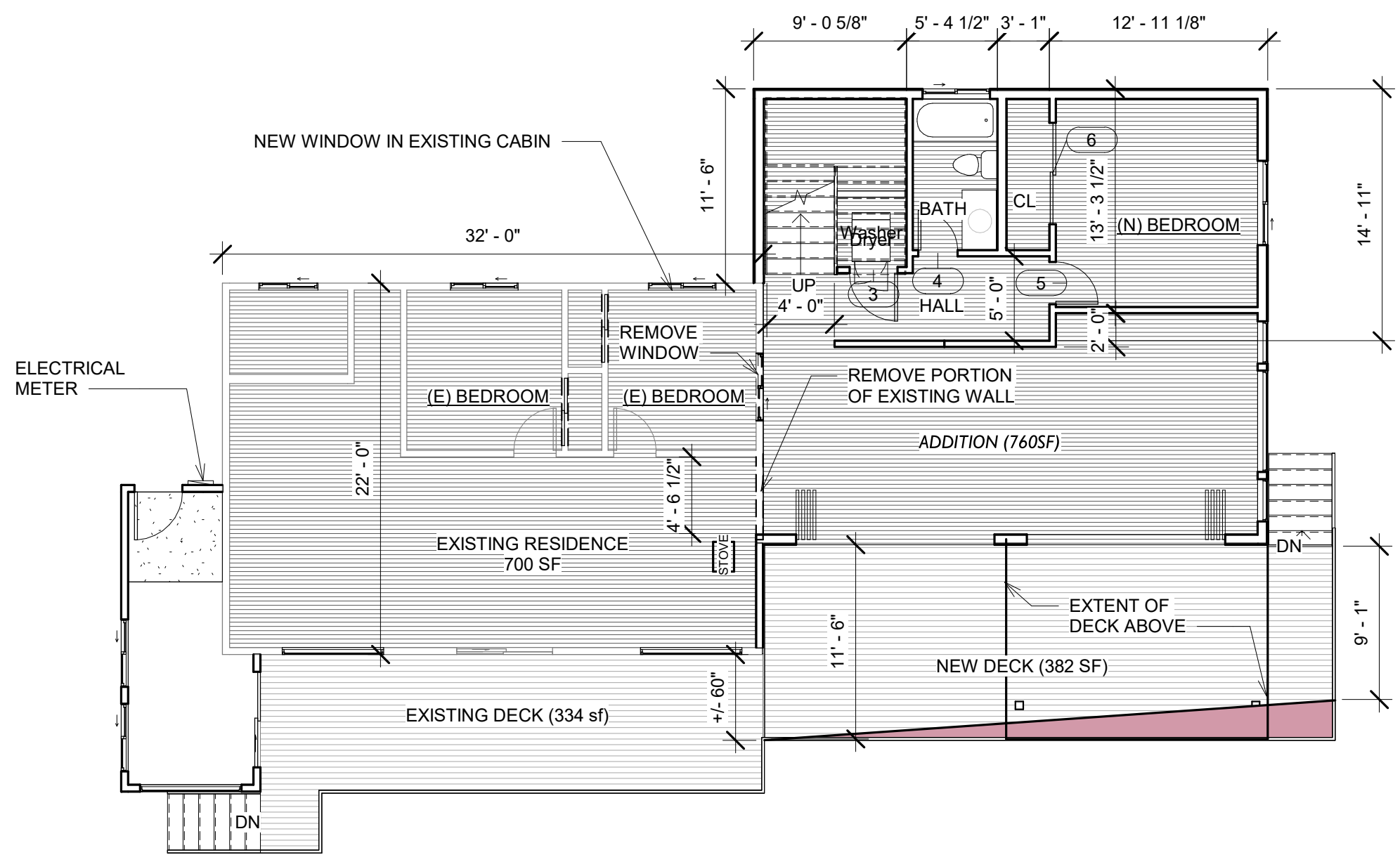
**Jameson Cabin**  
 301 Park Avenue  
 Grand Lake, CO 80447

for Roger & Mary Jameson

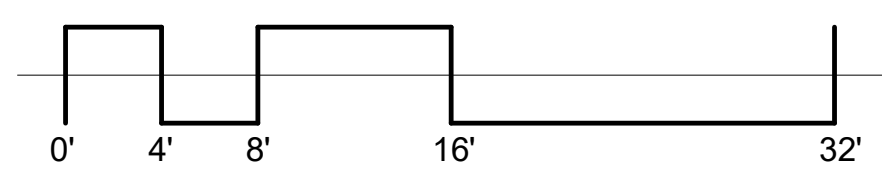
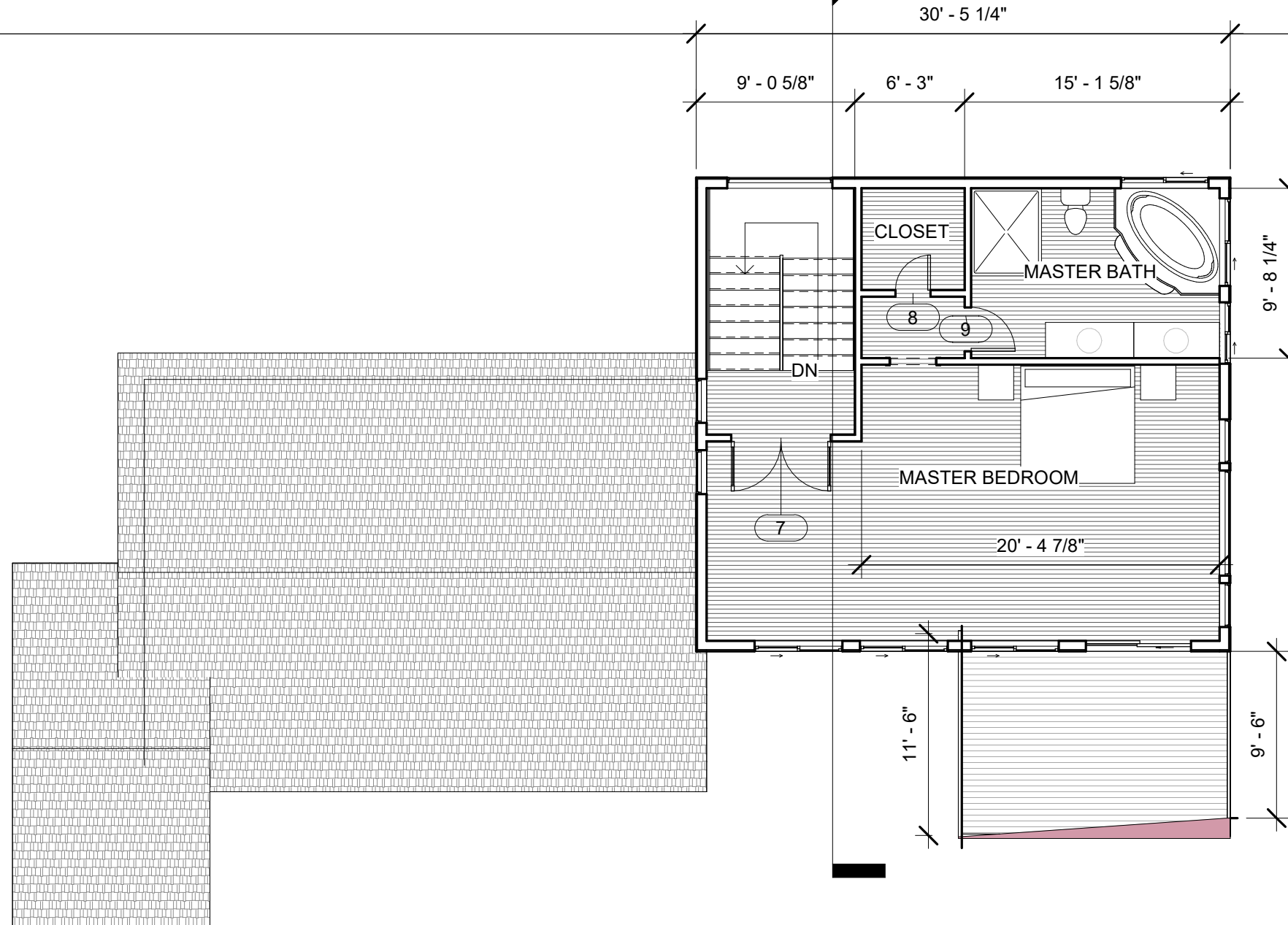
|                |           |
|----------------|-----------|
| Project number | 2022-1    |
| Date           | 5/23/2022 |
| Drawn by       | jsw       |
| Checked by     | jsw       |

First Floor Plan

**A2.1**  
 Scale 1/8" = 1'-0" 18



① First Floor  
 1/8" = 1'-0"

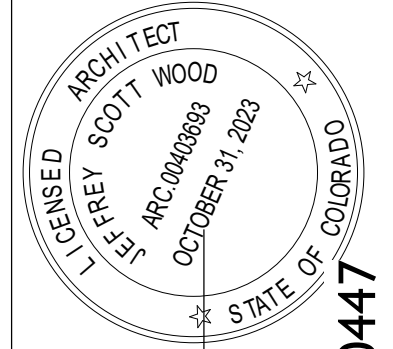


1 Second Floor  
1/8" = 1'-0"

| No. | Desc               |
|-----|--------------------|
|     | Section 6, Item A. |

**JEFFREY  
WOOD  
ARCHITECTS**

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**Jameson Cabin**  
301 Park Avenue  
Grand Lake, CO 80447

for Roger & Mary Jameson

|                |           |
|----------------|-----------|
| Project number | 2022-1    |
| Date           | 5/23/2022 |
| Drawn by       | jsw       |
| Checked by     | jsw       |

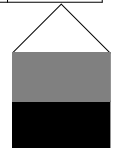
Second Floor Plan

**A2.2**

Scale 1/8" = 1'-0"

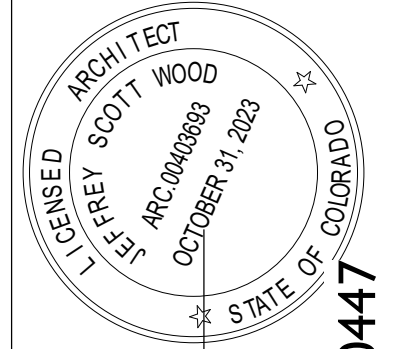
19

| No. | Desc               |
|-----|--------------------|
|     | Section 6, Item A. |



# JEFFREY WOOD ARCHITECTS

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 Arvada, CO 80004  
 510.908.3447  
 email: jswoodarch@comcast.net



**Jameson Cabin**  
 301 Park Avenue  
 Grand Lake, CO 80447

for Roger & Mary Jameson

|                |           |
|----------------|-----------|
| Project number | 2022-1    |
| Date           | 5/23/2022 |
| Drawn by       | jsw       |
| Checked by     | jsw       |

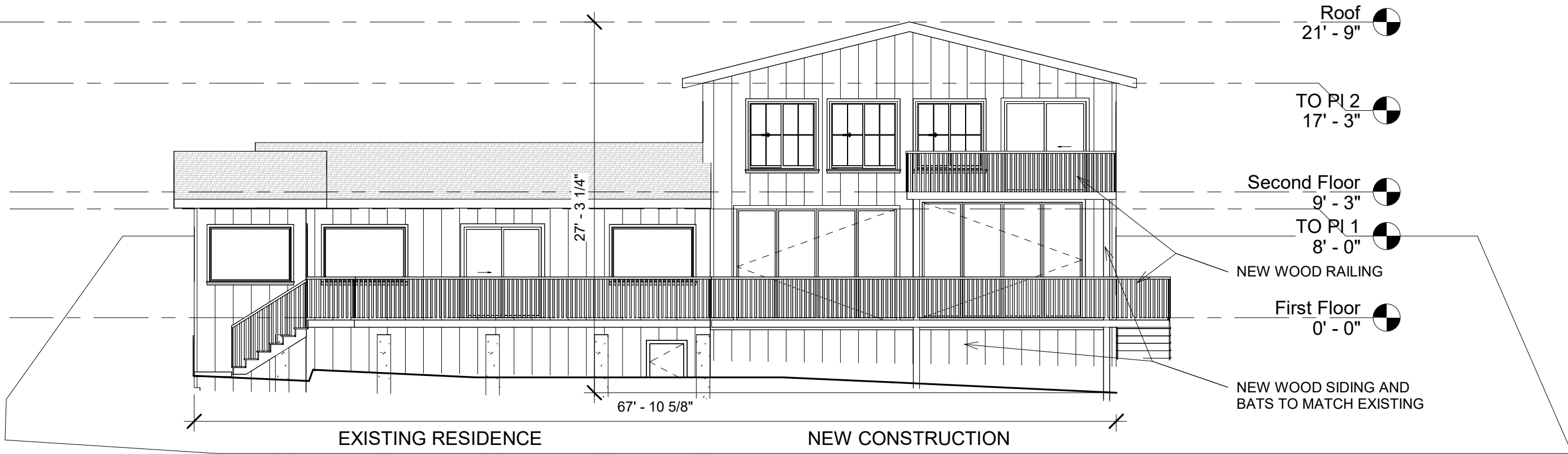
Elevations

**A3.1**  
 Scale 1/8" = 1'-0" 20

5/23/2022 9:44:02 PM

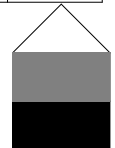


② East  
 1/8" = 1'-0"



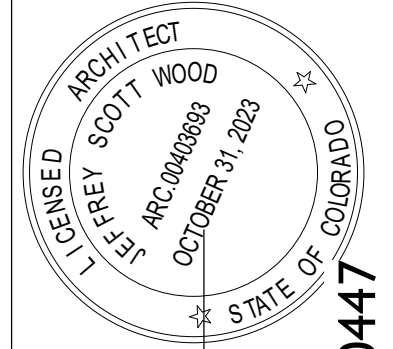
① South  
 1/8" = 1'-0"

| No. | Desc               |
|-----|--------------------|
|     | Section 6, Item A. |



# JEFFREY WOOD ARCHITECTS

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 Arvada, CO 80004  
 510.908.3447  
 email: jswoodarch@comcast.net



**Jameson Cabin**  
 301 Park Avenue  
 Grand Lake, CO 80447

for Roger & Mary Jameson

|                |           |
|----------------|-----------|
| Project number | 2022-1    |
| Date           | 5/23/2022 |
| Drawn by       | jsw       |
| Checked by     | jsw       |

Elevations

**A3.2**  
 Scale 1/8" = 1'-0" 21

NEW COMP SHINGLE ROOF (CLASS A) TO MATCH EXISTING

NEW WOOD SIDING AND BATS TO MATCH EXISTING

Roof  
21' - 9"

TO PI 2  
17' - 3"

Second Floor  
9' - 3"

TO PI 1  
8' - 0"

First Floor  
0' - 0"

WOOD RAILING  
(E) ACCESS PANEL

2 West  
1/8" = 1'-0"

NEW COMP SHINGLE ROOF (CLASS A) TO MATCH EXISTING

Roof  
21' - 9"

TO PI 2  
17' - 3"

NEW WOOD SIDING AND BATS TO MATCH EXISTING

Second Floor  
9' - 3"

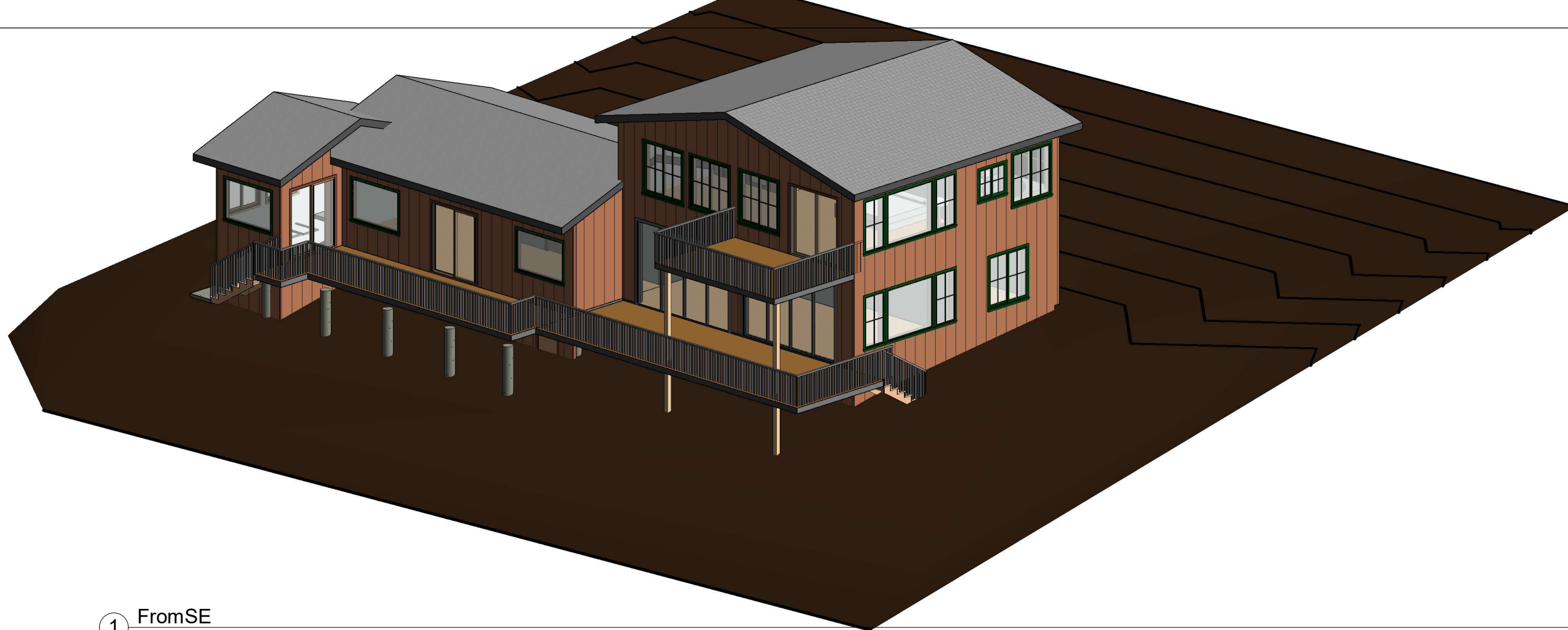
TO PI 1  
8' - 0"

First Floor  
0' - 0"

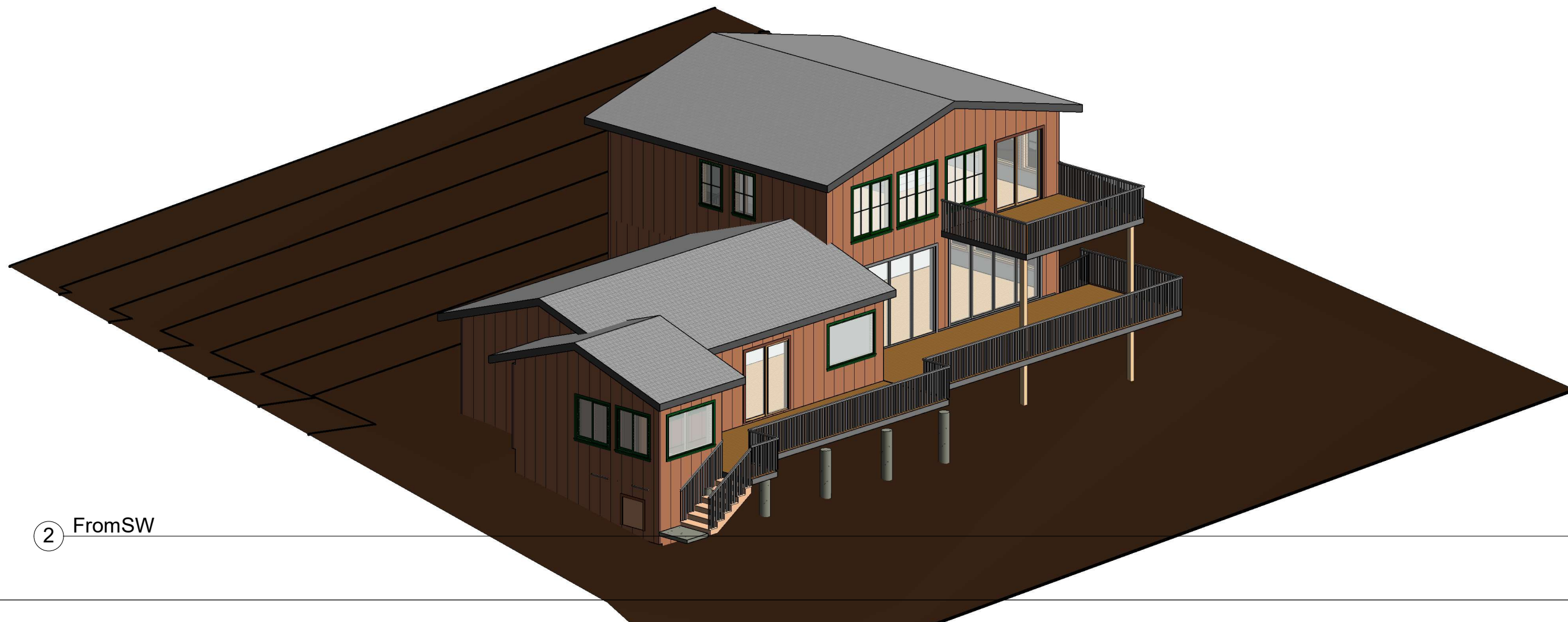
NEW CONSTRUCTION

EXISTING RESIDENCE

1 North  
1/8" = 1'-0"



① FromSE



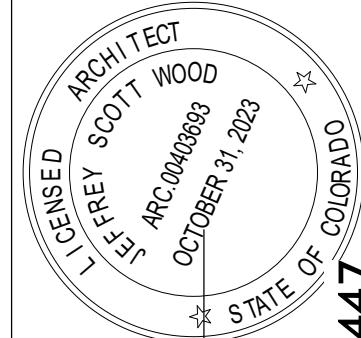
② FromSW

| No. | Desc               |
|-----|--------------------|
|     | Section 6, Item A. |



# JEFFREY WOOD ARCHITECTS

6854 Balsam Street  
Arvada, CO 80004  
510.908.3447  
email: jswoodarch@comcast.net



**Jameson Cabin**  
301 Park Avenue  
Grand Lake, CO 80447

for Roger & Mary Jameson

|                |           |
|----------------|-----------|
| Project number | 2022-1    |
| Date           | 5/23/2022 |
| Drawn by       | Author    |
| Checked by     | Checker   |

Renders

**A 9.1**

Scale

22



JEFFREY  
WOOD  

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ARCHITECTS

24 May 2022

Kimberly G. White  
Community Development Director  
Town of Grand Lake - Planning Dept.  
PO Box 99  
Grand Lake, CO 80447

RE: 301 Park Avenue (Jameson Alterations)  
Variance request (for front setback incursion)

Dear Ms. White,

Per your request, we are providing these responses to the factors you would like addressed as a part of our variance application for the property at 301 Park Avenue. If you need further information or clarification of the issues raised herein, please do not hesitate to contact my office.

---

*(a) The compatibility of the proposed action with the surrounding area;*

The area where the addition is to be constructed within an older subdevelopment of the town. As such, there are many properties which have non conforming structures, including setback incursions, variances and such. The subject property has an existing building which was built into the setback and that is in part why this application is needed.

*(b) Whether the proposed action is in harmony with the character of the neighborhood;*

The location of the setback incursion is very minor and will be almost unnoticeable by anyone but a surveyor.

6854 Balsam Street  
Arvada, CO 80004

(510) 531-1624 fax/vox  
email: jswoodarch@comcast.net



JEFFREY  
WOOD  

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ARCHITECTS

Kim White, page two

*(c) The need for the proposed action;*

The views and outdoor spaces are part of what makes Grand Lake a magical place, and therefore it seems any homeowner would want to maximize the utility of their outdoor areas. The deck expansion, as a part of the addition to the existing home, is simply intended to make a harmonious addition to the property. To follow the setback would create an angular element not found anywhere else on the property.

*(d) The effect of the proposed action upon future development in the area;*

The front setback incursion, which is very slight, sits well above the existing road...a road that will never be widened or otherwise altered, in particular given the extreme topography along the front setback area.

*(e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics;*

The slope does little to impact the variance application one way or the other. Regardless of where the deck is placed it will be well above the grade.

*(f) Whether alternative designs are possible;*

The alternative, as stated above, would be to follow the setback exactly, which would be at an angle relative to the existing and remodeled structure , creating a visual element not in keeping with the existing. Were we to regularize the deck relative to the building outside of the setback area, the passage way from the existing deck to new deck area would be quite narrow and hence effectively make two decks rather than one larger deck which is the wish of the property owner.

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(510) 531-1624 fax/vox  
email: jswoodarch@comcast.net



JEFFREY  
WOOD  

---

ARCHITECTS

Kim White, page three

(g) *With due consideration for the Town's Comprehensive Plan.*

The deck area added to a single family dwelling within the setback is consistent with the comprehensive plan of Grand Lake.

Respectfully Submitted,

Jeffrey Wood

---

6854 Balsam Street  
Arvada, CO 80004

(510) 531-1624 fax/vox  
email: [jswoodarch@comcast.net](mailto:jswoodarch@comcast.net)

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 08 – 2022**

**A RESOLUTION RECOMMENDING APPROVAL OF A VARIANCE PURSUANT TO  
SECTION 12-2-27 OF THE GRAND LAKE MUNICIPAL CODE TO ALLOW THE  
EXPANSION OF A NON-CONFORMING STRUCTURE INTO ADDITIONAL AREAS  
OF REQUIRED SETBACK, WITH CONDITIONS  
(301 Park Avenue)**

**WHEREAS**, Roger Jameson (the “Applicant”) is the owner of certain real property located within the Town of Grand Lake, more particularly described as follows:

Lot 9 & 10, Block 33, Town of Grand Lake Subdivision, Grand Lake, Colorado Also known as: 301 Park Avenue, Grand Lake, Colorado 80447 (the “Property”); and

**WHEREAS**, the primary structure located on the Property is a single-family residence built in 1968 (the “Home”) was built prior to the Town’s adoption of the current setback requirements; and

**WHEREAS**, Municipal Code section 12-2-12(D) [Regulations for Single Family Residential – High Density –RSH] Area Regulations establishes the required setbacks for the Property as follows:

- (4.) Minimum Front Yard  
Measured from the front property line there shall be a front yard of not less than Twenty-Five Feet (25') for all structures.
- (5.) Minimum Rear Yard  
Measured from the rear property line every principal or accessory building shall have a rear yard of not less than Ten Feet (10').
- (6.) Minimum Side Yard  
Measured from the side property lines there shall be side yards of not less than Ten Feet (10') on each side of the lot.; and,

**WHEREAS**, a portion of the Home is currently encroaches into the front and side yard setbacks, constituting a pre-existing, non-conforming structure; and

**WHEREAS**, the Town received a zoning variance request application (the “Application”) from the Applicants on May 26<sup>th</sup>, 2022, requesting a variance to the front yard setback as provided in Section 12-2-27 to allow the expansion of the existing non-conforming structure on the Property within the front setback; and

**WHEREAS**, Municipal Code Section 12-2-27 – [Supplemental Regulations for Setback, Height and Area] states in pertinent part as follows:

(A) The following are supplemental regulations for setbacks, height and area. These regulations

will apply to all applicable projects and applications, in all applicable zoning districts no matter the land use action taken.

2. Additional Area Regulations - The following additional area regulations shall apply to all zone districts as set forth in this Article.

(d) A structure presently encroaching into a setback shall not be allowed to make additions onto the structure within the boundary line measured from the lot line to the edge of the existing encroachment without seeking a variance from the Board of Trustees.; and,

4. Variances for these supplemental regulations to supplemental setback, area and height regulations may be granted by the Town Board of Trustees with recommendation from the Planning Commission unless otherwise stated.

**WHEREAS**, on July 6<sup>th</sup>, 2022, the Planning Commission reviewed the Applicants’ zoning variance request at a Public Hearing; and,

**WHEREAS**, based on the Application, the representations of the Applicants to the Planning Commission and the comments of the public, the Planning Commission has considered the following factors set forth in the Grand Lake Municipal Code Section 12-2-27 (2)(B)(3):

1. The compatibility of the proposed action with the surrounding area; and
2. Whether the proposed action is in harmony with the character of the neighborhood; and
3. The need for the proposed action; and
4. The effect of the proposed action upon future development in the area; and
5. The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
6. Whether alternative designs are possible; and
7. With due consideration for the Town’s Comprehensive Plan.

**WHEREAS**, upon a thorough consideration of the factors of Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, the Planning Commission finds such factors weigh in favor of approval of the Application, specifically:

1. The proposed variance of the front yard setback is compatible with the surrounding area because the addition will be of similar material as the existing.
2. The proposed variance is in harmony with the character of the neighborhood because the addition is minimal.
3. The proposed variance is needed because ...
4. The effect of the proposed variance upon future development in the area will be minimal to non-existent.
5. The size, shape, topography, slope, soils, vegetation, and other physical characteristics support granting the proposed variance because ...
6. Alternative designs are not reasonably possible because...
7. The proposed variance is consistent with the Town’s Comprehensive Plan because it helps ensure the quality of life for its residents per the Town vision.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO,**

- 1. The Planning Commission recommends that the Application be approved by the Board of Trustees subject to the conditions set forth in Section 2., below.
- 2. The Planning Commission’s recommendation for approval is based on the Applicant satisfying the following conditions. Unless specified otherwise, such conditions should be satisfied before the matter is considered by the Board of Trustees:
  - a. Payment by Applicant of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application.
  - b. Compliance by the Applicant with all representations made to the Planning Commission during all public hearings or meetings related to the Application.
  - c. The Applicant execute a Lot Consolidation Agreement for Lots 9 & 10; and,
  - d. The Applicant complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,
  - e. In granting this Request the Commission is not obligated to grant similar requests in the future nor does granting this Request set precedent for any future requests.
  - f. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.
- 3. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
- 4. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 6<sup>th</sup> DAY OF JULY.**

( S E A L )

Votes Approving:  
Votes Opposed:  
Absent:  
Abstained:

ATTEST:

TOWN OF GRAND LAKE

\_\_\_\_\_  
Alayna Carrell  
Town Clerk

\_\_\_\_\_  
James Shockey,  
Planning Commission Chairman

**From:** [McGuffey Family PC](#)  
**To:** [Kim White](#)  
**Subject:** Certified Letter  
**Date:** Sunday, June 26, 2022 12:33:21 PM

---

Dear Kimberly,

We own the residence at 320 Mountain Avenue. We recently received your certified letter, and we thank you for keeping us informed. We do, however, have some questions.

- 1) We are unsure which property is 301 Park Avenue. Is that the vacant lot behind us? The certified letter refers to an existing residence and existing driveway. However, when we go to Google Maps, it shows an empty lot.
- 2) What does it mean that the property line is to be expunged? We see that notation on the graphic.
- 3) Will the structure be one or two stories tall?
- 4) Just curious—the graphic shows Harmon Street. We are not familiar with a street being there. Can you explain?

Thank you for your attention to our questions.

Best regards,

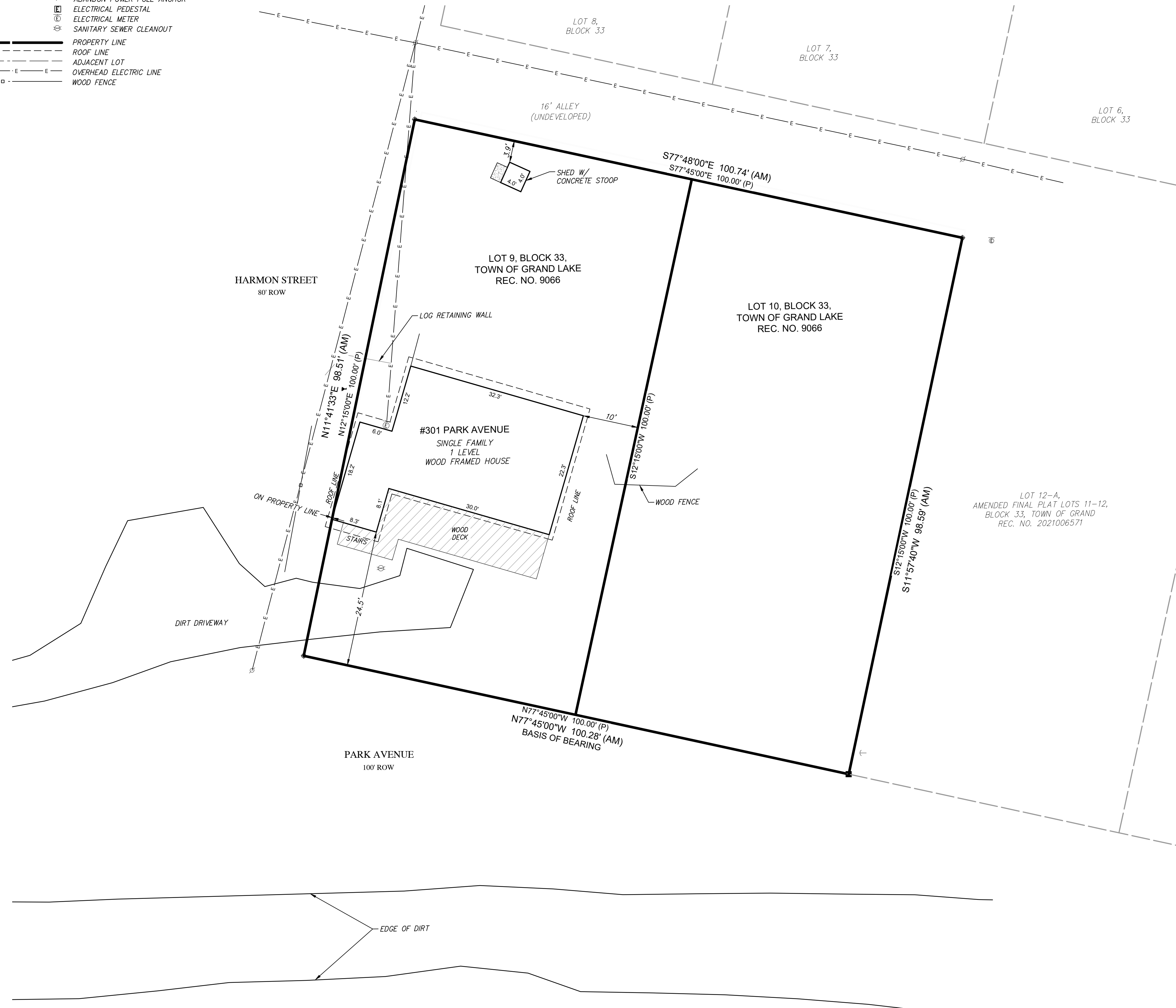
Woodpecker Hill LLC  
Nancy McGuffey

# IMPROVEMENT LOCATION CERTIFICATE

LOTS 9 & 10, BLOCK 33, TOWN OF GRAND LAKE RECEPTION NO. 9066  
 NORTHEAST 1/4, SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST, 6TH P.M.  
 TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO  
 301 PARK AVENUE

**LEGEND**

- REC. NO. RECEPTION NUMBER
- AC ACREAGE
- (P) PLATTED
- (AM) AS MEASURED
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 25971
- ⊕ FOUND SPIKE W/WASHER IN TUBE
- ⊕ WATER METER
- ⊕ POWER POLE
- ⊕ ABANDON POWER POLE ANCHOR
- ⊕ ELECTRICAL PEDESTAL
- ⊕ ELECTRICAL METER
- ⊕ SANITARY SEWER CLEANOUT
- PROPERTY LINE
- - - ROOF LINE
- - - ADJACENT LOT
- - - OVERHEAD ELECTRIC LINE
- - - WOOD FENCE



**LEGAL DESCRIPTION:**

LOTS 9 AND 10, BLOCK 33, TOWN OF GRAND LAKE, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1903 UNDER RECEPTION NO. 9066, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO.

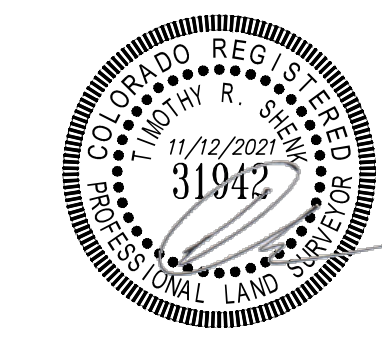
**NOTES:**

1. TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. J60015131-2, EFFECTIVE DATE OF NOVEMBER 04, 2021 @ 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LEGAL DESCRIPTIONS, RIGHTS OF WAY AND EASEMENTS.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED BY THE GRAND LAKE ZONING AND IS SINGLE FAMILY RESIDENTIAL - HIGH DENSITY & INCLUDED IN THE THREE LAKES DESIGN REVIEW AREA.  
 SETBACK PER TOWN OF GRAND LAKE:  
 FRONT = 25'  
 SIDE = 10'  
 REAR = 10'
3. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND/OR DECIMALS THEREOF.
4. BASIS OF BEARINGS IS N77°45'W AS MEASURED ALONG THE SOUTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY AS EVIDENCED BY A SPIKE WITH WASHER IN TUBE SITUATED AT THE SOUTHWESTERLY CORNER AND A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED LS #25971 AT THE SOUTHEASTERLY CORNER THEREOF, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

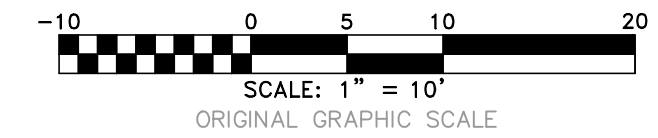
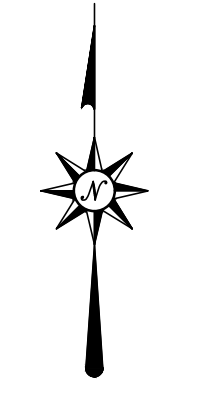
**LAND SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR ROGER JAMESON, AND PAULINE AVIS SUBJECT TO ADMINISTRATION IN THE ESTATE OF PAULINE AVIS DECEASED, UNDER THE COLORADO PROBATE CODE AND LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY ROGER JAMESON, AND PAULINE AVIS SUBJECT TO ADMINISTRATION IN THE ESTATE OF PAULINE AVIS DECEASED, UNDER THE COLORADO PROBATE CODE AND LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND DESCRIBES THE PARCELS APPEARANCE ON NOVEMBER 10, 2021.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, NOVEMBER 10, 2021, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS INDICATED, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS INDICATED.



TIMOTHY R. SHENK, COLORADO P.L.S. #31942  
ON BEHALF OF TIM SHENK LAND SURVEYING, INC.



TIM SHENK  
LAND SURVEYING, INC.  
P.O. BOX 1670  
GRANBY, CO 80446  
(970) 887-1046

IMPROVEMENT LOCATION CERTIFICATE  
LOTS 9 & 10, BLOCK 33, TOWN OF GRAND LAKE  
NE 1/4, SECTION 6,  
TOWNSHIP 3 NORTH, RANGE 75 WEST, 6TH P.M.  
TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO  
301 PARK AVENUE

|            |                 |                  |               |
|------------|-----------------|------------------|---------------|
| JOB: 21137 | SCALE: 1" = 10' | DATE: 11/12/2021 | DRAWN BY: JAN |
| DWG: 21137 | CRD: 21137      | CHECKED: TRS     | SHEET: 1 OF 1 |

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Date: 07/06/2022  
To: Chairman Shockey and Commissioners  
From: Kimberly White, Town Planner

Re: A RESOLUTION RECOMMENDING APPROVAL OF A LOT CONSOLIDATION OF LOTS 9 & 10, BLOCK 33, TOWN OF GRAND LAKE, MORE COMMONLY REFERRED TO AS 301 PARK AVENUE

**Purpose**

The Town has received a lot consolidation request application from Roger Jameson to consolidate their two contiguous legal lots into one. This request requires Planning Commission recommendation and Board review.

**Background**

*M.C. 12-6-8 (B) Lot Consolidations*

*Any property owner requesting to combine two or more contiguous legal lots in a previously recorded subdivision, planned development, or traditional residential development, which are owned by the same person or entity must apply for a Lot Consolidation to be submitted for review by the Planning Commission and approval by the Board of Trustees.*

- 1. Lot Consolidations are defined as meeting all of the following criteria*
  - a. Affecting property that was previously subdivided into legally recognized lots or parcels*
  - b. Not relocating or reconfiguring previously established lot lines*
  - c. Not resulting in a new lot that had previously been separate lots divided by a public or private road*
  - d. Not creating or resulting in the creation of a lot or parcel of land that would violate or fail to conform to any applicable zoning or other standard or regulation including, but not limited to, lot area, minimum frontage, building height, setbacks, density, public or private road or private drive standards, parking, or access.*
  - e. Not altering public right-of-way or easements reserved for drainage or utilities of any kind located on the combined lots*
- 2. Submittal Requirements*
  - a. The applicant shall provide the following submission materials:*
    - 1. Application Form*
    - 2. Application fee or deposit*
    - 3. Proof of ownership in the form of a deed of title*
    - 4. Project description (narrative) including the following:*
      - a. Detailed description of lot and block numbers, new location of adjusted lot line with project coordinates, and resulting lot acreages*
      - b. Detailed description of type, size, and location of existing structures on all lots.*

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099  
PH. 970/627-3435  
FAX 970/627-9290  
E-MAIL: town@townofgrandlake.com



5. A list of and addresses for all owners of adjacent property and all owners of easements over, through, or across the property.

6. Lot Consolidation Plat (24" x 34") prepared by a registered land surveyor and drawn to a scale of no less than 1" = 50' (see 12-9-2 (E) and 12-9-11 (K) for specific items)

3. Review Procedures

a. The Town Planner will have fourteen (14) days from date of submission to determine completeness. Upon acceptance by the Town Planner for submission completeness, the Lot Consolidation request shall be reviewed by the Planning Commission at the next regularly scheduled public meeting. After receipt of recommendation by the Planning Commission, the Board of Trustees shall review the Lot Consolidation request at their next regularly scheduled public meeting.

4. Review Criteria

a. The Planning Commission and Board of Trustees shall apply the following review criteria in considering an application. No application shall be approved unless the Board of Trustees determines that all criteria have been met:

- 1. The combined lot(s) are legal lots as defined in section 12-6-8(A)1
- 2. The combined lot(s) would not subsequently create additional lots other than the resultant lot(s)
- 3. The lot consolidation would not adversely affect existing access, drainage, utility easements, or rights-of-way
- 4. \*The lot consolidation would not adversely affect adjacent properties and the property owners' enjoyment of their property
- 5. Any covenants, deed restrictions, or other conditions of approval that apply to the original lots must also apply to the resultant lot(s)

\* For regulations governing maximum permitted floor area of structures on properties with combined lots, see sections 12-2-10(C) to 12-2-18(C).

5. Procedure Following Approval

a. Where the Board of Trustees has determined that a proposed Lot Consolidation complies with the requirements of these regulation, the Final Lot Consolidation Plat shall be endorsed by the Chair of the Planning Commission and the Mayor of the Town and thereafter the Town Clerk shall file the approved Plat with the Town and with the Grand County Clerk and Recorder.

6. In Perpetuity

a. Once a Lot Consolidation Plat has been approved, filed, and recorded, the resultant lot(s) are to be considered one (or more) new lot(s), in perpetuity, never to be sold separately or mortgaged separately. Only upon reapplication with the Town to re-subdivide the resultant lot(s) again can these lot(s) be sold or mortgaged separately.

**Staff Comments**

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The applicant will provide all of the appropriate submission materials as part of the submission package, including an application fee payment, deed of title (*Real Estate Property Tax Notice and Owner’s Title Insurance Disclosure*), a list of adjacent property owners and easements (as applicable), and a proposed lot consolidation plat (exhibit A). The property complies with all of the requirements for lot consolidation.

Staff believes the applicant meets the criteria for approval by the Planning Commission in the following ways:

- The combined lots as shown on the proposed plat meet all the attributes as defined under section 12-6-8(A)
- No other lots are created other than the one consolidated lot
- The driveway, existing right of way, site drainage, and public utilities are not adversely affected by this lot consolidation
- The Applicant has an existing non-conforming home, which is otherwise permitted under the zone district standards.
- No deed restrictions or conditions are listed on the Applicant’s warranty. Staff is unaware of any other covenants or restrictions if they exist.

**Recommendation**

Staff recommends that the Commission recommend to allow the lot consolidation of Lots 9 and 10, Block 33 Town of Grand Lake Subdivision, Grand Lake, CO, also known as 301 Park Avenue.

**Suggested Motions For Lot Consolidation Request:**

1. I move to adopt resolution 09-2022, a Resolution Recommending Approval of a Lot Consolidation of Lots 9 & 10, Block 33, Town of Grand Lake, More Commonly Referred to as 301 Park Avenue, as presented.

Or

2. I move to adopt resolution 09-2022, a Resolution Recommending Approval of a Lot Consolidation of Lots 9 & 10, Block 33, Town of Grand Lake, More Commonly Referred to as 301 Park Avenue, With The Following Modifications

\_\_\_\_\_.

Or

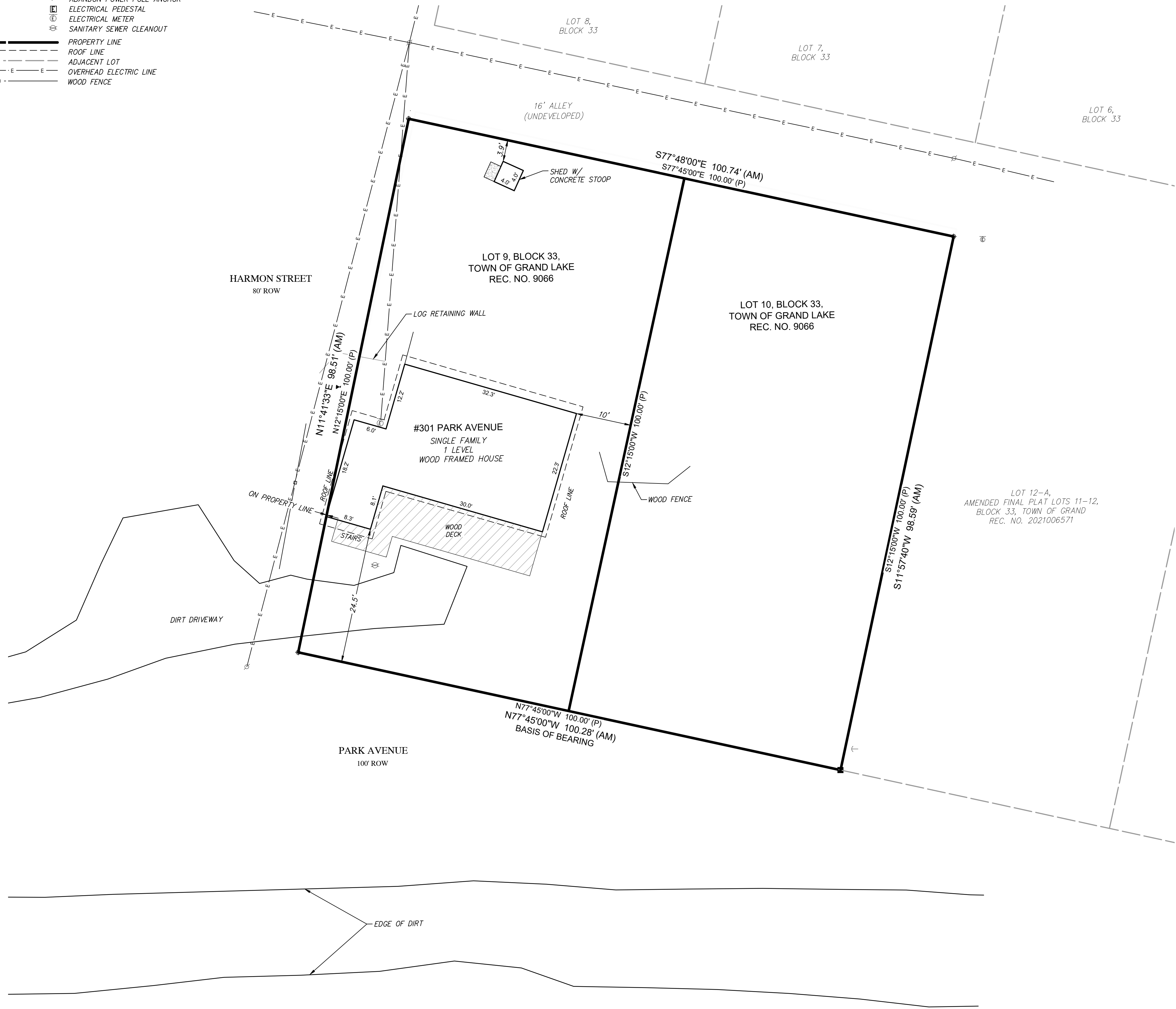
3. I Move To Deny The Request As Presented.

# IMPROVEMENT LOCATION CERTIFICATE

LOTS 9 & 10, BLOCK 33, TOWN OF GRAND LAKE RECEPTION NO. 9066  
 NORTHEAST 1/4, SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST, 6TH P.M.  
 TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO  
 301 PARK AVENUE

**LEGEND**

- REC. NO. RECEPTION NUMBER
- AC ACREAGE
- (P) PLATTED
- (AM) AS MEASURED
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 25971
- ⊕ FOUND SPIKE W/WASHER IN TUBE
- ⊕ WATER METER
- ⊕ POWER POLE
- ⊕ ABANDON POWER POLE ANCHOR
- ⊕ ELECTRICAL PEDESTAL
- ⊕ ELECTRICAL METER
- ⊕ SANITARY SEWER CLEANOUT
- PROPERTY LINE
- - - ROOF LINE
- - - ADJACENT LOT
- - - OVERHEAD ELECTRIC LINE
- - - WOOD FENCE



**LEGAL DESCRIPTION:**

LOTS 9 AND 10, BLOCK 33, TOWN OF GRAND LAKE, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1903 UNDER RECEPTION NO. 9066, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO.

**NOTES:**

1. TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. J60015131-2, EFFECTIVE DATE OF NOVEMBER 04, 2021 @ 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LEGAL DESCRIPTIONS, RIGHTS OF WAY AND EASEMENTS.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED BY THE GRAND LAKE ZONING AND IS SINGLE FAMILY RESIDENTIAL - HIGH DENSITY & INCLUDED IN THE THREE LAKES DESIGN REVIEW AREA.  
 SETBACK PER TOWN OF GRAND LAKE:  
 FRONT = 25'  
 SIDE = 10'  
 REAR = 10'
3. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND/OR DECIMALS THEREOF.
4. BASIS OF BEARINGS IS N77°45'W AS MEASURED ALONG THE SOUTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY AS EVIDENCED BY A SPIKE WITH WASHER IN TUBE SITUATED AT THE SOUTHWESTERLY CORNER AND A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED LS #25971 AT THE SOUTHEASTERLY CORNER THEREOF, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

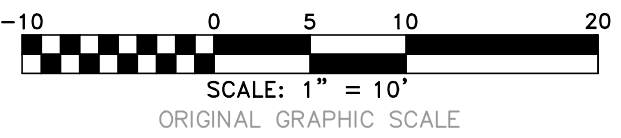
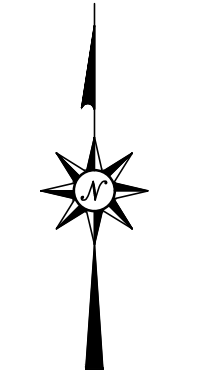
**LAND SURVEYOR'S CERTIFICATE:**

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TIMOTHY R. SHENK, COLORADO P.L.S. #31942  
ON BEHALF OF TIM SHENK LAND SURVEYING, INC.



TIM SHENK  
LAND SURVEYING, INC.  
P.O. BOX 1670  
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(970) 887-1046

IMPROVEMENT LOCATION CERTIFICATE  
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NE 1/4, SECTION 6,  
TOWNSHIP 3 NORTH, RANGE 75 WEST, 6TH P.M.  
TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO  
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Section 6, Item B.

**PERSONAL REPRESENTATIVE'S DEED**  
(Sale)

THIS DEED is made by ROGER JAMESON, as Personal Representative of the Estate of PAULINE AVIS, deceased, Grantor, to ROGER JAMESON Grantee, whose legal address is 9221 Ptarmigan Trail, Lone Tree, CO 80124, in the County of Douglas, State of Colorado.

Doc Fee # 20.87



WHEREAS, the decedent died on the date of March 12, 2021 and the Grantor was duly appointed Personal Representative of said Estate by the District Court in and for the County of Arapahoe and State of Colorado, Probate No. 2021PR030434, on the date of April 14, 2021, and is now qualified and acting in said capacity.


NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell and convey unto Grantee, for and in consideration of Two Hundred Eight Thousand Six Hundred Ninety-Five dollars (\$208,695.00) the following described real property situate in the County of Grand, State of Colorado;

Legal Summary: Subd: Grand Lake Lot: 9-10, Block 33, COUNTY OF GRAND, STATE OF COLORADO.  
also known by street and number as: 301 Park Avenue, Grand Lake, Colorado 80447  
assessor's schedule or parcel number: 1193-061-09-005

With all appurtenances.

As used herein, the singular includes the plural and the plural the singular.

Executed: 9/22/21


  
Roger Jameson Personal Representative of the Estate of PAULINE AVIS, Deceased

STATE OF COLORADO  
COUNTY OF Arapahoe ss.

The foregoing instrument was acknowledged before me this 22 day of Sept, 2021 by ROGER JAMESON, as Personal Representative of the Estate of PAULINE AVIS, Deceased.

Witness my hand and official seal.  
My commission expires: 10/24/2023

MICHELLE C VAALA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19954016932  
MY COMMISSION EXPIRES OCTOBER 24, 2023

  
Notary Public

LINDEN, JILL R  
GREAT GRANDPAS CABIN, LLC  
GUEST, JAMES R  
LUCARELLI KERRI & LUCARELLI FRANCESCO  
JAMESON ROGER  
WOODPECKER HILL, LLC  
HIGHTS OF GRAND LAKE  
SINGER GEORGE MATHIESON II & ROSIER TAMI  
BELSER HUBERT & BRINCK MARIA  
PENDELWOOD PROPERTIES LLC  
HIGHT, DAVID K & DONNA M  
HUGHES, MICHAEL T & JEAN E CO-TSTES OF &  
ELLIOTT, GEOFFREY S & CATHERINE  
CRIVELLO, JOSEPH PETER & MELINDA MICHEL\*  
SUSTAINABLE REAL ESTATE INVESTEMENTS, L\*  
MCCONNELL, RJ & KARLA J

2152 W DRY CREEK RD  
PO BOX 1127  
1030 MULDER DR  
3408 CALADIUM CIR  
9221 PTARMIGAN TRL  
4841 KEENELAND CIR  
2315 LINDEN AVE  
PO BOX 1772  
320 PARK AVE  
1145 HEDGESIDE AVE  
2315 LINDEN AVE  
12534 FLINT ST  
PO BOX 857  
1600 TREE LINE RD  
8443 THUNDERHEAD DR  
2069 W 300 S

LITTLETON, CO, 80120  
MEEKER, CO, 81641  
LINCOLN, NE, 68510  
AUSTIN, TX, 78748  
LONE TREE, CO, 80124  
ORLANDO, FL, 32819  
BOULDER, CO, 80304  
GRAND LAKE, CO, 80447  
GRAND LAKE, CO, 80447  
NAPA, CA, 94558  
BOULDER, CO, 80304  
OVERLAND PARK, KS, 66213  
GRAND LAKE, CO, 80447  
FLOWER MOUND, TX, 75028  
BOULDER, CO, 80302  
FRANKLIN, IN, 46131