



Grand Lake Planning Commission

Wednesday, April 19, 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*

AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes: [04-05-2023](#)
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 (Quasi-Judicial) Zoning Recommendation for 8.98 Acres Parcel known as "Love Tract"
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.



You can also dial in using your phone. 1 719 359 4580
Meeting ID: 936 7288 8470
Access Code: 141859



Grand Lake Planning Commission

Wednesday, April 05, 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*

AGENDA

1. Call to Order: Chairman Shockey called meeting was called to order at 6:32PM
2. Roll Call

PRESENT: Chairman James Shockey, Vice Chairman Heather MacSarrow, Commissioner John Murray, Commissioner Judy Burke, Commissioner Heather Bishop, Commissioner Greg Finch, Commissioner MacSarrow attending via Zoom.

3. Consideration to approve Meeting Minutes: 03/15/2023:

Motion to approve minutes made by Commissioner Murray, Seconded by Chairman Shockey.

Voting Yea: Chairman Shockey, Vice Chairman MacSarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **motion passed 6:0**

4. Unscheduled Citizen Participation: none
5. Conflicts of Interest: None
6. Items of Business

- A. **(QUASI JUDICIAL) PUBLIC HEARING** - Consideration to approve a Special Use Permit (SUP) per Grand Lake Municipal Code section 12-2-31(A)2, to allow a commercial use on property located at Block 3, Lot 4-6, Town of Grand Lake.

Community Development Director White presented the special use permit application, confirming that all requirements for the application were met and no complaints were made to the Town regarding the business last year.

Community Development Director White also explained to the commission that they have the option to recommend a 3 year permit, instead of a 1 year permit. Commissioner Burke expressed her concerns regarding this due to the possibility of landlord deciding to change the lease or use. This was discussed.

Commissioner Burke motioned to approve the recommendation for an annual special use permit with the stipulation that if the permit were approved for 3 years to request a letter for the landlord stating that the business is approved to operate for the 3 years. **Motion passed 5:0:1**

Motion made by Commissioner Burke, Seconded by Commissioner Bishop.
Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop,
Commissioner Finch; Voting Abstaining: Vice Chairman MacSllarrow

7. Items for Discussion

B. Comprehensive Plan Items

Community Development Director White presented the list of items, requesting the commission to discuss what may be most important item.

Commissioner Finch requested more time to review the items on the comprehensive plan to give a more informed suggestion.

Chairman Shockey said that his highest priority would be requirements regarding flat roofs. Commissioner Bishop asked for clarification. Chairman Shockey stated he is not discouraging flat roofs but does want to require false fronts.

Commissioner Burke stated that she would like to focused on open space and parks. Vice Chairman MacSllarrow noted that she would like more trees. Commissioner Burke asked for clarification on who is responsible for maintaining dedicated open space.

Chairman Shockey asked for clarification on the the HTA and trails.

Vice Chairman MacSllarrow noted that she is happy with the current items and order.

Commissioner Bishop circled back stating that the false fronts/flat roofs would be an easy accomplishment and that should be moved up.

At conclusion flat roofs/false fronts, open space and 3rd item will be moved to top priority.

8. Future Agenda Items

Commissioner Burke noted that she had sit in on the BOT workshops regarding marijuana and it stated that the planning commission would be involved. She is requesting that the planning commission should be more involved in the decision process.

Commissioner Burke also noted that there is a bill regarding the planning and zoning requirements. Commissioner Bishop added she has sent information to Community Development Director White and it is something she believes it is very important to look into this as it can affect our ability to self govern as a home rule municipality. Commissioner Murray requested that this get presented to the town Board of Trustees. Community Development Director White stated that if there was a letter drafted she could present it to the board.

9. Adjourn Meeting: adjourned at 7:30PM

Motion made by Commissioner Burke, Seconded by Commissioner Murray.

Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Motion passed 6:0**

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk



Grand Lake Planning Commission

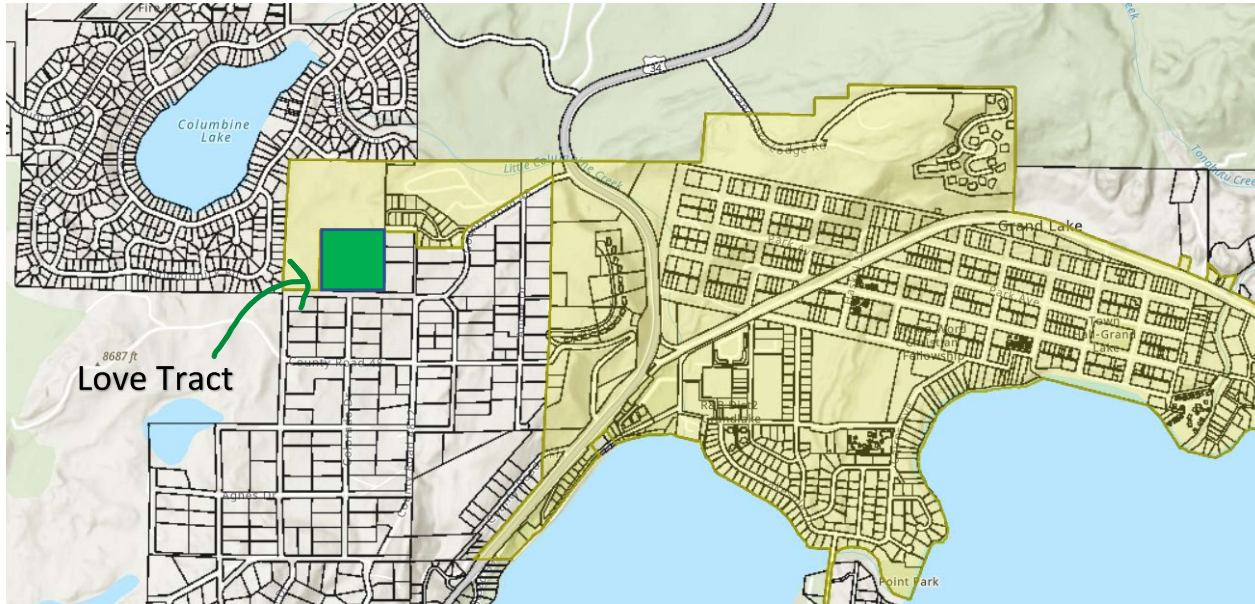
Public Hearing (Quasi-Judicial) Zoning Recommendation for 8.98 Acres Parcel known as "Love Tract"

Date: April 17th, 2023

To: Chairman Shockey & Commissioners

From: Kim White, Community Development Director

RE: Public Hearing (Quasi-Judicial) Zoning Recommendation for 8.98 Acres Parcel known as "Love Tract"



Purpose:

12-2-7(E) Annexation of Additional Territory. Whenever any territory is added to the city limits of the Town of Grand Lake, plans for said annexation shall be presented to the Planning Commission for land use and zoning recommendations and the Board of Trustees in the Article providing for its addition to the City shall designate the district or districts in which it is included and it shall be governed by the provisions of the section governing the district to which it is attached and in the absence of the adoption of such resolution, such territory when annexed shall automatically become a part of the O—Open District.

Background:

The applicant, Genette Simpkins Revocable Living Trust, has submitted a petition for voluntary annexation of the unimproved property depicted in Exhibit A, known as the "Love Tract" an 8.98 ac parcel located adjacent to the 21-acre Town-owned parcel called the "Matthews property". The Application appears to meet the requirements for substantial compliance with the CRS 12-2-105 for annexation, thus will be reviewed at a public hearing on April 24th, 2023 for that determination. It is the planning commission's task to determine if the requested zoning, Residential Estates, is suitable zoning for the property and to make a recommendation to the Board of Trustees of such zoning.

- Current Zoning is County Residential. The parcel is adjacent to 50% residential zoning and 50% open district.
- The proposed use of property is to subdivide the property into four, ~2 acre lots for four single family structures.



Grand Lake Planning Commission

Public Hearing (Quasi-Judicial) Zoning Recommendation for 8.98 Acres Parcel known as "Love Tract"

- Preferred Zoning is Residential Estates District. Listed in the table below is the description and limitations of Residential Estate District Zoning:

12-2-9 Regulations for Residential Estate District—RE.

The regulations set forth in this Section, or set forth elsewhere in this Article, when referred to in this Section, are the District Regulations in the RE—Residential Estate District.

(A) *Uses Permitted by Right.*

1. Single Family and Accessory Dwelling Units (ADUs).
2. Home occupations.
3. Domestic animals, provided such animals are household pets and that kennels are not maintained.
4. One (1) horse per parcel of land, not less than one (1) acre in area, subject to health and nuisance laws.
5. Fences, hedges, and walls, provided such uses are located where they will not obstruct motorists' vision at street intersections.
6. Accessory buildings and uses customarily incident to the uses permitted in this district.
7. Nightly Rentals in the Single Family Residence only. Nightly Rentals will not be permitted in Accessory Dwelling Units (ADUs).
8. Historic structures.

(B) *Conditional Uses.*

1. Public Utilities.
2. Fire stations, police stations and telephone exchanges.
3. Water reservoirs, water storage tanks, water pumping stations, sewer lift stations and wireless towers.
4. Churches, school, libraries, community centers, public parks and other public buildings and public or quasi-public recreational facilities.
5. Educational, religious and philanthropic institutions, but not including penal or mental institutions.
6. The Commission may in addition prescribe any additional conditions regarding intensity or limitation of use, appearance, hours of operation, setbacks or required open space, or other such conditions which may be deemed necessary by the Planning Commission.
7. Nightly Rentals will be treated as a conditional use when an objection has been raised as to the use by right. See Section 12-2-31(B)4 Nightly Rental Conditional Use Permits.
8. Bed and Breakfasts.

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



Grand Lake Planning Commission

Public Hearing (Quasi-Judicial) Zoning Recommendation for 8.98 Acres Parcel known as "Love Tract"

Standard Type	Measurement		
Minimum Lot Area	One (1) acre per dwelling unit	One (1) acre for all conditional uses	
Minimum Lot Frontage	60'		
Minimum Floor Area	1,200 sq. ft. per single family dwelling	500 sq. ft. per accessory dwelling unit	
Maximum Floor Area	Governed by zoning standards	1,200 sq. ft. per accessory dwelling unit	
Minimum Setback	Front 25'	Side 15'	Rear 15'
Maximum Height	32'		
Density	One single family home and one accessory dwelling unit per parcel		

Public Hearing Process:

The public hearing should be conducted as follows:

1. Open the Public Hearing.
2. Allow staff to present the matter.
3. Allow the applicant to address the commission.
4. Take all public comment.
5. Close the Public Hearing.
6. Have Commission discuss amongst themselves.
7. Commission makes a motion.

Commission Action:

I move to recommend Residential Estates District Zoning for the 8.98 Acres Parcel known as "Love Tract"

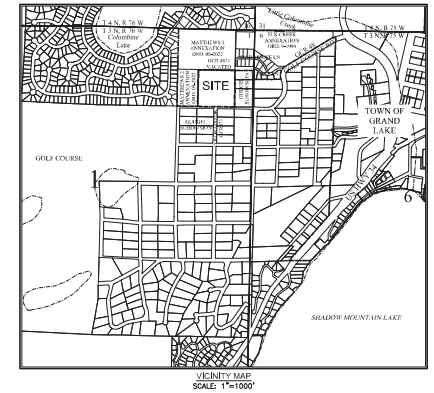
or

I move to not recommend zoning, and thus default the zoning of the 8.98 Acres, known as "Love Tract" to Open District.

LOVE TRACT ANNEXATION MAP

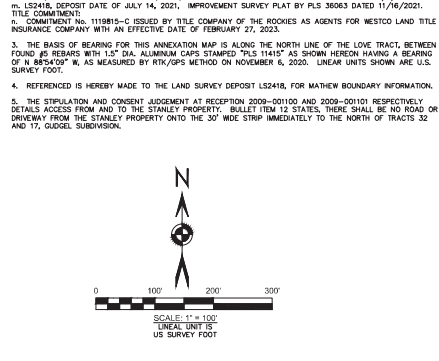
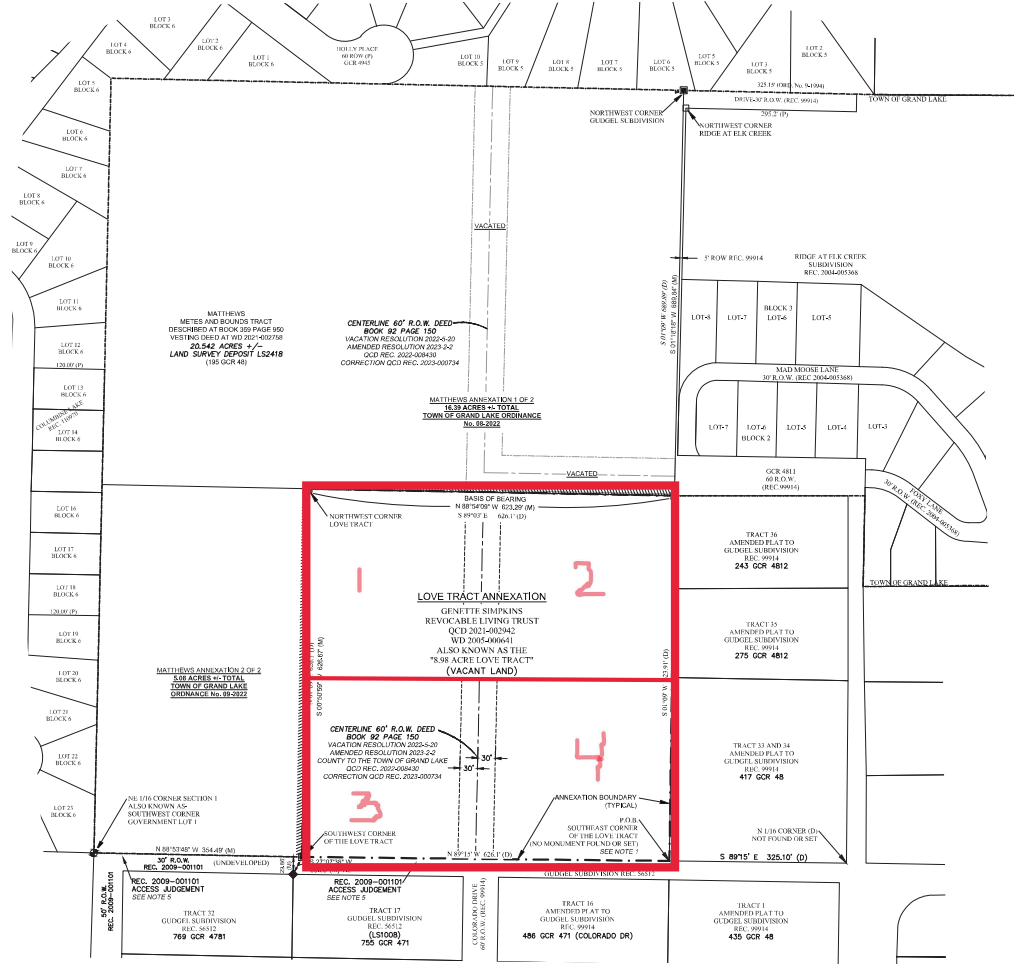
A METES AND BOUNDS TRACT OF LAND DESCRIBED AT RECEPTION 2015-000641

A TRACT OF LAND IN THE NE1/4NE1/4 (LOT 1) OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF GRAND, STATE OF COLORADO
(VACANT LAND)



SURVEY NOTES:

1. THIS ANNEXATION MAP IS NOT A BOUNDARY SURVEY OR SHALL IT BE CONSTRUED AS A BOUNDARY DETERMINATION OF OWNERSHIP AND/OR OCCUPATION. THIS ANNEXATION IS 8.98 ACRES PER DEED RECORDED AT RECEPTION 2005-000641 HAVING A DEED CLOSURE OF 1:203313.7.
2. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS ANNEXATION MAP:
GRAND COUNTY CLERK'S RECORDS:
a. BOOK 152 PAGE 266, WARRANTY DEED, MATTHEWS TO MATTHEWS, FILED JANUARY 19, 1966.
b. BOOK 259 PAGE 900, WARRANTY DEED, MATTHEWS TO BEVER, FILED OCTOBER 4, 1984.
c. RECEPTION 198215, PLAT OF GROUND SUBDIVISION, RECORDED NOVEMBER 15, 1981.
d. BOOK 92 PAGE 120, RIGHT-OF-WAY DEED, CLIFTON B. HOWARD TO THE BOARD OF COUNTY COMMISSIONERS, FILED SEPTEMBER 14, 1981.
e. BOOK 114 PAGE 324, WARRANTY DEED, ESTATE OF CLIFTON B. HOWARD TO MATTHEWS, RECORDED MAY 4, 1966.
f. RECEPTION 2001-002784, AMENDED PLAT TO GULCH SUBDIVISION, RECORDED FEBRUARY 24, 1994.
g. RECEPTION 110970, PLAT OF COLUMBIAN LAKE, RECORDED MAY 21, 1969.
h. RECEPTION 2001-002784, WARRANTY DEED, SUBJECT VESTING DEED WITH PROPERTY DESCRIPTION USING CALLS TO THE COLUMBIAN LAKE MONUMENTS DONE JUNIOR AND WRITTEN BY LESLAYS BY LAND SURVEY DEPOSIT L5481.
i. RECEPTION 2022-008429, COUNTY RESOLUTION TO VACATE A PORTION OF THE 60' WIDE RIGHT-OF-WAY DESCRIBED ON RIGHT-OF-WAY DEED BOOK 92 PAGE 120.
j. RECEPTION 2022-008430, QUIT CLAIM DEED TO THE TOWN OF GRAND LAKE FOR A PORTION A THE 60' WIDE RIGHT-OF-WAY DESCRIBED ON RIGHT-OF-WAY DEED BOOK 92 PAGE 120.
k. RECEPTION 110970, PLAT OF COLUMBIAN LAKE, RECORDED MAY 21, 1969.
GRAND COUNTY SURVEY DEPOSIT:
l. L5481, DEPOSIT DATE DECEMBER 12, 1995, IMPROVEMENT SURVEY PLAT BY PLS 11415 DATED 12/5/1995.
m. L52418, DEPOSIT DATE OF JULY 14, 2021, IMPROVEMENT SURVEY PLAT BY PLS 36063 DATED 11/16/2021.
TITLE COMMITMENT:
n. COMMITMENT NO. 111981-C ISSUED BY TITLE COMPANY OF THE ROCKIES AS AGENTS FOR WESTCO LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2023.



- LEGEND**
- FOUND 30" LONG #6 REBAR WITH 3.25" DIA. ALUMINUM CAP STAMPED PLS 36063, AS DESCRIBED
 - FOUND SECTION CORNER AS DESCRIBED
 - FOUND #6 REBAR WITH 1.5" DIA. ALUMINUM CAP STAMPED PLS 11415, AS SHOWN ON L5481
 - ◆ FOUND #6 REBAR WITH YELLOW PLASTIC CAP STAMPED "DES PLS 26298", AT GRADE
 - POINT AS DESCRIBED
 - (P) - PLAT REC. 110970 BEARING AND DISTANCES
 - (M) - FIELD MEASURED
 - (D) - DEED INFORMATION
 - DA - DIAMETER
 - GCR - GRAND COUNTY ROAD
 - REC - RECEPTION
 - R.O.W - RIGHT-OF-WAY
 - QCD - QUITCLAIM DEED
 - WO - WARRANTY DEED
 - EXISTING TOWN LIMITS
 - ||||| CONTIGUOUS BOUNDARY

SURVEYORS CERTIFICATE

I, KEITH E. LUTTRELL, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF GRAND LAKE, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLETES WITH THE COLORADO REVISED STATUTES AND THE TOWN OF GRAND LAKE, COLORADO CODES APPERTAINING THERE TO, AND THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT IT IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

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

FOR REVIEW

LOVE TRACT ANNEXATION CALCULATION	
TOTAL PERIMETER TO ANNEX =	2,502.7'
1/6 PERIMETER REQUIRED =	417.1'
CONTIGUITY LENGTH IS =	1,252.2'
TOTAL AREA =	88.98 ACRES

PROPERTY DESCRIPTION (PER BOOK WARRANTY DEED REC. 2015-000641)

A TRACT OF LAND IN THE NE1/4NE1/4 (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 THENCE THE N1/16 CORNER BETWEEN SAID SECTION 1, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M., BEARS SOUTH 89°15' EAST, FOR A DISTANCE OF 326.1 FEET;
THENCE RUNNING ALONG THE N1/16TH LINE OF SECTION 1, NORTH 89°15' WEST FOR A DISTANCE OF 626.1 FEET TO THE SW CORNER OF THIS TRACT;
THENCE NORTH 10°57' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NW CORNER OF THIS TRACT;
THENCE S 89°03' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NE CORNER OF THIS TRACT AND THE INTERSECTION WITH THE WEST LINE OF GULCH SUBDIVISION;
THENCE ALONG SAID WEST LINE OF GULCH SUBDIVISION SOUTH 01°00' WEST, FOR A DISTANCE OF 623.91 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND AND STATE OF COLORADO BY INSTRUMENT RECORDED SEPTEMBER 20, 1944 IN BOOK 92 AT PAGE 150.

GRAND COUNTY ASSESSOR DATA:
PARCEL NUMBER 1191-011-00-002
VACANT LAND
ZONED GRAND COUNTY RESIDENTIAL
INCLUDED IN THE THREE LAKES DESIGN AND REVIEW AREA AND THE GRAND COUNTY URBAN GROWTH AREA 2

TRUSTEES STATEMENT:
APPROVED FOR ANNEXATION BY ORDNANCE NO. _____ DAY OF _____, 20____
APPROVED BY THE TOWN OF GRAND LAKE BOARD OF TRUSTEES ON THIS _____ DAY OF _____, 20____

BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE

GATOR: _____ DATE: _____
TOWN CLERK: _____ DATE: _____
TOWN ATTORNEY: _____ DATE: _____

ORDNANCE NO. _____ EFFECTIVE DATE: _____

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.E. BOYER
Kremington, Colorado 80459
970.724.0724

LOVE TRACT ANNEXATION MAP
A METES AND BOUNDS TRACT OF LAND DESCRIBED AT RECEPTION 2015-000641
A TRACT OF LAND IN THE NE1/4NE1/4 (LOT 1) OF SECTION 1, T-3N, R-76-W, OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO (VACANT LAND)

Draftsman: JL Checked by: KL Date: 03/09/2023 Job no.: 22-0161STANLEY



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Middle Park Times** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 887-3334**.

Notice ID: b0rdR1Z3KcKjoqBQA4aM | **Proof Updated: Mar. 27, 2023 at 11:52am MDT**
Notice Name: PC- zoning recommendation - Love Tract

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
K White	Middle Park Times
kwhite@toglco.com	
(970) 627-3435	

Columns Wide: 1	Ad Class: Legals
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03/30/2023: Other	10.12
Affidavit Fee	4.00

Subtotal	\$14.12
Tax	\$0.00
Processing Fee	\$1.41
Total	\$15.53

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Grand Lake Planning Commission will hold a Public Hearing on Wednesday, April 19th, 2023 at 6:30 PM at Town Hall (1026 Park Ave. Grand Lake, CO), for the sole purpose of a zoning recommendation for the possible future annexation of 8.98 acres of land located at Subd: Metes & Bounds 76 All 8.98 Ac In Lot 1 Sec 1 T3n R76 Desc B/203 P/256 Additional information is available for public inspection at Town Hall during normal business hours. Meeting link will be available on www.townofgrandlake.com under agenda and minutes. Public comments and participation are both encouraged and welcome, in person, or in writing to the Town of Grand Lake, P.O. Box 99, Grand Lake, CO 80447 or by e-mail to planner@toglco.com. **PUBLISHED IN THE MIDDLE PARK TIMES ON THURSDAY, MARCH 30, 2023.**

PETITION FOR ANNEXATION
TO
CITY/TOWN OF Grand Lake, COLORADO

TO: THE CITY/TOWN CLERK AND THE CITY/TOWN COUNCIL OF THE CITY/TOWN OF Grand Lake, COLORADO

RE: ANNEXATION OF LAND COMMONLY KNOWN AS The Love Tract

THE UNDERSIGNED PETITIONER(S) in accordance with Title 31, Article 12, Part 1, of the Colorado Revised Statutes, as amended (commonly known as the Municipal Annexation Act of 1965), hereby petitions the City/Town of Grand Lake, Colorado, for annexation to the City/Town of Grand Lake of the unincorporated area more particularly described hereafter, and in support of this Petition, the undersigned Petitioner(s) allege(s) and state(s) the following:

1. That it is desirable and necessary that such area described in **Exhibit 1**, attached hereto and incorporated herein by reference, be annexed to the City/Town of Grand Lake.

2. That the area sought to be annexed to the City/Town of Grand Lake meets all the requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, of the Municipal Annexation Act of 1965, in that:

- (a) Not less than one-sixth (1/6th) of the perimeter of the area proposed to be annexed is contiguous with the City/Town of Grand Lake.
- (b) A community of interest exists between the area proposed to be annexed and the City/Town of Grand Lake.
- (c) The area proposed to be annexed is urban or will be urbanized in the near future.
- (d) The area proposed to be annexed is integrated with, or is capable of being integrated with the City/Town of Grand Lake.
- (e) No land within the area proposed to be annexed and which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, meets either of the following:
 - (1) Such separate tract or parcel is being divided by the requested annexation without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way, and to the extent a tract or parcel is so divided, this petition is intended to evidence such consent; or
 - (2) If such a separate tract or parcel comprises twenty (20) acres or more and which, together with the buildings and improvements situated thereon, such tract or parcel has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation, is included within the area proposed to be annexed without the written consent of the landowner or landowners thereof.
- (f) The annexation of the area proposed to be annexed will not result in the detachment of area from any school district and the attachment of such area to another school district.
- (g) No annexation proceedings have been commenced for the annexation to another municipality of any part or all of the area proposed to be annexed to the City/Town hereunder nor is any part of said area presently a part of any incorporated city, town or city and county.
- (h) The requirements of Sections 31-12-104 and 31-12-105, C.R.S., as amended, exist or have been met.
- (i) The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the City/Town of Grand Lake more than three miles in any direction from any point of the City's/Town's boundary in any one year.

- (j) In establishing the boundaries of the area proposed to be annexed, where a portion of a platted street or alley is annexed, the entire width of said street or alley is included with the area annexed.
- (k) Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises adjoining a platted street or alley to be annexed by the City/Town but is not bounded on both sides by the City/Town.

(l) [Please Check the Appropriate Line:]

The area proposed to be annexed comprises **more than ten (10) acres** and, therefore, the City's/Town's preparation of an Impact Report as provided for in Section 31-12-108.5, C.R.S., as amended, is required unless waived by the board of county commissioners for _____ County, Colorado in accordance with Section 31-12-108.5, C.R.S.

OR

The area proposed to be annexed comprises **ten (10) acres or less** and, therefore, the City's/Town's preparation of an Impact Report as provided for in Section 31-12-108.5, C.R.S., as amended, is not required

3. That accompanying this Petition are four (4) copies of the annexation map containing the following information:

- (a) a written legal description of the boundaries of the area proposed to be annexed;
- (b) a map showing the boundary of the area proposed to be annexed, prepared by and containing the seal of a land surveyor;
- (c) with the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area is platted, then the boundaries and the plat numbers of plots or of lots and blocks are shown; and
- (d) next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the City/Town, and the contiguous boundary of any other municipality abutting the area proposed to be annexed and the dimensions thereof.

4. That the Petitioner(s) signed this Petition for Annexation not more than 180 days prior to the date of the filing of this Petition for Annexation with the City/Town Clerk.

5. That the undersigned Petitioner(s) comprises at least fifty percent (50%) of all of the landowners of the area to be proposed to be annexed, exclusive of streets and alleys.

6. That upon the Annexation Ordinance becoming effective, all lands within the area sought to be annexed shall become subject to all ordinances, resolutions, rules and regulations of the City/Town of Grand Lake, except for general property taxes of the City/Town of Grand Lake which shall become effective on January 1 of the next succeeding year following passage of the Annexation Ordinance.

7. That this Petition for Annexation includes the signature(s) of all Petitioner(s) proposing the annexation, the mailing address of each Petitioner, the legal description of the land owned by each Petitioner, and the date of signing of each signature. The legal description of land owned by each undersigned Petitioner is identified in **Exhibit 1**.

THEREFORE, THE PETITIONER(S), as the owner(s) of the property described in Exhibit 1, respectfully requests that the City/Town Council of the City/Town of Grand Lake, Colorado, approve the annexation of the area proposed to be annexed, and the Petitioner(s) do(es) hereby consent to the annexation of the property described in Exhibit 1.

PETITIONER:

Genette Simpkins Revocable Living Trust
RLT, a (type of entity)

By: Genette Simpkins
Name: Genette Simpkins
Title: Trustee
Date of Signature: 01/31, 2023

As the Owner of Property Described in Exhibit 1.

Mailing Address: 45-238 Kokokahi Pl
Kaneohe, HI 96744

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, who being first fully sworn upon oath, deposes and says that the undersigned was a circulator of the foregoing Petition for Annexation of lands to the City/Town of Grand Lake, Colorado, and that the signature immediately above this Affidavit was witnessed by affiant and is the true signature of the person whose it purports to be.

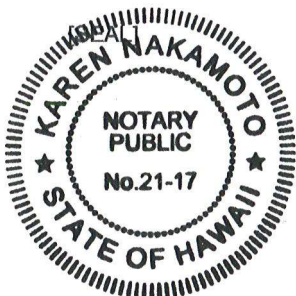
By: Genette Simpkins
Circulator

STATE OF Hawaii)
COUNTY OF Honolulu) ss.
City of

The foregoing Affidavit of Circulator was subscribed and sworn to before me this 31st day of January, 2023 by Genette Simpkins.

Witness my hand and official seal.
My commission expires: 4/11/2025

By: Karen Nakamoto
Notary Public



Doc. Date: NA # Pages: 3
Karen Nakamoto First Circuit
Doc. Description: Petition for Annexation
To city/town of Grand Lake, Colorado
Karen Nakamoto 1/31/2023
Notary Signature Date

NOTARY CERTIFICATION