



Grand Lake Planning Commission

Wednesday, August 17, 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*

AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes: none
4. Unscheduled Citizen Participation
5. Conflicts of Interest
6. Items of Business
 - A. Consideration of a Lot Consolidation for Lots 1 & 2, Block 2, Ridge at Elk Creek, More Commonly Known as 45 Mad Moose Lane
 - B. **Public Hearing-** Continued from 8/2/22 Recommendation to Allow a Variance to Roadway Specification 11-2-4 for Access to Lots 9-11, Block 36, Town of Grand Lake
7. Items for Discussion
 - C. Continued from 8/2/22 - Grand Lake Municipal Lands Master Plan - Review and Discussion
8. Future Agenda Items
 - D. Amendment to Town Zoning Map - Lot 3-5, Block 1 Sunnyside Addition to Grand Lake
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/93672888470?pwd=d21QNm5XYXdCS0VHWStxMW12NDJCdz09>

You can also dial in using your phone. 1 (719) 359-4580

Meeting ID: 936 7288 8470

Access Code: 141859



Date: 08/17/2022
To: Chairman Shockey and Commissioners
From: Kimberly White, Community Development Director

Re: A RESOLUTION RECOMMENDING APPROVAL OF A LOT CONSOLIDATION OF LOTS 1 & 2, BLOCK 2, TOWN OF GRAND LAKE, MORE COMMONLY REFERRED TO AS 45 MAD MOOSE LANE

Purpose

The Town has received a lot consolidation request application from Jason Monden to consolidate 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)
- 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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FAX 970/627-9290
E-MAIL: town@townofgrandlake.com



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 1 and 2, Block 2 Ridge at Elk Creek Subdivision, Grand Lake, CO, also known as 45 Mad Moose Lane.

Suggested Motions For Lot Consolidation Request:

1. I move to adopt resolution 11-2022, a Resolution Recommending Approval of a Lot Consolidation of Lots 1 & 2, Block 2, Ridge at Elk Creek Subdivision, More Commonly Referred to as 45 Mad Moose Lane, as presented.

Or

2. I move to adopt resolution 11-2022, a Resolution Recommending Approval of a Lot Consolidation of Lots 1 & 2, Block 2, Ridge at Elk Creek Subdivision, More Commonly Referred to as 45 Mad Moose Lane, With The Following Modifications _____.

Or

3. I Move To Deny The Request As Presented.

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 11-2022**

**A RESOLUTION RECOMMENDING APPROVAL OF A LOT CONSOLIDATION OF
LOTS 1 & 2, BLOCK 2, TOWN OF GRAND LAKE, MORE COMMONLY REFERRED
TO AS 45 MAD MOOSE LANE**

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

Lot 1 & 2, Block 2, Ridge at Elk Creek Subdivision, Grand Lake, Colorado, also known as: 45 Mad Moose Lane, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, the Applicant has submitted an application seeking approval of a lot consolidation (“the Application”), pursuant to Section 12-6-8(B) of the Town Code; and

WHEREAS, Section 12-6-8(B)(4) of the Town Code provides that the Planning Commission and the Board of Trustees are to apply the following criteria in considering an application to consolidate lots:

1. The combined lots are legal lots as defined in section 12-6-8(A)(1).
2. The combined lots would not subsequently create additional lots other than the resultant lots.
3. The 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 lots.

WHEREAS, following proper notice, the Application was presented to and considered by the Planning Commission at its regular meeting on August 17th, 2022; and

WHEREAS, staff has recommended approval of the Application; and

WHEREAS, based on the Application, the representations of the Applicant to the Planning Commission and the comments of the public, the Planning Commission finds:

1. The combined lots are legal lots as defined in section 12-6-8(A)(1).
2. The combined lots would not subsequently create additional lots other than the resultant lots.
3. The 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 lots.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO AS FOLLOWS:

- 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 resultant lot is to be considered one new lot in perpetuity, never to be sold or mortgaged separately without the reapplication and approval from the Town to re-subdivide. This limitation shall be noted on the face of the Lot Consolidation Plat prior to recording.
- 3. Severability: If any Article, 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 APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO, THIS 17TH DAY of AUGUST, 2022.

(S E A L)

Votes Approving:
 Votes Opposed:
 Absent:
 Abstained:

ATTEST:

TOWN OF GRAND LAKE

 Alayna Carrell
 Town Clerk

 James Shockey
 Planning Commission Chairman



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 • Website: townofgrandlake.com

LAND USE REVIEW APPLICATION FORM

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

PROPERTY

- Street Address (or general location if not addressed): 23 Mad Moose Lane
- Legal Description: Lot 1 Block 2 Subdivision Ridge at Elk Creek
- Lot Area (in square feet or acres): .2 acres
- Existing Use of Property: vacant lot

TYPE OF REVIEW (circle one): • Rezoning • Subdivision • Minor Subdivision • Annexation • Planned Development • Conditional Use • Vacation – Public right-of-way • Amendments to approved Subdivision or PD • **Other (explain below)**

PROPOSAL

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

Proposal to combine 23 Mad Moose lane and 45 Mad Moose lane into a single lot. There is a single home dwelling on 45 Mad Moose lane
and 23 Mad Moose lane is a vacant lot. The resulting lot acreage would be .4 acres. The only owner of adjacent property is Jason and
Kimberley Monden, owners of 45 Mad Moose Lane, which is the only adjacent property to 23 Mad Moose Lane.

- Name of Development: Ridge at Elk Creek
- Name of Applicant: Jason & Kimberley Monden Email: jmonden@hotmail.com
- Address: 2483 S Josephine St Phone: 816-651-6781
- City: Denver State: CO Zip: 80210 Fax: _____
- Contact Person (if not applicant): _____ Email: _____
- Address: _____ Phone: _____
- City: _____ State: _____ Zip: _____ Fax: _____

STAFF USE ONLY

Application Received By: _____ Date / Time: _____

File Name: _____

Fee Paid: _____ Amount: _____ Reimbursement Form Signed: _____

DEDICATION:

Know all people by these presents:

That Jason Monden is the owner of that real property in the Town of Grand Lake, Colorado, described as follows:

Lots 1 & 2, Block 2, Ridge at Elk Creek.

That they have caused said real property to be laid out and surveyed as Amended Lot 2, Consolidation Plat of Ridge at Elk Creek, and do hereby cause said property to become one single Lot.

In witness whereof, Jason Monden has caused his name to be hereunto subscribed this ____ day of _____, 20____.

Jason Monden

State of Colorado)

County of _____) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Jason Monden.

My Commission Expires:

Notary Public

PLANNING COMMISSION CERTIFICATE

APPROVED THIS ____ day of _____, A.D. 20____, Town Planning Commission, Grand Lake, Colorado.

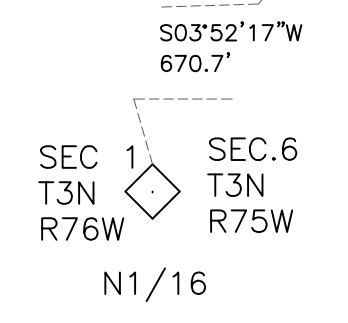
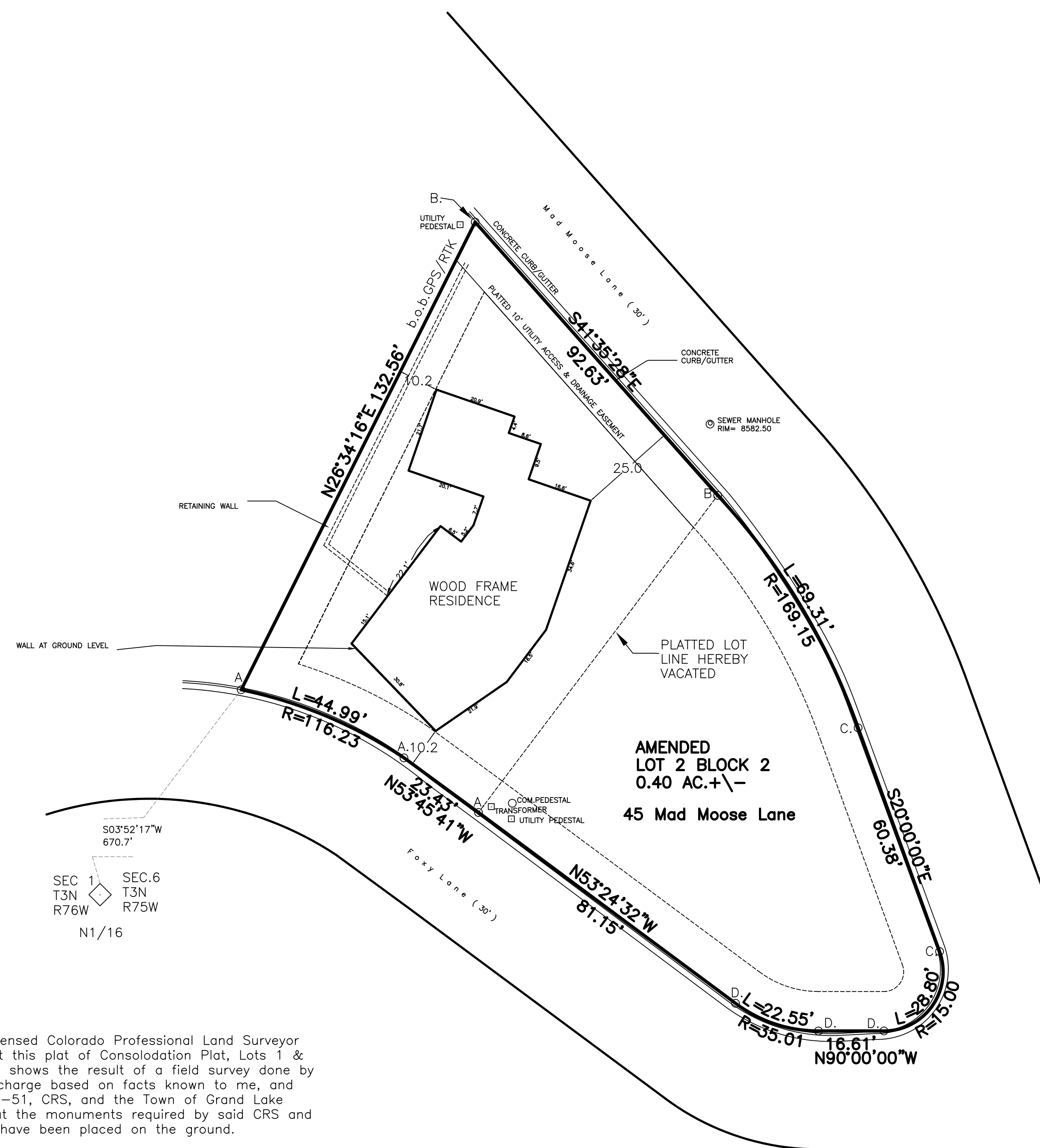
CHAIR: _____ Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

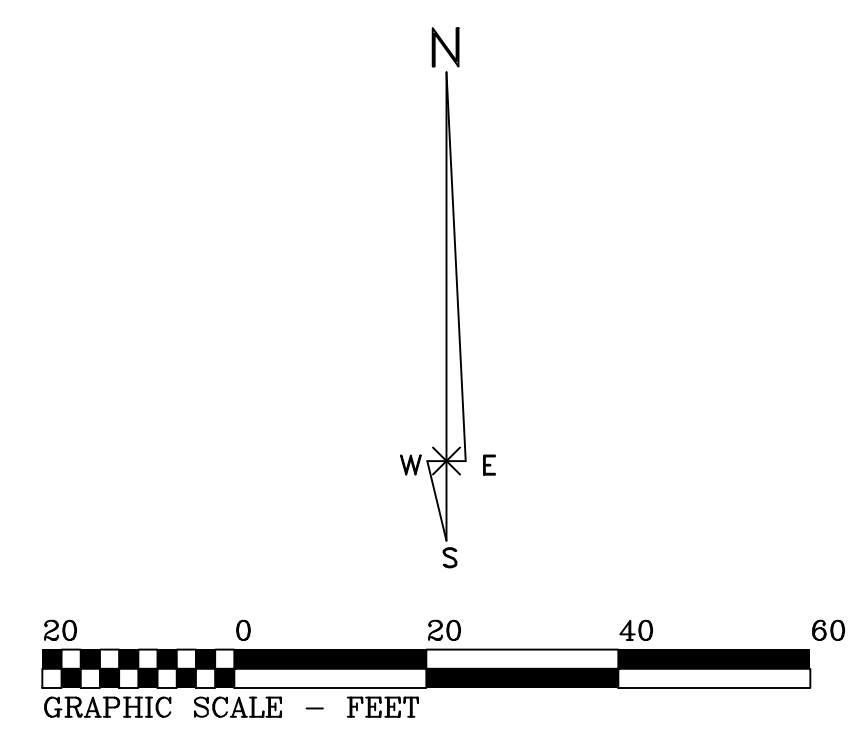
APPROVED THIS ____ day of _____, 2020 by the Board of Trustees, Grand Lake, Colorado. This Approval does not guarantee that the size or soil or flooding conditions of any Lot shown hereon are such that a building permit shall be issued. This approval is with the understanding that all expenses involving necessary improvements for all utility services, street improvements, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town of Grand Lake. Also, that the Town of Grand Lake does not assume any responsibility for the correctness or accuracy of any information disclosed on this plat nor any representations or information presented to the Town which induced the Town to give this certificate.

ATTEST CLERK _____ MAYOR _____ Town Clerk Mayor

CONSOLODATION PLAT Amended Lot 2, Block 2 THE RIDGE AT ELK CREEK Town of Grand Lake Grand County, Colorado Part of Sec. 6 T3N R75W, 6TH PM



1, Warren Dale Ward, a duly licensed Colorado Professional Land Surveyor No. 25971, hereby certifies that this plat of Consolidation Plat, Lots 1 & 2, Block 2, Ridge at Elk Creek, shows the result of a field survey done by me and under my responsible charge based on facts known to me, and that said plat complies with 38-51, CRS, and the Town of Grand Lake Subdivision Regulations, and that the monuments required by said CRS and Town of Grand Lake regulations have been placed on the ground. Warren Dale Ward, Colorado PLS 25971.



LEGEND
A. - FOUND LEAD PLUG IN CONCRETE WITH BRASS DISC SCRIBED Is 25971.
B. - FOUND ALUMINUM CAPPED, 1/2\"/>



VICINITY MAP - NO SCALE

Azimuth Survey Company
P.O. Box 653 Fraser, Colorado 80442
f800-725-2734 p970-531-1120
CONSOLODATION PLAT
Amended Lot 2, Block 2
THE RIDGE AT ELK CREEK
Town of Grand Lake
Grand County, Colorado
Part of Sec. 6 T3N R75W, 6TH PM
DATE: 08-01-22
SCALE: 1 IN = 20 USFT BY: w JOB: A34-89

Section 6, Item A.

SPECIAL WARRANTY DEED

THIS DEED, made this 26th day of June, 2020, between

THOMAS D. STANLEY
whose address is 7522 South Sicily Way, Aurora, CO 80016-7149, GRANTOR(S), and

JASON MONDEN AND KIM MONDEN
whose address is 2483 S. Josephine, Denver, CO 80210, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of One Hundred Forty Nine Thousand and 00/100 Dollars (\$149,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), grantee's heirs and assigns forever, not in tenancy in common but **IN JOINT TENANCY**, all the real property, together with improvements, if any, situate, lying and being in the County of Grand and State of Colorado, described as follows:

**Lots 1 and 2, Block 2,
RIDGE AT ELK CREEK, according to the plat thereof filed May 6, 2004 at Reception No. 2004-005368**

also known by street and number as: **23 Mad Moose Lane and 45 Mad Moose Lane, Grand Lake, CO 80447**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever. The grantor(s), for the grantor, grantor's heirs, and personal representatives or successors, does covenant and agree that grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except for general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

X Thomas D. Stanley
Thomas D. Stanley

STATE OF: Colorado
COUNTY OF: Douglas

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 23rd day of June, 2020 by Thomas D. Stanley.

My Commission expires: Feb. 12, 2024

Witness my hand and official seal.

**CULLEN MOSMEYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204006140
MY COMMISSION EXPIRES FEBRUARY 12, 2024**

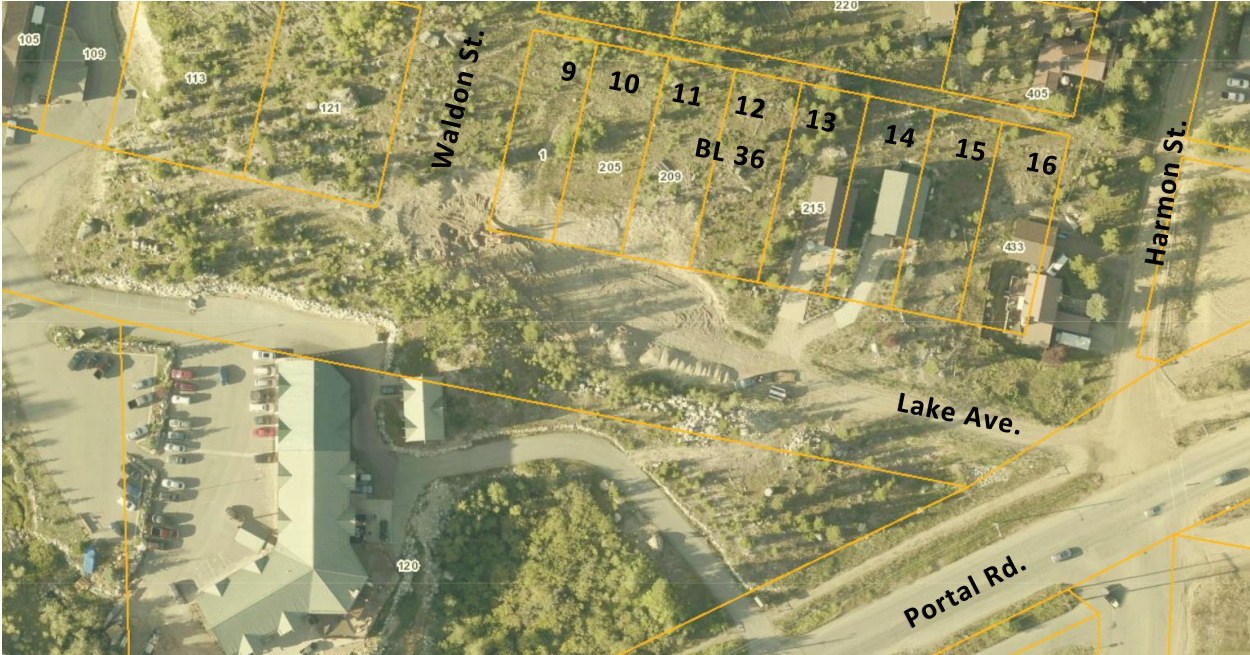
[Signature]
Notary Public

Name	Address 1	Address 2
MONDEN, JASON & KIM	2483 S JOSEPHINE ST	DENVER, CO, 80210
RIDGE AT ELK CREEK HOMEOWNERS	PO BOX 549	GRAND LAKE, CO, 80447
LONG, MICHAEL A	PO BOX 474	GRAND LAKE, CO, 80447
WING, RICHELLA S & MOSS, CHRISTINE C	9481 SIERRA DR	ARVADA, CO, 80005
WEISBROD, MARGARET M LIVING TRUST DTD	6129 E PRINCETON CIR	ENGLEWOOD, CO, 80111
GRAND LAKE KOA INC	2051 BIG THOMPSON AVE	ESTES PARK, CO, 80517
YOO, DAVID T	PO BOX 298	WINTER PARK, CO, 80482
LEINEMANN OLIVER & LEINEMANN ANN MARI	2445 CHELMSFORD DR	CROFTON, MD, 21114
PETRINO, EUGENE A & MARGARET F	4361 W WHITEWATER AVE	WESTON, FL, 33332
NUECHTERLEIN, DAVID J & MELANIE	15357 FLOWERGATE WAY	PARKER, CO, 80134
SAMUEL MARK W & LUDWIG KIMBERLY A	4900 W 72ND ST	PRAIRIE VILLAGE, KS, 66208
RIDGE AT ELK CREEK HOMEOWNERS	PO BOX 549	GRAND LAKE, CO, 80447
SKINNER, JOHN LIVING TRUST 11-22-2021 &	1311 CONCORD AVE	SOUTHLAKE, TX, 76092
MCLEAN, SUSAN ANN & MARK	P O BOX 247	GRAND LAKE, CO, 80447
MILLER, ROBERT P & SHELLY M	23301 E DRY CREEK CIR	AURORA, CO, 80016

Date: August 17th, 2022

To: Chairman Shockey and Commission
From: Kim White, Community Development Director

RE: **Public Hearing Continued from 7/20/2022-** Recommendation to Allow a Variance to Street Development Policies, Standards, and Specifications 11-2-6 for Access to Lots 9-11, Block 36, Town of Grand Lake



The Commission should conduct the Public Hearing 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. Allow for Commission discussion
7. Take action as appropriate

Purpose:

Continued Public Hearing from July 20th, 2022 to request certain variances to Driveway standards to permit access to lots 9-11, BL 36, Town of Grand Lake. The Applicant has asked to create a driveway off the “service” road that was approved with conditions on November 7th, 2016. The driveway does not meet all of the requirements of the Town Code and thus a variance has been requested for this item:

- Private driveway for 3 lots which exceeds the maximum allowed of two (2) single family residences

- Access radius not shown on plan
- Private driveway to be at 10% max grade which exceeds that allowable first 25' of drive at 4% and remainder of drive to be at 10%
- Grade of ditch at 2:1, which exceeds the max of 3:1
- Driveway to access through side yards, which is against the 25' separation required by the code, unless lot conditions make it impossible.
- 150' long drive requires an emergency vehicle turn around. The topography does not allow for this.

Background:

June 23, 2017- Letter of intent to build the Lake avenue “service” road was sent to Town of Grand Lake Planning office stating that the “service” road was approved in 2016 and plans for the construction of the road and future log homes.

Spring 2017- construction began on the road, utilities were installed. It was noted during construction that the grade was too steep from the “service” road to enter the lots 9 & 10 from the south.

October 18, 2017 – Planning Commission directed staff to discuss best way to proceed with the applicant in order to access lots 9-11, Bl 36. The applicant requested the 2016 variance to be changed to allow access from Walden St.

Sept, 13th, 2019 – Planner Shull emailed Mr. Jenkins and stated that Mr. Jenkins chose to put off construction of Lake Ave in lieu of working on the Gateway Inn, and that he had not had discussions with Mr. Jenkins on alternatives to the 2016 plans.

July 20th, 2022 – Planning Commission discussed the current status of the 2016 variance and tabled the motion until August 17th, 2022 to determine the status. The Commission requested that the applicants prepare the following items:

- Update the signatures on the variance and easement documents for the Lots 9-12, Bl 36, ToGL.
- The applicants agree to provide a new survey of the road (centerline and up through the lots)
- Provide existing condition photos.
- They will provide an updated timeline for completion.

Per the Town Attorney, as long as the original conditions of the 2016 Variance are met, the Town will consider the 2016 variance executed.

July 20th, 2022- Public Hearing for a variance request to allow certain driveway parameters. Motion to table the vote until August 17th, 2022 when applicant could update the following:

- Driveway access easement agreement to be drafted for recording (ie. Lot 9 gives permission for lot 10 and 11 to access, and lot 10 gives lot 11 access)
- Update the resolution to equip structures with fire suppression systems.
- Include requirement for improved erosion control, geogrid system to stabilize the 2:1 slope and revegetate.

The draft resolution 10-2022 from 7/20/2022 has been updated to include the items required by the 2016 variance and the requests by the PC for the driveway variance.

Municipal Code:

11-2-6 - Private Drives, Emergency Access Requirements, and Criteria.

(A) Criteria for Access Onto Town of Grand Lake Roadways.

1. General.

(a) The term driveway or access are interchangeable terms and refer to the specific locations granted to properties adjacent to Town ROW for the purpose of accessing the property.

(b) Accesses for all purposes shall conform to the requirements in this Section.

(c) A driveway is defined as serving no more than one (1) single-family residence or one (1) multi-family unit (not to exceed a four-plex).

1. Shared driveways are encouraged for no greater than two (2) single-family residences, upon permission by the Planning Commission.

(B) Basic Principles for Driveways.

10. Minimum Design Standards.

3. Driveways must use a minimum of four (4) inches of road base and eight (8) inches of pit run, but a pavement design may be required.

4. Culvert size must be a minimum of eighteen (18) inches and have a minimum cover of twelve (12) inches.

5. **Access radii shall be ten (10) feet or fifteen (15) feet for driveways** designed for emergency access (See Figure 10 and Figure 11)

6. **An access** shall not exceed a four percent (4.0%) grade for the first twenty-five (25) feet, measured from the edge of the nearest drive lane. (See Figure 12.)

(b) Access Point Location.

3. Driveways must maintain a minimum of twenty-five (25) feet separation (measured from the closest edge) unless existing driveways or lot conditions do not make this possible.

(c) Access Roadways for Fire Apparatus.

1. All driveways that are further than one hundred fifty (150) feet from a road in the public right-of-way will be required to meet the design standards depicted in Figure 3 and are required to install a **fire department turn around**. (Grand County Road and Bridge Standards, Figure 1)

11-2-4 (D) (2) Horizontal Alignment.

(f) Broken Back Curves. Broken back curves consisting of two (2) curves in the same direction joined by a tangent less than fifty (50) feet shall not be used in the Town of Grand Lake, except on local streets with prior approval from the Town Staff.

(c) Side Slopes. Side slopes shall not exceed 3:1, unless otherwise approved by the Town Staff or based upon a slope stability analysis provided by a Colorado Certified Geotechnical Engineer. Where slopes equal

to or greater than 3:1 are used, **special provisions for erosion control and re-vegetation shall be made.** Any proposal to deviate from a maximum 3:1 slope shall be accompanied by a soils study that addresses the slope protection being proposed.

(D) Step Surface Slopes.

2. Any proposed retaining structures shall be designed in detail.

6. A revegetation plan shall be submitted for all cut and fill slopes in excess of one (1) foot vertical to three feet horizontal.

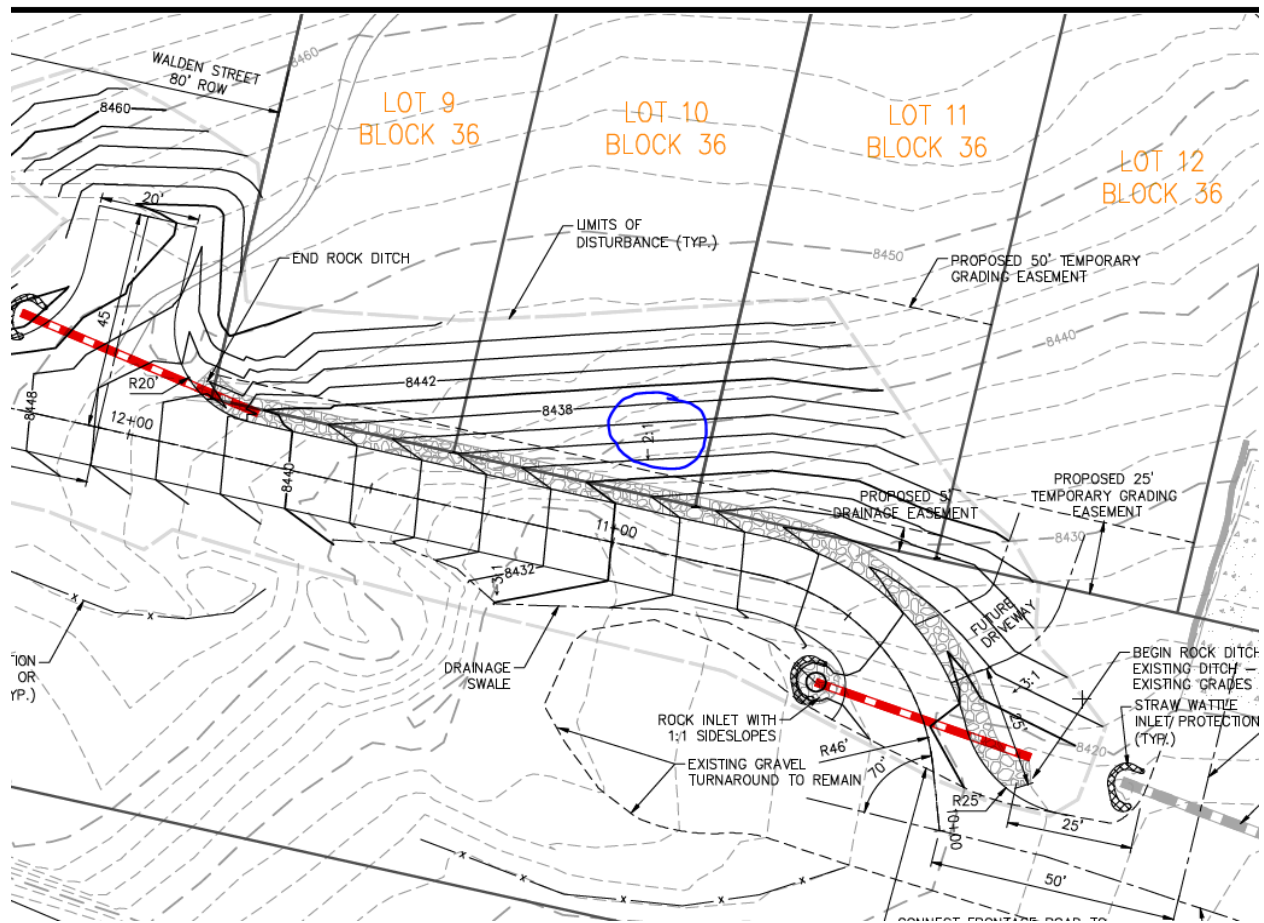
(a) Such plan shall use native or similar plants and include a cost estimate.

(b) The revegetation plan shall be implemented concurrently with street construction.

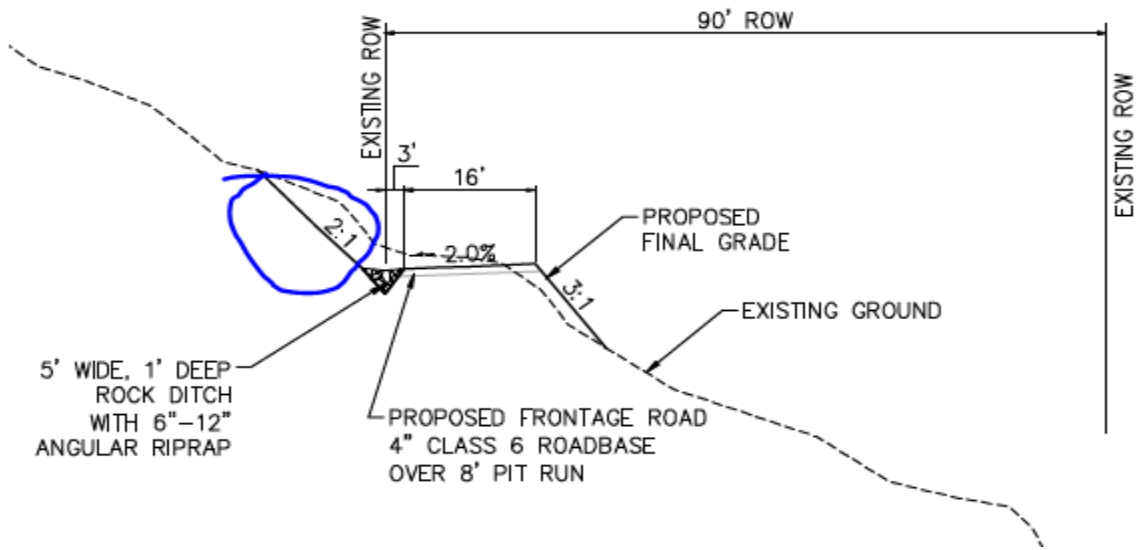
7. Step Slopes.

(a) Any slopes 3:1 or greater shall receive, in addition to all requirements listed above, proper slope protection, approved by the Town Staff.

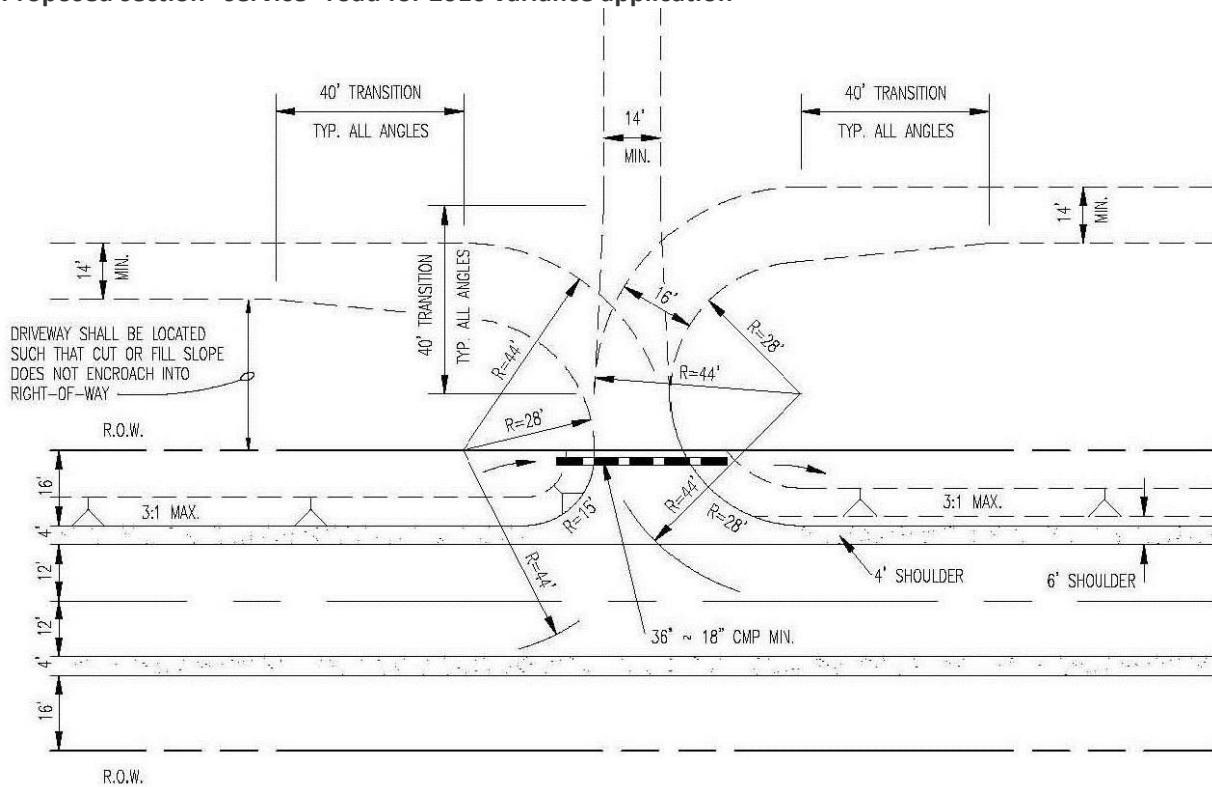
(b) Slopes greater than 3:1 require specific engineering design and are subject to approval by the Town.



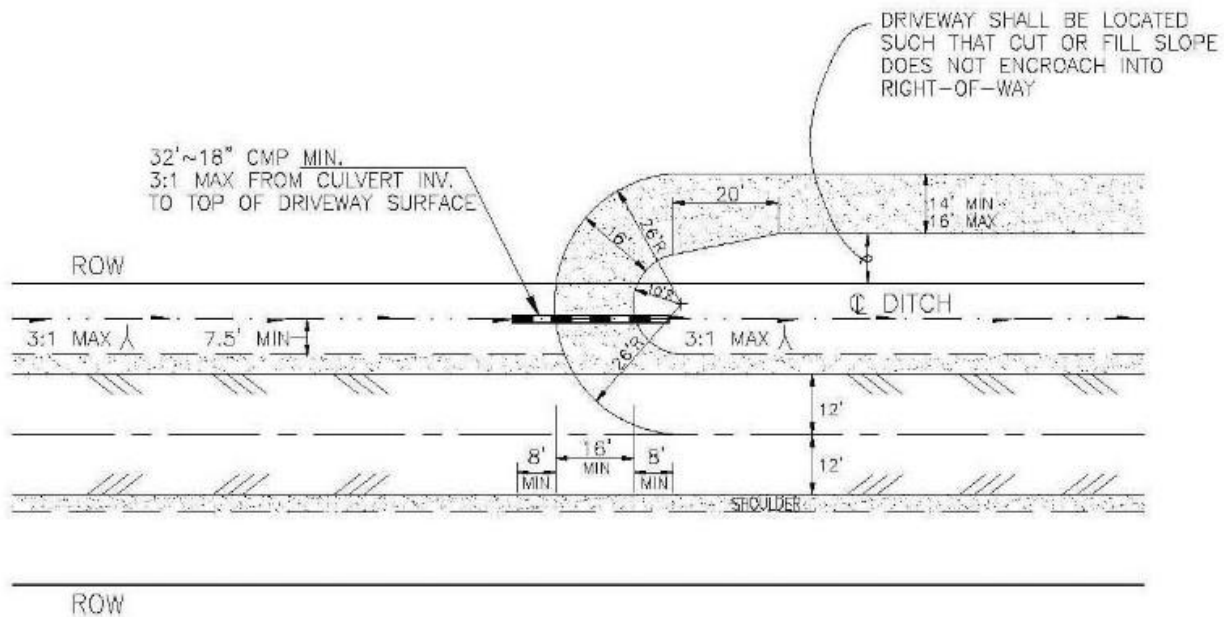
Proposed "service" road for 2016 variance application



Proposed section "service" road for 2016 variance application



ToGL M.C. Fig 10. Residence Requiring Emergency Access (Greater than 150 feet of public road) Nearest public road is Lake Ave at 200' away.



DRIVEWAYS BETWEEN 0° to 51°

(Residence within 150 feet of public road)

Staff Comments:

- The applicant has addressed all 5 hardship items:
 - There is major hardship for the topography of these lots as per access to the lots.
 - The literal interpretation of the code will deprive the applicant of rights commonly enjoyed by others, specifically access to the lots 9-11, Bl 36.
 - If future landowners propose to gain access to other lots in this area, similar access questions would be reviewed.
 - Granting the variance does not substantially impair the intent and purpose of the Zone plan, however it is unknown if it poses a detriment to the public good, due to the shoulder grade of 2:1.
- The applicant has previously been granted a variance to build a “service” road adjacent to the southern edge of his lots 9-11, Bl 36, but it did not include these driveways. The 2016 variance required drainage easement and construction easement documents to be signed and recorded.
- The applicant has agreed to equip structures with fire suppression systems.
- The applicant has agreed to provide improved erosion control, geogrid system to stabilize the 2:1 slope and revegetate.
- The applicant has agreed to provide a new survey of the road (centerline and up through the lots)
- The applicant has agreed to provide existing condition photos.
- The applicant has agreed to provide an updated timeline for completion.
- The retaining walls proposed on the southern edge of the continuous driveway is stated to not be greater than 4', which is allowed by code.
- The private driveway code stated that the drives are recommended to allow access to no

more than 2 properties. An easement agreement should be required to run with the land for future landowners to understand the shared driveway.

- The applicant has agreed to have access easement agreements to be drafted for recording (ie. Lot 9 gives permission for lot 10 and 11 to access, and lot 10 gives lot 11 access)

Commissioner Discussion:

Municipal Code 11-2-11 [Street Development Policies, Standards, and Specifications Variance Request] Hardships for Consideration states:

(B) Variances from [these standards] shall be reviewed by the Planning Commission at a Public Hearing and make a recommendation to the Board of Trustees.

(C) The Board of Trustees shall grant no variance without first receiving a recommendation from the Planning Commission...

(D) Variance requests will only be granted if the applicant can demonstrate all of the following:

- 1. That by reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of these Regulations;**
- 2. That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these Regulations.**
- 3. That the special conditions and circumstances do not result from the actions of the applicant;**
- 4. That granting the variance request will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district;**
- 5. That the granting of the variance does not pose a detriment to the public good and does not substantially impair the intent and purpose of the Zone Plan and these Regulations.**

Suggested Action:

1. Recommend granting the variance as presented by adopting the resolution; or
2. Recommend granting the variance with certain conditions, by adopting the resolution with modifications.
3. Recommend denial of the variance request; or,
4. Continue to a date certain for the applicant to revise their application.

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 10 – 2022**

**A RESOLUTION RECOMMENDING TO GRANT CERTAIN VARIANCES TO MUNICIPAL CODE
11-2-6 STREET DEVELOPMENT POLICIES, STANDARDS, AND SPECIFICATIONS
LOCATED AT LOTS 9-11, BLOCK 36 TOWN OF GRAND LAKE**

WHEREAS, Thomas Jenkins (the “Applicant”) is the owner of certain real property within the Town of Grand Lake (the “Town”), specifically, lots 9, 10, and 11, Block 36 of the Town of Grand Lake (collectively the “Property”); and

WHEREAS, the Town received a Variance Request Application (the “Application”) on June 27th, 2022; and,

WHEREAS, the Applicant is requesting vehicular access to vacant parcels described as Lots 9-11, Block 36 (the “Property”); and

WHEREAS, the Town has previously adopted Municipal Code 11-2-6 Street Development Policies, Standards, and Specifications (the “Road Standards”); and

WHEREAS, the Town Planning Commission (the “Commission”) adopted Resolution 05-2005 which granted certain variance to the Town Municipal Code; and

WHEREAS, the Applicant is requesting several variances to the Road Standards as depicted in their Application; and

WHEREAS, the Municipal Code 11-2-11(C) states:
Variances from [these standards] shall be reviewed by the Planning Commission at a Public Hearing and make a recommendation to the Board of Trustees; and

WHEREAS, the Commission reviewed the Application at a Public Hearing on June 1st, 2016; and

WHEREAS, the Commission continued review until the Applicant could revise their Application; and

WHEREAS, the Applicant revised their Application to conduct the improvement in the form of a “design build” which requires construction of the roads and driveways to be built in the field and without detailed construction plans (the “Revised Application”); and

WHEREAS, the Commission reviewed the Revised Application at a Public Hearing on August 17th 2016; and

WHEREAS, the Commission continued review until the Applicant could revise their Application; and

WHEREAS, the Commission reviewed the Revised Application at a Public Hearing on October 5th, 2016; and

WHEREAS, the Commission motioned to approve the Revised Application with plans dated September 23rd, 2016 with the following conditions:

1. A maximum 15% grade for the frontage road.
2. The frontage road servicing a maximum of four (4) residential lots.

3. The frontage road may exceed the longitudinal intersection grades of 4% for the first 25 feet.
4. Full plans be developed and approved by Staff before going to the Board of Trustees;
5. Drainage easements and grading easements shall be obtained prior to Board of Trustee review.
6. Any other standards be met in order for a Right of Way Permit to be issued.; and,

WHEREAS, the Board of Trustees approved the 2016 Revised application on November 7, 2016 subject to the conditions set forth by the Planning Commission; and

WHEREAS, the Applicant delayed completion and fulfillment of the conditions of the Revised Application and resubmitted the Revised Application to Town Staff for consideration and approval; and

WHEREAS, the Commission reviewed the Application for a Variance to Street Development Policies, Standards, and Specifications at a Properly Noticed Public Hearing on July 20th, 2022; and

WHEREAS, the Commission continued the review of the Revised Application to its August 17, 2022 meeting.

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

THAT, the Commission has reviewed the Application and determined that all five (5) hardships as required by 11-2-11(d) of the Town Code have been met by the Applicant; and,

THAT, the Applicant will submit required, executed, and recorded drainage and grading easements from the 2016 Variance prior to proceeding with the construction of the Lake Ave. “Service” Road and Access to Lots 9-11, Block 36, Town of Grand Lake; and,

THAT, the Commission hereby forwards the following favorable recommendation for granting certain variance to the Road Standards:

1. A shared driveway is permitted for access to Lots 9-11, Block 36. The location of the driveway shall approved by the Public Works Director prior to construction.
2. Access radius must be shown on plan and not be less than 10% for inner radius
3. A maximum driveway grade of 10% may be used for Lots 9-11, Block 36 for single family residential uses only.
4. The use of driveway entrance grades exceeding 4% within the first 25 ft while maintaining a low point.
5. Ditch grade of 2:1 is permitted subject to approved erosion control and revegetation plan by Staff and Public Works.
6. Driveway access through side yards for lots 9-11, Block 36, Town of Grand Lake.
7. Dead-end driveway at lot 11 acceptable, subject to approval by Grand Lake Fire Department, and any dwelling constructed on lots 9, 10, or 11 shall have internal fire suppression equipment, such as sprinklers, acceptable to the Town Planner.
8. The applicant complies with all other federal, state, and local regulations including but not limited to obtaining an approved right of way permit and/or grading permit.
9. Full plans be developed and approved by Staff before going to the Board of Trustees;
10. Town Manager may, at his sole discretion may stop the project and require roadway and driveway plans and profiles to be reviewed and approved by a Colorado Registered Professional Engineer selected by the Town at Applicants expense.
11. At the completion of the improvements the Applicant provide the Town with As-Built Drawings to the Town.
12. Using **Exhibit A** as a guide, the Public Works Director, at his sole discretion, may approve the As-Built

Drawings.

13. In recommending these variances, the Planning Commission reserves its right, however shall not be required under any circumstances, to approve acceptance of maintenance for the Lake Avenue right of way adjacent to Block 36 as well as the Walden Street right of way adjacent to Lot 14, Block 43 as outlined in Municipal Code 11-2-9 Acceptance Procedures and Requirements.

THAT, the Commission understands field adjustments may be required to meet the above conditions and Municipal Code.

THAT, the Applicant shall have two (2) years to complete construction of the approved Application, and must return to Planning Commission for approval of additional time to complete the project.

THAT, prior to commencing work on the Application, the Applicants shall provide security in a form acceptable to the Town for the cost of 115% of the total cost of the project.

THAT, the Applicant must obtain and record with the Clerk and Recorder of Grand County, Colorado a Variance Acknowledgment form, Drainage Easement, Access Easement, and Temporary Construction Easement acceptable to the Town of Grand Lake Planner, and executed by the owner of Lots 9, 10, 11, and 12.

THAT, the Applicant will increase the erosion control by use of geogrid system to stabilize the 2:1 slope and revegetate the same.

THAT, the Applicant will provide the Town Planner with an updated survey of the improvements to show existing conditions of any area affected by any variance requested in conjunction with the property or access to the property.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 17th Day OF AUGUST, 2022.

(S E A L)

Votes Approving:
Votes Opposed:
Votes Abstained:
Votes Absent:

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell,
Town Clerk

James Shockey
Planning Commission Chairman

Town of Grand Lake
1026 Park Avenue
PO Box 99
Grand Lake, CO 80447

Thomas H. Jenkins &
Deborah K. Jenkins
207 Bella Vista Court
PO Box 1155
Grand Lake, CO 80447

Date July 17th, 2022

Re: Variance Request for access to Lots 9, 10, & 11 on Block 36 using Lake Avenue

Dear Town of Grand Lake:

We are writing this letter to request variances which would allow us to access and build upon our properties located at lots 9, 10, & 11 in Block 36 using a small access or service road to Lake Avenue. One of the problems we face is the topography of the hillside which makes access to these properties very difficult. It would be impossible to access these properties without a road exceeding the maximum 8% grade requirement. Furthermore, we are also requesting that the driveways from all three properties share a single triple driveway.

We have done nothing to cause these issues. The problems we face accessing these properties is purely caused by the shape of the mountain and there is no other way we can find to gain access to our properties other than by making these variance requests.

What we are requesting is similar to many other properties in Grand Lake which sit on steep hillsides and needed a steeper road grade than what is specified in the requirements. There are also many other properties which share driveways to three or more homes, making this a fairly common request as well.

We are not asking for any special privilege. We are just asking for a variance similar to what has been granted many times to other properties within the town.

The granting of these variances does not pose a detriment to the public good and does not substantially impair the intent and purpose of the Zone Plan and these Regulations.

Respectfully,


Thomas H. Jenkins


Deborah K. Jenkins



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 • www.townofgrandlake.com

LAND USE REQUEST APPLICATION

PROPERTY LOCATION:
 Street Address: _____
 Legal Description: Lot 9, 10, & 11 Block 36 Subdivision Grand Lake
 Existing Use of Property: Vacant Land

PROPERTY OWNER INFORMATION:
 Name: Thomas H. Jenkins Email: tom@gatewayinn.com
 Mailing Address: PO Box 1155 Phone: 303-242-9575
 City: Grand Lake State: CO Zip: 80447 Fax: _____

APPLICANT INFORMATION: Is the Applicant the Property Owner? YES NO
 Name: _____ Email: _____
 Mailing Address: _____ Phone: _____
 City: _____ State: _____ Zip: _____ Fax: _____

TYPE OF REVIEW (Check all that apply):

<input type="checkbox"/> New Planned Development	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Change to a non-conforming Use/Structure	<input type="checkbox"/> Existing Subdivision Plat Amendment	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Existing Subdivision Plan Amendment
<input type="checkbox"/> New Subdivision	<input type="checkbox"/> Redevelopment	<input type="checkbox"/> Other: <u>Roadway Specification 11-2-4(D)(3)</u>

REQUEST (Brief Description): Request Variance for road grade above 8% and approve triple driveway. This is because the existing terrain is too steep.

REQUIRED INFORMATION CHECKLIST:

<input checked="" type="checkbox"/> 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)
<input type="checkbox"/> Statement of Authority	(If applicable. Required for representatives of entities and property owners.)
<input checked="" type="checkbox"/> Property Survey	
<input checked="" type="checkbox"/> Agreement for Services Form	
<input type="checkbox"/> Application Deposit	(See Fee and Deposit schedule for amount)
<input type="checkbox"/> 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 this application to be denied or may delay review by the Town.
 Print Name: Thomas H. Jenkins
 Signature: *Thomas H. Jenkins* Date: 07/12/2022

STAFF USE ONLY

Application Received By: kwhite Date & Time: 7/12 4:15p
 File Name: _____ Deposit: YES NO Amount: \$ 250

NOTES:

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS
2. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN ROADS AND 90% STANDARD PROCTOR DENSITY IN OPEN SPACE.
3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER, DEVELOPER, ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
5. LIMITS OF DISTURBANCE: NO AREAS SHALL BE DISTURBED OUTSIDE OF THE LIMITS OF DISTURBANCE. SURFACE DISTURBANCE SHALL BE LIMITED TO THE EXTENTS OF THE PROPOSED GRADING SHOWN ON THIS PLAN SET.
6. LIFTS IN FILL AREAS SHALL NOT EXCEED 8 INCHES IN COMPACTED DEPTH. FINISHED SLOPES ADJACENT TO PROPOSED AND EXISTING ROADS MUST BE 2:1 OR FLATTER.
7. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE ADJACENT WATERWAYS, PONDS, WETLANDS, ETC. DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, PONDS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
8. UTILITY CONFLICTS: ALL EXISTING UTILITIES SHOWN WERE COMPILED USING THE BEST AVAILABLE INFORMATION AND FIELD OBSERVATION. BOWMAN CONSULTING INC. DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN OR SHOWN INCORRECTLY ON THE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IN A TIMELY FASHION TO THE SATISFACTION OF THE APPROPRIATE GOVERNING AGENCY AND THE OWNER OF THE IMPACTED UTILITY AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ANY AFFECTED UTILITY COMPANY.
10. CONTRACTOR SHALL REFERENCE TOWN OF GRAND LAKE STANDARD DETAILS, CDDT M&S STANDARDS, AND URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MANUALS FOR CONSTRUCTION DETAILS.

REVISION	DATE	DESCRIPTION

GRAND LAKE - LAKE AVENUE IMPROVEMENTS

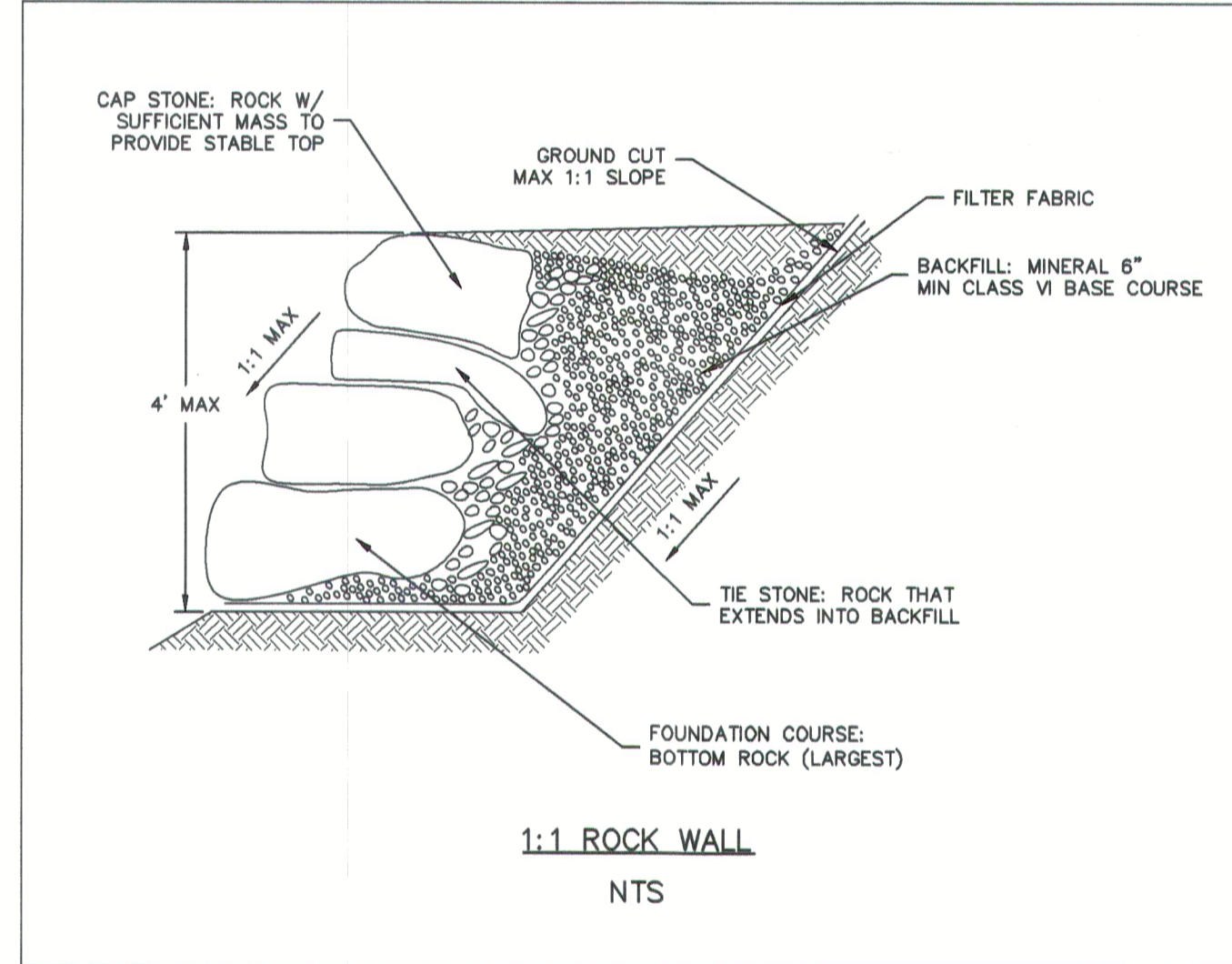
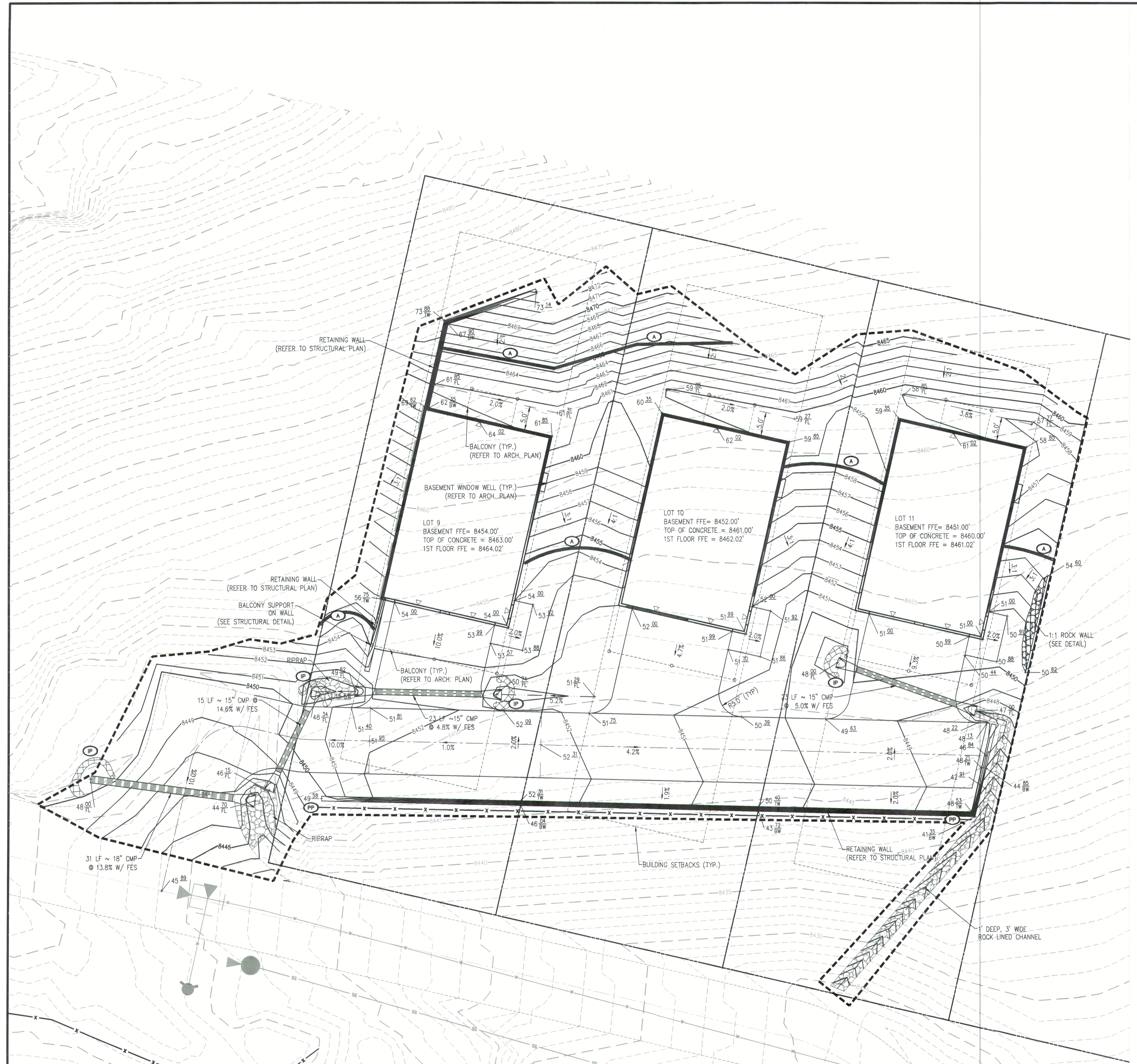
GRADING PLAN

GRAND COUNTY

GRAND COUNTY

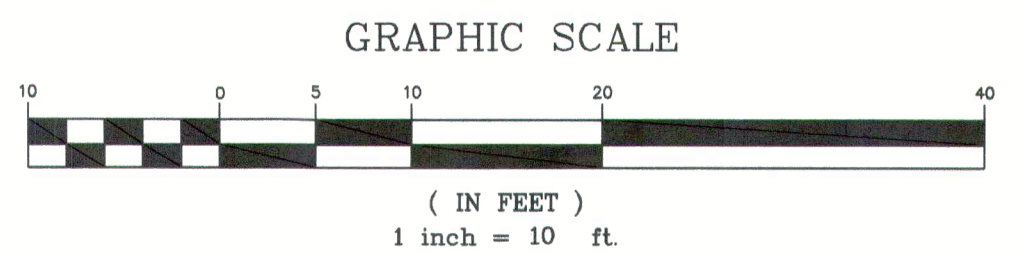
SEAL

DESIGN	DRAWN	CHKD
CAV	CAV	TG
SCALE	H: 1" = 10' V: 1" = 10'	
JOB No.	020234-01-001	
DATE:	10/6/17	
	SHEET	
	C0-01	



Know what's below.
Call before you dig.

LEGEND	
--- 9140 ---	EXISTING CONTOUR
--- 40 ---	PROPOSED CONTOUR
▲ 50.00	PROPOSED FINISHED GRADE ELEVATION
---	LIMITS OF DISTURBANCE
---	PROPERTY LINE
---	EXTENDED FOUNDATION
(A)	STRAW WATTLE
(IP)	STRAW WATTLE INLET PROTECTION
(PP)	PERIMETER PROTECTION (SILT FENCE/STRAW WATTLE)



From: [Randy Leach](#)
To: [Kim White](#)
Subject: Questions on the Lake Ave widening project
Date: Wednesday, July 13, 2022 12:24:53 PM

Hi Kimberly,

My email is in response to a letter I received outlining the variance request for the road widening of a portion of Lake Ave. I am an owner with property along that road and I have a few questions.

- 1) Who is paying for this project? the town, a single property owner, or a developer?
- 2) My understanding is that the variance is to allow a steeper road slope than what's called for in the town's design code, is that correct?
- 3) If so, why is the town considering allowing this variance when other projects are compelled to follow the design codes?
- 4) Is this widening to facilitate a Developer in the development of multi-properties along the road?
- 5) What are the start and end dates of the project?

Thank you,
Randy

**TOWN OF GRAND LAKE
RIGHT OF WAY PERMIT**

This permit must be obtained at least seven (7) days prior to the planned start of construction unless it is determined (by the Town of Grand Lake) a bona fide emergency. Right of Way permit valid for four (4) weeks from the date of issuance.

Name of property owner requesting permit: Tom Jenkins

Contact Phone number: 303-242-9575 E-mail: Tom@Gatewayinn.com

Name of Excavator: Tom Jenkins

Address: P.O. Box 1169, Grand Lake, CO 80447

Telephone: 303-242-9575 Cell Phone: _____

Location of Work: Lake Avenue

Scheduled Start Date: _____ Scheduled Completion Date: _____

Briefly describe the work to be done: Complete Lake Avenue frontage Rd. to access lots 9, 10, + 11

Utility locate scheduled or completed? YES NO _____ Date scheduled: _____

Utility locate identification number: Utilities already in place

Estimated Cost of Repair (including R.O.W Restoration): _____

Compliance with Municipal Code 11-2-1(C) and (D) YES _____

Permit Fee of \$20.00 YES

Please attach:

1. A copy of the 2-year bond in the amount equal to 115% of the cost estimate for repair of the right of way area to its original condition.
2. A copy of your general liability insurance with a minimum amount of \$1,000,000.00 of insurance naming the Town of Grand Lake as an additional insured.
3. Construction Plans/specifications and written schedule covering general work to be performed.

PLEASE READ THE FOLLOWING BEFORE SIGNING THIS PERMIT:

By applying for this permit, I hereby understand and agree that I am responsible for repairing the Town of Grand Lake's rights-of-ways according to the Town's specifications (See Project Requirements sheet). I further understand and agree that my failure to comply with the Town's specifications and other requirements of the Municipal Code may be sufficient cause to forfeit the collateral posted with the Town. I agree to perform the work according to the plans, specifications and work schedule submitted, and agree that any modification to the plan, specifications, or work schedule must be pre-approved by the Town. *I also agree to comply with Municipal Code Chapter 11: Municipal Property Regulations which is available online for public viewing at www.townofgrandlake.com or at Town Hall.*

Applicant Signature: Thomas H. Jenkins Date: 6/08/22

Printed Name: THOMAS H. JENKINS



Effective Date: July 14th, 2022

Western Surety Company

LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS: Bond No. 66322806

That we, Thomas H Jenkins

of Grand Lake, State of Colorado, as Principal, and WESTERN SURETY COMPANY, a corporation duly licensed to do surety business in the State of Colorado, as Surety, are held and firmly bound unto the

Town of Grand Lake, State of Colorado, as Obligee, in the penal sum of Twenty Thousand and 00/100 DOLLARS (\$20,000.00), lawful money of the United States, to be paid to the Obligee, for which payment well and truly to be made, we bind ourselves and our legal representatives, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal has been licensed Right of Way Bond- Lots 9, 10, 11, Block 36, Grand Lake, CO 80447

_____ by the Obligee.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply with the laws and ordinances, including all amendments thereto, pertaining to the license or permit applied for, then this obligation to be void, otherwise to remain in full force and effect until July 14th, 2024, unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing, by First Class U.S. Mail, to the Obligee and to the Principal at the address last known to the Surety, and at the expiration of thirty-five (35) days from the mailing of said notice, this bond shall ipso facto terminate and the Surety shall thereupon be relieved from any liability for any acts or omissions of the Principal subsequent to said date. Regardless of the number of years this bond shall continue in force, the number of claims made against this bond, and the number of premiums which shall be payable or paid, the Surety's total limit of liability shall not be cumulative from year to year or period to period, and in no event shall the Surety's total liability for all claims exceed the amount set forth above. Any revision of the bond amount shall not be cumulative.

Dated this 14th day of July, 2022.

Thomas H Jenkins
Principal

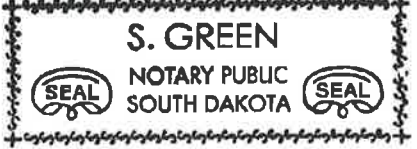
Principal
WESTERN SURETY COMPANY
By Paul T. Bruffat
Paul T. Bruffat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

ACKNOWLEDGMENT OF SURETY
(Corporate Officer)

On this 14th day of July, 2022, before me, the undersigned officer, personally appeared Paul T. Bruflat, who acknowledged himself to be the aforesaid officer of WESTERN SURETY COMPANY, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



S. Green
Notary Public — South Dakota

My Commission Expires: February 12, 2027

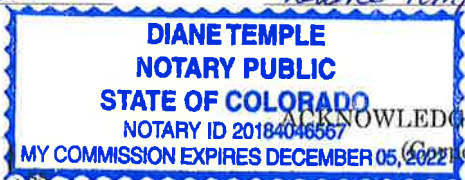
ACKNOWLEDGMENT OF PRINCIPAL
(Individual or Partners)

STATE OF Colorado }
COUNTY OF Grand } ss

On this 14th day of July, 2022, before me personally appeared Thomas H. Jenkins, known to me to be the individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same.

My commission expires Dec 5, 2022

Diane Temple, Notary Public
Notary Public



STATE OF _____ }
COUNTY OF _____ } ss

ACKNOWLEDGMENT OF PRINCIPAL
(Corporate Officer)

On this _____ day of _____, before me personally appeared _____, who acknowledged himself/herself to be the _____ of _____, a corporation, and that he/she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

My commission expires _____

Notary Public



License or Permit No. _____
LICENSE AND PERMIT BOND As _____
of _____
State of _____
Name of Applicant _____
Address _____
Filed _____
Approved this _____ day of _____

Western Surety Company

Section 6, Item B.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Right of Way Bond- Lots 9, 10, 11, Block 36, Grand Lake, CO 80447 Town of Grand Lake

bond with bond number 66322806

for Thomas H Jenkins
as Principal in the penalty amount not to exceed: \$ 20,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 14th day of July, 2022.

ATTEST

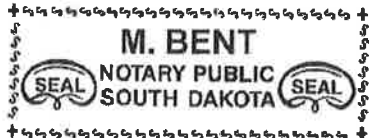
P. Leitheiser
P. Leitheiser, Assistant Secretary

WESTERN SURETY COMPANY
By Paul T. Bruflat
Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss



On this 14th day of July, 2022, before me, a Notary Public, personally appeared Paul T. Bruflat and P. Leitheiser who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



M. Bent
My Commission Expires March 2, 2026 Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

**TOWN OF GRAND LAKE
AGREEMENT FOR PAYMENT OF
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE TOWN
SUBDIVISION, ANNEXATION AND ZONING PROCESS**

THIS AGREEMENT (“the Agreement” is entered into this 12 day of July, 2022, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, (“the Town”) and Thomas H. Jenkins, a _____ (homeowner, type of corporation, LLC, etc. if applicable), (collectively, “the Owner”).

WHEREAS, the Owner owns certain property situated in the Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, (“the Property”);

WHEREAS, the development review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Owner desires to develop the Property and has made application to the Town for approval of subdivision, annexation and/or zoning of the Property, and

WHEREAS, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town’s expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses through the entire development review process until final completion of the development including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Owner and the Town will apply those fees against the development review expenses incurred by the Town while processing the Owner’s development review proposal. In the event the Town incurs development review expenses greater than the monies collected from the Owner, the Owner agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Owner shall pay all invoices submitted by the Town within ten (10) days of the Town’s delivery of such invoice. Failure by the Owner to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.
2. Except where the law or an agreement with the Town provides otherwise, the Owner may terminate its application at any time by giving written notice to the Town. The Town

shall take all reasonable steps necessary to terminate the accrual of costs to the Owner and file such notices as are required by the Town's regulations. The Owner shall be liable for all costs incurred by the Town in terminating the processing of the application.

- 3. If the Owner fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized bylaw to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Owner all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
- 4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of the development review of the application throughout the development process. Statements of expenses incurred will be made available to the Owner by the Town. Expenses to be charged to the Owner's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Owner with a statement of account and will refund to the Owner any funds paid by the Owner that were not expended by the Town, except where the Parties expressly agree to the contrary.
- 5. Owner's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Owner's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Owner prior to a final decision in the process.

IN WITNESS WHEREOF, the Town and the Owner have caused this Agreement to be duly executed on the day and year first above written.

PRINTED OWNER'S NAME: Thomas H. Jenkins

OWNER OF PROPERTY: 
Signature

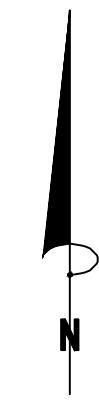
TOWN OF GRAND LAKE

By: 
Kimberly White, Town Planner

S E A L

Attest:

_ Alayna Carrell, Town Clerk



CONSTRUCTION PLANS

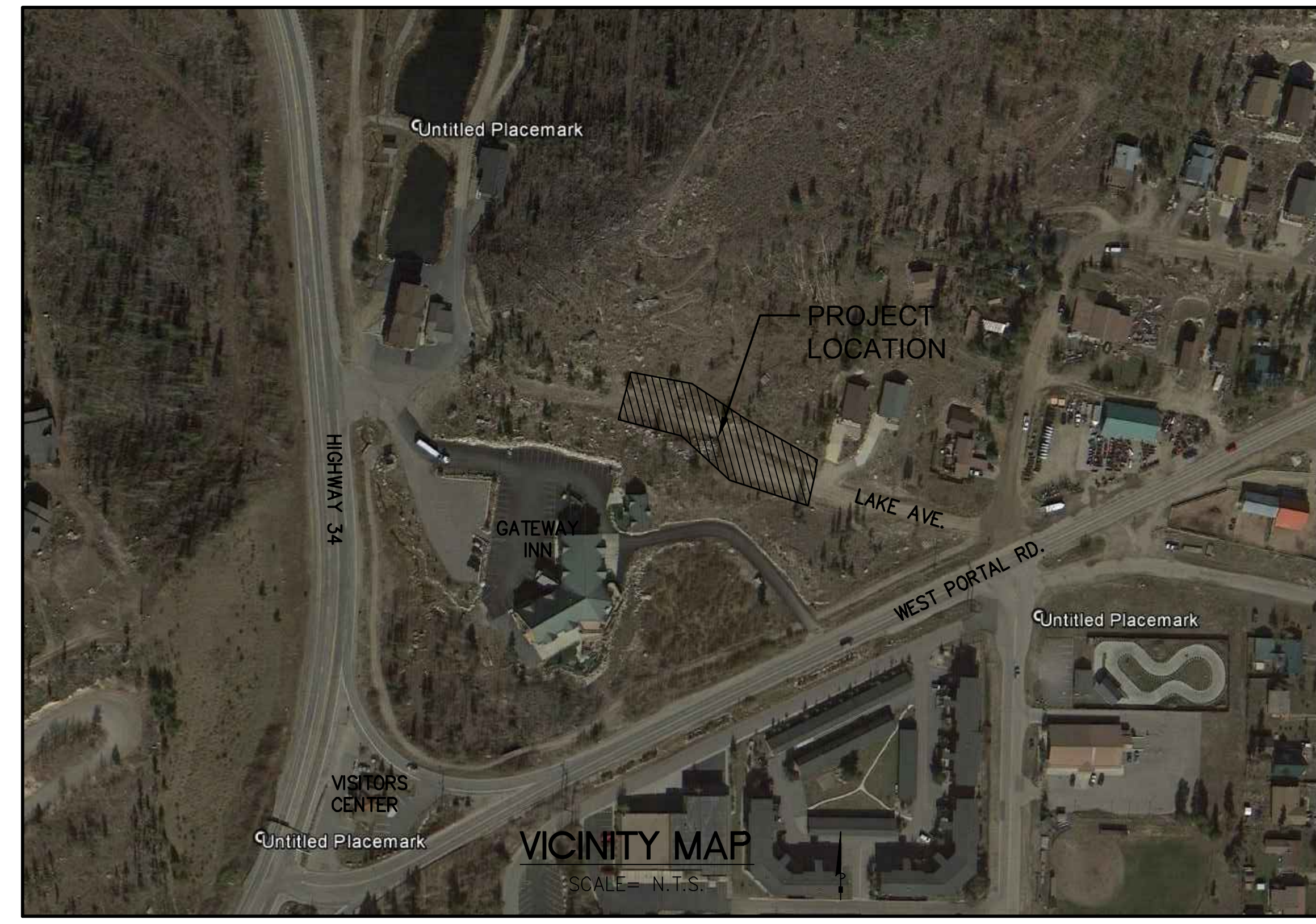
FRONTAGE ROAD IMPROVEMENTS

AT LAKE AVENUE

A PART OF SECTION 6,
 TOWNSHIP 3 NORTH, 75 WEST, OF THE 6TH. P.M.
 TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS FROM THE TOWN OF GRAND LAKE, THE THREE LAKES WATER AND SANITATION DISTRICT, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THESE STANDARDS OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN OF GRAND LAKE.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TOR PUBLIC WORKS INSPECTOR IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TOR PUBLIC WORKS INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE, THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
15. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO ANY OTHER EARTH-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TOR PUBLIC WORKS INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.



PERMANENT SEED MIX
 RECOMMENDED BY GRAND CO. NRCS

LAND USE	% OF MIX	SPECIES	VARIETY	APPLICATION RATE (Lbs/Ac)
	50%	SMOOTH BROME	MANCHAR	16 Lbs/Ac
DRY LAND NON-IRRIGATED RECLAMATION	25%	SHEEP FESCUE	COVAR	8 Lbs/Ac
	20%	PUBESCENT WHEATGRASS	LUNA	6.5 Lbs/Ac
	5%	WILD FLOWER	BLUE FLAX	2 Lbs/Ac

- NOTES:**
1. THE APPLIED SEED SHALL NOT BE COVERED BY A SOIL THICKNESS GREATER THAN 0.5 INCHES IN DEPTH.
 2. SEEDING SHALL TAKE PLACE WITHIN 14 DAYS OF ACHIEVING FINISHED GRADE. SEEDING MUST OCCUR WITHIN 3 DAYS OF TOPSOIL PLACEMENT.
 3. TO PROVIDE TEMPORARY EROSION CONTROL PRIOR TO SEED APPLICATION, UTILIZE SURFACE ROUGHENING (ON THE CONTOUR OR PERPENDICULAR TO PREVAILING WINDS) AND APPLY MULCH.
 4. SEED SHALL BE PLANTED WITH DRILL SEEDING EQUIPMENT, WHEN POSSIBLE.
 5. AREAS THAT REQUIRE BROADCAST SEEDING SHALL BE MULCHED AND TACKIFIED.
 6. SEED APPLIED HYDRAULICALLY SHALL INCLUDE TACKIFIER IN THE MIX, AS SPECIFIED BY MANUFACTURER.

PERMANENT SEEDING

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF FRONTAGE ROAD IMPROVEMENTS SHALL MEET OR EXCEED THE REQUIREMENTS IN THE GRAND LAKE MUNICIPAL CODE, CHAPTER 11, ARTICLE 2.
2. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR WATER MAIN CONSTRUCTION SHALL MEET OR EXCEED THE RULES AND REGULATIONS OF THE GRAND LAKE WATER DEPARTMENT.
3. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SANITARY SEWER CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS IN THE THREE LAKES WATER AND SANITATION DISTRICT RULES AND REGULATIONS, 3-10-2010.
4. APPROVED VARIANCES SHALL SUPERCEDE PUBLISHED STANDARDS.

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOWLINES AND PUBLIC RIGHTS-OF-WAY OF THE APPROPRIATE GOVERNING AGENCY AS A RESULT OF THIS CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. ALL DISTURBED AREAS MUST BE HYDRO-MULCHED W/ TACKIFIER AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE NOT OTHERWISE PERMANENTLY STABILIZED.
3. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES; OR TO SUPPORT SILT FENCE USED AS AN EROSION CONTROL MEASURE; IS PROHIBITED. THE USE OF OSHA APPROVED COLORED WARNING CAPS ON REBAR OR FENCE POSTS USED WITH EROSION CONTROL MEASURES IS NOT ACCEPTABLE.
4. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGE WAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
5. EROSION BALES SHALL BE PLACED SUCH THAT RUNOFF WILL NOT FLOW BETWEEN, AROUND OR UNDER BALES. BALES TO BE ANCHORED WITH 2" X 2" X 3' WOODEN STAKES OR TWO PER BALE.
6. WHEN TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REMOVED, ANY SILT AND SEDIMENT DEPOSITS SHALL BE REMOVED AND SPREAD EVENLY IN OPEN AREAS.
7. BEST MANAGEMENT PRACTICES (BMP) SHOWN ON THESE PLANS ARE CONCEPTUAL ONLY. ADJUST AS NECESSARY TO FIT FIELD CONDITIONS.
8. TEMPORARY SEDIMENT BASINS SHALL BE USED DURING CONSTRUCTION TO CONTAIN ALL RUNOFF FROM THE SITE. IF TRENCH DEWATERING OR GROUND WATER REMOVAL IS REQUIRED, THE SEDIMENT POND OR OTHER APPROVED MEANS SHALL BE USED TO DETAIN ALL WATER PUMPED BY THESE OPERATIONS.
9. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF CONSTRUCTION, GRADING AND LANDSCAPING, INCLUDING THE NAME AND 24 HOUR PHONE NUMBER OF THE RESPONSIBLE PARTY TO CONTACT REGARDING ANY EROSION OR SEDIMENT PROBLEM TO THE APPROPRIATE GOVERNING AGENCY PRIOR TO BEGINNING ANY CONSTRUCTION.
10. EROSION CONTROL MEASURES TO BE COORDINATED WITH CONSTRUCTION MANAGER.
11. EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH REGULATIONS OF THE APPROPRIATE GOVERNING AGENCY.

DESIGN ENGINEER APPROVAL

THESE CONSTRUCTION PLANS FOR FRONTAGE ROAD IMPROVEMENTS AT LAKE AVENUE WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF GRAND LAKE.

R. TIMOTHY GAGNON, PE NO. 35765 DATE _____

FOR AND ON BEHALF OF BOWMAN CONSULTING



REVISION	DESCRIPTION	DATE

COVER SHEET

LAKE AVENUE

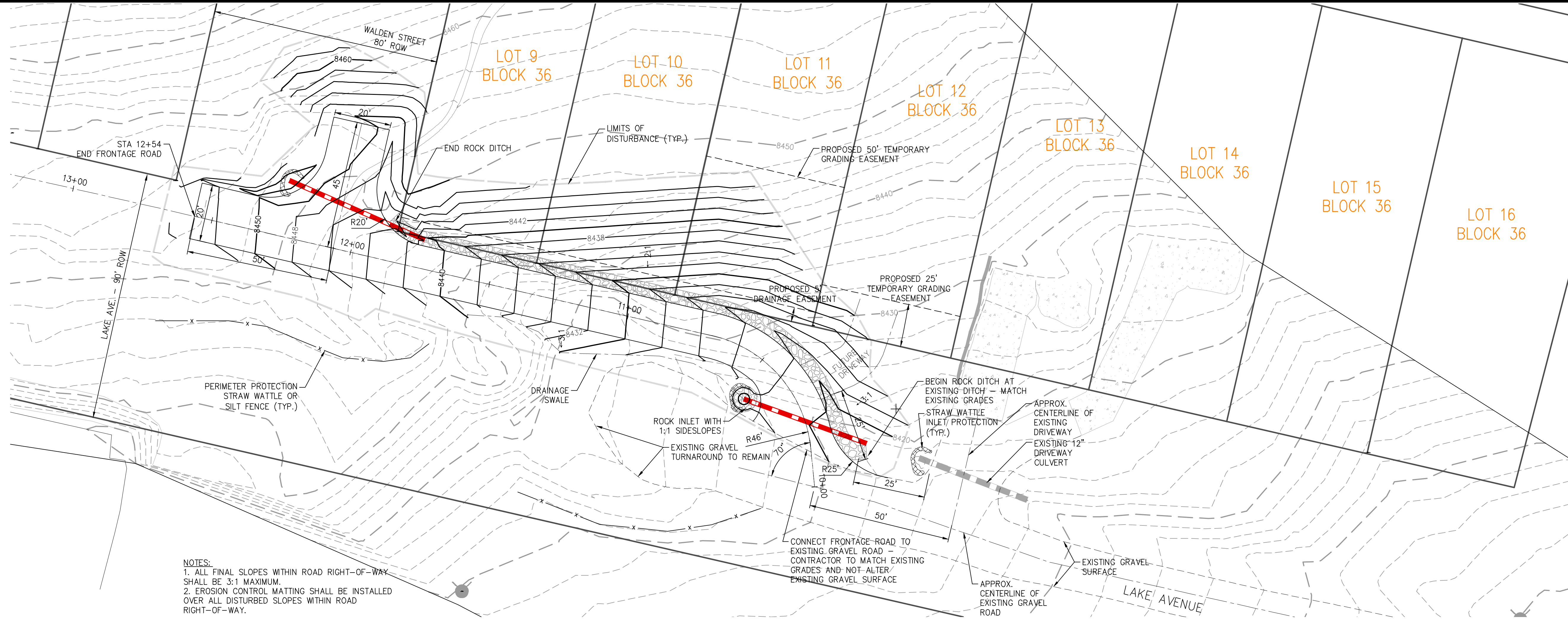
COLORADO

GRAND LAKE

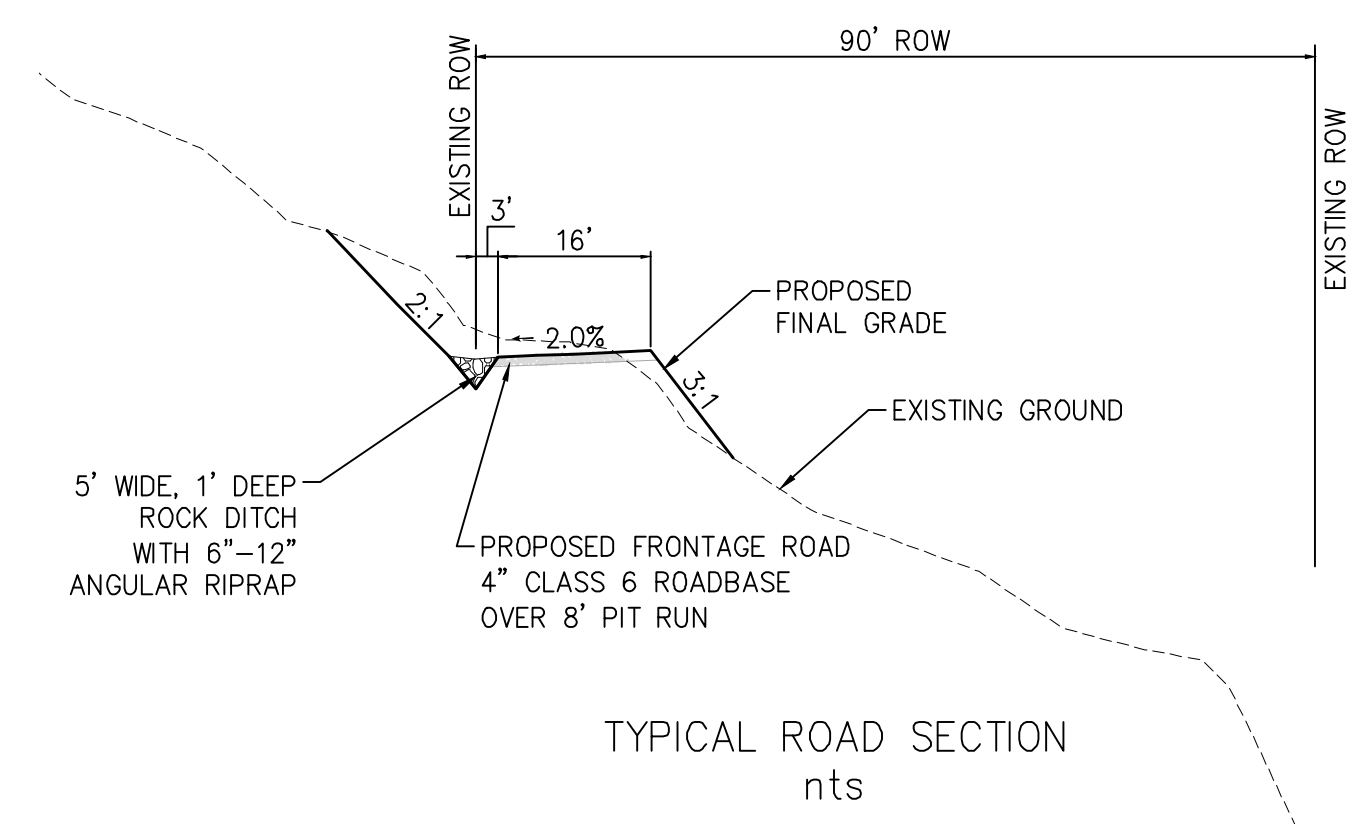
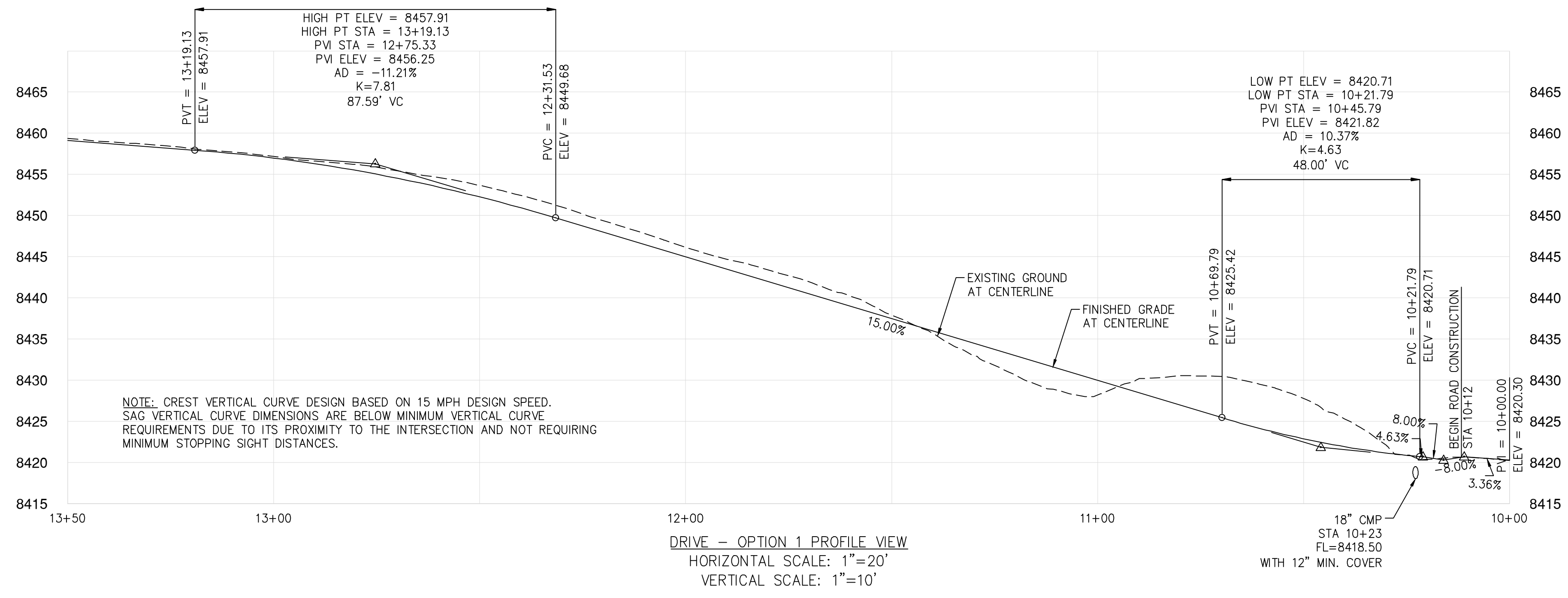


DESIGN TG	DRAWN TG	CHKD DH
SCALE	H: N/A V: N/A	
JOB No.	020234-01-001	
DATE :	10/24/2016	
	SHEET C1	

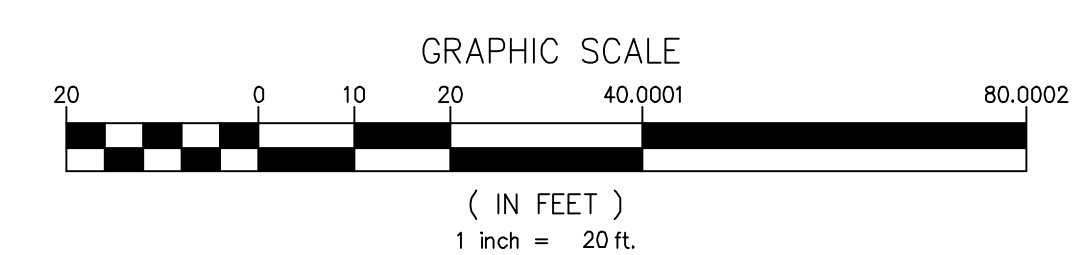
REVISION	DATE	DESCRIPTION



NOTES:
 1. ALL FINAL SLOPES WITHIN ROAD RIGHT-OF-WAY SHALL BE 3:1 MAXIMUM.
 2. EROSION CONTROL MATTING SHALL BE INSTALLED OVER ALL DISTURBED SLOPES WITHIN ROAD RIGHT-OF-WAY.



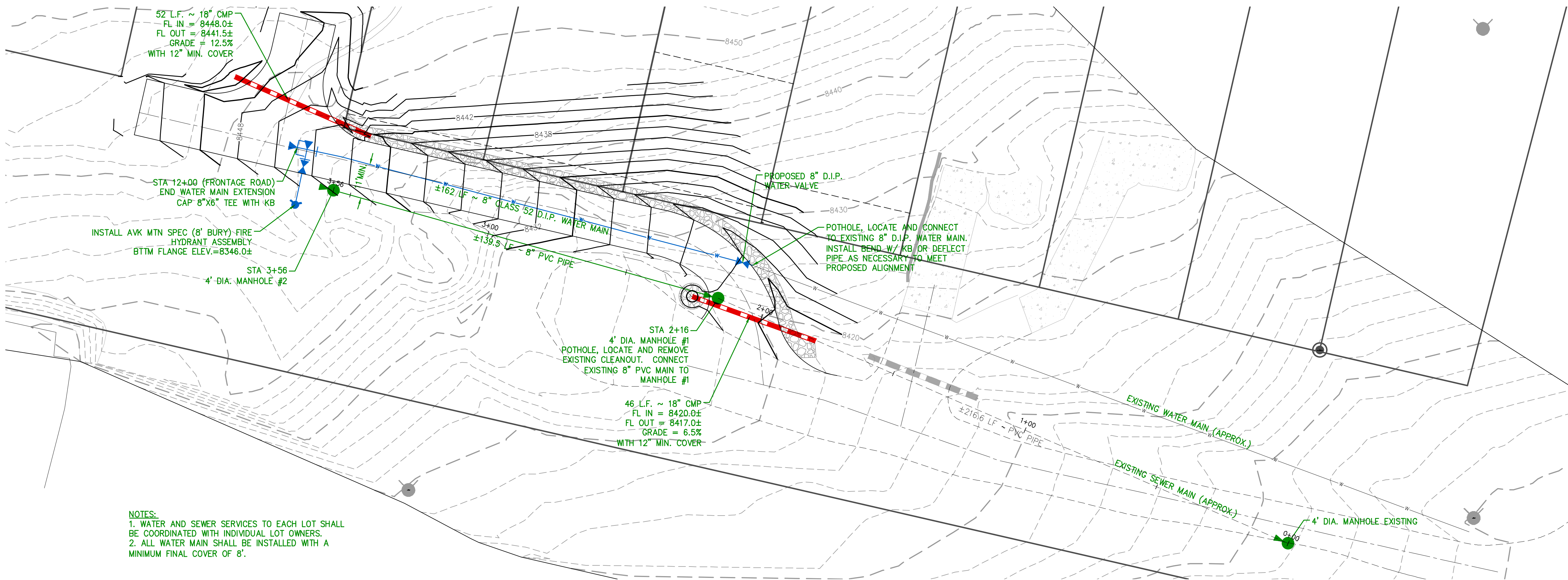
Know what's below.
 Call before you dig.



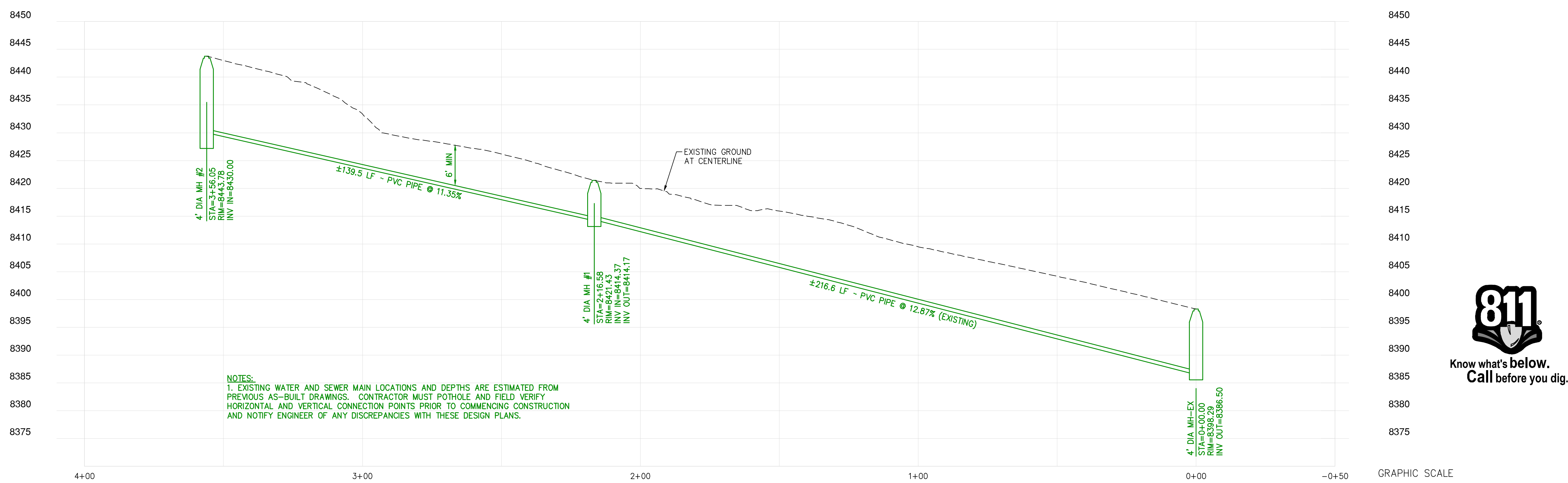
FRONTAGE ROAD
 PLAN AND PROFILE
 LAKE AVENUE
 COLORADO
 GRAND LAKE



DESIGN	DRAWN	CHKD
TG	TG	DH
SCALE	H: 1" = 20' V: 1" = 5'	
JOB No.	020234-01-001	
DATE	10/24/2016	
SHEET	C2	

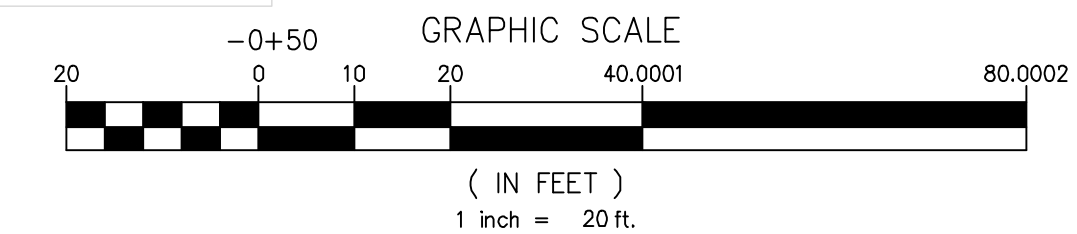


NOTES:
 1. WATER AND SEWER SERVICES TO EACH LOT SHALL BE COORDINATED WITH INDIVIDUAL LOT OWNERS.
 2. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM FINAL COVER OF 8'.



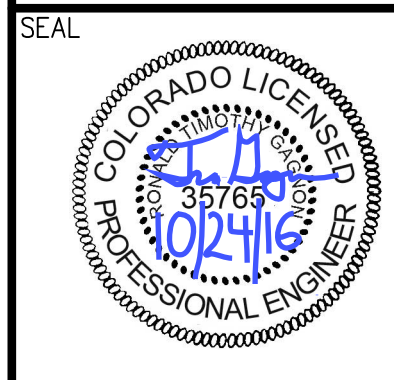
NOTES:
 1. EXISTING WATER AND SEWER MAIN LOCATIONS AND DEPTHS ARE ESTIMATED FROM PREVIOUS AS-BUILT DRAWINGS. CONTRACTOR MUST POT HOLE AND FIELD VERIFY HORIZONTAL AND VERTICAL CONNECTION POINTS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES WITH THESE DESIGN PLANS.

SANITARY PROFILE VIEW
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=10'



REVISION	DATE	DESCRIPTION

UTILITY PLAN AND PROFILE
 LAKE AVENUE
 GRAND LAKE
 COLORADO



DESIGN TG	DRAWN TG	CHKD DH
SCALE H: 1" = 20' V: 1" = 10'		
JOB No. 020234-01-001		
DATE: 10/24/2016		
SHEET C3		

Lake Avenue Constructions Plans 2017

Grand Lake Family, LLLP

To whom it may concern:

The Grand Lake Family, LLLP owns six lots situated in the town of Grand Lake, Colorado, above the North side of a future road plotted as Lake Avenue. Four of these lots are further up the road and zoned resort which could hold condos or some other multi-family structure. The four resort lots are considered Phase-2 of our future development and not part of this project. Currently we would like to develop Phase-1 of this project which would entail developing the road for access and utilities to the first two of our lots and brings services much closer to our other four resort lots further up the hill. In addition to building the road, we would like to build log homes on our two residential lots. There is a third residential lot also serviced by this road which we are attempting to purchase. If we are able to buy this third lot at a reasonable price then we intend to build a log home on it as well for a total of three log homes.

In 2016 we developed plans for the road needed to access the three residential lots. The plan for this road was approved by the town of Grand Lake in October of 2016. If you look at the attached road plans you will see the lots drawn on the plan. Homes are already built on an existing road up to lot 13. We currently own lots 9 and 10 and are attempting to purchase lot 11. Lot 12 is not for sale. We are in the process of taking bids to build the road and have only received our first bid at this time. The first bid to build the road is attached at a price of \$75,895.

We are currently negotiating to purchase the third residential lot, #11 on the road plan. We have offered to purchase this lot for \$80,000 and the seller gave us a counter offer of \$85,000. Maybe we can settle somewhere in the middle but I think we could accept \$85,000 if the seller refuses to reduce the price.

Once the road is finished we can begin building log homes on all three of these properties. We have researched log homes and plan to use log kits provided by Lazarus Log Homes, www.lazarusloghomes.com. Information about how Lazarus builds their log home kits is attached. We have chosen to use the Lazarus Alpine Glow kit for these properties. The base Alpine Glow kit costs \$79,826 and a copy of what is included in the base kit is attached. We have also had a customized version of the Alpine Glow kit designed which might work better on one or two of the properties. The customized Alpine Glow kit is also attached and costs \$92,941. There is approximately a \$13,000 difference between the original kit and the modified kit but the other construction costs to build either kit are basically the same.

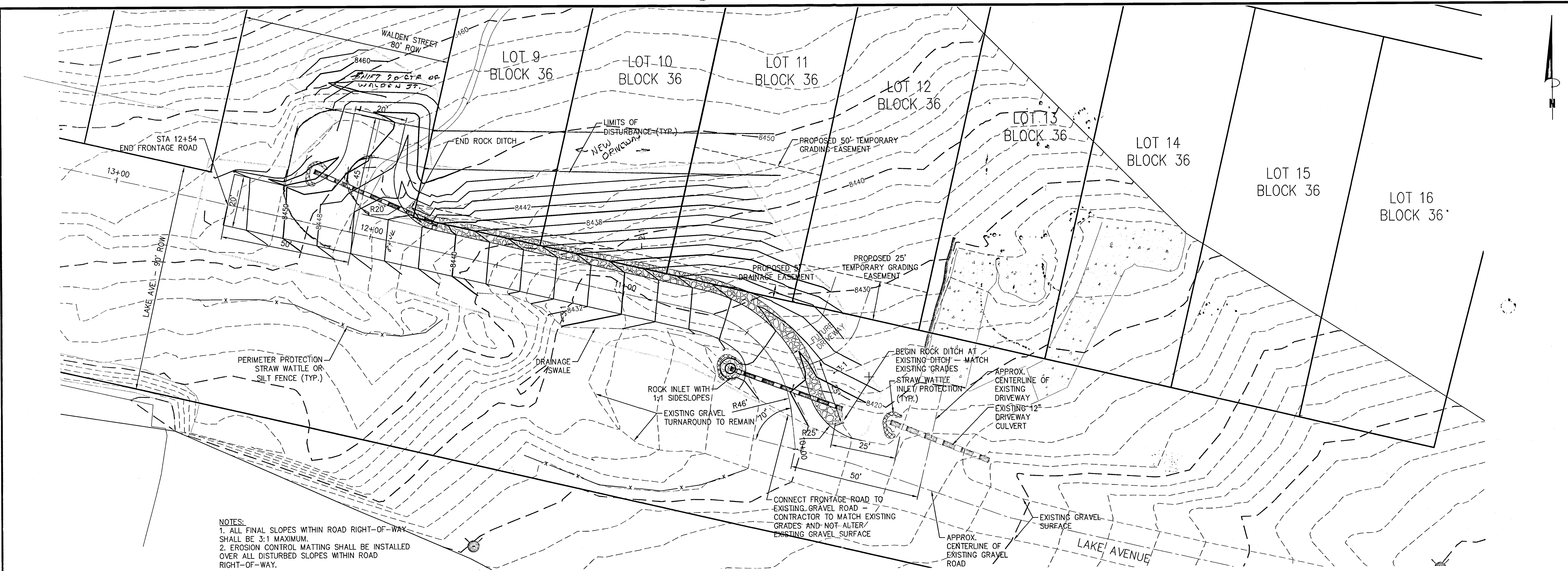
We could probably fund this project ourselves but it would mean building one log home at a time. We believe there will be a significant cost savings if were to build all three log homes simultaneously. We could also save some money if we have the lots excavated at the same time as the road because the excavation equipment will already be on-site.

Below you will see total cost break down for the road and all three log homes. We estimate the total cost of Phase-1 of our Lake Avenue construction plans to be around \$###,###. We would like to secure financing for this amount and see what loan terms you could provide to support this project.

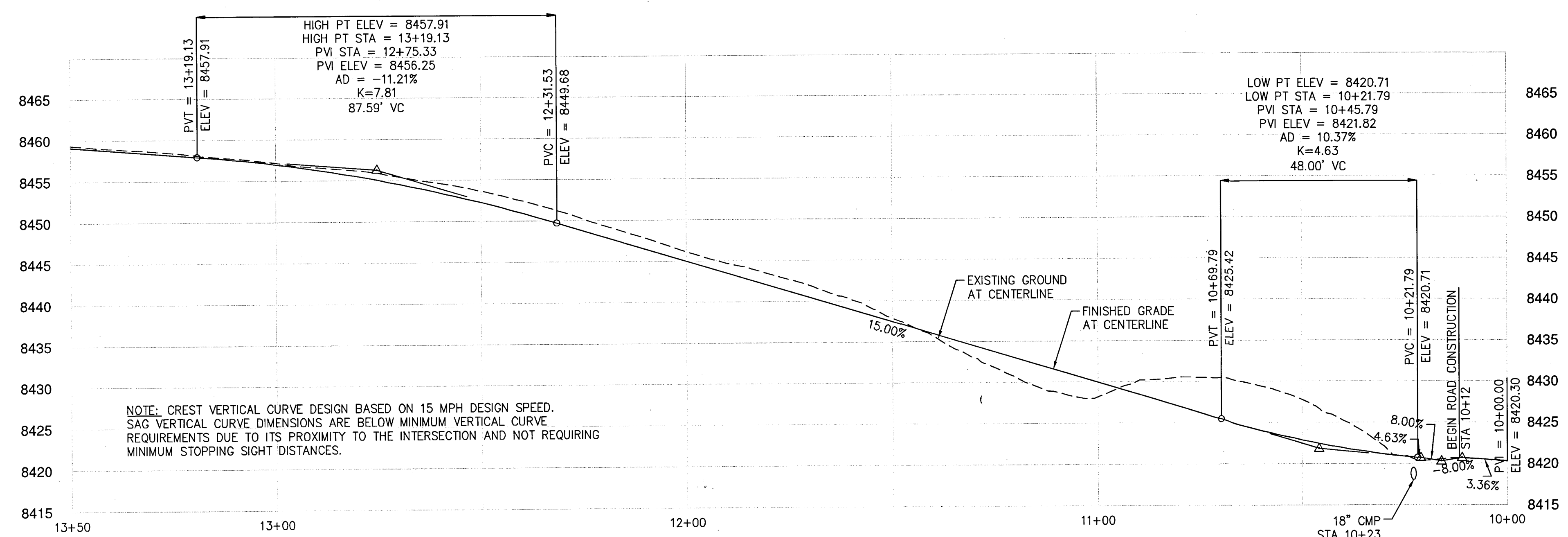
Thank you,

Grand Family, LLLP

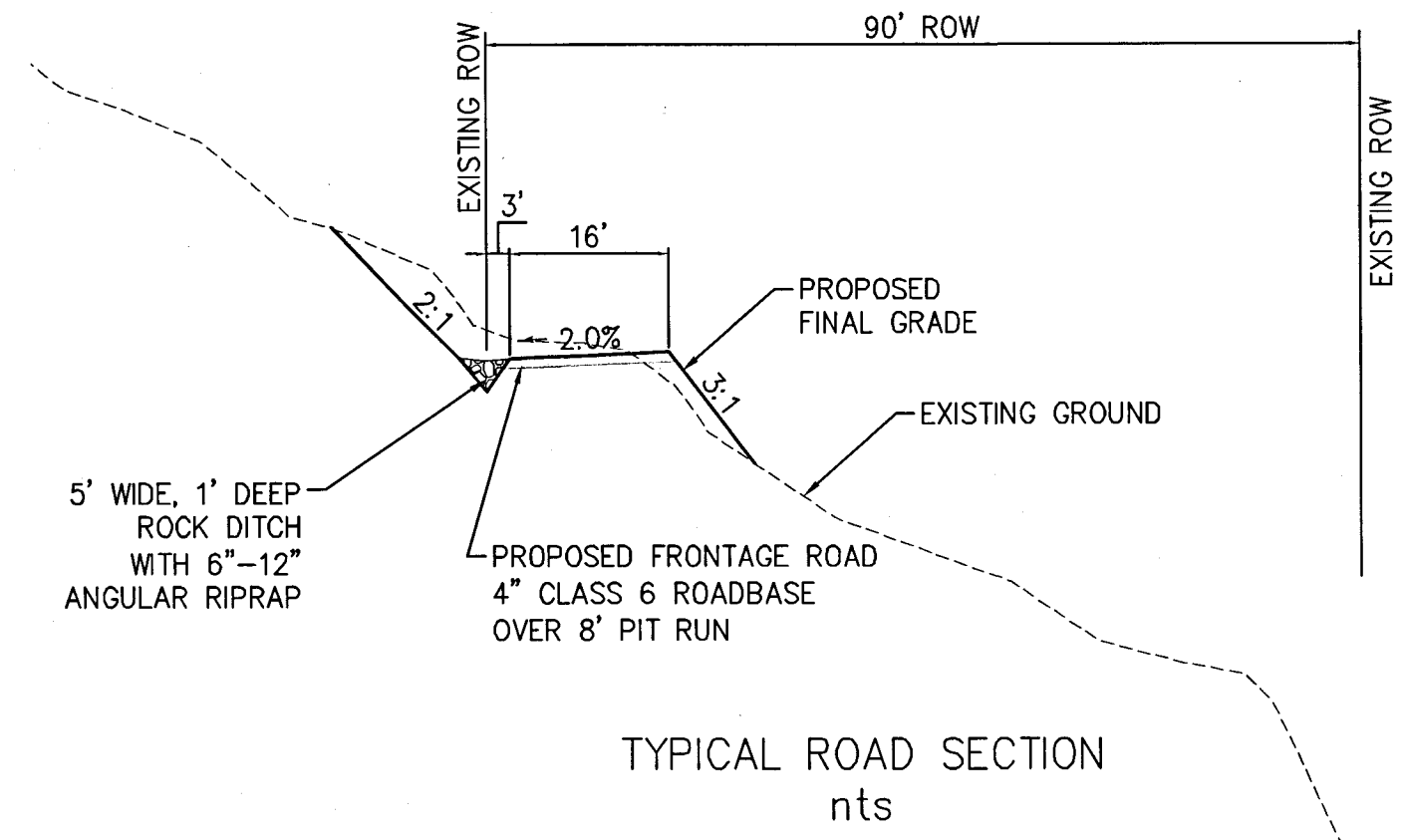
A



NOTES:
 1. ALL FINAL SLOPES WITHIN ROAD RIGHT-OF-WAY SHALL BE 3:1 MAXIMUM.
 2. EROSION CONTROL MATTING SHALL BE INSTALLED OVER ALL DISTURBED SLOPES WITHIN ROAD RIGHT-OF-WAY.



DRIVE - OPTION 1 PROFILE VIEW
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=10'



811
 Know what's below. Call before you dig.

GRAPHIC SCALE
 20 0 10 20 40.0001 80.0002
 (IN FEET)
 1 inch = 20 ft.

Bowman
 CONSULTING
 135 East Beaver
 Grandby, CO 80446
 Phone: (970) 887-2800
 www.bowmanconsulting.com

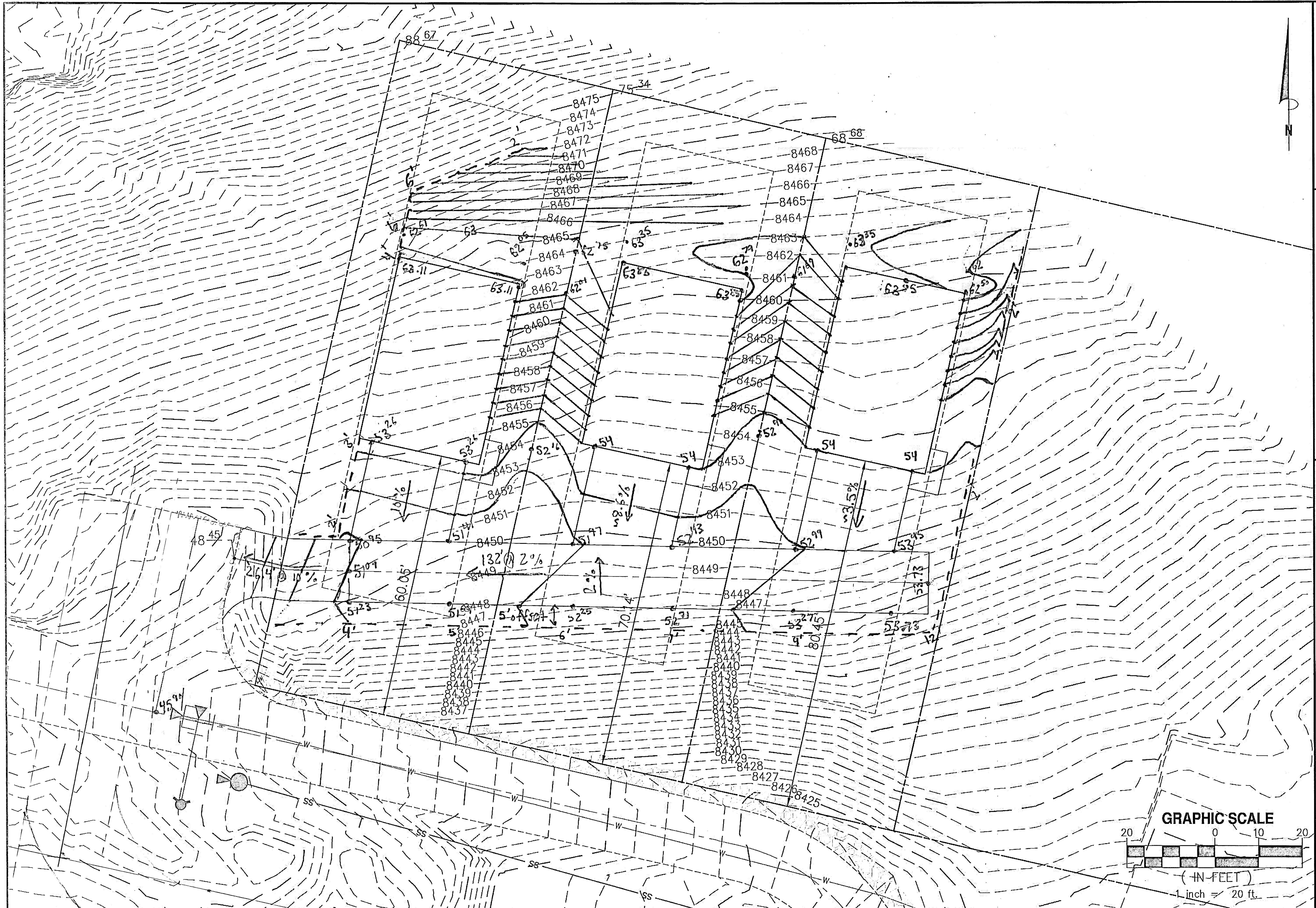
REVISION	DATE	DESCRIPTION

FRONTAGE ROAD
 PLAN AND PROFILE
 LAKE AVENUE
 GRAND LAKE
 COLORADO

SEAL
 COLORADO LICENSED PROFESSIONAL ENGINEER
 102416

DESIGN TG	DRAWN TG	CHKD DH
SCALE H: 1"=20'	V: 1"=5'	
JOB No. 020234-01-001		
DATE: 10/24/2016		
SHEET C2		

B



Bowman
CONSULTING

Phone: (303) 674-7355
Fax: (303) 674-9283
www.bowmanconsulting.com

603 Park Point Drive, Suite 100
Golden, CO 80401

REVISION	DATE	DESCRIPTION

GRADING EXHIBIT
LAKE AVENUE
COLORADO
CITY OR COUNTY

DESIGN XXX	DRAWN CAV	CHKD XXX
SCALE: H: 1" = 20' V: 1" = 20'		
JOB No. 020234-01-001		
DATE: 09/21/17		
SHEET C0-00		

Developer’s Narrative Explanation of Roadway Proposals

Plan “A” (2016)

This is the variance that was approved by the Town Board in November of 2016. Construction began in the spring of 2017. Utilities were installed and road grading began. Utilities were installed and road grading began. During grading it was noted that the grade from the “service road” to Lots 9 & 10, Block 36 was still too extreme, so I applied for another variance to the original variance to enter the Lots from Waldon Street.

Plan “B” (2017)

Plan B was presented to the Planning Commission in October of 2017. I was asked to get costs to extend Lake Avenue up to Walden Street to Lots 9 & 10, Block 36, using the Plan I had previously submitted in 2006, a Plan that was rejected at the time.

Plan “C” (2019)

Using a sharpie, I drew in projected street lines from existing road to Walden Street and up Walden Street to the property line of the Lots:

- Elevation at existing Lake Ave = 211
- Elevation at Walden Street = 231 (20’ rise in 190 ft = 10.6%)

At Walden Street the Town has historically required a 20’ near flat area (1-2%) for vehicles to be able to stop before entering the road, so with this in mind the grade up Walden Street from Lake Avenue is as follows

- Walden Street 231 (2%)
- First 20’ (2%)
- To property line 240 (**22.6%**)

I don’t think a 22% grade will be acceptable. It is my belief that the original variance (Plan “A”) with the driveway entering Walden Street makes the most sense for the Town. In the case of Plan “C”, the road would be designed in a continuous loop to the existing Lots from Lake Avenue with the safe entry at both ends.

Regards,

Tom Jenkins
303-242-9575

Lake Avenue Improvements



Nate Shull

To Tom Jenkins (tom@gatewayinn.com)
Cc Public Works; 'Jeff Wilhelm'; Lisa Jenkins



Reply




Reply All

Section 6, ItemB.



Fri 9/13/2019 10:30 AM

 You forwarded this message on 7/14/2022 5:15 PM.



06-01-16 PC Minutes.pdf
739 KB



09-07-16 PC Minutes.pdf
449 KB



10-05-16 PC Minutes.pdf
395 KB



10-18-17 PC Minutes.pdf
285 KB



11-07-16 BOT Minutes.pdf
346 KB

So, now having provided a timeline of these activities, I want to make a few things known.

1. You were granted approval by the Town to construct the service (frontage) road based on the 2016 plans
2. You approached the Planning Commission in Oct 2017 to request an alteration to the variance and the 2016 plans.
3. Staff was directed to talk with you about possible alterations to your design to accommodate your driveway request AND to properly improve Lake Avenue.

You chose to put off the construction of Lake Ave in lieu of working on the Gateway Inn Addition. I have not had a discussion with you about potential alternatives to your 2016 plans, nor received any bids from contractors on what the widening of Lake Avenue might cost. I am neither sure that we (the Town) had any engineer review your 2016 plans for compliance with CDOT design guidelines. For these reasons, I am request the following:

- **We talk about any alternatives to improving Lake Avenue or bids you have received to date. I will include Keith Everhart in this conversation.**
- **You resubmit a right of way permit for work on Lake Ave (since previous permit has expired), and sign the agreement for services form acknowledging payment and use of professional services for review. (both attached)**

Please confirm and acknowledge that you have read this email. I am happy to talk with you when you are available. Sorry for the length of the message.

Regards,

Nathaniel J. Shull

Town Planner
Town of Grand Lake



Grand Lake Planning Commission

Wednesday, July 20, 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*

1. Call to Order: 6:32 pm

2. Roll Call

PRESENT

- Chairman James Shockey
- Vice Chairman Heather MacSlarrow
- Commissioner John Murray
- Commissioner Judy Burke
- Commissioner Heather Bishop
- Commissioner Greg Finch

ABSENT

- Commissioner Christina Bergquist

Commission did not vote to excuse Commissioner Bergquist

3. Consideration to approve Meeting Minutes: 7-6-2022 Minutes

4. Unscheduled Citizen Participation: none

5. Conflicts of Interest

Voting Nay: Chairman Shockey, Vice Chairman MacSlarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

6. Items for Discussion: none

7. Items of Business

A. Recommendation on 2016 Variance to Build a Service Road off of Lake Ave. to Walden Rd. for the Purpose of Access to Lots 9-11, Block 36, Town of Grand Lake

Director White presented the plan as stated in the packet. The applicants received a variance in 2016 to allow access to lots 9-10, on the condition of the following 6 items: no more than 15% grade, no more than 4 lots, drainage and grading easements to be recorded. In 2017 the applicants began construction, and notified the Town on the proposed construction of lot 9 structure. The applicant installed the utilities and noticed that the driveways would be too steep if entering from the south side of the lots. They halted construction of the road and approached the planning commission to discuss options to allow a driveway entrance from the Walden right of way for lots 9-11. The applicants then paused construction to focus on a concurrent project at the Gateway Inn. Previous Planner Shull has

notes that the grading and drainage easement were not received. Director White asked the Commission to decide if they would allow the applicant to continue the service road with the submission of new easements. Or if they would like to combine the driveway variance of 2022 with the variance of 2016? Commissioner Burke asked whether was a time limit. Director White stated that the building codes are the same as in 2016, and that the attorney suggested that the engineers stamp for the plans may be expired and plans should be renewed. She also mentioned that the ditch grade was at 2:1 and there are code requirements for anything over 3:1 and that erosion control should be of utmost priority. Commissioner MacSarrow stated that she would be fine with Director White to move forward with the 2016 variance with the drainage easements updated. Commissioner Burke clarified that all the new owners would need to sign the easements and that there should be verbiage that the Town would not be taking over the maintenance of the road and that the HOA would be responsible. Director White said the code states that the Town will not take over the maintenance of a road. She also mentioned that the road is only 16' wide and that it wasn't safe to service all 8 lots on the east and west of the Walden St. ROW., that the emergency vehicle requires any road over 150' to have a round about, also the homes would need to have fire suppression systems due to the distance from the road. Commissioner Murray asked if they could add a note that the Town would not be maintaining the road. Mr. Jenkins said that at the time of the 2016 variance it was agreed that if the "service" road were to continue to block 43 that the lots should become residential and not resort. The applicant agreed to maintain the service road and contested that it was the agreement with the original 2016 variance. The applicant says that the easements were signed, but since there are new owners, the new owners need to agree to the easements and have it recorded against their property. Chairman Shockey said that the easements could be discussed with staff. Chairman Shockey suggested that the Commission open the public hearing for the driveway variance and make two separate motions at the end about the two different items. Director White stated that the permit is expired, the variance is not, however staff felt that the 2016 variance didn't have it's conditions met to have the permit reissued, therefore staff is requesting input from the commission to move forward with the variance. The commissioners continued discussion about the road and it's current condition with the owner of Lot 13. They discussed whether or not a survey of the road could be done at this point in time and then after the project is complete and damage to the road would need to be repaired. It was discussed that the material of the road is softer than that of the driveway and it will wear at a faster rate. The owners of lot 13 stated that they are willing to pay to have the road maintained, but they cannot find anyone to do the repair. There was discussion about the property lines and the piles of dirt. Commissioner Murray added that the applicants should record with the County that the lots are obligated to maintain the service road. Director White stated that the drainage easement lists maintenance as part of the obligation.

Conditions were discussed: Chairman Shockey asked if they could approve a variance but that it had to be complete in 2 years or that it would have to come back to the commission to ask for an extension. He then gave a recap of items: ensuring the houses are sprinkled, ensuring the resolution that it is known to the property owners that it is a non-maintained road, the drainage easements need to be recorded, setting up a bond deadline and recommend to the Board to increase the amount. Process the variance for the service road with the aforementioned conditions. Staff recommends that the existing conditions likely have changed since the original plans were drawn up and the engineers seal is from 2016. Staff has recommended that a third party engineer review the plans due to the 2:1 grade on the side slope. The commission agrees that the plans should be brought up to date and new owners of lot 12 to agree to the plans, and a requirement that a survey of conditions be performed so that any further damage is repaired. .

Motion: Table consideration until August 16th, 2022 for recommendation on the 2016 variance from the Commission to the Board of Trustees until such time that it has been reviewed by a third party and

applicant brings it up to date, with a timeline for completion, and until the attorney has had time to bring those documents up to date, crafting the resolution to cover the aforementioned conditions.

Motion made by Commissioner Burke, Seconded by Vice Chairman MacSlarrow.

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

B. Public Hearing- Recommendation to allow a variance to Roadway Specification 11-2-4 for Access to Lots 9-11, Block 36, Town of Grand Lake

Chairman Shockey stated that Item A was recessed and moved onto item B to open the public hearing. The order of operations would be such: staff presentation, applicant presentation, public comment, close public hearing, then discussion and action on the item. Director White stated that applicant approached the planning commission in 2017 to request a driveway from the west side of lot 9 to access lots 9-11. Staff was given direction to discuss the process with the applicant. The applicant chose to put off construction to work on another concurrent project and nothing had been done since then. The applicant requires a variance to allow more than 2 single residences to access one driveway, they require 3; access is greater than 4% for the first 25', the driveway does not have 25' separation; they have a broken-back curve to access the lots from the "service" road; the side ditch is over 3:1 slope; the code requires a soil study if the grade is over 3:1; driveways are not allowed to be over 10% grade after the first 25', these drives are not over 10%, but they are within the first 25'. Director White read staff comments that are listed in the packet. Public Hearing opened to allow public to speak. Pat Farmer 433 Harmon St. lot 16, bl 36, She stated that she had two concerns: drainage and dust. There were 1000 trees on the road when they first bought their house. They are now gone due to construction and beetle kill and in 2011 ground water was found in their basement. In 50 years the house had no record of ground water prior to this. They have since installed a sump pump. Over the past 3-4 years it has become better, less snow, weather changed. more trees uphill to soak up. she asked if a soil study can take into account the ground water. Hope that the PC looks into the future consequences of building at the top of the hill. As far as dust, she wanted dust control on the road.

Loek Van 215 Lake Ave. He stated that he agreed with Pat Farmer. He owns lot 13 and sold 12. He wants to be able to enter his home house safely and have a snow plow enter safely. He stated that there is a large drop off of his driveway due to the trucks going up and down the road. He asked why the Town to allow the applicant to dump the dirt and rock in front of their house. He stated it is hazardous and cars will go sideways down the hill and there are deep tire tracks in the road. He asked what will happen to the view and the wildlife.

Chairman Shockey invited the applicant to discuss the the rock will be hauled away, the piles are to be used to build the road. He said the piles were sitting on the Gateway property because they stopped work to work on the Gateway and then Covid happened, and then the Troublesome Fire occurred. the Commissioners stated that there should be a timeframe put on finishing the project. Commissioner Burke asked who would be in charge of maintenance and where does that maintenance start. Is there a subdivision improvement agreement with the applicant. There was discussion as to the amount of the bond and that the cost of the road should be the bond amount, and not just to move the piles of dirt. Director White stated that the public works director estimated the cost to move the dirt piles and smooth out the road. There was discussion on exactly where the property lines are in relation to the the piles of dirt. Two items to be voted on: 2016 variance and if there are additional conditions to be placed on them. Director White stated that there is no definition for service road in the code, and so

the "service" road was being treated as an extension of a driveway and the code for "driveway" was being used for design purposes.

Chairman Shockey stated that the resolution would need to be updated to include fire suppression requirement to any structures built on these lots; easement agreement be put on the three lots to make the owners aware that there is a shared driveway.

Motion: Commissioner Burke motioned to table the consideration of the driveways access to lots 9-11, Bl 36, ToGL until August 17th, at which time we will review the attorney's opinions of easements and adding the two conditions of sprinkler systems and easements to be recorded across the lots.

Motion made by Commissioner Burke, Seconded by Commissioner Bishop.

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

- 8. Future Agenda Items: none
- 9. Adjourn Meeting: 8:33pm

Motion made by Commissioner Finch, Seconded by Vice Chairman MacSllarrow.

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



Date: August 3rd, 2022

To: Chairman Shockey and Commission
From: Kim White, Community Development Director

RE: Continued from August 3rd, 2022: Review of Grand Lake Municipal Lands Master Plan Presentation

Purpose:

Review the presentation from Mundus Bishop and provide feedback/support for ideas in the plan.

Background:

The Town hired a Landscape Architecture and Planning Firm, Mundus Bishop, under the direction of the Board of Trustees in 2021 to assist the Town in providing a plan for use of all Town public properties. The Firm presented an update on the progress to a joint meeting of the Board of Trustees and Planning Commission on July 25th, 2022 and asked for the Board and Planning Commission for feedback/support/buy-in of the ideas presented in the plan, so that they can move forward with a draft final report to send to the Town.

Commissioner Discussion:

- Review the properties one at a time and go around the table to ask if there are any items to be removed, items to be added, suggested funding sources, suggested priorities, or other comments for Staff to add to the spreadsheet.
- August 3rd, 2022 the Commissioners discussed the properties in order of the attached presentation and made it through Veterans memorial park and motioned to continue this discussion to another date.

Grand Lake Municipal Lands Master Plan

Board of Trustees and Planning Commission Feedback Form
7/29/2022

	Property	What recommendations do you have that are not listed or shown?
1	Matthews Annexation	
2	Community Center	
3	Winter's Pioneer Park	
4	Public Works	
5	Center Lots	
6	Lakeside Park	
7	Pioneer Park	
8	Lakeside Parking	
9	County Rd. 48	
10	Thomasson Park	
11	600 Mary Dr.	
12	Chamber of Commerce	

13	Town Park	
14	Veteran's Park	
15	Trails and Connections	

What recommendations do you want removed?	Suggested Funding source/strategy

Grand Lake Municipal Lands Master Plan

Project Update

Board Meeting

July 25th, 2022

Section 7, Item C.



PROJECT GOALS

Improve land/building use and program for recreational and operational needs.

1. Guide future uses and capital improvements for the next 10-20 years.
2. Preserve the authentic town character and views of Grand Lake.
3. Conserve and protect natural resources.
4. Provide a framework for connected trails and open space and placemaking opportunities.

SCHEDULE



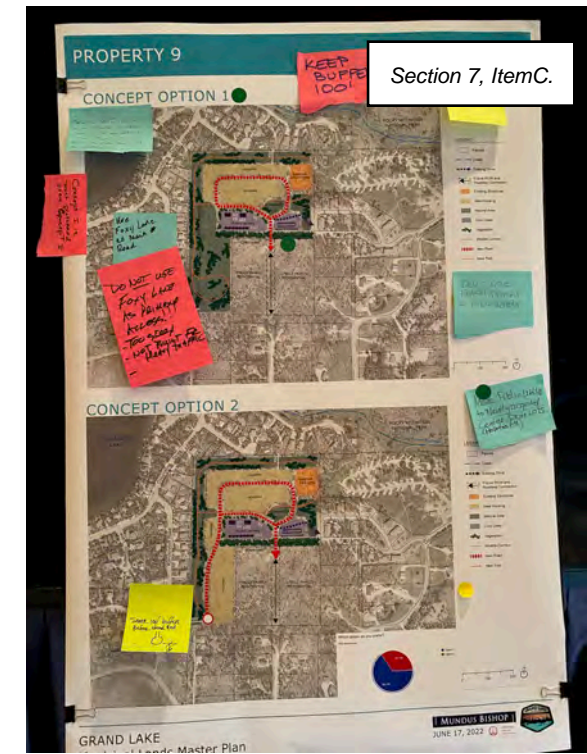
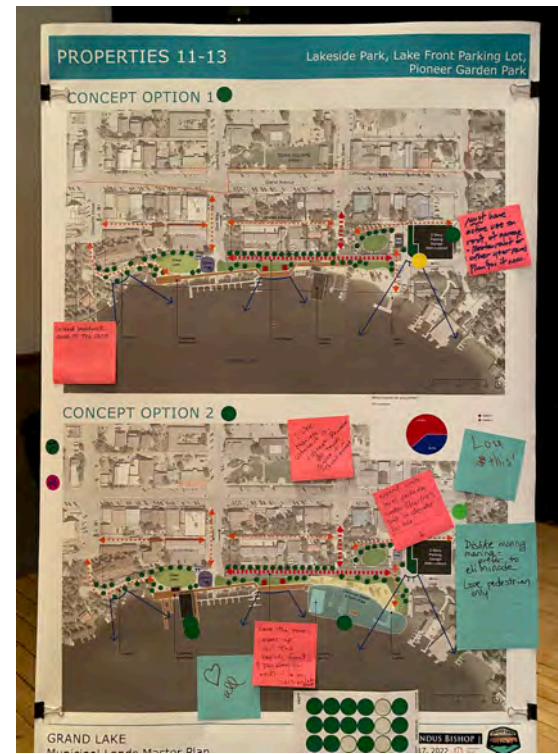
<p>EXISTING CONDITION & ASSESSMENTS</p> <p>SEPT 2021 – DEC 2021</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none"> -Stanley Parcel -Community Center, Winter’s Pioneer Park, Public Works, & Center Lots -Lakeside Park, Pioneer Park & Lakeside Parking <p>JAN 2022 - MARCH 2022</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none"> -County Rd. 48 -Thomasson Park -600 Mary Dr. -Chamber of Commerce -Town Park -Veteran’s Park -Trails and Connections <p>APRIL 2022 - JUNE 2022</p>	<p>IMPLEMENTATION STRATEGIES</p> <p>FUNDING STRATEGIES</p> <p>COSTS</p> <p>JULY 2022 - AUGUST 2022</p>	<p>FINAL MASTER PLAN REPORT</p> <p>AUGUST 2022– SEPTEMBER 2022</p>
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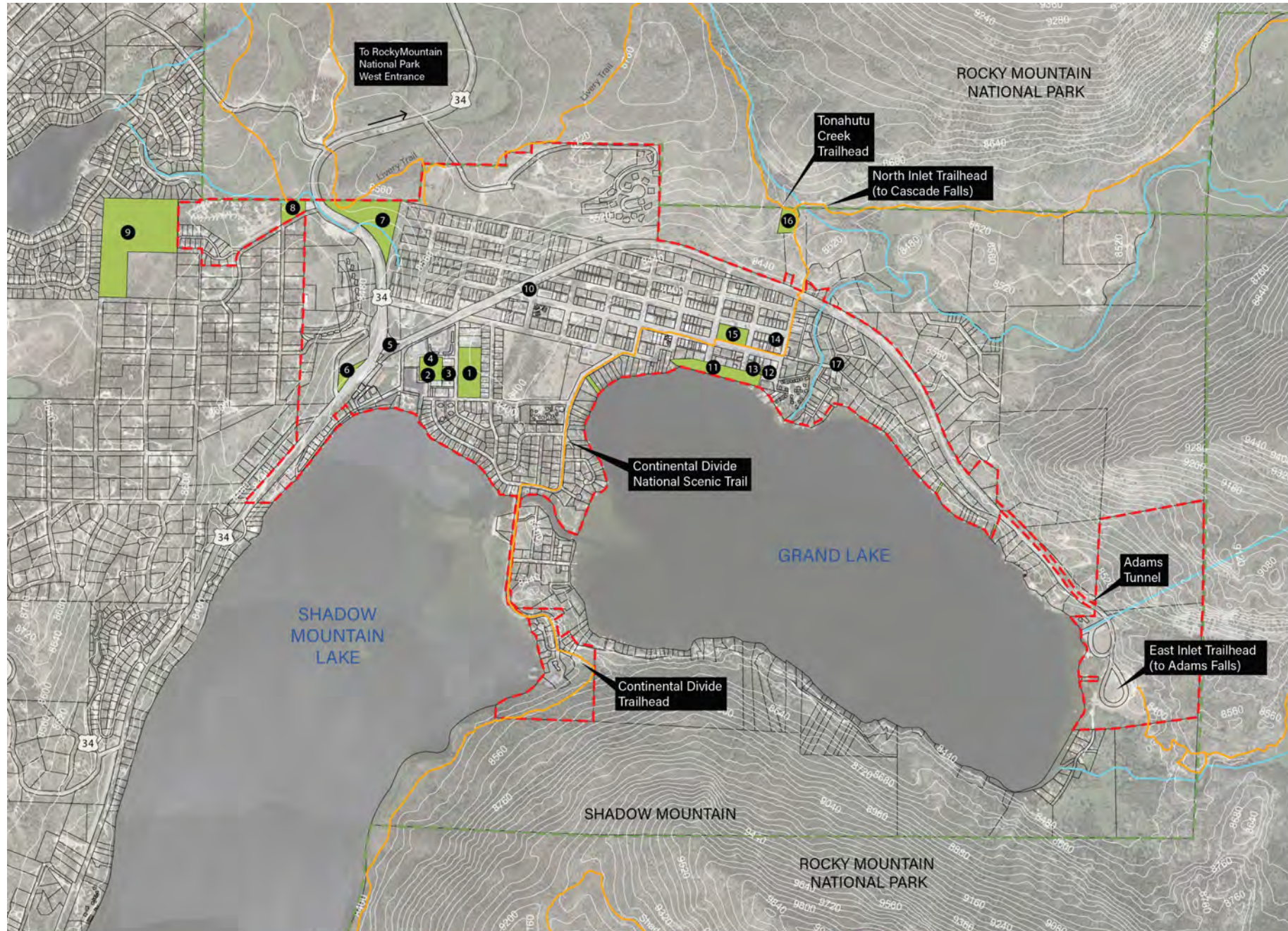
PUBLIC PARTICIPATION : online surveys
STEERING COMMITTEE & STAKEHOLDERS

**OPEN
HOUSE
6/17/22**

PUBLIC PARTICIPATION

- ❑ Steering Committee
 - 3 meetings
 - 13 members
- ❑ Public Online Surveys
 - 3 surveys
 - 100-200 responses each survey
- ❑ Stakeholder Survey
 - 1 survey
 - 40 organizations, 12 responses
- ❑ Open House
 - 1 in person event
 - 50 +/- attendees

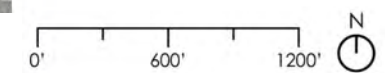




- LEGEND**
- Grand Lake Town Line Section 7, Item C.
 - Rocky Mountain NP Boundary
 - Hydro
 - 40' Contours
 - Major Trails
 - Parcels
 - Town-owned Parcels
 - 1 Community Center & Open Space
 - 2 Winter's Park
 - 3 Center Drive Lots
 - 4 Public Works
 - 5 Chamber of Commerce
 - 6 600 Mary Drive
 - 7 Thomasson Park
 - 8 County Road 48
 - 9 Stanley Parcel
 - 10 Triangle Park
 - 11 Lakeside Park
 - 12 Lakeside Parking
 - 13 Pioneer Garden Park
 - 14 1128 Park Ave - Art Space
 - 15 Town Square Park
 - 16 Water Plant
 - 17 1301 Grand Avenue

Mapping source: Grand County GIS

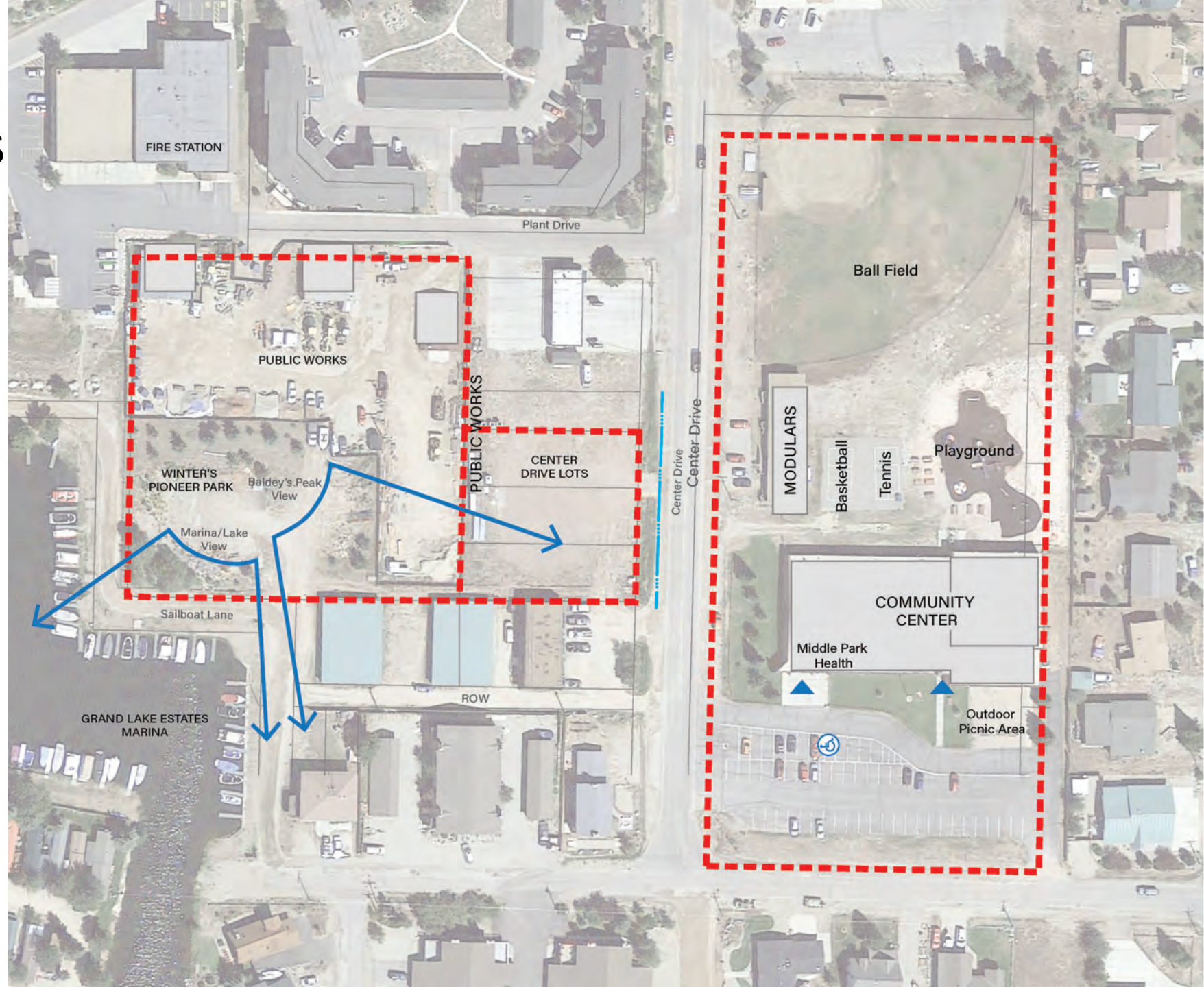
*Parcel locations are approximate when overlaid with aerial imagery. Maps are conceptual and for master planning purposes.



PROPERTIES 1, 2, 3 & 4:
Community Center and Open Space,
Winter's Pioneer Park,
Center Drive Lots &
Public Works

EXISTING CONDITIONS

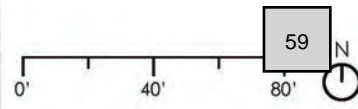
- Public Works is deed restricted & must relocate



Section 7, Item C.

LEGEND

- Property Line
- Parcels
- ADA Parking
- Main Entry
- Drainage Issues
- Views



RECOMMENDATIONS

- ❑ Combine all three properties for recreation and open space
 - Health and Wellness Community Focused Park and Facility at CC
 - Adventure and Nature themed Park at WPP & PW
 - Greenway, pedestrian connection across Center Avenue
 - Indoor/outdoor physical and program connections with CC building
 - Add parking at WPP and improve existing parking circulation and layout at CC
 - Right-of-Way Improvements/Streetscape
 - Landscape and buffer adjacent to residential
 - Affordable/Employee Housing at Center Drive Lots



CONCEPT 1



Section 7, Item C.

- LEGEND**
- Pedestrian Routes
 - Open Lawn
 - Playground / Outdoor Fitness
 - Plaza / Social Space
 - Court Sports
 - Boat Launch
 - Dog Park
 - Screening
 - Existing Building
 - New Building
 - Park Shelter



CONCEPT 2



Section 7, Item C.

LEGEND

- Pedestrian Routes
- Open Lawn
- Playground / Outdoor Fitness
- Plaza / Social Space
- Court Sports
- Boat Launch
- Dog Park
- Screening
- Existing Building
- New Building
- Park Shelter

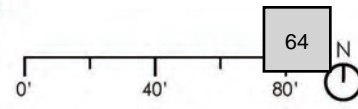
PROPERTY 5 & 6:
Chamber of Commerce and 600 Mary

EXISTING CONDITIONS



Section 7, Item C.

- Property Line
- Parcels
- ADA Parking
- Drainage



RECOMMENDATIONS

- Roundabout with clear access and circulation with gateway feature
- Safe pedestrian/bicycle connections and crossings
- Transportation Hub/Mixed Use on 600 Mary (parking/bus service/visitor info)
- Wayfinding/signage



Largest rural transit ridership

In millions. Colorado led the nation in 2017 for boardings on local transit systems serving areas with populations of less than 50,000. Colorado's total excludes the Vail town bus system, which reports 3.2 million boardings a year.

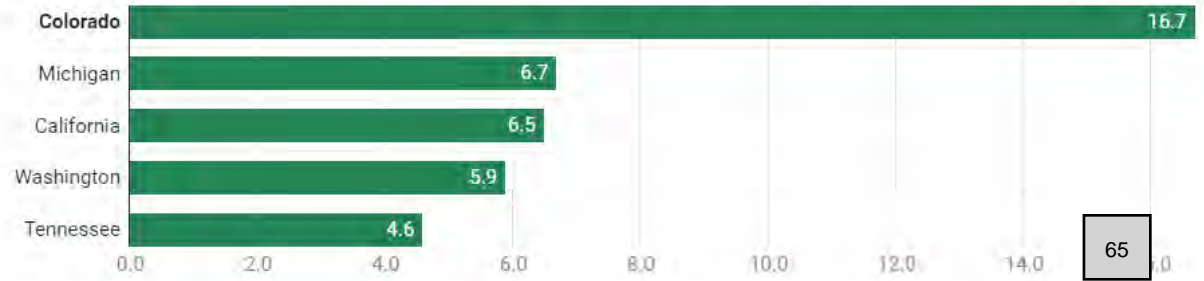
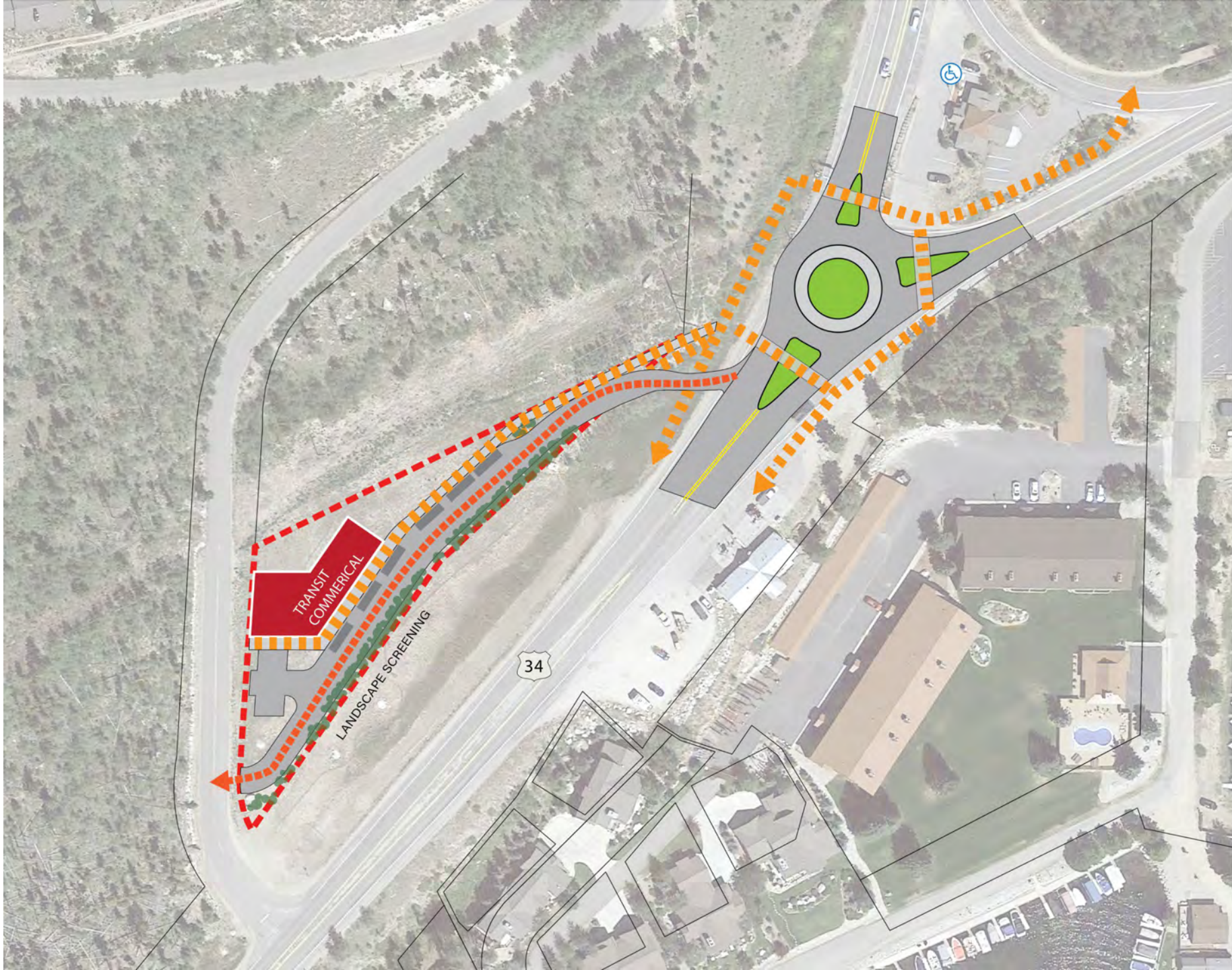


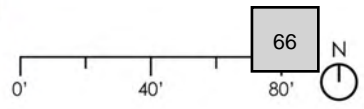
Chart: Jon Murray • Source: CDOT using Federal Transit Administration data • [Get the data](#) • Created with [Datawrapper](#)

CONCEPT 1 TRANSIT HUB



Section 7, Item C.

- Property Line
- Parcels
- ADA Parking
- Roadway
- Pedestrian Connection
- Commercial

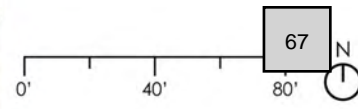


CONCEPT 2 HOUSING



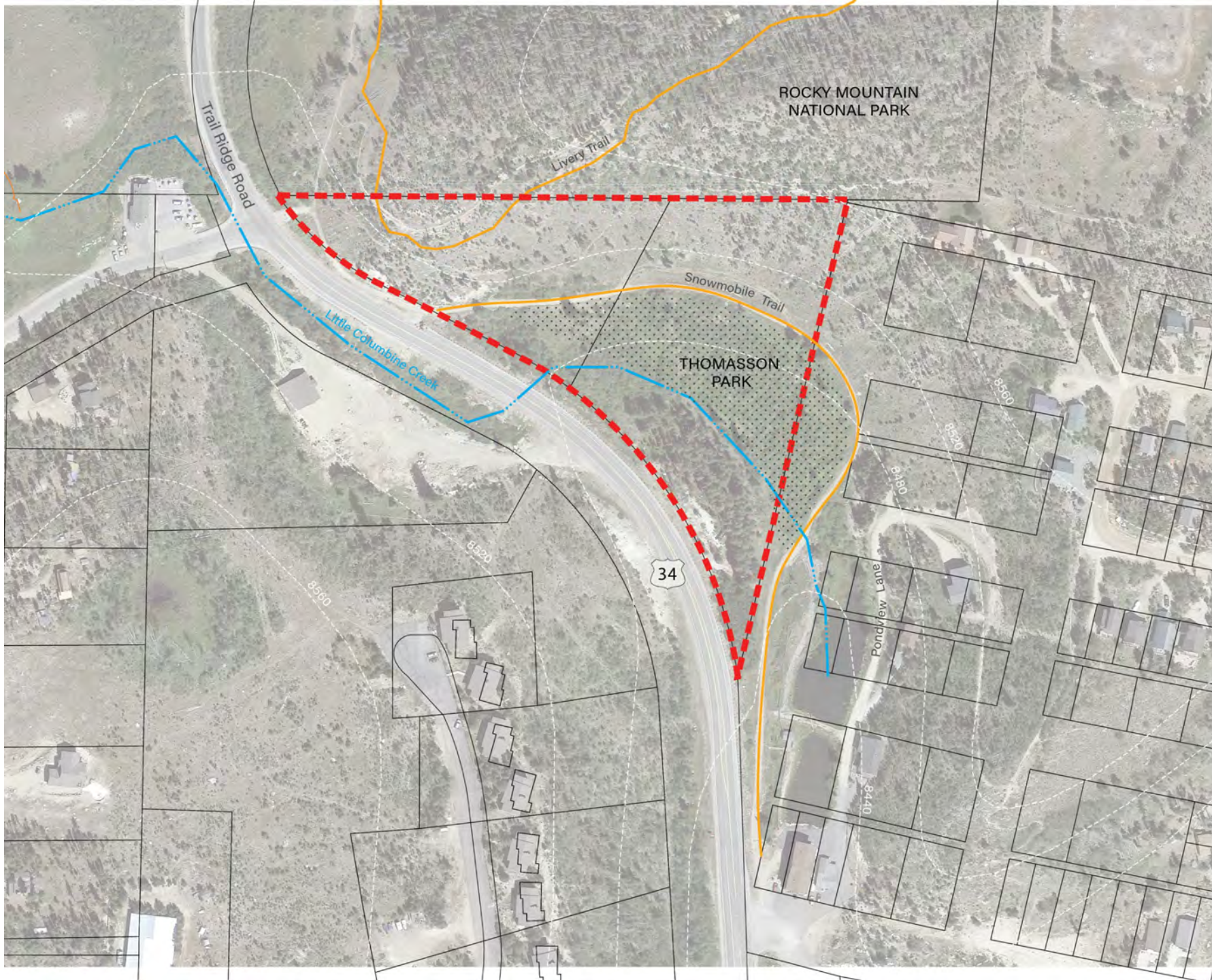
Section 7, Item C.

- Property Line
- Parcels
- ADA Parking
- Roadway
- Pedestrian Connection
- Housing



PROPERTY 7: Thomasson Park

EXISTING CONDITIONS



Section 7, Item C.

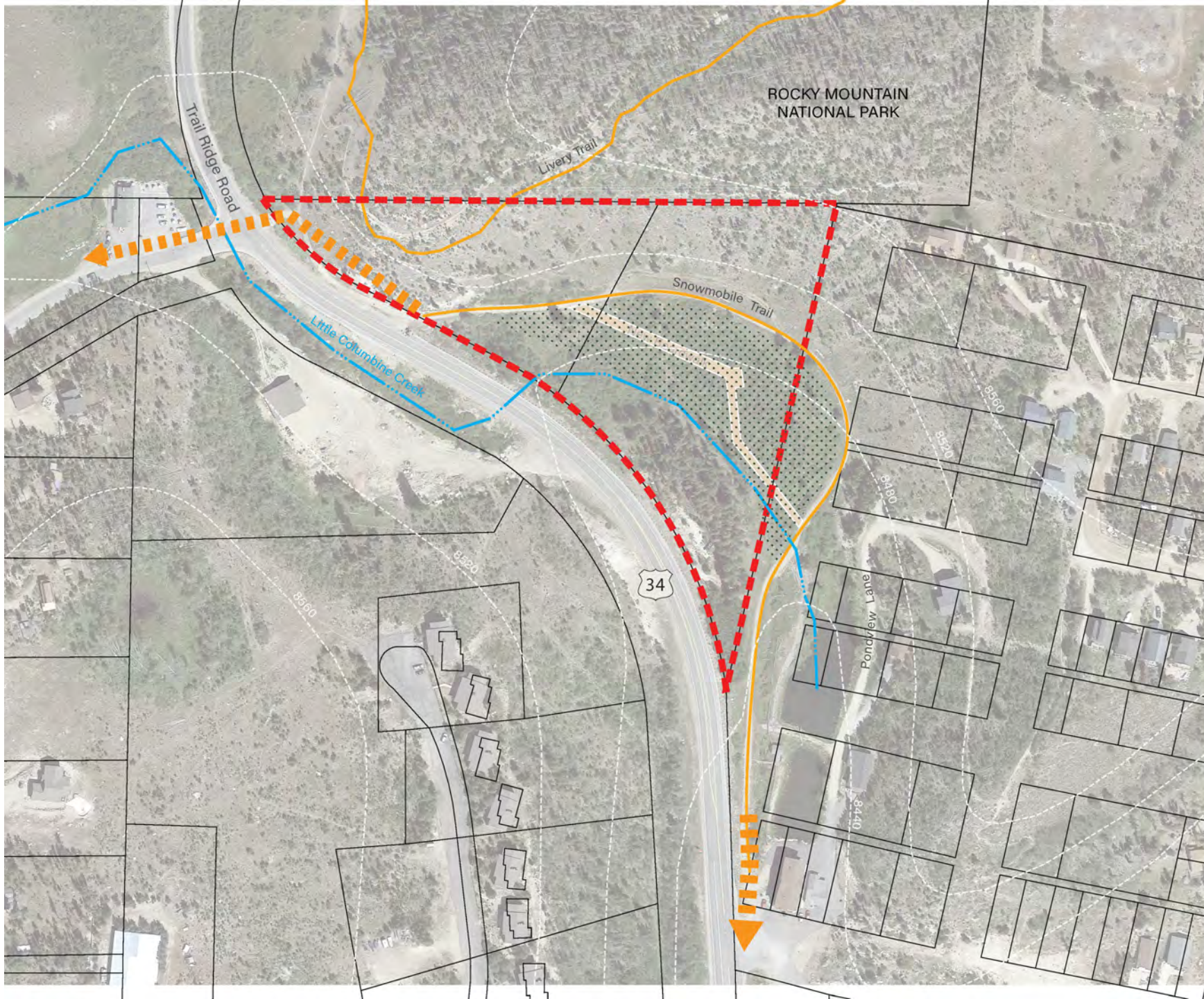
- Property Line
- Parcels
- Creek
- Trails
- Wetland

RECOMMENDATIONS

- Multi-seasonal trail connection
- Improve surfacing for pedestrian/bicycle
- Add boardwalks w/ Interpretative signage
- Outdoor gathering space/picnicking
- Add observation/viewing areas to landscape and wildlife
- Restore wetland
- Improve access and trail connections/signage

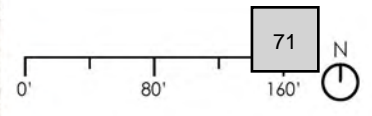


CONCEPT



Section 7, Item C.

- Property Line
- Parcels
- Creek / Drainage
- Trails
- Wetland



PROPERTIES 8: County Rd 48

EXISTING CONDITIONS



Section 7, Item C.

LEGEND

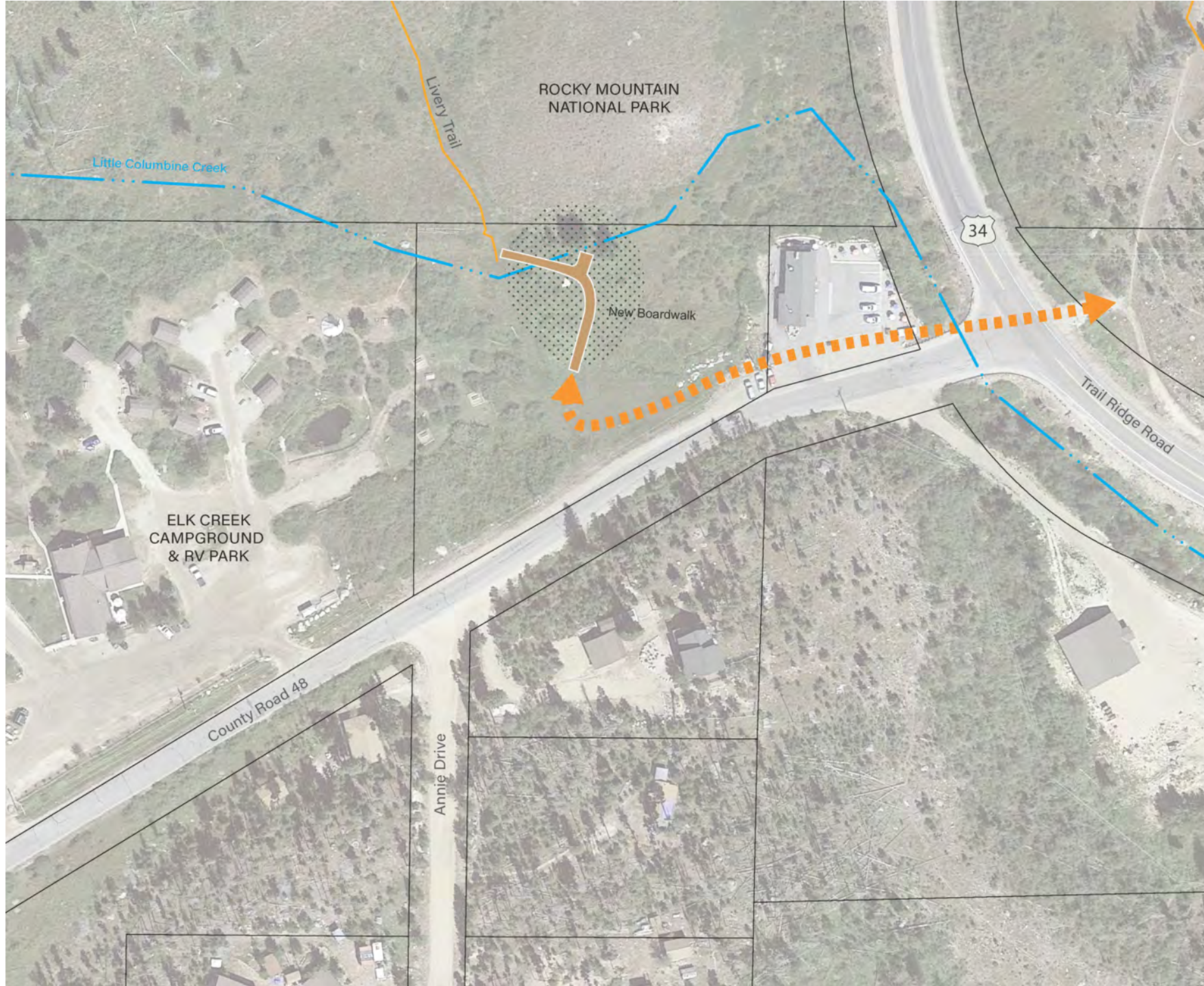
-  Property Line
-  Parcels
-  Creek
-  Trails
-  Wetland

RECOMMENDATIONS

- Multi-seasonal trail connection
- Improve surfacing for pedestrian/bicycle
- Add picnicking areas
- Boardwalk with Interpretive signage
- Restore wetland
- Add observation/viewing areas to landscape and wildlife
- Trailhead with Signage and Parking



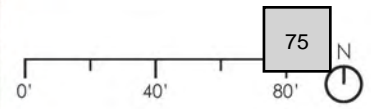
CONCEPT



Section 7, Item C.

LEGEND

- Property Line
- Parcels
- Creek
- New Trails
- Wetland



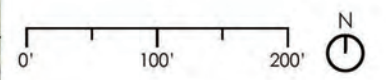
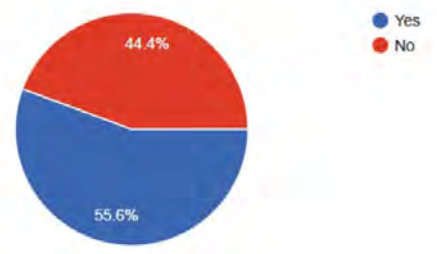
PROPERTY 9: Matthew's Annexation



- LEGEND**
- Property Line
 - Parcels
 - Existing Structures
 - Creek
 - Future ROW and Roadway Connection
 - Existing Drive

Should part of this site be used to address Grand Lake's housing shortage for multifamily housing, employee resident and/or affordable housing?

284 responses



RECOMMENDATIONS

- Affordable Housing/Employee Housing
- Reuse of existing house and structures
- Private/Public partnerships
- Sale of parcels in order to fund other projects
- Continued use as Storage Area for town-owned boats
- Public Works Relocation
- Ecological Restoration
- Observation/viewing areas to landscape and wildlife
- 100' easement for wildlife migration, open space, buffering adjacent properties and trails

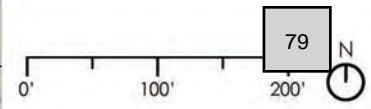
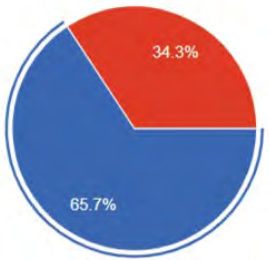


CONCEPT 1 (preferred)



Section 7, Item C.

- LEGEND**
- Parcels
 - Creek
 - Existing Drive
 - Future ROW and Roadway Connection
 - Existing Structures
 - New Housing
 - Natural Area
 - Civic Uses
 - Vegetation
 - Wildlife Corridor
 - New Road
 - New Trail

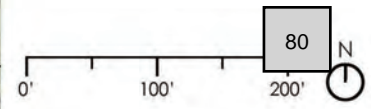


CONCEPT 2



Section 7, Item C.

- LEGEND**
- Parcels
 - Creek
 - Existing Drive
 - Future ROW and Roadway Connection
 - Existing Structures
 - New Housing
 - Natural Area
 - Civic Uses
 - Vegetation
 - Wildlife Corridor
 - New Road
 - New Trail



80






PROPERTY 10: Veteran's Park

EXISTING CONDITIONS



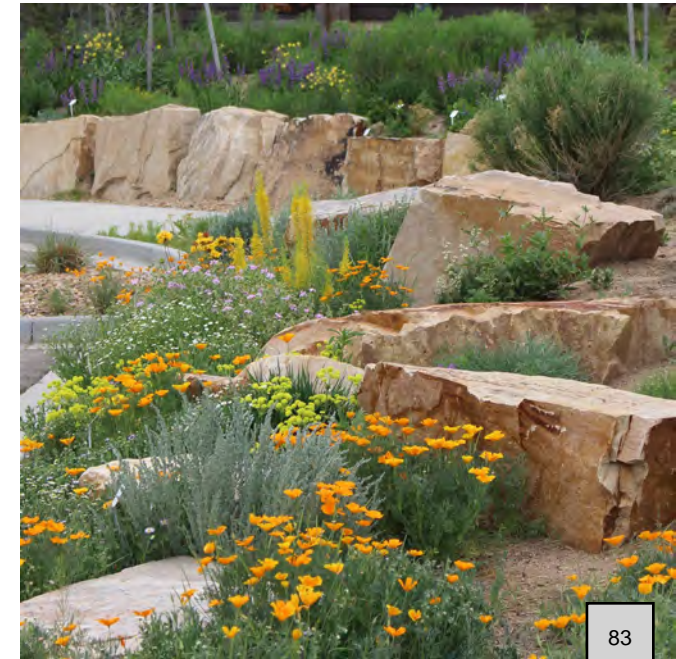
Section 7, Item C.

LEGEND

-  Property Line
-  Parcels
-  Fence
-  New Mixed-Use Structure
-  Location of Memorial
-  New Park sign

RECOMMENDATIONS

- Maintain as a memorial-focused park with open lawn space
- Enhance Gateway to Downtown
- Increase seating/picnicking
- Create a bermed landscaped edge along W. Portal Road
- Add shade trees
- Add safe pedestrian crossings
- Extend Grand Avenue Boardwalk to park.



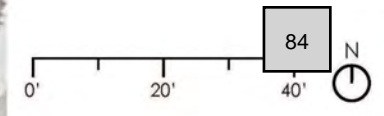
CONCEPT



Section 7, Item C.

LEGEND

-  Property Line
-  Parcels
-  Fence
-  New Mixed-Use Structure
-  Pedestrian



PROPERTY 11, 12 & 13:
Lakeside Park,
Lake Front Parking Lot &
Pioneer Garden Park

EXISTING CONDITIONS

Section 7, Item C.

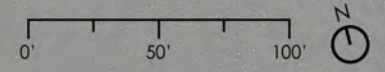


LEGEND

- Property Line
- Parcels
- Trails
- ♿ ADA Parking
- ♿♿ Restroom
- 🪨 Boulder
- Rock Retaining Walls
- ↔ Views
- Steps

- Gazebo
- Sup Launch
- Parking
- Boat Slips
- Boardwalk
- Headwater Marina
- Beach
- Boat Launch

GRAND LAKE



RECOMMENDATIONS

- ❑ Four Season Pedestrian Oriented Waterfront Park
 - Increase open lawn/park space for events and community programs
 - Transform Lake Avenue into a Pedestrian/Shared Street
 - Pedestrian/bicycle connections to Grand Avenue with wayfinding signage
 - Safe Street Crossings
 - Less Street Parking – parallel only
 - Less Vehicular Traffic – one way lane
 - Expand Boardwalk
 - Improve/expand beach
 - Enhance landscaping and gardens with native plants
 - Enhance Memorials/Historic Significance at Pioneer Garden Park
 - Water feature/splash pad
 - Playground
 - Improve accessibility



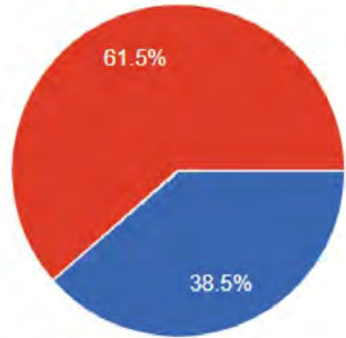
CONCEPT 1

Section 7, Item C.



CONCEPT 2 (preferred)

Section 7, Item C.



LAKE AVENUE SHARED STREET OR PEDESTRAIN ONLY



Everyday

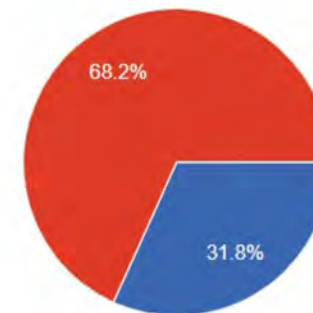
- Sidewalk on northside
- Parallel parking
- One way travel lane
- Unit Pavers
- Removable Bollards
- Pedestrian Lights
- Bioswale/water quality
- Clusters of aspen and evergreen trees
- Expanded Boardwalk

Special Events

- Closed street
- Farmer's Market
- Craft Shows
- Concerts

Which alternative for Lake avenue do you prefer in general?

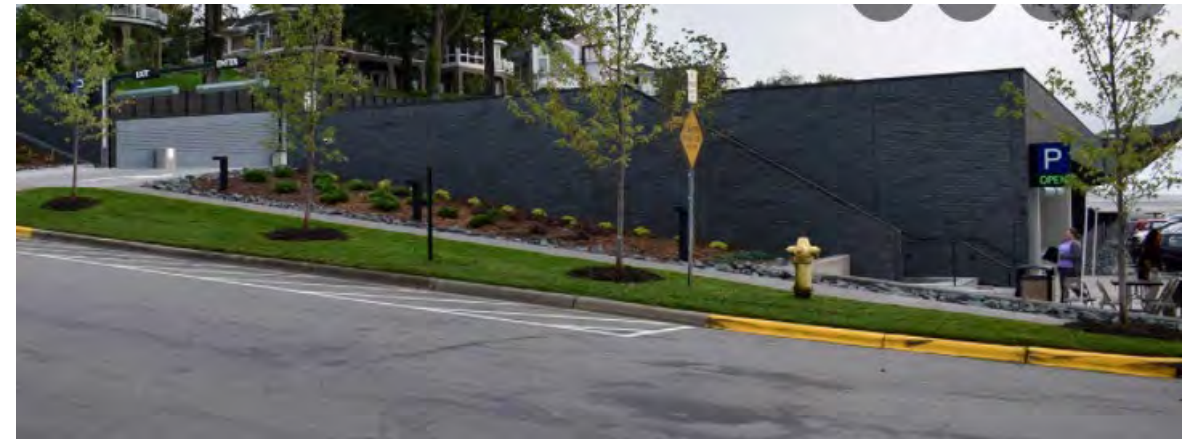
107 responses



- Shared Street (bikes/cars/pedestrians)
- Pedestrians/bikes only (emergency vehicles exempt)

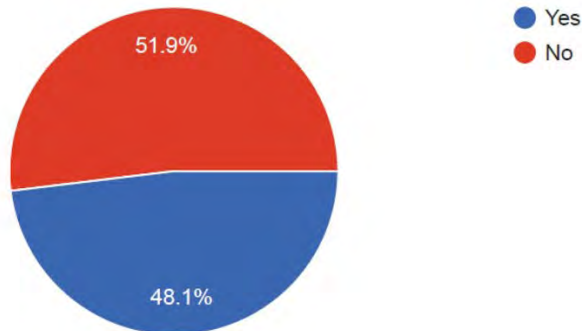
PARKING STRUCTURE

- Promotes pedestrian/bicycle use on Lake Avenue
- Street moves to new parking structure
- Two-deck levels only so that views of lake are maintained
- Top deck includes a partial green roof and green roof



Would a parking garage benefit Grand Lake's lakefront?

287 responses



PROPERTY 14:
1128 Park Ave. Parking Lot
(Future Artspace)

EXISTING CONDITIONS



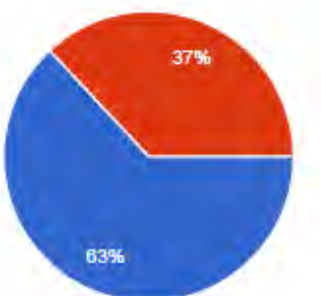
Section 7, Item C.

LEGEND

- Property Line
- Parcels
- Trails
- ADA Parking

Do you prefer this location for the project?

311 responses

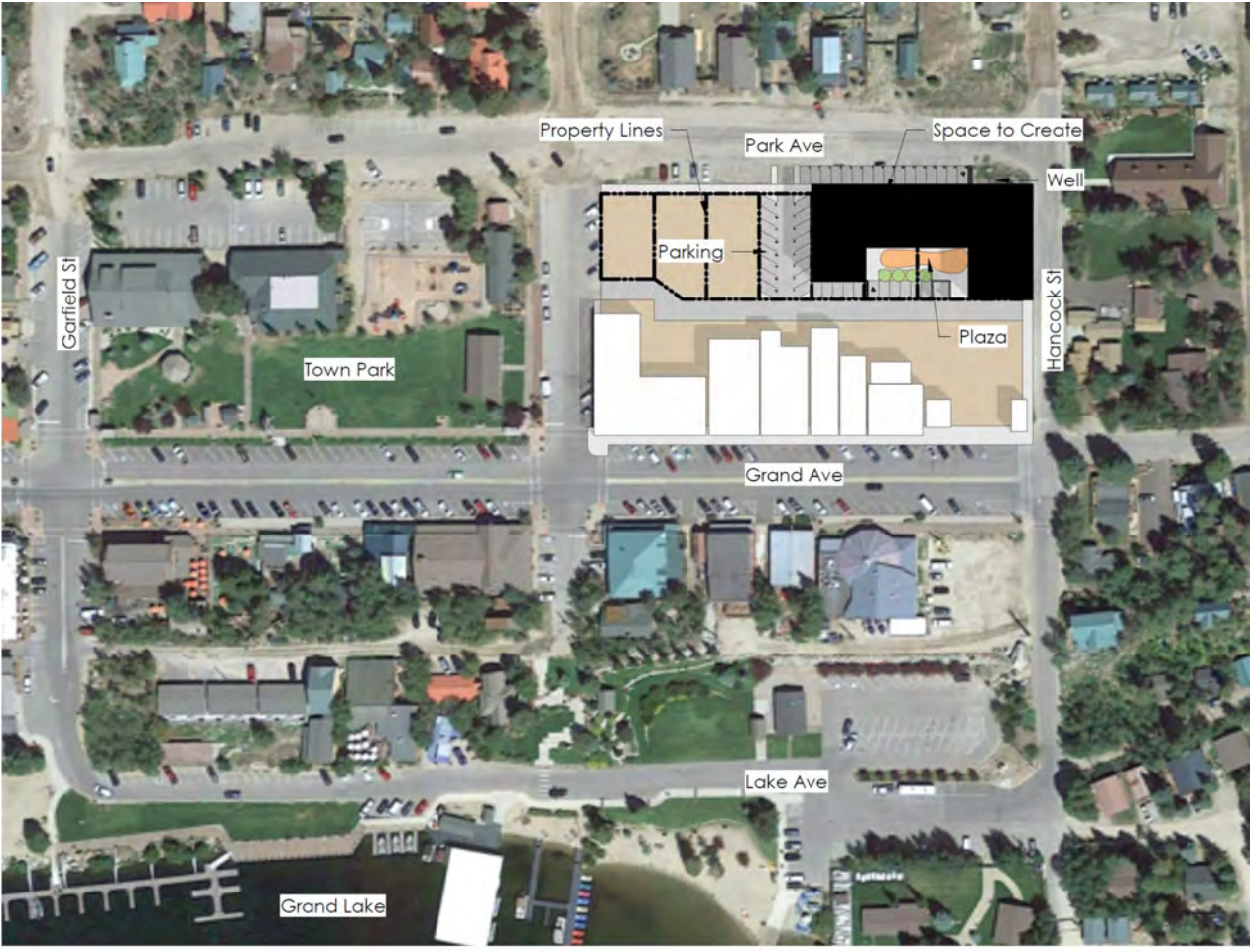


- Yes
- No

FUTURE ARTSPACE PLANS



20 UNIT - SPACE TO CREATE - Site Plan



30 UNIT - SPACE TO CREATE - Site Plan

PROPERTY 15:
Town Hall Park
(Town Hall, Community
House, Pitkin Annex)

EXISTING CONDITIONS



Section 7, Item C.

LEGEND

- Property Line
- Parcels
- Trails
- ♿ ADA Parking
- ♿♿ Restroom
- Gateway Feature

RECOMMENDATIONS

❑ Civic/Downtown Park





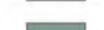

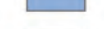
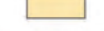





- Update Courts/Ice Rink space
- New Playground w/ Grand Lake Character
- Increase outdoor gathering space/Seating/Picnicking Space
- Encourage vendors and special events
- Provide outdoor lawn games
- Consider permanent stage
- Define park edges and circulation with new walk connections and landscaping
- Improve pedestrian/bicycle connections
- Wayfinding/signage

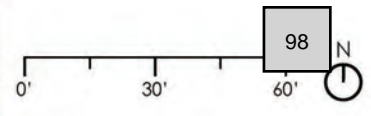
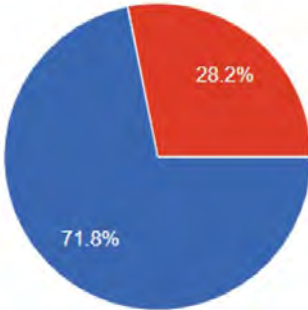


CONCEPT 1 (preferred)

Section 7, Item C.

LEGEND

-  Pedestrian Routes
-  Managed Lawn
-  Playground / Outdoor Fitness
-  Plaza / Social Space
-  Court Sports
-  Boat Launch
-  Dog Park
-  Screening
-  Existing Building
-  New Structures
-  ADA Parking
-  Restroom
-  Gateway Feature

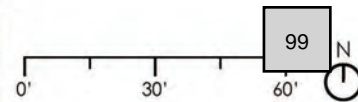


CONCEPT 2

Section 7, Item C.

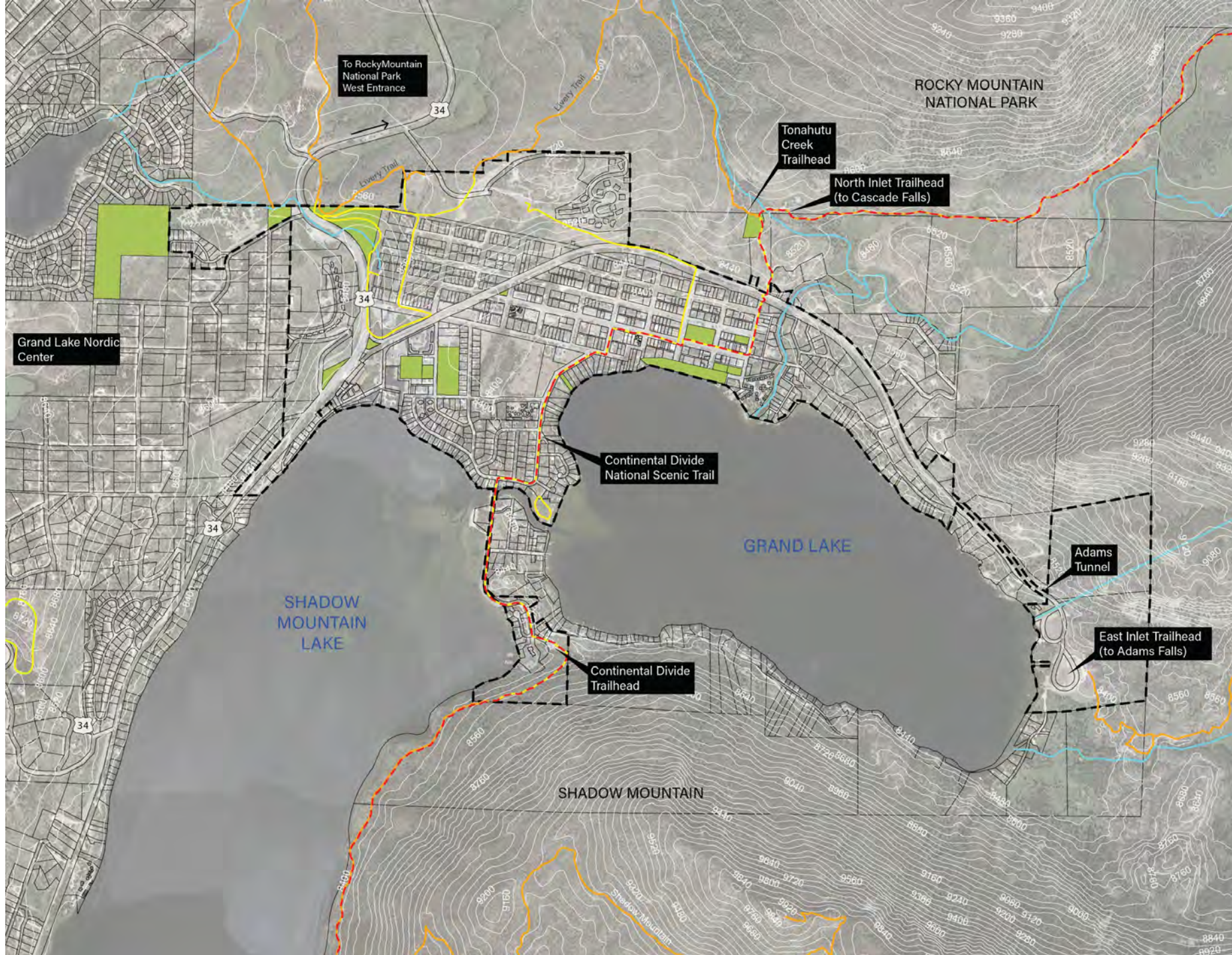


- LEGEND**
- Pedestrian Routes
 - Managed Lawn
 - Playground / Outdoor Fitness
 - Plaza / Social Space
 - Court Sports
 - Boat Launch
 - Dog Park
 - Screening
 - Existing Building
 - New Structures
 - ADA Parking
 - Restroom
 - Gateway Feature



Trails, Connections and Right-of-Way

EXISTING



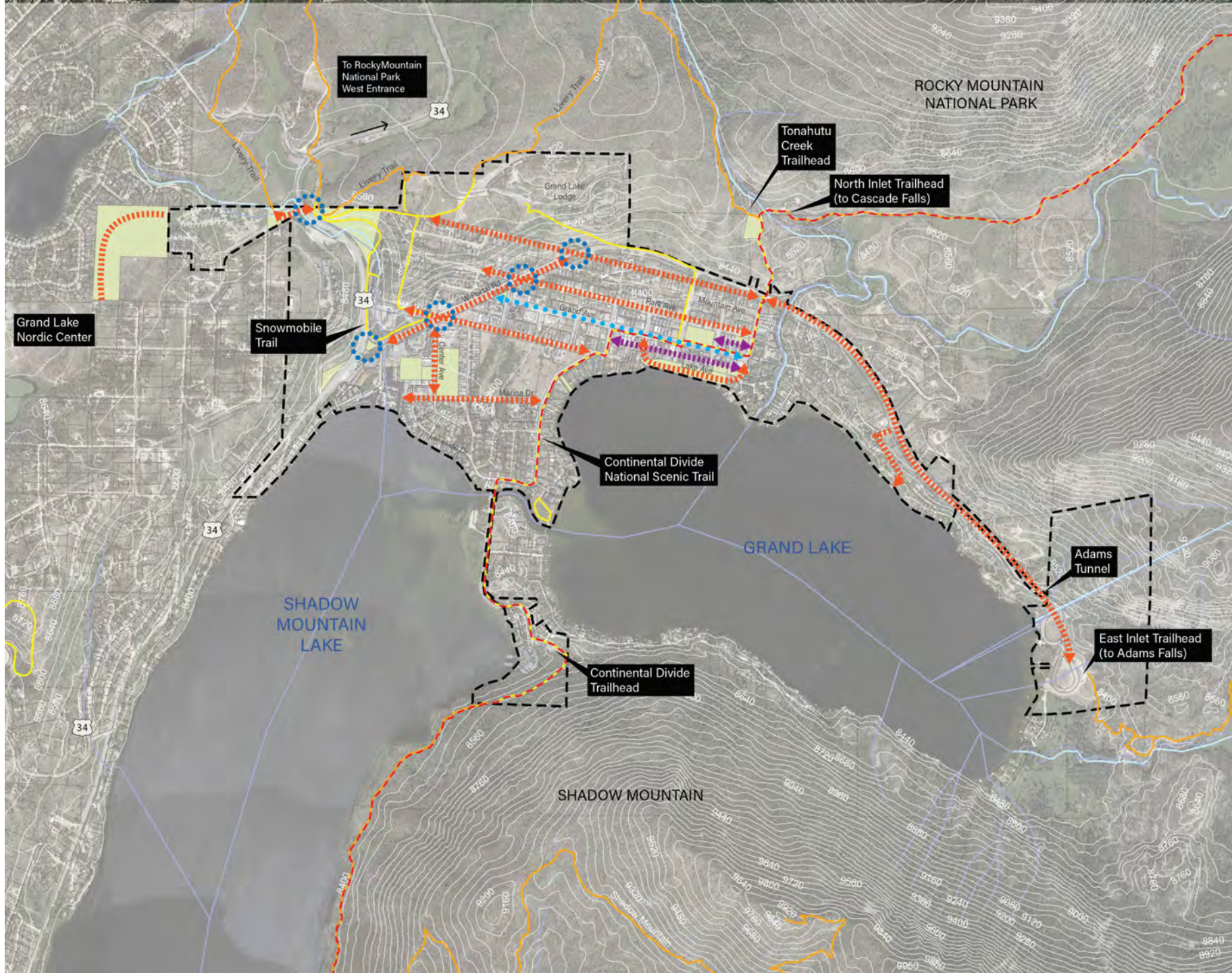
LEGEND

- Section 7, Item C.
- Hydro
- 40' Contours
- Local Trails
- Rocky Mountain NP Trails
- Continental Divide Trail
- Parcels
- Town-owned Parcels

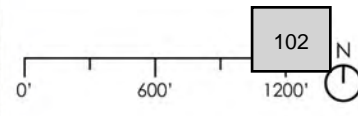
101

0' 600' 1200'

CONCEPT



- LEGEND**
- Section 7, Item C.
 - Hydro
 - 40' Contours
 - Local Trails
 - Rocky Mountain NP Trails
 - Continental Divide Trail
 - Parcels
 - Town-owned Parcels
 - New Pedestrian Routes
 - New Pedestrian Alley Routes
 - New Bike Lane in Street
 - Pedestrian/Bike Crossing



PRIORITIZATION

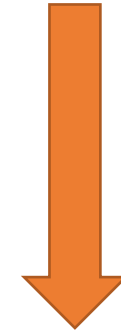
□ PROPERTIES

- Lakeside Park
- Community Center & Open Space
- Matthew's Annexation

□ TRAILS/CONNECTIONS/ROW

- West Portal Road
 - Pedestrian/bikeway connection to North Inlet Trail
 - Pedestrian crossings at intersections and traffic calming

NEXT STEPS



<p>EXISTING CONDITION & ASSESSMENTS</p> <p>SEPT 2021 – DEC 2021</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-Stanley Parcel-Community Center, Winter's Pioneer Park, Public Works, & Center Lots-Lakeside Park, Pioneer Park & Lakeside Parking <p>JAN 2022 - MARCH 2022</p>	<p>RECOMMENDATIONS</p> <ul style="list-style-type: none">-County Rd. 48-Thomasson Park-600 Mary Dr.-Chamber of Commerce-Town Park-Veteran's Park-Trails and Connections <p>APRIL 2022 - JUNE 2022</p>	<p>IMPLEMENTATION STRATEGIES</p> <p>FUNDING STRATEGIES</p> <p>COSTS</p> <p>JULY 2022 - AUGUST 2022</p>	<p>FINAL MASTER PLAN REPORT</p> <p>AUGUST 2022– SEPTEMBER 2022</p>
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QUESTIONS AND COMMENTS



Date: August 17th, 2022

To: Chairman Shockey and Commission
From: Kim White, Community Development Director

RE: Future agenda item: 240 and 300 Hancock amendment to zoning request

Purpose:

To make the Commission aware that the amendment to zoning code has been requested and will be discussed at the September 7th, 2022 meeting

Background:

Prior to the 2006 Comprehensive plan, the property in question was zoned commercial transitional. It was rezoned to multifamily residential after the comprehensive plan was adopted. The development that was planned for that area never occurred and the new owners would like to return the zoning to the previous zoning designation.

Commissioner Discussion:

None at this time. This is solely as a future agenda item.



240 and 300 Hancock

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
ORDINANCE NO. 6 – 2007**

AN ORDINANCE APPROVING THE TOWN INITIATED REZONING OF CERTAIN PROPERTIES AND DENYING THE TOWN INITIATED REZONING OF CERTAIN PROPERTIES IN CONFORMANCE WITH THE 2006 COMPREHENSIVE PLAN AND MODIFYING THE COMPREHENSIVE PLAN TO REFLECT THIS DECISION.

WHEREAS, rezoning of properties located within the Town of Grand Lake are permitted following public notice and public meetings; and,

WHEREAS, the Town of Grand Lake initiated the rezoning of the above mentioned in compliance with the 2006 Comprehensive Plan; and,

WHEREAS, the Town of Grand Lake Planning Commission held public meetings on May 16, 2007 and June 20, 2007 following public notification; and,

WHEREAS, the Planning Commission reviewed the evidence presented to the Commission including letters from citizens of Grand Lake, testimony presented at each of the above mentioned meetings and the 2006 Comprehensive Plan created by the Town of Grand Lake; and,

WHEREAS, the Board of Trustees held public hearings on June 25, 2007 and July 9, 2007; and,

WHEREAS, following the public hearings, the Board of Trustees agreed with the recommendation of the Planning Commission to approve / deny the Town initiated rezoning request.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO,

THAT,

1. Town of Grand Lake 1.97 acre Public Square, Northwest ¼, Section 5, Township 3 North, Range 75 West - **REZONED FROM OPEN DISTRICT TO PUBLIC DISTRICT.**
2. Lot 9, Block 5, Town of Grand Lake - **REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO COMMERCIAL DISTRICT.**
3. Lots 1-4, Block 3, Town of Grand Lake - **REZONED FROM COMMERCIAL TRANSITIONAL TO PUBLIC DISTRICT.**
4. Lots 9-16, Block 4, Town of Grand Lake - **REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO PUBLIC DISTRICT.**
5. .0459 acre tract in the Southeast ¼ Northwest ¼, Section 5, Township 3 North, Range 75 West, described as the Town Trade Parcel in the Town of Grand Lake per Ordinance 7-1998 Recorded at Reception No. 99004082 and described at Reception No. 99009522 - **NOT BE REZONED AND TO REMAIN COMMERCIAL TRANSITIONAL DISTRICT**

- 6. Lot 11, Block 2, Sunnyside Addition to the Town of Grand Lake - NOT BE REZONED AND TO REMAIN COMMERCIAL TRANSITIONAL DISTRICT.
- 7. Lot 12, Block 2, Sunnyside Addition to the Town of Grand Lake - NOT BE REZONED AND TO REMAIN COMMERCIAL TRANSITIONAL DISTRICT
- 8. Lot 1, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO SINGLE FAMILY HIGH DENSITY DISTRICT.
- 9. East Half of Lot 2 /West Half of Lot 2, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO SINGLE FAMILY HIGH DENSITY DISTRICT.
- 10. Lots 3-5, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
- 11. Lots 6-7, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
- 12. Riverview Condominiums, Lot 19, Block 1, Sunnyside Addition to the Town of Grand Lake, Units CU1- CU6 - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
- 13. Rapids Condominiums, A Portion of Lots 16-17, Block 1, Sunnyside Addition to the Town of Grand Lake and Tract C, Recorded at Reception No. 172589, Town of Grand Lake, Units 1-6 - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
- 14. A portion of Lots 15-17, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.
- 15. Lots 12-14 and a portion of Lot 15, Block 1, Sunnyside Addition to the Town of Grand Lake - REZONED FROM COMMERCIAL TRANSITIONAL DISTRICT TO MULTIPLE FAMILY RESIDENTIAL HIGH DENSITY DISTRICT.


THAT, the 2006 Comprehensive Plan should be amended to reflect this decision.

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 9TH DAY OF JULY, 2007.

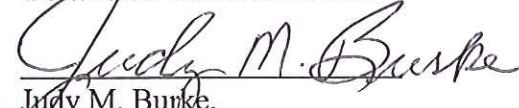
(SEAL)

Votes Approving:	5
Votes Opposed:	0
Absent:	0
Abstained:	2

ATTEST:


 Ronda Kolinske,
 Town Clerk

TOWN OF GRAND LAKE


 Judy M. Burke,
 Mayor

PROOF OF PUBLICATION



STATE OF COLORADO
COUNTY OF GRAND

I, Kimberly S. Burner, do solemnly swear that I am the publisher of the Sky-Hi News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of Grand, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Grand for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement, that said newspaper has been admitted to the United States mail as second-class matter under the provisions of the act of March 3, 1879, or any amendment thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice of advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of One

consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated Sept. 13, A.D. 2007, and that the last

publication of said notice was in the issue of newspaper dated Sept. 13, A.D. 2007

In witness whereof I have hereunto set my hand this 13

day of Sept, A.D. 2007

Kimberly S. Burner, Publisher.

Subscribed and sworn to before me, a notary public in and for the County of Grand, State of Colorado this 13 day of

Sept., A.D. 2007
Jennifer Anderson



My Commission Expires Sept. 28, 2008

Legal No. 517

TOWN OF GRAND LAKE
BOARD OF TRUSTEES
ORDINANCE NO. 6-2007

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Votes Approving:	5
Votes Opposed:	0
Absent:	0
Abstained:	2

ATTEST:
Randa Kolinsek
Randa Kolinsek,
Town Clerk

TOWN OF GRAND LAKE
Jack M. Burns
Mayor

Legal No. 517
Published in the Sky-Hi News
First Publication September 13, 2007
Last Publication September 13, 2007