



Grand Lake Planning Commission

Wednesday, July 19, 2023 at 6:30 PM

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

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

AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting [Minutes](#): 06-21-2023
4. Unscheduled Citizen Participation
This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.
5. Conflicts of Interest
6. Items of Business
 - A. Consideration for Replacement of a Non-Conforming Structure (Mobile home) Located At Block 14, Grand Lake Estates 2nd Filing To The Town Of Grand Lake; More Commonly Referred To As 700 Lake Front Road #23
7. Items for Discussion
8. Future Agenda Items
9. Adjourn Meeting

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



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

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

Meeting ID: 936 7288 8470

Access Code: 141859



Grand Lake Planning Commission

Wednesday, June 21, 2023 at 6:30 PM

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

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

AGENDA

1. Call to Order: Called to order at 6:33PM

2. Roll Call

PRESENT

Chairman James Shockey

Vice Chairman Heather MacSllarrow

Commissioner John Murray

Commissioner Judy Burke

Commissioner Heather Bishop

Commissioner Greg Finch

Commissioner Bergquist has resigned her position with the Planning Commission at the last Board of Trustee meeting when she was appointed as Mayor Pro Temp.

3. Consideration to approve Meeting Minutes

Motion to approve meeting minutes of 5/3/2023 and 6/7/2023 was made by Commissioner Murray, Seconded by Commissioner Finch.

Voting Yea: Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch

Voting Abstaining: Chairman Shockey

Approved 5:0:1

4. Unscheduled Citizen Participation: No unscheduled citizen participation.

5. Conflicts of Interest: No conflicts of interests.

6. Items of Business

A. Public Hearing (Quasi-Judicial) Resolution 06-2023; A Resolution Recommending Approval of A Lot Consolidation of Lots 5-8, Block 20, Town of Grand Lake, More Commonly Referred to as 612 Grand Ave.

Community Development Director White introduced the item.

Public hearing was opened at 6:40PM. No one in the audience requested to speak during the public hearing was closed at 6:41PM.

Commissioner Murray opened a discussion regarding the driveway being fully open. It was agreed that it was it is not nonconforming and not creating new entrances.

Motion to approve Resolution 06-2023 was made by Vice Chairman MacSllarrow, Seconded by Commissioner Burke.

Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch
Approved 6:0

B. Public Hearing (Quasi-Judicial) Recommendation of a Minor Subdivision Preliminary and Final Development Plan for the Vacant Property Located at Subd: METES & BOUNDS 76 ALL 8.98 AC IN LOT 1 SEC 1 T3N R76 DESC B/203 P/256 Also Referred to as the "Lucy Love Subdivision"

Public hearing was opened at 6:46PM by Chairman Shockey.

Community Development Director White presented the item of business.

Commissioner Bishop asked if the town has a cost of the development and maintenance of the road. Community Development Director stated that there will be an agreement with the County to assist in maintenance, though we do not have an exact amount.

Commissioner Finch requested clarification regarding neighbor's letters, which was given.

Commissioner Murray brought up the potential access to from the north, which was discussed at length. Commissioner Burke requested an updated title agreement.

Commissioner Bishop asked if the Board of Trustees have done a cost benefit analysis. Which they have not.

Tom Stanley, owner of the plat in question, came forth to speak. He addressed Commissioner Murray's comment accessing the property from the north, due to the condition of the Foxy Lane, to the north of the property, would not be able to handle additional traffic. Which is why the road would come through the suggested subdivision.

Commissioner Finch asked Mr. Stanley if there is a concern for the road since Mr. Stanley is responsible for paving. Mr. Stanley stated he is not concerned as long as the town engineers the road for the traffic it will be expected to handle.

James and Linda Good, of 486 CR 471, Grand Lake, attending the meeting online, spoke regarding the road that would impact the community surrounding the suggested subdivision.

Dave Schulte, of 759 CR 471, Grand Lake, would like more information regarding the future planning of the potential subdivision and the Mathew's Trak the town owns. Community Development Director White explained that there are no official plans for the Mathew's Trak, many ideas have been sketched out. There would be public notices made.

Michael Sobon, of 829 Grand Ave, Grand Lake, asked if the access to the 101 SFH was on 471. Mr. Stanley answered this question and said it was a loop feed that did exit that way.

Mr. Stanley was brought up again by Chairman Shockey regarding the recreational trail, requesting that the title be changed on the plot.

Public hearing was closed at 7:30PM by Chairman Shockey. The Planning Commission discussed the comments amongst themselves at length.

Motion made to approve the recommendation by Commissioner Finch, Seconded by Vice Chairman MacSllarrow.

Voting Yea: Chairman Shockey, Vice Chairman MacSllarrow, Commissioner Bishop, Commissioner Finch

Voting Nay: Commissioner Murray, Commissioner Burke

Approved 6:2

7. Items for Discussion: None.

8. Future Agenda Items: None.

9. Adjourn Meeting: Meeting adjourned 7:57PM.

Motion made to adjourn meeting by Commissioner Murray, Seconded by Commissioner Bishop.
Voting Yea: Chairman Shockey, Vice Chairman MacSarrow, Commissioner Murray, Commissioner Burke,
Commissioner Bishop, Commissioner Finch
Approved: 6:0

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

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

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

Meeting ID: 963 6020 6519

Access Code: 642153

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk



July 19th, 2023

To: Chairman Shockey and the Commissioners

From: Kim White, Community Development Director

RE: Consideration to Adopt Resolution 08-2023 to Grant the Expansion and Enlargement of a Non-Conforming Structure Located at Block 14, Grand Lake Estates 2nd Filing; More Commonly Referred to as 700 Lake Front Road (A.K.A. Shadow Mountain Recreation Park) #23

Location Map:



Purpose:

To replace an existing trailer with a newer unit. The owner states that the 1957 trailer is uninhabitable with major plumbing issues and needs replacement.

Background:

Town Staff received an application to replace a mobile home in the Shadow Mountain Recreation Park which is zoned Resort. Resort zoning does not allow for mobile home units, therefore the applicant has requested an exception be granted to allow them to replace the pre-existing, non-conforming unit.



According to Certificate of Title, the existing mobile home (Unit #23) was constructed in 1957. Staff properly noticed the request and received one letter in opposition of the request (see attached).

Owners submitted required paperwork for the request:

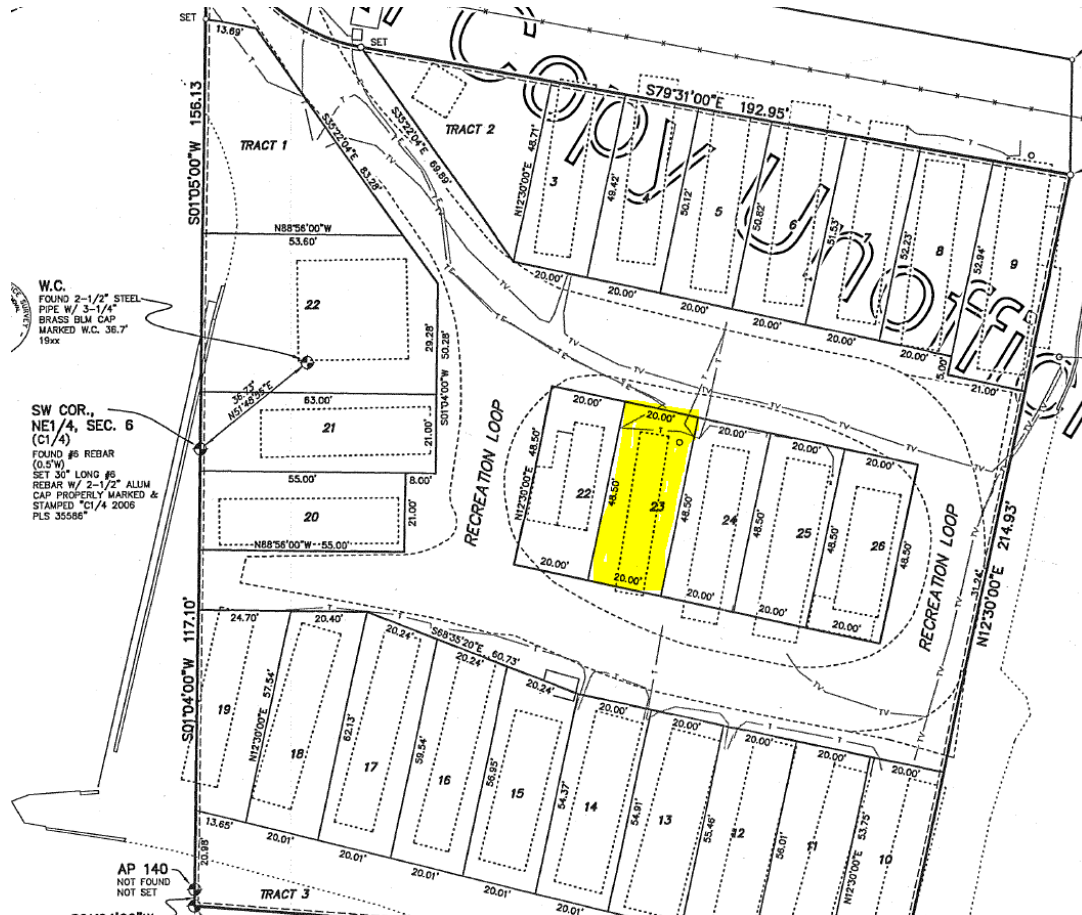
- Site Plan
- Explanation of Hardship- the existing 1957 trailer is 48.5 ft. x 10 ft. in dimension. Trailers are no longer available in this size and are larger in width than previously manufactured.
- Survey
- Signed Agreement for Services with the Town and deposit
- HOA approval letter

The proposed replacement trailer has a smaller square footage and is within the HOA guidelines for size (see table 1).

Table 1

	Existing trailer	Lot size	Replacement Option a	Replacement Option b
Dimensions	45' x 10'	48.5' x 20'	37'-3" x 10'-10"	36'-1" x 11'5"
Square Footage	450 sf	970 sf	404 sf	412 sf

Figure 2





Municipal Code 12-2-6 Definitions states:

Mobile Home - Any vehicle or similar portable structure originally constructed to have no foundation other than wheels, jacks or skirtings and so designed or constructed to permit occupancy as living or sleeping quarters and shall have been issued a manufacturer's statement of origin.

Municipal Code 12-2-32 Non-Conforming Uses and Structures states:

(A) Non-Conformance - Certain uses of land and buildings may be found to be in existence at the time of the passage of this Article which does not meet the requirements as set forth herein. It is the intent of this Article to allow the continuance of such non-conforming use.

1. A building or use that is in violation of the requirements of this Code and was constructed or established since the adoption of this Code without the necessary approvals, permits or authorizations from the Town is considered nonconforming. The owner and/or operator of a nonconforming building or use shall be subject to actions and penalties allowed by this Code and all other applicable Town Ordinances and shall be required to correct the nonconforming situation to come into conformance with all applicable standards and regulations of this Code.

(B) Expansion or Enlargement

1. A non-conforming building or use to be extended or enlarged shall conform with the provisions of this Article.

(a) Special Exceptions to Provisions on Expansion of Non-Conforming Uses

3. The Planning Commission may authorize, upon appeal in specific cases, an exception permitting an increase in a non-conforming use on a parcel when the parcel has similar non-conformances, subject to terms and conditions fixed by the Commission. No exception shall be authorized hereunder unless the Commission shall find that all the following conditions exist:

- (a) The use is a non-conforming use as defined by this Article and is in full compliance with all requirements of this Article applicable to non-conforming uses;*
- (b) That, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this Article regarding non-conforming uses will result in unnecessary hardship;*
- (c) That the exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same zone district or other zone districts;*
- (d) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;*
- (e) That the exception will not weaken the general purposes of this Article or the regulations established herein for the specific district;*
- (f) That the exception will be in harmony with the spirit and purposes of this Article.*
- (g) That the exception will not adversely affect the public health, safety, or welfare.*



Additional Information:

In 2007, the Planning Commission reviewed a planned development application for Block 14, GLE 2nd filing, which was called the Shadow Mountain Recreation Park. The Commission recommended the planned development proceed with preliminary plat. The planned development has not moved forward since 2007.

- The Board of Trustees granted an Encroachment License for Unit #6 by Resolution 1-2016.
- The Planning Commission granted a change to a non-conforming structure by Resolution 23-2015 (Unit #6).
- The Board of Adjustment denied a variance application to expand the existing mobile home square footage (Unit #10) in 2006.
- The Board of Adjustment granted a variance application to expand the existing mobile home square footage (Unit #15) in 2005.
- The Board of Adjustment granted a variance application to expand an existing mobile home square footage (Unit #13) in 2002.
- The Board of Trustees granted a variance application to expand an existing mobile home square footage (Unit #12) in 2022.

Staff Comments:

Commissioners shall find that 12-2-32 (B) (3) items a-g exist in order to approve an exception to the non-conforming condition. Staff believes the completion of the Planned Development Application would alleviate most building permit requests for the property. Considering the age of the Planned Development Application and lack of progress by the Applicant to complete review by the Town, Staff believes issuing building permits to the structures only encourages the application to remain idle.

Staff recommends the Commission adopt the draft resolution as presented, which grants the replacement of the existing non-conforming mobile home with a less non-conforming unit and includes the following conditions:

1. The Applicant obtains an approved Building Permit for the Property; and,
2. The Applicant complies with all other federal, state, and local regulations; and,
3. In granting this Request the Commission is not obligated to grant similar requests in the future nor does granting this Request set precedent for any future requests; and,
4. The Applicant has one (1) year to comply with all the conditions and requirements above or this authorization shall become null in void.

Commission Discussion:

The Commission should discuss the findings of fact for the non-conforming structure, and the request of the Applicant.

Motion:

The Commission has several options to consider including:

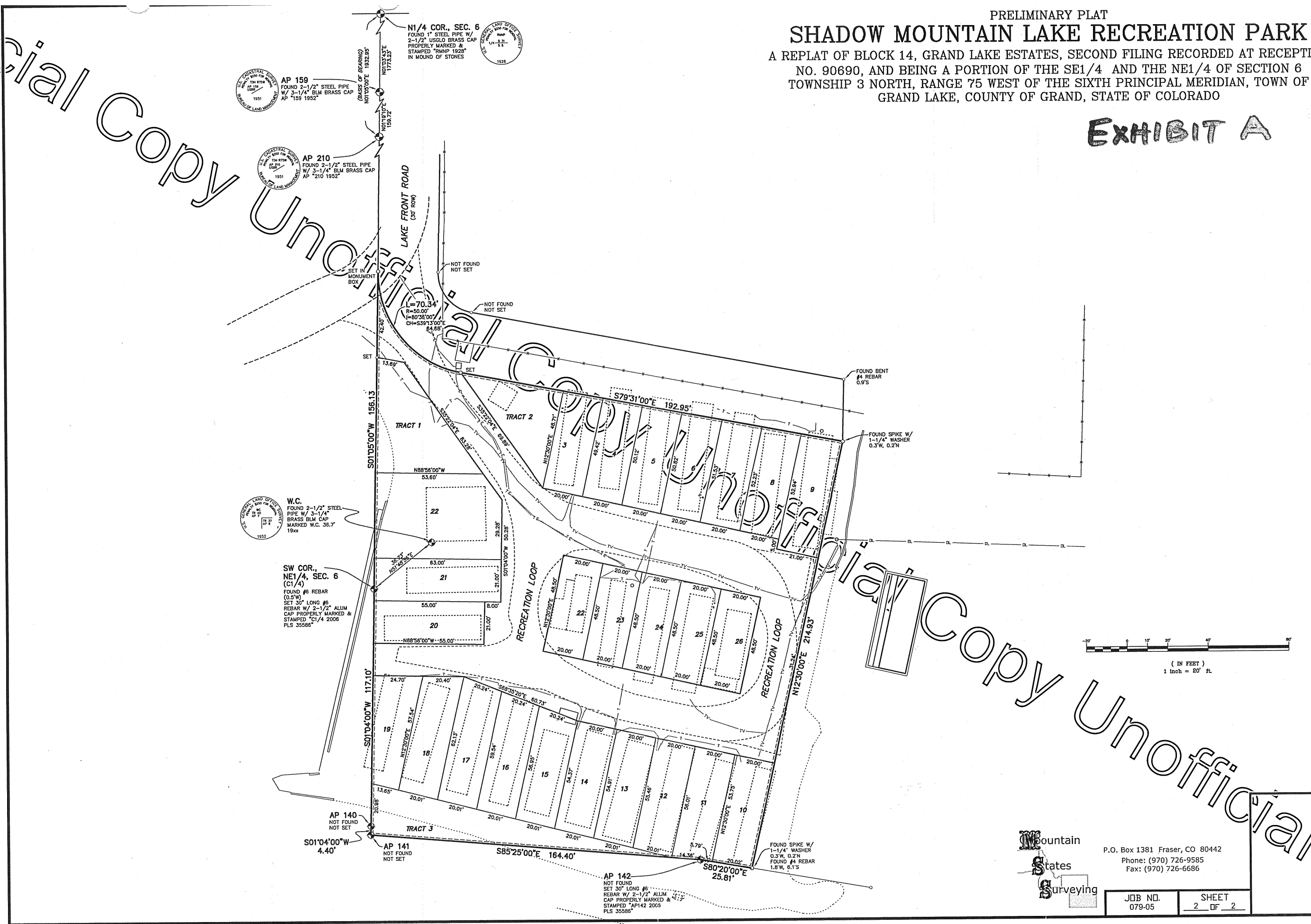
1. Adopt Resolution 08-2023 as presented; or,
2. Adopt Resolution 08 -2023 resolution with modifications; or,
3. Deny the resolution.

Date: July 14, 2023
To: Kimberly White
From: Keith Stratman
Subject: Explanation of Hardship

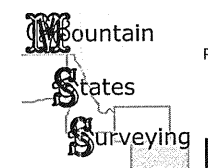
The existing trailer was built in 1957 and is in an uninhabitable state. The unit was not winterized years ago and has major plumbing issues, plus considering that the unit was built in 1957, it is outdated in every way possible. We have been unable to locate a new unit with the exact dimensions of the existing trailer. We are seeking your permission to replace the existing trailer with a new Park Model Home trailer. The Park Model dimensions are slightly different than the existing trailer, but with a smaller overall footprint than the existing trailer.

PRELIMINARY PLAT
SHADOW MOUNTAIN LAKE RECREATION PARK
A REPLAT OF BLOCK 14, GRAND LAKE ESTATES, SECOND FILING RECORDED AT RECEPTION
NO. 90690, AND BEING A PORTION OF THE SE1/4 AND THE NE1/4 OF SECTION 6
TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF
GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

EXHIBIT A



Unofficial Copy



P.O. Box 1381 Fraser, CO 80442
Phone: (970) 726-9585
Fax: (970) 726-6686

JOB NO. 079-05	SHEET 2 OF 2
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Section 6, Item A.



COLORADO
Department of Revenue
Division of Motor Vehicles

Physical Address
Grand County - Hot Sulphur Springs
308 Byers Avenue
Hot Sulphur Springs CO 80451

April 15, 2022
Letter: L0078348788

APPLICATION FOR COLORADO CERTIFICATE OF TITLE FOR A MOTOR VEHICLE

VEHICLE ID	YEAR	MAKE	MODEL	BODY	FUEL TYPE	
459040	1957	GREL		MH		
EMPTY	CAPACITY	DIMENSIONS	ODOMETER	CODE		
0	0	45x10	0	Exempt		
COUNTY	MSRP	PURCHASE PRICE	PURCHASE DATE	TITLE	SALES/USE	TOTAL FEES
Grand County - Hot Sulphur	0.00	0.00	01-Oct-2021	7.20	0.00	7.20
PREVIOUS TITLE	PREVIOUS STATE	TITLE NUMBER	DATE ACCEPTED	TITLE TYPE	TRANSACTION DATE	
53E235354	CO	007249206	15-Apr-2022	Regular	15-Apr-2022	

LEGAL ADDRESS: 185 MARINA DR GRAND LAKE CO 80447

MAILING ADDRESS: 4267 S COLE ST MORRISON CO 80465-1135

TITLE ADDRESS: KEITH E STRATMAN 4267 S COLE ST MORRISON CO 80465-1135

OWNER(S) **JTWROS**
OWNER TYPE **NAME**

Standard KEITH E STRATMAN
Standard HOLLY L STRATMAN

I affirm under penalty of perjury in the second degree that the facts on the face of this document are true and correct to the best of my knowledge, and that the motor vehicle described is subject only to the lien(s) shown.

ATTESTATION OF SECURE AND VERIFIABLE IDENTIFICATION

Secure and verifiable identification on enclosed forms
 I, the undersigned witness, affirms that the named owner of the vehicle identified on this document presented to me the secure and verifiable identification as described below

X _____
Owner or Agent Signature

Date

Section 6, Item A.

ACKNOWLEDGEMENT OF INTENT FOR JOINT TENANCY WITH THE RIGHTS OF SURVIVORSHIP IS REQUIRED FOR ALL OWNERS (C.R.S 38-11-101)

OWNER 1: I, KEITH E STRATMAN request the Colorado Certificate of Title with the above Vehicle identification Number (VIN) to be issued in: (check one) [] Joint Tenancy with Rights of Survivorship [] Tenancy in Common I certify under penalty of perjury in the second degree that the above information is true and correct to the best of my knowledge.

Owner 1 Signature: X _____ Date _____

OWNER 2: I, HOLLY L STRATMAN request the Colorado Certificate of Title with the above Vehicle identification Number (VIN) to be issued in: (check one) [] Joint Tenancy with Rights of Survivorship [] Tenancy in Common I certify under penalty of perjury in the second degree that the above information is true and correct to the best of my knowledge.

Owner 2 Signature: X _____ Date _____

STATEMENT OF ONE AND THE SAME

KEITH EDWARD STRATMAN

and

KEITH E STRATMAN

ARE ONE IN THE SAME PERSON

I affirm under penalty of perjury in the second degree that the facts on the face of this document are true and correct to the best of my knowledge; and that the motor vehicle described is subject only to the lien(s) shown.

X _____ Owner or Agent Signature

_____ Date

Section 6, Item A.

DO NOT ACCEPT WITHOUT VERIFYING EAGLE WATERMARK IN PAPER

STATE OF COLORADO
CERTIFICATE OF TITLE
MANUFACTURED HOME

VIN
459040

YEAR
1957

MAKE
GL

MODEL

BODY
MH

TITLE NUMBER
53E235354

ODOMETER
N/A

ODOMETER LEGEND
A - Actual Mileage
E - Exceeds mechanical limits
N - Not actual mileage, WARNING
ODOMETER DISCREPANCY

TITLE BRANDS

MAIL TO

ROBINS ROYCE III
4848 HWY 85 LOT 311
WILLISTON ND 58801

CWT/CAP/SIZE
10X45

PREVIOUS TITLE
53E222744

OWNER

ROBINS ROYCE III
185 MARINA DR #23
GRAND LAKE CO 80447

DATE PURCHASED
05/12/2017

DATE ACCEPTED
06/13/2017

DATE ISSUED
06/13/2017

FIRST LIENHOLDER

DATE RCD

Signature below certifies under penalty of perjury in the second degree the release of the first lienholder's interest in the vehicle

FILE NUMBER

Lienholder's Name

AMOUNT OF LIEN

LIEN EXTENDED TO

COUNTY

MATURITY DATE

Authorized Agent's Signature Date

SECOND LIENHOLDER

DATE RCD

Signature below certifies under penalty of perjury in the second degree the release of the second lienholder's interest in the vehicle

FILE NUMBER

Lienholder's Name

AMOUNT OF LIEN

LIEN EXTENDED TO

COUNTY

MATURITY DATE

Authorized Agent's Signature Date

THIRD LIENHOLDER

DATE RCD

Signature below certifies under penalty of perjury in the second degree the release of the third lienholder's interest in the vehicle

FILE NUMBER

Lienholder's Name

AMOUNT OF LIEN

LIEN EXTENDED TO

COUNTY

MATURITY DATE

Authorized Agent's Signature Date

FOURTH LIENHOLDER

DATE RCD

Signature below certifies under penalty of perjury in the second degree the release of the fourth lienholder's interest in the vehicle

FILE NUMBER

Lienholder's Name

AMOUNT OF LIEN

LIEN EXTENDED TO

COUNTY

MATURITY DATE

Authorized Agent's Signature Date

[Empty box for signature or stamp]

THE APPLICANT HAS BEEN DULY REGISTERED IN THIS OFFICE AS THE OWNER OF THE MOTOR VEHICLE DESCRIBED SUBJECT TO LIENS AND ENCUMBRANCES IN THE ORDER SHOWN.

EXECUTIVE DIRECTOR, COLORADO DEPARTMENT OF REVENUE
BARBARA BROHL

DATE DUPLICATE ISSUED

U8736882
DR-2001 (8-11)

KEEP IN SAFE PLACE - ANY ALTERATION OR ERASURE VOIDS THIS TITLE

VOID IF ALTERED

Section 6, Item A.

TRANSFER OF OWNERSHIP/BUYER(S) REQUIREMENT- Upon the sale or transfer of a motor vehicle the owner in whose name the certificate of title is issued shall execute a formal transfer of the vehicle. Within 60 days the buyer shall present the certificate of title together with an application for title to an authorized agent pursuant to C.R.S. 42-6-110.

TRANSFER OF OWNERSHIP/SELLER(S) REQUIREMENT- When the owner of a motor vehicle transfers or assigns the certificate of title to a buyer, the registration of such vehicle shall expire and the seller shall remove the license plates pursuant to C.R.S. 42-3-115.

ODOMETER CERTIFICATION- Federal and state law requires the seller to declare the mileage of the motor vehicle and requires the buyer to acknowledge the mileage of the motor vehicle upon transfer of ownership. The seller and buyer are required to print and sign their name to acknowledge the mileage pursuant to 49 USC 327.

THE SELLER(S) CERTIFIES, UNDER PENALTY OF PERJURY IN THE SECOND DEGREE, THAT THE SELLER(S) SIGNATURE(S) RELEASES AND TRANSFERS INTEREST IN THE VEHICLE AND THE ODOMETER READING AND DECLARATION ARE TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE.

NOTICE: ANY ALTERATION OR ERASURE MAY VOID THE ASSIGNMENT AND ALL ASSIGNMENTS THAT FOLLOW.

ASSIGNMENT BY OWNER(S)	Odometer Reading <i>N/A</i>	<input checked="" type="checkbox"/> Actual Mileage <input type="checkbox"/> Mileage in excess of Mechanical Limits <input type="checkbox"/> Not Actual - Warning Odometer Discrepancy	Buyer's Hand Printed Name <i>Keith E Stratman</i>
	Seller's Hand Printed Name(s) <i>Royce Robins III</i>		Buyer's Signature Acknowledges Odometer Reading <i>Keith E Stratman</i>
	Seller's Signature <i>Royce Robins III</i>		Buyer's Hand Printed Name <i>Holly L Stratman</i>
	Seller's Hand Printed Name(s)		Buyer's Hand Printed Name
	Seller's Signature		Buyer's Hand Printed Name
	Seller's Hand Printed Name(s)		Buyer's Hand Printed Name
	Seller's Signature		Buyer's Hand Printed Name
	Seller's Hand Printed Name(s)	Date of Sale <i>10/1/2021</i>	Buyer's Physical Address <i>4267 S. Cole Street</i>
Seller's Signature	Purchase Price <i>100⁰⁰</i>	Buyer's City, State, ZIP <i>Horridon, CO 80465</i>	

THE FOLLOWING REASSIGNMENT MAY ONLY BE USED BY LICENSED DEALERS.

1 ST DEALER REASSIGNMENT	Odometer Reading	<input type="checkbox"/> Actual Mileage <input type="checkbox"/> Mileage in excess of Mechanical Limits <input type="checkbox"/> Not Actual - Warning Odometer Discrepancy	Buyer's hand printed Name(s)
	Selling Dealer Name	License Number	Buyer's Signature Acknowledges Odometer Reading
	Agent's Hand Printed Name	Date of Sale	Buyer's Hand Printed Name(s)
	Agent's Signature	Purchase Price	Buyer's Hand Printed Name
	Auction Name (When Applicable)	Auction Number	Buyer's Physical Address, City, State, ZIP

2 ND DEALER REASSIGNMENT	Odometer Reading	<input type="checkbox"/> Actual Mileage <input type="checkbox"/> Mileage in excess of Mechanical Limits <input type="checkbox"/> Not Actual - Warning Odometer Discrepancy	Buyer's hand printed Name(s)
	Selling Dealer Name	License Number	Buyer's Signature Acknowledges Odometer Reading
	Agent's Hand Printed Name	Date of Sale	Buyer's Hand Printed Name(s)
	Agent's Signature	Purchase Price	Buyer's Hand Printed Name
	Auction Name (When Applicable)	Auction Number	Buyer's Physical Address, City, State, ZIP

3 RD DEALER REASSIGNMENT	Odometer Reading	<input type="checkbox"/> Actual Mileage <input type="checkbox"/> Mileage in excess of Mechanical Limits <input type="checkbox"/> Not Actual - Warning Odometer Discrepancy	Buyer's hand printed Name(s)
	Selling Dealer Name	License Number	Buyer's Signature Acknowledges Odometer Reading
	Agent's Hand Printed Name	Date of Sale	Buyer's Hand Printed Name(s)
	Agent's Signature	Purchase Price	Buyer's Hand Printed Name
	Auction Name (When Applicable)	Auction Number	Buyer's Physical Address, City, State, ZIP

• NO ADDITIONAL REASSIGNMENTS PERMITTED - Last Assignee must obtain title in their name(s)

Section 6, Item A.

STATE OF COLORADO
CERTIFICATE OF TITLE
MANUFACTURED HOME

TITLE NUMBER 0072
ODOMETER Exempt

VIN
459040

YEAR MAKE MODEL
1957 GREL

ODOMETER LEGEND:
A - Actual Mileage
E - Exceeds mechanical limits
N - Not actual mileage: WARNING ODOMETER DISCREPANCY

SIZE
45X10

TITLE BRANDS



KEITH E STRATMAN
4267 S COLE ST
MORRISON CO 80465-1135

DATE PURCHASED
01-Oct-2021

DATE ACCEPTED
15-Apr-2022

DATE ISSUED
15-Apr-2022

ISSUED BY
GRAND

OWNER JTWROS
KEITH E STRATMAN
HOLLY L STRATMAN

PREVIOUS TITLE NUMBER
53E235354

PREVIOUS TITLE STATE
CO

Pursuant to C.R.S 42-6-109(3) a person transferring ownership of a vehicle may voluntarily notify the Department of Revenue, Division of Motor Vehicles within five days of transfer of ownership at mydmv.colorado.gov. If properly notified the person transferring ownership is not held liable in or subject to any civil or criminal action brought against the transferring owner or vehicle pursuant to C.R.S 42-6-109(3)(d).



THE APPLICANT HAS BEEN DULY REGISTERED IN THIS OFFICE AS THE OWNER OF THE MOTOR VEHICLE DESCRIBED.
SUBJECT TO LIENS AND ENCUMBRANCES IN THE ORDER SHOWN

COLORADO DEPARTMENT OF REVENUE
Mark Ferrandino
Executive Director



L0078269227

KEEP IN SAFE PLACE - ANY ALTERATION OR ERASURE VOIDS THIS TITLE

06611060

VOID IF ALTERED

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Grand Lake Planning Commission will hold a Public Hearing on Wednesday, July 19th, 2023 at 6:30 PM at

1026 Park Ave. to review a variance request regarding an existing trailer at Shadow Mountain Lake MH Park Subdivision, Block 14, space #23

Section 6, Item A.

review of an existing trailer at Shadow Mountain Lake MH Park Subdivision, Block 14, space #23

also known as 700 Lake Front Rd. #23. Trailers are pre-existing, non-conforming structures. The request is for relief to expand in size.

Also, Public Notice is hereby given that the Grand Lake Board of Trustees will hold a Public Hearing on Monday, July 24th, 2023 at 6:30 PM at 1026

Park Ave. Grand Lake Town Hall, to review a variance request regarding the replacement of an existing trailer with a new trailer at Shadow Mountain Lake MH Park Subdivision, Block 14, space #23 also known as 700 Lake Front Rd. #23. Trailers are pre-existing, non-conforming structures. The request is for relief to expand in size.

Additional information is available for public

inspection at Town Hall during normal business hours. Public comments and participation are both encouraged and welcome, either in person at the public meeting, in writing to the Town Planner,

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at the Grand Lake, P.O. Box 99, Grand Lake, CO 80447 or by e-mail to

planner@toglco.com

PUBLISHED IN THE SKY-HI NEWS ON FRIDAY, JUNE 30, 2023.

From: [Irene Shaw](#)
To: [Kim White](#)
Subject: Variance on 700 Lake Front Rd. #23
Date: Friday, July 7, 2023 12:22:12 PM

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

I received the certified letter from the town of Grand Lake regarding a variance for 700 Lake Front Rd. #23. I am very much opposed to this. If one person is allowed a variance, many will follow and you won't be able to refuse them.

Rules are made for a reason. I asked the Forest Service if I could build a boat house. I was told no. The existing ones are grandfathered in, and they're not allowing any more to be built. I must abide by that rule, and I understand.

I think rules are made for a reason and I think the city will end up with a whole new trailer park. If the trailers are in need of repair, they must repair them. They bought the mobile home knowing they couldn't move a new one in just to get a bigger one. Those lots are fairly small already. To expand in size, would make it more crowded. There are certain rules we must follow and this rule needs to be kept in place with no exceptions.

Thank you for the letter and keeping neighbors informed.

Sincerely
Irene Shaw
312 Lakeside Drive
Grand Lake (303) 475-4505

Shadow Mountain Lake Recreation Park Inc.

700 Lake Front Road

P.O Box 711

Grand Lake Co 80447

To: Kim White

Grand Lake Town Planner

kwhite@toglco.com

From: Mark Miller

Shadow Mountain Lake Recreation Park

shadowmtnrecrepark@gmail.com

Subject: Keith & Holly Stratman unit #23 Trailer Replacement

Pursuant to your request:

After review of the details for the two models submitted by Holly & Keith Stratman.

We the SMLRP board of directors find the proposed units (Park Model 1001475-Park Model1001835) to be architecturally compatible and a allowable fit within the allotted space guidelines and square footage of the previous unit.(See attached images)

If we may be of any additional service in regard to this matter please let us know.

Sincerely,



SMLRP-President



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
gplanning@townofgrandlake.com • www.townofgrandlake.com

ZONING VARIANCE REQUEST APPLICATION

PROPERTY LOCATION:
 Street Address: 700 Lake Front Road, Grand Lake, CO 80447
 Legal Description: Lot 23 Block _____ Subdivision _____

PROPERTY OWNER INFORMATION:
 Name: Keith Stratman Email: KHSTRATMAN@MSN.COM
 Mailing Address: 4267 S. Cole Street Phone: 303-921-8621
 City: Morrison State: CO Zip: 80465 Fax: _____

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

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

VARIANCE REQUEST (Brief Description):
Replace current 1957 trailer with a ~~new~~ new Park Model trailer

REQUIRED INFORMATION CHECKLIST:

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

AFFIDAVIT:
 BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.
 Print Name: Keith E Stratman
 Signature: Keith E Stratman Date: 7/14/2023

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

BUILDING PERMIT APPLICATION

Section 6, Item A.

JURISDICTION: _____

BUILDING PERMIT NUMBER: B- _____ - _____

DATE OF ISSUE _____ / _____ / _____

PARCEL I.D. NUMBER: _____

REQUIRED WITH SUBMISSION OF APPLICATION:

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

SCHEDULE NUMBER: R _____

CONTACT NAME: Keith Stratman

CONTACT PHONE: 303-921-8621

CONTACT EMAIL: KHSTRATMAN@MSN.COM

1. Keith & Holly Stratman 4267 S. ^{Cole} ~~St~~ Street

Morrison CO 80465 303-921-8621

2. LEGAL DESCRIPTION: 23 14 Shadow Mountain Lake Rec Park

OR METES AND BOUNDS _____ SECTION _____ TOWNSHIP _____ RANGE _____

3. JOB ADDRESS: 700 Lake Front Road Unit #23, Grand Lake, CO, 80447

4. ARCHITECT OR DESIGNER: N/A

5. ENGINEER: N/A

6. CONTRACTOR EMAIL: N/A

7. HOMEOWNER EMAIL: KHSTRATMAN@MSN.COM

8. USE OF BUILDING: Personal use

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

10. DESCRIBE WORK: Replace existing trailer with new Park Model home

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

11. SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT: Keith Stratman DATE: 6/3/2023

SIGNATURE OF OWNER (IF OWNER BUILDER) _____ DATE _____

DO NOT WRITE BELOW THIS LINE

VALUATION OF WORK			BUILDING PERMIT FEE				TOTAL FEE				
			ZONING FEE								
SEPTIC PERMIT FEE			DRIVEWAY PERMIT FEE								
SEPTIC PERMIT #			TYPE OF CONSTRUCTION				OCCUPANCY GROUP				DIVISION
ZONING APPROVAL			SIZE OF BUILDING		No. of		Max Occ		USE		
			TOTAL SF		Stories		Load		ZONE		
SET BACKS	FRONT		SIDE		SIDE		BACK				
SPECIAL CONDITIONS:			SPECIAL APPROVAL		NOT REQUIRED		APPROVED				
			WATER								
			SEWER								
			P&Z SIGNOFF								
			3 LAKES DESIGN REVIEW								
			DRIVEWAY PERMIT								
APPLICATION ACCEPTED BY	PLANS CHECKED BY		ISSUED BY								
DATE	DATE		DATE				APPLICATION #				



TOWN OF GRAND LAKE



TAXES AND FEES CALCULATION SHEET

Date _____ Building Permit Number _____

1. Owner Name Keith + Holly Stratman
2. Owner Address 4267 S. Cole Street, Morrison, CO 80465
3. Owner Phone and Email 303-921-8621 KHSTRATMAN@MSN.COM
4. Job Address 700 Lake Front Road, Unit #23, Grand Lake, CO
 Subdivision Shadow Mountain Lake Rec Park Block 14 Lot(s) 23

USE TAX CALCULATION

<u> </u>	X	<u>50%</u>	X	<u>5%</u>	=	<u> </u> (1)
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AFFORDABLE HOUSING FEE CALCULATION

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

COMBINED TAXES AND FEES

(1) + (2) =

Permit Number: _____

Date Issued: _____

TO ALL BUILDING PERMIT APPLICANTS:

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

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

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

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

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

- Option A. As you purchase building materials, you may present your building permit showing "Use Tax Paid" and NOT be charged up to 5% of the municipal tax on the items so purchased.
- Option B. If a local sales tax is charged on your construction material purchases, save your receipts. Please note the building permit number, date of purchase, and construction site location for the purchases and present the receipts to the Town Clerk. After verifying the items submitted and computing the taxes paid, you will be reimbursed for the local sales tax paid up to (but not exceeding) the total amount of use tax paid.

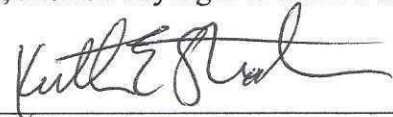
ALL RECEIPTS MUST BE SUBMITTED TO THE TOWN WITHIN THIRTY (30) DAYS AFTER THE CERTIFICATE OF OCCUPANCY, A LETTER OF FINAL INSPECTION, OR OTHER DOCUMENT DENOTING ACKNOWLEDGMENT OF SUBSTANTIAL COMPLETION HAS BEEN ISSUED, OR THE PERMIT IS CLOSED FOR ANY OTHER REASON BY THE TOWN OF GRAND LAKE OR THE GRAND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

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

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

I, Keith Stratman, who is requesting a Building Permit for construction at the
 (Print Name)
 following site: 700 Lake Front Road, Unit #23, Grand Lake, CO
 (legal description or street address)

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

Signature 



Town of Grand Lake

Planning Department

• P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
• Phone: 970-627-3435 • Fax: 970-627-9290
• Email: glplanning@townofgrandlake.com • Website: townofgrandlake.com

GRAND LAKE PLANNING DEPARTMENT CONSENT FORM

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

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

Owners Name or Representative: ~~Keith Stratman~~ Keith Stratman

Signature: Keith Stratman Date: 6/3/2023

**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 14 day of July, 2023, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, (“the Town”) and Keith E Stratsch, a homeowner (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: Keith E Stratman

OWNER OF PROPERTY: 

Signature

TOWN OF GRAND LAKE

SEAL

By: _____
Kimberly White, Community Development Director

Attest:

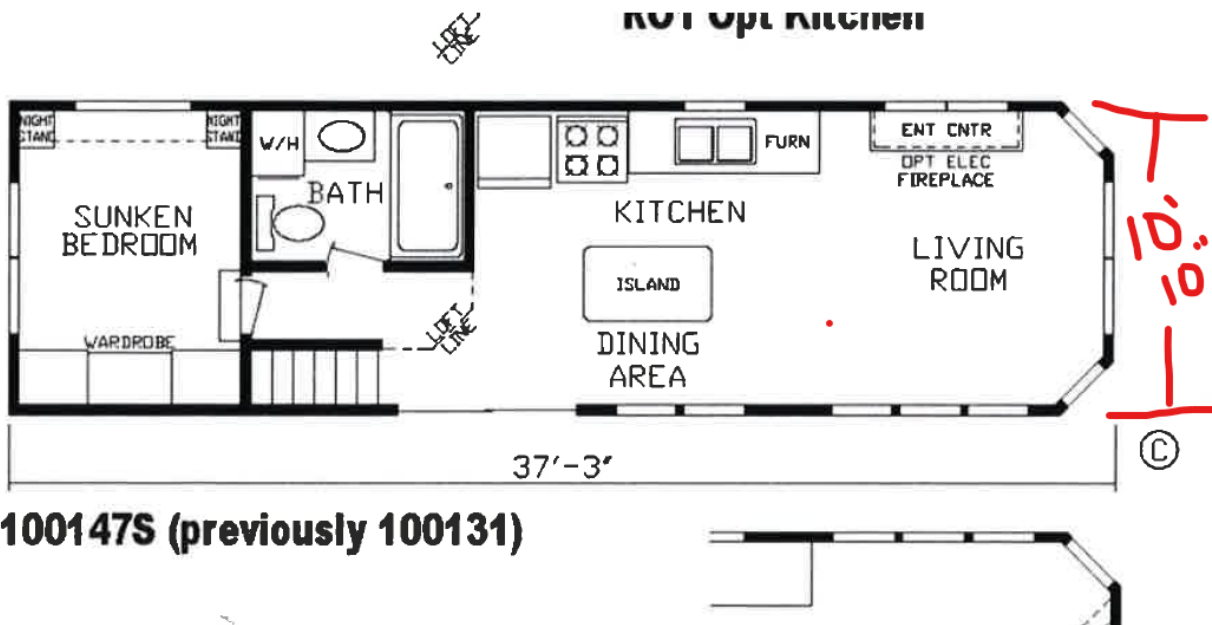
Alayna Carrell, Town Clerk

Unit #1 - 2023 Fairmont Homes Country Manor - 100147S RV Park Model

- Unit dimension = 37' 3" x 10' 10" = 404 sq ft
- Existing unit per title = 45' x 10' = 450 sq ft







Unit #2 - 2023 Fairmont Homes Country Manor - 100183S RV Park Model

Section 6, Item A.

- Unit has (2) exterior doors – per discussion with Ray, he thought this was required
- Unit dimension = 36' 10" x 10' 6" = 399 sq ft
- Existing unit per title = 45' x 10' = 450 sq ft





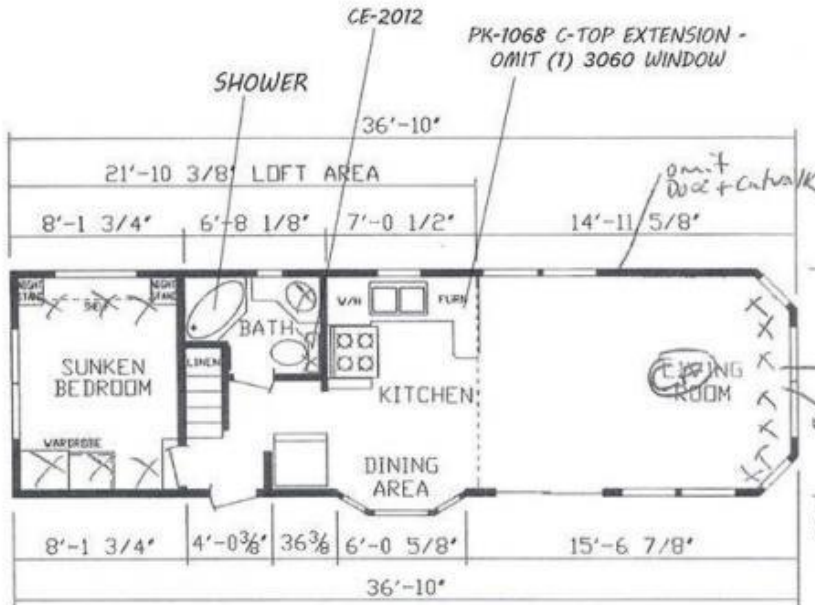




SUNCOAST TRAILER SALES

* Pro 162 with
 - PEW 047 trap + (2) JUST muller
 - PC 1543 A
 -XXXXXXXXXXXXXXXX

* white corner posts
 * METAL UNDERBELLY
 * 110V A/C READY



XXX = Suede Gray V06

PC 1543/A
 E-CENTER FOR 26" FIREPLACE

NOTE: FOR MODEL DIMENSIONS, OUR STANDARDS AND STANDARDS OF THE INDUSTRY GENERALLY INCLUDE A NOMINAL 4-FOOT ALLOWANCE FOR HITCH LENGTH PLUS ALLOWANCE FOR OTHER APPURTENANCES FOR WIDTH AND FOR LENGTH NORMALLY INCLUDED IN MEASUREMENTS FOR HIGHWAY MOVEMENT. REAR BEDROOM DIMENSIONS INCLUDE BAY, UNLESS BAY IS OPTIONAL ON A PARTICULAR UNIT OR IS OMITTED BY SPECIAL ORDER. ROOM SIZES ARE NOMINAL AND SOMETIMES THE DIMENSION INCLUDES WALL THICKNESS. DESIGNS, SPECIFICATIONS AND PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE. SOME OPTIONAL ITEMS ARE SHOWN. SOME TIRES, WHEELS, BRAKES AND AXLES ARE REUSED AFTER CAREFUL INSPECTION.

THIS DOCUMENT IS THE SOLE PROPERTY OF FAIRMONT HOMES, INC. UNAUTHORIZED USE, REPRODUCTION, OR DISSEMINATION OF INFORMATION CONTAINED HEREIN IS STRICTLY PROHIBITED. THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION, TRADE SECRETS, AND PROPRIETARY INFORMATION AND ANY UNAUTHORIZED USE OR POSSESSION OF THIS DOCUMENT WILL WARRANT PROSECUTION.

DATE OF LAST ISSUE	MODEL 4111 BEDROOM LOFT		
10/11/19	SCALE: 1/4"=1'-0"	DATE: 10/11/19	DRAWN BY: P. CHURCH
			SEARCH NUMBER
	SQUARE FOOTAGE: 399.9423		100171

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 08 – 2023**

**A RESOLUTION AUTHORIZING THE REPLACEMENT OF A
NON-CONFORMING STRUCTURE LOCATED AT
BLOCK 14, GRAND LAKE ESTATES 2ND FILING TO THE TOWN OF GRAND LAKE;
MORE COMMONLY REFERRED TO AS 700 LAKE FRONT ROAD #23**

WHEREAS, Keith and Holly Stratman (the “Applicant”) are the property owner of Unit 23 located at Block 14, Grand Lake Estates 2nd Filing to the Town of Grand Lake (herein the “Property”); and

WHEREAS, the Property appears to be Non-Conforming (the “Non-Conforming Structure”) for a variety of reasons, including but not limited to, the following:

- Municipal Code 12-2-6 [Zoning] Definitions
- Municipal Code Use by Right for the Zoning District; and,

WHEREAS, the Town of Grand Lake (the “Town”) received a building permit application from the Applicant which was denied pursuant to Grand Lake Municipal Code (the “Code”) requirements; and

WHEREAS, subsequently, the Town received a Land Use Application from the Applicant requesting to replace an existing Non-Conforming Structure as shown on the Zoning Variance Request Application dated June 5th, 2023(the “Application”); and,

WHEREAS, Municipal Code 12-2-32 Non-Conforming Uses and Structures states:

(A) Non-Conformance - Certain uses of land and buildings may be found to be in existence at the time of the passage of this Article which does not meet the requirements as set forth herein. It is the intent of this Article to allow the continuance of such non-conforming use.

1. A building or use that is in violation of the requirements of this Code and was constructed or established since the adoption of this Code without the necessary approvals, permits or authorizations from the Town is considered nonconforming. The owner and/or operator of a nonconforming building or use shall be subject to actions and penalties allowed by this Code and all other applicable Town Ordinances and shall be required to correct the nonconforming situation to come into conformance with all applicable standards and regulations of this Code; and,

WHEREAS, Municipal Code 12-2-32 Non-Conforming Uses and Structures states:

(B) Expansion or Enlargement

1. A non-conforming building or use to be extended or enlarged shall conform with the provisions of this Article.

(a) Special Exceptions to Provisions on Expansion of Non-Conforming Uses

3. The Planning Commission may authorize, upon appeal in specific cases, an exception permitting an increase in a non-conforming use on a parcel when the parcel has similar non-conformances, subject to terms and conditions fixed by the Commission. No exception shall be authorized hereunder unless the Commission shall find that all the

following conditions exist:

- (a) The use is a non-conforming use as defined by this Article and is in full compliance with all requirements of this Article applicable to non-conforming uses;*
- (b) That, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this Article regarding non-conforming uses will result in unnecessary hardship;*
- (c) That the exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same zone district or other zone districts;*
- (d) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;*
- (e) That the exception will not weaken the general purposes of this Article or the regulations established herein for the specific district;*
- (f) That the exception will be in harmony with the spirit and purposes of this Article.*
- (g) That the exception will not adversely affect the public health, safety, or welfare; and,*

WHEREAS, Block 14, Grand Lake Estates 2nd Filing is owned and operated by a Board of Directors (herein after “the Association”); and,

WHEREAS, in 2005 the Association submitted a Planned Development Application to the Town more commonly referred to as the Shadow Mountain Recreation Park (herein after the Planned Development Application); and,

WHEREAS, on October 2, 2007 the Commission reviewed the Planned Development recommending the Association move proceed with the Planned Development Application; and,

WHEREAS, the intent of the Planned Development Application was to resolve the non conforming issues associated with Block 14, Grand Lake Estates 2nd Filing; and,

WHEREAS, the Planned Development Application has sat idle since 2007; and

WHEREAS, the Application requests removal of an existing non-conforming mobile home constructed in 1957 that is in need of substantial repair or replacement with a more modern manufacture home on a permanent chassis; and

WHEREAS, the existing mobile home size is no longer produced, however, the replacement manufactured home is approximately 40 square feet smaller, resulting in an overall lessened degree of non-conformity.

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

THAT, the Commission reviewed the Request and found the Applicant met the criteria of Municipal Code

12-2-32; and,

THAT, the Commission hereby grants the Request of the Applicant contingent on the following conditions of approval:

1. The Applicant obtains an approved Building Permit for the Property; and,
2. The Applicant complies with all other federal, state, and local regulations; and,
3. In granting this Request the Commission is not obligated to grant similar requests in the future nor does granting this Request set precedent for any future requests; and,
4. The Applicant has one (1) year to comply with all the conditions and requirements above or this authorization shall become null in void.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 19th DAY OF JULY 2023.

(S E A L)

Votes Approving:
 Votes Opposed:
 Absent:
 Abstained:

ATTEST:

TOWN OF GRAND LAKE

 Alayna Carrell
 Town Clerk

 James Shockey
 Planning Commission Chairman