

**TOWN OF GRAND LAKE
ORDINANCE NO. 04 – 2016**

**AN ORDINANCE APPROVING AMENDED LOTS 1-2, BLOCK 4, GRAND LAKE ESTATES 1ST
FILING; MORE COMMONLY REFERRED TO AS 402 MARINA DRIVE**

WHEREAS, Brian M. and Debra A. Ross Trust (the “Property Owner”) of real property described as Lots 1-2, Block 4, Grand Lake Estates 1st Filing (“Lots 1-2”) and Parcel 1, Marina Drive Minor Subdivision (“Parcel 1”); and,

WHEREAS, the Town of Grand Lake (the “Town”) received a Land Use Application (the “Application”) from the Property Owner (the “Applicant”); and,

WHEREAS, the Town Municipal Code 12-9-8 Redevelopment Procedure states:

(A) Redevelopment of land or changes to a recorded Plat shall be considered a development and it shall comply with these regulations with the following exceptions:

(1) Lot lines may be revised from those shown on the recorded Plat, provided that in making such changes:

(a) No lot or parcel of land shall be created or sold that is less than the minimum requirements for area or dimension as established by these regulations or other applicable regulations or Sections of this Code.

(b) Drainage or utility easements or rights-of-way reserved for drainages and utilities shall not be changed, unless supported by complete engineering data;

(c) Street locations and street rights-of-way shall not be changed, and;

(d) The Plat shall not be altered in any way which will adversely affect the character of the plat filed...; and,

WHEREAS, the Town Planning Commission forwarded a favorable recommendation by Resolution 02-2016; and,

WHEREAS, the Town Board of Trustees (the “Board”) reviewed a plat for Amended Lots 1-2, Block 4, Town of Grand Lake at a Public Hearing on March 14th, 2016 (the “Amended Plat”); and,

WHEREAS, the Board continued reviewed of the Amended Plat until March 28th, 2016.

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

THAT, the Board determined Municipal Code 12-9-8 Redevelopment Procedure applies for this request; and,

THAT, the Board hereby approves Amended Lots 1 & 2, Block 4, Grand Lake Estates 1st Filing (the “Plat”) attached herein with the following conditions:

1. The Applicant provide the Town with all executed documents for recording; and,
2. The Applicant provide the Town with closing documents associated with the property transfer required by this Plat; and,
3. The Applicant complies with all other federal, state, and local regulations.

THAT, the Board acknowledges a separate land use application exists for a proposed amendment to the Marina Drive Minor Subdivision not under the direct control of this Applicant; and,

THAT, the Board understands the details associated with amending Parcel 1, Marina Drive Minor Subdivision may have a minimal effect this Plat; and,

THAT, this Plat approval is not contingent on amending the Marina Drive Minor Subdivision; and,

THAT, in the event the Marina Drive Minor Subdivision is not approved or recorded the Board authorizes Town Staff to modify the details of the Plat as necessary for recording.

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 28TH DAY OF MARCH, 2016.

(S E A L)

Votes Approving:	6
Votes Opposed:	0
Absent:	1
Abstained:	0

ATTEST:

TOWN OF GRAND LAKE

Katie Nicholls, Town Clerk

Judy M. Burke, Mayor