

**TOWN OF GRAND LAKE
ORDINANCE NO. 08 – 2016**

**AN ORDINANCE APPROVING AMENDED LOT 3 AND AMENDED LOT 5, BLOCK 3,
SUNNYSIDE ADDITION TO THE TOWN OF GRAND LAKE**

WHEREAS, Municipal Code 12-9-8 [Land Development Regulations] 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.*
- (B) *A copy of all Final Plat revisions shall be submitted to the Planning Commission and the Board of Trustees for their review.*
- (C) *Where the redevelopment complies with the appropriate requirements of these regulations, a Recorded Plat indicating the redevelopment shall be submitted to the Town Planning Commission and the Board of Trustees for their endorsements, prior to the filing of such plat with the Town Clerk. Such plats shall specifically indicate the revisions being made compared to the previously recorded plat; and,*

WHEREAS, the Town of Grand Lake (the “Town”) received a Land Use Application (the “Application”) from Joseph Heath II (the “Applicant”) on July 2, 2015; and

WHEREAS, the Applicant is the owner of the South ½ of Lot 2 & Lots 3-5, Block 3, Sunnyside Addition to the Town of Grand Lake(the “Property”); and

WHEREAS, the Applicant is requesting to combine three (3) buildable tracts of land by adjusting lot lines to accommodate only two (2) buildable tracts of land as shown in the attached amended plat dated 5/15/16 (the “Request”); and

WHEREAS, the Planning Commission has forwarded a favorable recommendation by Resolution 17-2015; and,

WHEREAS, the Town Board of Trustees (the “Board”) reviewed the Request at a regularly scheduled meeting.

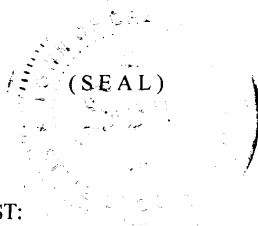
NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO,

THAT, the Board determined the Application complies with all requirements of Municipal Code 12-9-8; and,

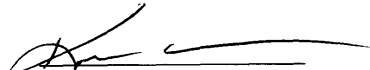
THAT, the Request is hereby approved as shown on the attached amended plat with the following corrections:

1. The title of the plat is revised to correct a typo. ("peviously" should be "previously"); and,
2. Plat note #5 is revised to state: "The approval of Amended Lot 3, as shown, creates a non-conforming driveway and is subject to the provisions of the Town Municipal Code 12-2-32: Non-Conforming Uses and Structures."

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 13TH DAY OF JUNE, 2016.




ATTEST:


Katie Nicholls,
Town Clerk

Votes Approving: 7
Votes Opposed: 0
Absent: 0
Abstained: 0

TOWN OF GRAND LAKE


James C. Peterson
Mayor