



Date: October 8, 2026
Department: Planning & Zoning
Presenter: Monica Chenault, Clerk/Treasurer
Subject: Site Plan Review – 776 Lodge Lane (Permit 26-000217)

Purpose:

To provide the Planning and Zoning Commission with staff's review of the site plan for a proposed single-family residence at 776 Lodge Lane in the R-1 Single-Family Residential District.

Background:

Permit File 26-000217 – Polland / Trujillo. I have reviewed the submitted site plan for a proposed single-family home against the applicable R-1 requirements of the Town of Alpine Land Use and Development Code and have found that the site plan contains the required information.

Under §2-301(c)(8) and (10), the site plan must identify the proposed structure and its setbacks, vehicular access, finished grade, sewer and water connections, utilities and easements, parking and driveway dimensions, onsite drainage, and snow-storage areas with dimensions and square footage. The attached plan identifies the proposed residence, setbacks, access and parking, water and sewer lines, power line, and designated snow-storage area.

Alternatives:

Option A — Accept the site plan review as presented.

- Benefit: Documents staff's finding that the submitted site plan contains the required information.
- Challenge: Construction remains subject to applicable permit conditions and inspections.

Option B — Request additional site-plan information if the Commission identifies a specific outstanding item.

- Benefit: Allows clarification of any item identified during review.
- Challenge: May delay permit processing.



Fiscal Impact:

No additional Town expenditure is identified as part of this site-plan review.

Strategic or Community Impact:

Reviewing residential site plans against adopted standards supports consistent administration of the Town's land use requirements.

Key Questions:

Does the Commission identify any specific site-plan information requiring clarification?

Suggested Motion:

I move to accept the staff site-plan review for Permit 26-000217, 776 Lodge Lane, as presented.



PAPER SIZE : 17"X11"

