

Neighbors letters received (2):

Aug 4, 2023

Grand Lake Planning
Commission

We are homeowners
of 200 Hancock and
to state that we have
no issues, problems,
or concerns with any
of the landscaping
at 1204 West Portal
Rd.

respectfully,

Robert (Bill) and
Sandra (Dandie)
Roth

phone - 719-767-5384
cell 719-340-0321

2 August 2023

Thomas Clarke
1663 Steele St. #808
Denver, CO 80206
303-322-4401

TO: Kim White, Community Development Director
Town of Grand Lake, P.O. Box 99, Grand Lake, CO 80447-0099

Attn. Kim White,

I have received your notification of the Planning Commission Public Hearing on August 28th regarding the Retaining Wall Height Exception on my neighbor's property at 1204 West Portal Road. My wife and I are owners of the adjacent property (110 Hancock St.) to the west of the Nichols property. I will try to attend the hearing via zoom if possible.

I met with Keith Nichols back in May and he showed me the excavation and retaining wall that had been constructed along his north property line and mentioned that Grand Lake was not pleased that the work was not properly permitted.

The work in question does not impact my property and did not appear to me to pose a safety hazard when Keith showed it to me (there are lots of better places to take a spill in and around Grand Lk.). So I indicated to Mr. Nichols that I had no particular objection to what was built on his property. I do not intend to make an objection to the retaining wall height or location before the Grand Lake Planning Commission. It would have been much better if Mr. Nichols had gotten proper approvals before the work on his property was performed.

Mistakes are made. Over 20 years back- the Town of Grand Lake rebuilt the (8") water line going up Hancock St. to the treatment plant. The line was built partly on my property (N. W. corner) and the trees along my west property line were damaged - some of them died. The construction work on the water line was so sloppy it eventually had to be re-done.

After about three years of negotiating with Town Attorney, Scott Krob, we came to an agreement to build the Spitzmiller-Kane Trail in that section of Hancock St. I think that was a good outcome for us and our neighbors, Jean Demmler & John Kane, and the people of Grand Lake who use the Trail. We appreciated the help that Bernie McGinn & Grand Lake provided to actually build the trail. The Trail is a big improvement over that previously steep, washed-out section of Hancock St.. Today- many people use the Trail heading when coming and going to and from the trails in Rocky Mountain Park.

Conclusion : I don't think its necessary to make a 'big deal' out of the Nichols retaining wall infraction so long as it only affects their property. Grand Lake's development guidelines are important but enforcement should be flexible. Compromises are necessary when possible.

Cordially, Tom Clarke



Copy: Keith & Cindy Nichols, 1204 West Portal Road, Grand Lake, CO