

960 Tallaqua Lot Consolidation

6/4/2024

Owners: Craig Engelsen & Kristen Frisbie

#### Request Information

1. Application form: Previously provided.
2. Application deposit: Previously provided.
3. Proof of ownership: provided as separate attachment to the overall email sent for the lot consolidation request.
4. Project description: The Lot Consolidation Plat has all of the requested information. However, I am summarizing below:

Amended Lot 12 block three Grand Lake Estates first filing reception number 9089.

Requesting a consolidation of lots 12 and 13, block 3 Grand Lake Estates, first filing situated in the SE 1/4 section 6, Township 3 North range 75 west of the sixth principal Meridian, town of Grand Lake County of grand state of Colorado.

960 Tallaqua Drive.

This request is simply to remove the lot line between the two lots with no additional changes to the lots. There is one primary structure on the property which is the dwelling. The dwelling is a two-story home. The only other significant items on the two lots is a gravel driveway from the house to the street and a fire pit. The total acreage of the two lots is 0.505 acres.

5. List of addresses for adjacent property:

Adjacent properties: 371 Lakeside Dr., Grand Lake, CO 80447 & 429 Lakeside Dr., Grand Lake, CO 80447

Owner: David and Barbara Ridgley own both properties

930 Alexa Way, Fort Collins, CO 80526-4352

Adjacent property: Property address is not listed on the assessors page. However, it is parcel number 1193-064-07-006 on Lakeside Drive drive

Owner: Julie Drennan

2658 South Xenia Court, Lakewood, CO 80228-4927

Adjacent property: 912 Tallaqua Dr., Grand Lake, CO 80447

Owner: Lee and Donna Walsh

5386 Fir Ave., Erie, CO 80516-9133

Adjacent property: 827 Chipmunk Ln., Grand Lake, CO 80447

Owner: Lisa Roska

101 Hope Town Court, Cedar point, NC 28584-4501

6. Lot consolidation Plat: Previously provided.