



# Town of Grand Lake

## LAND USE REVIEW APPLICATION FORM

P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447

Phone: 970-627-3435 • Fax: 970-627-9290

Email: [planner@toglco.com](mailto:planner@toglco.com) • Website: [townofgrandlake.com](http://townofgrandlake.com)

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED HEARING

### PROPERTY

Property Address (or general location if not addressed): 304 West Lake Ave

Legal Description: Lot 940 Block 28 Subdivision TOGL

Lot Area (in square feet or acres): \_\_\_\_\_ Existing Use of Property: Empty

### TYPE OF REVIEW (check one)

- Rezoning     Subdivision     Minor Subdivision     Annexation     Planned Development  
 Conditional Use     Vacation – Public right-of-way     Amendments to approved Subdivision or PD  
 Other: \_\_\_\_\_

### PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable)

Doggie Daycare/Dog Training/Dog Boarding Garage 576 sq Small  
Cottage 312 sq large Cottage 900 sq 1/2 acre

### Applicant Information

Is the Applicant the owner of the property? Yes  No

If the Applicant is not the owner of the property, does the Applicant have authority from the property owner to engage in the proposed use? Yes  No

Please have the landlord fill in the "Contact Information" section below to confirm authorization of this specific use for the tenant/applicant use.

Name of Development: Get Along Little Doggie Dog Training

Name of Applicant: George B. Wilenast Email: \_\_\_\_\_

Address: 304 West Lake Ave P.O. Box 797 Phone: \_\_\_\_\_

City: Grand Lake State: CO Zip: 80447 Fax: \_\_\_\_\_

Contact Information (if not the applicant)  check box if landlord

Name of Contact: Charles Cowles Email: \_\_\_\_\_

Address: P.O. Box 2047 Phone: \_\_\_\_\_

City: Grand Lake State: CO Zip: 80447 Fax: \_\_\_\_\_

### STAFF USE ONLY

File Name: \_\_\_\_\_

Application Received By: kwhite Date: 4/1/2024 Time: 9:30a

Fee Paid: yes Amount: \$300 rcvd 3/27 Reimbursement Form Signed:  Yes Date: \_\_\_\_\_  No



**TOWN OF GRAND LAKE  
AGREEMENT FOR PAYMENT OF  
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE  
TOWN SUBDIVISION, ANNEXATION, LAND USE AND ZONING  
PROCESS**

THIS AGREEMENT ("the Agreement" is entered into this 1<sup>st</sup> day of April, 2024, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, ("the Town") and Get Along With Daggin Dog Training L.L.C., a \_\_\_\_\_ (homeowner, type of corporation, LLC, etc. if applicable), (collectively, "the Applicant").

**WHEREAS**, the Applicant owns, or has rights to the possession and use of, certain property situated in Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, ("the Property");

**WHEREAS**, the development and land use review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, conditional uses, dedication of lands and the availability of and feasibility of providing utility services;

**WHEREAS**, the Applicant desires to develop or conduct a conditional use on the Property and has made application to the Town for approval of subdivision, annexation, conditional use, and/or zoning of the Property, and

**WHEREAS**, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town's expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

**WHEREAS**, the Parties hereto recognize that the Town will continue to incur expenses through the entire review process until final completion of the development or conditional use including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

**NOW THEREFORE**, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Applicant and the Town will apply those fees against the review expenses incurred by the Town while processing the Applicant's development review or conditional use proposal. In the event the Town incurs review expenses greater than the monies collected from the Applicant, the Applicant agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Applicant shall pay all invoices submitted by the Town within ten (10) days of the Town's delivery of such invoice. Failure by the Applicant to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits, conditional use permits, or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.

2. Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant and file such notices as are required by the Town's regulations. The Applicant shall be liable for all costs incurred by the Town in terminating the processing of the application.
3. If the Applicant fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized by law to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Applicant all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of review of the application throughout the review process. Statements of expenses incurred will be made available to the Applicant by the Town. Expenses to be charged to the Applicant's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Applicant with a statement of account and will refund to the Applicant any funds paid by the Applicant that were not expended by the Town, except where the Parties expressly agree to the contrary.
5. Applicant's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Applicant's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Applicant prior to a final decision in the process.

**IN WITNESS WHEREOF**, the Town and the Applicant have caused this Agreement to be duly executed on the day and year first above written.

PRINTED APPLICANT'S NAME: George D. Wilcinski

APPLICANT'S SIGNATURE:   
Signature

TOWN OF GRAND LAKE  
By:   
Kim White, Community Development Director

SEAL

Attest:  
  
Alayna Carrell, Town Clerk

# Get Along Little Doggie Dog Training

George D Wilcinski  
Master Dog Handler/Trainer

P. O. Box 797  
Grand Lake, Co. 80447

Town of Grand Lake /co/Kimberly White  
Street Address  
1026 Park Avenue Grand Lake, Co. 80447  
970-627-3435  
planner@toglco.com

3-25-24

Dear Town of Grand Lake /co/Kimberly White,

The nature of my business and what I plan to use this property for is to have a facility to be able to train dogs in a variety of disciplines based on programs developed by the AKC. I am a certified evaluator for the AKC and want to teach their Star Puppy classes, agility, trick and canine good citizen testing. I will utilize the garage space as a class in the evenings for group classes and in the daytime inside space for doggie daycare. The yard area will be fenced in with a 6-foot wooden privacy fence and the inside then will be separated into separate areas for different sized dogs. The small studio area will be my office space. The old bunkhouse will become my residence, where I will on occasion pet sit or overnight board others pets. I will only board up to three dogs. For the daycare, I will limit it to 10-15 dogs at a time.

I will always supervise the dogs and keep the noise level down to not disturb my neighbors. There is parking provided in front of the residence off the street. I am not selling any items other than my services, so I don't have a sales tax license. I do have a federal Ein and the business is registered with the state.

Sincerely,

George D Wilcinski



## CCR property information

Charles Cowles [REDACTED]

Tue 3/26/2024 4:41 PM  
[REDACTED]

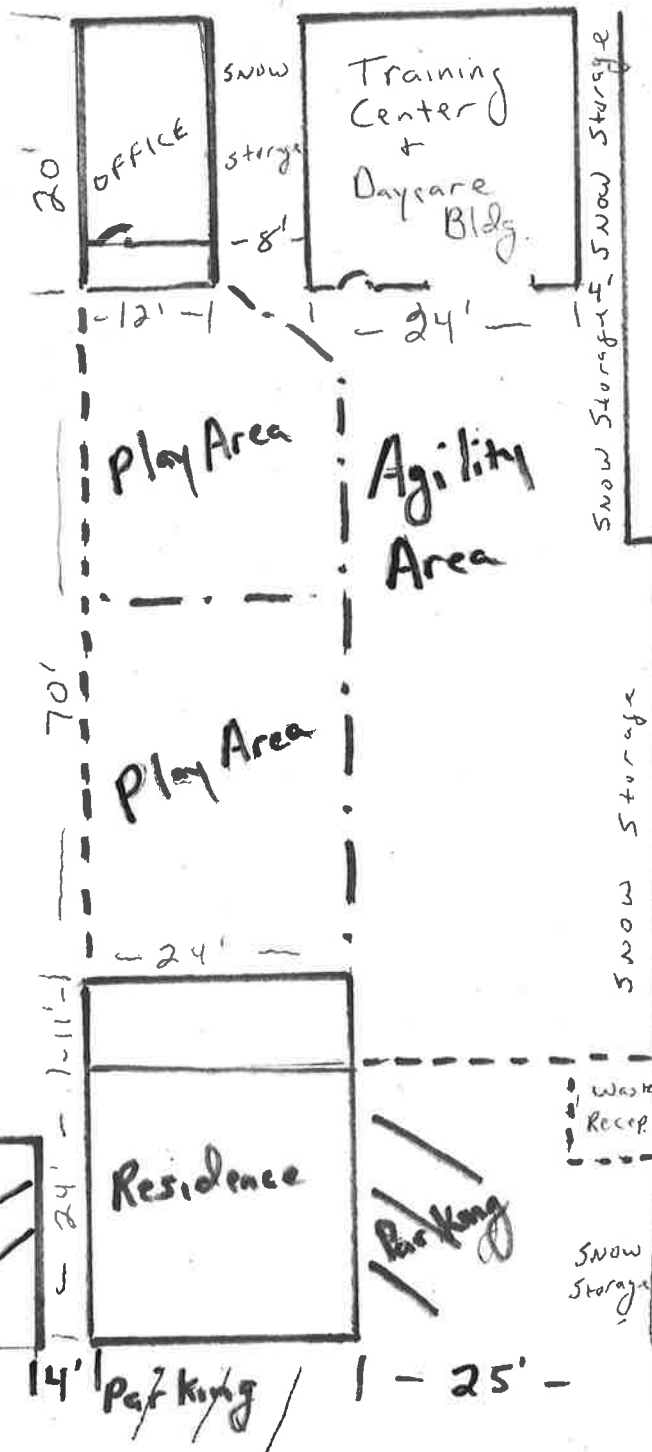
 1 attachments (327 KB)

CCRWilcinskiropertyinfo.3-24.pdf;

Please find attached the legal description of the entire property, including the barn area. Also listed is the size of the garage, small cottage and approximate size of the larger cottage and the land that those three buildings sit on. At the bottom is our signed authorization for George Wilcinski to live and operate a dog care and training facility on the site. Let me know if there is anything else. I will be gone all day Wednesday and back on Thursday . Chas

Mountain Market

Alley



Get Along Little Doggie  
Dog Training & Daycare

Hours M-Sun 8am-5p.m  
Wed 6p.m-7p.m

10 dogs @ anytime 8-5p  
For Daycare

1 person per 15 dogs @  
all time under constant  
supervision per P.A.C.F.A  
Licensing.

The Wizard  
Commer.  
Prop.

Commer.  
Prop.

6' Wooden  
Privacy fence

Chain Fence

Property line

2 Lane Right of Way

Driveway

Ingress

Egress

Road Lake Ave.

**GET ALONG  
LITTLE DOGGIE**



**DOG TRAINING  
&**

**DOGGIE DAYCARE**



SCHEDULE A (continued)

LEGAL DESCRIPTION

The Land referred to herein is located in the County of Grand, State of Colorado, and described as follows:

Lots 14, 15, and 16,  
Block 35,

TOWN OF GRAND LAKE, according to the Plat thereof filed August 15, 1903 as Reception No. 9066.  
EXCEPT those portions conveyed to the United States by Warranty Deed recorded in Book 87 at Page 569 as File No. 52131,

AND

Lot 9 and 10,  
Block 28,

TOWN OF GRAND LAKE, according to the Plat thereof filed August 15, 1903 as Reception No. 9066,  
and the West 1/2 of that portion of Perry Street adjoining Lot 16 on the East and the East 1/2 of the  
portion of Perry Street adjoining said Lot 9 on the West, vacated by the Board of County Commissioners  
of Grand County Resolution recorded in Book 121 at Page 476.

*This is the legal description of  
the entire property, including the Barn.*

*Gauge - 576 ¢  
Smaller Hge - 312 ¢  
larger cottage - 900 ¢  
The land of the above is approx 1/2 - 1/3 acre.*

*This is authorization from Community Church of the  
Rockies for George Wilcinski to use the gauge, small  
cottage, and larger cottage for his residence and to run  
a dog care and training facility.*

*Chris Bush  
Elder of CCR 3-26-24*



Affidavit of George D. Wilinski

I George D. Wilinski swear that the following information on the application and other pages for the application is true and correct to the best of my knowledge and I also understand that knowing submission of false information shall be cause for the Sup to be immediately revoked without notice or hearing

George D. Wilinski 3/27/24