

January 9, 2024

Town of Grand Lake
PO Box 99
Grand Lake, CO. 80445-0099

RE: 210 Rapids Lane Request for Exception

Grand Lake Planning Commission & Board of Trustees,

We are owners of unit #1 in the Rapids Condominiums, 220 Rapids Lane, located to the immediate south of the property requesting an Exception. We appreciate the opportunity to provide our input regarding the applicant's request.

We were fortunate to have scheduled a stay in our unit shortly after receiving your notice. We viewed the new decks from our landing just outside of our riverside exterior door, then walked the decks for a close-up inspection. To us, it was a vast improvement over the previous dirt surface.

Shortly after emailing pictures of the new decks to our fellow owners and passing on our observations, we received a copy of a letter to the planning commission signed by several owners voicing what seemed to be legitimate concerns.

We spoke with the owners of the Rapids Restaurant as well as to Kimberly White to better understand whether our fellow owner's concerns were one's that we should share. What we learned from these conversations satisfied us that the City, with its professional planning and building staff, will insure:

- The construction meets building codes and will be safe for diners.
- There will be no possibility of decks floating down stream onto our property.
- The decks will not be allowed to damage the shoreline.

Finally, Ms. White indicated this would not be the first Exception granted, so it would not be setting a precedent.

With those concerns satisfied, we fully support the allowance of an Exception. Please feel free to contact us at 303-908-6070 or greg@ggulley.com.

Sincerely,



Greg Gulley



Karen Gulley