



# 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): 612 GRAND AVE GRAND LAKE, CO.

Legal Description: Lot 5 Block 20 Subdivision \_\_\_\_\_

Lot Area (in square feet or acres): 800 ± Existing Use of Property: TACKLE SHOP

### 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: TEMPORARY SEASONAL STRUCTURE

### PROPOSAL

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

FOOD SALES

### 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: \_\_\_\_\_

Name of Applicant: GARY E GRAHAM Email: gegconstruct@hotmail

Address: 617 LAKE AVE. Phone: 970-294-8737

City: GRAND LAKE, CO State: \_\_\_\_\_ Zip: 80447 Fax: NA

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

Name of Contact: SAME Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

### STAFF USE ONLY

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

Application Received By: Kw White Date: 6/17/2024 Time: \_\_\_\_\_

Fee Paid: \$1004 Dep. Amount: 275<sup>00</sup> Reimbursement Form Signed:  Yes Date: \_\_\_\_\_  No

# The Dog House

Business Objective To provide high quality foods to the public and our customers at fair, reasonable and affordable prices.

Business Products Various kinds of hot dogs, brats and gourmet cheese sandwiches. Hats, stickers, dog toys, souvenirs, and “freebees” will be available.

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Gary E. Graham, Owner and Sole Proprietor

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Date



**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 17<sup>th</sup> day of June, 20  , by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, (“the Town”) and GARY E GRAHAM, a sole (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: GARY E. GRAHAM

APPLICANT'S SIGNATURE:   
Signature

TOWN OF GRAND LAKE

By:   
Kim White, Community Development Director

SEAL

Attest:

Alayna Carrell, Town Clerk

Single Sided  
3mm ACM  
UV Flatbed  
HP Lam  
Colex

94.5"x104.5" Qty 1

\*with 1" PVC spacers  
43"x3" Qty 2

9"x20" Qty 1



43"x79" Qty 1

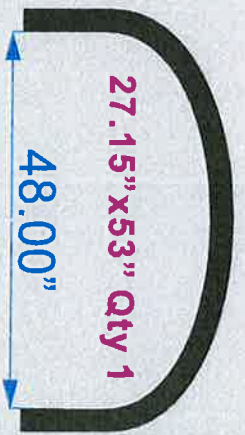
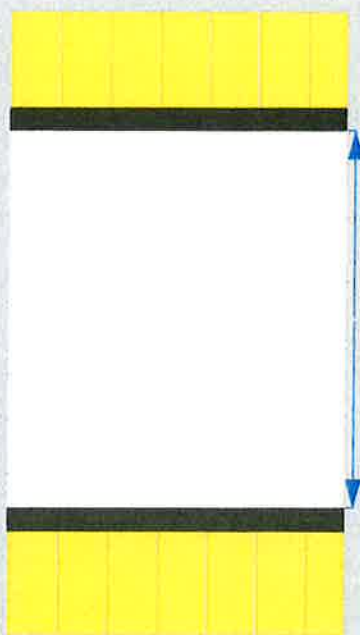
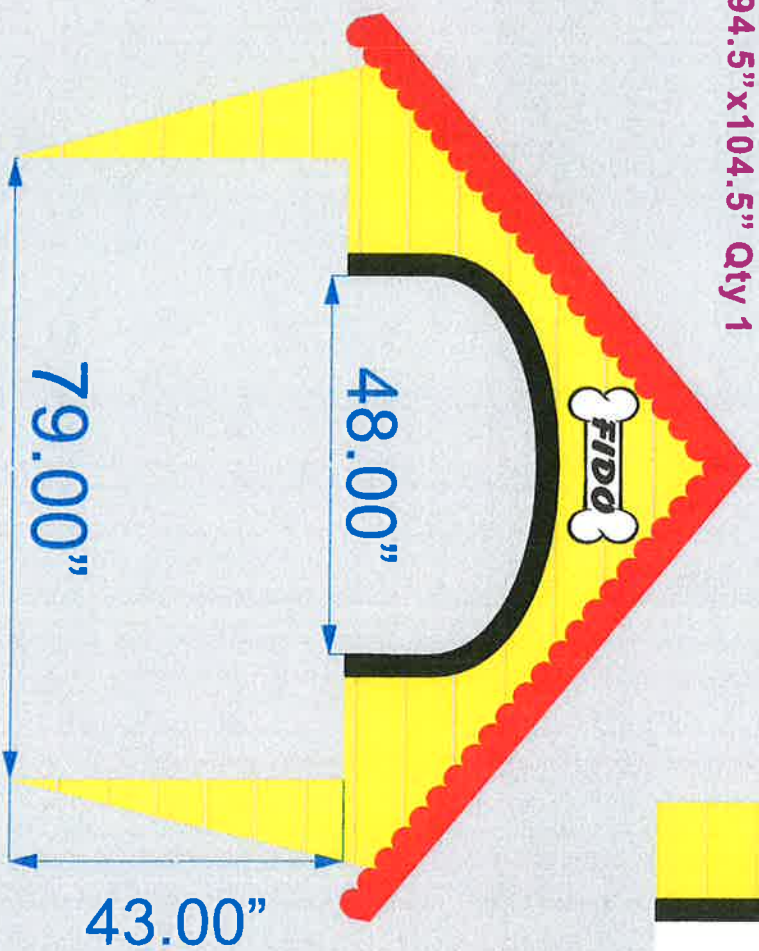
48.00"

\*with 1" PVC spacers

27.15"x53" Qty 1

48.00"

43"x41" Qty 2 total



COMPLETE LAYOUT (not to scale)



CUSTOMER ACCEPTANCE:

DATE:

SIGNSHOP 3509 E. Platte Ave. Colorado Springs CO 80909 719 574 3511

Sales: TK

Designed by:

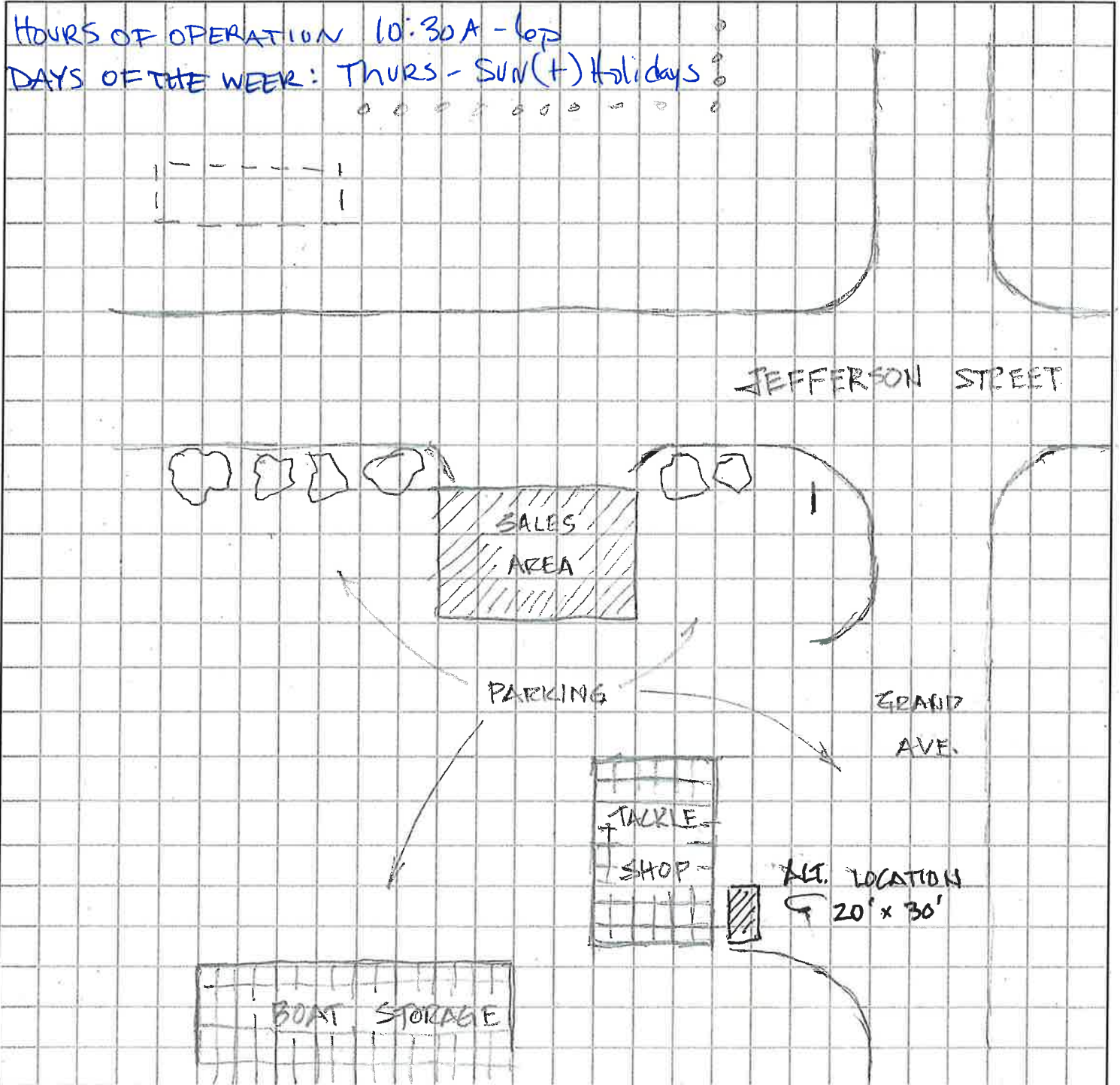
Miriam

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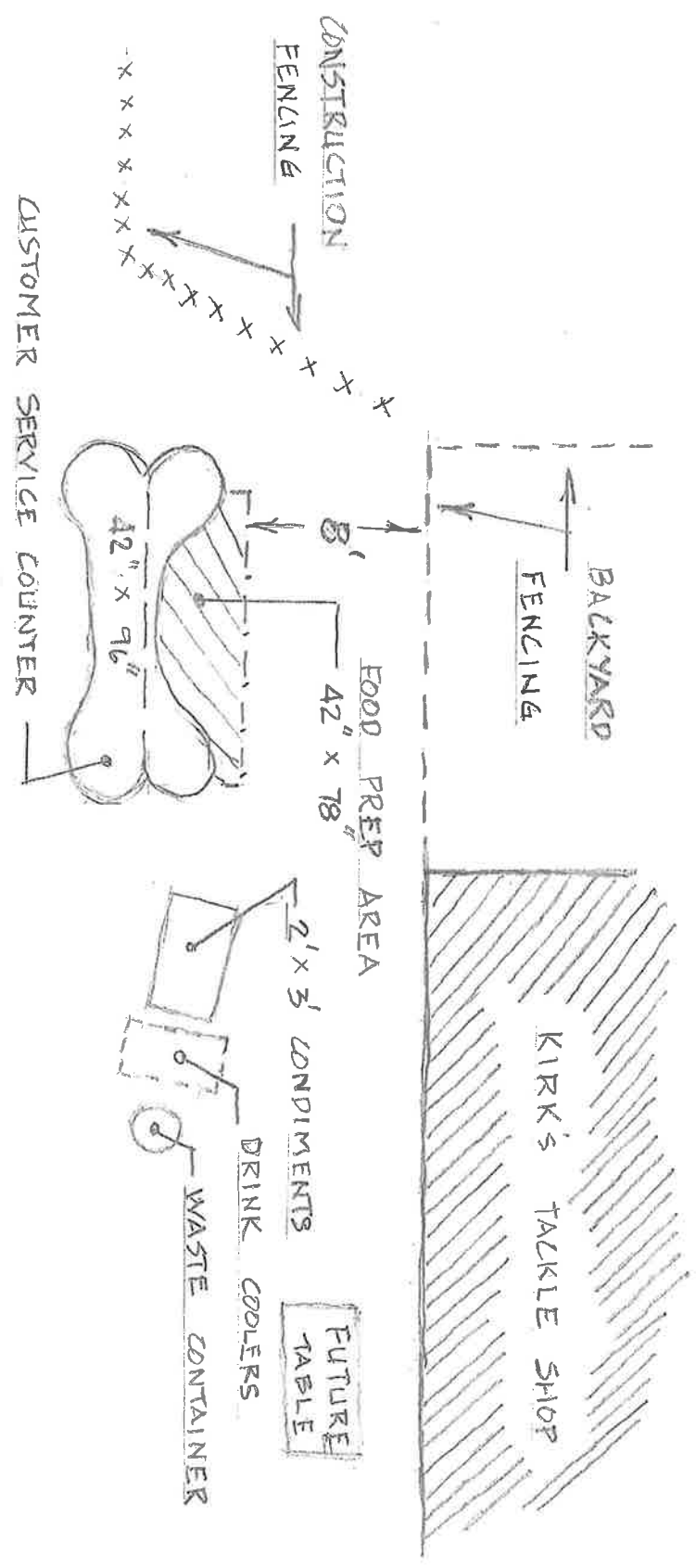
Date: 5/1/24  
 Customer: \_\_\_\_\_  
 Quote/Job #: \_\_\_\_\_  
 Material: \_\_\_\_\_  
 Quantity: \_\_\_\_\_  
 Page: 1 of 1



**Western Steel, Inc.**  
 Making It Happen Since 1995



- PLASMA CUTTING/MARKING
- LARGE DIAMETER BANDSAWS
- CNC PLATE DRILLING AND TAPPING
- BENDING
- SHEARING
- PUNCHING
- DELIVERY
- WATERJET



← PARKING AREAS → ← PARKING AREAS →

# THE DOG HOUSE

SITE PLAN

SCALE:  $\frac{1}{4}'' = 1'0''$

50' FROM STREET TO BUILDING

GRAND AVE



StateFoodSafety  
Food Safety Training & Certification™



# Certificate of Completion

Awarded to

**gary graham**

For successfully completing

## Food Safety Manager Training

1ebi5j-k093c95

Certificate Verification Number

May 30, 2024

Issue Date (valid for 5 years)

John Comly  
CEO, StateFoodSafety  
711 Timpanogos Pkwy, Orem, UT



Scan with a smart device to verify.

**⚠ CAUTION! This training certificate is not the Food Manager Certification.**

You have completed the Food Safety Manager Training. If you are required to get the Food Manager Certification and only purchased the Food Safety Manager Training, you can purchase the exam and schedule a proctored session at [statefoodsafety.com/fsm](https://statefoodsafety.com/fsm). If your area has a Demonstration of Knowledge requirement, check with your health department for any additional steps you need to take beyond completing this training.

**This training certificate meets "Demonstration of Knowledge" requirements.**

If your health department has a Demonstration of Knowledge requirement, it's likely that your workplace will be inspected by the health department at least once. Be sure to keep a copy of this certificate (above) on file to show the health inspector that you have received comprehensive food safety training and are prepared to effectively lead and train your staff in safe food handling procedures.



TOWN OF GRAND LAKE SIGN APPLICATION

(One Sign per Application)

It is the policy of the Town to encourage aesthetically pleasing signs without substantial interference with the business to which signs are related.

BUILDING OWNER GARY E. GRAHAM TELEPHONE NUMBER 970-294-9737
MAILING ADDRESS OF OWNER P.O. BOX 297
EMAIL g.e.gconstruct@hotmail.com
NAME OF BUSINESS THE DOG HOUSE TELEPHONE NUMBER 970-294-8737
PHYSICAL ADDRESS 612 GRAND AVE.
MAILING ADDRESS P.O. BOX 297 GRAND LAKE, CO. 80447

CONTRACTOR NAME SAME TELEPHONE NUMBER

Location of Sign (show on map): Address 612 GRAND AVE GRAND LAKE, CO
Lot 5 Block 2D Subdivision

Sign Description:

Type: Business Institutional Club/Recreational Off-Site Monument
Temporary Sign/Banner X Site Informational Project
Mounting Method: Wall X Projecting Free-standing X Cut-out Letters X
Graphic X Projecting Over Town ROW Backlit
Lighting: None X Backlit Downward Shielded (attach lighting detail)
Size: Height Width Total Area Sides: Single X Double
Height from Ground Overhead Clearance

Valuation of sign and support structure \$700

Total number of signs for this business (proposed and existing): 3

Items to Submit:

- X Two (2) copies of detailed drawings drawn to scale containing complete plans and specifications to show methods of construction and anchoring to building or ground, letter/figure dimension, colors, materials and proposed type of illumination characteristics. PANELIZED ASSEMBLY
X A site plan (map) which must indicate all signs existing or proposed for the site with dimensions, colors, materials, type of illumination characteristics for each sign, building elevations with sign depicted in their respective locations (image of sign on/near building).
X Property owner's permission for off-site signs and graphic signs (attach a signed letter from the owner).

Appropriate fee.

I HEREBY acknowledge that the above information is correct to the best of my knowledge and agree to comply with the Sign Code Regulations of Section 6, Article 2 of the Grand Lake Zoning Regulations.

APPLICANT'S SIGNATURE Gary Graham DATE

Office Use: Permit Fee \$25.00 Paid
Area of this sign sq. ft. Area of all signs for this business sq. ft.
Sign Zone
Approved by Date
Town of Grand Lake

**CUSTOMER:**

**The Dog House**

**Due Date:**

**/ /24**

**Qty: 2**  
**Single Sided**  
**4mm Corex**  
**UV Flatbed**  
**No Lam**  
**HandCut/Stomp**

**36" X 24"**

**THE DOG HOUSE**  
Grand Lake, CO

**ALL-BEEF DOG**  
**KIDS**  
**\$4**

**JALAPENO HOT DOG**  
**ADULTS**  
**\$7**

**GRILLED CHEESE SANDWICH**

**PEPPERONI & MOZZARELLA**  
**\$9**

**BACON TOMATO & CHEDDAR**  
**\$2**

**GARLIC HAM & SWISS**  
**\$1**

**MEAL - DRINK & CHIPS**  
**\$1**

**TAX INCLUDED**

**CUSTOMER ACCEPTANCE:**

**DATE:**

**SignShop**  
3505 E. Platte Ave.  
Colorado Springs, CO 80909  
719.578.3511

**Sales:** **TK**

**Designed by:** **Miriam**

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