

Jim Findlater
4248 Kingsbury Drive
Fort Collins, Colorado 80525
970.590.7478
James.E.Findlater@Gmail.com

Town of Grand Lake
Planning Department
PO Box 99
1026 Park Avenue
Grand Lake, CO 80447
Attn: Ms. Kim White

March 14, 2024

Re: Lot Consolidation, 217 Mountain Ave., Grand Lake, CO

Dear Ms. White:

Enclosed please find the following submission materials provided in connection with our request for consolidation of Lots 4 & 5, Block 39, Town of Grand Lake, Reception No. 9066:

1. Completed Application Form
2. Application Deposit, \$350.00
3. Proof of Ownership – Warranty Deed
4. Project description – see below
5. List of addresses for adjacent property owners
6. Lot Consolidation Plat prepared by Tim Shenk Land Surveying, Inc.

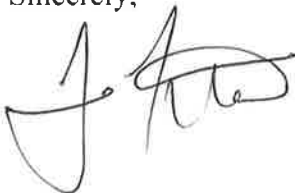
As a result of a recent change in Colorado law, we are interested in consolidating our 2 lots to ensure that the consolidated lot will be assessed for real estate tax purposes as residential. No changes to the property or its use are otherwise planned.

The street address of the property is 217 Mountain Avenue, Grand Lake, CO, and the property currently consists of Lots 4 & 5, Block 39, Town of Grand Lake. There are 3 structures on the property: (1) a residential cabin on Lot 4, 782 sq. ft. of gross living area above grade; (2) a work / storage shed, behind and to the northwest of the cabin, 150 sq. ft., and (3) a rarely used outhouse, 5' x 7' on concrete slab, behind and to the north of the cabin.

As the enclosed Survey discloses, the only change to the lot lines will be the elimination of the current common lot line between / dividing Lots 4 & 5.

Please contact me with any questions or concerns.

Sincerely,



WARRANTY DEED

THIS DEED, made this 31st day of July, 2017, between

ARTHUR D. LLOYD AND VANESSA K. LLOYD, IN JOINT TENANCY
whose address is 21 Birmingham Court, Highlands Ranch, CO 80130-3944, GRANTOR(S), and

JAMES EDWARD FINDLATER AND JANET JOY FINDLATER
whose address is 4248 Kingsbury Drive, Fort Collins, CO 80525, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$290,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, grantee's heirs and assigns forever, not in tenancy in common but IN JOINT TENANCY, all the real property, together with improvements, if any, situate, lying and being in the County of Grand and State of Colorado, described as follows:

Lots 4 and 5,
Block 39,
TOWN OF GRAND LAKE

also known by street and number as: 217 Mountain Avenue, Grand Lake, CO 80447

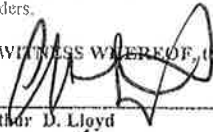
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever. The grantor, for the grantor, grantor's heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, grantee's heirs and assigns, that at the time of the ensembling and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

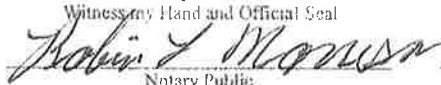
X 
Arthur D. Lloyd

X 
Vanessa K. Lloyd


X State of Colorado)
County of Boulder)

The foregoing instrument was acknowledged, subscribed and sworn to before me this 28th day of July, 2017 by Arthur D. Lloyd and Vanessa K. Lloyd

My Commission Expires: 9/15/18


Notary Public





TIM SHENK
LAND SURVEYING INC.
GRANBY CO. 80446
970-887-1046

2/27/2024

Mailing List

COAN, MICHAEL G & HOLLY L
760 KOHLOR DR
LAFAYETTE , CO 80026-2688

BAKER, THE FAMILY REV LIVING TRUST DTD 2/20/17
7735 SAN DIEGO ST
BEAUMONT, TX 77708-2116

EPPICH, DANIEL C & ROBERT C
1229 E JAMISON AVE
CENTENNIAL, CO 80122-3040

CARLSON, PAUL E & SUSAN K
679 BRENNAN CIR
ERIE, CO 80516-7045

MEADOR, LAURIE L
PO BOX 1992
SILVERTHORNE, CO 80498-1992

HESTER, KAREN
12-7059 HOKUIMOIMO ST #45
PAHOA, HI 96778-7875

HIGHT DAVID BRENT
230 RIDGE RD
BOULDER, CO 80303-4843

RTA GRAND LAKE LODGE, LLC &
6191 STATE HIGHWAY 161 STE 100
IRVING, TX 75038-2290