



Town of Grand Lake

Planning Department

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

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

• Email: planner@townofgrandlake.com • Website: townofgrandlake.com

PUBLIC PROPERTY ENCROACHMENT APPLICATION FORM

***APPLICATION DEADLINE IS NOON, 14 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED MEETING**

PROPERTY INFORMATION

- Name of Applicant: Jadda Alyssa Helma Email: _____
- Address: 329 Mountain Ave Phone: _____
- City: Grand Lake State: CO Zip: 80447 Fax: _____
- Street Address: 329 Mountain Avenue
- Legal Description: Lot 102 Block 32 Subdivision unk

- TYPE OF REQUEST** • Major Encroachment * (structures, driveways, fences, retaining walls, utilities, etc.) \$100
 (circle one): • Minor Encroachment (at-grade natural drainage, landscaping, gardens, trees, hedges, etc.) \$50
 • Other (explain below)

DESCRIPTION OF REQUEST:

Please allow us to keep the installation of turf & decorative rock border within the town right-of-way adjacent to 329 Mountain Ave

Utility locate scheduled or completed? YES _____ NO X Date scheduled: n/a

Utility locate identification number: _____

REQUIRED ATTACHMENTS:

1. A site plan showing existing features and proposed features including: structures, utilities, driveways, fences, etc.
2. An Agreement for Services
3. Deposit

STAFF USE ONLY

- Application Received By: _____ Date / Time: _____
 Deposit Amount: _____ Application Complete? _____
 _____ Contacted all utility companies?
 _____ Completed Indemnification Agreement by property owner holding the Town of Grand Lake harmless?
 _____ A copy of the property owner's general liability insurance naming the Town of Grand Lake as an additional insured?

**Alyssa and Jadd Helma
329 Mountain Avenue
Grand Lake, CO 80447**

Date: 1/14/2026

**Town of Grand Lake
P.O. Box 99
Grand Lake, CO 80447**

Re: Public Property Encroachment Application form – Town Right-of-Way Improvements (Minor Encroachment)

Property Address: 329 Mountain Avenue, Grand Lake, Colorado

Dear Members of the Board,

We respectfully submit this letter in support of a **public property encroachment** to allow us to keep the installation of **turf and decorative rock** within the Town of Grand Lake right-of-way adjacent to our property at **329 Mountain Avenue**.

History of Maintenance and Existing Conditions

Since purchasing our home in **2019**, we have consistently **maintained the adjacent right-of-way at our own expense**, including mowing, weed control, dead tree removal, and general upkeep. This area was similarly maintained by the **previous property owners** prior to our purchase. The right-of-way has functioned as a maintained landscape extension of the property for many years, rather than an unimproved or natural area.

Despite ongoing maintenance efforts, the area has proven **difficult and costly to sustain** in its current condition due to environmental and site-specific challenges.

Unique Hardship Conditions

The hardship prompting this request is not self-imposed and stems from **unique physical and environmental conditions** of the site:

- **Aspen Root Infestation:**

Aspen trees in the immediate vicinity continually send root suckers into the right-of-way, resulting in aggressive regrowth, uneven ground, and repeated damage to the

landscape surface. This requires constant removal and has proven unsustainable over time. Please see enclosed pictures.

- **Vole Infestation:**

The area has experienced recurring **vole activity**, causing tunneling and ground instability. This creates safety concerns, damages turf and soil, and raises concern for **potential impacts to underground utility lines and the home's foundation** if left unaddressed. Please see enclosed pictures.

- **Soil Disruption and Erosion:**

The combined effects of root intrusion and burrowing animals make it extremely difficult to maintain traditional landscaping without continual disturbance of the soil.

- **Winter Safety and Snowplow Damage Hardship Due to Undefined Right-of-Way Boundaries**

The property experiences recurring winter hardship due to heavy snowfall and unclear roadway boundaries, which causes snowplows to encroach into the right-of-way, resulting in erosion, surface damage, and unsafe conditions for pedestrians and vehicles. The lack of a stabilized edge leads to repeated freeze-thaw damage, inefficient plowing, and increased maintenance burdens for both the property owner and the municipality. Installing a rock-lined edge provides a visible, durable boundary that improves plowing accuracy, enhances public safety in snow-covered conditions, and reduces ongoing damage and maintenance.

Proposed Solution

We propose keeping the existing landscape treatment with a **professionally installed turf and rock system**, which will:

- Provide a **stable, durable surface** resistant to burrowing and root intrusion
- Improve the **visual appearance** of the right-of-way
- Reduce erosion and uneven ground conditions
- Help maintain the right of way boundary

Public Benefit and Town Impact

Approval of this variance will provide several benefits to the Town of Grand Lake:

- **Reduced municipal maintenance costs**, as mowing, watering, and weed control will no longer be required
- **Water conservation**, eliminating irrigation in the right-of-way
- **Environmental benefits**, including reduced use of fertilizers, herbicides, and fuel-powered equipment
- **Safety benefits**, helping maintain a proper boundary of the right of way
- **Consistent aesthetic improvement**, supported by neighboring property owners through a signed petition

The installation will be **fully maintained by us**, will not impede public access, and will not interfere with utilities or drainage.

Consistency with Community Character

The proposed materials are consistent with the mountain character of Grand Lake, are visually unobtrusive, and represent a long-term, low-impact improvement that aligns with responsible land stewardship.

Conclusion

Due to the **unique environmental hardships**, long-standing private maintenance of the right-of-way, and the clear **public and environmental benefits**, we respectfully request approval of this variance. We believe the proposal represents a practical, sustainable solution that benefits both the Town and surrounding neighborhood.

We have enclosed signed support by many of our neighbors off Mountain Ave and Perry Street who support the installed turf and rock.

Thank you for your time and consideration. We appreciate the opportunity to work collaboratively with the Town of Grand Lake on this matter.

Respectfully submitted,

[Your Name(s)]

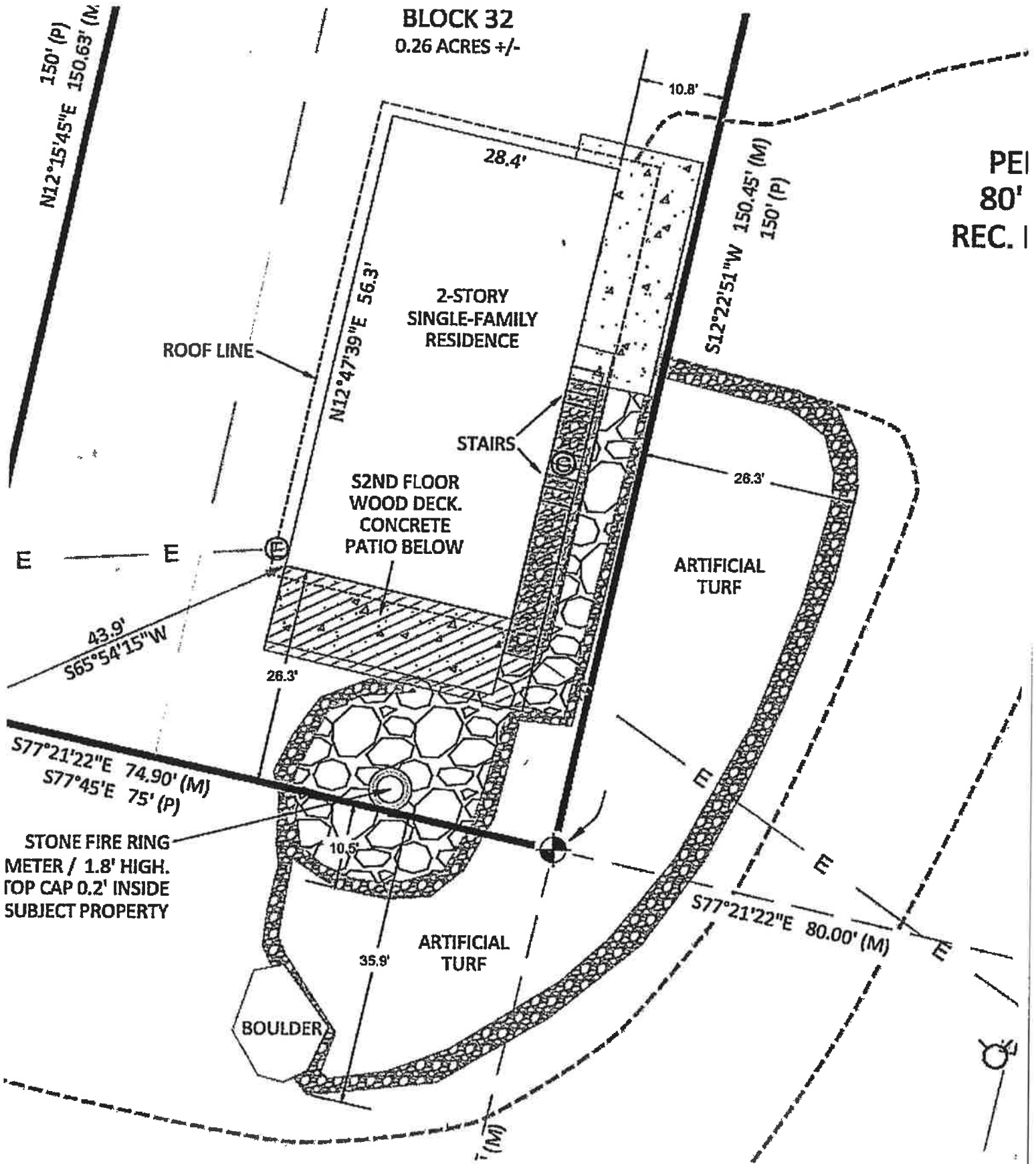
Signature

1/14/26

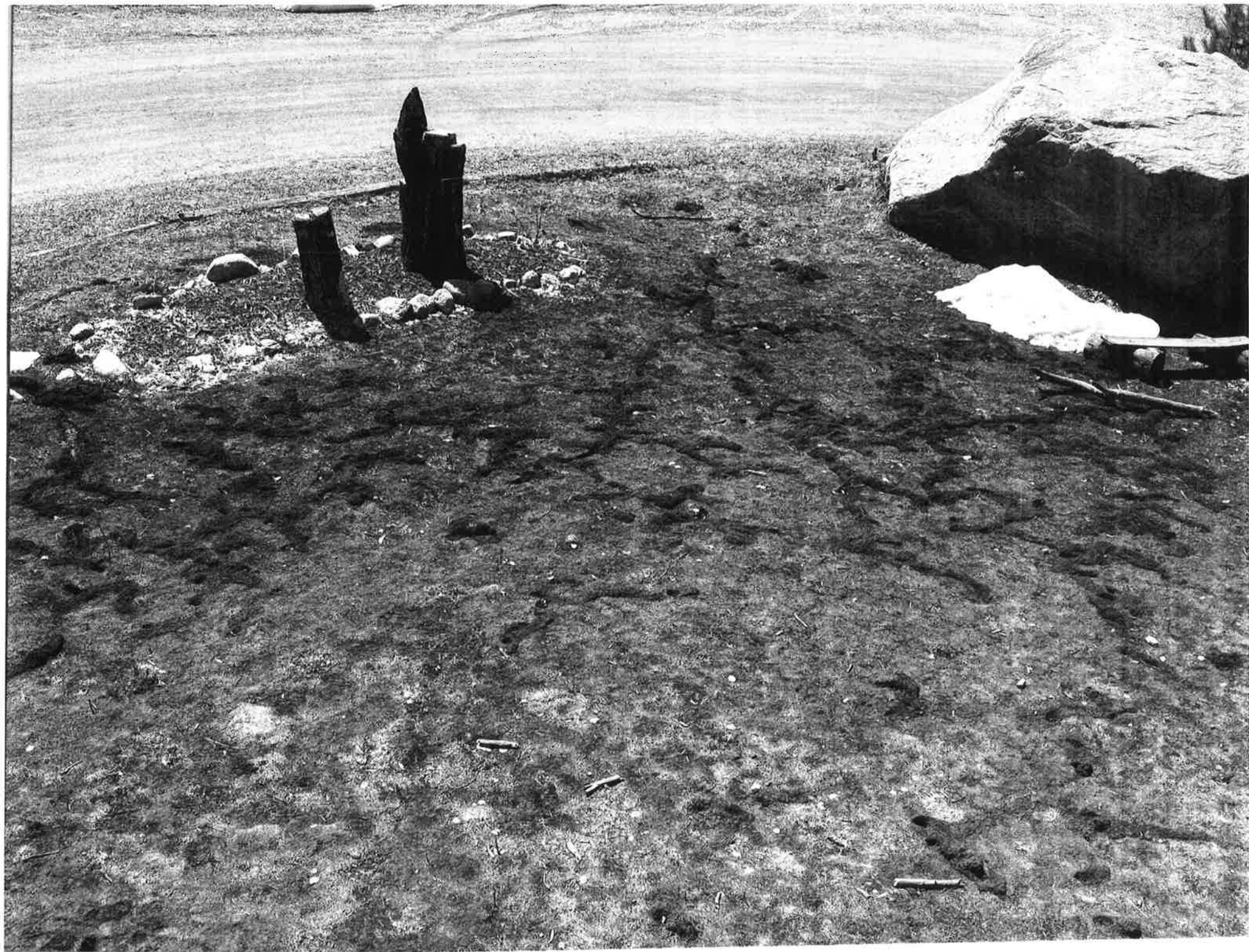
1/14/26

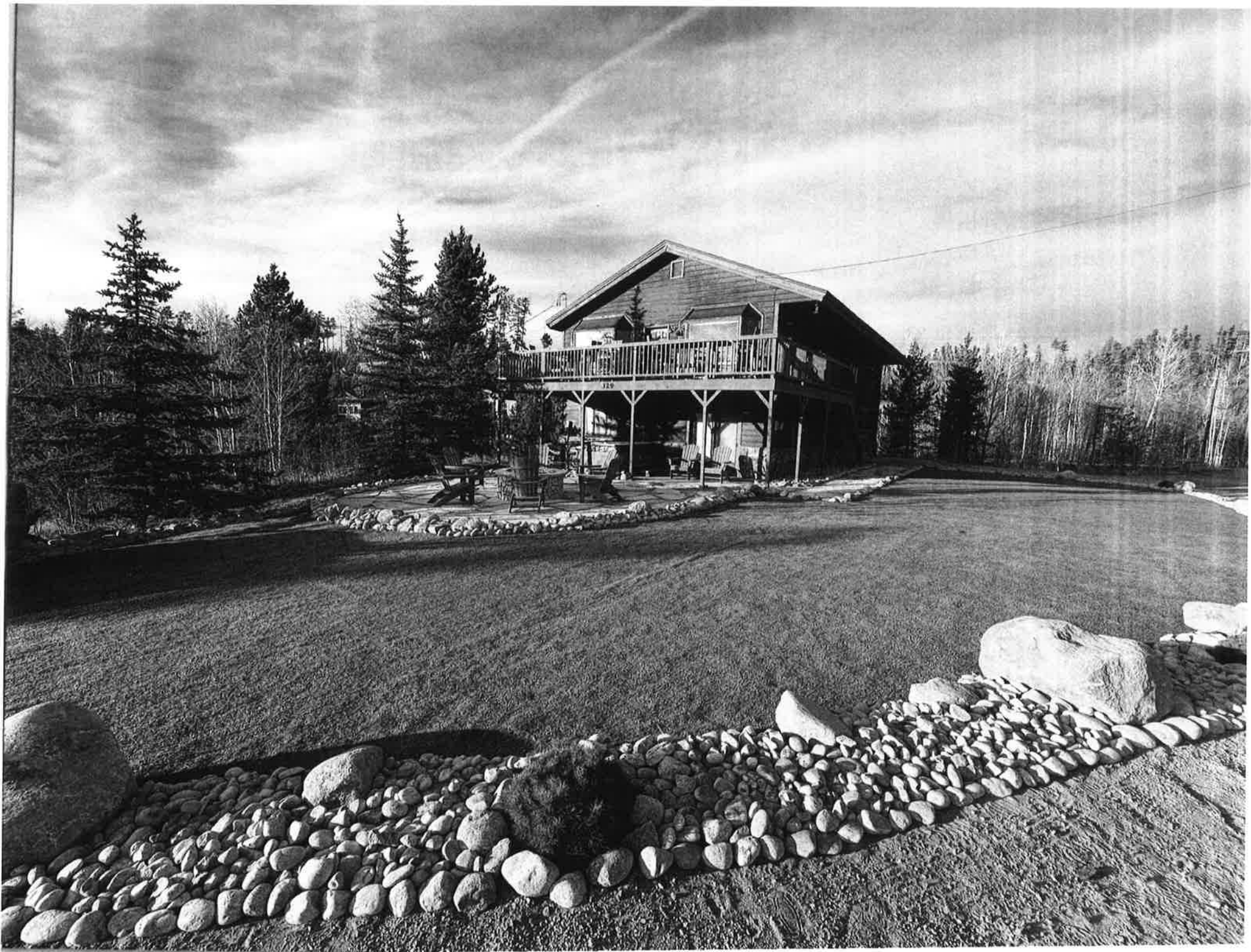
SITE PLAN

BLOCK 32
0.26 ACRES +/-









Petition of Neighborhood Support (1 of 3)

Installation of Turf and Rock on Town of Grand Lake Right-of-Way

We, the undersigned residents and property owners in the Town of Grand Lake, Colorado, respectfully submit this petition in support of the installation of **turf and decorative rock** on the Town of Grand Lake right-of-way adjacent to the property located at: 329 Mountain Ave, Grand Lake, Colorado 80447, specifically at the corner of Mountain Ave and Perry Street.

This petition is intended to demonstrate neighborhood support for the installed improvement and to affirm that the installation is beneficial to both the community and the Town of Grand Lake.

Statement of Support

We support the proposed turf and rock installation for the following reasons:

1. Aesthetic Improvement

The proposed design is visually appealing, well-maintained in appearance, and consistent with the surrounding neighborhood. It enhances the overall look of the area and contributes positively to property values and community pride.

2. Reduced Maintenance Costs for the Town

The turf and rock installation will significantly reduce or eliminate the need for ongoing municipal maintenance such as mowing, irrigation, weed control, and erosion repair. This represents a long-term cost savings and reduced labor burden for the Town of Grand Lake.

3. Eco-Friendly and Sustainable Solution

The proposed installation supports environmentally responsible land management by:

- Reducing water usage
- Minimizing soil erosion and runoff
- Eliminating the need for fertilizers, pesticides, and fuel-powered equipment
- Providing a durable, low-impact surface appropriate for the site
- Prevents the spread of voles and aspens into neighboring plots that interfere with utility lines and foundation.

4. Responsible Stewardship of the Right-of-Way

The installation will be professionally maintained by the property owner at 329 Mountain Ave, ensuring it remains safe, clean, and visually appropriate without creating liability or inconvenience for neighboring residents or the Town.

Community Endorsement

By signing below, we confirm that we:

- Have reviewed the proposed improvement
- Believe it is appropriate for the right-of-way
- Support the Town granting approval to keep the installation of turf and rock at this location

Signatures of Support

Name (Printed)

Address

Signature

Date

Leona Goettel

325 mountain ave

DocuSigned by:
Leona Goettel
A03C82E6289E40A...

1/12/2026

Gary Casalo

Gary Casalo

Signed by:
Gary Casalo
808EA8C4B88B45A...

1/12/2026

Jim and Jan Findlater

Jan and Jim Findlater

Signed by:
Jim and Jan Findlater
9EA9B41DF17842F...

1/12/2026

Closing Statement

This petition reflects the collective support of nearby residents for a solution that is **aesthetically pleasing, environmentally responsible, and financially beneficial** to the Town of Grand Lake. We respectfully request that the Town consider this community endorsement

Petition of Neighborhood Support (2 of 3)

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- Support the Town granting approval to keep the installation of turf and rock at this location

Signatures of Support

Name (Printed)	Address	Signature	Date
BAXTER STRACHAN	321 mountain ave	 3CFD0206F9D4472...	1/12/2026
Kyle Masterson	220 Park Ave	 40648D67014E433...	1/11/2026
Edna Stoddard	405 Mountain Ave	 AA2574EE0420468...	1/11/2026

Closing Statement

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Signatures of Support

Name (Printed)	Address	Signature	Date
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Jill Linden

Jill Linden

Signed by:
Jill Linden
F57783243928496...

1/12/2026

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