

From: [Lee Lindeen](#)
To: [Robert Miller](#); [Kim White](#)
Cc: [Dave & Barb DiVesta](#); [David Nuechterlein](#); [David Yoo](#); [Gino Petrino](#); [Jason Monden](#); [John & Della Crone](#); [John & Lisa Skinner](#); [Margaret Weisbrod](#); ["Margie Higgins"](#); [Mark McLean](#); [Mark Richards](#); [Mark Samuel](#); [Mike Long](#); [Oliver Leinemann](#); [Seth & Mandy Tamsiea \(sethpatrick21@yahoo.com\)](#); [Shelly Miller](#); [Tom Stanley](#)
Subject: RE: Access Road- Lee Lindeen - for 471
Date: Thursday, June 22, 2023 6:55:00 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)

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Kim,

We also want to reiterate our opposition to access to the annexed property through our subdivision. As I stated in my email last year, I can tell you that the roads in our neighborhood are not designed per industry road standards to function as a thoroughfare. They are much too steep of grade.

Thanks for receiving our comments.

Lee E. Lindeen, PE
129 Mad Moose Lane

From: Robert Miller <Robert.Miller@colliers.com>
Sent: Thursday, June 22, 2023 11:48 AM
To: Kim White <kwhite@toglco.com>
Cc: Dave & Barb DiVesta <d_divesta@centurylink.net>; David Nuechterlein <dnuechterlein@comcast.net>; David Yoo <daveyoo@yahoo.com>; Gino Petrino <pep4361@hotmail.com>; Jason Monden <jmondn@hotmail.com>; John & Della Crone <johnanddella@coloradocrones.com>; John & Lisa Skinner <Familyskinner@msn.com>; Lee Lindeen <lindeen@providenceic.com>; Margaret Weisbrod <pdweisbrod@gmail.com>; 'Margie Higgins' <Higginsmargie02@gmail.com>; Mark McLean <annmarkmclean@gmail.com>; Mark Richards <mark@accuratewindow.net>; Mark Samuel <mwsamuel1966@gmail.com>; Mike Long <mlong351@yahoo.com>; Oliver Leinemann <Leinemannoliver@gmail.com>; Robert Miller <Robert.Miller@colliers.com>; Seth & Mandy Tamsiea (sethpatrick21@yahoo.com) <sethpatrick21@yahoo.com>; Shelly Miller <Shelly.Miller719@gmail.com>; Tom Stanley <tstanexc@gmail.com>
Subject: RE: Access Road

Kim,

Thanks for getting back to me about the upcoming meeting. I am copying the members of the Ridge at Elk Creek Home Owners Association so they are up to speed on the annexation and the new access road. I plan on attending the next Board of Trustees meeting on (6/26) on behalf of the association and have invited anyone who can to also attend.

From: [Robert Miller](#)
To: [Kim White](#)
Cc: [Dave & Barb DiVesta](#); [David Nuechterlein](#); [David Yoo](#); [Gino Petrino](#); [Jason Monden](#); [John & Della Crone](#); [John & Lisa Skinner](#); [Lee Lindeen](#); [Margaret Weisbrod](#); ["Margie Higgins"](#); [Mark McLean](#); [Mark Richards](#); [Mark Samuel](#); [Mike Long](#); [Oliver Leinemann](#); [Robert Miller](#); [Seth & Mandy Tamisiea \(sethpatrick21@yahoo.com\)](#); [Shelly Miller](#); [Tom Stanley](#)
Subject: RE: Access Road- Robert Miller - for 471
Date: Thursday, June 22, 2023 11:49:02 AM
Attachments: [image002.png](#)
[image003.jpg](#)
[image009.png](#)
[07-2023 PC Reso Final Plat Suvdivision DRAFT 6.20.23.docx](#)
[Matthews Annex 2022_06_17sm.pdf](#)
[Love Tract.pdf](#)

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Kim,

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We as a group support approving the attached resolution. We were all under the assumption when the Matthews Annex was approved that the main entry would be off CR471 and not through the Ridge at Elk Creek. We would not support using Foxy Lane as the main access and really need the new road as an emergency exit from our neighborhood in case our only entrance gets blocked.

The two roads through our neighborhood were not build to take the heavy traffic like CR471 was. In fact we are starting to see the results of the increased traffic on the surface already. We also have families with small kids biking and sledding on Foxy Lane that would be impacted by a heavy use.

We do understand a few owners not located in Grand Lake have opposed this resolution but this was discussed when the Matthews Annex was purchased and rezoned. Our group would like to go on record opposing the use of Foxy Lane as a main artery accessing the Love Tract or the Matthews Annex. I encourage any of our members to reply as well.

Please let us now if the meeting agenda changes from next Monday.

Best Regards,

Robert Miller, RPA

Principal | Vice President of Operations | Denver
Property Management

Robert.Miller@colliers.com

Main: +1 303 745 5800 | Direct: +1 303 283 4577 | Mobile: +1 303 356 5674

FAX: +1 303 745 5888 | Dir FAX: +1 303 309 6841

4643 S. Ulster St., Suite 1000 | Denver, CO 80237 | USA



This message and its contents are confidential. If you received this message in error, please inform the sender and then delete it.

From: Kim White <kwhite@toglco.com>
Sent: Thursday, June 22, 2023 8:56 AM
To: Robert Miller <Robert.Miller@colliers.com>
Subject: RE: Access Road

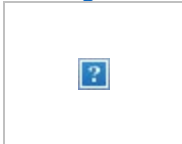
Hi Robert,

Yes. The annexation for the property will be discussed on Monday at the 6:30pm where you might want to speak about it.

Thank you,

Kim

Kimberly G. White
Community Development Director
Town of Grand Lake - Planning Dept.
O 970-627-3435
C 970-673-3486
townofgrandlake.com



From: Robert Miller <Robert.Miller@colliers.com>
Sent: Thursday, June 22, 2023 8:50 AM
To: Kim White <kwhite@toglco.com>
Subject: Access Road

Kim,

I understand the access road from CR471 through the new Love Tract and into the Matthews Annex was approved by the Planning Commission last night. I was told it will now go to the Town Board for approval. Can you tell me when that will be on the agenda so I may attend as a representative of the Ridge at Elk Creek Owners Association please?

Best Regards,

Robert Miller, RPA

Principal | Vice President of Operations | Denver
Property Management

Robert.Miller@colliers.com

Main: +1 303 745 5800 | Direct: +1 303 283 4577 | Mobile: +1 303 356 5674

FAX: +1 303 745 5888 | Dir FAX: +1 303 309 6841

4643 S. Ulster St., Suite 1000 | Denver, CO 80237 | USA



From: mlong351@yahoo.com
To: "Robert Miller"; Kim White
Cc: "Dave & Barb DiVesta"; "David Nuechterlein"; "David Yoo"; "Gino Petrino"; "Jason Monden"; "John & Della Crone"; "John & Lisa Skinner"; "Lee Lindeen"; "Margaret Weisbrod"; "Margie Higgins"; "Mark McLean"; "Mark Richards"; "Mark Samuel"; "Oliver Leinemann"; "Seth & Mandy Tamsiea"; "Shelly Miller"; "Tom Stanley"
Subject: RE: Access Road- mLong - for 471
Date: Saturday, June 24, 2023 1:49:28 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)

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Hi Kim-

As a long time / full time resident at 81 Foxy Ln I too would like to emphasize my support for the town to follow through on what I understand to be Resolutions 1F and 1G which would formally designate CR471 as the primary access into town properties know as the Mathews and Love tracts. In reading my neighbors emails to you I couldn't agree more with the numerous points being made.

Specifically:

1. The grade of Foxy Ln must be very close to town code grade maximums. In wintertime, mixing a steep, narrow, icy road with frequent downhill heavy equipment use is a safety issue for your operators and even more so for our residents, our guests and our property.
2. Our road was built with specs in mind (I'm told) of automobile and light truck traffic, not frequent heavy equipment usage. Road damage has increased this past year and will get far worse with increased and frequent use by the town. Add in the occasional short term "on street" parking of vehicles by homeowners and guests, Foxy Ln is far too narrow for such use, regardless of the season.
3. I have frequently witnessed town vehicles and heavy equipment (as well as public) exceeding our posted 15mph speed limit which endangers residents backing out of their driveways and while walking, sledding or riding bikes on the roads. I've also spoken to many campers of what is now the KOA campground who take their evening walks around our loop to stay off the busier Golf Course Rd.
4. We were all told repeatedly by the seller, Tom Stanley, that the town had committed to CR471 as primary access while purchasing his property. I understand others were told this directly by town staff but this piece is second hand information to me. I'd like to see the town do their best to honor those commitments.
5. From a wildland urban-interface fire perspective, such as the recent East Troublesome Fire, having a second means of egress is extremely important both for our neighborhood and for the users of the property you have purchased / annexed. (Admittedly, the unique intensity of the East Troublesome Fire would have cut off either egress)
6. There have been instances where vehicles and large trucks have completely closed Foxy Ln at the entrance after sliding partially off the road. Until those vehicles were able to be removed, there was no access whatsoever by fire apparatus or ambulances should there have been an emergency in our neighborhood. With Ridge at Elk Creek being within town limits, CR471 access provides us greater safety by providing alternative access.

7. From a cost standpoint, continued frequent use of Foxy Ln by the towns heavy equipment will require the town to replace the road with one that will be engineered for the weight of water tenders, front loaders, dump trucks, road maintainers and other equipment owned and operated by the town. Is Foxy Ln even wide enough for what is essentially commercial / industrial use? Putting a primary access road at CR471 which will be engineered for this use right from the start only makes sense.
8. Looking at liability exposure to the town, the far greater risk to the town would be to continue to use Foxy Ln where there are more homes located close to the road and more children and grandchildren who frequently use Foxy Ln for recreation. CR471 offers a gentler grade and far fewer homes which are set back further from the road.

Kim, thank you for your time and consideration of the above. I'm hopeful the town continues their support of these resolutions which are the far better choice (and far less disruptive) for residents of the Town of Grand Lake, minimize town liability, possibly minimize cost over the long term and most importantly, provide greater safety for residents and employees of the Town of Grand Lake.

I too plan to attend the town meeting and am happy to make myself available directly if you have any questions regarding information I have provided.

Kindest personal regards,

Mike Long
81 Foxy Ln
970-531-0434 cell

From: Robert Miller <Robert.Miller@colliers.com>

Sent: Thursday, June 22, 2023 11:48 AM

To: Kim White <kwhite@toglco.com>

Cc: Dave & Barb DiVesta <d_divesta@centurylink.net>; David Nuechterlein <dnuechterlein@comcast.net>; David Yoo <daveyoo@yahoo.com>; Gino Petrino <pep4361@hotmail.com>; Jason Monden <jmondn@hotmail.com>; John & Della Crone <johnanddella@coloradocrones.com>; John & Lisa Skinner <Familyskinner@msn.com>; Lee Lindeen <linddeen@providenceic.com>; Margaret Weisbrod <pdweisbrod@gmail.com>; 'Margie Higgins' <Higginsmargie02@gmail.com>; Mark McLean <annmarkmclean@gmail.com>; Mark Richards <mark@accuratewindow.net>; Mark Samuel <mwsamuel1966@gmail.com>; Mike Long <mlong351@yahoo.com>; Oliver Leinemann <Leinemannoliver@gmail.com>; Robert Miller <Robert.Miller@colliers.com>; Seth & Mandy Tamisiea (sethpatrick21@yahoo.com) <sethpatrick21@yahoo.com>; Shelly Miller <Shelly.Miller719@gmail.com>; Tom Stanley <tstanexc@gmail.com>

Subject: RE: Access Road

Kim,

Thanks for getting back to me about the upcoming meeting. I am copying the members of the Ridge at Elk Creek Home Owners Association so they are up to speed on the annexation and the new

From: [Jason Monden](#)
To: [Kim White](#)
Cc: [Robert Miller](#); [Kimberley Monden](#)
Subject: Re: Access Road- Jason Monden - for 471
Date: Thursday, June 22, 2023 5:05:50 PM
Attachments: [image002.png](#)
[image003.jpg](#)
[image009.png](#)

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Hi Kim,

I want to express our support approving this resolution. This was also our expectation when the annex was approved. We fully support the main entry to be off of CR471, not Foxy Lane.

Thank you,
Jason Monden

From: Robert Miller <Robert.Miller@colliers.com>
Sent: June 22, 2023 11:47 AM
To: Kim White <kwhite@toglco.com>
Cc: Dave & Barb DiVesta <d_divesta@centurylink.net>; David Nuechterlein <dnuechterlein@comcast.net>; David Yoo <daveyoo@yahoo.com>; Gino Petrino <pep4361@hotmail.com>; Jason Monden <jmonden@hotmail.com>; John & Della Crone <johnanddella@coloradocrones.com>; John & Lisa Skinner <Famillyskinner@msn.com>; Lee Lindeen <llindeen@providenceic.com>; Margaret Weisbrod <pdweisbrod@gmail.com>; 'Margie Higgins' <Higginsmargie02@gmail.com>; Mark McLean <annmarkmclean@gmail.com>; Mark Richards <mark@accuratewindow.net>; Mark Samuel <mwsamuel1966@gmail.com>; Mike Long <mlong351@yahoo.com>; Oliver Leinemann <Leinemannoliver@gmail.com>; Robert Miller <Robert.Miller@colliers.com>; Seth & Mandy Tamisiea (sethpatrick21@yahoo.com) <sethpatrick21@yahoo.com>; Shelly Miller <Shelly.Miller719@gmail.com>; Tom Stanley <tstanexc@gmail.com>
Subject: RE: Access Road

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We as a group support approving the attached resolution. We were all under the assumption when the Matthews Annex was approved that the main entry would be off CR471 and not through the Ridge at Elk Creek. We would not support using Foxy Lane as the main access and really need the new road as an emergency exit from our neighborhood in case our only entrance gets blocked.

From: [John Skinner](#)
To: [Robert Miller](#); [Kim White](#)
Cc: [Dave & Barb DiVesta](#); [David Nuechterlein](#); [David Yoo](#); [Gino Petrino](#); [Jason Monden](#); [John & Della Crone](#); [Lee Lindeen](#); [Margaret Weisbrod](#); ["Margie Higgins"](#); [Mark McLean](#); [Mark Richards](#); [Mark Samuel](#); [Mike Long](#); [Oliver Leinemann](#); [Seth & Mandy Tamisiea \(sethpatrick21@yahoo.com\)](#); [Shelly Miller](#); [Tom Stanley](#); [John Skinner](#)
Subject: RE: Access Road- John Skinner - for 471
Date: Thursday, June 22, 2023 12:58:19 PM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)

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Hi Kim,

Just a quick confirmation that we do support the resolution and that items 1F & 1G which addresses establishing the access road CR471 is very important to us. We have owned our home on Foxy Lane for 13 years now, and as Bob mentioned in his note both Mad Moose LN and Foxy LN are used for walking and sledding. If it became the main access road it would be very dangerous for pedestrians. Also given the grade of Foxy LN in the winter many vehicles cannot make it up the hill. I have witnessed vehicles sliding down backwards towards our home after failing to make it up the hill. We were told that the grade on CR471 would be much less which would make it the logical access road and that Foxy LN would not be the main access road. I would like to make sure that the plans are executed with the objective to minimize the impact to the Ridge at Elk Creek residents.

Thanks,

John & Lisa Skinner

From: Robert Miller <Robert.Miller@colliers.com>
Sent: Thursday, June 22, 2023 12:48 PM
To: Kim White <kwhite@toglco.com>
Cc: Dave & Barb DiVesta <d_divesta@centurylink.net>; David Nuechterlein <dnuechterlein@comcast.net>; David Yoo <daveyoo@yahoo.com>; Gino Petrino <pep4361@hotmail.com>; Jason Monden <jmonden@hotmail.com>; John & Della Crone <johnanddella@coloradocrones.com>; John & Lisa Skinner <Familyskinner@msn.com>; Lee Lindeen <llindeen@providenceic.com>; Margaret Weisbrod <pdweisbrod@gmail.com>; 'Margie Higgins' <Higginsmargie02@gmail.com>; Mark McLean <annmarkmclean@gmail.com>; Mark Richards <mark@accuratewindow.net>; Mark Samuel <mwsamuel1966@gmail.com>; Mike Long <mlong351@yahoo.com>; Oliver Leinemann <Leinemannoliver@gmail.com>; Robert Miller <Robert.Miller@colliers.com>; Seth & Mandy Tamisiea (sethpatrick21@yahoo.com) <sethpatrick21@yahoo.com>; Shelly Miller <Shelly.Miller719@gmail.com>; Tom Stanley <tstanexc@gmail.com>
Subject: RE: Access Road

Kim,

From: [DAVID NUECHTERLEIN](#)
To: [Robert Miller](#); [Kim White](#)
Cc: [Dave & Barb DiVesta](#); [David Yoo](#); [Gino Petrino](#); [Jason Monden](#); [John & Della Crone](#); [John & Lisa Skinner](#); [Lee Lindeen](#); [Margaret Weisbrod](#); [Margie Higgins](#); [Mark McLean](#); [Mark Richards](#); [Mark Samuel](#); [Mike Long](#); [Oliver Leinemann](#); [Seth & Mandy Tamisiea \(sethpatrick21@yahoo.com\)](#); [Shelly Miller](#); [Tom Stanley](#); mnuechterlein@comcast.net
Subject: RE: Access Road- DAVID NUECHTERLEIN- for 471
Date: Thursday, June 22, 2023 5:34:49 PM
Attachments: [image002.png](#)
[image003.jpg](#)
[image009.png](#)

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Hi Kim,

We would also like to go on record that we support the proposal to have CR-471 as the access road to the Matthews Annex. We have owned our house on Foxy Lane for 12 years.

As we noted in the response to the previous comments gathering process we see the following issues with Foxy Lane being a primary access:

- This would be a safety issue due to the grading, proximity of houses to the road and the use of the road for walking, biking, sledding, etc.
- The roads were not designed or constructed to support a higher volume or heavy traffic. We already see the deterioration with the trucks coming and going on it now.
- Foxy Lane should have an emergency exit route, as there is none now.
- Access via CR471 is the most logical choice given these issues.

I plan on attending the meeting on 6/26 as well to voice my support in person.

Regards,

David Nuechterlein

(303) 888-4103

On 06/22/2023 11:47 AM MDT Robert Miller <robert.miller@colliers.com> wrote:

Kim,

Thanks for getting back to me about the upcoming meeting. I am copying the members of the Ridge at Elk Creek Home Owners Association so they are up to speed on the annexation and the new access road. I plan on attending the next Board of Trustees meeting on (6/26) on behalf of the association and have invited anyone who can to also attend.

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