

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 22-2023**

**A RESOLUTION APPROVING THE FINAL PLAT FOR THE LUCY LOVE  
MINOR SUBDIVISION, COMMONLY KNOWN AS THE LOVE TRACT, WITH  
CONDITIONS**

**WHEREAS**, the Town of Grand Lake (the “Town”) received a land use application (the “Application”) from Genette Simpkins Revocable Living Trust (the “Applicant”) to annex, zone, subdivide, and develop a parcel of land consisting of approximately 8.98 acres, commonly referred to as the Love Tract and more particularly described in Exhibit A, attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, the Application contemplates utilizing the minor subdivision process set forth in Section 12-6-7 of the Town Code to divide the Property into four (4) lots of approximately 2 acres each, zoned Residential Estate (RE), with each lot eventually consisting a single family residence and possibly an accessory unit; and

**WHEREAS**, this Resolution addresses only the Board of Trustee’s (the “Board”) consideration of the portion of the Application related to subdivision of the Property through the minor subdivision process, which is reflected primarily in the Lucy Love Minor Subdivision Plat (“Final Plat”); and

**WHEREAS**, Section 12-6-6 of the Town Code requires plats of a proposed subdivision to be submitted to the Town Planning Commission and the Town Board of Trustees prior to recording by the Town Staff to ensure uniformity and environmental protection; and

**WHEREAS**, following proper notice, on June 21, 2023, the Planning Commission considered the Final Plat and approved Planning Commission Resolution 07-2023, recommending the Board approve the Final Plat; and

**WHEREAS**, based on the Application, the Final Plat, the representations of the Applicant, the comments of the public, and the recommendation of the Planning Commission, the Board of Trustees finds the Final Plat subdividing the Property into four (4) lots as depicted on Exhibit A promotes the “health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the Town” as required by Section 12-6-7 of the Town Code; and is consistent with the Town’s Master Plan; and

**WHEREAS**, the Applicant is current with all fees required for review of the Application to the extent such fees are required in this specific situation.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO AS FOLLOWS:**

1. The Grand Lake Board of Trustees hereby approves the Final Plat Application subject to the following conditions:

a. Entry by the Applicant into a development agreement or improvement agreement acceptable to the Town addressing specific improvements, road construction, and utilities, including easement for the same, within the Property and allocating responsibility and timing for payment, design, construction, maintenance, repair and replacement of such items as between the Applicant and the Town.

b. Compliance by the Applicant with all statements and representations made by the Applicant during the course of public meetings or hearings concerning the Application.

2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

3. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 24<sup>TH</sup> DAY OF JULY, 2023.**

Votes Approving: \_\_\_\_\_  
Votes Opposed: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Abstained: \_\_\_\_\_

**ATTEST:**

**BOARD OF TRUSTEES OF THE  
TOWN OF GRAND LAKE,  
COLORADO**

\_\_\_\_\_  
Alayna Carrell, Town Clerk

By: \_\_\_\_\_  
Steve Kudron, Mayor