

TOWN OF
GRAND LAKE

A LETTER FROM YOUR BOARD OF TRUSTEES CONCERNING REZONING IN
THE TOWN OF GRAND LAKE

In January 2006, the Board of Trustees and the Planning Commission adopted the Comprehensive Land Use Plan for the Town of Grand Lake. A Comprehensive Plan is an attempt to take a look into the future. It represents the collective vision of all who participated in the process, as to how Grand Lake should evolve as it approaches build-out. It represents a starting point. This plan provides a guide to help unify decisions we make toward common objectives. Every effort has been made to base the plan on real community needs and Grand Lake values. If we now use it for all our land-use decisions, we will have a blueprint for our future that will focus our collective efforts.

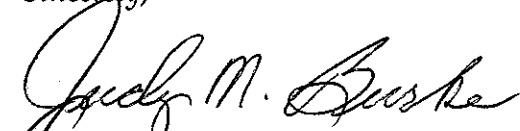
The Comprehensive Plan primarily guides decisions related to development. Comprehensive planning is part of the responsibility of local governments to protect public health, safety and welfare, safeguard property values and rights, promote economic development and preserve citizens' "quality of life". The purpose of the Plan is to provide a comprehensive guide to the physical development of the Town. It is a basic tool to guide zoning, budgeting, capital improvement decisions and policy making. The Comprehensive Plan is intended for use by the Board of Trustees, Planning Commission, other Town boards, Town staff, developers and residents – in sum, for everyone who makes decisions that effects the future of the community.

A Comprehensive Plan is seldom used by itself. It is usually one of several documents used together or in sequence to make land-use decisions. The Zoning Regulations for the Town need to be revised after the adoption of the comprehensive plan to allow the plan to be developed as purposed. Therefore, the Zoning Regulations and Zoning Map must be kept consistent with the adopted Comprehensive Plan. Rezoning parcels not in conformance with the Plan is the first priority of the Board of Trustees.

We understand that there will be many questions that need to be answered about the rezoning. We encourage every property owner to attend the public meetings and get your questions answered. We feel that the Comprehensive Plan was thoughtfully constructed and the suggestions for the rezoning of property in the Town are the best solutions for developing Grand Lake as it nears build-out. Please review the attached documents that have been included in your letter. It will explain the process for rezoning, the uses by right for your existing zoning and your proposed zoning. It also includes information concerning non-conforming uses and structures if created by the rezoning.

Thank you and please feel free to call the Town Staff concerning any questions you may have. We look forward to hearing from you at the public meetings.

Sincerely,




Judy M. Burke, Mayor



Aron Rhone, Mayor Pro-Tem



Pat Engelhardt, Trustee



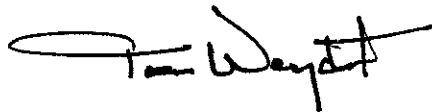
Glenn Harrington, Trustee



Kathy Lewis, Trustee



Jim Peterson, Trustee



Tom Weydert, Trustee