



TOWN OF GEORGETOWN
404 6TH STREET
P.O. BOX 426
GEORGETOWN, CO 80444

LAND USE APPLICATION

Project Name: Lot Line Adjustment

Project Site Address/Location: Lots 11, 12, 13, 14 Block 42

Name of Applicant: George & Rita Schmittgrund Owner Agent

Address: 400 9th St Georgetown

Legal Description/Parcel, Block, Lot # (Attach Additional Sheet if Needed): _____

Block 42 Lots 11, 12, 13, 14

Telephone#: 303-561-2208 Fax#: _____ Email: herstmannbb@yahoo.com

Type of Application (check all that apply):

- Subdivision: Conceptual Plan (Attach Subdivision Conceptual Plan Checklist)
- Subdivision: Preliminary Plat (Attach Subdivision Preliminary Plat Checklist)
- Subdivision: Final Plat (Attach Subdivision Final Plat Checklist)
- Subdivision Exemption Plat (Attach Subdivision Exemption Plat Checklist)
- Special Use Permit (Attach Special Use Permit Checklist)
- Temporary Use Permit (Attach Temporary Use Permit Checklist)
- Sign Permit (Attach Sign Permit Checklist)
- PUD: Preliminary Development Plan (Attach PUD: Preliminary Development Plan Checklist)
- PUD: Final Development Plan (Attach PUD: Final Development Plan Checklist)
- Rezoning (Attach Rezoning Checklist)
- Zoning Variance (Attach Zoning Variance Checklist)
- Floodplain Development Permit (Attach Floodplain Development Permit Checklist)
- Annexation (Attach Annexation Checklist)
- Site Specific Development Plan (Attach Site Specific Development Plan Checklist)
- Certificate of Appropriateness (Attach Certificate of Appropriateness Application)

NOTE: No application will be accepted or processed unless it is complete and all fees are paid. In addition to the base application fee, a deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. I hereby certify that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief.

Name: (print) George Schmittgrund

Signature: Rita Schmittgrund Date: June 18, 2021

INSTRUCTIONS:

RITA, GEORGE, AND BRYAN SCHNITTGRUND
RBG LLC
400 9TH Street P.O. Box 724
Georgetown, CO 80444

Board of Adjustment
Town of Georgetown

To Whom in may concern:

The Planning Commission has approved the moving of the lot lines in Block 42 – Lots 11,12, 13, and ½ of lot 14 pending approval of the Board of Adjustment. The existing lots were plotted by the town at its inception and do not meet the current building code. We proposed moving of existing lot lines in order to create three buildable/marketable lots out of 4 lots. The minimum lot size for the old plot plans created the criteria for creating lots that equal 3,750 square feet.

Georgetown's Municipal Code Section 17.32.030 page 3 states:

The Board may grant a variance only if it makes finding that all the following requirements insofar as applicable, have been satisfied:

- a. That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the lot, or other physical conditions peculiar to the affected property.
- b. That the unusual circumstances or conditions do not exist through the neighborhood or district in which the property is located.
- c. That, because of such physical circumstances or conditions, the property cannot reasonable be developed in conformity with the provisions of this Title.
- d. That such unnecessary hardship has not been created by the applicant.
- e. That the variance, if granted will not alter the essential character of the neighborhood or district in which the property is located, for substantially or permanently impair the appropriate use of development of adjacent property.
- f. That the variance, if granted is the minimum variance that will afford relief and is the least modification possible of the Title provisions which are in question.

These are the only lots that have not been developed in Block 42. Many of the lots that have been developed do not meet the revised standard of 3750 square feet.



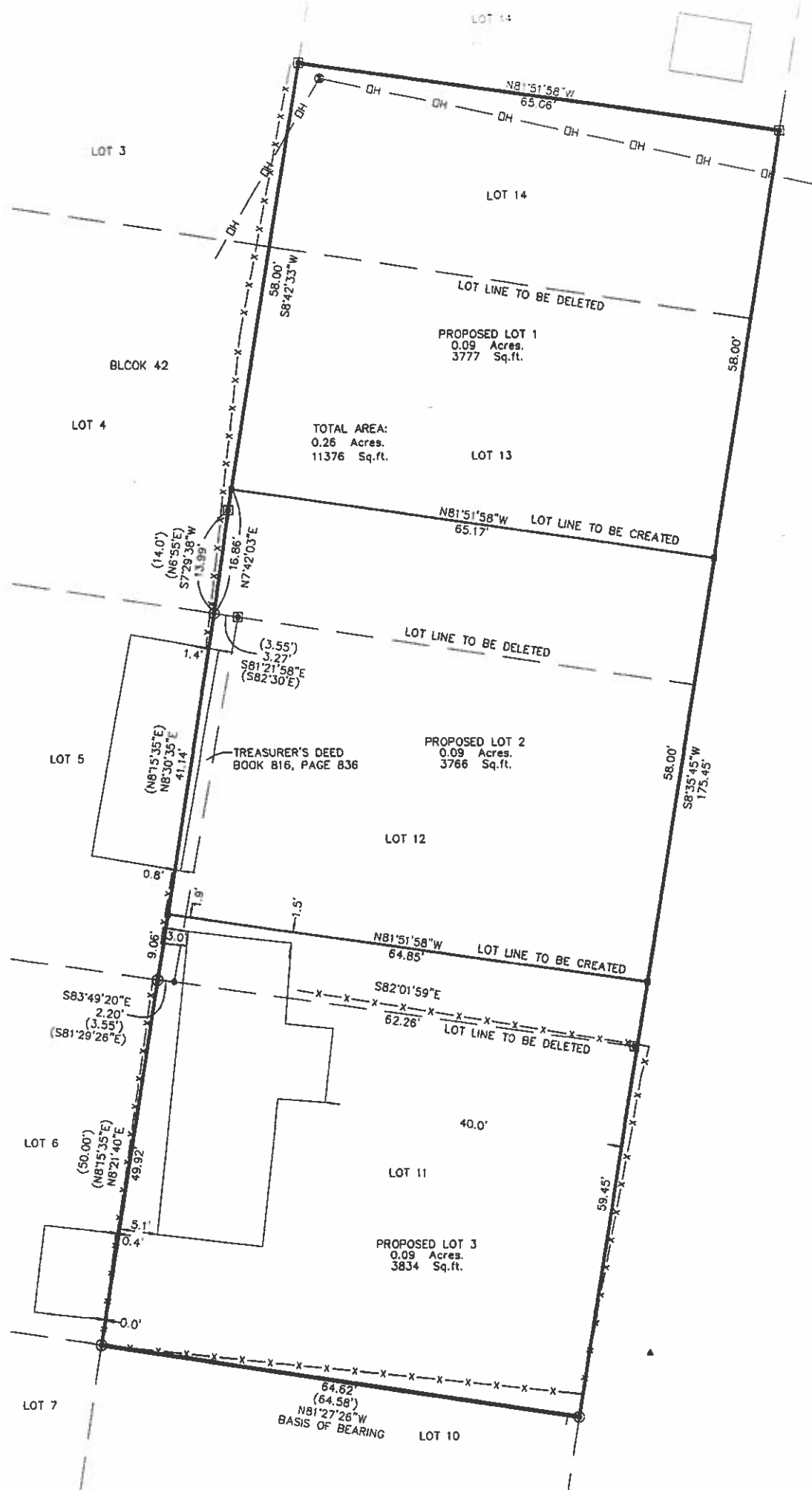
Rita Schnittgrund – Member



George Schnittgrund – Member



Bryan Schnittgrund - Member



LOT 14

LOT 3

LOT 14

BLCK 42

PROPOSED LOT 1
0.09 Acres.
3777 Sq.ft.

LOT 4

TOTAL AREA:
0.26 Acres.
11376 Sq.ft.

LOT 13

N81°51'58"W LOT LINE TO BE CREATED
65.17'

LOT LINE TO BE DELETED

LOT 5

PROPOSED LOT 2
0.09 Acres.
3766 Sq.ft.

TREASURER'S DEED
BOOK 816, PAGE 836

LOT 12

N81°51'58"W LOT LINE TO BE CREATED
64.85'

S82°01'59"E LOT LINE TO BE DELETED
62.26'

LOT 6

LOT 11

PROPOSED LOT 3
0.09 Acres.
3834 Sq.ft.

LOT 7

64.62'
(64.58')
N81°27'26"W
BASIS OF BEARING

LOT 10

11/1/20



QUIT CLAIM DEED

This deed, made this 10 day of MARCH, 2020
Between George R. Schnittgrund & Rita T. Schnittgrund grantor(s)
And R&B LLC
Whose legal address is 400 9th St Georgetown / P.O. Box 724
Of the county of Clear Creek and state of Colorado, grantees

Witnesseth, that the grantor(s), for and in consideration of the sum of 0
, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, and
QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM unto the
grantees, his heirs, successors and assigns, forever, not in tenancy in common but in joint
tenancy, all the right, title, interest, claim and demand which the grantor(s) has in and to the
real property, together with improvements, if any, situate, lying and being in the county of
Clear Creek, State of Colorado, described as follows:

See Attached Exhibit A & B

Also known by street and number as : lots 11, 12, 13, 14 Between 9th & 10 on MIMMO ST

To have and to hold the same, together with all and singular the appurtenances and privileges
thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title,
interest, and claim whatsoever, or the grantor(s), either in law or equity, to the only proper use,
benefit and behalf of the grantees, his heirs and assigns forever.
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(s) has executed this deed on the date set forth above.

George R. Schnittgrund

Rita T. Schnittgrund

STATE OF Colorado
COUNTY OF Clear Creek
The foregoing instrument was acknowledged before me this 10th day of March, 2020
. by George R. Schnittgrund and Rita T. Schnittgrund



Exhibit "A"

Parcel A:

Those portions of Lots 12 and 13, Block 42, Town of Georgetown, Shown as Parcel 1 on Exemption Survey Plat recorded January 9, 2000, in Book 632, Page 279, described as follows:

Beginning at the Southeast Corner of said Lot 12; thence S. 82°30' W., along the south line of said Lot 12, a distance of 60.94 feet; thence N. 07°30' W., a distance of 50.01 feet; thence S. 82°30' W., a distance of 3.55 feet, to the southwest corner of said Lot 13; thence N. 06°55' W., along the west line of said Lot 13, a distance of 14.00 feet; thence N. 82°30' E., a distance of 65.0 feet, to a point on the east line of said Lot 13; thence S. 06°55' E., along the east line of said Lots 13 and 12, a distance of 64.00 feet to the Point of Beginning,
County of Clear Creek, State of Colorado.

Parcel B:

That part of Lots 13 and 14, Block 42, Town of Georgetown, Shown as Parcel 2 on Exemption Survey Plat recorded January 9, 2000, in Book 632, Page 279, described as follows:

Commencing at the Southwest corner of said Lot 13; thence N. 06°55' W., along the ~~west~~^{west} line of said Lot 13, a distance of 14.00 feet to the Point of Beginning of the Parcel herein described; thence N. 82°30' E., a distance of 65.00 feet to a point on the east line of said Lot 13; thence N. 06°55' W., along the east line of said Lots 13 and 14, a distance of 61.00 feet to the northeast corner of the South Half of said Lot 14; thence S. 82°30' W., along the north line of the said South Half, a distance of 65.00 feet to a point on the west line of said Lot 14; thence S, 06°55' E., along the west line of said Lots 14 and 13, a distance of 61.00 feet to the Point of Beginning,
County of Clear Creek, State of Colorado.

also known by street and number as Vacant Land Georgetown CO 80444

Exhibit "B"



LOT 11, BLOCK 42, TOWN OF GEORGETOWN,
COUNTY OF CLEAR CREEK,
STATE OF COLORADO

also known by street and number as *VACANT LAND*
~~906 GRIFFITH STREET~~ *MS*
GEORGETOWN, CO ~~80444~~

