

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 05-2026**

**A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLAT FOR A  
MAJOR SUBDIVISION LOCATED AT 120 COUNTY ROAD 663**

**WHEREAS**, Michael P Ruger Living Trus (the “Owner”) is the owner of certain real property located at 120 County Road 663, within the Town of Grand Lake, State of Colorado; and

**WHEREAS**, the Owner has submitted for review and consideration of a Preliminary Plat for a Major Subdivision (“Application”); and

**WHEREAS**, the Owner is proposing to subdivide the property into nine residential lots; and

**WHEREAS**, Section 12-6-6 and Section 12-9-2 of the Code require that a Preliminary Plat be reviewed by the Planning Commission for a recommendation of approval, approval with conditions, or denial to the Town Board of Trustees; and

**WHEREAS**, the Planning Commission reviewed the Application at a public hearing on May 6, 2026, and found the Application to have satisfactorily addressed the consideration factors in Section 12-6-6 and Section 12-9-2 of the Code; and

**WHEREAS**, upon a thorough consideration of the Application and applicable Code requirements, the Planning Commission finds such factors weigh in favor of recommending approval of the Application to the Board of Trustees, with the conditions listed herein.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE  
TOWN OF GRAND LAKE, COLORADO,**

1. The Planning Commission recommends that the Application be approved by the Board of Trustees.
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Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.
4. Conditions of Approval: Approval of the Application is subject to compliance with the following conditions:
  - a) Conceptual building footprints on Lots One and Nine shall be adjusted to meet setback requirements and avoid encroachment into slopes of 40% or greater.
  - b) The plat shall be revised to include all required dedications and certificates in accordance with Town Code.
  - c) The plat title and notes shall be revised to address staff comments provided during Preliminary Plat review.
  - d) The applicant shall provide written confirmation from all applicable utility providers verifying that water, gas, electric, and sewer services are available and have sufficient capacity to serve all proposed lots.
  - e) The applicant shall address all drainage concerns identified in the attached engineering comments, including any required drainage improvements or detention facilities.
  - f) The applicant shall install a paved apron at the intersection of West Portal Road and County Road 663 to prevent damage to the existing pavement.
  - g) A Development Improvements Agreement shall be prepared and ready for execution at the time of Final Plat approval.

**DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 6<sup>TH</sup> DAY OF MAY 2026.**

( S E A L )

ATTEST:

TOWN OF GRAND LAKE

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

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James Shockey,  
Planning Commission Chairman

Votes Approving: 0  
 Votes Opposed: 0  
 Absent: 0  
 Abstained: 0