

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 01 – 2025**

**A RESOLUTION RECOMMENDING DENIAL OF AN AMENDMENT TO A FINAL
DEVELOPMENT PLAN FOR THE GATEWAY INN LOCATED ON BLOCK 15,
GATEWAY INN GRAND LAKE ESTATES 2ND FILING, MORE COMMONLY
REFERRED TO AS 120 W. LAKE AVENUE.**

WHEREAS, Grand Lake Family LLLP (the “Owner”) is the owner of certain real property located within the Town of Grand Lake, more particularly described as follows:

Block 15, Gateway Inn Grand Lake Estates 2nd Filing, Grand Lake, Colorado, also known as: 120 W. Lake Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, the Owner is planning to complete on-site improvements that have resulted from the ongoing use of the site and growth of the hotel and on-site restaurant; and

WHEREAS, the Town received an application for an amendment to the final development plan for the Gateway Inn (the “Application”) from the Owner, looking to construct a new carport/enclosure structure matching the building architecture to screen back-of-house operations from hotel rooms, revising fire lanes based on pavement improvements and the new structure, pave the gravel parking lot on the west end of the building, and make minor on-site drainage improvements to help mitigate erosion issues and improve drainage; and

WHEREAS, Grand Lake Municipal Code (the “Code”) Section 12-9-7 establishes the procedure for processing an amendment to a final development plan; and

WHEREAS, on January 8, 2025, the Planning Commission reviewed the Owners’ final development plan amendment request at a Public Hearing; and,

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, compliance with requirements of the Code, and public comments, the Planning Commission finds such factors weight in favor of denial of the Application.

**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 denied by the Board of Trustees subject to the conditions set forth in Section 2., below.

2. The Planning Commission's recommendation for approval is based on the following findings of fact.
 - a.
 - b.
 - c.
3. 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.
4. 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 PLANNING COMMISSION OF
THE TOWN OF GRAND LAKE, COLORADO THIS 8th DAY OF JANUARY 2025.**

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

James Shockey,
Planning Commission Chairman

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