

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 12 – 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF A LOT CONSOLIDATION
LOCATED AT 107 PERRY STREET AND 405 MOUNTAIN AVENUE.**

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

Lot 7 and 8, Block 31, Town of Grand Lake according to the Plat recorded at Reception 9066, also known as: 107 Perry Street and 405 Mountain Avenue (the “Property”); and

WHEREAS, the Owner is requesting to consolidate the two lots to create one 14,963 square foot lot; and

WHEREAS, the Town received a Lot Consolidation application (the “Application”) from the Owner; and

WHEREAS, on October 8, 2025, the Planning Commission reviewed the Owners’ Lot Consolidation request at a Public Hearing; and,

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, and public comments, the Planning Commission has considered the following factors set forth in the Grand Lake Municipal Code Section 12-6-8(B)(4):

1. The combined lot(s) are legal lots as defined in Section 12-6-8(A)1.
2. The combined lot(s) would not subsequently create additional lots other than the resultant lot(s).
3. The lot consolidation would not adversely affect existing access, drainage, utility easements, or rights-of-way.
4. The lot consolidation would not adversely affect adjacent properties and the property owners' health, safety, and enjoyment of their property.
5. Any covenants, deed restrictions, or other conditions of approval that apply to the original lots must also apply to the resultant lot(s).

WHEREAS, upon a thorough consideration of the factors of Section 12-6-8(B)(4) of the Grand Lake Municipal Code, the Planning Commission finds such factors weigh in favor of approval 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 approved 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 Applicant satisfying the following conditions. Unless specified otherwise, such conditions should be satisfied before the matter is considered by the Board of Trustees.
 - a. Payment by the Owner of all legal, engineering, and administrative fees incurred by the Town in connection with the review, processing, consideration, and action on the Application.
 - b. Compliance by the Owner with all representations made to the Planning Commission during all public hearings or meetings related to the Application.
 - c. The Owner complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,
 - d. In granting this Request the Commission is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests.
 - e. This authorization shall run with the transfer of the Property from the Owner to their successors, heirs, or grantees.
 - f. ANY ADDITIONAL CONDITIONS, IF APPLICABLE
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 OCTOBER 2025.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

James Shockey,
Planning Commission Chairman

Votes Approving:
Votes Opposed:
Absent:
Abstained: