

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 13-2025**

**A RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT APPLICATION
FOR 900 GRAND AVE**

WHEREAS, 900 THOUSAND LLC (the “Owner”) is the owner of certain real property located at 900 Grand Avenue, within the Town of Grand Lake, more particularly described as Lot 8, Block 11, Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has authorized Kaylee and Will Wallesen (the “Applicant”) to apply for a Preliminary Development Application (“Application”); and

WHEREAS, Section 12-9-4 of the Grand Lake Municipal Code (the “Code”) establishes procedures for Minor Developments; and

WHEREAS, Section 12-9-2 of the Code requires that a Preliminary Development Plan shall be reviewed by the Planning Commission for a recommendation of approval, approval with conditions, or denial to the Town Board; and

WHEREAS, on August 20, 2025, the Planning Commission reviewed the Application request at a public meeting approved Resolution 08-2025 and recommended approval of the Application to the Board of Trustees; and

WHEREAS, the Board of Trustees reviewed the Application, the presentation by the Owner, the recommendation of the Planning Commission, and the public testimony presented at the regularly scheduled meeting on August 25, 2025 and September 8, 2025; and

WHEREAS, on September 8, 2025, the Board of Trustees recommended that the Planning Commission review the updated application materials; and

WHEREAS, the Planning Commission reviewed the Application at a public hearing on October 8, 2025, and found the Application to have satisfactorily addressed the consideration factors in 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 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.
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.

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: