

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 02 – 2026**

**A RESOLUTION APPROVING A FINAL PLAT AND FINAL DEVELOPMENT PLAN  
FOR A NEW MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT  
KNOWN AS THE LEATHERWOOD PROJECT, LOCATED AT 1016 GRAND AVENUE  
AND 1001, 1005, AND 1007 LAKE AVENUE.**

**WHEREAS**, Spirit Lake Condos, LLC (the “Owner”) is the owner of certain real property located within the Town of Grand Lake, described as 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue; and

**WHEREAS**, the Owner is requesting consideration of a final plat and final development plan application (the “Application”) to develop a new multi-phased, mixed-use development; and

**WHEREAS**, on January 07, 2026, following proper notice, the Planning Commission reviewed the Owners’ request during a public meeting; and

**WHEREAS**, based on the Application, the representations of the Owner’s representatives to the Planning Commission, and compliance with requirements of the Code, the Planning Commission adopted Resolution 01-2026, a resolution recommending approval to the Board of Trustees of the final plat and final development plan with conditions by an unanimous vote; 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 January 12, 2026; and

**WHEREAS**, based on those considerations, the Board of Trustees approves the Owner’s Application for a final plat and final development plan, as presented.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE  
TOWN OF GRAND LAKE, COLORADO,**

1. The Board of Trustees approves the Application. Unless specified otherwise, the Owner shall satisfy any outstanding items that may include:
  - 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 and Board of Trustees 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 Board 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
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 Board of Trustees 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 BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 12<sup>th</sup> DAY OF JANUARY 2026.**

( S E A L )

ATTEST:

TOWN OF GRAND LAKE

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

\_\_\_\_\_  
Christina Bergquist,  
Mayor

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