

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 10 – 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF A REZONING AMENDMENT TO  
THE OFFICIAL MAP FOR THE TOWN OF GRAND LAKE FOR TOWN-OWNED  
PROPERTY LOCATED ON LOTS 1 THROUGH 4, BLOCK 3 TOWN OF GRAND  
LAKE, MORE COMMONLY KNOWN AS 1128 PARK AVENUE.**

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

Lots 1 through 4, Block 3, Town of Grand Lake, more commonly known as 1128 Park Avenue, Grand Lake, Colorado 80447 (the “Property”); and

**WHEREAS**, the Owner is requesting to rezone the property from Public (PUB) to Commercial (C) as part of a development project; and

**WHEREAS**, Grand Lake Municipal Code (the “Code”) Section 12-2-34(A) establishes the procedures and review criteria for an amendment to the Town’s official zoning map.

**WHEREAS**, on August 20, 2025, the Planning Commission reviewed the Owners’ rezoning amendment request at a Public Hearing; and,

**WHEREAS**, upon a thorough consideration of the Application, the testimony of those present, and applicable Code requirements, the Planning Commission determined that rezoning the Property from Public (PUB) to Commercial (C) is in substantial conformance with the Grand Lake Comprehensive Plan, surrounding characteristics, and is a public benefit to the Town, and is in harmony with the zoning and land uses of adjacent property and property in the immediate area.

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

1. The Planning Commission recommends the Property be rezoning from Public (PUB) to Commercial (C) as presented.
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Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.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 20<sup>th</sup> DAY OF AUGUST 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