

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 08-2025**

**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 Wallseen (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; and

**WHEREAS**, the Planning Commission 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 Application be recommended for approval to the Town of Grand Lake staff subject to the modifications and conditions set forth in Section 2., below.

2. The Planning Commission's recommendation for approval is based on the following conditions:
  - a. The applicant shall obtain a conditional use permit or revise the proposed plans to ensure that at least 50% of the total square footage is designated for commercial use.
  - b. The applicant shall modify the proposed plans so that the building meets all requirements outlined in Town Code Section 12-7-4 and addresses the massing and bulk of the building.
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 20<sup>TH</sup> DAY OF AUGUST 2025.**

( S E A L )

ATTEST:

TOWN OF GRAND LAKE

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Alayna Carrell  
Town Clerk

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James Shockey,  
Planning Commission Chairman

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