

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 09 – 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF A ZONING REGULATION  
VARIANCE REQUEST TO ALLOW RESIDENTIAL USES WITHIN THE FIRST FIFTY  
FEET OF THE LOT ON THE FIRST STORY LOCATED AT 1001 AND 1005 LAKE  
AVENUE.**

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

1001 and 1005 Lake Avenue, Grand Lake, Colorado 80447 (the “Property”); and

**WHEREAS**, the Owner is proposing to redevelop the properties as part of a larger redevelopment effort that is subject to the Major Development Plan requirements and processes of the Code; and

**WHEREAS**, the Town received a zoning variance request application (the “Application”) from the Owner, requesting a variance to allow residential uses within the first fifty feet of the lot on the first story within the Commercial zone district; and

**WHEREAS**, Grand Lake Municipal Code (the “Code”) Section 12-2-18(A) establishes the allowances for residential uses within the Commercial zone district for the Town as follows:

**12-2-18 – Regulations for Commercial District - C.**

(A) *Uses Permit by Right.*

10. *Residential units, herein defines as: Multi-family attached rental units, condominiums, townhouses, and condo/hotels with the following restrictions:*

(a) *The first story area measured from the frontages to fifty (50) feet into the lot shall be dedicated to commercial space.*

**WHEREAS**, on August 20, 2025, the Planning Commission reviewed the Owners’ variance 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 12-2-27 (2)(B)(3):

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and

- (d) The effect of the proposed action upon future development in the area; and
- (e) The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town's Comprehensive Plan.

**WHEREAS**, upon a thorough consideration of the factors of Section 12-2-27 (2)(B)(3) 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 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