

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 01-2026**

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL
DEVELOPMENT APPLICATION FOR 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 at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue, within the Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has submitted for review and consideration a Final Plat and Final Development Application (“Application”); and

WHEREAS, Section 12-6-6 of the Grand Lake Municipal Code (the “Code”) establishes the procedures for Final Plats; and

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

WHEREAS, the Planning Commission reviewed the Application at a public hearing on January 7, 2026, and found the Application to have satisfactorily addressed the consideration factors in Sections 12-6-6 and 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Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.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 7TH DAY OF JANUARY 2026.

(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