

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 01 – 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A FINAL  
DEVELOPMENT PLAN FOR THE GATEWAY INN LOCATED ON BLOCK 15,  
GATEWAY INN GRAND LAKE ESTATES 2<sup>ND</sup> FILING, MORE COMMONLY  
REFERRED TO AS 120 W. LAKE AVENUE.**

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

Block 15, Gateway Inn Grand Lake Estates 2<sup>nd</sup> Filing, Grand Lake, Colorado, also known as: 120 W. Lake Avenue, Grand Lake, Colorado 80447 (the “Property”); and

**WHEREAS**, the Owner is planning to complete on-site improvements that have resulted from the ongoing use of the site and growth of the hotel and on-site restaurant; and

**WHEREAS**, the Town received an application for an amendment to the final development plan for the Gateway Inn (the “Application”) from the Owner, looking to construct a new carport/enclosure structure matching the building architecture to screen back-of-house operations from hotel rooms, revising fire lanes based on pavement improvements and the new structure, pave the gravel parking lot on the west end of the building, and make minor on-site drainage improvements to help mitigate erosion issues and improve drainage; and

**WHEREAS**, Grand Lake Municipal Code (the “Code”) Section 12-9-7 establishes the procedure for processing an amendment to a final development plan; and

**WHEREAS**, on January 8, 2025, the Planning Commission reviewed the Owners’ final development plan amendment request at a Public Hearing; and,

**WHEREAS**, based on the Application, the representations of the Owner to the Planning Commission, compliance with requirements of the Code, and public comments, the Planning Commission finds such factors weight in factor 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 subject to the conditions set forth in Section 2., below.

2. The Planning Commission's recommendation for approval is based on the Applicant satisfying the following conditions. Unless specified otherwise, such conditions should be satisfied before the matter is considered by the Board of Trustees.
  - 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 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 Commission 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
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.

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**DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF  
THE TOWN OF GRAND LAKE, COLORADO THIS 8<sup>th</sup> DAY OF JANUARY 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