

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 02-2026**

**A RESOLUTION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT  
FOR 620 GRAND AVENUE TO ALLOW A MIXED-USE BUILDING TO CONTAIN  
OVER 50% RESIDENTIAL FLOOR AREA, WHERE A MAXIMUM OF 50%  
RESIDENTIAL IS PERMITTED BY RIGHT**

**WHEREAS**, GLCO 620 LLC (the “Owner”) is the owner of certain real property located at 620 Grand Avenue, within the Town of Grand Lake, State of Colorado; and

**WHEREAS**, the Owner has submitted for review and consideration a Conditional Use Permit Application (“Application”); and

**WHEREAS**, Section 12-2-31 of the Grand Lake Municipal Code (the “Code”) establishes the procedures for Conditional Use Permits; and

**WHEREAS**, Section 12-2-31 of the Code requires that a Conditional Use Permit 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 February 18, 2026, and found the Application to have satisfactorily addressed the consideration factors in Section 12-2-31 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Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.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 18<sup>TH</sup> DAY OF FEBRUARY 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