

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 23-2026**

**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 adopted Resolution 02-2026, a resolution recommending approval to the Board of Trustees of the Conditional Use Permit request by a unanimous vote; and

**WHEREAS**, the Board of Trustees reviewed the Application, the presentation by the Owner, the recommendation of the Planning Commission, and the public testimony presented at the regularly scheduled meeting on February 23, 2026; and

**WHEREAS**, based on those considerations, the Board of Trustees approves the Owner’s Application for a Conditional Use Permit, as presented.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE  
TOWN OF GRAND LAKE, COLORADO,**

1. The Board of Trustees approves the Application. Unless specified otherwise, the Owner shall satisfy any outstanding items that may include:
  - 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 and Board of Trustees 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 Board 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
  
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 Board of Trustees 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 BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 23<sup>RD</sup> DAY OF FEBRUARY 2026.**

( S E A L )

Votes Approving:  
 Votes Opposed:  
 Absent:  
 Abstained:

ATTEST:

TOWN OF GRAND LAKE

\_\_\_\_\_  
 Alayna Carrell  
 Town Clerk

\_\_\_\_\_  
 Christina Bergquist,  
 Mayor