

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 36 – 2025**

**A RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT APPLICATION
FOR 900 GRAND AVE**

WHEREAS, 900 THOUSAND LLC (the “Owner”) is the owner of certain real property located at 900 Grand Avenue, within the Town of Grand Lake, more particularly described as Lot 8, Block 11, Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has authorized Kaylee and Will Wallesen (the “Applicant”) to submit a Preliminary Development Application (“Application”); and

WHEREAS, Section 12-9-4 of the Grand Lake Municipal Code (the “Code”) establishes procedures for Minor Developments; and

WHEREAS, Section 12-9-2 of the Code requires that a Preliminary Development Plan be reviewed by the Planning Commission, which may recommend approval, approval with conditions, or denial to the Board of Trustee; and

WHEREAS, on August 20, 2025, following proper notice, the Planning Commission held a public meeting to review the Application; and

WHEREAS, at that meeting, the Planning Commission recommended approval of the Application with conditions; and

WHEREAS, the Board of Trustees reviewed the Application, the presentation by the Owner, the Planning Commission’s recommendation, and public testimony during its regularly scheduled meetings on August 25, 2025, and September 8, 2025; and

WHEREAS, on September 8, 2025, the Board of Trustees voted to refer the Application back to the Planning Commission for further review; and

WHEREAS, on October 8, 2025, the Planning Commission reviewed the Application but failed to provide a recommendation due to a tie vote; and

WHEREAS, the Board of Trustees again reviewed the Application, the presentation by the Owner, the Planning Commission’s deliberations, and public testimony at its regularly scheduled meeting on October 13, 2025; and

WHEREAS, based on these considerations, the Board of Trustees finds that the Application is consistent with the intent and requirements of the Grand Lake Municipal Code.

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 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 BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE, COLORADO THIS 13TH DAY OF OCTOBER 2025.**

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist,
Mayor

Votes Approving: 0
Votes Opposed: 0
Absent: 0
Abstained: 0