

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 45 – 2025**

**A RESOLUTION APPROVING A LOT CONSOLIDATION LOCATED AT 107 PERRY
STREET AND 405 MOUNTAIN AVENUE.**

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

Lot 7 and 8, Block 31, Town of Grand Lake according to the Plat recorded at Reception 9066, also known as: 107 Perry Street and 405 Mountain Avenue (the “Property”); and

WHEREAS, the Owner is requesting to consolidate the two lots to create one 14,963 square foot lot; and

WHEREAS, the Town received a Lot Consolidation application (the “Application”) from the Owner; and

WHEREAS, on October 8, 2025, the Planning Commission reviewed the Owners’ Lot Consolidation request at a Public Hearing; and,

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, and public comments, the Planning Commission has considered the following factors set forth in the Grand Lake Municipal Code Section 12-6-8(B)(4):

1. The combined lot(s) are legal lots as defined in Section 12-6-8(A)1.
2. The combined lot(s) would not subsequently create additional lots other than the resultant lot(s).
3. The lot consolidation would not adversely affect existing access, drainage, utility easements, or rights-of-way.
4. The lot consolidation would not adversely affect adjacent properties and the property owners' health, safety, and enjoyment of their property.
5. Any covenants, deed restrictions, or other conditions of approval that apply to the original lots must also apply to the resultant lot(s).

WHEREAS, the Planning Commission recommended approval to the Board of Trustees; 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 October 13, 2025; and

WHEREAS, based on those considerations, the Board of Trustees approves the Owner's Preliminary Development Application.

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