

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 07 – 2025**

A RESOLUTION APPROVING A DESIGN REVIEW

WHEREAS, GLCO 620 LLC (the “Owner”) is the owner of certain real property located at 620 Grand Avenue, within the Town of Grand Lake, more particularly described as Tract B, Block 20, Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has authorized Anthony Zurn (the “Applicant”) to apply for a design review for a commercial remodel (“Application”); and

WHEREAS, Section 12-7-8 of the Grand Lake Municipal Code (the “Code”) establishes procedures for design review and consideration factors; and

WHEREAS, Section 12-7-8 (A)(3) of the Code requires that the design review of new commercial development shall be reviewed by the Planning Commission for a recommendation of approval, approval with conditions, or denial; and

WHEREAS, on August 6, 2025, the Planning Commission reviewed the Application request at a public meeting; and

WHEREAS, the Planning Commission found the Application to have satisfactorily addressed the consideration factors in Section 12-7-8 (B) 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 Application be recommended for approval to the Town of Grand Lake Staff subject to the modifications and conditions set forth in Section 2., below.
2. The Planning Commission’s recommendation for approval is based on the

following conditions:

- a. The applicant shall revise the proposed plans to ensure that at least 50% of the total square footage is designated for commercial use or obtain a conditional use permit.
 - b. The applicant shall modify the proposed plans so that the roof eave on the west side of the house does not shed directly onto the patio.
 - c. The building permit applicant shall use the materials and colors as reviewed and approved by the Planning Commission or Zoning Code Administrator during the course of construction.
 - d. Payment by the Applicant of all legal, engineering, and administrative fees incurred by the Town in connection with the review, processing, consideration, and action on the Application prior to issuance of a building permit related to the Application; and
 - e. Compliance by the Owner with all representations made to the Planning Commission during all public meetings related to the Application; and
 - f. The Applicant complies with all other federal, state, and local regulations; and
 - g. 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; and
 - h. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.
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.

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 6TH DAY OF AUGUST 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