

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 28-2026**

**A RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR NEW
MIXED-USE DEVELOPMENT LOCATED AT 900 GRAND AVENUE**

WHEREAS, 900 THOUSAND LLC (the “Owner”) is the owner of certain real property located at 900 Grand Avenue, within the Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has submitted for review and consideration a Preliminary Development Plan Application (“Application”); and

WHEREAS, Section 12-9-2 of the Code requires that a Preliminary Development Plan 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 March 18, 2026, and found the Application to have satisfactorily addressed the consideration factors in Section 12-9-2 of the Code; and

WHEREAS, upon a thorough consideration of the Application and applicable Code requirements, the Planning Commission adopted Resolution 03-2026, a resolution recommending approval to the Board of Trustees of the Preliminary Development Plan 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 March 23, 2026; and

WHEREAS, based on these considerations, the Board of Trustees finds that the Application meets the applicable requirements of the Code and approves the Owner’s Preliminary Development Plan, as presented.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION 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 23RD DAY OF MARCH 2026.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist,
Mayor

Votes Approving:
Votes Opposed:
Absent:
Abstained: