

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 13 – 2024**

**A RESOLUTION RECOMMENDING APPROVAL OF A VARIANCE TO PARKING  
STANDARDS AT LOT 15, BLOCK 26, TOWN OF GRAND LAKE, MORE  
COMMONLY REFERRED TO AS 525 GRAND AVENUE.**

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

Lot 15, Block 26, Town of Grand Lake Subdivision, Grand Lake, Colorado, also known as: 525 Grand Avenue, Grand Lake, Colorado 80447 (the “Property”); and

**WHEREAS**, the Owner leases the Property to Verts Grand Lake, LLC (the “Applicant”) who is in the process of preparing the Property for retail sale of goods; and

**WHEREAS**, Grand Lake Municipal Code (the “Code”) Section 12-2-28 sets forth the parking regulations and design standards throughout the Town; and

**WHEREAS**, the Town received a zoning variance request application (the “Application”) from the Applicant on August 16<sup>th</sup>, 2024, requesting a variance to the parking standards including (1) a variance permitting ADA parking off street, (2) calculation of on street parking spot credits, and (3) loading and unloading area; and

**WHEREAS**, Code Section 12-2-28 states in relevant part as follows:

**12-2-28 Parking Regulations and Design Standards.**

(B) *Parking Regulations.* No building shall be ... changed in Use as defined in this Article...unless there is either an approved parking plan in place or a parking fee in lieu is paid to the Town if allowed, or there is provided on the lot, space for parking and space for the loading and unloading of automobiles or trucks in accordance with the following standards and requirements...

2. *Parking Spaces Required.* The method used to calculate the required number of parking spaces shall be as follows:

(a) The total number of required parking spaces shall be calculated based on the table from Part 1...

2. After allowing for the on-street parking credit, if eligible, Group IV, Group V, and Group VI structures shall be required to satisfy seventy-five (75%) percent of the resulting number of required-parking spaces off-street, unless a variance is obtained by the Town.

3. *On-Street Parking Credits.* In determining the number of off-street parking spaces required, credit will be given for the available on-street parking adjacent and contiguous to any property subject to the provisions of this Section which adjoins a public right-of-way of eighty (80') feet or more in...Commercial...Districts.

6. *Accessible Parking.* One (1) designated accessible (handicapped) parking space shall be

required as a part of the overall off-street parking requirements mandated under this Section for each twenty-five (25) off-street parking or fraction thereof. In all cases the accessible space shall be located in a manner close and convenient to the principal building main pedestrian ingress/egress.

7. *Loading/Unloading Areas.*

- (a) Loading/Unloading Areas may be a shared loading zone, located in the alleyway, for multiple-unit complexes provided it will adequately handle the commodities anticipated.

2. Changes in Use shall necessitate alley-access loading/unloading areas.

- (b) Loading areas are to be designed to adequately accommodate both goods and people unloading at all residential and commercial buildings; the minimum loading area is fourteen feet (14') wide by twenty feet (20') long by sixteen feet (16') high.

**WHEREAS**, on October 16, 2024, the Planning Commission reviewed the Applicants' variance request at a Public Hearing; and,

**WHEREAS**, based on the Application, the representations of the Applicants to the Planning Commission and the comments of the public, the Planning Commission has considered the following factors set forth in the Grand Lake Municipal Code Section 12-2-27 (2)(B)(3):

1. The compatibility of the proposed action with the surrounding area; and
2. Whether the proposed action is in harmony with the character of the neighborhood; and
3. The need for the proposed action; and
4. The effect of the proposed action upon future development in the area; and
5. The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
6. Whether alternative designs are possible; and
7. With due consideration for the Town's Comprehensive Plan.

**WHEREAS**, upon a thorough consideration of the factors of Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, 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 Planning Commission recommends that the Application be approved by the Board of Trustees subject to the conditions set forth in Section 2., below.
2. The Planning Commission's recommendation for approval is based on the Applicant satisfying the following conditions. Unless specified otherwise, such conditions should be satisfied before the matter is considered by the Board of Trustees:
  - a. Payment by Applicant of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application.
  - b. Compliance by the Applicant with all representations made to the Planning Commission during all public hearings or meetings related to the Application.

- c. The Applicant 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 Commission is not obligated to grant similar requests in the future nor does granting this Request set precedent for any future requests.
- e. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.
- f. ANY ADDITIONAL CONDITIONS, IF APPLICABLE

- 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 16<sup>th</sup> DAY OF OCTOBER.**

( S E A L )

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

ATTEST:

TOWN OF GRAND LAKE

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

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James Shockey,  
Planning Commission Chairman