

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 07-2022**

**A RESOLUTION CONCURRENTLY APPROVING THE PRELIMINARY AND FINAL
DEVELOPMENT APPLICATION, AND THE SUBDIVISION PLAT OF 450 BROADWAY
STREET; ALSO KNOWN AS LOTS 9-11, BLOCK 19 TOWN OF GRAND LAKE**

WHEREAS, Rocky Mountain Repertory Properties, Inc (the “Owners”) are the Owners of certain real property known as 450 Broadway or lots 9-11, Block 19, Town of Grand Lake; (the “Property”) and

WHEREAS, the Owners to submitted a combined preliminary and final development application for proposed redevelopment including the lot consolidation of 9-11, Block 19, Town of Grand Lake, Colorado; and

WHEREAS, Town Staff determined the application was complete and proper notice was provided pursuant to the Town Code; and

WHEREAS, on April 6th, 2022, the Planning Commission discussed and motioned approval of the Sketch Plan with support of a variances to required building separation of 20’ reduced to 10’, commercial use waiver for the property, and the affordable housing requirement; and

WHEREAS, Chapter 12, Article 9, Land Development Regulations, of the Municipal Code indicate the Major Land Use Development Review Procedures and Submittal Requirements, for subdivisions located within the Town of Grand Lake, may combine the processes of the Preliminary Plat Application and the Final Development Application; and

WHEREAS, Chapter 12, Article 9, Land Development Regulations, Of the Municipal Code states the Preliminary Plat application shall be reviewed by the Planning Commission at a publicly noticed hearing; and

WHEREAS, a Public Hearing was properly noticed for June 15, 2022; and

WHEREAS, Section 12-6-8(B) of the Grand Lake Municipal Code permits the consolidation of two or more contiguous legal lots into a single lot under certain circumstances and criteria; and

WHEREAS, Section 12-6-8(B)(4) of the Town Code provides that the Planning Commission and the Board of Trustees are to apply the following criteria in considering an application to consolidate lots:

1. The combined lots are legal lots as defined in section 12-6-8(A)(1).
2. The combined lots would not subsequently create additional lots other than the resultant lots.
3. The 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’ 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 lots.

WHEREAS, on June 15th, 2022, the Planning Commission reviewed the combined Preliminary Development Application and Final Plat submittal, including the consolidation of lots 9-11, Block 19, for the proposed redevelopment at a publicly noticed hearing.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO,

THAT, the Planning Commission hereby approves combined Preliminary Development Application and Final Plat submittal with consolidation of lots 9-11, Block 19, Town of Grand Lake for the proposed redevelopment; and recommends the same be approved by the Town of Grand Lake Board of Trustees; and

THAT, the Planning Commission's approval is subject to the following condition(s):

1. The Owner files and records the final approved Lot Consolidation Plat with the Clerk and Recorder's office of Grand County, Colorado.
2. Lots 9-11 are to be considered one new lot, in perpetuity, never to be sold separately or mortgaged separately.

THAT, the Planning Commission forwards a favorable recommendation to the Board of Trustees that the following exceptions requested by the Applicant be approved:

1. Buildings separation from 20' to 10' per 2015 IBC
2. Commercial units not required in the first 50' of the property
3. A reduction of the required number of parking spaces by 3.2 spaces
4. A waiver of the affordable housing requirements

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 15TH DAY OF JUNE, 2022.

(S E A L)

Votes Approving:	4
Votes Opposed:	0
Absent:	2
Abstained:	1

ATTEST:

TOWN OF GRAND LAKE

Kim White
Community Development Director

James Shockey, Chairman