

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 04 – 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF SINGLE FAMILY
RESIDENTIAL – HIGH DENSITY ZONING FOR 120 COUNTY RD 663**

WHEREAS, Michael P. Ruger Trust and Linda Ashley Randall Trust (the “Applicant”) filed with the Town Clerk a Petition for Annexation dated January 31, 2023 (the “Petition”) seeking to annex to the Town of Grand Lake, Colorado certain lands, commonly known as 120 County Road 663, consisting of approximately 4.88 acres and more fully described in Exhibit A, attached (the “Property”); and

WHEREAS, in connection with the annexation of the Property, the Applicant has requested that the Property be zoned Single Family Residential – High Density (RSH); and

WHEREAS, the proposed zoning of the Property was considered by the Town of Grand Lake Planning Commission on March 19, 2025, at a public hearing; and

WHEREAS, upon a thorough consideration of the Application, the testimony of those present, and applicable Code requirements, the Planning Commission determined that zoning the Property Single Family Residential – High Density (RSH) is in substantial conformance with the Grand Lake Comprehensive Plan, also referred to as the Grand Lake Master Plan, as amended, and the Town’s 2023 Three Mile Plan, as amended, and is also consistent with and in harmony with the zoning and land uses of adjacent property and property in the immediate area.

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

1. The Planning Commission recommends the Property described in Exhibit A be zoned Single Family Residential – High Density (RSH) and the zoning map for the Town of Grand Lake be amended to reflect such zoning, if annexed.
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Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.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 PLANNING COMMISSION OF
THE TOWN OF GRAND LAKE, COLORADO THIS 19th DAY OF MARCH 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

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 75 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 2 1/2 INCH DIAMETER GLO BRASS CAP, DATED 1928; THENCE N88°54'34"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER NORTHWEST QUARTER, 166.04 FEET TO A REBAR AND CAP MARKED LS 18470; THENCE CONTINUING ALONG SAID NORTH LINE S88°35'34"W 12.70 FEET TO A NUMBER 3 REBAR; THENCE LEAVING SAID NORTH LINE, S23°02'39"E 154.82 FEET TO A NUMBER 4 REBAR; THENCE S16°22'45"W 232.67 FEET NAIL AND FLAGGING; THENCE N89°01'57"W 130.47 FEET TO ANAIL AND WASHER; THENCE S06°09'05"E 489.26 FEET TO A 1 INCH SQUARE BOLT HEAD; THENCE S70°11'33"E 99.43 FEET TO A 1 INCH SQUARE BOLT HEAD; THENCE S14°46'34"W 99.91 FEET TO A NUMBER 5 REBAR, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF WEST PORTAL ROAD, (AKA TUNNEL ROAD); THENCE CONTINUING ALONG SAID NORTHERLY LINE, S70°17'44"E 106.50 FEET TO A 3.25 INCH ALUMINUM CAP WITH NO MARKINGS; THENCE S63°42'31"E 75.90 FEET TO A REBAR AND YELLOW PLASTIC CAP, PLS 26298 ON THE EAST LINE OF SAID NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 5; THENCE ALONG SAID EAST LINE N01°23'15"E 1047.22 FEET TO THE POINT OF COMMENCEMENT.

SAID TRACT CONTAINS 4.88 ACRE MORE OR LESS.