

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 37 – 2025**

A RESOLUTION APPROVING A ZONING VARIANCE FOR 1001 AND 1005 LAKE AVENUE TO ALLOW FIRST FLOOR RESIDENTIAL UNITS ALONG LAKE AVENUE AS PART OF A PROPOSED DEVELOPMENT PROJECT LOCATED AT 1016 GRAND AVENUE AND 1001, 1005, AND 1007 LAKE AVENUE

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

Lots 9-14, Leatherwood Inn by the Lake Subdivision, Grand Lake Colorado, also known as: 1001, 1005, and 1007 Lake Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, the Owner is preparing to redevelop the Property for as part of a mixed-use development project; and

WHEREAS, the Town received a zoning variance application (the “Application”) from the Owner requesting relief from certain zoning regulations and consideration as follows:

1. To allow first floor residential units within the first 50 feet of the Lake Avenue lot frontage.

WHEREAS, the Grand Lake Municipal Code (the “Code”) establishes the following regulation related to the variance request:

Section 12-2-18(A) – Uses Permit by Right.

10. Residential units, herein defines as: Multi-family attached rental units, condominiums, townhouses, and condo/hotels with the following restrictions:
 - (a) The first story area measured from the frontages to fifty (50) feet into the lot shall be dedicated to commercial space.

WHEREAS, on August 20, 2025, the Planning Commission reviewed the Owners’ variance request at a Public Hearing and following staff’s presentation, the presentation by the Owner’s representatives, and public comments, the Planning Commission recommended approval of the variance request with conditions as presented; and

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, and public comments, the Board of Trustees has considered the following factors set forth in the Grand Lake Municipal Code:

Section 12-2-27 (2)(B)(3):

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and
- (d) The effect of the proposed action upon future development in the area; and
- (e) The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) 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 Board of Trustees finds such factors weigh in favor of approval of the Application.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES 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 Owner 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 Owner with all representations made to the Planning Commission, the Board of Trustees, and staff 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 of Trustees 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 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 10th DAY OF FEBRUARY 2025.**

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist,
Mayor

Votes Approving:
Votes Opposed:
Absent:
Abstained: