

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
ORDINANCE NO. 05-2025**

**AN ORDINANCE PURSUANT TO CHAPTER 12 OF THE GRAND LAKE MUNICIPAL
CODE APPROVING THE REZONING OF LOTS 1 THROUGH 4, BLOCK 3, TOWN OF
GRAND LAKE**

WHEREAS, the Town has in place a comprehensive system of land use regulations, the purpose of which is to promote the public health, safety, and welfare; and

WHEREAS, the Town has adopted the land use regulations set forth in Chapter 12 of the Grand Lake Municipal Code, under which parcels of land are identified and classified for regulatory purposes; and

WHEREAS, Lots 1 through 4, Block 3, Town of Grand Lake (the “Property”), are currently designated as Public (PUB) zone district, pursuant to the regulations found in Chapter 12 of the land use regulations; and

WHEREAS, the owner of the Property has filed a Petition (the “Petition”) requesting to rezone the Property from its current designation to the Commercial (C) zone district designation; and

WHEREAS, on July 14, 2025, the Board of Trustees of the Town of Grand Lake, Colorado accepted the Applicant’s Petition for the Property during a public meeting; and

WHEREAS, in accordance with the requirements for amendments to zoning found in Chapter 12 of the land use regulations, the Petition has been reviewed by staff and referred to the Planning Commission for review and recommendation following a public meeting; and

WHEREAS, during their regular public meeting on August 20, 2025, the Planning Commission recommended that the Board of Trustees approve the rezoning request as presented; and

WHEREAS, rezoning the Property to Commercial (C) is in substantial conformance with the Grand Lake Comprehensive Plan, also referred to as the Grand Lake Master 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; and

WHEREAS, pursuant to the requirements for amendments to zoning found in Chapter 12 of the municipal code, the Board of Trustees has convened a public hearing and heard relevant evidence with respect to the merits of the Petition; and

WHEREAS, based upon the evidence presented at the public hearing, the Board of Trustees concludes that the Petition should be granted, and the Property rezoned as requested.

**NOW THEREFORE, THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE
HEREBY ORDAINS AS FOLLOWS:**

1. Town of Grand Lake Lots 1 through 4, Block 3 are and shall henceforth be rezoned from Public (PUB) to Commercial (C) and the zoning map for the Town of Grand Lake shall be amended to reflect such rezoning.
2. The Town Clerk is hereby authorized and directed to record this Ordinance and the Rezoning Map with the Grand County Clerk and Recorder and to take all administrative actions necessary to effectuate and complete this rezoning.
3. Validity. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town of Grand Lake hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.
4. Repeal. Existing ordinances or parts of ordinances covering the same matters embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

**INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD
OF TRUSTEES OF THE TOWN OF GRAND LAKE AFTER PUBLIC HEARING AND
SIGNED THIS 25th DAY OF AUGUST 2025.**

(S E A L)

Votes Approving: _____
Votes Opposed: _____
Absent: _____
Abstained: _____

ATTEST:

Alayna Carrell
Town Clerk

**BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE, COLORADO**

By: _____
Christina Bergquist
Mayor

EXHIBIT A

REZONING MAP

