



TOWN OF GRAND LAKE REZONING PETITION

Petitioner:

Steve Kudron, Town Manager *(on behalf of the Town of Grand Lake)*

Name and Entity

1026 Park Avenue, Grand Lake, CO, 80447

Address (Street, City, State, Zipcode)

Owner:

Steve Kudron, Town Manager *(on behalf of the Town of Grand Lake)*

Name and Entity

1026 Park Avenue, Grand Lake, CO, 80447

Address (Street, City, State, Zipcode)

Petition Request

To the Board of Trustees of the Town of Grand Lake, Colorado.

I (We), the undersigned, do hereby respectfully petition and request that the Board of Trustees amend the zoning ordinance of the Town of Grand Lake by changing the zoning of the hereinafter described parcel, containing 0.463 acres more or less, from Public zoning district to Commercial zoning district:

LEGAL DESCRIPTION: Lots 1, 2, 3, and 4, of Block 3, Town of Grand Lake

Reason for Request:

This rezoning request is intended to facilitate the development of the Space to Create initiative, a project envisioned to bring creative industry and mixed-use opportunities to the heart of Grand Lake. The subject property, Town-owned Lots 1 through 4, Block 3, located at 1128 Park Avenue, is currently zoned Public. The proposed amendment would reclassify the site to Commercial to better align with the intended use.

The site is situated within the Central Business District Design Area and is surrounded by a mix of zoning districts: Commercial Transition to the north and to the east, and Commercial to the west and south. The proposed zoning change would create consistency with adjacent land uses and support the Town's goals for downtown revitalization and economic development.