



# Grand Lake Planning Commission

Wednesday, May 21, 2025 at 6:30 PM

Online via Goto Meeting

*The Town of Grand Lake upholds the Six Pillars of Character:  
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

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## AGENDA

1. Call to Order
2. Roll Call
3. Unscheduled Citizen Participation  
*This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.*
4. Conflicts of Interest
5. Joint Board of Trustees & Planning Commission Discussion
  - A. Further Direction Regarding Central Business District Boundaries & Open Space Requirements in the Business District for Mixed Use Development
6. Items of Business
  - B. Consideration of Resolution 06-2025, Approving a Design Review of 712 Grand Avenue
7. Future Agenda Items
8. Adjourn Meeting

For live streaming (listening only):

<https://us06web.zoom.us/j/85222442101?pwd=MBx2VpOmHwQ4kCrNSDQGfaZtIPgp71.1>

**You can also dial in using your phone. 719-359-4580**

**Meeting ID: 852 2244 2101**

**Access Code: 639325**



PLANNING COMMISSION STAFF MEMORANDUM

**DATE:** May 21, 2025  
**TO:** Mayor Bergquist and Trustees; Chairman Shockey and Planning Commissioners  
**FROM:** Steve Kudron, Town Manager  
**SUBJECT:** **Land Use Regulations** – Further Direction regarding Central Business District boundaries and open space requirements in the Business District for mixed use development

**Overview and Analysis**

**ORDINANCE NO. 04-2022**

**AN ORDINANCE AMENDING TOWN CODE 12-7-3 AND 12-7-4 REGARDING THE CENTRAL BUSINESS DISTRICT**

**Question:**

- Ordinance 04-2022 establish boundaries for the Central Business District. Should the boundaries be modified to better reflect specific design and land use characteristics in the Central Business District
- **Consideration of on-site open space interpretation:** If a development plan includes more than one lot, the open space calculations would be allowed to shift between the lots and be located in the most beneficial location to the development and surrounding area. The design of such open space areas do need to take into consideration the harmony with surrounding sites and balance the character of the area and adjacent properties.

**ZONING REGULATION NO. 12-2-6**

**REGULATIONS FOR MIXED USE DEVELOPMENTS**

**Question:**

- Regulation 12-2-6 established requirements for mixed use developments as follows:
- *Mixed-Use Regulations for the CT, C and RST Districts.*
- Mixed-use developments in the districts will be subject to the following supplementary regulations. These regulations are minimum requirements and will also apply to Planned Developments within these districts.



- Multiple family dwellings may be constructed above commercial uses provided:
- Access to dwelling units is not through commercial establishments.
- Trash, service and loading areas shall be screened from view from the dwelling units and from street entrances to dwelling units.
- Outdoor lighting associated with commercial uses within the structure, including lighting for parking, service and loading areas, shall be designed and located such that the direct source is not visible from any dwelling unit within nor shall there be any glare.
- At least two (2) means of ingress and egress from each floor of dwelling units shall be provided and that all other regulations as may pertain to fire protection be met.

Shall the Town's code be modified for limited open space in the Central Business District

**Board of Trustees & Planning Commission Discussion and Determination**

Staff is asking the Board and Commission to review the considerations above and provide confirmation and final direction and guidance to inform future inquiries and land use applications in the Town. This information will carry forward and be incorporated in staff memos for applicable applications or letters of determination from staff to applicants.

**Direct Staff to prepare code revisions as necessary.**

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
ORDINANCE NO. 04-2022**

**AN ORDINANCE AMENDING TOWN CODE 12-7-3 AND 12-7-4  
REGARDING THE CENTRAL BUSINESS DISTRICT**

**WHEREAS**, the Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the provisions of the Grand Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado (“the Town”); and

**WHEREAS**, the Town of Grand Lake Municipal Code Title 12, Article 7 was adopted to stimulate creative design solutions for individual properties while promoting and preserving a sense of cohesiveness among the entire Town of Grand Lake; and

**WHEREAS**, the Town Code Municipal Code Title 12, Article 7, Section 3 provides definitions of certain terms in order to facilitate understanding of subsequent sections of the Town Code; and

**WHEREAS**, the Planning Commission reviewed and passed Resolution 15-2021 on July 7th, 2021, recommending adding a definition of “Central Business District” to section 12-7-3 of the Grand Lake Municipal Code; and

**WHEREAS**, the Planning Commission also recommended the use of additional clarifying words, examples, and figures to the Code regarding permissive design within the Central Business District; and

**WHEREAS**, the Board of Trustees has reviewed the Planning Commission’s recommendations and believes it is in the best interest of the Town and its residents to adopt the recommendation of the Planning Commission; and

**WHEREAS**, the Board of Trustees of the Town of Grand Lake has determined that providing clear definitions of terms will increase the efficacy of the Town Code; and

**WHEREAS**, the Board of Trustees of the Town of Grand Lake has determined that certain terms in the Town Code lack definitions and, therefore, are difficult to apply when making land-use decisions.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO, THAT:**

1. Section 12-7-3 of the Municipal Code of the Town of Grand Lake is hereby amended by adding the follow definition to the section in alphabetic order:

Central Business District: Commercially zoned, or commercial transitionally zoned lots located on or between Hancock St. and Haskell St., on Grand Avenue, and between Hancock St. and Vine St. on Park Avenue, and between Hancock St. and Ellsworth St. on Lake Avenue.

Specifically: Subdivision of Town of Grand Lake, Block 2, Lot 9-16; Subdivision of Town of Grand Lake Block 3, Lot 1-16; Subdivision of Town of Grand Lake Block 4, Lot 1-16; Subdivision of Town of Grand Lake, Block 5, Lot 3-15N and 15S; Subdivision of Town of Grand Lake, Block 6, Lot 9-16; Subdivision of Town of Grand Lake, Block 9, Lot 9-16; Subdivision of Town of Grand Lake, Block 10, Lot 1-16; Subdivision of Town of Grand Lake, Block 11, Lot 1-8 and 14-16; Subdivision of Town of Grand Lake, Block 12, Lot 1-8; Subdivision of Town of Grand Lake, Block 13, Lot 1-16; Subdivision of Town of Grand Lake; Subdivision of Town of Grand Lake, Block 18, Lot 1-4 and Lot 9-16; Subdivision of Town of Grand Lake, Block 19, Lot 1-8; Subdivision of Town of Grand Lake, Block 20, Lot 1-8; Subdivision of Town of Grand Lake, Block 21, Lot 9-16; Subdivision of Town of Grand Lake, Block 26, Lot 9-16; Subdivision of Town of Grand Lake, Block 27, Lot 1-4, Ravenwood PD, Eagles Landing PD, Eagles Spirit PD, Leatherwood Inn PD, Tallaqua Square PD, Williams Lake Cabin PD; Lake Avenue Right of Way between Ellsworth St. and Hancock St. also depicted in **ATTACHED EXHIBIT A**.

2. Section 12-7-4 (C)(3) of the Grand Lake Municipal Code is hereby amended with the removal of the ~~strike through~~ language and the addition of the **bold underlined** language and Figure and Figure 2 to read in its entirety as follows:

3. Key Architectural Design Guideline Principals include:

(a) Façade materials and treatment –

1. All sides of a building should express consistent architectural detail and character
2. Building entrances should be designed to be visually prominent with distinguishing façade variations, recesses, projections, or other integral building forms
3. Consist of durable, long-lasting materials that will keep it's appearance over time
4. Building frontages should exhibit human scale detailing on the ground floors.
5. Use reveals, projections, and other subtle changes in texture and color of wall surfaces. Building colors should emphasize natural, muted earth tones

(b) Windows

1. 50% of the façade that faces the street should be composed of transparent materials- to the extent possible that it is compatible with the proposed use – Should be deep set and utilize mullions
2. Should be well lit to facilitate a positive merchandising environment
3. Should incorporate clear glass on storefronts, windows, and doors.
4. Highly reflective or mirrored glass should not be allowed.

(c) Covered walkways

1. Covered walkways with boardwalk are a response to climate, providing protection from the weather and help articulate the mass and minimize the apparent bulk of a building. Covered walkways and arcades should be provided on all buildings frontages where pedestrian traffic is likely.
2. Column treatments for the covered walkways should be consistent per business, should be constructed of wood, and take design cues from existing canopy column treatments in the central business district **consistent with those depicted in Figures 1 and 2 and acceptable to the Town.**
3. All boardwalk conditions should be designed to Americans with Disabilities Act (ADA) standards and strive to address the needs of disabled individuals.

(d) Roofs

1. Use of “false fronts” / parapets on commercial buildings in the central business district is encouraged to screen flat roofs .
2. False fronts should be designed to screen mechanical and HVAC equipment from the street level.
3. Flat roofs shall be designed to accommodate maximum snow loading conditions.

(e) Infill / building additions in the central business district

1. When a new use (infill) / addition is proposed to an existing commercial development the newly constructed portion of the building should appear as an originally conceived part of the design. The new additions should match the scale and reflect the proportions of the original structure where they adjoin or are adjacent. New construction of a different height and bulk, than that of the original structure, should not occur abruptly.

2. New additions should match the existing approved architecture of the existing central business district. **See for example, Figures 1 and 2 below. Such matching approval shall be in the sole discretion of the Town.** The extension of canopy elements, lighting, boardwalks, planting areas, fenestration (window) patterns, structural rhythms, and use of materials should exhibit a seamless transition between existing and new construction.
3. Large setbacks from the street right-of-ways should be discouraged for new building construction.
4. New construction should not incorporate precise replication of town center architecture but utilize similar colors, materials, textures, pattern, repetition, rhythm, and proportions to achieve architectural unity.



Figure 1



Figure 2

3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part hereof irrespective of the fact that any one part or parts are declared unconstitutional or otherwise invalid.

4. Repeal. Existing ordinances or parts of ordinances covering the same matters as

embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance. Except as specifically amended by this ordinance, all other provisions of the Grand Lake Town Code shall remain in full force and effect.

**INTRODUCED, APPROVED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 28TH DAY OF FEBRUARY 2022.**

Votes Approving:	<u>4</u>
Votes Opposed:	<u>0</u>
Absent:	<u>3</u>
Abstained:	<u>0</u>

ATTEST:



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

*Jennifer Thompson*  
\_\_\_\_\_  
Jennifer Thompson, Town Clerk

By: *[Signature]*  
\_\_\_\_\_  
Stephan Kudron, Mayor

# Town of Grand Lake Zoning Map



**Map Legend**

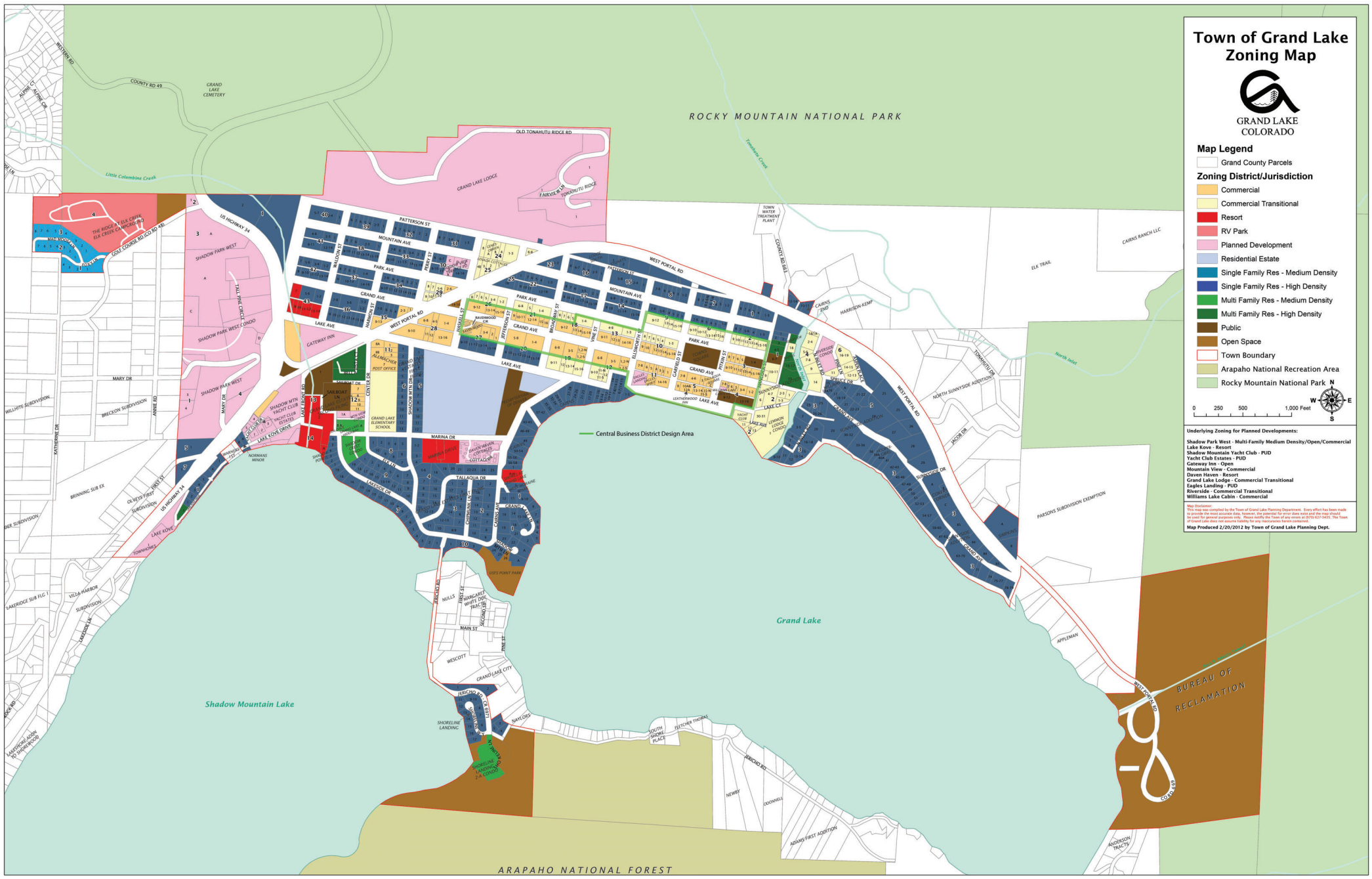
- Grand County Parcels
- Zoning District/Jurisdiction**
- Commercial
- Commercial Transitional
- Resort
- RV Park
- Planned Development
- Residential Estate
- Single Family Res - Medium Density
- Single Family Res - High Density
- Multi Family Res - Medium Density
- Multi Family Res - High Density
- Public
- Open Space
- Town Boundary
- Arapaho National Recreation Area
- Rocky Mountain National Park N

0 250 500 1,000 Feet

**Underlying Zoning for Planned Developments:**

- Shadow Park West - Multi-Family Medium Density/Open/Commercial
- Lake Cove - Resort
- Shadow Mountain Yacht Club - PUD
- Yacht Club Estates - PUD
- Gateway Inn - Open
- Mountain View - Commercial
- Daven Haven - Resort
- Grand Lake Lodges - Commercial Transitional
- Eagles Landing - PUD
- Riverside - Commercial Transitional
- Williams Lake Cabin - Commercial

Map Produced 2/20/2012 by Town of Grand Lake Planning Dept.



Group	Gross Square Footage of Floor Area Of Structure or Land Use Area	Land Use or Floor Area	Minimum Open Space Land Area Required
I.	75%—99%	Commercial (C.)/ Office (O.)	20%
	25%—1%	Residential (R.)	
II.	50%—75%	C. & O.	25%
	50%—25%	R.	
III.	25%—50%	C. & O.	35%
	75%—50%	R.	
IV.	10%—25%	C. & O.	45%
	90%—75%	R.	
V.	1%—9%	C. & O.	50%
	99%—91%	R.	



- a. The proposal's overall harmony with adjacent buildings, open and public spaces.
  - b. Any graphic design that might interfere with public safety or does not add to or enhance the aesthetic value of the Town of Grand Lake will be denied.
2. The elemental design tools of composition, proportion, scale, and rhythm are important elements for achieving a balance between unity and complexity in design. These tools may be used to improve the limitations of architectural style and to achieve buildings with more timeless visual assets. Each of these design tools will be applied to the materials, surfaces, massing and street wall (if applicable) of buildings to better indicate use, visual interest, and creation of a more appropriate balance with human scale. Design Elements include:
- a. Scale the proportion used to determine the relationships and harmony between different elements (existing surroundings including buildings and natural elements, to better define heights and widths and depth).
  - b. Composition the organization of parts (including non-built spaces) of a project to achieve a unified whole.
  - c. Proportion the relationship of one (1) part to another or to the whole.
  - d. Rhythm the relative variation of regular and repetitive elements (how surface materials begin and end and how a switch form one (1) material to another occurs).

**Design Standards**

The design standards for structures are found in Section 12-7-4 and are summarized below.

**12-7-4 (A) – Color Palette Selection and (B) Material Selection**

The applicant has selected colors and materials that are listed as allowable colors and materials.



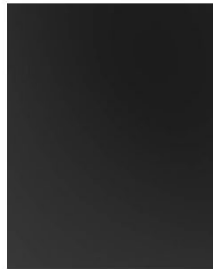
ST. 1 SANDSTONE BUFF RECTANGULAR CUT STONE VENEER



STAINED KNOTTY PINE COLUMNS AND BEAMS



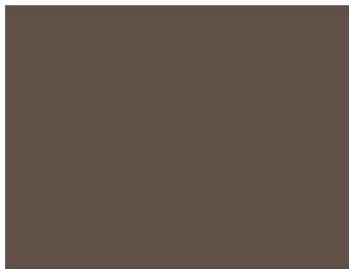
EXISTING WOOD TIMBER SIDING



BLACK ANODIZED ALUMINUM WINDOWS



STANDING SEAM ROOF TO MATCH EXISTING



PAINTED 4" WOOD SIDING PT-10

*Section 12-7-4 (C) – Additional Design Standards for Commercial Structures*

The design minimizes voids in the street wall and extends the boardwalk, creating more useful pedestrian space. Massing requirements are intended to be compatible with the sawtooth profile, but are allowed to be distinguishable from historic buildings in the vicinity. Staff worked with the applicant to modify the design in order to accomplish this balance. The current design is the result of those recommendations.

*Current Street Wall, Massing, and Façade*

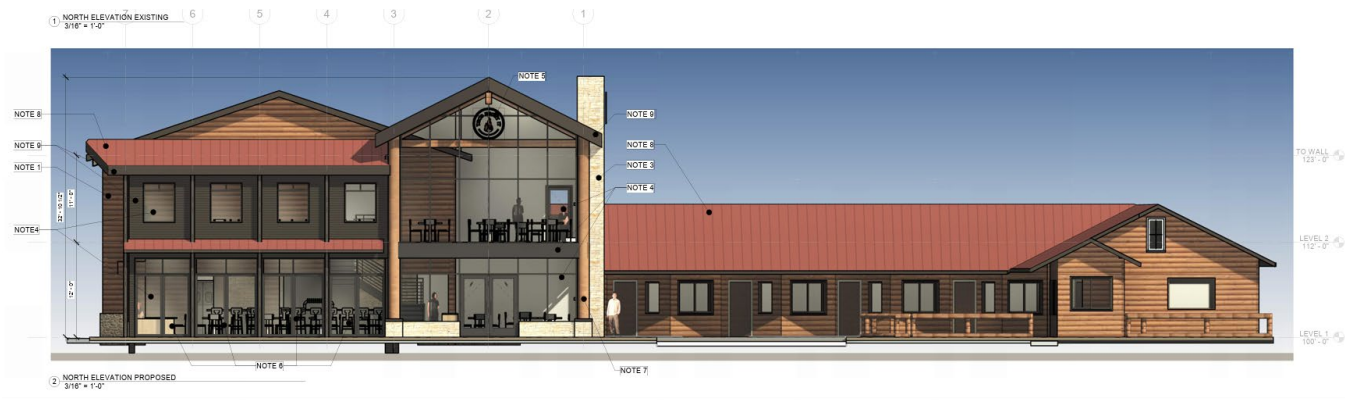


*Proposed Street Wall, Massing, and Façade*



The proposed design uses façade variations, recesses, and projections with variations in texture and muted, natural colors. Human-scale elements have been added to the previously flat façade. The windows make up at least 50% of the street facing façade, are deep set, well lit, and incorporate clear glass.

The proposed boardwalk will meet ADA standards. Section 12-7-4 (C)3(c) states that “...covered walkways and arcades should be provided on all buildings where pedestrian traffic is likely.” The applicant has requested not to cover the boardwalk as it would block the light and view through the windows.



**Staff Recommendation**

Overall, staff finds the application substantially complies with the design standards in Chapter 12, Article 7 of the Grand Lake Municipal Code, extends the boardwalk, standardizes parking, and provides a unique, yet complementary commercial space. Staff prefers to have the boardwalk covered, but concedes that not all boardwalks on the 700 block of Grand Avenue are covered. Staff recommends approval of the design.

**Sample Motion**

I move to approve Resolution 06-2025 directing staff to [approve OR deny] the design for 712 Grand Avenue [as proposed OR with the following modifications or conditions].

**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 06 – 2025**

**A RESOLUTION APPROVING A DESIGN REVIEW**

**WHEREAS**, Lone Eagle Lodge (the “Owner”) is the owner of certain real property located at 712 Grand Avenue, within the Town of Grand Lake, more particularly described as Lots 3 – 5, Block 19, Town of Grand Lake, State of Colorado; and

**WHEREAS**, the Owner has authorized Victor and Jose de los Santos (the “Applicant”) to apply for a design review for a commercial remodel (“Application”); and

**WHEREAS**, Section 12-7-8 of the Grand Lake Municipal Code (the “Code”) establishes procedures for design review and consideration factors; and

**WHEREAS**, Section 12-7-8 (A)(2) of the Code allows Town of Grand Lake Staff to forward design review requests to the Planning Commission for a recommendation of approval, approval with conditions, or denial; and

**WHEREAS**, on May 21, 2025, the Planning Commission reviewed the Application request at a public meeting; and

**WHEREAS**, the Planning Commission found the Application to have satisfactorily addressed the consideration factors in Section 12-7-8 (B) of the Code; and

**WHEREAS**, upon a thorough consideration of the Application and applicable Code requirements, the Planning Commission finds such factors weigh in favor of approval of the Application.

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

1. The Application be recommended for approval to the Town of Grand Lake Staff subject to the modifications and conditions set forth in Section 2., below.
2. The Planning Commission’s recommendation for approval is based on the

following conditions:

- a. The building permit applicant shall use the materials and colors as reviewed and approved by the Planning Commission or Zoning Code Administrator during the course of construction.
  - b. Payment by the Applicant of all legal, engineering, and administrative fees incurred by the Town in connection with the review, processing, consideration, and action on the Application prior to issuance of a building permit related to the Application; and
  - c. Compliance by the Owner with all representations made to the Planning Commission during all public meetings related to the Application; and
  - d. The Applicant complies with all other federal, state, and local regulations; and
  - e. In granting this Request, the Commission is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests; and
  - f. This authorization shall run with the transfer of the Property from the Applicant to their successors, heirs, or grantees.
3. 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.
4. 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 21<sup>ST</sup> DAY OF MAY, 2025.**

(SEAL)

ATTEST:

TOWN OF GRAND LAKE

\_\_\_\_\_  
Alayna Carrell  
Town Clerk

\_\_\_\_\_  
James Shockey,  
Planning Commission Chairman

Votes Approving: 0  
Votes Opposed: 0  
Absent: 0  
Abstained: 0



# Town of Grand Lake

## LAND USE REVIEW APPLICATION FORM

P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447  
Phone: 970-627-3435 • Fax: 970-627-9290  
Email: planner@toglco.com • Website: townofgrandlake.com

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED HEARING

### PROPERTY

Property Address (or general location if not addressed): 720-712 Grand Ave. Grand Lake CO 80447  
Legal Description: Lot 3,4,5 Block 19 Subdivision Town of Grand Lake  
Lot Area (in square feet or acres): 22,500 SF Existing Use of Property: Office/Residence/Commissary Kitchen

### TYPE OF REVIEW (check one)

- Rezoning
- Subdivision
- Minor Subdivision
- Annexation
- Planned Development
- Conditional Use
- Vacation – Public right-of-way
- Amendments to approved Subdivision or PD
- Other: Planning Department Criteria and Design Approval Request

### PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable)  
This proposal is for a two story addition to the front/north face and west side of the existing structure.  
The use will be a bar/restaurant. The addition will add a 931 SF footprint onto the 22,500 SF lot.

### Applicant Information

Is the Applicant the owner of the property? Yes  No   
If the Applicant is not the owner of the property, does the Applicant have authority from the property owner to engage in the proposed use? Yes  No   
Please have the landlord fill in the “Contact Information” section below to confirm authorization of this specific use for the tenant/applicant use.

Name of Development: Taco About It @ The Lone Eagle Lodge  
Name of Applicant: Victor and Jose De Los Santos Email: jose@dpservicesllc.net  
Address: 12128 Isle Royal Dr. Phone: 720.525.5589  
City: Peyton State: co Zip: 80831 Fax: \_\_\_\_\_

Contact Information (if not the applicant)  check box if landlord  
Name of Contact: Joel Iken, Owner's Representative Email: ji.greenlinellc@gmail.com  
Address: 1730 Mapleton Ave. Phone: 303.442.6398  
City: Boulder State: co Zip: 80304 Fax: \_\_\_\_\_

### STAFF USE ONLY

File Name: \_\_\_\_\_  
Application Received By: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_ Amount: \_\_\_\_\_ Reimbursement Form Signed:  Yes Date: \_\_\_\_\_  No



**TOWN OF GRAND LAKE  
AGREEMENT FOR PAYMENT OF  
REVIEW AND DEVELOPMENT EXPENSES INCURRED BY THE  
TOWN SUBDIVISION, ANNEXATION, LAND USE AND ZONING  
PROCESS**

**THIS AGREEMENT** (“the Agreement” is entered into this 10<sup>th</sup> day of April, 20 25, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, (“the Town”) and Jose & Victor De Los Santos, a Property Owner (homeowner, type of corporation, LLC, etc. if applicable), (collectively, “the Applicant”).

**WHEREAS**, the Applicant owns, or has rights to the possession and use of, certain property situated in Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, (“the Property”);

**WHEREAS**, the development and land use review process includes review of all aspects of land use including, but not limited to, annexation, subdivision, zoning, change of land use, installation of public improvements, conditional uses, dedication of lands and the availability of and feasibility of providing utility services;

**WHEREAS**, the Applicant desires to develop or conduct a conditional use on the Property and has made application to the Town for approval of subdivision, annexation, conditional use, and/or zoning of the Property, and

**WHEREAS**, the Parties recognize that the land use fees as specified by the Municipal Code of the Town may not be adequate to fully cover the Town’s expenses incurred during the application process, including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, including, but not limited to managerial, clerical, billing, and review time, and

**WHEREAS**, the Parties hereto recognize that the Town will continue to incur expenses through the entire review process until final completion of the development or conditional use including but not limited to, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, and fees for administrative time of Town staff, security, permits and easements;

**NOW THEREFORE**, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. The Town has collected or will collect certain subdivision, annexation and land use fees from the Applicant and the Town will apply those fees against the review expenses incurred by the Town while processing the Applicant’s development review or conditional use proposal. In the event the Town incurs review expenses greater than the monies collected from the Applicant, the Applicant agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Applicant shall pay all invoices submitted by the Town within ten (10) days of the Town’s delivery of such invoice. Failure by the Applicant to pay any invoice within the specified time shall be cause for the Town to cease processing the application, cease development of the Property, deny approval of the application, withhold the issuance of building permits, conditional use permits, or certificates of occupancy and for the Town to exercise such rights and remedies as are otherwise available to it in law or equity or under the applicable provisions of the Town Code.

2. Except where the law or an agreement with the Town provides otherwise, the Applicant may terminate its application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the accrual of costs to the Applicant and file such notices as are required by the Town's regulations. The Applicant shall be liable for all costs incurred by the Town in terminating the processing of the application.
3. If the Applicant fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized by law to collect the fees and costs due, in addition to exercising those remedies set forth in Section 1, above. The Town shall be entitled to recover from Applicant all court costs and attorneys' fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.
4. The Town will account for all funds expended and fees and expenses incurred by the Town as a result of review of the application throughout the review process. Statements of expenses incurred will be made available to the Applicant by the Town. Expenses to be charged to the Applicant's account shall include, but shall not be limited to legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, consultant fees, fees for administrative time of Town staff, security, permits and easements. Within 60 days after the completion of the processing of the application by the Town, the Town will provide Applicant with a statement of account and will refund to the Applicant any funds paid by the Applicant that were not expended by the Town, except where the Parties expressly agree to the contrary.
5. Applicant's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Applicant's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Applicant prior to a final decision in the process.

**IN WITNESS WHEREOF**, the Town and the Applicant have caused this Agreement to be duly executed on the day and year first above written.

PRINTED APPLICANT'S NAME: Jose & Victor De Los Santos

APPLICANT'S SIGNATURE:  \_\_\_\_\_  
Signatures

TOWN OF GRAND LAKE

S E A L

By: \_\_\_\_\_  
Community Development Director

Attest:  
  
\_\_\_\_\_  
Town Clerk

# TACO ABOUT IT

## PLANNING SUBMITTAL

ISSUED FOR PLANNING  
5-7-25



KOCH|COVOTOS ARCHITECTS, PC  
 WWW.KC-ARCH.COM  
 DENVER COLORADO  
 303-780-7850

TACO ABOUT IT ADDITION  
 JOSE & VICTOR DE LOS SANTOS  
 720 GRAND AVENUE  
 GRAND LAKE, CO 80447

ISSUED FOR PRICING  
 NOT FOR PERMIT

CHECKED BY MEK  
 DRAWN BY MEK  
 ISSUED FOR CONSTRUCTION 5-7-25

No.	Description	Date

COVER SHEET

A001



① GRAND AVE VIEW FROM THE NE



② GRAND AVE VIEW FROM THE NW

### PROPERTY INFORMATION

PROPERTY ADDRESS  
 712-720 GRAND AVENUE, GRAND LAKE CO 80447  
 LEGAL DESCRIPTION  
 LOTS 3, 4, 5 BLOCK 19 SUB TOWN OF GRAND LAKE  
 LOT SIZE  
 22,500 SF  
 CURRENT USES  
 OFFICE/RESIDENTIAL / COMMERCIAL

### PROJECT INFORMATION

OWNER / TENANT: JOSE & VICTOR DE LOS SANTOS  
 TACO ABOUT IT  
 720 GRAND AVENUE  
 GRAND LAKE CO 80447  
 OWNERS REP: JOEL IKEN  
 GREEN LINE LLC  
 ARCHITECT: MICHAEL KOCH  
 KOCH COVOTOS ARCHITECTS PC  
 1499 BLAKE STREET UNIT 3L  
 DENVER, CO 80202  
 MICHAEL@KC-ARCH.COM  
 303-780-7850

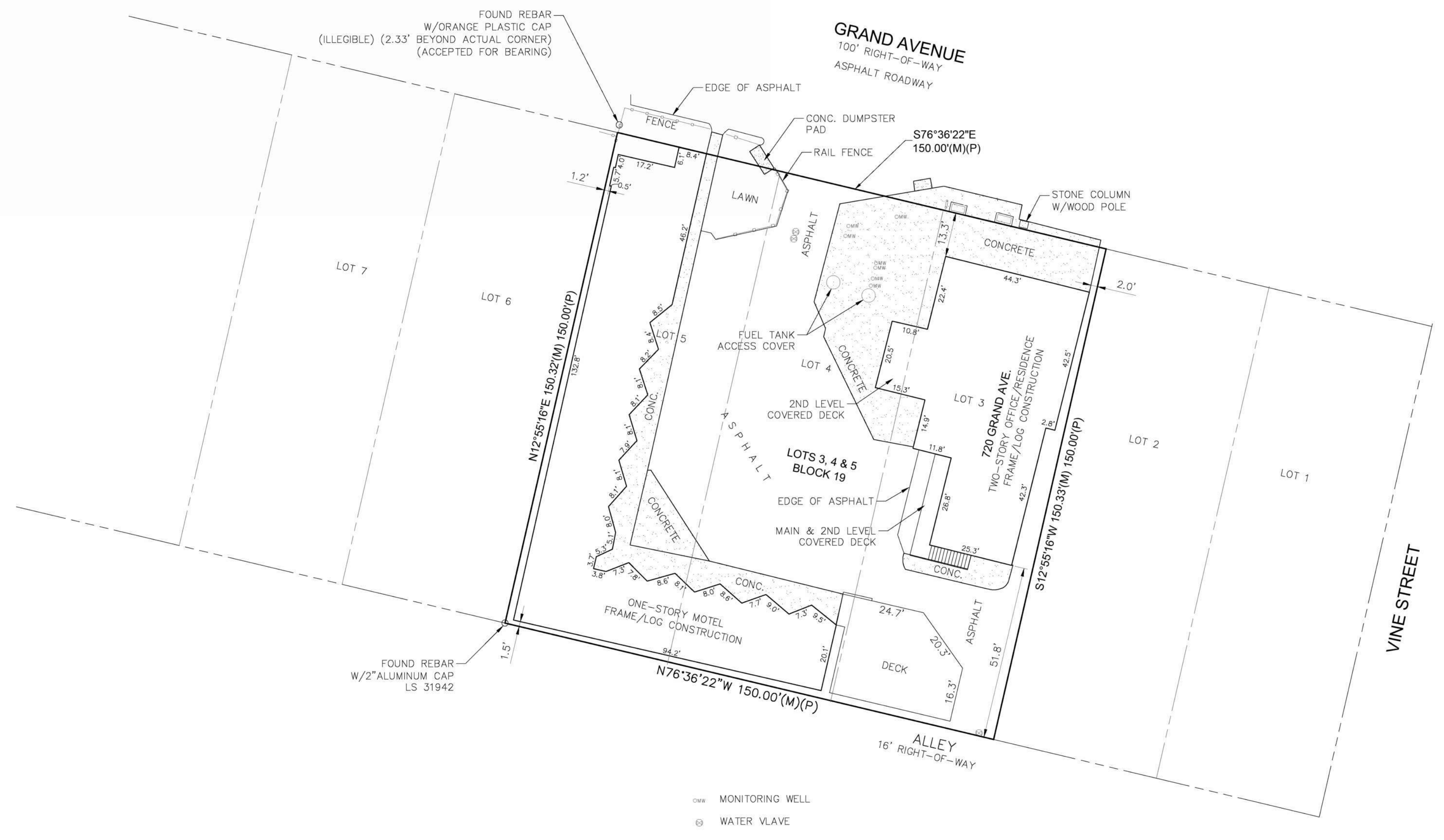
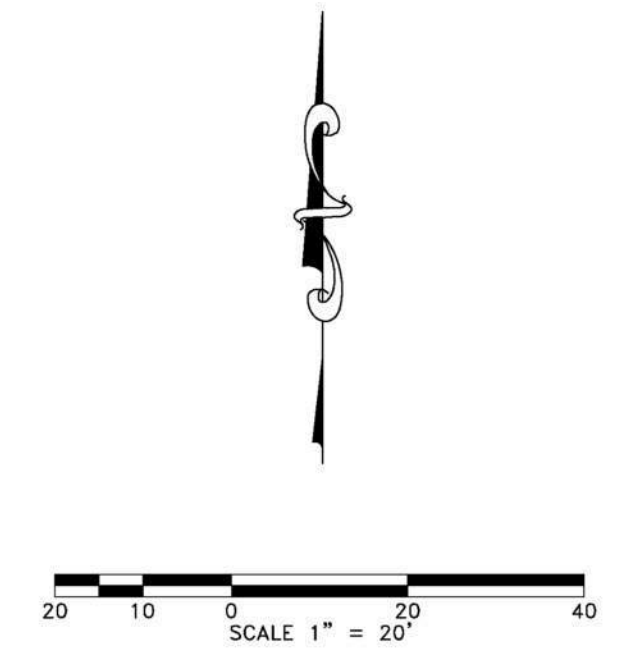
### SHEET LIST

NUMBER	NAME	ISSUE DATE	CURRENT REV	REV DATE
SK-101	FRONT SKETCH	04/15/25		
A001	COVER SHEET	5-7-25		
A002	SURVEY	5-7-25		
A003	CODE STUDY	5-7-25		
A004	SITE PLAN EXISTING	5-7-25		
A005	SITE PLAN PROPOSED	5-7-25		
A101	FIRST FLOOR EXISTING PLAN	5-7-25		
A102	FIRST FLOOR PROPOSED PLAN	5-7-25		
A103	SECOND FLOOR EXISTING PLAN	5-7-25		
A104	SECOND FLOOR PROPOSED PLAN	5-7-25		
A301	BUILDING ELEVATIONS	5-7-25		
A302	BUILDING ELEVATIONS	5-7-25		
A303	BUILDING ELEVATIONS	5-7-25		
A304	BUILDING ELEVATIONS	5-7-25		
A701	SITE DETAILS	5-7-25		
A901	PHOTOS AND POPOSED FINISHES	5-7-25		



# IMPROVEMENT SURVEY PLAT

LOTS 3, 4 AND 5, BLOCK 19, TOWN OF GRAND LAKE  
 PART OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE SIXTH P.M.  
 TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO



**NOTES:**

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARING IS THE WEST LINE OF THE SUBJECT PROPERTY BETWEEN A FOUND REBAR WITH 2 INCH DIAMETER ALUMINUM CAP LS 31942 BEING THE SOUTHWEST CORNER, AND A FOUND REBAR WITH ORANGE PLASTIC CAP (ILLEGIBLE) 2.33 FEET BEYOND THE CALCULATED POSITION OF THE NORTHWEST CORNER. SAID WEST LINE ASSUMED TO BEAR N12°55'16"E.
3. LINEAL UNIT OF MEASURE IS U.S. SURVEY FEET.
4. UTILITIES SHOWN WERE PLOTTED BASED ON VISIBLE EVIDENCE AND ARE NOT GUARANTEED ACCURATE OR ALL INCLUSIVE.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DIAMONDBACK ENGINEERING AND SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY, DIAMONDBACK SURVEYING, LLC RELIED ON THE RECORDED PLAT.
6. FOR BEARINGS/DISTANCES SHOWN; (M) DENOTES MEASURED, (P) DENOTES PLAT.

**SURVEYORS CERTIFICATION:**

I, JERALD W. RICHMOND BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED ON JULY 26, 2021, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JERALD W. RICHMOND P.L.S. 26298  
 FOR AND ON BEHALF OF  
 DIAMONDBACK SURVEYING, LLC



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 720 GRAND AVENUE  
 GRAND LAKE, CO 80447

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 DRAWN BY MEK  
 ISSUED FOR CONSTRUCTION 5-7-25

No.	Description	Date

SURVEY

A002

REVISION	DATE:	BY:	LONE EAGLE LODGE	<b>Diamondback Surveying, LLC</b> 7804 FRASER RIVER CIRCLE LITTLETON, CO 80125 Office: 303-918-7310
			720 GRAND AVE.	
			IMPROVEMENT SURVEY PLAT	
			DATE: 08-04-21 DRAWN BY: JS	



**CODE INFORMATION**

**SITE LOCATION:** 720 GRAND AVENUE  
GRAND LAKE CO

**LEGAL DESCRIPTION:** -

**PROJECT DESCRIPTION:** PROJECT IS AN ADDITION AND REMODEL OF AN EXISTING TWO STORY BUILDING TO CREATE A TWO STORY RESTAURANT

**CHANGE IN USE:** EXPANSION OF USE FOR A-2

**GOVERNING CODES:** **TOWN OF GRAND LAKE**  
2021 IBC, IEBC, IMC, IPC, IECC, IFC  
2023 NEC  
2017 ANSI A117.1 ADA GUIDELINES

**ZONING:** C COMMERCIAL

**LOT SIZE:** 22,500 SQ FT

**BUILDING HEIGHT:** TWO STORIES, 35 FT

**OCCUPANCY:** A-2 RESTAURANT, GREATER THAN 99 OCC  
R-2 HOTEL

**BLDG AREA:**

	EXISTING	ADD	TOTAL
FIRST FL	3,278	931	4,209 SF
SECOND FL	3,136	931	4,067 SF
TOTAL	6,414	1,862	8,276 SF

**CONSTRUCTION TYPE:** TYPE V-B  
SPRINKLERED, A-2 OCCUPANCY  
ALLOWABLE AREA 18,000 SF  
ACTUAL AREA 8,276 SF OK  
NON-SEPARATED USES

**TENANT AREA:** 5,763 SF

**OCCUPANT LOAD:** SEE LIFE SAFETY PLANS  
TOTAL = 241 OCC

**EXIT REQUIREMENTS:** TOTAL # OF EXITS REQUIRED = 2  
PROVIDED = 2

**EXIT WIDTH REQUIREMENTS:** INTERIOR: 241 OCC, X 0.2" = 48"  
36" EXIT PATH PROVIDED  
72" EXIT DOOR WIDTH TOTAL  
36" AT MAIN ENTRY EXIT

**RESTROOM TABULATION:**

201	RATIO	W/C	LAV
MEN	1001/75	1.4	0.7
WOMEN	1001/75	1.4	0.7
TOTAL REQUIRED		2.8	1.4
TOTAL PROVIDED		4	2

**MOP SINK PROVIDED**

**FIRE NOTES:** EXISTING BUILDING NON-SPRINKLERED. BUILDING SHALL BE SPRINKLERED IF REQD BY CODE  
BUILDING SHALL HAVE FIRE ALARM IF REQD BY CODE

**FIRE RESISTANCE AND OCC SEPARATION:** NON SEPARATED USES FOR OCCUPANCY SEPARATION PER 506  
1 HR FIRE SEPARATION WALL EAST SIDE

**COMB. MATERIALS:** PER IBC 603, NON-COMBUSTIBLE CONSTRUCTION IS NOT REQD PER CONSTRUCTION TYPE.

**PARKING:** PROVIDED ON SITE. NO CHANGE IN USE

**EXIT ILLUMINATION:** EMERGENCY EXIT ILLUMINATION SHALL BE PROVIDED

**SIGNAGE:** OWNER'S SIGNAGE CONTRACTOR SHALL PREPARE SIGNAGE SHOP DRAWINGS AND SUBMIT TO BUILDING DEPT. & LANDLORD FOR APPROVAL.

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**IECC NOTES**

**GRAND LAKE COLORADO**  
CLIMATE ZONE 7

THIS PROJECT HAS SELECTED THE PRESCRIPTIVE APPROACH FOR ELEMENTS AND WALL CAVITIES THAT HAVE BEEN ALTERED.

ELEMENT	R-VALUE
MASS WALL	15.2 CI
WOOD FRAME WALL	R-13 +R15.6 CI
	OR R-20 +R3.8 CI
FOUNDATION	R-20 48" BELOW GRADE
ROOF ATTIC	60
ROOF INS ABOVE DECK	35

**FENESTRATION**

FIXED	0.29
OPERABLE	0.36
ENTRANCE DOORS	0.43

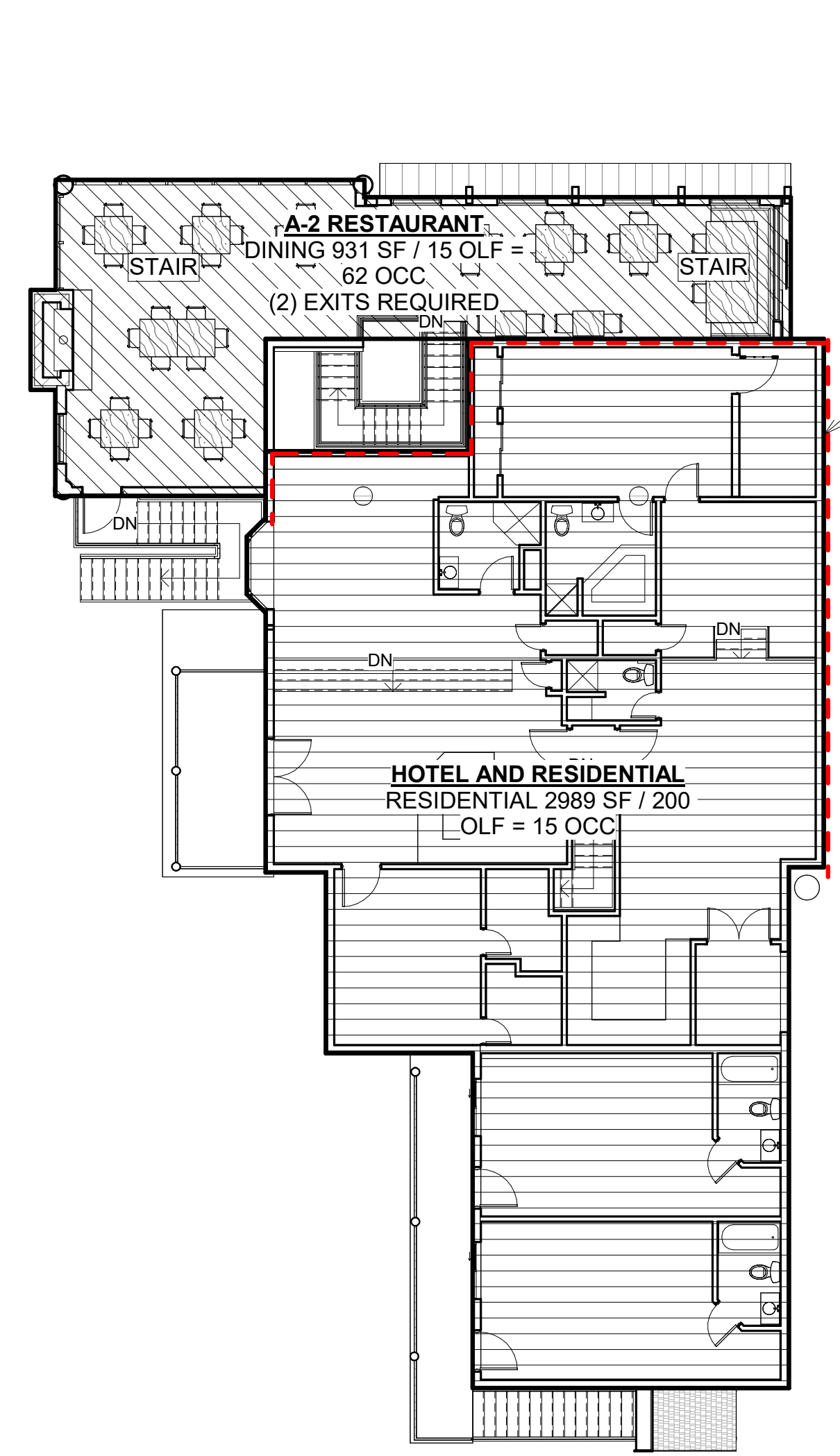
VERTICAL FENESTRATION AREA SHALL NOT EXCEED 30% OF THE WALL  
SKYLIGHT AREA SHALL NOT EXCEED 3% OF THE GROSS ROOF AREA

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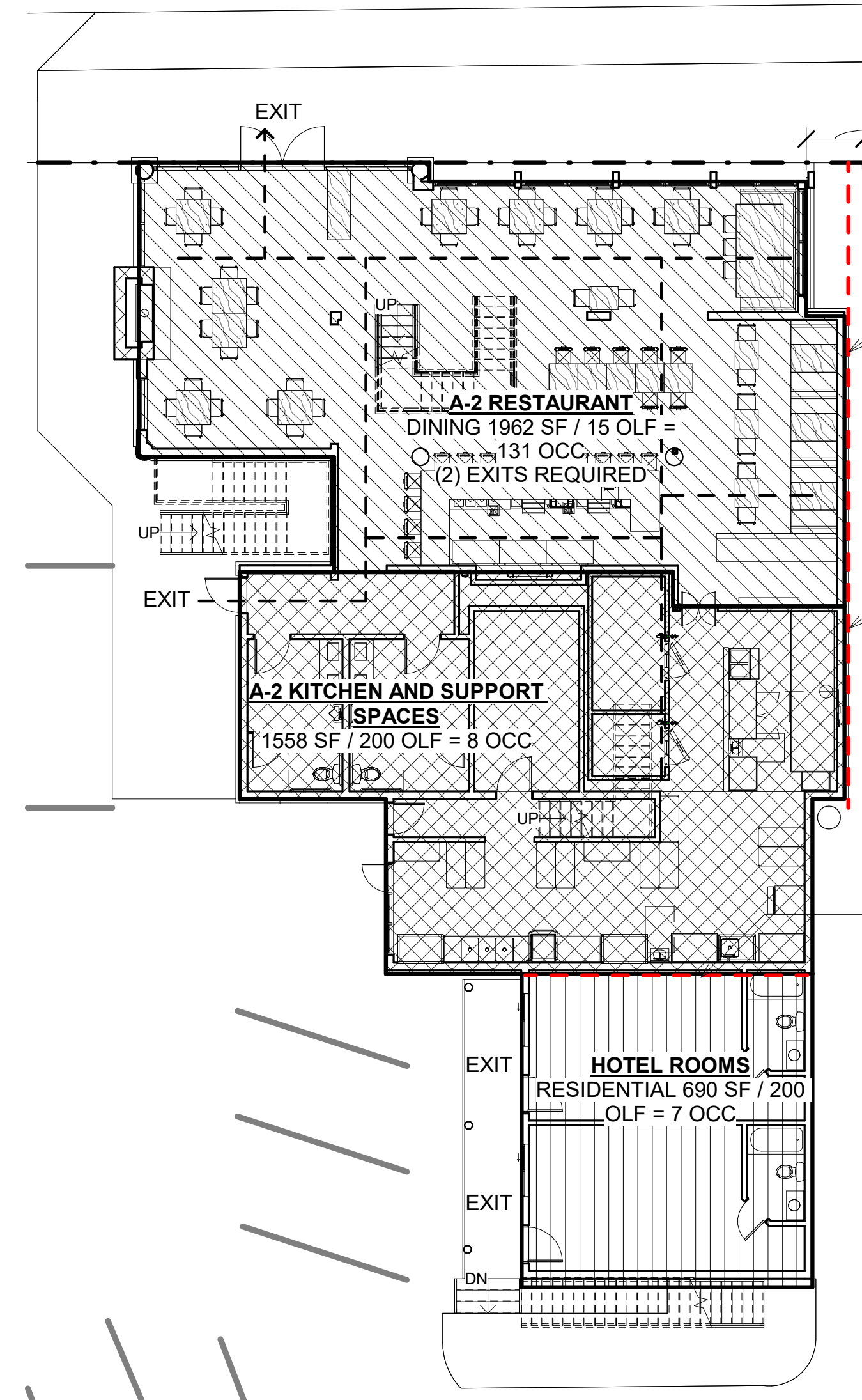
No	Description	Date

CODE STUDY

A003



2 LEVEL 2 LS PLAN  
3/32" = 1'-0"



1 LEVEL 1 LS PLAN  
3/32" = 1'-0"

**OCCUPANT SUMMARY**

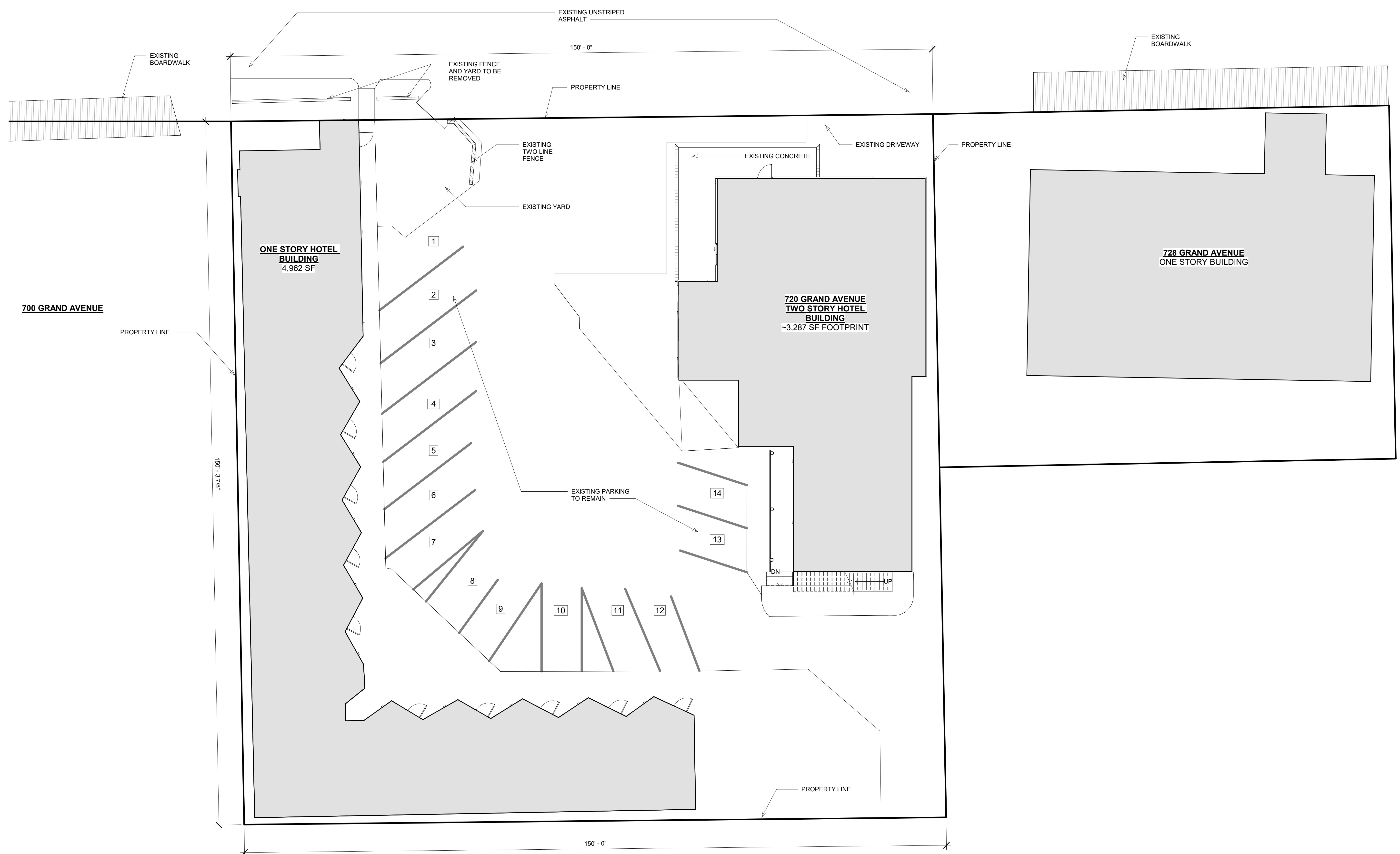
<b>A-2 RESTAURANT</b>		
1ST FLOOR	131 OCC	
BOH	8 OCC	
2ND FLOOR	62 OCC	
SUBTOTAL		201 OCC
<b>R-2 HOTEL</b>		
1ST FLOOR	7 OCC	
2ND FLOOR	15 OCC	
SUBTOTAL		22 OCC
TOTAL		223 OCCUPANTS

1 HOUR FIRE BARRIER PER TABLE 602 OPENINGS NOT PERMITTED

1 HOUR FIRE BARRIER PER TABLE 602 OPENINGS NOT PERMITTED

1 HOUR FIRE BARRIER PER TABLE 602

ACOUSTIC SEPARATION



① SITE PLAN EXISTING  
1" = 10'-0"

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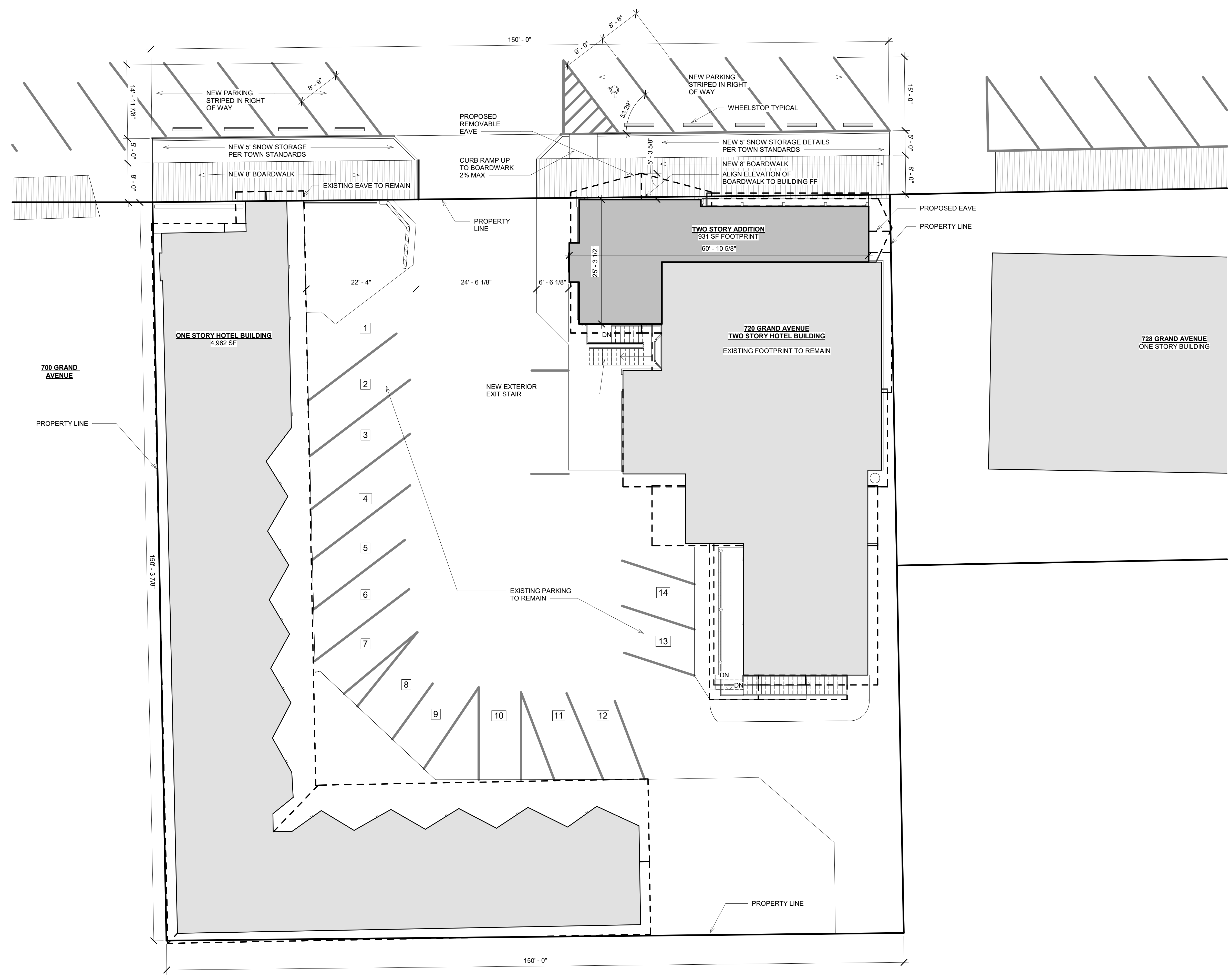
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No.	Description	Date

SITE PLAN EXISTING

A004



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No.	Description	Date

SITE PLAN PROPOSED

A005

1 SITE PLAN PROPOSED  
1" = 10'-0"

### PLAN NOTES

1. ALL DIMENSIONS TO FINISH UNO



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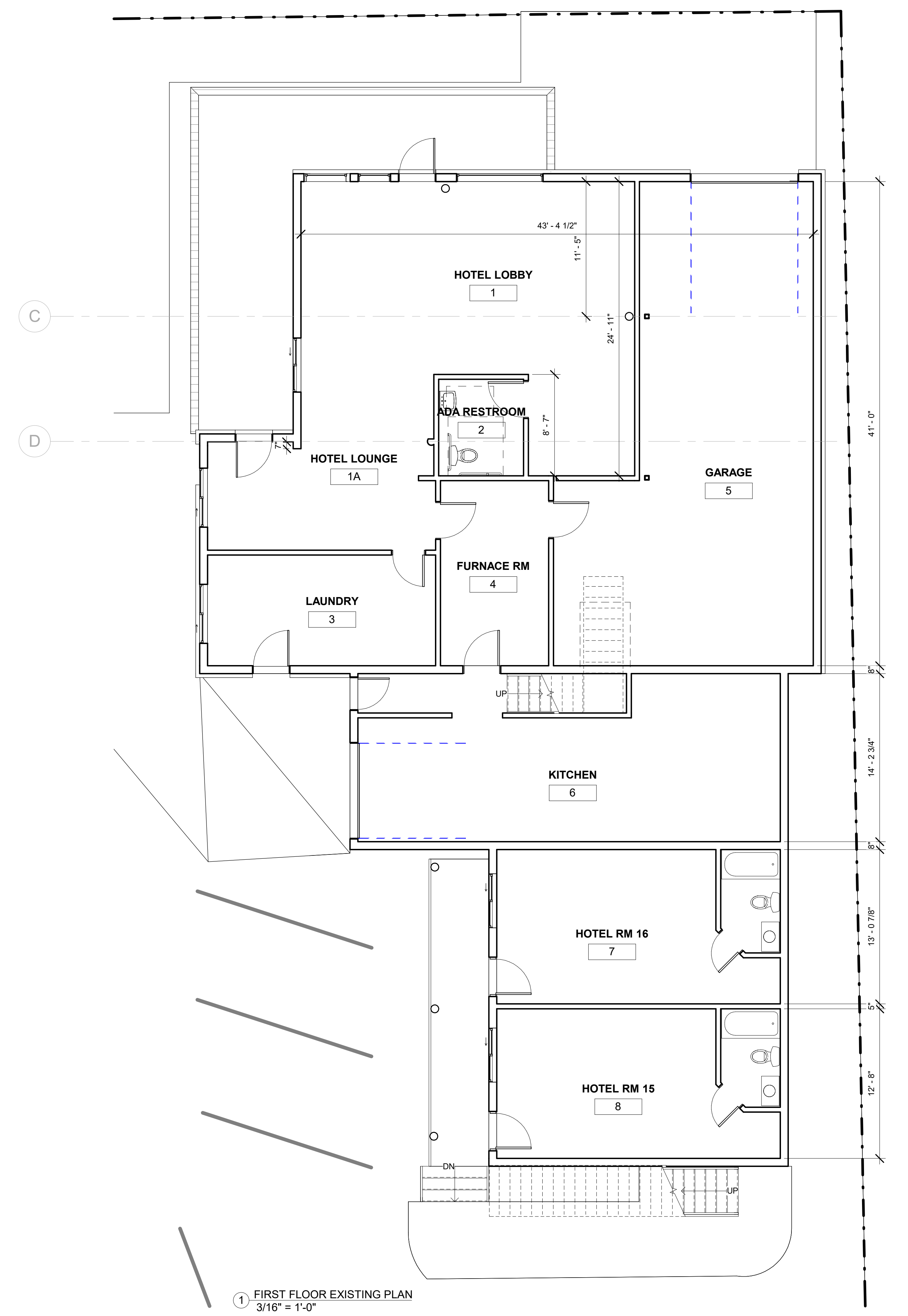
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No.	Description	Date

FIRST FLOOR EXISTING PLAN

A101



① FIRST FLOOR EXISTING PLAN  
3/16" = 1'-0"

### PLAN NOTES

- ALL DIMENSIONS TO FINISH UNO



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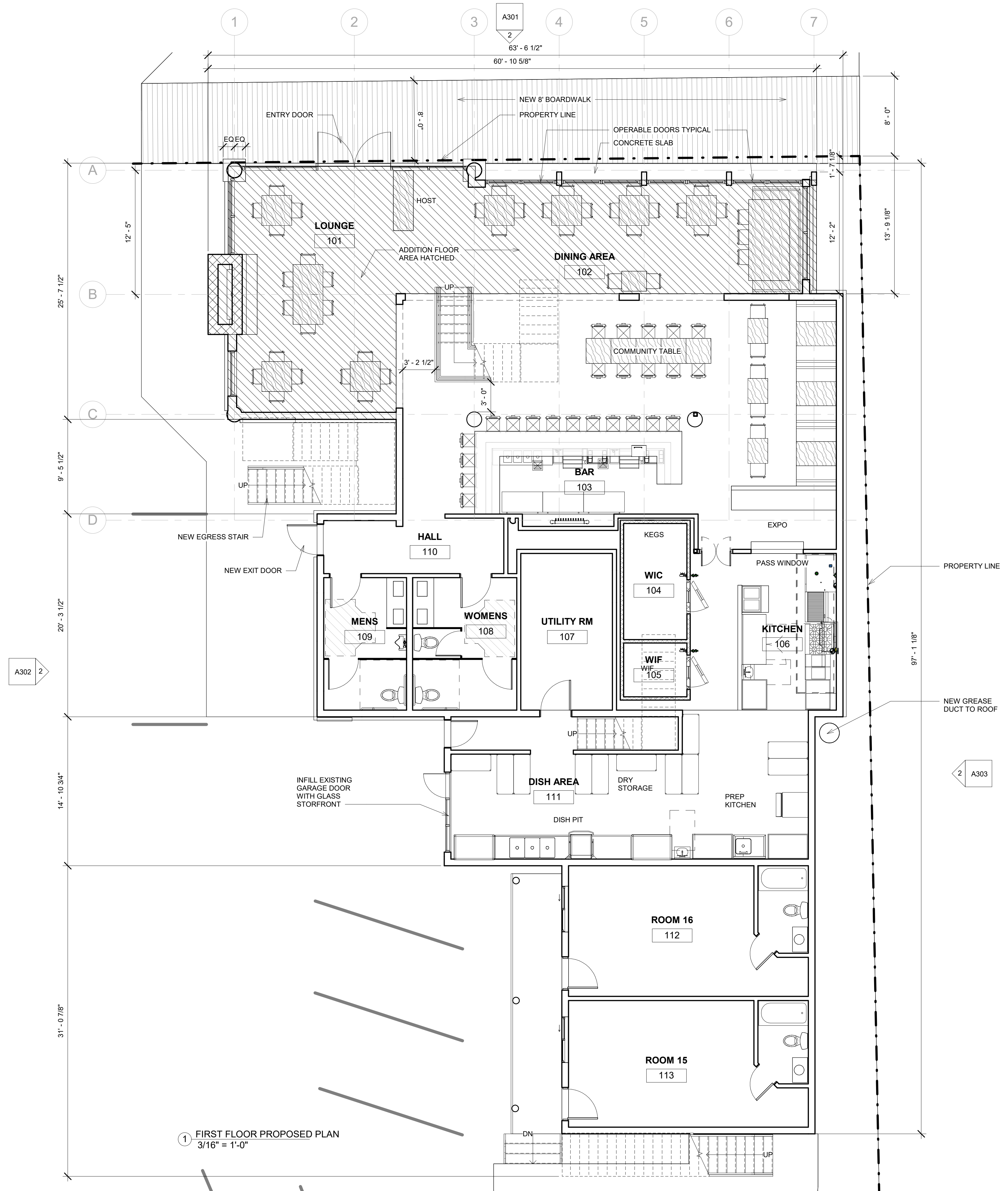
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No.	Description	Date

FIRST FLOOR PROPOSED PLAN

A102



1 FIRST FLOOR PROPOSED PLAN  
3/16" = 1'-0"

### PLAN NOTES

1. ALL DIMENSIONS TO FINISH UNO



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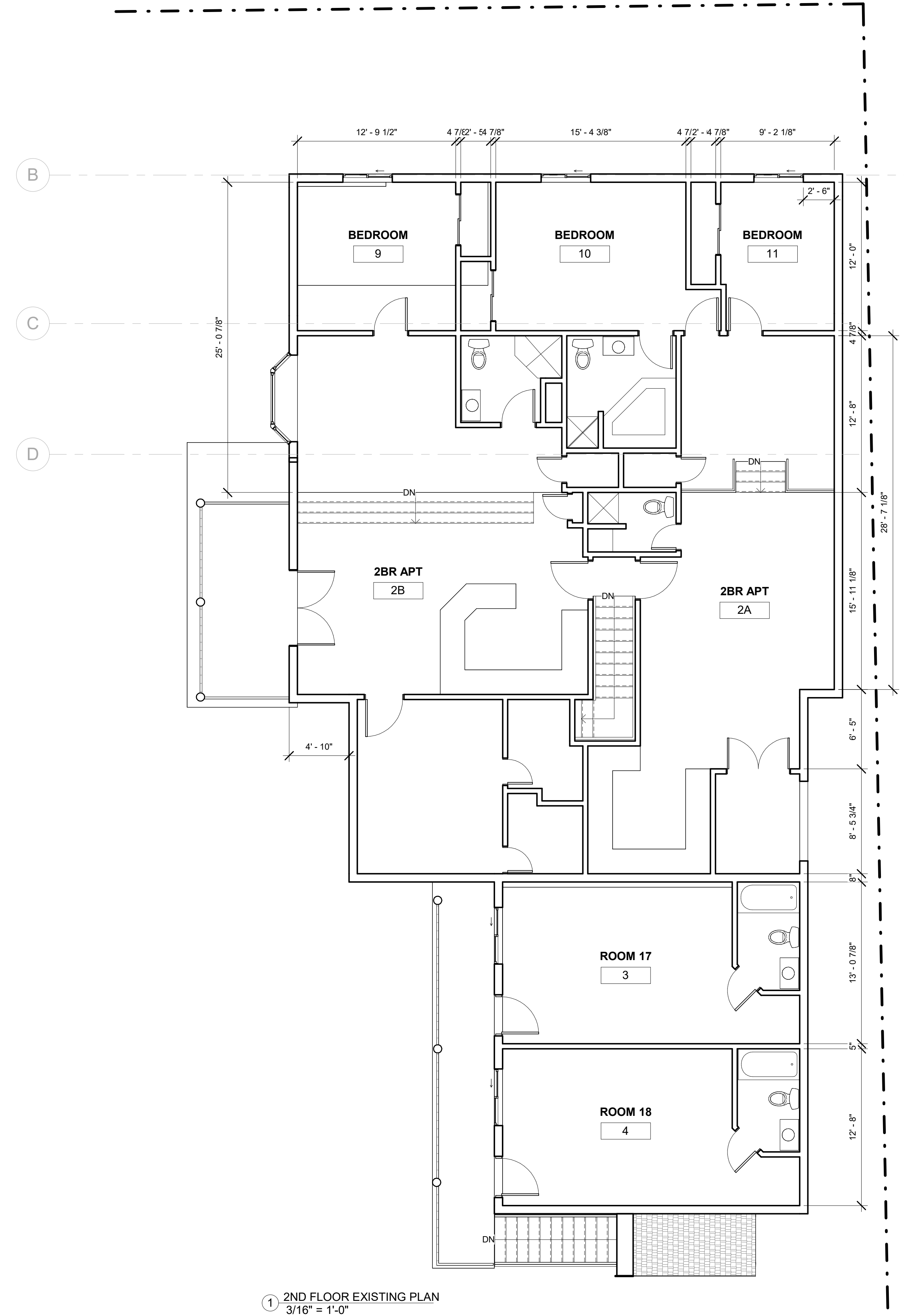
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 CONSTRUCTION

No.	Description	Date

SECOND FLOOR  
 EXISTING PLAN

**A103**



1 2ND FLOOR EXISTING PLAN  
 3/16" = 1'-0"

PLAN NOTES

1. ALL DIMENSIONS TO FINISH UNO



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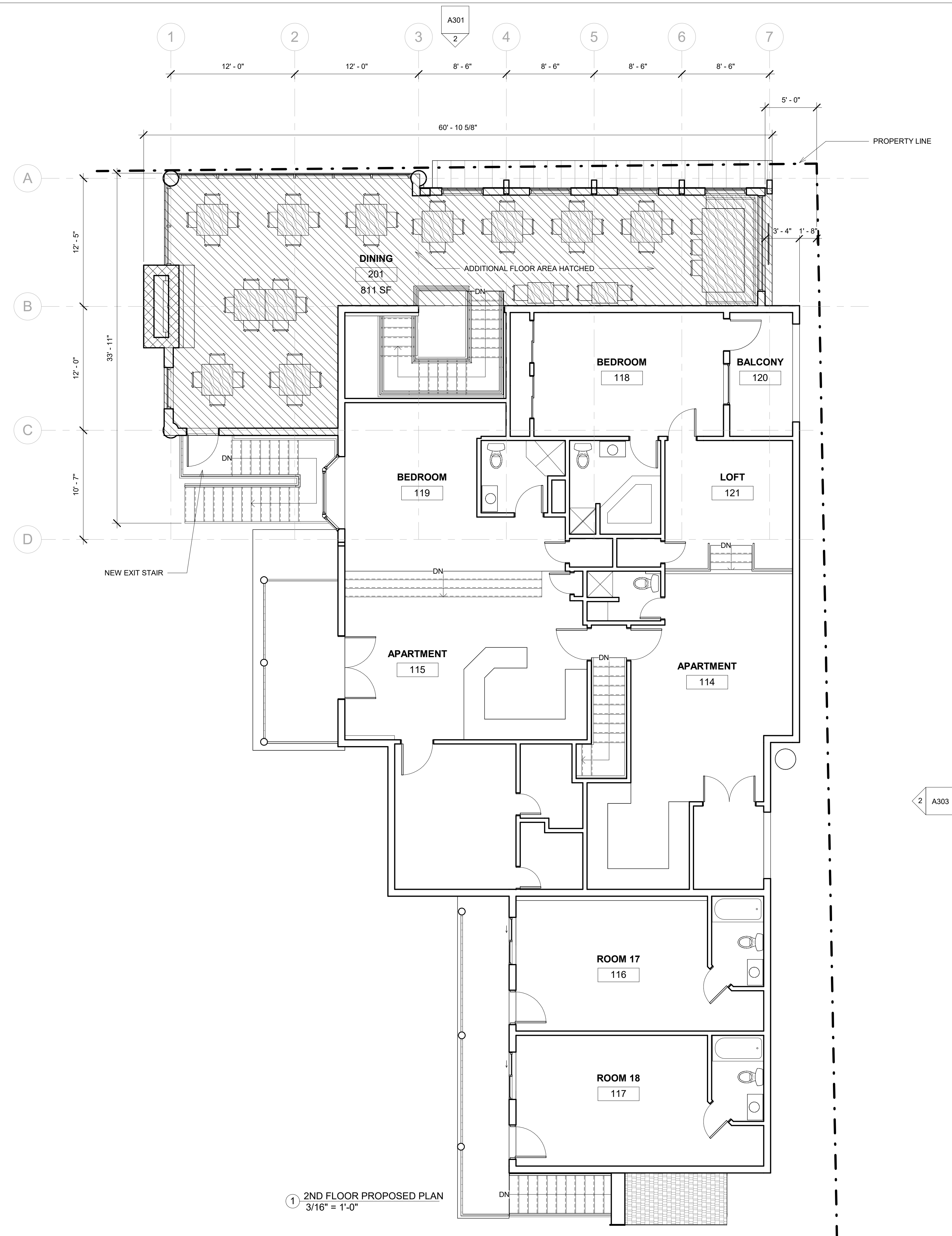
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No.	Description	Date

SECOND FLOOR  
PROPOSED PLAN

A104



1 2ND FLOOR PROPOSED PLAN  
3/16" = 1'-0"

ELEVATION NOTES

1. **EXISTING BUILDING:** EXISTING WOOD SIDING EXISTING SHALL REMAIN UNCHANGED
2. **EXISTING STONE VENEER:** EXISTING STONE VENEER TO REMAIN UNCHANGED
3. **STONE VENEER ST.1:** NEW VENEER STONE CLADDING
4. **STOREFRONT AL.1:** PROVIDE NEW WALL ASSEMBLY WITH THERMALLY BROKEN ANODIZED ALUMINUM MULLIONS AND INSULATED GLAZING GL1. MULLIONS SHALL BE 2" X 4.5"
5. **BUILDING SIGNAGE:** ALL SIGNS SHOWN ARE FOR GRAPHIC PURPOSES AND NOT INCLUDED IN PERMIT REQUEST. SIGNS TO BE PERMITTED ON A DEFERRED SUBMITTAL BY OTHERS.
6. **FOLDING DOOR:** ALUMINUM AND GLASS FOLDING DOOR FROM LA CANTINA DOOR. PROVIDE FOLDING STYLE DOOR
7. **WOOD TIMBER:** PROVIDE STAINED WOOD TIMBER, FIR WITH EXTERIOR STAIN TO MATCH ARCHITECT'S SAMPLE
8. **STANDING SEAM ROOF:** RED COLOR TO MATCH EXISTING
9. **PAINTED WOOD PT-10:** ROOFTOP UNITS SHOWN BEYOND FOR REFERENCE
10. **SCUPPER AND DOWNSPOUT PAINTED TO MATCH STUCCO**
11. **ALUMINUM CLAD WOOD WINDOW SEE WINDOW SCH**



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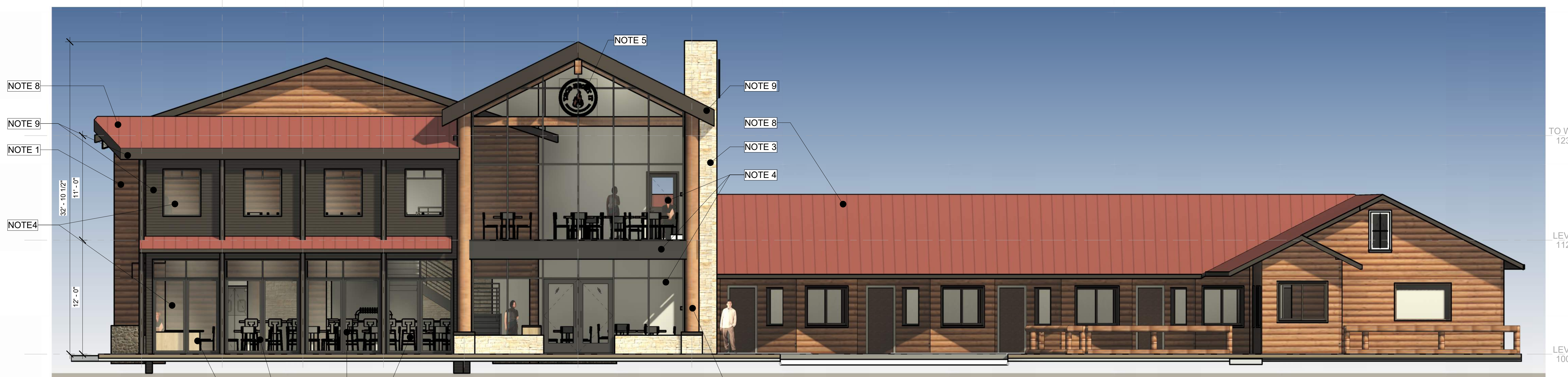
No.	Description	Date

BUILDING ELEVATIONS

A301



1 NORTH ELEVATION EXISTING  
 3/16" = 1'-0"



2 NORTH ELEVATION PROPOSED  
 3/16" = 1'-0"

5/7/2025 10:16:36 AM

ELEVATION NOTES



1. **EXISTING BUILDING:** EXISTING WOOD SIDING EXISTING SHALL REMAIN UNCHANGED
2. **EXISTING STONE VENEER:** EXISTING STONE VENEER TO REMAIN UNCHANGED
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8. **STANDING SEAM ROOF:** RED COLOR TO MATCH EXISTING
9. **PAINTED WOOD PT-10:** ROOFTOP UNITS SHOWN BEYOND FOR REFERENCE
10. SCUPPER AND DOWNSPOUT PAINTED TO MATCH STUCCO
11. ALUMINUM CLAD WOOD WINDOW SEE WINDOW SCH

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ISSUED FOR CONSTRUCTION 5-7-25

No.	Description	Date

BUILDING ELEVATIONS

A302



1 WEST ELEVATION EXISTING  
3/16" = 1'-0"



2 WEST ELEVATION PROPOSED  
3/16" = 1'-0"

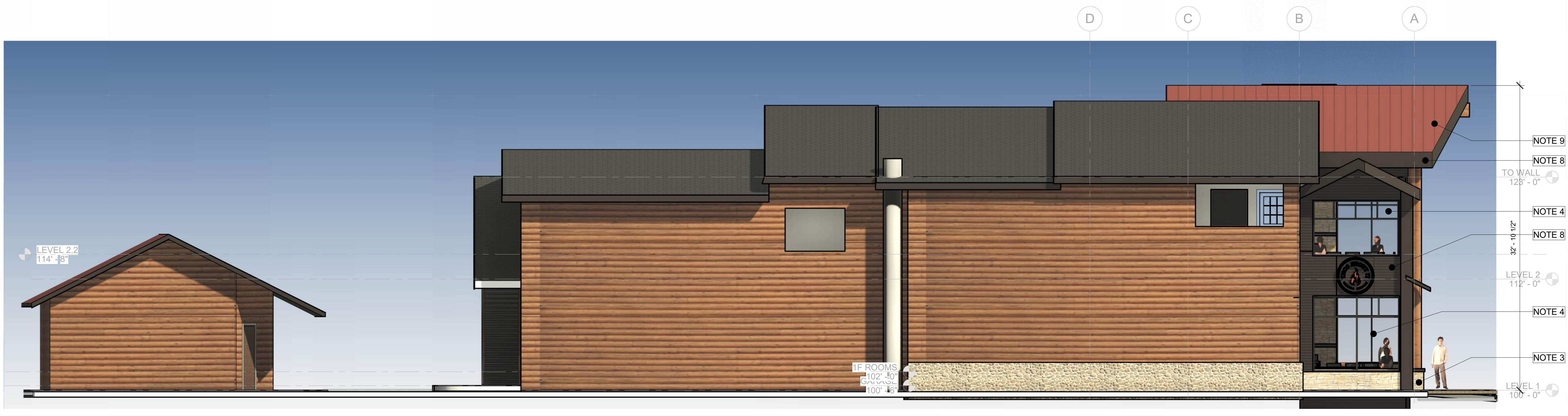


ELEVATION NOTES

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10. SCUPPER AND DOWNSPOUT PAINTED TO MATCH STUCCO
11. ALUMINUM CLAD WOOD WINDOW SEE WINDOW SCH



① EAST ELEVATION EXISTING  
3/16" = 1'-0"



② EAST ELEVATION PROPOSED  
3/16" = 1'-0"

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No.	Description	Date

BUILDING ELEVATIONS

A303

ELEVATION NOTES



1. **EXISTING BUILDING:** EXISTING WOOD SIDING EXISTING SHALL REMAIN UNCHANGED
2. **EXISTING STONE VENEER:** EXISTING STONE VENEER TO REMAIN UNCHANGED
3. **STONE VENEER ST.1:** NEW VENEER STONE CLADDING
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10. ROOFTOP UNITS SHOWN BEYOND FOR REFERENCE
11. SCUPPER AND DOWNSPOUT PAINTED TO MATCH STUCCO
12. ALUMINUM CLAD WOOD WINDOW SEE WINDOW SCH



1 NORTH ELEVATION PROPOSED BW  
1/4" = 1'-0"

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No.	Description	Date

BUILDING ELEVATIONS

A304



**Diamondback**  
Engineering & Surveying, Inc.  
12640 West Cedar Drive, Suite C,  
Lakewood, CO 80228-2030  
Office: 303-985-4204  
Fax: 303-985-4214  
www.diamondbackeng.com



TOWN OF GRAND LAKE, CO  
GRAND LAKE STREETScape

BOARDWALK DETAILS

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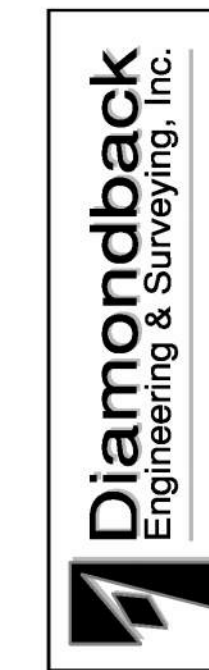
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No.	Description	Date

SITE DETAILS

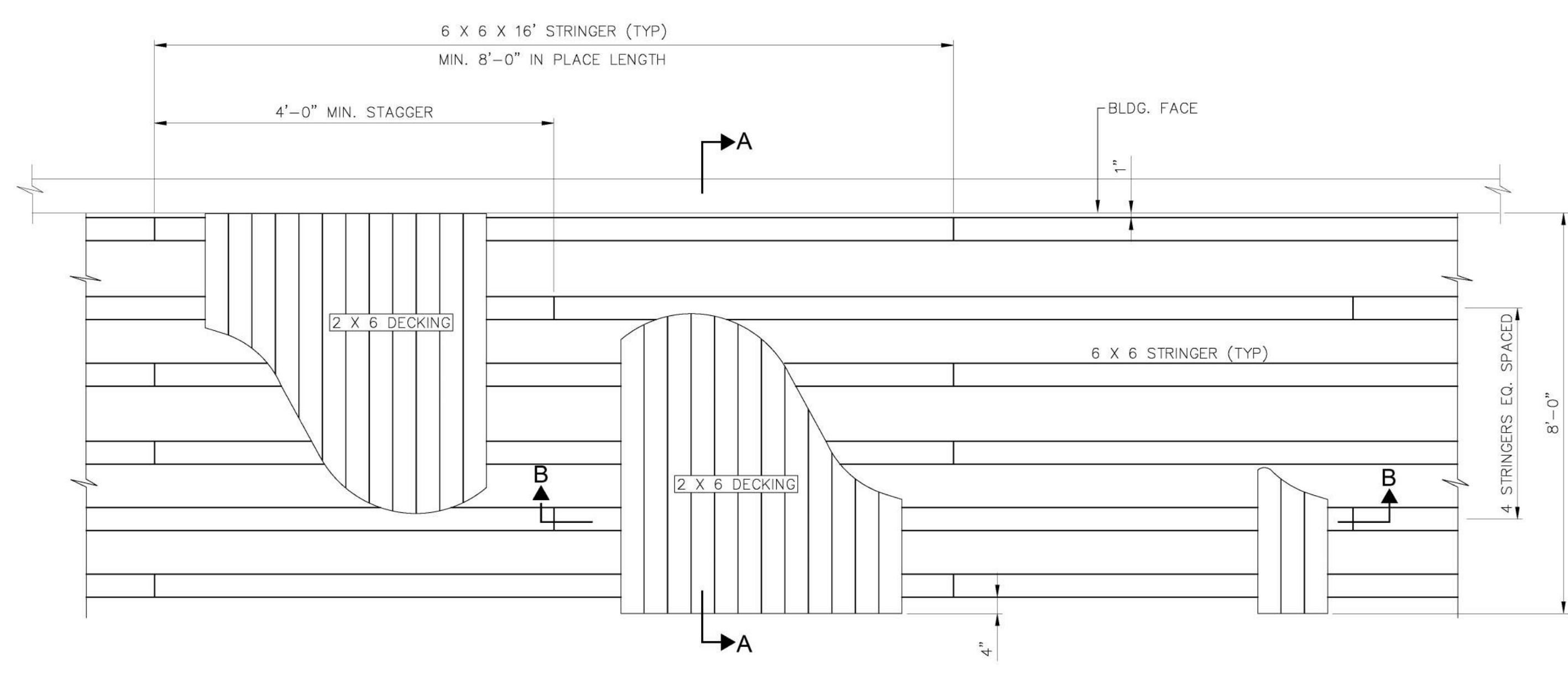
A701

project \_\_\_\_\_  
job no. \_\_\_\_\_  
sheet no. \_\_\_\_\_

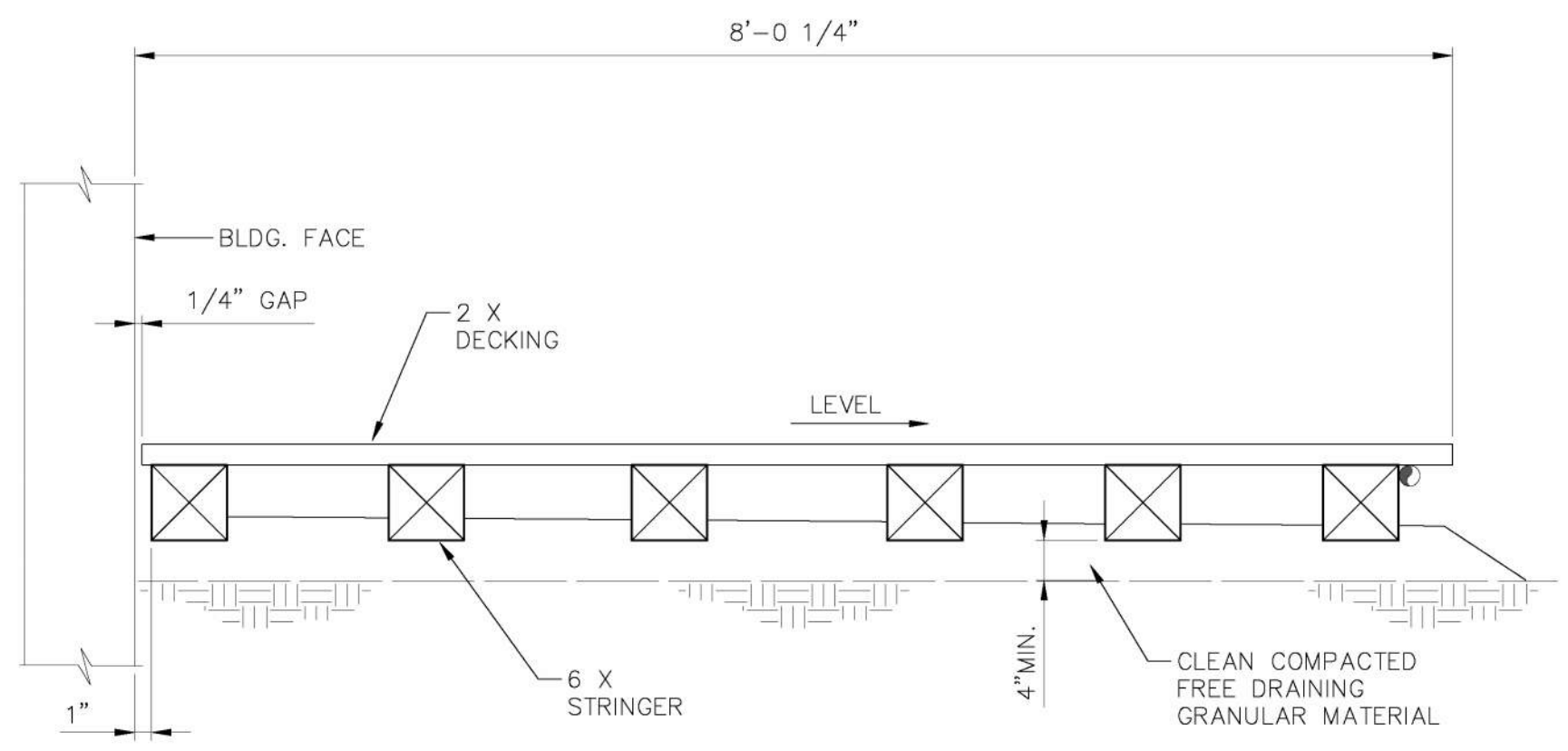


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xref file \_\_\_\_\_

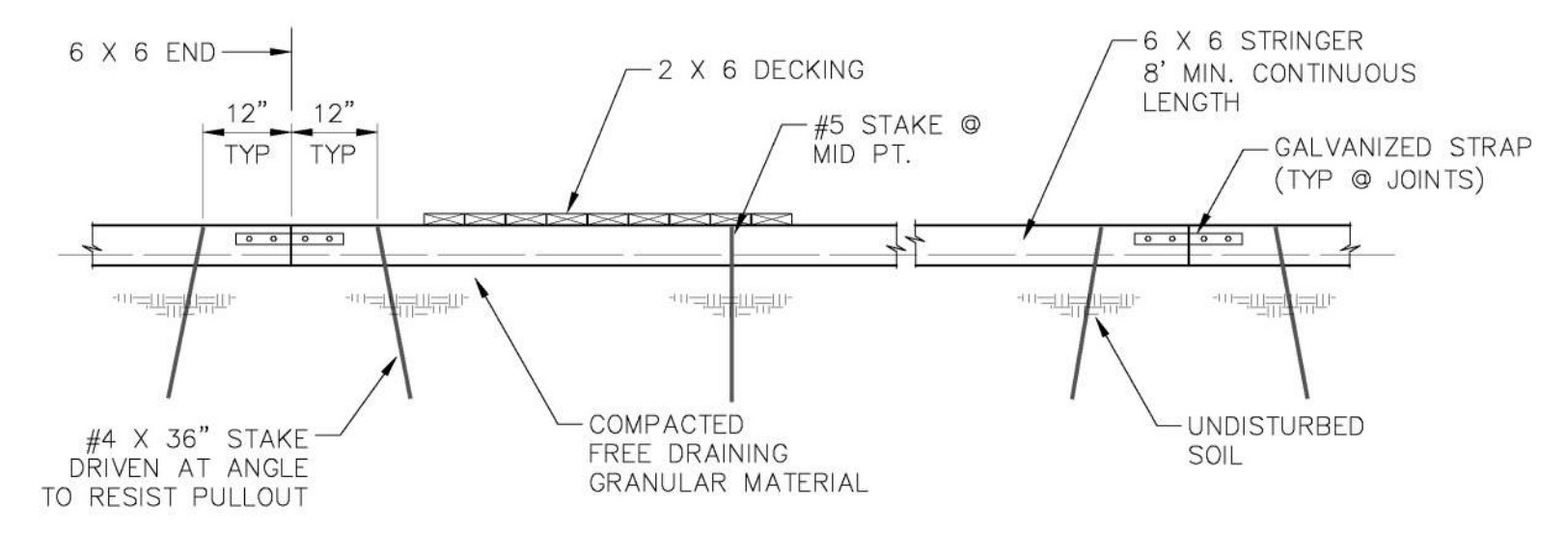
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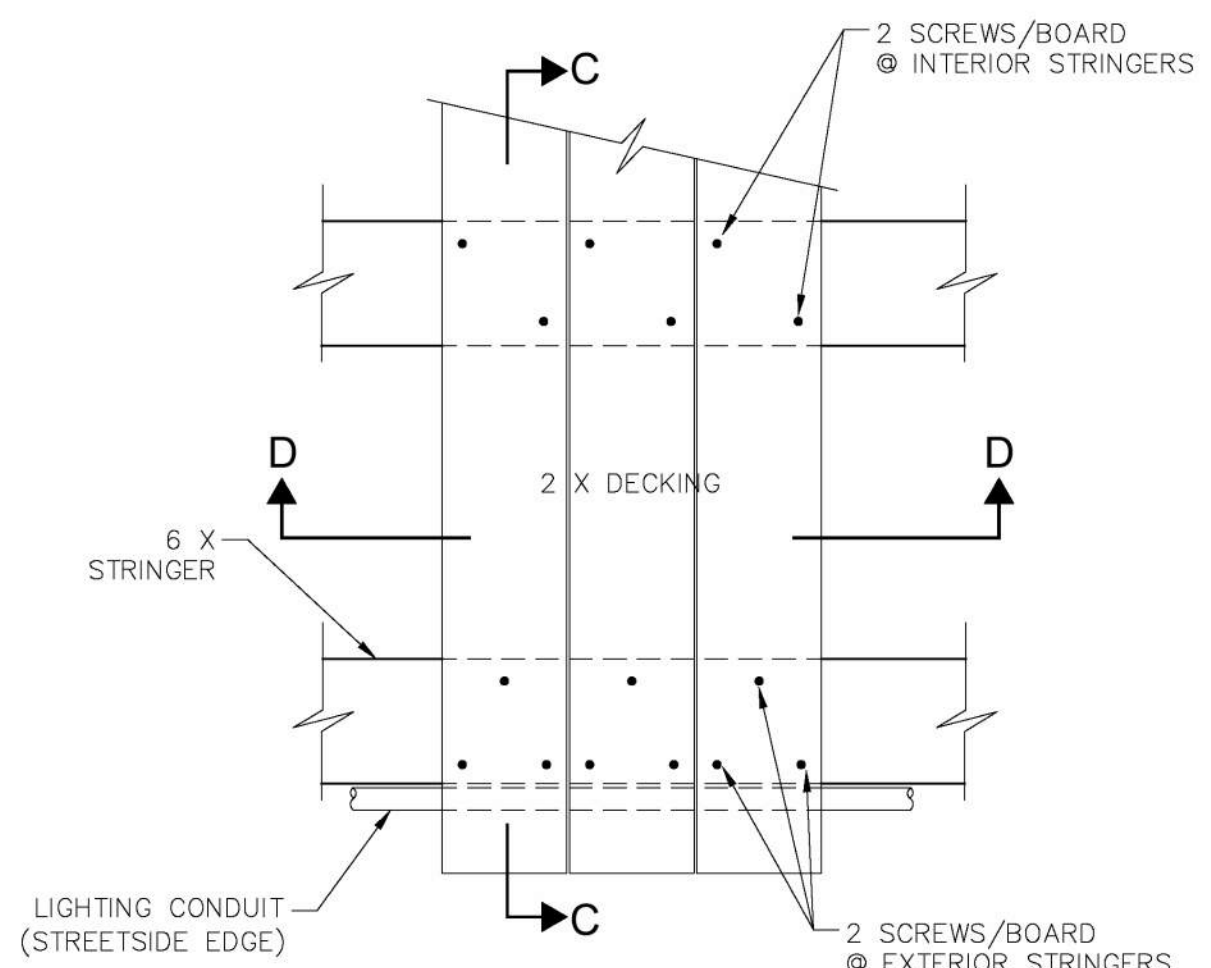
PLAN  
1/2" = 1'-0"



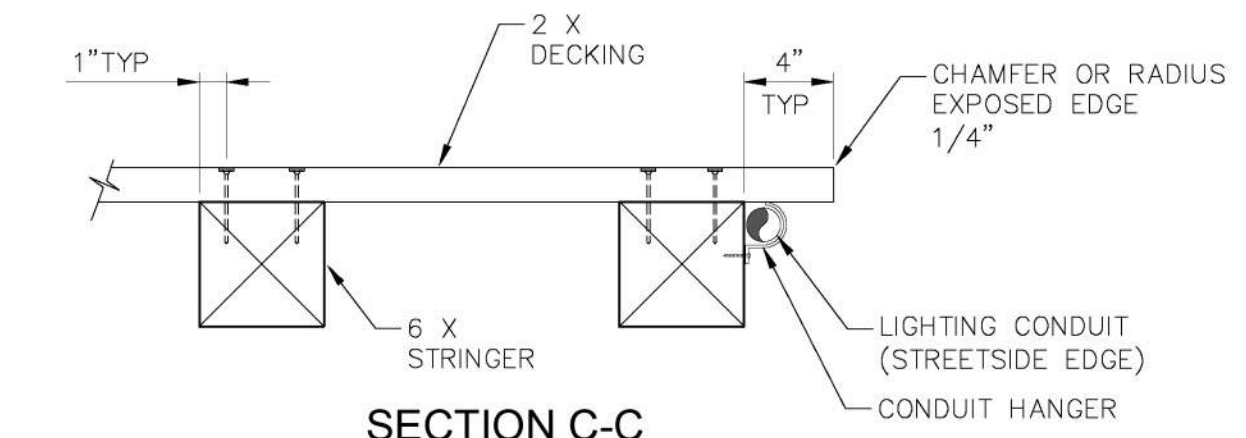
TYPICAL SECTION A-A  
1" = 1'-0"



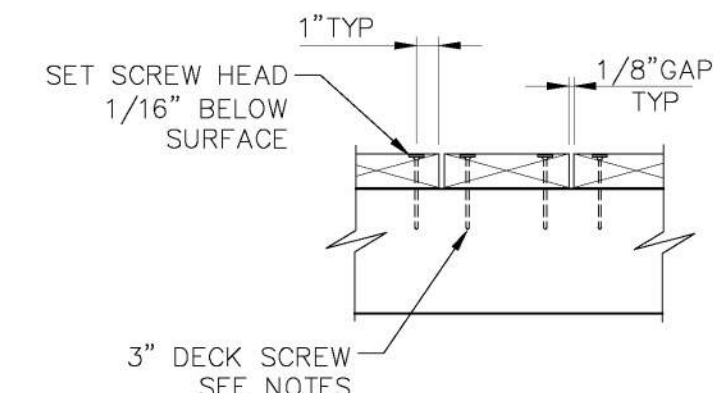
SECTION B-B  
1/2" = 1'-0"



SECTION D-D  
NO SCALE



SECTION C-C  
NO SCALE



SECTION D-D  
NO SCALE

DECKING INSTALLATION DETAILS

- NOTES:
- TOWN OF GRAND LAKE WILL PURCHASE ALL BOARDWALK MATERIAL.
  - STRINGERS SHALL BE 6 X 6 X 16' HEM FIR #2 & BETTER TREATED FOR GROUND CONTACT.
  - DECKING SHALL BE 2 X 6 S4S KILN DRIED CONSTRUCTION COMMON REDWOOD. BOARDS TO PRE-STAINED FACES EDGES AND ENDS WITH TWO COATS OF SEAL ONCE MULTI SEALANT WATERPROOFER OR APPROVED EQUAL. TRIMMED ENDS AND RIPPED EDGES TO BE RE-TREATED.
  - WHERE RIPPED BOARDS ARE REQUIRED, THE RIPPED EDGE OF THE BOARD SHALL BE RADIUS BY MEANS OF SANDING OR ROUTING.
  - DECK BOARDS SHALL BE INSTALLED SQUARE TO STRINGERS WITH A UNIFORM GAP BETWEEN BOARDS AND A MAXIMUM BOARD TO BOARD VERTICAL DISPLACEMENT OF 1/16 INCH.
  - DECK BOARDS TO BE FASTENED AS SHOWN USING SIMPSON STRONG DRIVE SDWS22300DB STRUCTURAL WOOD SCREWS DRIVEN TO 1/16 INCH BELOW THE BOARD SURFACE. PRE-DRILL FOR SCREWS INSTALLED AT BOARD ENDS TO PREVENT SPLITTING.
  - SCREWS SHALL BE INSTALLED TO UNIFORM LINES AT THE LOCATIONS SHOWN.
  - REFER TO CHAPTER 11: MUNICIPAL PROPERTY REGULATIONS ARTICLE 4: BOARDWALKS, SIDEWALKS AND COMMUNITY GREENWAYS SECTION 11-4-6 FOR ADDITIONAL REQUIREMENTS.

no.	description of revisions	date	by

date	3/23/17
job number	
design by	DAH
drawn by	JS
checked by	JE

sheet number  
**35**

EXISTING PHOTOS



PROPOSED FINISHES



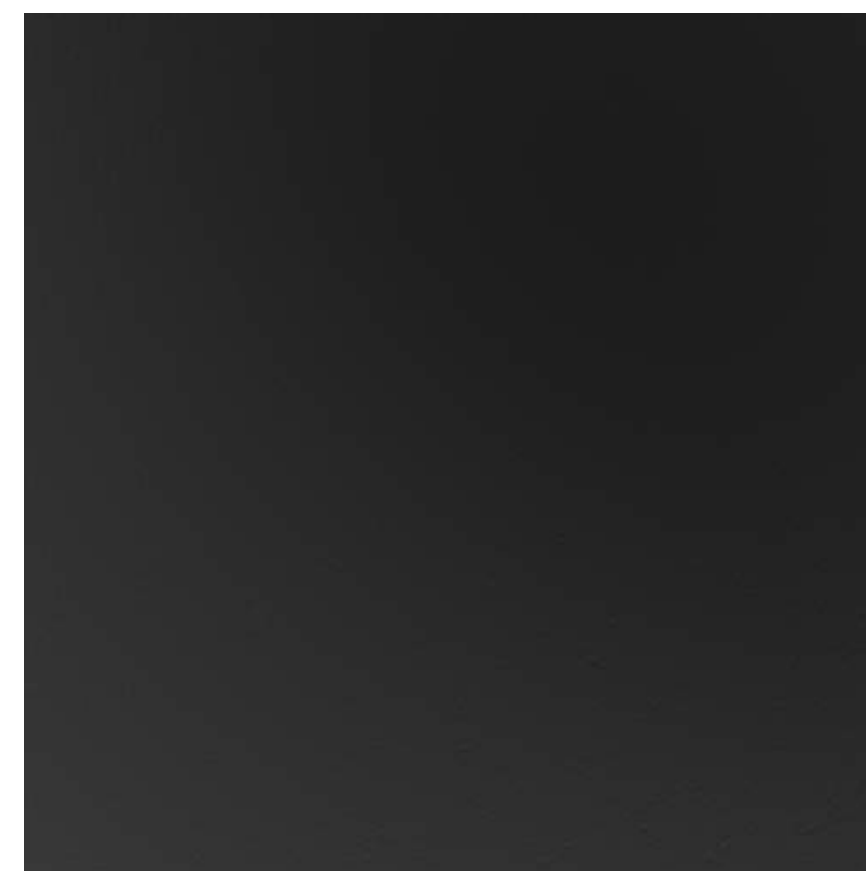
ST.1 SANDSTONE BUFF  
RECTANGULAR CUT STONE VENEER



STAINED KNOTTY PINE COLUMNS AND BEAMS



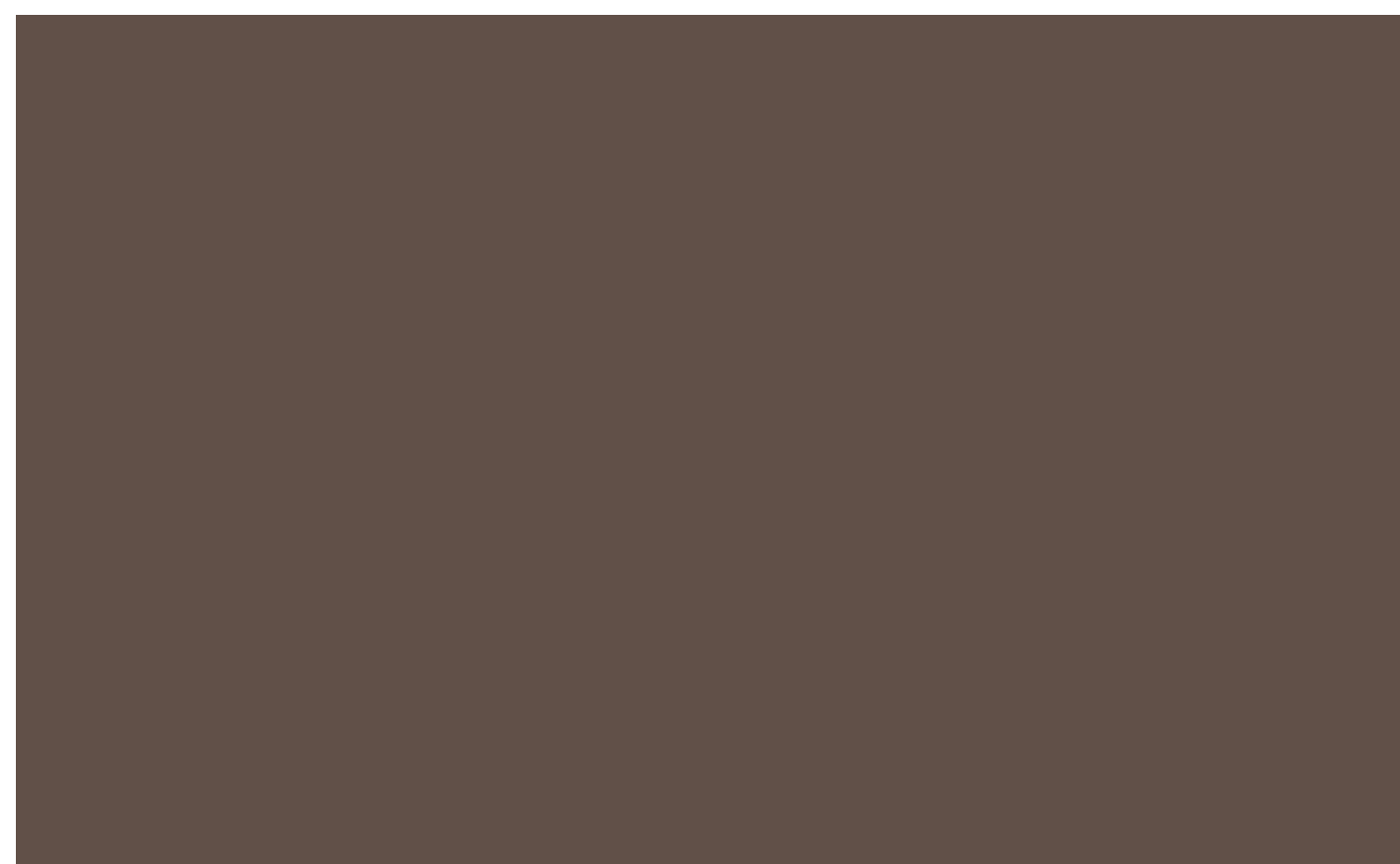
EXISTING WOOD TIMBER SIDING



BLACK ANODIZED ALUMINUM WINDOWS



STANDING SEAM ROOF TO MATCH EXISTING



PAINTED 4" WOOD SIDING PT-10

KCA

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DENVER COLORADO  
303-780-7850

TACO ABOUT IT ADDITION

JOSE & VICTOR DE LOS SANTOS  
720 GRAND AVENUE  
GRAND LAKE, CO 80447

ISSUED FOR PRICING  
NOT FOR PERMIT

CHECKED BY MEK  
DRAWN BY MEK  
ISSUED FOR CONSTRUCTION 5-7-25

No.	Description	Date

PHOTOS AND  
PROPOSED FINISHES

A901