



Grand Lake Planning Commission

Wednesday, December 04, 2024, at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

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

AGENDA

1. Call to Order
2. Roll Call
3. Consideration to Approve Meeting Minutes
 - A. October 16, 2024
4. 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.
5. Conflicts of Interest
6. Items for Discussion
 - A. Sketch Plan Review: Leatherwood – Major Land Use Development Proposal
 - Project Location: 1001, 1005, and 1007 Lake Avenue and 1016 Grand Avenue
 - Applicant: Spirit Lake Condos LLC.
7. Items of Business
8. Future Agenda Items
9. Adjourn Meeting

For live streaming (listening only) scan the QR code.
You will not be able to actively participate via the web streaming.



<https://us06web.zoom.us/j/83779056558>

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

Meeting ID: 837 7905 6558



Grand Lake Planning Commission

Wednesday, October 16, 2024 at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

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AGENDA

1. Call to Order

Commissioner Bishop was appointed to run the meeting and brought the meeting to order at 6:30pm

2. Roll Call

PRESENT

Commissioner Judy Burke
Commissioner Heather Bishop
Commissioner Greg Finch
Board Liaison Mike Sobon

ABSENT

Chairman James Shockey
Commissioner John Murray

Motion to excuse Chairman Shockey and Commissioner Murray

Motion made by Commissioner Finch, Seconded by Commissioner Burke.

Voting Yea: Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon **Motion passed 4:0**

3. Consideration to approve Meeting Minutes

Minutes 10-02-2024

Motion made by Commissioner Finch, Seconded by Commissioner Burke.

Voting Yea: Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon **Approved 4:0**

4. Unscheduled Citizen Participation: NA

5. Conflicts of Interest: NA

6. Items of Business

- A. **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 12-2024 Consideration of Variance to Setbacks at Lots 2-3, Block 39, Town of Grand Lake, More Commonly Referred to as 225 Mountain Avenue.

Motion made by Commissioner Burke, Seconded by Commissioner Finch.

Voting Yea: Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison

Sobon **Approved 4:0**

- B. **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 13-2024 Consideration To Recommend Approval Of A Variance To Parking Standards At Lots 15, Block 26, Town Of Grand Lake, More Commonly Referred To As 525 Grand Avenue.

Motion made by Board Liaison Sobon, Seconded by Commissioner Burke.

Voting Yea: Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon

Approved 4:0

- C. **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 14-2024 Consideration to Recommend Approval of a Variance to Road Standards for Access to Lot: 8 Block: 24 & Adjacent Part of Vacated Mountain Avenue, Town of Grand Lake, Also Known As 501 Mountain Avenue

Motion made by Board Liaison Sobon, Seconded by Commissioner Finch.

Voting Yea: Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon

Approved 4:0

7. Items for Discussion: NA

8. Future Agenda Items: NA

9. Adjourn Meeting

Motion made by Commissioner Burke to adjourn at 6:48pm, Seconded by Board Liaison Sobon.

Voting Yea: Commissioner Burke, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon

Approved 4:0

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk



PLANNING COMMISSION STAFF MEMORANDUM

DATE: December 4th, 2024
TO: Chairman Shockey and Planning Commissioners
FROM: Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: Sketch Plan for Leatherwood – Major Land Use Development Proposal

Request Overview:

Sketch Plan Review for 1.03 acres. The Applicant proposes to redevelop four properties in the Commercial Zone District into a unified development containing approximately:

- 24 residential units
- 18,284 square feet of commercial tenant space
- 44 off-street residential parking spaces
- Regraded public alleyway
- On-site snow storage (flat rooftops)
- Enclosed refuse areas
- 13,320 square feet of on-site open space



Background:

At the direction of staff, the applicant presented their preliminary concept to the Town Board and Planning Commission in the summer of 2024 as an expanded pre-application meeting. Since that meeting, the applicant revised their concept into the attached Sketch Plan to address comments and the



direction given during that meeting.

The applicant’s request will result in a Major Land Use Development Review process, including preliminary and final reviews following the Sketch Plan review by the Planning Commission. The applicant provided the following items for review, in compliance with Sec. 12-9-2(C) of the Town of Grand Lake Land Use Regulations.

Attachment 1: Land Use Development Application.

Attachment 2: Narrative – a detailed narrative aligned with requirements for the preliminary development plan review.

Attachment 3: Sketch Plan – includes site and architectural details for the proposal.

Staff Analysis:

The applicant has addressed most, if not all, of the comments and direction given during the earlier pre-application meeting. Staff met with the applicant’s team on-site and conducted follow-up emails and phone conversations to discuss staff comments and next steps in the review process for the attached Sketch Plan application. The applicant’s representatives acknowledged staff comments and anticipate working on these items as part of their preliminary application, following guidance from the Planning Commission. Staff comments include the following:

- The property is zoned commercial and will follow both the commercial and mixed use regulations of code (Sections 12-2-18 and 12-2-26).
- Parking spaces required for single family homes are listed in zoning regulation as 2 spaces per single family dwelling.
- Solar orientation will be taken into consideration with orientation of buildings at time of development.
- Items anticipated with the preliminary application.
 - Drainage considerations – currently being worked on by the applicant.
 - A traffic letter indicating the impact of the proposal on the Town’s street system.
 - Further details on the water distribution system and sewer collection system to serve the proposal – including estimated gallons per day based on usage. Water and sewer infrastructure exists in the vicinity of the subject properties.
- The proposed maximum height of all buildings within the Development shall not exceed the 32’ maximum that is allowed in Residential Estates Zone.
- The design scheme will be in accordance with the Town of Grand Lakes design requirements for materials and the buildings are within the correct setbacks and dimensional criteria
- At this time, the applicant plans to request four variances that will be reviewed in greater detail by the Planning Commission at future meeting. These variance themes currently include:
 - Allowance of off-site open space at 825 Lake Avenue to count as a small percentage of the total open space requirements for the site.



- Considering a rear setback encroachment for garage parking at 825 Lake Avenue to maximize the use of the site and relationship to the alleyway.
- Allowing one of the existing properties with a residential unit on the ground floor to remain as a residential unit as part of the site refresh.
- A maximum height of approximately fifty feet (50') to accommodate the site topography as it drops off towards the lake and to allow additional architectural features such as pitched roof elements to complement adjacent properties and design requirements of code.

Following consideration by the Planning Commission, staff will continue to work with the applicant and their representatives on the requirements for the Preliminary and Final Development Plan Applications for review and recommendation by the Planning Commission.

Planning Commission Discussion:

The Planning Commission shall review the Sketch Plan and render an informal preliminary review of the proposal and determine conditions that might affect Preliminary and Final Development Application submission requirements.

Attachments:

- Land Use Development Application
- Narrative
- Sketch Plan

ATTACHMENT 1

Section 6, Item A.



Town of Grand Lake

Planning Department

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

LAND USE REVIEW APPLICATION FORM

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

PROPERTY

Property Address (or general location if not addressed): 1016 Grand Ave, 1001 - 1007 Lake Ave, (825 Lake Ave, Lot 12, Blk 12)

Legal Description: Lot 4-6, 9-14 Block 5 Subdivision Grand Lake

Lot Area (in square feet or acres): 1.029 acres Existing Use of Property: mixed/motel, restaurant and residential

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: mixed use subdivision

PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable)

Subdivision to include 24 residential condos and approximately 18,000 sq ft of commercial space that will be divided into commercial condominium spaces prior to final plat. There shall be the required open space per Town of Grand Lake code.

Please see attached drawings & narrative description.

Applicant Information

Name of Development: Leatherwood

Name of Applicant: Spirit Lake Condos, LLC Email: _____

Address: PO Box 11 Phone: _____

City: Grand Lake State: Co Zip: 80447 Fax: _____

Contact Information (if not the applicant)

Name of Contact: Gabe Bellowe, Architect Email: gabe@maarchitectural.com

Address: 315 East Agate Avenue Phone: 970-887-9366 ext. 209

City: Granby State: Co Zip: 80446 Fax: N/A

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 AND ZONING PROCESS

THIS AGREEMENT ("the Agreement" is entered into this 14th day of August, 2024, by and between the Town of Grand Lake, Colorado, a Colorado municipal corporation, ("the Town") and Spirit Lake Condos, LLC, a LLC (homeowner, type of corporation, LLC, etc. if applicable), (collectively, "the Owner").

WHEREAS, the Owner owns certain property situated in the Grand County, Colorado described on Exhibit A, attached hereto and incorporated herein by reference, ("the Property");

WHEREAS, the development 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, dedication of lands and the availability of and feasibility of providing utility services;

WHEREAS, the Owner desires to develop the Property and has made application to the Town for approval of subdivision, annexation 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 development review process until final completion of the development 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 Owner and the Town will apply those fees against the development review expenses incurred by the Town while processing the Owner's development review proposal. In the event the Town incurs development review expenses greater than the monies collected from the Owner, the Owner agrees to reimburse the Town for the additional expenses and fees upon submittal of an invoice. Owner shall pay all invoices submitted by the Town within ten (10) days of the Town's delivery of such invoice. Failure by the Owner 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 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 Owner 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 Owner and file such notices as are required by the Town's regulations. The Owner shall be liable for all costs incurred by the Town in terminating the processing of the application.
- 3. If the Owner fails to pay the fees and costs required herein when due, the Town may take those steps necessary and authorized bylaw 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 Owner 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 the development review of the application throughout the development process. Statements of expenses incurred will be made available to the Owner by the Town. Expenses to be charged to the Owner'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 Owner with a statement of account and will refund to the Owner any funds paid by the Owner that were not expended by the Town, except where the Parties expressly agree to the contrary.
- 5. Owner's obligation to pay the costs and expenses provided for in this Agreement shall exist and continue independent of whether the Owner's application, or any part thereof, is approved, approved with conditions, denied, withdrawn, or terminated by the Town or the Owner prior to a final decision in the process.

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

PRINTED OWNER'S NAME: Spirit Lake Condos, LLC

OWNER OF PROPERTY: Patricia Kneewitz, manager
Signature

TOWN OF GRAND LAKE

SEAL

By: _____
Kim White, Community Development Director

Attest:

Alayna Carrell, Town Clerk



PO Box 21
Granby, CO 80446
970-887-9366

October 22, 2024
Spirit Lake Condos, LLC
PO Box 11
Grand Lake, CO 80447-0011

Preliminary Development Application Leatherwood Grand Lake

RE: *Preliminary Development Application - Narrative*

Parcel Numbers: 119305223003, 119305223005, 119305223006, 119305223009

Site Address: Varies (Existing Addresses to be modified during re-plat/subdivision): 1016 Grand Avenue, 1001 & 1005 & 1007 Lake Avenue

Legal Summary: **Lots 4-6 & 9-14, Block 5 (Grand Avenue & Lake Avenue Parcels). Town of Grand Lake, Grand County, CO. Sec.5 T3N R75W 6TH PM.**

Project/Property Owner:

Spirit Lake Condos, LLC
(720) 446-7390
glservicesllc@yahoo.com

Architect/Planner:

MA Studios, LLC (Scott Munn, AIA & Gabe Bellowe, AIA)
(970) 887-9366
gabe@maarchitectural.com
scott@maarchitectural.com

Consultant Engineers:

CORE Engineering – Civil Engineering and Design (Justin Simpson & Chase Justice)
(303) 703-4444

jsimpson@liveyourcore.com

Ascent Engineering – Structural Engineering and Design (Jared Veenstra & John Cevaal)
(970) 363-6100

j.veenstra@ascentgrp.com

Azimuth Surveying – Survey & Topographical Analyses (Warren Ward, PLS)
(970) 531-1120

wward8100@gmail.com

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Dear Residents, Stakeholders, and Community Members,

Spirit Lake Condos & MA Studios (AIA) are pleased to submit this Preliminary Development Application for the mixed-use development on Grand & Lake Avenues entitled "Leatherwood". Per the Town of Grand Lake Municipal Code of Ordinances (March 28th, 2024) Chapter 12 (Land Use Regulations), Article 9 (Land Development Regulations), the following narrative is intended to be paired with the attached site plans & conceptual elevations illustrating our design intent for the sites described in the above legal description. The following narrative is based on the submittal requirements outlined in Section 12-9-2-D.

- 1) One (1) copy of title work including a statement of present and proposed ownership. This statement shall include the address of the applicant, all the property owners in the development, development signors for all public and/or private parcels, and any lien holders for all public and/or private parcels. **See title work, attached.**
- 2) Summary Statement of Proposal including the following:
 - (i) Total acres and square feet to be developed: **1.029 Acres (44,877 SF) @ combined property line. Satellite property @ 825 Lake Avenue includes .17 Acres (7,511 SF) in total.**
 - (ii) Total number of proposed dwelling units. **24 Residential Units**
 - (iii) Total number of square feet of non-residential floor space. **Of our total 66,559 proposed square feet (Gross SF), we are proposing 18,284 sf of commercial tenant space.**
 - (iv) Total number of off-street parking spaces, including those associated with single family residential use. **Of the total 104 parking spaces provided in our calculations, 44 parking spaces are provided off-street for residential use. Commercial parking is provided via our on-street parking spaces, calculated using the prescribed .085sp/ft on all lot frontages available across our project scope.**
 - (v) Estimated construction cost and proposed method of financing of the streets and related facilities, water distribution system, sewage collection system, storm drainage facilities, and such other facilities as may be necessary to complete the development plan. **The estimated construction costs of any items related to street facilities, water distribution and such other facilities to complete the development shall be paid for with company funds and/or construction loans.**
- 3) A narrative of the proposed handling of the increased drainage at the concentration points or of internal pattern changes. The drainage report shall include the supporting calculations for runoffs, time or concentration and flow capacity with all assumptions clearly stated and with proper justification when needed or requested. **See civil engineer statement, attached.**
- 4) Statement of compliancy to the AFFORDABLE HOUSING REQUIREMENTS found in Municipal Code Section 12-10-3 including, but not limited to, number of proposed units, unit size, type and amenities, as well as a Local Employee Residence schedule for the development. – **The affordable housing requirements (LERP) shall be met by developer/owner's provision of associated fee/cash payment per town requirements.**
- 5) Conversion Report, if applicable. – **Not Applicable.**
- 6) Solar Orientation statement as outlined in Section 12-9-10(F)5(b) Solar Orientation. – **Solar orientation of all buildings within the development has been maximized to provide ample solar exposure for all possible residential units. North facing slopes have been minimized and southern-facing balconies and windows are an utmost priority for the project as a whole. The natural topography of the property lends itself to southern exposures and maximum solar incidence –**

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landscape design will account for the intensity of the solar exposure through the use of native and low-maintenance, xeric plantings and natural materials. Snow and ice melting conditions will be mitigated through the architectural forms of the development itself, as well as additional snow-fencing and protection methods to ensure that public access routes and general pedestrian circulation are accounted for in drainage and snowmelt design.

- 7) Open Space and Land Dedication statement, if applicable. – **Open Space and Land Dedication statement pertaining to the project shall be noted on the final plat per the direction of the Planning Department.**
- 8) Any additional information as may be required by the Planning Commission or staff to evaluate the character and impact of the proposed Development suggested at the time of Sketch Plan. **No additional information requested during sketch plan review.**
- 9) Additional Written Documents:
 - (i) A description of the character of the proposed development, the goals and objectives of the project, an explanation of the rationale behind the assumptions and choices made by the applicant, and an explanation of the manner in which it has been planned to conform to the Town's Comprehensive Plan.

We are delighted to share with you an exciting vision for the future of downtown Grand Lake. As our community continues to grow and evolve, it's essential that we shape our environment to meet the needs and aspirations of all who call this place home. With that in mind, we introduce Leatherwood Grand Lake, a transformative mixed-use development project that promises to enhance our downtown area and foster a stronger sense of connection and vibrancy.

At the heart of this vision lies a commitment to revitalizing the connection between Grand Avenue and Grand Lake, breathing new life into our urban core while preserving the unique charm and character that defines our community. The proposed development seeks to create an energetic & active pedestrian plaza, serving as a welcoming gathering space for residents and visitors alike. Picture a bustling hub of activity, where families can stroll, friends can meet, and neighbors can come together to enjoy the beauty of our surroundings. Quantitatively, the project consists of 24 residential units and multiple commercial condominium units at ground level, both on Grand Avenue and Lake Avenue. There shall be an open, public plaza that will span from Grand Avenue down to Lake Avenue, supplying the community and its guests with a clear path from the middle of town to Grand Lake. It will concentrate housing in the downtown corridor with on-site parking to accommodate existing and new commercial spaces with pedestrian & commercial traffic as well as live/work spaces above. It meets all aspects of the Town of Grand Lake's Comprehensive Plan with development within the business district of downtown Grand Lake.

Central to our plans is establishing a new visual and pedestrian connection from Grand Avenue, across Lake Avenue to the public beach, marina & shore of Grand Lake. With Shadow Mountain as our backdrop, this extension of public space offers expanded opportunities for recreation and relaxation along the water's edge as well as a new, traffic-protected pedestrian route to access lakeside amenities. This enhancement not only celebrates the natural context of RMNP, Grand Lake and beyond, but also ensures that our community provides yet another destination for outdoor enthusiasts and nature lovers.

Furthermore, we are excited to unveil our refined site plans that reimagine the existing "Block 5" of our central downtown commercial district, transforming it into a dynamic amenity space that is accessible and welcoming to all. Our proposal considers the likelihood that Lake Avenue will be shut to vehicular traffic in the near future, allowing for an expanded, safe, and activated pedestrian connection from the lake to Grand Avenue, and vice versa.

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The focus of our approach is the holistic consideration of long-term growth and social, economic, and environmental sustainability within our community. Through thoughtful urban planning and design, we seek to strike a harmonious balance between economic development, environmental stewardship, and social equity, ensuring that our downtown remains a vibrant and inclusive hub for generations to come.

Beyond physical enhancements, our vision for downtown Grand Lake encompasses a comprehensive plan for sustainable growth and development. We are committed to creating spaces that are not only beautiful and functional but also environmentally responsible, ensuring that future generations & visitors can continue to enjoy all that our community has to offer. We invite you to join us on this journey as we work together to shape a brighter future for our community.

After reviewing the project with the town's Board of Trustees, Manager and planning officials, we are glad to submit our preliminary development application with the intent that our project can begin to move forward into the early phases of construction and development. Based upon the feedback we've received from our valued stakeholders, we have refined our plans and intend to address the various concerns and questions that have arisen thus far. Your input is crucial to the success of this project, and we are committed to ensuring that all voices are heard and considered every step of the way. A few notes that are of particular note at this stage:

- A. *Parking concerns: As shown in our attached conceptual site plans, we are intent on providing more than the required amount of parking for both our commercial and residential tenancies on-site. There is additional parking that we plan to provide at our nearby satellite property at 825 Lake Avenue for public use, but all required residential parking will be off-street and on-site to allow Leatherwood residents maximum accessibility on site.*
- B. *Phase breakdown: at this conceptual stage, our phases are inter-related & may be completed concurrently. Please reference the attached concept plans for detail:*
 1. *SITE RE-GRADE, PLAZA LANDSCAPING & VACANT BUILDING REMOVAL*
 2. *EVENT CENTER LAKE AVENUE RESTAURANT AND PLAZA (restoration)*
 3. *EVENT CENTER MAIN FLOOR CONDO (1) (restoration/addition)*
 4. *EVENT CENTER UPPER-LEVEL CONDOS (2) (restoration/addition)*
 5. *(3) CONDOS IN LAKE HOUSE (restoration/addition)*
 6. *(1) CONDO IN TREE HOUSE (restoration/addition)*
 7. *B1 (2 PHASES - mixed-use, new construction)*
 8. *B2 (mixed-use, new construction)*
 9. *B3 (mixed-use, new construction)*
 10. *SITE 825 CLEAN-UP & GARAGE (OPEN SPACE & OFF-STREET PARKING COUNTED TO PROJECT)*
- C. *Conditions: All undeveloped and under-construction sites will be fenced. Safe walkways will be maintained throughout construction for the general public to retain their current pedestrian access routes (including but not limited to sidewalks along Grand, Garfield, Lake, etc.).*
- D. *Boat Docks, Lake Avenue Closure, Marina Relocation, Beach Expansion: Per the feedback received from multiple sources, these elements are no longer shown on our conceptual site plans. We believe our development will provide the groundwork, so to speak, for these future improvements by the Town of Grand Lake.*
- E. *Scale of development: Overall building heights are intended to be 40' maximum from the lowest corner of each building at grade. We have one building that we are seeking a minor height variance to allow for appropriate density of residential units on site - beyond height compliance, the design is intended to relate and comingle with the current scale of Grand Lake development (pedestrian boardwalk presence with roof coverage at a single-story height, upper floors set-back to provide terraced massing that does*

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not over-power neighboring lots and overall frontages, views, shadows, etc. On Grand Avenue, we have a 2-story maximum on our buildings, while on Lake Avenue, we have 3 stories with terraced setbacks on the upper floors to maximize solar exposure, lake views, and to minimize the impact of the building heights on the public.

- F. Alley Re-Grade: The alley will re-graded, and will swiftly be re-opened to public circulation as needed for residential access, commercial deliveries, and emergency access if required. Adjacent to the existing 'Treehouse' building (see concept plans), the current alley is extremely steep (steeper than town standards allow) and we plan to cut-down the grade in order to accommodate a gentler & code-compliant slope for vehicles and pedestrians alike. This strategy will not affect any existing alley conditions for the adjacent property owners to the east and is generally intended to create a safer and more navigable end condition. Our base intent is to open up the public plaza to create an activated view-corridor from Grand Avenue down to the lake's edge, which lowering the alley allows for. The alley currently rises approximately 10' above Grand Avenue, and our intended result is approximately 6-7' lower than the existing condition.**

- (ii) A development schedule indicating any sub-division platting sequences, the type of construction and approximate date(s) when construction of the Development or phases of said development can be expected to begin and to be completed, and the timing and construction of any public improvements. **See above phasing breakdown: A development schedule shall be submitted prior to final plat. The subdivision platting sequences shall be completed on a phase-by-phase basis, illustrated on the development plans attached. Construction of Phases 1 through 5 would begin Spring of 2025. Demolition of the existing motel buildings and re-grading of the property would begin Spring of 2025. The proposed multiple phases of construction shall be solely dictated by the absorption of the previously constructed phases.**
- (iii) A description of the proposed open space to be provided at each stage of development; an explanation of how said open space shall be coordinated with surrounding developments; a statement explaining anticipated legal treatment of common ownership and maintenance of said open space areas. **The construction of public improvements (plaza from Grand Avenue to Lake Avenue) would ideally be completed by Fall of 2025. Vertical construction would be contained within fenced areas outside of/up to the common areas, allowing access for the general public without interfering with construction activity. Off-site street, utility and boardwalk construction would be completed on a phase-by-phase basis.**
- (iv) A description of proposed covenants, grants of easements or other restrictions to be imposed upon the use of the land, including common open spaces, buildings, and other structures within the development. **The granting of easements or other restrictions including common open spaces and other structures within the development shall be supplied and outlined on the final plat with the direction of the Planning Staff. Proposed covenants shall be supplied and approved prior to final plat recordation.**
- (v) A statement of the applicant's intentions with respect to the nature of future sales and/or leases of all portions of the Development. **– Sales and leasing activity shall be handled by qualified staff of the developer and/or licensed real estate professionals.**
- (vi) Quantitative data for the following: total number and type of dwelling units; number of bedrooms in each unit; parcel size; proposed lot coverage of buildings and structures; gross and net residential, commercial and industrial densities; total amount of open space (including a separate figure for usable or improved open space); and the total amount of non-residential construction (including a separate figure for commercial, institutional, or industrial facilities) with

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the amount of open space associated with these developments. **Our proposed development includes the addition of (24) residential units in (6) distinct buildings, as well as 18,000+ SF of commercial/public tenant space for the benefit of the community at large. Gross Floor Area is 66,559 SF, with 18,284 SF dedicated to commercial space and 48,275 SF dedicated to new residential condominium space (including common use corridors, mechanical and circulation spaces).**

- (vii) Physiographic and environmental studies of the proposed site prepared and attested to by qualified professional authorities in the following fields: soil quality, slope and topography, geology, water rights and availability, surface and ground water conditions, and any impact on wildlife. **The entire development is located within the Town of Grand Lake on platted lots reserved for development meeting all Town codes. Soil quality, slope and topography, geology shall/is being addressed by our geotechnical consulting firm and those studies shall be supplied to the Town. Surface and groundwater conditions shall be handled by the team's geotechnical consultant and civil engineer. All of the platted lots in this subdivision are located within the central business district of the Town of Grand Lake. All codes shall be adhered to as pertaining to the impact on wildlife.**
- (viii) A report detailing the traffic impact of the Development on the Town street system is to be represented in conjunction with this information. **Traffic impact report not undertaken – not necessary within project scope.**
- (ix) The proposed maximum height of all buildings within the Development. **Our proposed development includes (6) buildings of various heights, measured individually based on county standards for 35' maximum height from lowest corner to maximum roof height. For the buildings that have larger than 5' change in grade at their footprint, maximum height will be measured at a point 40' above the lowest corner of the building at grade. All buildings in the proposed development will comply with these standards, except building #1. The maximum height of building #1 is less than 50' from the maximum height of the primary roof to the low corner at grade, and we are seeking a variance to allow for this disparity from code regulations.**
- (x) Proof of legal, appropriated private water rights and/or source of proposed public water service. Proof of sewer service availability. **Water is available through the Town of Grand Lake to supply the subdivision. Sewer is available through Three Lakes Water and Sanitation District to supply the subdivision. It is our understanding that there is adequate water and sewer service through these utility providers. Credit shall be given for any existing water and sewer taps that were transferred through the purchase of the property.**



ATTACHMENT 3

Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

Spirit Lake Condos, LLC

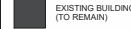




Preliminary Development Plans

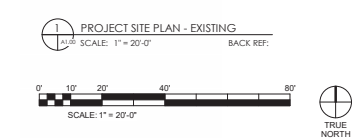
10/22/2024

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

SITE PLAN LEGEND:	
	EXISTING BUILDING (TO REMAIN)
	EXISTING ASPHALT (TO REMAIN)
	SNOW STORAGE
	COMMERCIAL OCCUPANCY @ GROUND (RESIDENTIAL ABOVE)
	PHASE SEPARATION (APPROX)

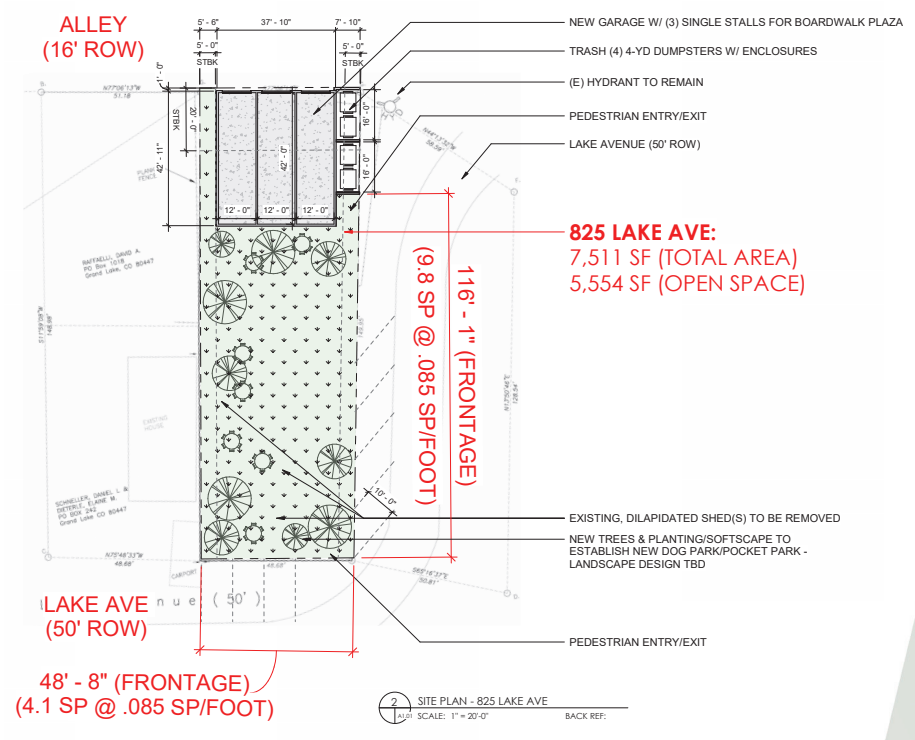


SITE PLAN: EXISTING

LEATHERWOOD GRAND LAKE

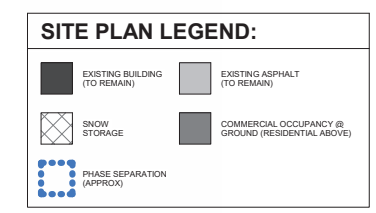
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
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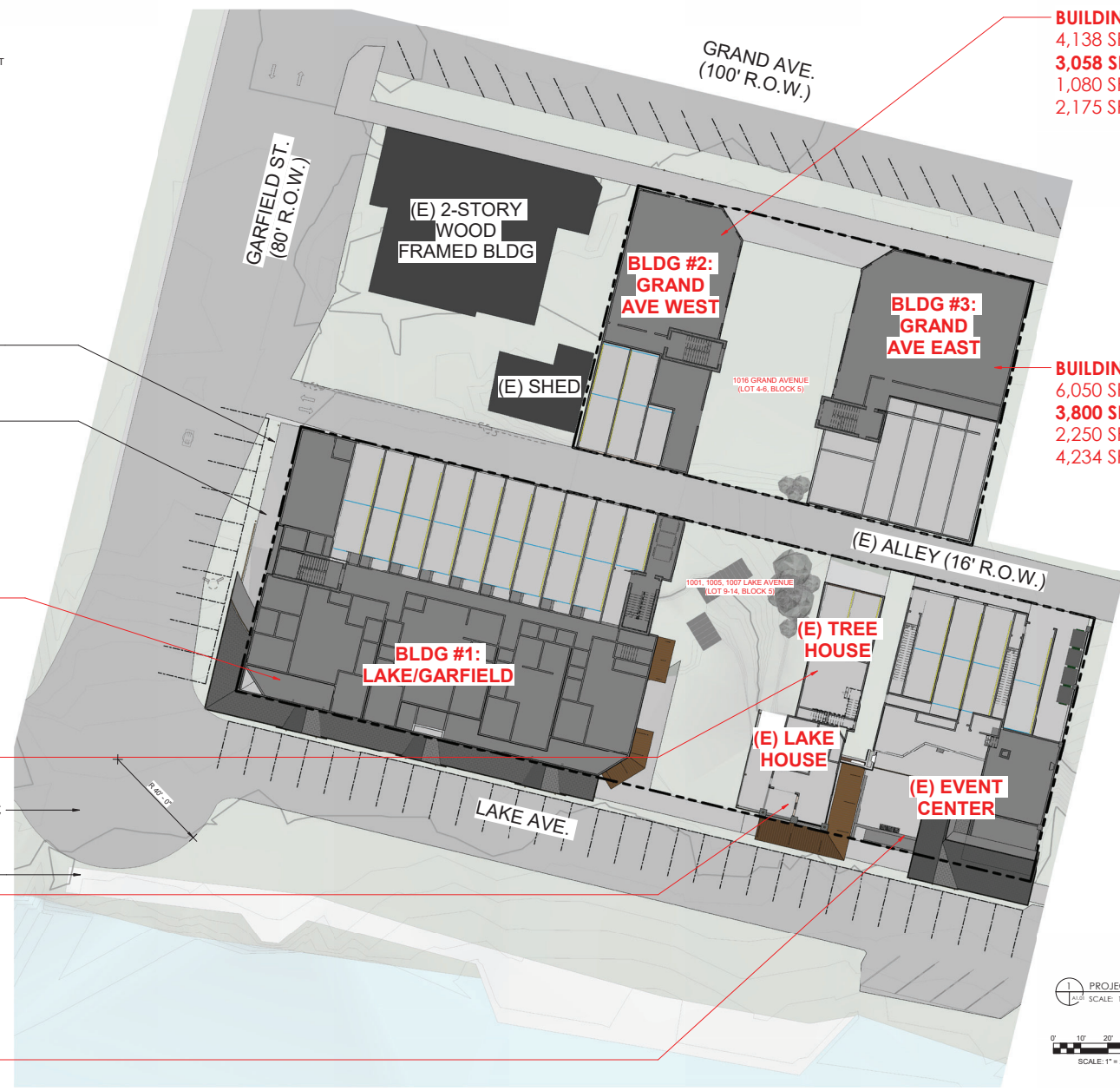


OPEN SPACE CALCS:

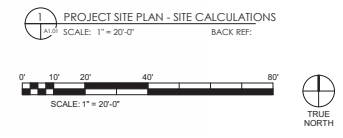
TOTAL AREA WITHIN PROPERTY LINE:	1.03 ACRES (44,877 SF)
TOTAL BUILDING FOOTPRINTS:	31,557 SF
ON-SITE OPEN SPACE:	13,320 SF
OFF-SITE OPEN SPACE (@ 825 LAKE AVE):	5,554 SF
TOTAL OPEN SPACE:	18,874 SF
PERCENTAGE (TOTAL OPEN/LOT AREA):	18,874/52,388 = 36.0%
PER GL CODE (TABLE 12-2-26-3):	GROUP III
REQUIRED OPEN SPACE:	35% MINIMUM
TOTAL COMMERCIAL/OFFICE:	17,054 SF
TOTAL RESIDENTIAL:	50,117 SF
TOTAL GROSS SF/FLOOR AREA:	67,171 SF
PERCENTAGE (COMMERCIAL/TOTAL):	17,054/67,171 = 25.4%
REQUIRED COMMERCIAL %:	25-50%



- BUILDING #1:**
14,305 SF (TOTAL FP)
7,950 SF (LEVEL 0 - COMMERCIAL)
1,006 SF (LEVEL 1 - COMMERCIAL)
5,193 SF (LEVEL 1 - PARKING)
6,487 SF (LEVEL 1 - RESIDENTIAL UNITS - 4)
10,310 SF (LEVEL 2 - RESIDENTIAL UNITS - 4)
6,928 SF (LEVEL 3 - RESIDENTIAL UNITS - 3)
- TREEHOUSE (0 SF COMMERCIAL):**
1,146 SF (TOTAL FP)
573 SF (LEVEL 1 PARKING)
573 SF (UNIT LEVEL 1 ENTRIES)
1,496 SF (UPPER LEVEL UNIT)
- LAKEHOUSE (0 SF COMMERCIAL):**
1,093 SF (TOTAL FP)
866 SF (LEVEL 0 UNIT)
744 SF (LEVEL 1 UNIT)
747 SF (LEVEL 2 UNIT)
- EVENT CENTER:**
4,825 SF (TOTAL FP)
1,240 SF (LAKE AVE - COMMERCIAL)
2,365 SF (LEVEL 1 - PARKING)
1,104 SF (LEVEL 1 - RESIDENTIAL UNIT - 1)
2,992 SF (LEVEL 2 - RESIDENTIAL UNITS - 2)



- BUILDING #2:**
4,138 SF (TOTAL FP)
3,058 SF (RETAIL - L1)
1,080 SF (LEVEL 1 - PARKING)
2,175 SF (LEVEL 2 - RESIDENTIAL)
- BUILDING #3:**
6,050 SF (TOTAL FP)
3,800 SF (COMMERCIAL - L1)
2,250 SF (LEVEL 1 - PARKING)
4,234 SF (LEVEL 2 - RESIDENTIAL)



SITE PLAN: OPEN SPACE






LEATHERWOOD GRAND LAKE

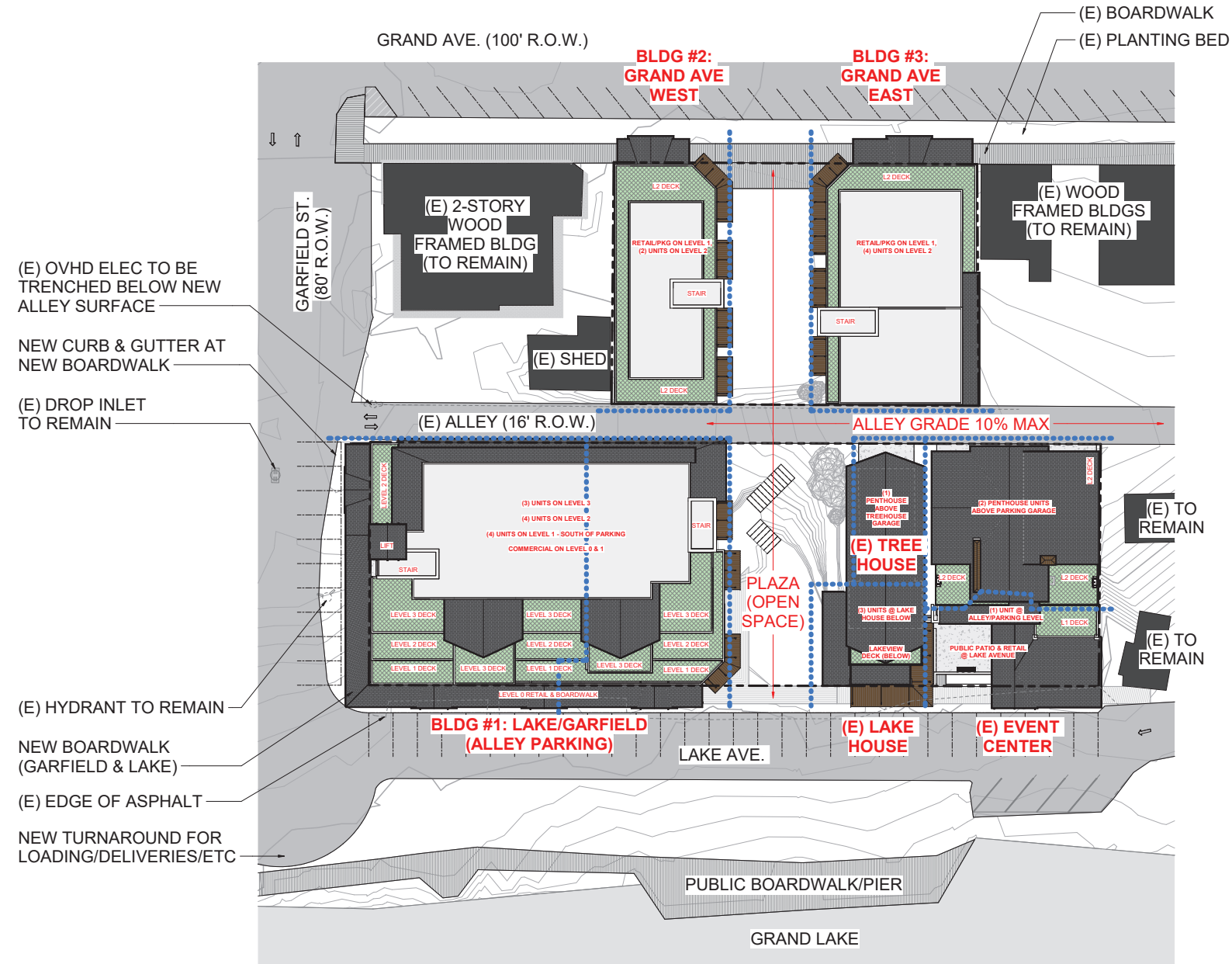
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PROJECT #2402

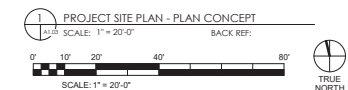
SITE PLAN LEGEND:

	EXISTING BUILDING (TO REMAIN)		EXISTING ASPHALT (TO REMAIN)
	SNOW STORAGE		COMMERCIAL OCCUPANCY @ GROUND (RESIDENTIAL ABOVE)
	PHASE SEPARATION (APPROX)		



PHASE/PARCEL BREAKDOWN:

1. SITE RE-GRADE & PLAZA LANDSCAPING
2. EVENT CENTER LAKE AVENUE RESTAURANT AND PLAZA
3. EVENT CENTER MAIN FLOOR CONDO UNIT (1)
4. EVENT CENTER UPPER LEVEL CONDO UNITS (2)
5. (3) CONDOS IN LAKE HOUSE
6. (1) CONDO IN TREE HOUSE
7. B1 (POTENTIALLY 2 PHASES, PENDING)
8. B2
9. B3

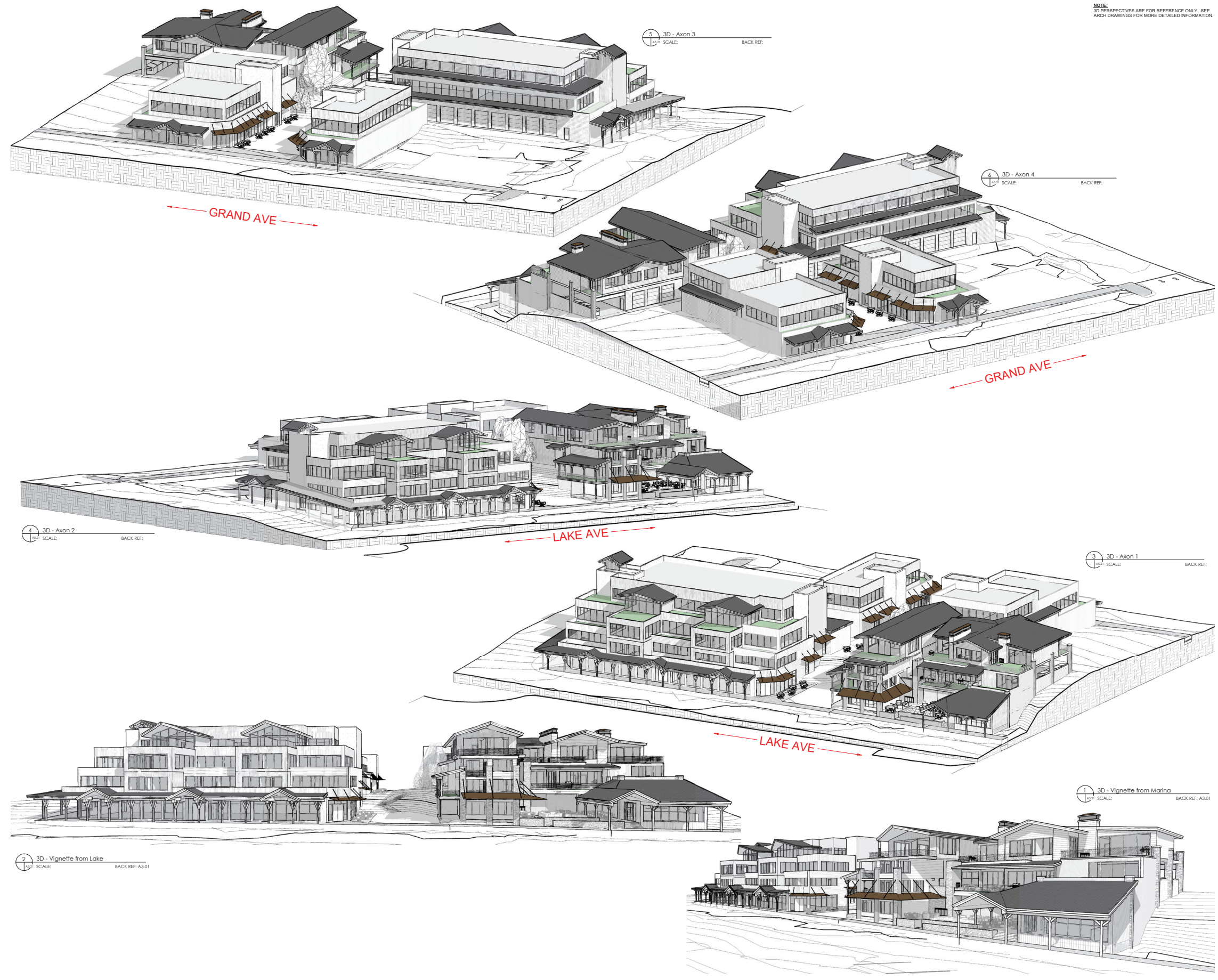


SITE PLAN: PLAN CONCEPT

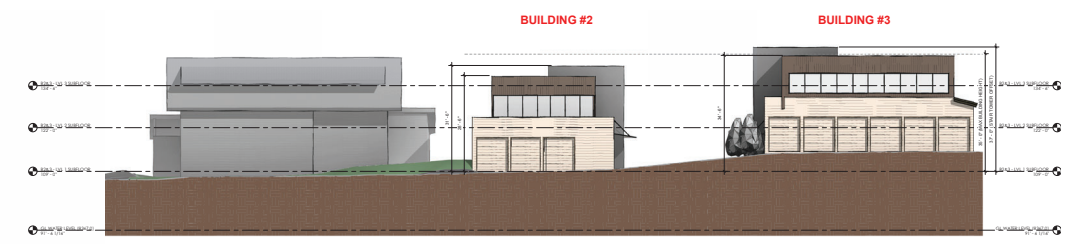
LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

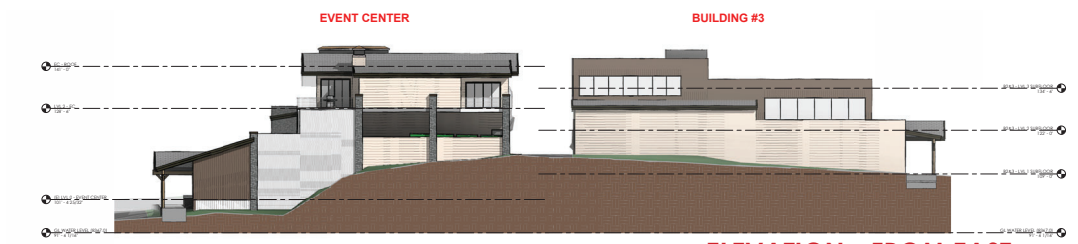
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



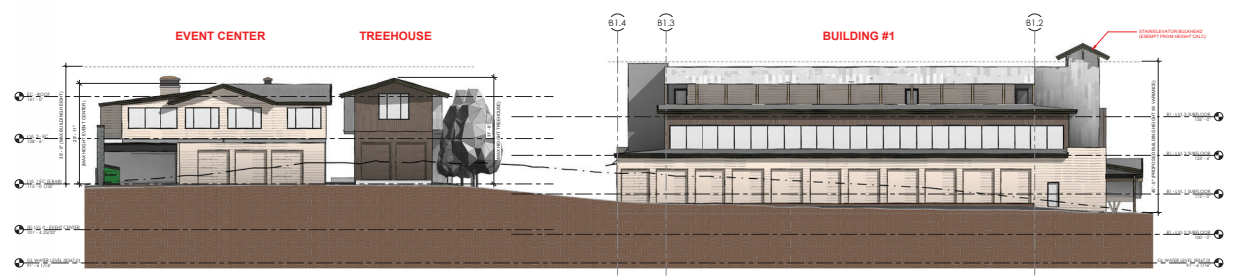
CONCEPTUAL MASSING - EARLY DEVELOPMENT



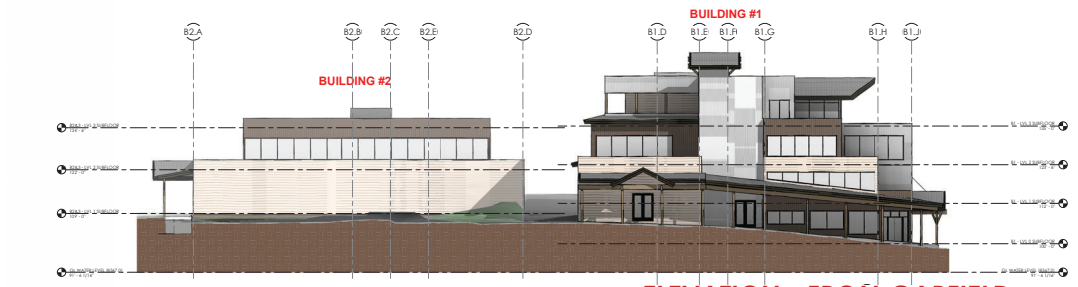
ELEVATION - FROM ALLEY LOOKING NORTH



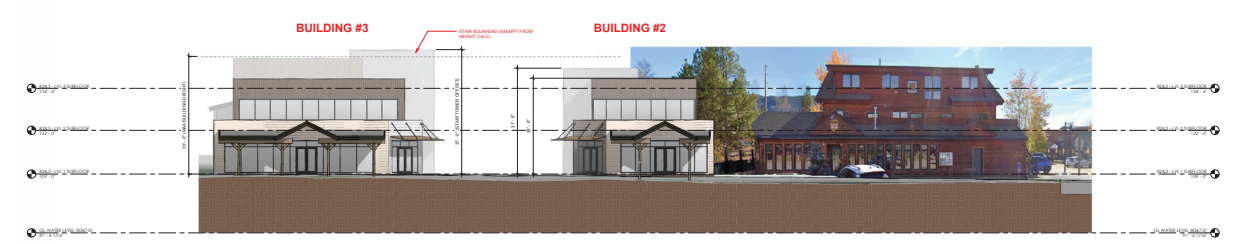
ELEVATION - FROM EAST



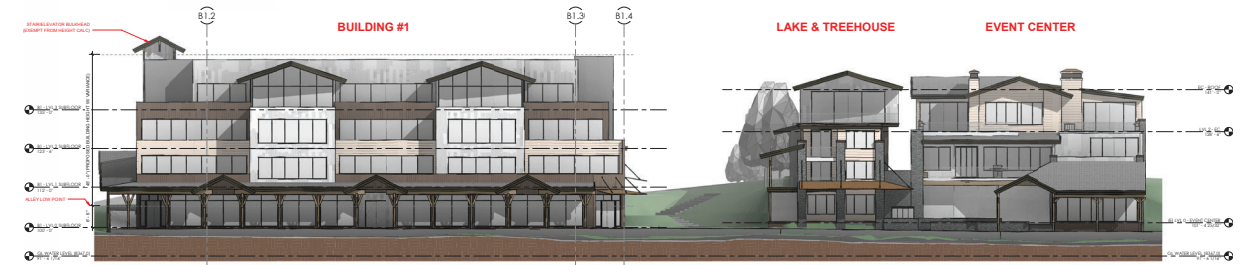
ELEVATION - FROM ALLEY LOOKING SOUTH



ELEVATION - FROM GARFIELD



ELEVATION - FROM GRAND AVENUE



ELEVATION - FROM LAKE AVENUE

ALL ELEVATIONS ARE SCHEMATIC & REPRESENT GENERALIZED MASSING & MATERIALS. EXTERIOR MATERIALS, ROOFLINES, WINDOWS AND STYLE/DETAILS ARE IN-PROGRESS, FLEXIBLE & OPEN TO FEEDBACK.



CONCEPTUAL MASSING - EARLY DEVELOPMENT

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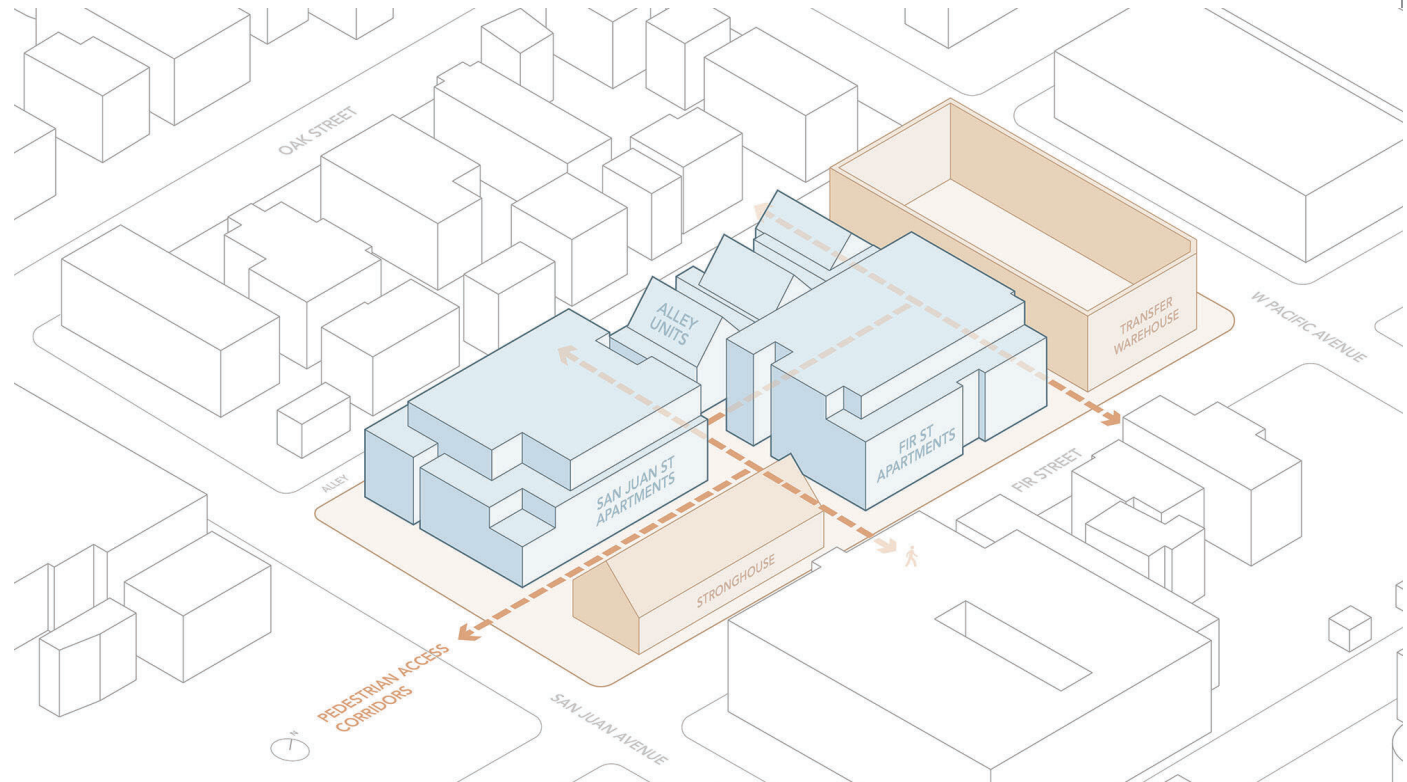


LEATHERWOOD GRAND LAKE

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PROJECT #2402

GRAND LAKE PALETTE



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

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PROJECT #2402

“TELLURIDE TRANSFER”

CONCEPT DESIGN - PRECEDENT