



Grand Lake Planning Commission

Wednesday, January 08, 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*

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. Items for Discussion
 - A. QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 01-2025 – Consideration to Recommend an Amendment to a Final Development Plan for the Gateway Inn Located on Block 15, Gateway Inn Grand Lake Estates 2nd Filing, More Commonly Referred to as 120 W. Lake Avenue
 - B. QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 02-2025 - Consideration of a Variance Request to the Setback Requirements on Lot 12, Block 12 Grand Lake Subdivision, More Commonly Referred to as 825 Lake Avenue.
 - C. QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 03-2025 – Consideration of Four Zoning Regulation Variances to the Leatherwood Development Site located on Lots 4-6, Block 5 Grand Lake Subdivision and Lots 9-14, Leatherwood Inn by the Lake Subdivision, More Commonly Referred to as 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.
6. Items of Business
7. Future Agenda Items
8. Adjourn Meeting

<https://us06web.zoom.us/j/85942185849?pwd=Q0xDTHNIMVc4ejFlcmx3eGJ3bnpuZz09>

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

Meeting ID: 859 4218 5849

Access Code: 496153



PLANNING COMMISSION STAFF MEMORANDUM

DATE: January 8, 2025
TO: Chairman Shockey and Planning Commissioners
FROM: Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 01-2025 - Consideration to Recommend an Amendment to a Final Development Plan for the Gateway Inn Located on Block 15, Gateway Inn Grand Lake Estates 2nd Filing, More Commonly Referred to as 120 W. Lake Avenue.

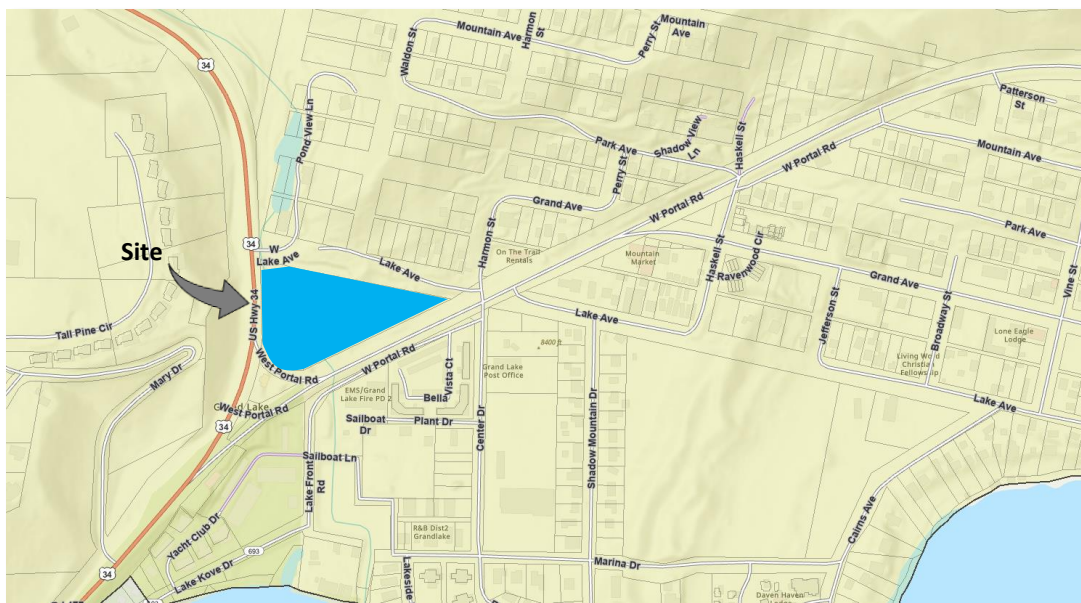
Town of Grand Lake Planning Commission Public Hearing Process

Public hearings are typically conducted as follows:

1. The Chair opens the Public Hearing
2. Staff present the request and staff's analysis
3. The applicant addresses the Commission
4. The Chair invites public comment
5. The Commission discusses the request and asks questions of staff and the applicant
6. The Chair closes the Public Hearing
7. The Commission makes a motion and votes on their recommendation to the Town Board of Trustees

Overview

- **Property Owner and Applicant:** Grand Lake Family LLLP
- **Applicant's Representative:** Howard Ehrsam, P.E., CGC, LEED AP
- **Consultant:** Howard Ehrsam, P.E., CGC, LEED AP
- **Project Location:** 120 W. Lake Avenue





- **Project Zoning:** Planned Development
- **Attachments:**
 - Final Development Plan Amendment
 - Drainage Compliance Letter

The applicant/property owner is looking to finalize new site improvements to the existing Gateway Inn property. These include:

1. A new carport/enclosure structure matching the existing building architecture outside of the kitchen on the south side of the building to screen back-of-house operations for the hotel and restaurant;
2. Revising the fire lane configuration based on pavement improvements and the new carport /enclosure structure;
3. Paving the gravel parking lot on the west end of the building; and
4. Minor on-site drainage improvements to mitigate erosion issues and improve drainage conveyance from the site.



The applicant is requesting approval of the attached Final Development Plan Amendment.

Staff Analysis

Public notices were completed following Municipal Code requirements for Amendments to Land Use Developments found in Section 12-9-7. Notices included both the Planning Commission and Board of Trustees meeting details.

The attached plans comply with the Municipal Code requirements regarding Amendments to Land Use Developments, Parking Regulations, Setbacks, Height, and Area Requirements, and Design Review Standards for the new carport/enclosure structure. Staff reviewed the applicant’s Drainage Compliance Letter and found no obvious issues with the findings. The proposed changes are a result of gradual improvements and adjustments to the hotel operations and use of the site over the years. The new structure on the south side of the building will help screen back-of-house operations and elements from the on-site restaurant kitchen from adjacent hotel rooms.

The applicant has worked closely with staff and referral agencies over the past few weeks to provide the attached final plans for Planning Commission consideration and recommendation to the Board of Trustees. Staff have no further comments or concerns with the application.

Planning Commission Discussion and Determination

The Planning Commission should discuss the request amongst themselves, with consideration of staff analysis, public comments, and consideration of code requirements.

Under Municipal Code Section 12-9-7(C)(2) - Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the Final Development Plan was approved or by changes in community policy.



Sample Planning Commission Motions

Approval with or without conditions

I move to approve Planning Commission Resolution 01-2025, a resolution recommending approval of an amendment to a final development plan for the Gateway Inn located on Block 15, Gateway Inn Grand Lake Estates 2nd Filing, More Commonly Referred to as 120 W. Lake Avenue.

... with the following conditions:

-
-

Denial *(establishing findings of fact based on specific code sections and requirements)*

I move to approve Planning Commission Resolution 01-2025, a resolution recommending denial of an amendment to a final development plan for the Gateway Inn located on Block 15, Gateway Inn Grand Lake Estates 2nd Filing, More Commonly Referred to as 120 W. Lake Avenue, based on the following findings of fact:

-
-

GATEWAY INN

A 2ND AMENDMENT TO PLANNED DEVELOPMENT OF BLOCK 15, GRAND LAKE ESTATES, SECOND FILING, LOCATED IN SECTION 6, T3N, R75W, 6TH P.M., TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO.

120 LAKE AVE., GRAND LAKE, CO 80447

Bowman
© 2021 Bowman Consulting Group, Ltd
1526 Cole Blvd., Suite 100
Lakewood, CO 80401
Phone: (303) 801-2900
www.bowman.co

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT Grand Lake Family LLLP is/are the owner and lien holder of that real property situated in the Town of Grand Lake, Colorado, described as follows:

Parcel Number: 1193-061-32-001
GATEWAY INN GRAND LAKE ESTATES BLOCK 15 2ND FILING
and
Parcel Number: 1193-062-00-002
METES & BOUNDS 75 ALL 1.51 ACRES IN LOT 6 SEC 6 T3N R75 DESC B/186 P/251

That the owner(s) and lien holder(s) have caused said real property to be laid out and surveyed as GATEWAY INN, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plan as easements. Also that (Lien Holders Name), who is the lien holder of the property, does not guarantee the accuracy of representations of existing fact set forth hereon.

IN WITNESS WHEREOF Grand Lake Family LLLP has caused its/his/her name(s) to be hereunto subscribed this ____ day of _____, A.D., 20____

ATTEST:

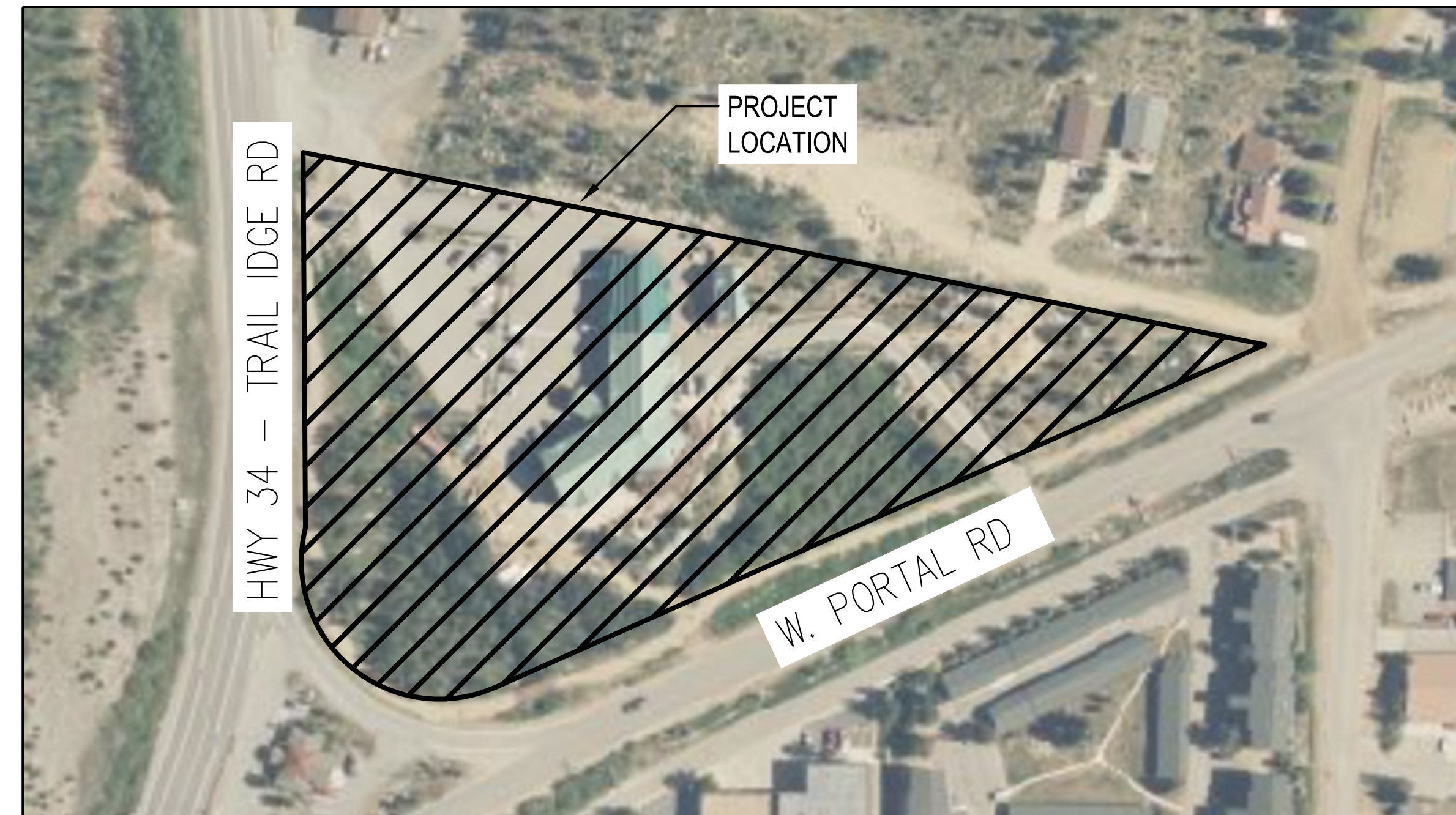
(Owner's) (Lien Holder)

STATE OF COLORADO
COUNTY OF GRAND

The foregoing instrument was acknowledged before me this ____ day of _____, A.D., 20____ by Robbie Muck.

Witness my hand and official seal. My Commission Expires: _____
(date)

(Notary's Name)
NOTARY PUBLIC (SEAL)



VICINITY MAP

SCALE= 1"=100'

Sheet List Table

Sheet Number	Sheet Title
1-C1	COVER SHEET
2-C2	EXISTING CONDITIONS & DEMO PLAN
3-C3	SITE & HORIZONTAL CONTROL PLAN
4-C4	GRADING PLAN
5- A3- .01	FLOOR PLANS- LEVEL 01 & ROOF
6- A5- .01	OVERALL EXTERIOR ELEVATIONS
7- A5- .21	OVERALL EXTERIOR PERSPECTIVES

SIGNATURE BLOCKS

SURVEYOR'S CERTIFICATE

I, _____, a duly registered Land Surveyor in the State of Colorado, do hereby certify that this GATEWAY INN truly and correctly represents the results of a survey made by me or under my supervision, and that said plot complies with the requirements of Title 38, Article 50 and 51, Colorado Revised Statutes, 1973, and that the monuments required by said Statutes and by the Town of Grand Lake Development Regulations have been placed on the ground.

WARREN WARD

SURVEYOR STAMP AND REGISTRATION NUMBER

PLANNING COMMISSION CERTIFICATION

PLANNING COMMISSION CERTIFICATE
APPROVED AFTER PUBLIC HEARING by the Grand Lake Planning Commission the ____ day of _____, 20____

Chairman _____ ATTEST: Secretary _____

CLERK & RECORDER CERTIFICATE - COUNTY OF BOULDER, STATE OF COLORADO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK, ____M., THIS ____ DAY OF _____, 201____ AND IS RECORDED IN PLAN FILE _____, FEE _____, PAID _____ FILM NO. _____, RECEPTION _____

RECORDER _____ DEPUTY _____

TOWN BOARD OF TRUSTEES CERTIFICATE

APPROVED BY the Board of Trustees of the Town of Grand Lake the ____ day of _____, 20____

MAYOR _____

ATTEST:

TOWN CLERK _____

CONTACTS:

OWNER ROBBIE MUCK GRAND LAKE FAMILY LLLP 120 LAKE AVE GRAND LAKE, CO 80447 PHONE: 303-507-7000 ROB@MILEHIGHMICRO.COM	ARCHITECT NAME MUNN ARCHITECTURE 315 EAST AGATE AVENUE GRANBY, CO 80446 PHONE: 970-887-9366 NAME@MUNNARCH.COM
CIVIL ENGINEER HOWARD EHRSAM, P.E. BOWMAN CONSULTING GROUP, LTD 1526 COLE BLVD STE 100 LAKEWOOD, CO 20401 PHONE: 303-801-2905 HEHRSAM@BOWMAN.COM	SURVEYOR WARREN WARD ROCKY MOUNTAIN SURVEYS INC. P.O. BOX 552 WINTER PARK, CO 80482 970-726-7166 WWARD8100@GMAIL.COM

BENCHMARK:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP NGS STATION T38 A STANDARD BUREAU OF RECLAMATION 3-1/4" BRASS DISK AT WEST PORTAL ROAD BRIDGE OVER THE NORTH INLET TO GRAND LAKE, AND IN THE CONCRETE CURB. NAVD88 PUBLISHED ELEVATION = 8441.34 FEET.

BASIS OF BEARING:

BEARINGS SHOWN ON THE ACCOMPANYING TOPOGRAPHIC MAP ARE BASED ON THE ASSUMPTION THAT THE CHORD BEARING BETWEEN AP-158 A AND AP-159, BEARS N82°53'08"W, AS MONUMENTED AND SHOWN HERON.

DESIGN ENGINEER APPROVAL

THESE CONSTRUCTION PLANS FOR THE GATEWAY INN WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF GRAND LAKE.

Howard Ehsam 12-23-2024
HOWARD EHRSAM, PE NO. 0054031 DATE
FOR AND ON BEHALF OF BOWMAN CONSULTING



Know what's below.
Call before you dig.

REVISIONS	DATE	DESCRIPTION
01 <td>12-23-2024</td> <td>RESPONSE TO COMMENTS</td>	12-23-2024	RESPONSE TO COMMENTS

COVER SHEET
GATEWAY INN
120 LAKE AVE, GRAND LAKE, CO 80447
GRAND LAKE
COLORADO

NOT FOR CONSTRUCTION

DESIGN HE	DRAWN JB	CHKD HE
SCALE: H:		
JOB No. 020234-01-003		
DATE : 10/28/2024		
SHEET		
1-C1		

REVISION	DATE	DESCRIPTION
01	12-23-2024	RESPONSE TO COMMENTS

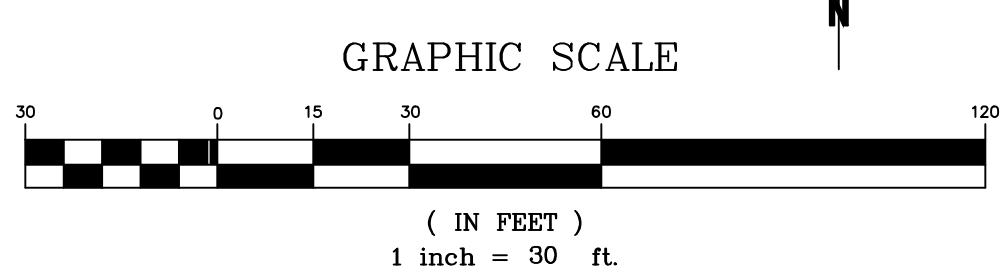
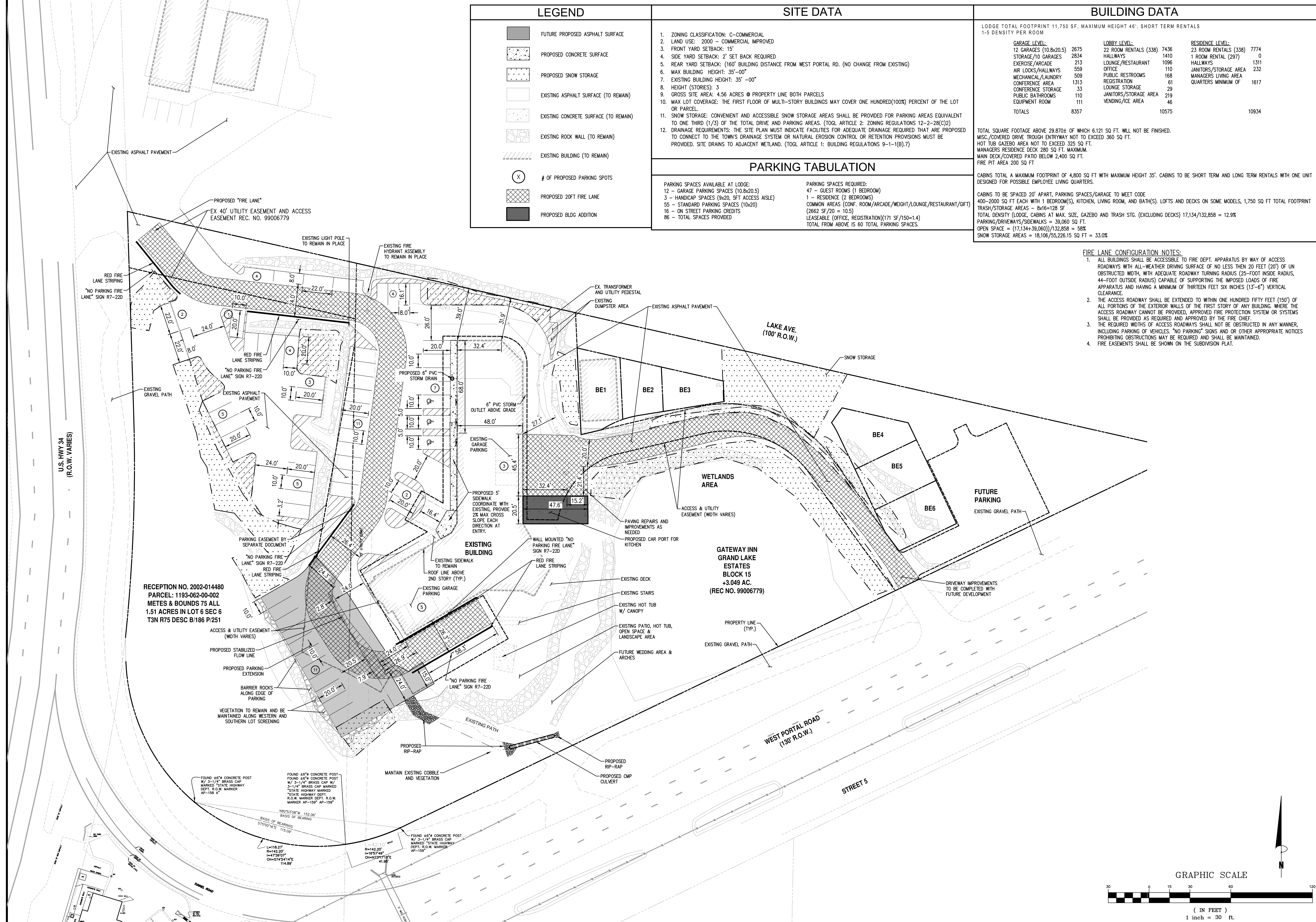
SITE & HORIZONTAL CONTROL PLAN
 GATEWAY INN
 120 LAKE AVE, GRAND LAKE, CO 80447
 COLORADO

DESIGN	DRAWN	CHKD
HE	JB	HE
SCALE	H:	V:
JOB No. 020234-01-003		
DATE : 10/28/2024		
SHEET		
3-C3		

LEGEND	SITE DATA	BUILDING DATA																																																																		
<ul style="list-style-type: none"> FUTURE PROPOSED ASPHALT SURFACE PROPOSED CONCRETE SURFACE PROPOSED SNOW STORAGE EXISTING ASPHALT SURFACE (TO REMAIN) EXISTING CONCRETE SURFACE (TO REMAIN) EXISTING ROCK WALL (TO REMAIN) EXISTING BUILDING (TO REMAIN) # OF PROPOSED PARKING SPOTS PROPOSED 20FT FIRE LANE PROPOSED BLDG ADDITION 	<ol style="list-style-type: none"> ZONING CLASSIFICATION: C-COMMERCIAL LAND USE: 2000 - COMMERCIAL IMPROVED FRONT YARD SETBACK: 15' SIDE YARD SETBACK: 2' SET BACK REQUIRED REAR YARD SETBACK: (160' BUILDING DISTANCE FROM WEST PORTAL RD. (NO CHANGE FROM EXISTING) MAX BUILDING HEIGHT: 35'-00" EXISTING BUILDING HEIGHT: 35'-00" HEIGHT (STORIES): 3 GROSS SITE AREA: 4.56 ACRES @ PROPERTY LINE BOTH PARCELS MAX LOT COVERAGE: THE FIRST FLOOR OF MULTI-STORY BUILDINGS MAY COVER ONE HUNDRED(100%) PERCENT OF THE LOT OR PARCEL. SNOW STORAGE: CONVENIENT AND ACCESSIBLE SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-28(C)2) DRAINAGE REQUIREMENTS: THE SITE PLAN MUST INDICATE FACILITIES FOR ADEQUATE DRAINAGE REQUIRED THAT ARE PROPOSED TO CONNECT TO THE TOWN'S DRAINAGE SYSTEM OR NATURAL EROSION CONTROL OR RETENTION PROVISIONS MUST BE PROVIDED. SITE DRAINS TO ADJACENT WETLAND. (TOGL ARTICLE 1: BUILDING REGULATIONS 9-1-1(B).7) 	<p>LOGGE TOTAL FOOTPRINT 11,750 SF, MAXIMUM HEIGHT 46', SHORT TERM RENTALS 1-5 DENSITY PER ROOM</p> <table border="1"> <tr> <th colspan="2">GARAGE LEVEL:</th> <th colspan="2">LOBBY LEVEL:</th> <th colspan="2">RESIDENCE LEVEL:</th> </tr> <tr> <td>12 GARAGES (10.8x20.5)</td> <td>2675</td> <td>22 ROOM RENTALS (338)</td> <td>7436</td> <td>23 ROOM RENTALS (338)</td> <td>7774</td> </tr> <tr> <td>STORAGE/10 GARAGES</td> <td>2834</td> <td>HALLWAYS</td> <td>1410</td> <td>1 ROOM RENTAL (297)</td> <td>0</td> </tr> <tr> <td>EXERCISE/ARCADE</td> <td>213</td> <td>LOUNGE/RESTAURANT</td> <td>1096</td> <td>HALLWAYS</td> <td>1311</td> </tr> <tr> <td>AIR LOCKS/HALLWAYS</td> <td>559</td> <td>OFFICE</td> <td>110</td> <td>JANITORS/STORAGE AREA</td> <td>232</td> </tr> <tr> <td>MECHANICAL/LAUNDRY</td> <td>509</td> <td>PUBLIC RESTROOMS</td> <td>168</td> <td>MANAGERS LIVING AREA</td> <td></td> </tr> <tr> <td>CONFERENCE AREA</td> <td>1313</td> <td>REGISTRATION</td> <td>61</td> <td>QUARTERS MINIMUM OF</td> <td>1617</td> </tr> <tr> <td>CONFERENCE STORAGE</td> <td>33</td> <td>LOUNGE STORAGE</td> <td>29</td> <td></td> <td></td> </tr> <tr> <td>PUBLIC BATHROOMS</td> <td>110</td> <td>JANITORS/STORAGE AREA</td> <td>219</td> <td></td> <td></td> </tr> <tr> <td>EQUIPMENT ROOM</td> <td>111</td> <td>VENDING/ICE AREA</td> <td>46</td> <td></td> <td></td> </tr> <tr> <td>TOTALS</td> <td>8357</td> <td></td> <td>10575</td> <td></td> <td>10934</td> </tr> </table> <p>TOTAL SQUARE FOOTAGE ABOVE 29,870± OF WHICH 6,121 SQ FT. WILL NOT BE FINISHED. MISC./COVERED DRIVE THROUGH ENTRYWAY NOT TO EXCEED 360 SQ FT. HOT TUB GAZEBO AREA NOT TO EXCEED 325 SQ FT. MANAGERS RESIDENCE DECK 280 SQ FT. MAXIMUM. MAIN DECK/COVERED PATIO BELOW 2,400 SQ FT. FIRE PIT AREA 200 SQ FT.</p> <p>CABINS TOTAL A MAXIMUM FOOTPRINT OF 4,800 SQ FT WITH MAXIMUM HEIGHT 35'. CABINS TO BE SHORT TERM AND LONG TERM RENTALS WITH ONE UNIT DESIGNED FOR POSSIBLE EMPLOYEE LIVING QUARTERS.</p> <p>CABINS TO BE SPACED 20' APART, PARKING SPACES/GARAGE TO MEET CODE 400-2000 SQ FT EACH WITH 1 BEDROOM(S), KITCHEN, LIVING ROOM, AND BATH(S). LOFTS AND DECKS ON SOME MODELS, 1,750 SQ FT TOTAL FOOTPRINT TRASH/STORAGE AREAS - 8x16=128 SF TOTAL DENSITY (LOGGE, CABINS AT MAX. SIZE, GAZEBO AND TRASH STG. (EXCLUDING DECKS) 17,134/132,858 = 12.9% PARKING/DRIVEWAYS/SIDEWALKS = 39,060 SQ FT OPEN SPACE = (17,134+39,060)/132,858 = 58% SNOW STORAGE AREAS = 18,106/55,226.15 SQ FT = 33.0%</p>	GARAGE LEVEL:		LOBBY LEVEL:		RESIDENCE LEVEL:		12 GARAGES (10.8x20.5)	2675	22 ROOM RENTALS (338)	7436	23 ROOM RENTALS (338)	7774	STORAGE/10 GARAGES	2834	HALLWAYS	1410	1 ROOM RENTAL (297)	0	EXERCISE/ARCADE	213	LOUNGE/RESTAURANT	1096	HALLWAYS	1311	AIR LOCKS/HALLWAYS	559	OFFICE	110	JANITORS/STORAGE AREA	232	MECHANICAL/LAUNDRY	509	PUBLIC RESTROOMS	168	MANAGERS LIVING AREA		CONFERENCE AREA	1313	REGISTRATION	61	QUARTERS MINIMUM OF	1617	CONFERENCE STORAGE	33	LOUNGE STORAGE	29			PUBLIC BATHROOMS	110	JANITORS/STORAGE AREA	219			EQUIPMENT ROOM	111	VENDING/ICE AREA	46			TOTALS	8357		10575		10934
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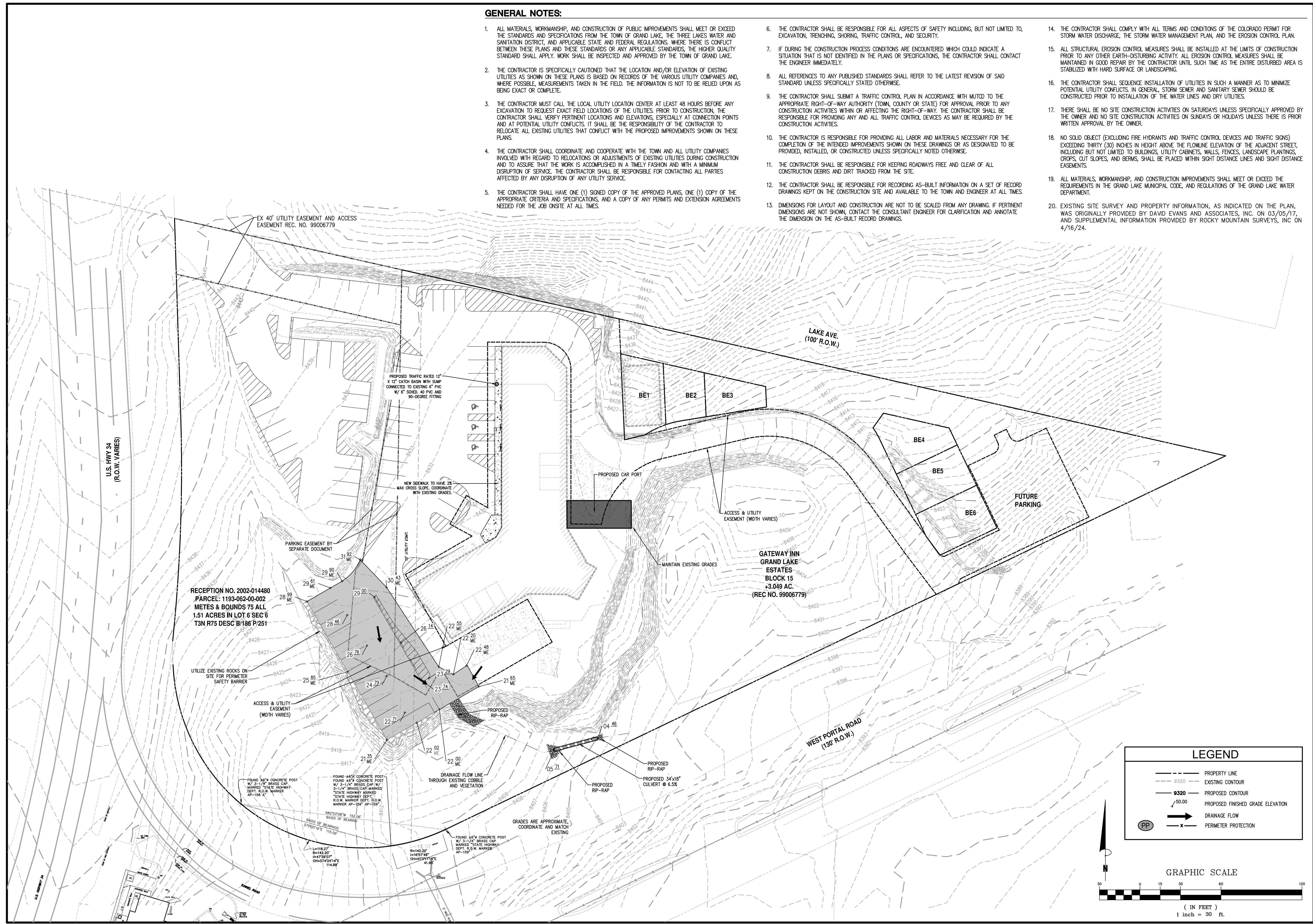
FIRE LANE CONFIGURATION NOTES:

- ALL BUILDINGS SHALL BE ACCESSIBLE TO FIRE DEPT. APPARATUS BY WAY OF ACCESS ROADWAYS WITH ALL-WEATHER DRIVING SURFACE OF NO LESS THAN 20 FEET (20') OF UN OBSTRUCTED WIDTH, WITH ADEQUATE ROADWAY TURNING RADIUS (25-FOOT INSIDE RADIUS, 44-FOOT OUTSIDE RADIUS) CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS AND HAVING A MINIMUM OF THIRTEEN FEET SIX INCHES (13'-6") VERTICAL CLEARANCE.
- THE ACCESS ROADWAY SHALL BE EXTENDED TO WITHIN ONE HUNDRED FIFTY FEET (150') OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING, WHERE THE ACCESS ROADWAY CANNOT BE PROVIDED, APPROVED FIRE PROTECTION SYSTEM OR SYSTEMS SHALL BE PROVIDED AS REQUIRED AND APPROVED BY THE FIRE CHIEF.
- THE REQUIRED WIDTHS OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING PARKING OF VEHICLES. "NO PARKING" SIGNS AND/OR OTHER APPROPRIATE NOTICES PROHIBITING OBSTRUCTIONS MAY BE REQUIRED AND SHALL BE MAINTAINED.
- FIRE EASEMENTS SHALL BE SHOWN ON THE SUBDIVISION PLAT.



GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS FROM THE TOWN OF GRAND LAKE, THE THREE LAKES WATER AND SANITATION DISTRICT, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THESE STANDARDS OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN OF GRAND LAKE.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TOWN AND ENGINEER AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE, THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
15. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO ANY OTHER EARTH-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE OWNER AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE OWNER.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION IMPROVEMENTS SHALL MEET OR EXCEED THE REQUIREMENTS IN THE GRAND LAKE MUNICIPAL CODE, AND REGULATIONS OF THE GRAND LAKE WATER DEPARTMENT.
20. EXISTING SITE SURVEY AND PROPERTY INFORMATION, AS INDICATED ON THE PLAN, WAS ORIGINALLY PROVIDED BY DAVID EVANS AND ASSOCIATES, INC. ON 03/05/17, AND SUPPLEMENTAL INFORMATION PROVIDED BY ROCKY MOUNTAIN SURVEYS, INC ON 4/16/24.



REVISION	DATE	DESCRIPTION
01	12-23-2024	RESPONSE TO COMMENTS

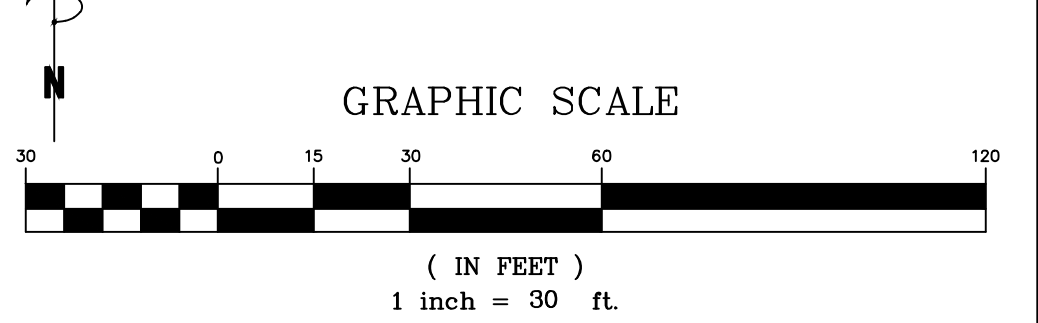
REVISIONS

GRADING PLAN
GATEWAY INN
120 LAKE AVE, GRAND LAKE, CO 80447

GRAND LAKE
COLORADO

DESIGN	DRAWN	CHKD
HE	JB	HE
SCALE: H: V:		
JOB No. 020234-01-003		
DATE: 10/28/2024		
SHEET		
4-C4		

LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED FINISHED GRADE ELEVATION
	DRAINAGE FLOW
	PERIMETER PROTECTION



ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNN ARCHITECTURE, LLC.

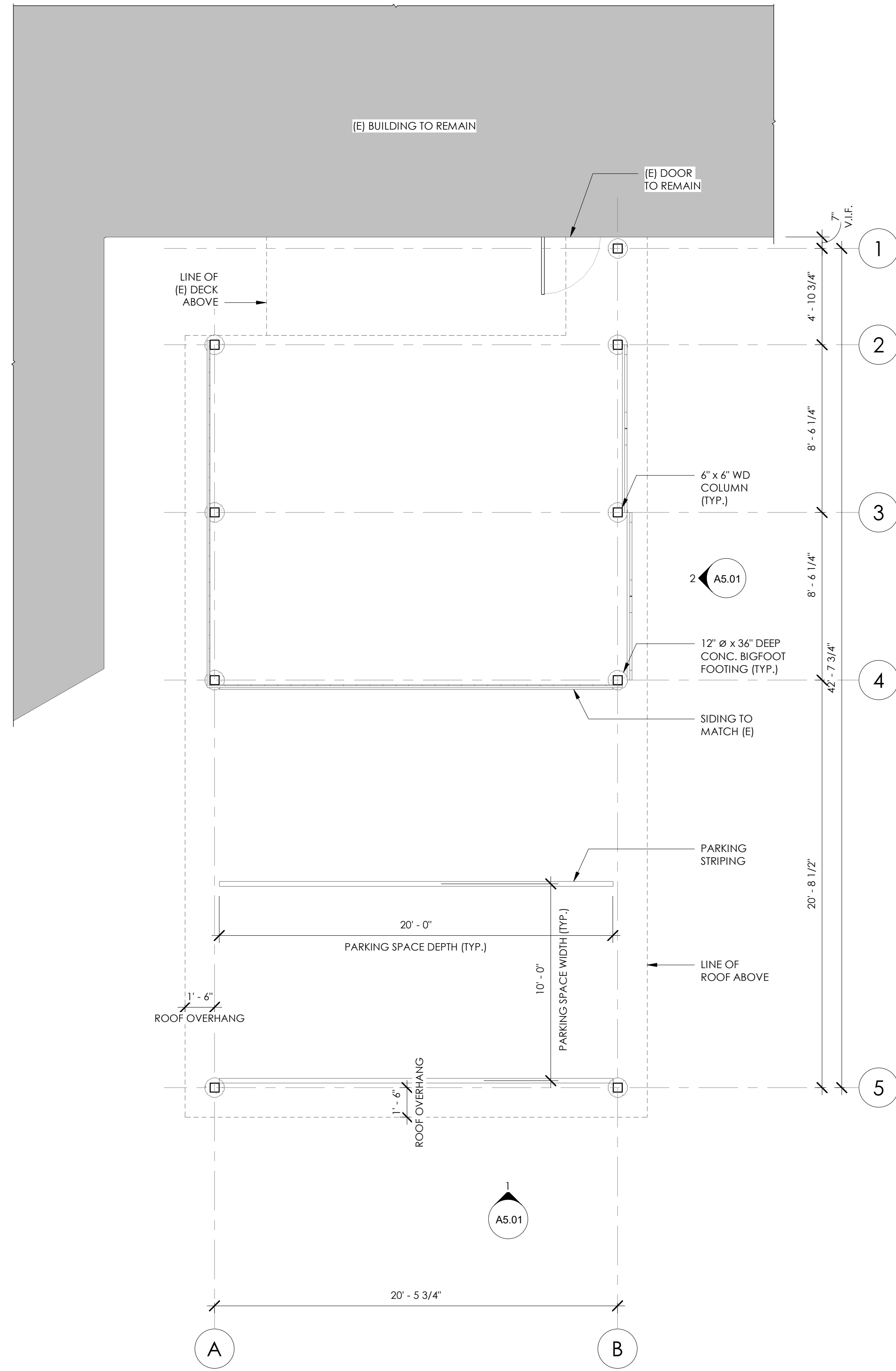
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TYPICAL PLAN NOTES:

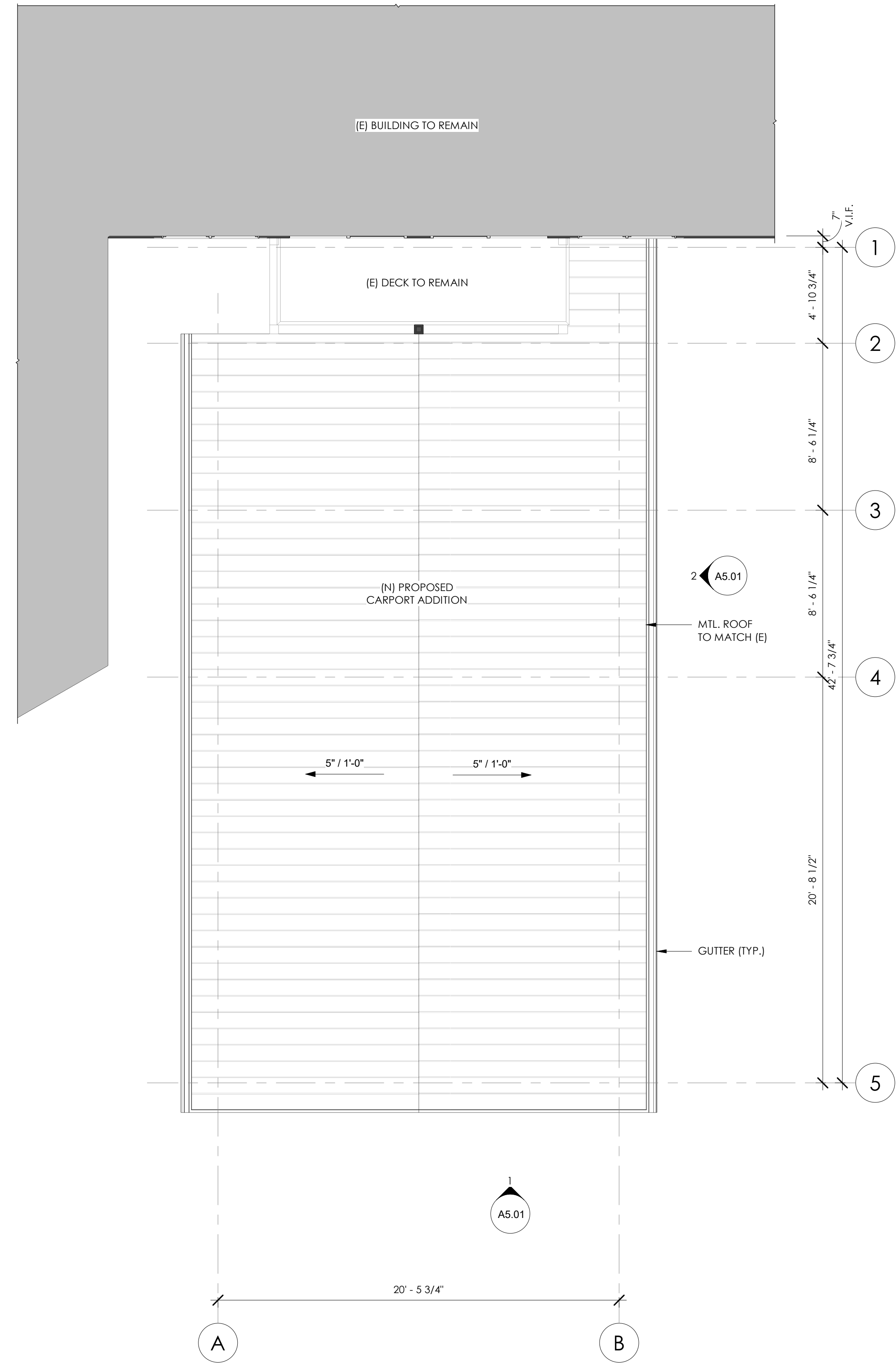
- DO NOT SCALE DRAWINGS. WHERE DIMENSIONS OR EXACT LOCATIONS ARE REQUIRED BUT ARE NOT INCLUDED IN THE DRAWINGS, CONTRACTOR SHALL REQUEST INFORMATION FROM THE ARCHITECT. ARCHITECT DOES NOT WARRANT THE ACCURACY OF SCALED DIMENSIONS. DIMENSIONS INDICATED BY FIGURES OR NUMERALS SHALL GOVERN. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. WHERE INDICATED TO "ALIGN", FINISH FACES SHALL BE LOCATED IN THE SAME PLANE AND TAKE THE HIGHEST PRECEDENCE.
- REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL DIMS, STRUCTURAL REQUIREMENTS, MEMBER SIZES, CONNECTION DETAILS, ETC.
- TRUSS PROFILES INDICATED ARE FOR DESIGN INTENT ONLY AND SHALL BE PRE-ENGINEERED BY THE SELECTED TRUSS MANUFACTURER. CONTRACTOR IS TO VERIFY DIMS IN FIELD AND PROVIDE SHOP DRAWINGS INCLUDING TRUSS LAYOUTS AND FINAL PROFILES FOR REVIEW BY THE DESIGN TEAM TO ENSURE ACCURACY PRIOR TO FABRICATION.
- INTERIOR / EXTERIOR WALL DIMS ARE SHOWN TO THE FACE OF STUD FRAMING, UON
- CONTRACTOR SHALL PROVIDE SLIP JOINT CONNECTIONS AT ALL PARTITIONS AND BRACES ATTACHED TO SLAB-ON-GRADE FLOORS, STRUCTURAL STEEL FRAMING AND/OR ROOFS FRAMING TO ALLOW DIFFERENTIAL MOMENT OF ASSEMBLIES.
- SCHEDULED DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE LOCATED 4" MIN FROM THE ADJACENT WALL FACE OF FINISH TO ALLOW REQUIRED CLEARANCES FOR SCHEDULED TRIM AND DOOR HARDWARE.
- ALL SLAB-ON-GRADE JOINTS, INCLUDING SLAB PERIMETER JOINTS, SHALL BE FILLED WITH SEALANT; SEALANT COLOR TO BE VERIFIED WITH ARCHITECT FOR ALL JOINTS EXPOSED TO VIEW.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

PLAN HATCH LEGEND:

- EXISTING WALLS AND ELEMENTS SCHED TO REMAIN
- EXISTING WALLS AND ELEMENTS SCHED TO BE REMOVED
- EXISTING ELEMENTS TO BE SALVAGED, VERIFY W/ OWNER
- ELEMENTS OVERHEAD
- OPEN TO ABOVE, BELOW AND/OR BEYOND (RE: PLANS)
- EXISTING ELEMENT TO REMAIN (GRAY LINES)
- NEW ELEMENT AS INDICATED (BLACK LINES)



1 FLOOR PLAN - LEVEL 01
 A5.01 SCALE: 1/4" = 1'-0"



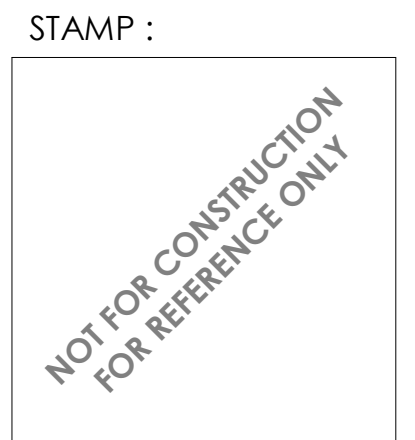
2 ROOF PLAN
 A5.01 SCALE: 1/4" = 1'-0"



Section 5, Item A



Munn Architecture, LLC
 315 EAST AGATE AVENUE
 P.O. BOX 21
 GRANBY, CO 80446
 970-887-9346
 WWW.MUNNARCH.COM



GATEWAY INN ADDITION
ROBBIE MUCK
 120 LAKE AVE, GRAND LAKE, CO 80447
 PROJECT #: 1708

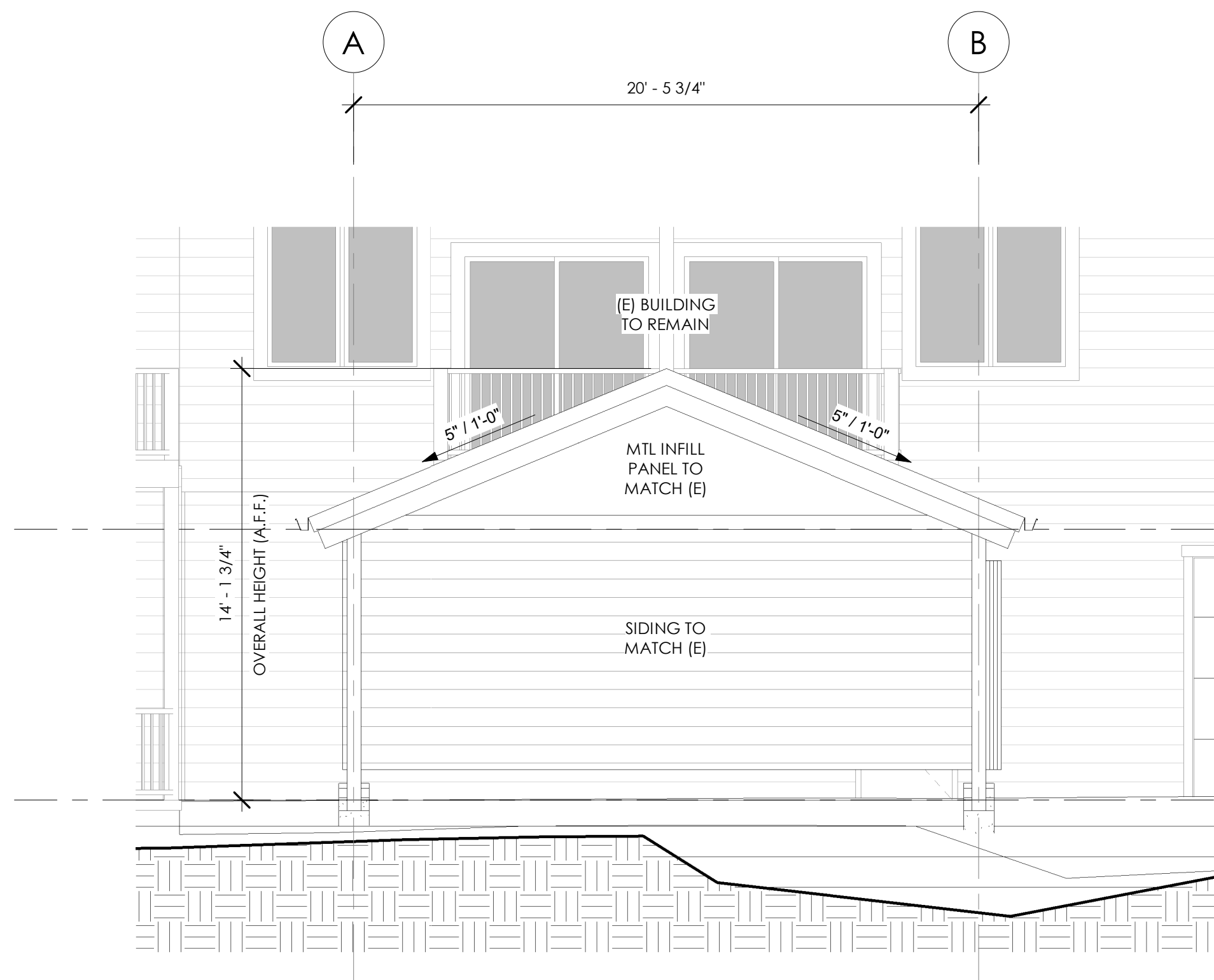
ISSUANCE : DATE :
 SCHEMATIC DESIGN PROGRESS 2017-0522

SHEET TITLE :
 FLOOR PLANS - LEVEL 01 & ROOF

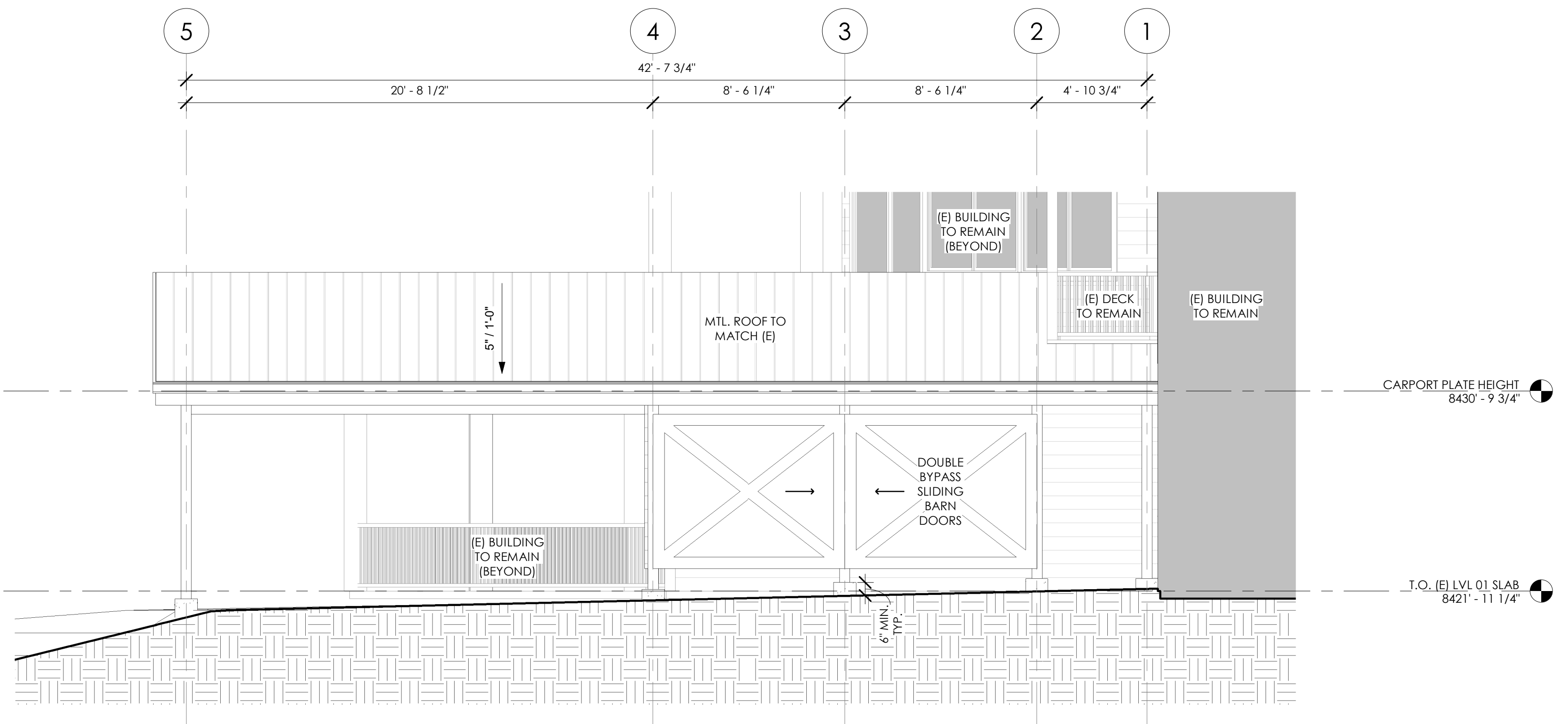
SHEET NUMBER :
5-A3.01

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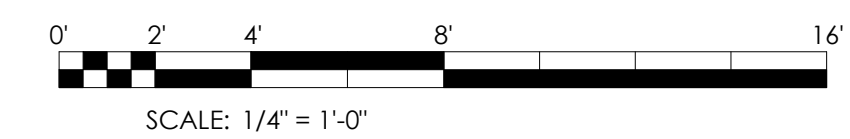
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1 ELEVATION - EAST
 AS01 SCALE: 1/4" = 1'-0"



2 ELEVATION - NORTH
 AS01 SCALE: 1/4" = 1'-0"



Section 5, Item A

ARCHITECT :

Munn Architecture, LLC
 315 EAST AGATE AVENUE
 P.O. BOX 21
 GRANBY, CO 80446
 970-887-9366
 WWW.MUNNARCH.COM

STAMP :

NOT FOR CONSTRUCTION
 FOR REFERENCE ONLY

GATEWAY INN ADDITION
ROBBIE MUCK
 120 LAKE AVE, GRAND LAKE, CO 80447
 PROJECT #: 1708

ISSUANCE : DATE :
 SCHEMATIC 2017-0522
 DESIGN
 PROGRESS

SHEET TITLE :
 OVERALL EXTERIOR
 ELEVATIONS

SHEET NUMBER :
6-A5.01

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NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE ARCH DRAWINGS FOR MORE DETAILED INFORMATION.

Section 5, Item A.

ARCHITECT :



Munn Architecture, LLC

315 EAST AGATE AVENUE
P.O. BOX 21
GRANBY, CO 80446
970-887-9366
WWW.MUNNARCH.COM

STAMP :

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

GATEWAY INN ADDITION

ROBBIE MUCK

120 LAKE AVE, GRAND LAKE, CO 80447

PROJECT #: 1708

ISSUANCE : DATE :
SCHEMATIC 2017-0522
DESIGN
PROGRESS

SHEET TITLE :
OVERALL EXTERIOR
PERSPECTIVES

SHEET NUMBER :
7-A5.21

December 18, 2024

Town of Grand Lake
1026 Park Avenue
Grand Lake, CO 80447
970-627-3435

Drainage Conformance Letter

Subject: Drainage Conformance and Culvert Sizing

Project Location: The Gateway Inn, 120 Lake Avenue, Grand Lake, CO 80447

Town of Grand Lake,

Bowman Consulting is the Engineer of Record representing The Gateway Inn regarding the improvements located at 120 Lake Avenue, Grand Lake, CO 80447. Our project involves improving the parking lot and stabilizing the drainage flows to avoid rutting and washout issues onto W. Portal Road. To accomplish this, the following work is being proposed:

1. Stabilize paving in the drainage area west of the building
2. Adjust the rip-rap at the edge of paving at the point of discharge from the pavement area
3. Add a culvert at the trail crossing with associated rip-rap at the culvert entrance and exit.

The total contributing drainage area including pavement and roof is 29,680 sf. The direct runoff based on a 100-yr, 1-hour storm event is 3.1 cfs. Based on velocities ranging from 3 fps to 10 fps, the culvert size would range from 0.71' to 1.29' or 12" to 18". Therefore, an 18" CMP culvert is being proposed. Hydrology and calculation worksheets are attached for reference.

The proposed work provides adequate infrastructure to direct runoff to the existing wetland to avoid future rutting and washout towards W. Portal Road while improving the overall hydration of the existing wetland.

Thank you for your attention to this matter. Please feel free to contact us at (303) 801-2905 or hehrsam@bowman.com for any inquiries or discussions related to drainage conformance.

Sincerely,
Bowman Consulting Group, Ltd



Howard Ehram, P.E.
Sr Project Manager



Enclosure: Hydrology and Calculation Worksheets

Table 400
ADJUSTMENT FACTORS TO OBTAIN N-MINUTE ESTIMATES FROM
ONE-HOUR VALUES

Duration (minutes)	5	10	15	30
Ratio to 1-Hr Depth	0.29	0.45	0.57	0.79

From NOAA Atlas 2 Vol. III Table 12

Table 401
ONE-HOUR DESIGN POINT RAINFALL VALUES
FOR VARIOUS PARTS OF GRAND COUNTY

	<u>5-YR</u>	<u>10-YR</u>	<u>100-YR</u>
FRASER	0.88	1.01	1.64
GRAND LAKE	0.88	0.99	1.47
GRANBY	0.80	0.95	1.43
KREMMLING	0.78	0.90	1.43

From NOAA Atlas 2 Vol. III Table 11

Engineering discretion should be used when performing analysis outside these areas. All pertinent information concerning the NOAA Atlas should be referenced and applied as site location dictates.

POST-DEVELOPMENT C VALUES

Designer: Howard Ehrsam, P.E.
 Company: BOWMAN
 Date: 12/18/2024
 Project: Gateway Inn
 Location: Grand Lake

Global Parameters ¹	
Land Use	% Imp.
Open Space/Landscaping	2
Hardscape	100
Roof	100

Summary	
Total Area (ac)	0.68
Composite Impervious	100.0%



Cells of this color are for required user-input
 Cells of this color are for optional user-input

¹ From Table 6-3 in UDFCD Volme 1
² From Table 6-4 in UDFCD Volme 1

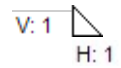
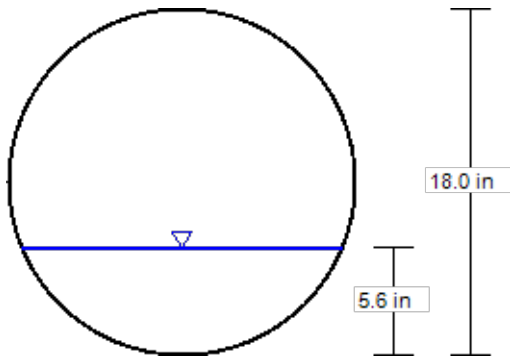
Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Open Space/Landscaping		Hardscape		Roof		% Check	Percent Imperviousness	Runoff Coefficient, C ²						
			Area (ac)	%	Area (ac)	%	Area (ac)	%			2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
A	0.68	D	0.00	0.0%	0.52	76.8%	0.16	23.2%	100.00%	100.0%	0.83	0.85	0.87	0.88	0.89	0.89	0.90

Culvert Sizing Calculation		
Q=	3.03	cfs
V=	2	fs
A=	1.517	sf
D-ft=	1.57	ft
D-in=	18.83	in
Q=	3.03	cfs
V=	7	fs
A=	0.433	sf
D-ft=	0.84	ft
D-in=	10.06	in

Cross Section for 18" CMP

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.024
Channel Slope	6.500 %
Normal Depth	5.6 in
Diameter	18.0 in
Discharge	3.03 cfs



**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 01 – 2025**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A FINAL DEVELOPMENT PLAN FOR THE GATEWAY INN LOCATED ON BLOCK 15, GATEWAY INN GRAND LAKE ESTATES 2ND FILING, MORE COMMONLY REFERRED TO AS 120 W. LAKE AVENUE.

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

Block 15, Gateway Inn Grand Lake Estates 2nd Filing, Grand Lake, Colorado, also known as: 120 W. Lake Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, the Owner is planning to complete on-site improvements that have resulted from the ongoing use of the site and growth of the hotel and on-site restaurant; and

WHEREAS, the Town received an application for an amendment to the final development plan for the Gateway Inn (the “Application”) from the Owner, looking to construct a new carport/enclosure structure matching the building architecture to screen back-of-house operations from hotel rooms, revising fire lanes based on pavement improvements and the new structure, pave the gravel parking lot on the west end of the building, and make minor on-site drainage improvements to help mitigate erosion issues and improve drainage; and

WHEREAS, Grand Lake Municipal Code (the “Code”) Section 12-9-7 establishes the procedure for processing an amendment to a final development plan; and

WHEREAS, on January 8, 2025, the Planning Commission reviewed the Owners’ final development plan amendment request at a Public Hearing; and,

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, compliance with requirements of the Code, and public comments, the Planning Commission finds such factors weight in factor of approval of the Application.

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

1. The Planning Commission recommends that the Application be approved by the Board of Trustees subject to the conditions set forth in Section 2., below.

2. The Planning Commission's recommendation for approval is based on the Applicant satisfying the following conditions. Unless specified otherwise, such conditions should be satisfied before the matter is considered by the Board of Trustees.
 - a. Payment by the Owner of all legal, engineering, and administrative fees incurred by the Town in connection with the review, processing, consideration, and action on the Application.
 - b. Compliance by the Owner with all representations made to the Planning Commission during all public hearings or meetings related to the Application.
 - c. The Owner complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,
 - d. In granting this Request the Commission is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests.
 - e. This authorization shall run with the transfer of the Property from the Owner to their successors, heirs, or grantees.
 - f. ANY ADDITIONAL CONDITIONS, IF APPLICABLE

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.

[remainder of this page intentionally left blank]

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 8th DAY OF JANUARY 2025.

(S E A L)

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
PLANNING COMMISSION
RESOLUTION NO. 01 – 2025**

A RESOLUTION RECOMMENDING DENIAL OF AN AMENDMENT TO A FINAL DEVELOPMENT PLAN FOR THE GATEWAY INN LOCATED ON BLOCK 15, GATEWAY INN GRAND LAKE ESTATES 2ND FILING, MORE COMMONLY REFERRED TO AS 120 W. LAKE AVENUE.

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

Block 15, Gateway Inn Grand Lake Estates 2nd Filing, Grand Lake, Colorado, also known as: 120 W. Lake Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, the Owner is planning to complete on-site improvements that have resulted from the ongoing use of the site and growth of the hotel and on-site restaurant; and

WHEREAS, the Town received an application for an amendment to the final development plan for the Gateway Inn (the “Application”) from the Owner, looking to construct a new carport/enclosure structure matching the building architecture to screen back-of-house operations from hotel rooms, revising fire lanes based on pavement improvements and the new structure, pave the gravel parking lot on the west end of the building, and make minor on-site drainage improvements to help mitigate erosion issues and improve drainage; and

WHEREAS, Grand Lake Municipal Code (the “Code”) Section 12-9-7 establishes the procedure for processing an amendment to a final development plan; and

WHEREAS, on January 8, 2025, the Planning Commission reviewed the Owners’ final development plan amendment request at a Public Hearing; and,

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, compliance with requirements of the Code, and public comments, the Planning Commission finds such factors weight in favor of denial of the Application.

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

1. The Planning Commission recommends that the Application be denied by the Board of Trustees subject to the conditions set forth in Section 2., below.

2. The Planning Commission’s recommendation for approval is based on the following findings of fact.
 - a.
 - b.
 - c.

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 8th DAY OF JANUARY 2025.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

James Shockey,
Planning Commission Chairman

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



PLANNING COMMISSION STAFF MEMORANDUM

DATE: January 8, 2025
TO: Chairman Shockey and Planning Commissioners
FROM: Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 02-2025 - Consideration of a Variance Request to the Setback Requirements on Lot 12, Block 12 Grand Lake Subdivision, More Commonly Referred to as 825 Lake Avenue.

Town of Grand Lake Planning Commission Public Hearing Process

Public hearings are typically conducted as follows:

1. The Chair opens the Public Hearing
2. Staff present the request and staff's analysis
3. The applicant addresses the Commission
4. The Chair invites public comment
5. The Commission discusses the request and asks questions of staff and the applicant
6. The Chair closes the Public Hearing
7. The Commission makes a motion and votes on their recommendation to the Town Board of Trustees

Overview

- **Property Owner and Applicant:** 7500, LLC (dba Spirit Lake Condos, LLC)
- **Applicant's Representative:** Jim Kreutzer
- **Consultant:** Gabe Bellow, MA Studios
- **Project Location:** 825 Lake Avenue



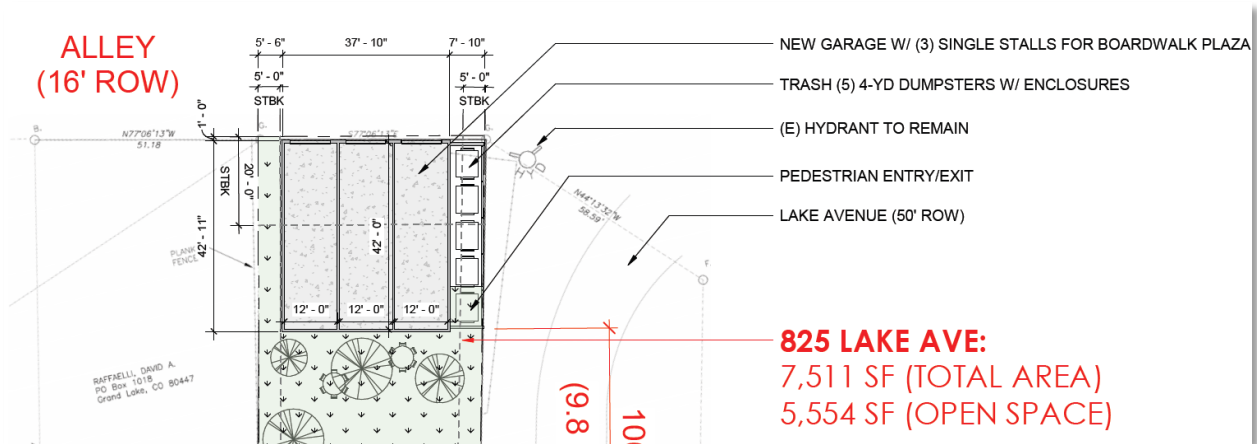


- **Project Zoning:** Commercial Transitional Zone District (CT)
- **Attachments:**
 - Variance Request Packet
 - Application, Request and Explanation of Hardship, Statement of Authority
 - Preliminary Site Layout Drawing (excerpt from Leatherwood packet)

The applicant/property owner is looking to construct a covered/secure garage structure in the location of existing surface parking on the northern end of the lot, adjacent to the alleyway. In addition, the applicant will be extending the roof to partially enclose the existing trash and recycling dumpsters located on the lot. The attached site layout, except below, shows the intended design and layout of the structure on the lot.

The applicant is requesting the following variance, which is derived from the applicant's request application and form including variance requests for the next agenda item. Municipal Code citations and language applicable to the variance request are included.

- **Variance (applicant request #2):** To allow the construction of a garage and refuse enclosure structure within the 20-foot rear setback along the alleyway.
 - *Commercial Transitional (CT) District Regulations.*
 - *Sec. 12-2-17(C). Minimum Setbacks: 5-foot front setback, 5-foot side setback, and a 20-foot rear setback.*





Staff Analysis

Public notices were completed following Municipal Code requirements for Variance applications. Notices included both the Planning Commission and Board of Trustees meeting details.

Note: based on the design and placement of the structure, the request also needs to include relief from the 5-foot side setback along Lake Avenue to the east to accommodate the structure enclosing the trash and recycling dumpsters. This addition is reflected in the resolution for consideration by the Planning Commission.

The property is located on a unique lot with three sides of public right-of-way frontage, including Lake Avenue on the south and east, and the public alleyway to the north. The proposed use and layout for the lot seem reasonable based on the proximity adjacent to the Commercial zone district (across the public alleyway) where there are no front, side, or rear setback requirements. There are other properties along the alleyway with structures adjacent to the alleyway within the Commercial zone district to the north and east. Lastly, the layout and design promote a reasonable transition from the Commercial district into the adjacent residential district to the south, which achieves the intent of the Commercial Transitional district.

Planning Commission Discussion and Determination

The Planning Commission should discuss the request amongst themselves, with consideration of staff analysis, public comments, and the findings of fact from the code, in order to make a decision/recommendation.

Under Municipal Code Section 12-2-27(B)3., the following factors should be considered by the Planning Commission and Town Board of Trustees in determining whether to issue a variance:

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and
- (d) The effect of the proposed action upon future development in the area; and
- (e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town's Comprehensive Plan.

Sample Planning Commission Motions

Approval with or without conditions

I move to approve Planning Commission Resolution 02-2025, a resolution recommending approval of a variance request to allow the encroachment into the side and rear setbacks on Lot 12, Block 12 Grand Lake Subdivision, More Commonly Referred to as 825 Lake Avenue.

... with the following conditions:

-
-

Denial (Using the evaluation factors of Sec. 12-2-27(B)3. of the Municipal Code for findings of fact)



I move to approve Planning Commission Resolution 02-2025, a resolution recommending denial of a variance request to allow the encroachment into the side and rear setbacks on Lot 12, Block 12 Grand Lake Subdivision, More Commonly Referred to as 825 Lake Avenue, based on the following findings of fact:

-
-



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
gplanning@townofgrandlake.com • www.townofgrandlake.com

ZONING VARIANCE REQUEST APPLICATION

PROPERTY LOCATION:
 Street Address: 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

PROPERTY OWNER INFORMATION:
 Name: Spirit Lake Condos, LLC Email: glservicesllc@yahoo.com
 Mailing Address: PO Box 11 Phone: 720-546-7390
 City: Grand Lake State: CO Zip: 80446 Fax: N/A

APPLICANT INFORMATION: Is the Applicant the Property Owner? YES NO
 Name: Spirit Lake Condos, LLC Email: glservicesllc@yahoo.com
 Mailing Address: PO Box 11 Phone: 720-546-7390
 City: Grand Lake State: CO Zip: 80447 Fax: _____

CONTACT INFORMATION: Is the Contact Person the Applicant? YES NO
 Contact Person (if not Applicant): Gabe Bellowe, Architect Email: gabe@maarchitectural.com
 Mailing Address: 315 East Agate Avenue Phone: 970-887-9366 ext. 209
 City: Granby State: CO Zip: 80446 Fax: N/A

VARIANCE REQUEST (Brief Description):
See attached (next page) for variance & hardship descriptions

REQUIRED INFORMATION CHECKLIST:

- Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
- Explanation of Hardship (See Municipal Code for review criteria)
- Statement of Authority (If applicable. Required for representatives of entities and property owners.)
- Property Survey
- Agreement for Services Form
- Application Deposit (See Fee and Deposit schedule for amount)
- Additional Information (If applicable. Staff may require other helpful information for review.)

AFFIDAVIT:
 BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.
 Print Name: Patricia Kreutzer, Manager
 Signature: Patricia Kreutzer, manager Date: 8-15-24

STAFF USE ONLY

Application Received By: _____ Date & Time: _____
 File Name: _____ Deposit: YES NO Amount: \$ _____
 Agreement for Services Form Signed? YES NO

Spirit Lake Condos, LLC
PO Box 11
Grand Lake, CO 80447
720-546-7390
glservicesllc@yahoo.com
August 14, 2024

Leatherwood Variance Requests

Variance #1: Request to allow the use of off-site open space at 825 Lake Avenue, Grand Lake, CO 80447 (Lot 12, Block 12, Town of Grand Lake) counted towards the open space requirements of the proposed "Leatherwood" Subdivision.

Explanation of Hardship: The hardship for this request is due to the requirement for 35% open space in the Leatherwood Mixed-use Subdivision. The use of the off-site open space allows more massing/structures in the Leatherwood project in the central business corridor for the use of more work/live area. The project is bordered on the north side by open space (Town Park). Also, the Leatherwood Development is bordered on the south side by a town park, Grand Lake, and the National Forest, allowing ample and premier open space for the development. This also allows a neighborhood park on Lake Avenue for people to utilize as a dog/children's park, while connecting the Grand Lake trail system to Point Park to the south. It also creates more pedestrian traffic for the Historical Society's motor lodge and general store located 1/2 block to the west. All of the use for the off-site open space creates a more practical and user-friendly area.

Variance #2: Request to allow garage spaces in the northern 20 feet (alley) of Lot 12, Block 12 (825 Lake Avenue).

Explanation of Hardship: The hardship for this request is to allow a variance for the rear setback at 825 Lake Ave - due to the inability to build in the rear 20 feet of the parcel, we are requesting a variance to enable 825 Lake Avenue to accommodate covered/secure parking for the 3 parking spaces for Boardwalk Plaza. The remainder of the 825 parcel will be platted as open space for the "Leatherwood" Subdivision. By allowing this variance it would promote weatherproof and secure parking spaces in place of the existing open-air, unsecured parking in the same location.

Variance #3: Request to allow a residential condominium on the main floor in the front 50 feet of the existing residential dwelling more commonly known as "The Lakehouse".

Explanation of Hardship: This hardship is in response to the code requirement for commercial uses in the front 50 feet of a commercially-zoned district. There is an existing residential unit in place and we are asking to keep the said residential space as a residential condominium on the ground level of the "lakehouse".

Variance #4: Request to allow up to 45 feet of building height for Building 1 of the "Leatherwood" Subdivision (Measured from the alley's low point).

Explanation of Hardship: This hardship is that it is impractical to stay within the required 40 foot height limitation due to the extreme slope of the site for the planned Building 1.

Variance #5: Request to classify the full Leatherwood project scope as Group III according to the town of Grand Lake's code for mixed-use open space requirements (TABLE 12-2-26-3). The project is within 3% of qualifying for group III (prior to revisions, the project was within the group III requirements and has been designed to accommodate the 35% open space required of group III). **Explanation of**

Hardship: This hardship was brought up by the planning commission during our initial sketch/preliminary reviews - commercial tenancy is unstable in Grand Lake and it seems appropriate to reduce the commercial SF in light of this fact. Indoor commercial SF has been replaced with functional exterior plazas for general public use.

Section 5, Item B.

STATEMENT OF AUTHORITY

- 1. This STATEMENT OF AUTHORITY relates to entity named
SPIRIT LAKE CONDOS, LLC, A COLORADO LIMITED LIABILITY COMPANY
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
- 2. The type of entity is a : **Limited Liability Company**
- 3. The entity is formed under the laws of the state of **Colorado**
- 4. The mailing address of the entity is:
PO BOX 11
Grand Lake, CO 80447
- 5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is/are:
Patricia L. Kreutzer, Manager
- 6. The authority of each of the foregoing person(s) to bind the entity is
 not limited (check one)
 limited as follows:

- 7. Other matters concerning the manner in which the entity deals with interests in the property:

Spirit Lake Condos, LLC, a Colorado limited liability company
By: *Patricia L. Kreutzer*, manager
Patricia L. Kreutzer, Manager

State of Colorado
County of GRAND

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 09 day of JANUARY, 2024, by Patricia L. Kreutzer, Manager of Spirit Lake Condos, LLC, a Colorado limited liability company

My Commission expires: 09/24/2027

Witness my hand and official seal.
[Signature]
Notary Public

STEPHANIE LAUREN HURD CARLBERG
Notary Public
State of Colorado
Notary ID # 20194036609
My Commission Expires 09-24-2027



1120006
January 3, 2024
11:04 AM

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Patricia L. Kreutzer, Manager

State of **Colorado**
County of GRAND

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1120006
January 3, 2024
11:04 AM

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

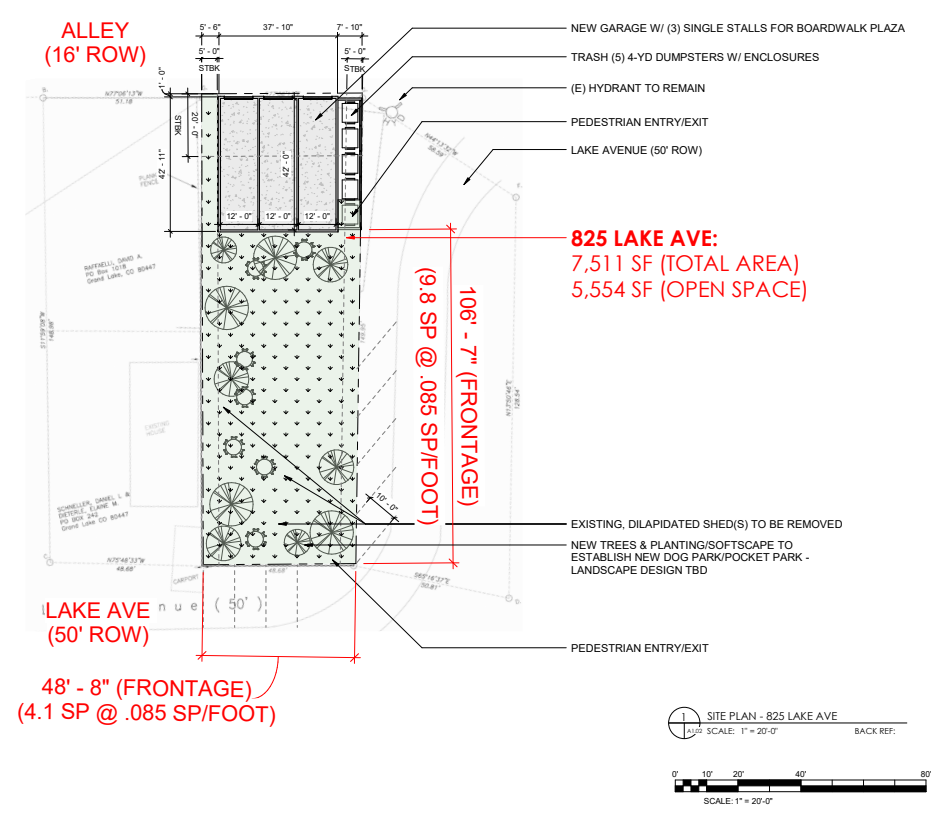
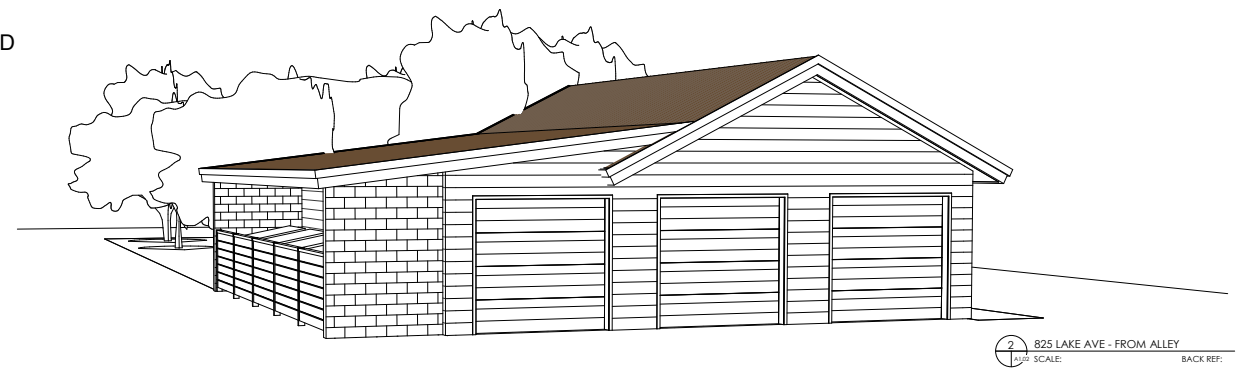
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



- CITY PARK
- LEATHERWOOD PLAZA
- GL BEACH & MARINA
- NEW PARK @ 825 LAKE
- ESLICK HISTORIC SITE
- CAIRNS OPEN SPACE
- POINT PARK
- RAINBOW BRIDGE PARK
- CDT TRAILHEAD

SITE LEGEND:

- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL OCCUPANCY @ GROUND / RESIDENTIAL ABOVE, TYP.
- PARKING BELOW / RESIDENTIAL OCCUPANCY ABOVE
- EXISTING ASPHALT (TO REMAIN)
- NEW ASPHALT PAVING (RE. CIVIL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
- SNOW STORAGE
- PHASE SEPARATION (APPROX)



SITE PLAN: 825 LAKE AVENUE

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 02 – 2025**

**A RESOLUTION RECOMMENDING APPROVAL OF A VARIANCE REQUEST TO
ALLOW THE ENCROACHMENT INTO THE SIDE AND REAR SETBACKS ON LOT 12,
BLOCK 12, GRAND LAKE SUBDIVISION, MORE COMMONLY REFERRED TO AS
825 LAKE AVENUE.**

WHEREAS, 7500 LLC (the “Owner”) is the owner of certain real property located within the Town of Grand Lake, more particularly described as follows:

Lot 12, Block 12, Grand Lake Subdivision, Grand Lake, Colorado, also known as: 825 Lake Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, the Owner is interested in constructing a garage and enclosure structure on the property; and

WHEREAS, the Town received a zoning variance request application (the “Application”) from the Owner, requesting a variance to the side and rear setback requirements to allow the encroachment of the garage and enclosure structure into the required setbacks; and

WHEREAS, Grand Lake Municipal Code (the “Code”) Section 12-2-17(C) establishes the setback regulations within the Commercial Transitional zone district for the Town as follows:

12-2-17 – Regulations for Commercial Transitional District - CT.

(C) *Zoning Standards.* Except as provided in Section 12-2-27, the area regulations are as follows:

Standard Type	Measurement		
Minimum Setback	Front 5’	Side 5’	Rear 20’

WHEREAS, on January 8, 2025, the Planning Commission reviewed the Owners’ variance request at a Public Hearing; and,

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, and public comments, the Planning Commission has considered the following factors set forth in the Grand Lake Municipal Code Section 12-2-27 (2)(B)(3):

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and

- (d) The effect of the proposed action upon future development in the area; and
- (e) The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town's Comprehensive Plan.

WHEREAS, upon a thorough consideration of the factors of Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, the 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 Planning Commission recommends that the Application be approved by the Board of Trustees subject to the conditions set forth in Section 2., below.
2. The Planning Commission's recommendation for approval is based on the Applicant satisfying the following conditions. Unless specified otherwise, such conditions should be satisfied before the matter is considered by the Board of Trustees.
 - a. Payment by the Owner of all legal, engineering, and administrative fees incurred by the Town in connection with the review, processing, consideration, and action on the Application.
 - b. Compliance by the Owner with all representations made to the Planning Commission during all public hearings or meetings related to the Application.
 - c. The Owner complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,
 - d. In granting this Request the Commission is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests.
 - e. This authorization shall run with the transfer of the Property from the Owner to their successors, heirs, or grantees.
 - f. ANY ADDITIONAL CONDITIONS, IF APPLICABLE
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 8th DAY OF JANUARY 2025.

(S E A L)

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
PLANNING COMMISSION
RESOLUTION NO. 02 – 2025**

**A RESOLUTION RECOMMENDING DENIAL OF A VARIANCE REQUEST TO
ALLOW THE ENCROACHMENT INTO THE SIDE AND REAR SETBACKS ON LOT 12,
BLOCK 12, GRAND LAKE SUBDIVISION, MORE COMMONLY REFERRED TO AS
825 LAKE AVENUE.**

WHEREAS, 7500 LLC (the “Owner”) is the owner of certain real property located within the Town of Grand Lake, more particularly described as follows:

Lot 12, Block 12, Grand Lake Subdivision, Grand Lake, Colorado, also known as: 825 Lake Avenue, Grand Lake, Colorado 80447 (the “Property”); and

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- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and

- (d) The effect of the proposed action upon future development in the area; and
- (e) The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town's Comprehensive Plan.

WHEREAS, upon a thorough consideration of the factors of Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, the Planning Commission finds such factors weigh in favor of denial of the Application.

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

1. The Planning Commission recommends that the Application be denied by the Board of Trustees subject to the findings of fact set forth in Section 2., below.
2. The Planning Commission's recommendation for denial is based on the following findings of fact.
 - a.
 - b.
 - c.
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.

[reminder of this page intentionally left blank]

DULY MOVED, SECONDED AND ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO THIS 8th DAY OF JANUARY 2025.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

James Shockey,
Planning Commission Chairman

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



PLANNING COMMISSION STAFF MEMORANDUM

DATE: January 8, 2025
TO: Chairman Shockey and Planning Commissioners
FROM: Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 03-2025 - Consideration of Four Zoning Regulation Variances to the Leatherwood Development Site located on Lots 4-6, Block 5 Grand Lake Subdivision and Lots 9-14, Leatherwood Inn by the Lake Subdivision, More Commonly Referred to as 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

Town of Grand Lake Planning Commission Public Hearing Process

Public hearings are typically conducted as follows:

1. The Chair opens the Public Hearing
2. Staff present the request and staff's analysis
3. The applicant addresses the Commission
4. The Chair invites public comment
5. The Commission discusses the request and asks questions of staff and the applicant
6. The Chair closes the Public Hearing
7. The Commission makes a motion and votes on their recommendation to the Town Board of Trustees

Overview

- **Property Owner and Applicant:** Spirit Lake Condos, LLC
- **Applicant's Representative:** Jim Kreutzer
- **Consultant:** Gabe Bellow, MA Studios
- **Project Location:** 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue





- **Project Zoning:** Commercial Zone District (C)
- **Attachments:**
 - Variance Request Packet
 - Application, Request and Explanation of Hardship, Statement of Authority
 - General Leatherwood Project Narrative (context)
 - Preliminary Project Drawings (supporting documentation)
 - Preliminary Alley Grading Exhibit (supporting documentation)

The applicant is preparing to redevelop the project site (variance request parcels and alleyway) for a new multistory mixed-use development known as the Leatherwood project. The project area encompasses approximately 1.03 acres and is located in the community’s core downtown area. The project will include ground-floor commercial tenant space, alley-loaded garages, and upper-floor residential units.

The applicant completed a preliminary concept review before the Town Board and Planning Commission in early 2024, followed by a Sketch Plan review by the Planning Commission in December 2024. Input and guidance from the Planning Commission informed the attached preliminary project drawings that help illustrate the design characteristics of the development proposal as part of the applicant’s variance request justification. Following the variance process, the applicant will need to complete the formal Subdivision and Major Land Use Development Review processes as outlined in Chapter 12 of the Municipal Code.

The following list of variances is derived from the applicant’s request form and reorganized based on the type of request and its relationship to other variance requests. Municipal Code citations and language applicable to the variance request are included under each variance.

- **Variance #1 (applicant request #5):** To classify the full Leatherwood project as Group III under the mixed-use open space land area requirements, resulting in a 35% minimum open space land area requirement.
 - *Mixed Use Development Regulations for the C District.*
 - *Sec. 12-2-26(A)3. Mixed-Use projects shall conform to the following schedule of (Private) Open Space Land Area Requirements:*

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 / Office	20%
	25% - 1%	Residential	
II.	50% - 75%	Commercial / Office	25%
	50% - 25%	Residential	
III.	25% - 50%	Commercial / Office	35%
	75% - 50%	Residential	
IV.	10% - 25%	Commercial / Office	45%
	90% - 75%	Residential	
V.	1% - 9%	Commercial / Office	50%
	99% - 91%	Residential	



- **Variance #2** (applicant request #1): To allow the use of off-site open space at 825 Lake Avenue to be counted towards the total on-site open space requirements of the proposed Leatherwood project.
 - *Mixed Use Development Regulations for the C District.*
 - *Sec. 12-2-26(A)4. In all applicable districts, the developer shall submit a proposal for the Open Space Land Area Required for Mixed-Use projects. The Open Space Land Area Requirement is to be provided on-site, in accordance with the Section 12-2-6 Definitions.*

- **Variance #3** (applicant request #3): To allow a residential condominium to remain on the main floor within the front 50 feet of an existing residential dwelling, commonly known as “The Lakehouse” along Lake Avenue.
 - *Commercial District – C. Uses Permit by Right.*
 - *Sec. 12-2-18(A)10. Residential units, herein defined as: Multi-family attached rental units, condominiums, townhouses, and condo/hotels with the following restrictions:*
 - (a) *The first story area measured from the frontages to fifty (50) feet into the lot shall be dedicated to commercial space.*

- **Variance #4** (applicant request #4): To allow a maximum height of up to 45 feet for Building 1 of the Leatherwood project (measured from the regraded alley’s low point), located at the corner of Lake Avenue and Garfield Street.
 - *Definitions and Commercial District – C. Maximum Height.*
 - *Sec. 12-2-6. **Height, Building** means the vertical distance measured from the original grade or finish grade whichever is more restrictive to the highest point of the roof surface, exclusive of chimneys, ventilators, pipes, spires or similar items. If the footprint of the structure has an elevation difference of five (5) feet or greater an additional five (5) feet may be added to the lower elevation. The height of a stepped or terraced building is the maximum height of any segment of the building.*
 - *Sec. 12-2-18 Maximum Height is 35’*

Staff Analysis

Public notices were completed following Municipal Code requirements for Variance applications. Notices included both the Planning Commission and Board of Trustees meeting details. The following staff analysis is broken down by each variance request. The requested variances have the potential when implemented with the overall development proposal to align with Comprehensive Plan Goals and Strategies related to preserving the character of the community through design, fostering quality development, supporting the local economy and availability of diverse housing units, and extension/use of existing community services and facilities.

- Variance #1 analysis – Open Space Group III versus Group IV request.
 - Based on the project location in the core downtown area, it seems reasonable to allow and encourage a reduced on-site open space requirement for the following considerations: 1) many of the existing downtown core properties were historically constructed with zero lot lines and minimal on-site open space due to the nature of



downtown areas. 2) the project is located adjacent and across the street to the downtown plaza on Grand Avenue and the lake boardwalk, open space, and beach along Lake Avenue. 3) the preliminary plans show an intentional publicly accessible open space connecting Grand Avenue to the lake with access to future commercial, office, and residential units creating a walkable and inviting environment.

- Variance #2 analysis – Off-site open space credit for 825 Lake Avenue.
 - This parcel is located approximately one and a half blocks west of the project site and could serve as a reasonable off-site open space area once improved by the applicant. This site would continue to establish pedestrian linkages for residents between neighborhoods further west and south with the trail that runs along Cairns Avenue into the downtown core area. This site could also provide meaningful open space to adjacent residences depending on the final design and amenities proposed.

- Variance #3 analysis – Continue the use of the ground floor residential unit along Lake Avenue within the front 50 feet of the building.
 - The property has historically served as a residential unit along Lake Avenue, and it seems reasonable to allow that use to continue as part of the overall redevelopment and improvements proposed by the applicant. The location along Lake Avenue during the colder seasons may limit the viability of additional commercial spaces beyond what exists and is being proposed with the preliminary Leatherwood program for the site.

- Variance #4 analysis – Maximum building height allowance of up to 45 feet for Building 1 along Lake Avenue.
 - The southern portion of the property along Lake Avenue includes a substantial grade change from those properties along Grand Avenue to the north. The code allows 5-feet of additional building height to accommodate Using the alleyway as the height measurement point for the sites along Lake Avenue seems reasonable for the property to blend in with the downtown core building massing along Grand Avenue and Garfield Avenue. The applicant has provided step-backs on the upper levels from Lake Avenue to reduce the impact of a four-story vertical structure along Lake Avenue and has incorporated architectural features such as roof pitches and dormers that match the design characteristics of the surrounding areas. The comparison with the Eagles Landing property to the west in the preliminary plans provides further comparison to existing structures along the lake and adjacent to the downtown core area. The unique topography and proximity provide unique circumstances worth considering for the variance request.

Planning Commission Discussion and Determination

The Planning Commission should discuss the request amongst themselves, with consideration of staff analysis, public comments, and the findings of fact from the code, in order to make a decision/recommendation.

Under Municipal Code Section 12-2-27(B)3., the following factors should be considered by the Planning Commission and Town Board of Trustees in determining whether to issue a variance:

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and



- (c) The need for the proposed action; and
- (d) The effect of the proposed action upon future development in the area; and
- (e) The shape, size, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town's Comprehensive Plan.

Sample Planning Commission Motions

Approval with or without conditions

I move to approve Planning Commission Resolution 03-2025, a resolution recommending approval of four zoning regulation variance requests for on-site open space land area requirements, off-site open space credit, allowance of a first-story residential unit, and an increase in the maximum building height for the Leatherwood development site located on Lots 4-6, Block 5 Grand Lake Subdivision, and Lots 9-14, Leatherwood Inn by the Lake Subdivision, more commonly referred to as 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

... with the following conditions:

-
-

Denial (Using the evaluation factors of Sec. 12-2-27(B)3. of the Municipal Code for findings of fact)

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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
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REQUIRED INFORMATION CHECKLIST:

- Site Plan (showing dimensions to existing and proposed features, locations of specific activities, proposed and existing signage, parking, ingress and egress points, traffic circulation, utilities, drainage features, and property lines)
- Explanation of Hardship (See Municipal Code for review criteria)
- Statement of Authority (If applicable. Required for representatives of entities and property owners.)
- Property Survey
- Agreement for Services Form
- Application Deposit (See Fee and Deposit schedule for amount)
- Additional Information (If applicable. Staff may require other helpful information for review.)

AFFIDAVIT:
 BY MY SIGNATURE, I attest that the information contained or attached to this application is true and correct to the best of my knowledge. I further understand that submission of false or misleading information shall be sufficient cause for the Special Use Permit to be revoked immediately without notice or hearing.
 Print Name: Patricia Kreutzer, Manager
 Signature: Patricia Kreutzer, manager Date: 8-15-24

STAFF USE ONLY

Application Received By: _____ Date & Time: _____
 File Name: _____ Deposit: YES NO Amount: \$ _____
 Agreement for Services Form Signed? YES NO

Spirit Lake Condos, LLC
PO Box 11
Grand Lake, CO 80447
720-546-7390
glservicesllc@yahoo.com
August 14, 2024

Leatherwood Variance Requests

Variance #1: Request to allow the use of off-site open space at 825 Lake Avenue, Grand Lake, CO 80447 (Lot 12, Block 12, Town of Grand Lake) counted towards the open space requirements of the proposed "Leatherwood" Subdivision.

Explanation of Hardship: The hardship for this request is due to the requirement for 35% open space in the Leatherwood Mixed-use Subdivision. The use of the off-site open space allows more massing/structures in the Leatherwood project in the central business corridor for the use of more work/live area. The project is bordered on the north side by open space (Town Park). Also, the Leatherwood Development is bordered on the south side by a town park, Grand Lake, and the National Forest, allowing ample and premier open space for the development. This also allows a neighborhood park on Lake Avenue for people to utilize as a dog/children's park, while connecting the Grand Lake trail system to Point Park to the south. It also creates more pedestrian traffic for the Historical Society's motor lodge and general store located 1/2 block to the west. All of the use for the off-site open space creates a more practical and user-friendly area.

Variance #2: Request to allow garage spaces in the northern 20 feet (alley) of Lot 12, Block 12 (825 Lake Avenue).

Explanation of Hardship: The hardship for this request is to allow a variance for the rear setback at 825 Lake Ave - due to the inability to build in the rear 20 feet of the parcel, we are requesting a variance to enable 825 Lake Avenue to accommodate covered/secure parking for the 3 parking spaces for Boardwalk Plaza. The remainder of the 825 parcel will be platted as open space for the "Leatherwood" Subdivision. By allowing this variance it would promote weatherproof and secure parking spaces in place of the existing open-air, unsecured parking in the same location.

Variance #3: Request to allow a residential condominium on the main floor in the front 50 feet of the existing residential dwelling more commonly known as "The Lakehouse".

Explanation of Hardship: This hardship is in response to the code requirement for commercial uses in the front 50 feet of a commercially-zoned district. There is an existing residential unit in place and we are asking to keep the said residential space as a residential condominium on the ground level of the "lakehouse".

Variance #4: Request to allow up to 45 feet of building height for Building 1 of the "Leatherwood" Subdivision (Measured from the alley's low point).

Explanation of Hardship: This hardship is that it is impractical to stay within the required 40 foot height limitation due to the extreme slope of the site for the planned Building 1.

Variance #5: Request to classify the full Leatherwood project scope as Group III according to the town of Grand Lake's code for mixed-use open space requirements (TABLE 12-2-26-3). The project is within 3% of qualifying for group III (prior to revisions, the project was within the group III requirements and has been designed to accommodate the 35% open space required of group III).

Explanation of Hardship: This hardship was brought up by the planning commission during our initial sketch/preliminary reviews - commercial tenancy is unstable in Grand Lake and it seems appropriate to reduce the commercial SF in light of this fact. Indoor commercial SF has been replaced with functional exterior plazas for general public use.

Section 5, Item C.

STATEMENT OF AUTHORITY

- 1. This STATEMENT OF AUTHORITY relates to entity named
SPIRIT LAKE CONDOS, LLC, A COLORADO LIMITED LIABILITY COMPANY
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
- 2. The type of entity is a : **Limited Liability Company**
- 3. The entity is formed under the laws of the state of **Colorado**
- 4. The mailing address of the entity is:
PO BOX 11
Grand Lake, CO 80447
- 5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is/are:
Patricia L. Kreutzer, Manager
- 6. The authority of each of the foregoing person(s) to bind the entity is
 not limited (check one)
 limited as follows:

- 7. Other matters concerning the manner in which the entity deals with interests in the property:

Spirit Lake Condos, LLC, a Colorado limited liability company
By: *Patricia L. Kreutzer*, manager
Patricia L. Kreutzer, Manager

State of Colorado
County of GRAND

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 09 day of JANUARY, 2024, by Patricia L. Kreutzer, Manager of Spirit Lake Condos, LLC, a Colorado limited liability company

My Commission expires: 09/24/2027

Witness my hand and official seal.
[Signature]
Notary Public

STEPHANIE LAUREN HURD CARLBERG
Notary Public
State of Colorado
Notary ID # 20194036609
My Commission Expires 09-24-2027



1120006
January 3, 2024
11:04 AM

STATEMENT OF AUTHORITY

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 limited as follows:

- 7. Other matters concerning the manner in which the entity deals with interests in the property:

Spirit Lake Condos, LLC, a Colorado limited liability company

By: *Patricia L. Kreutzer, manager*
Patricia L. Kreutzer, Manager

State of **Colorado**
County of GRAND

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 09 day of JANUARY, 2024, by **Patricia L. Kreutzer, Manager of Spirit Lake Condos, LLC, a Colorado limited liability company**

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STEPHANIE LAUREN HURD CARLBERG
Notary Public
State of Colorado
Notary ID # 20194036609
My Commission Expires 09-24-2027

[Signature]
Notary Public



1120006
January 3, 2024
11:04 AM



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

January 8, 2025
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

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

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. **25 Residential Units**
 - (iii) Total number of square feet of non-residential floor space. **Of our total 65,100 proposed square feet (Gross SF), we are proposing 14,414 sf of commercial tenant space.**
 - (iv) Total number of off-street parking spaces, including those associated with single family residential use. **Of the total 90 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 credits, calculated using the prescribed .085sp/ft on all lot frontages available across our project scope. (Per GL code sec 12-2-28(b).3.B)**
 - (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. **All additional revisions/information requested during the sketch plan review is contained within the new drawing package submitted along with this application.**
- 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 25 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.

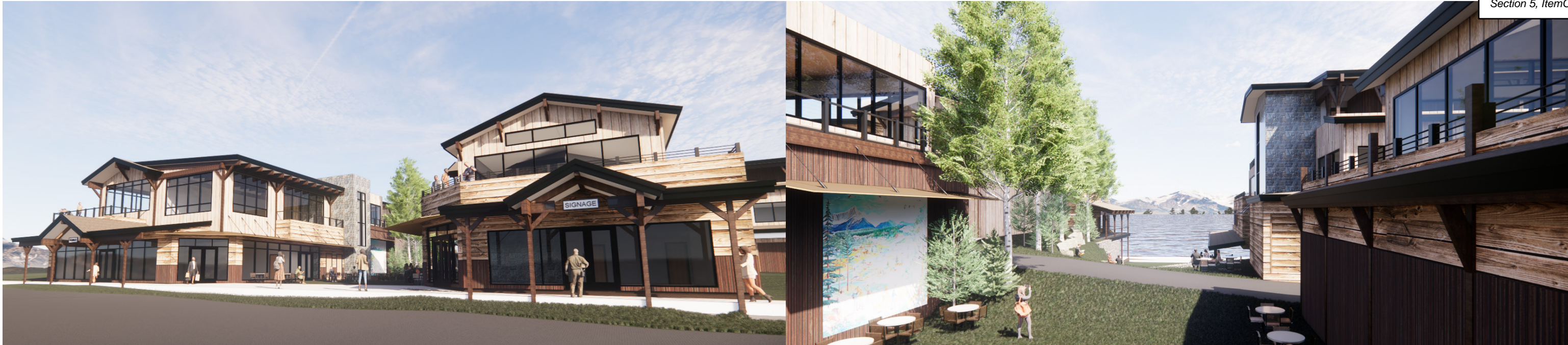
F. Alley Re-Grade: The alley will re-graded, and will swiftly be re-opened to public circulation as needed for residential access, commercial deliveries, and emergency access if required. Adjacent to the existing ‘Treehouse’ building (see concept plans), the current alley is extremely steep (steeper 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 (25) residential units in (6) distinct buildings, as well as 14,400+ SF of commercial/public tenant space for the benefit of the community at large. Gross Floor Area is 65,100 SF, with 14,414 SF dedicated to commercial space and 50,686 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 45' from the maximum height of the primary roof to the low corner of the alley, and we are seeking a variance to allow for this disparity from code regulations. Please see the variance request and the attached drawings for additional detail.**
- (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.**



Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

Spirit Lake Condos, LLC

Preliminary Development Application & Preliminary Plat Plans

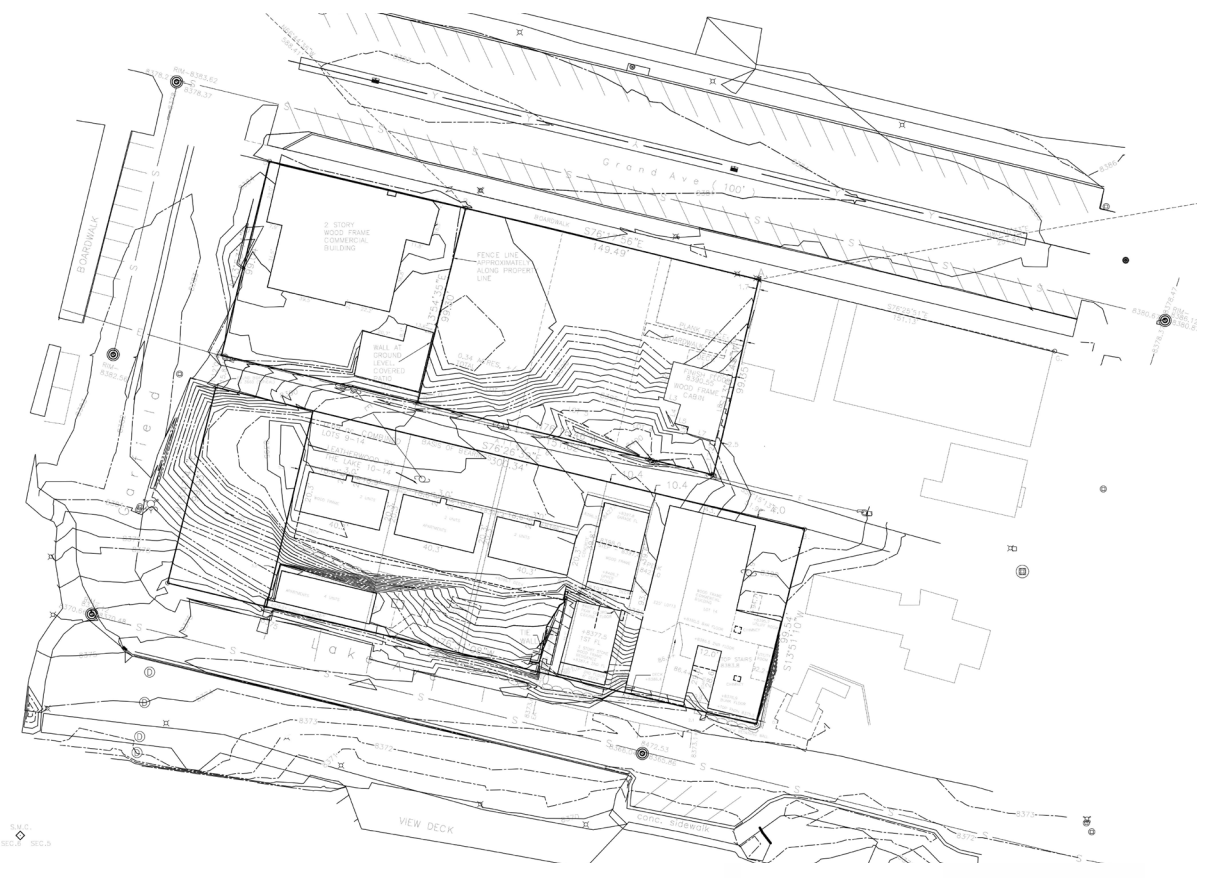
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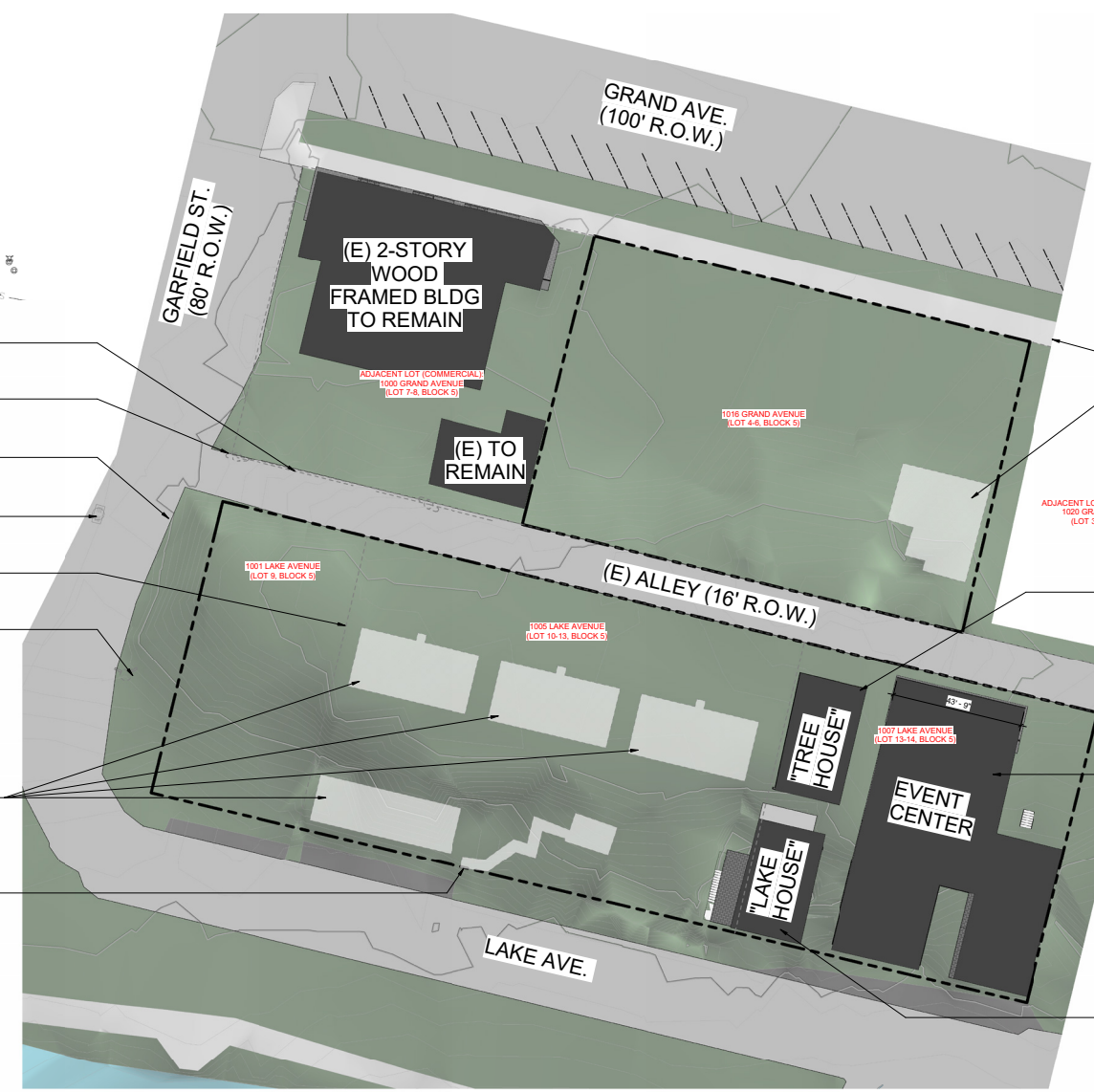
LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

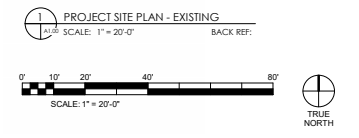
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



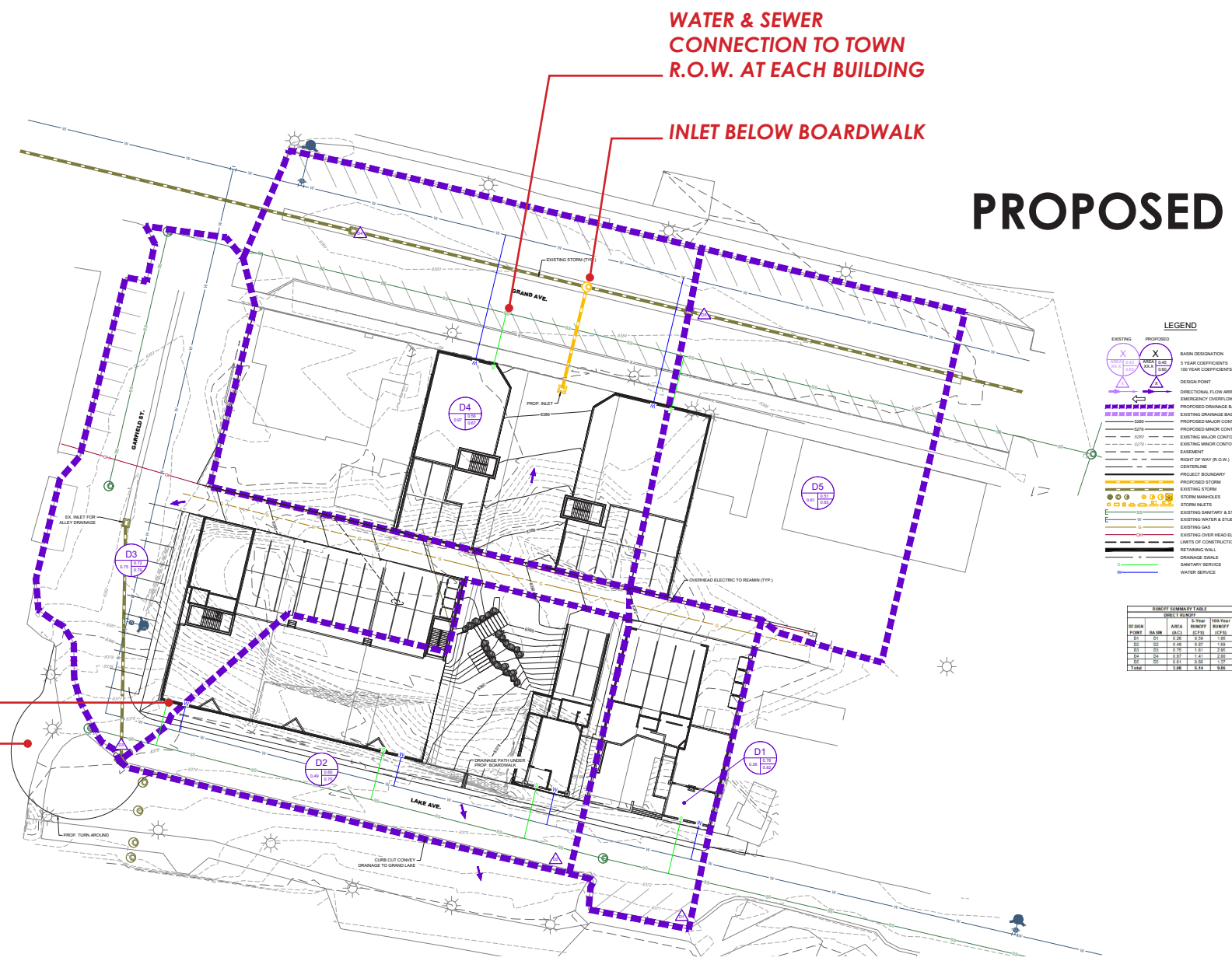
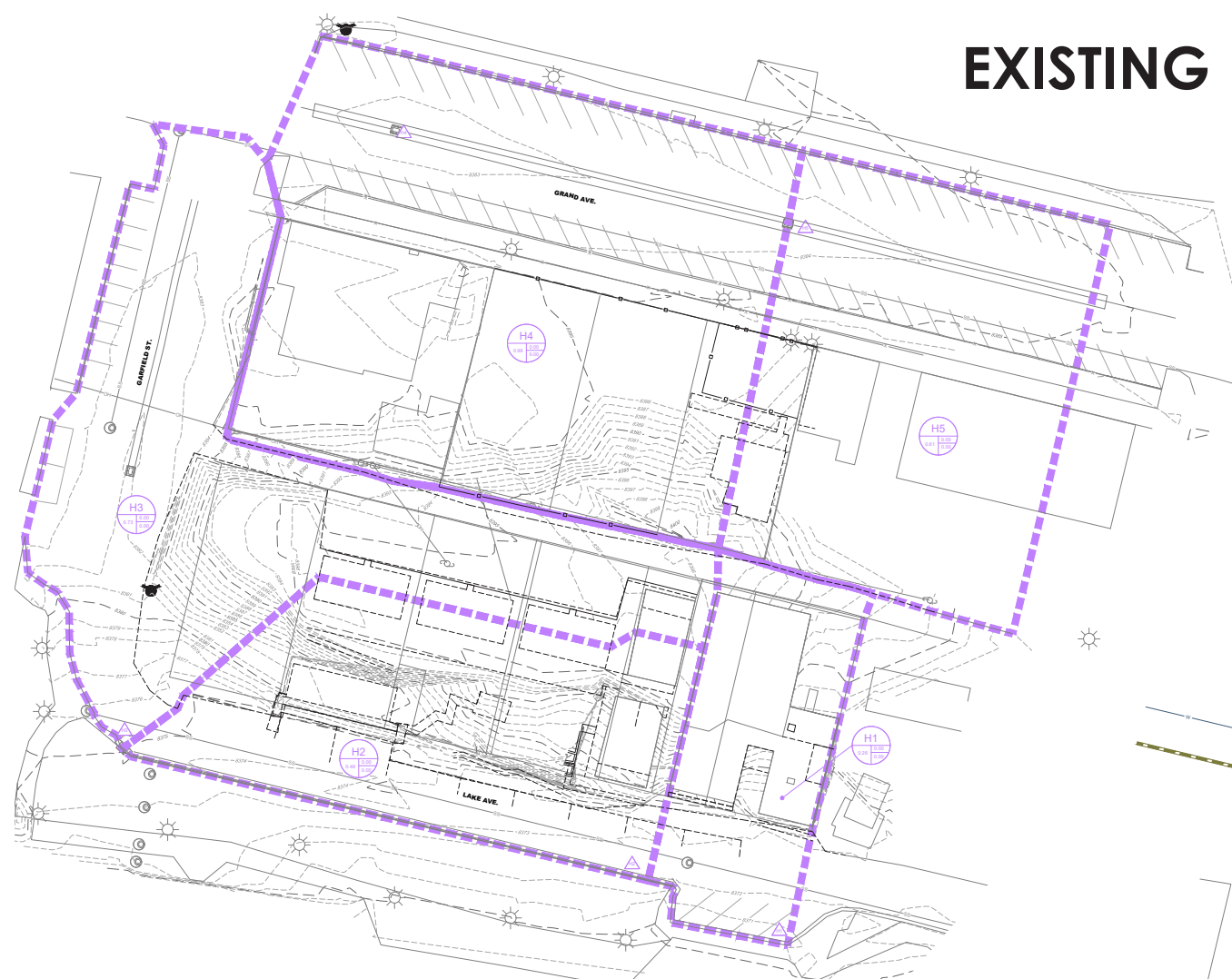
- (E) OVHD ELEC
- (E) POWER POLE
- (E) TIMBER CURB
- (E) DROP INLET
- (E) LOT LINE
- (E) HYDRANT
- (E) WOOD FRAMED BUILDINGS TO BE REMOVED
- (E) WOOD FRAMED DECK AND STAIR TO BE REMOVED



- (E) BOARDWALK
- (E) WOOD FRAMED CABIN TO BE REMOVED
- (E) WOOD FRAMED RESIDENTIAL BUILDING TO REMAIN
- (E) WOOD FRAMED COMMERCIAL & RESIDENTIAL BUILDING TO REMAIN
- (E) WOOD FRAMED RESIDENTIAL BUILDING TO REMAIN



SITE PLAN: EXISTING



SITE DRAINAGE & UTILITIES: EXISTING VS. PROPOSED

LEATHERWOOD GRAND LAKE

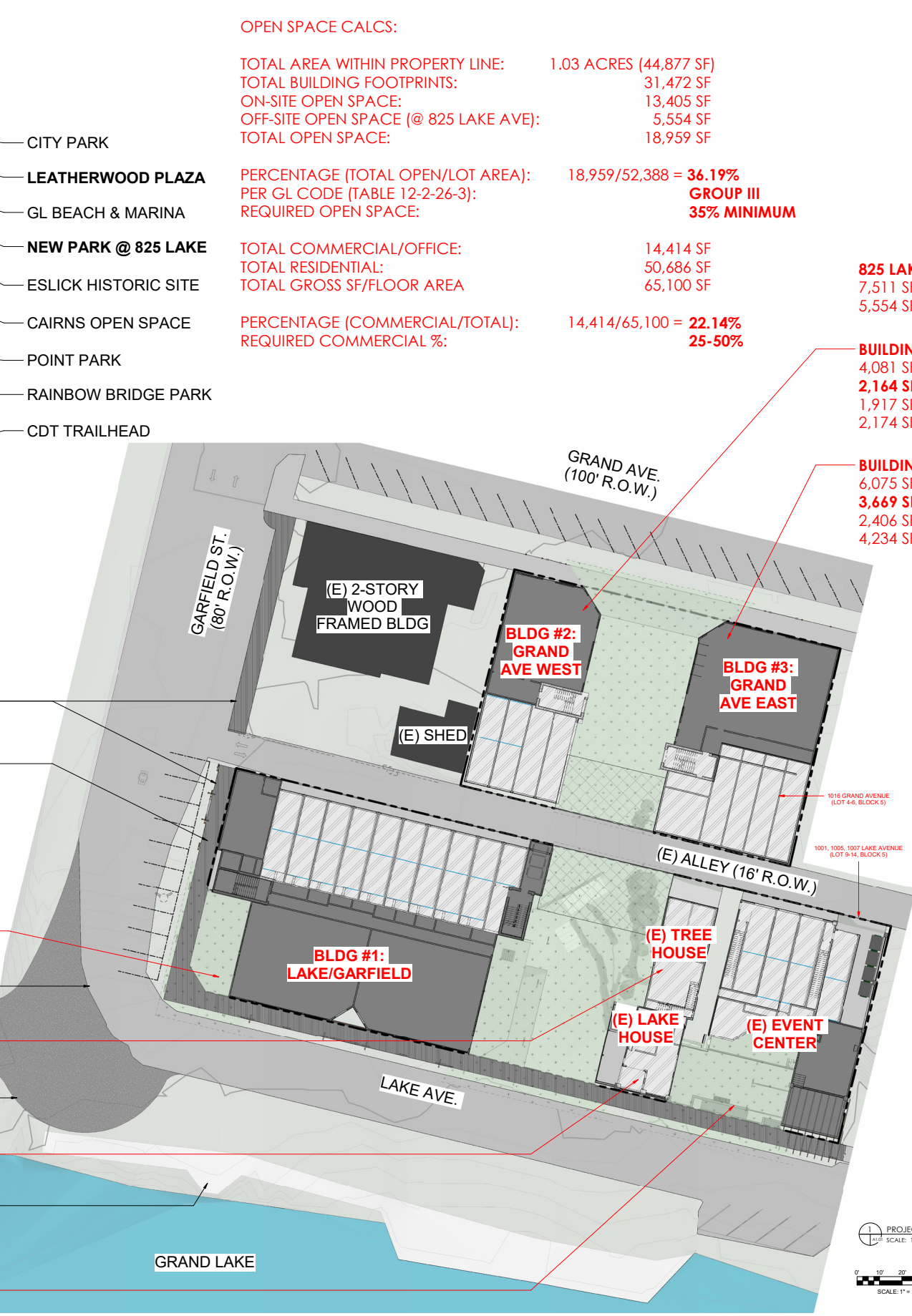
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



OPEN SPACE CALCS:

TOTAL AREA WITHIN PROPERTY LINE:	1.03 ACRES (44,877 SF)
TOTAL BUILDING FOOTPRINTS:	31,472 SF
ON-SITE OPEN SPACE:	13,405 SF
OFF-SITE OPEN SPACE (@ 825 LAKE AVE):	5,554 SF
TOTAL OPEN SPACE:	18,959 SF
PERCENTAGE (TOTAL OPEN/LOT AREA):	18,959/52,388 = 36.19%
PER GL CODE (TABLE 12-2-26-3):	GROUP III
REQUIRED OPEN SPACE:	35% MINIMUM
TOTAL COMMERCIAL/OFFICE:	14,414 SF
TOTAL RESIDENTIAL:	50,686 SF
TOTAL GROSS SF/FLOOR AREA:	65,100 SF
PERCENTAGE (COMMERCIAL/TOTAL):	14,414/65,100 = 22.14%
REQUIRED COMMERCIAL %:	25-50%

825 LAKE AVE:
7,511 SF (TOTAL AREA)
5,554 SF (OPEN SPACE)

BUILDING #2:
4,081 SF (TOTAL FP)
2,164 SF (RETAIL - L1)
1,917 SF (LEVEL 1 - PARKING)
2,174 SF (LEVEL 2 - RESIDENTIAL)

BUILDING #3:
6,075 SF (TOTAL FP)
3,669 SF (COMMERCIAL - L1)
2,406 SF (LEVEL 1 - PARKING)
4,234 SF (LEVEL 2 - RESIDENTIAL)

BUILDING #1:
14,252 SF (TOTAL FP)
6,230 SF (LEVEL 0 - COMMERCIAL)
1,061 SF (LEVEL 1 - COMMERCIAL)
4,734 SF (LEVEL 1 - PARKING)
6,585 SF (LEVEL 1 - RESIDENTIAL UNITS - 4)
10,318 SF (LEVEL 2 - RESIDENTIAL UNITS - 4)
6,928 SF (LEVEL 3 - RESIDENTIAL UNITS - 3)

TREEHOUSE (0 SF COMMERCIAL):
1,146 SF (TOTAL FP)
564 SF (LEVEL 1 PARKING)
562 SF (UNIT LEVEL 1 ENTRIES)
1,470 SF (UPPER LEVEL UNIT)

LAKEHOUSE (0 SF COMMERCIAL):
1,093 SF (TOTAL FP)
866 SF (LEVEL 0 UNIT)
745 SF (LEVEL 1 UNIT)
747 SF (LEVEL 2 UNIT)

EVENT CENTER:
4,825 SF (TOTAL FP)
1,290 SF (LAKE AVE - COMMERCIAL)
2,336 SF (LEVEL 1 - PARKING)
1,096 SF (LEVEL 1 - RESIDENTIAL UNIT - 1)
3,004 SF (LEVEL 2 - RESIDENTIAL UNITS - 2)

NEW CURB & GUTTER AT NEW BOARDWALK

NEW BOARDWALK (GARFIELD & LAKE)

EDGE OF (E) ASPHALT

NEW TURNAROUND FOR LOADING/DELIVERIES/ETC

(E) PUBLIC BOARDWALK & PIER

SITE LEGEND:

- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL OCCUPANCY @ GROUND (RESIDENTIAL ABOVE, TYP)
- PARKING BELOW (RESIDENTIAL OCCUPANCY ABOVE)
- EXISTING ASPHALT (TO REMAIN)
- NEW ASPHALT PAVING (RE: CIVIL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
- SNOW STORAGE
- PHASE SEPARATION (APPROX)

PROJECT SITE PLAN - SITE CALCULATIONS

SCALE: 1" = 20'-0"

BACK REF:

0' 10' 20' 40' 80'

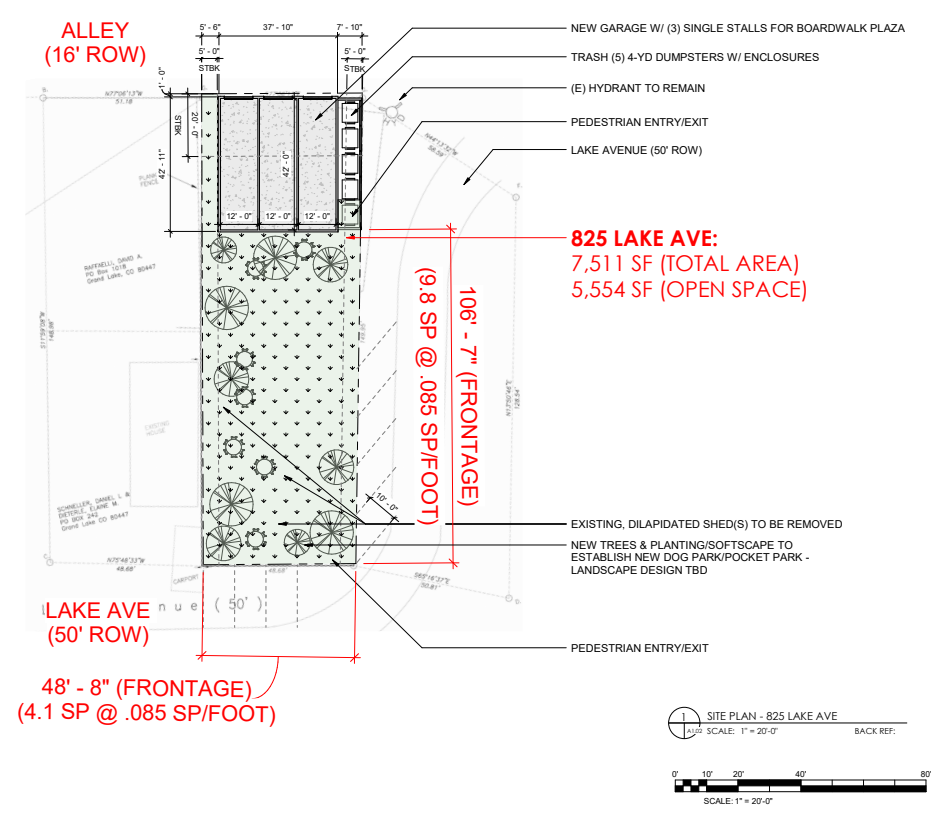
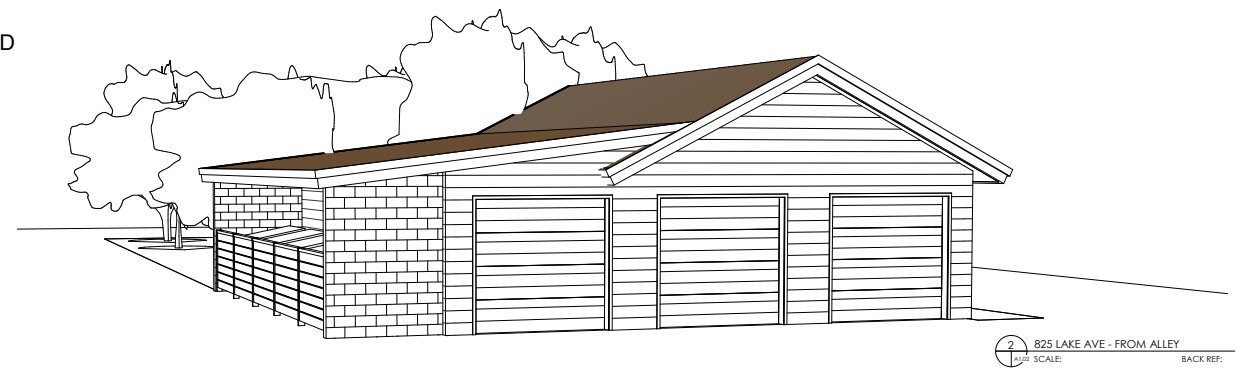
SCALE: 1" = 20'-0"

TRUE NORTH



SITE LEGEND:

- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL OCCUPANCY @ GROUND / RESIDENTIAL ABOVE, TYP.
- PARKING BELOW / RESIDENTIAL OCCUPANCY ABOVE
- EXISTING ASPHALT (TO REMAIN)
- NEW ASPHALT PAVING (RE. CIVIL)
- NEW BOARDWALK
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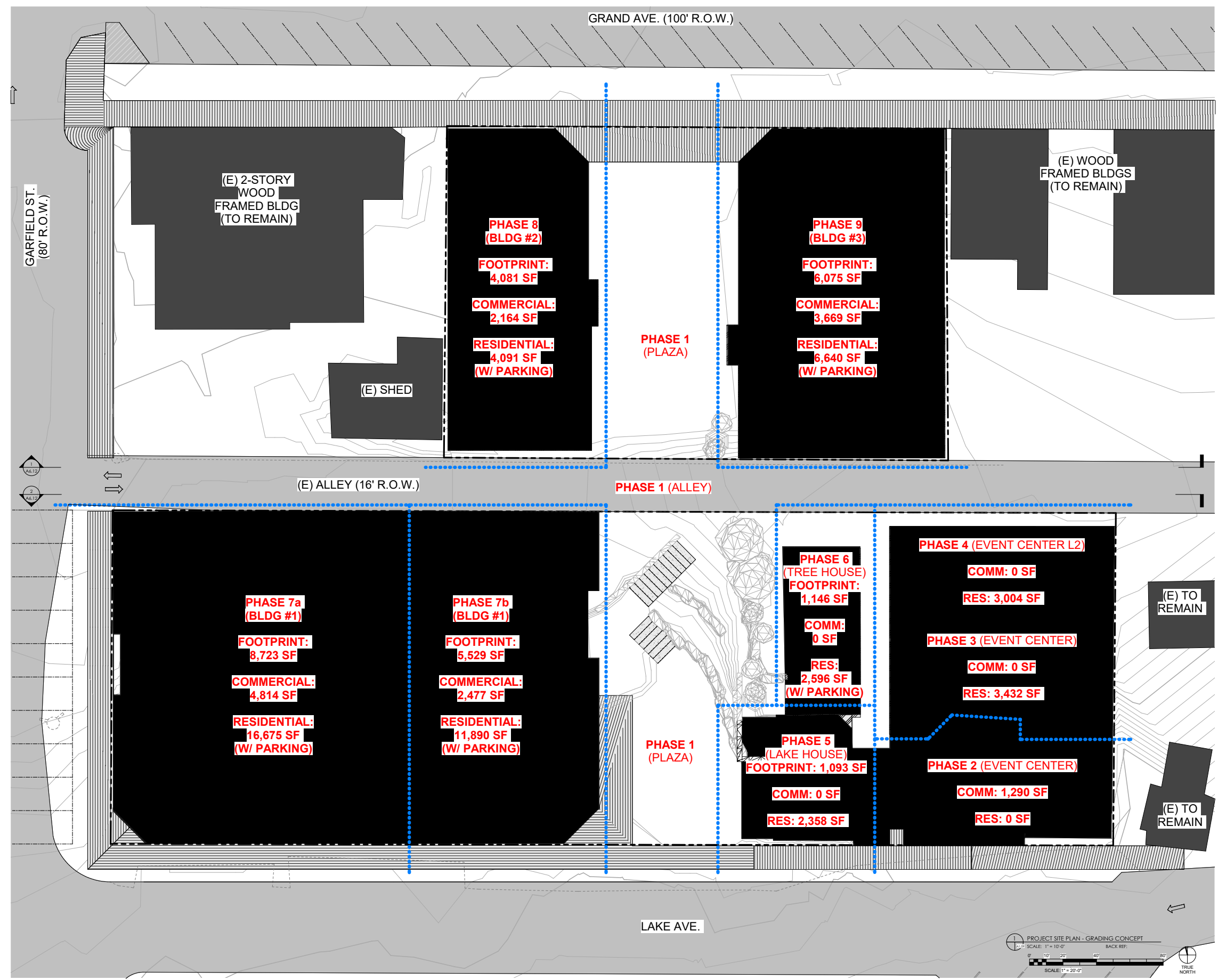


SITE PLAN: 825 LAKE AVENUE

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC
 BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402

SITE PLAN: PLAT/PHASE CONCEPT

TOGL COMMERCIAL REGULATIONS:

MAX LOT COVERAGE:	THE FIRST FLOOR OF MULTI-STORY BUILDINGS MAY COVER ONE HUNDRED (100%) PERCENT OF THE LOT OR PARCEL, BUT ALL ITEMS CALLED FOR IN THE ON-SITE UTILITY USE AREA DESCRIBED BELOW SHALL STILL BE PROVIDED ON THE LOT OR PARCEL. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D) 9)
ON-SITE UTILITY USE AREA:	EACH LOT OR PARCEL SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES AND A TRASH STORAGE AREA ON THE LOT. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-18(D) 10)
SNOW STORAGE:	CONVENIENT AND ACCESSIBLE SNOW STORAGE AREAS SHALL BE PROVIDED FOR PARKING AREAS EQUIVALENT TO ONE-THIRD (1/3) OF THE TOTAL DRIVE AND PARKING AREAS. (TOGL ARTICLE 2: ZONING REGULATIONS 12-2-28(C) 2)
LIGHTING (EXTERIOR):	LIGHTING SHALL BE CONSISTENT WITH THE DARK-SKY CONCEPT THROUGH THE UTILIZATION OF APPROVED NIGHTSCAPING FIXTURES, WHICH PREVENT ADVERSE EFFECTS OF ARTIFICIAL NIGHT LIGHTING. THIS SHALL INCLUDE COMPONENTS TO REDUCE SKY GLOW, GLARE, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-6)
LOADING/UNLOADING AREAS:	CHANGES IN STRUCTURE (ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%) IN ANY GIVEN TWO-YEAR PERIOD) SHALL NECESSITATE ALLEY ACCESS LOADING/UNLOADING AREAS.
BUSINESS SIGNAGE:	NO SIGN SHALL BE ERRECTED, PLACED, OR MODIFIED EXCEPT AS PERMITTED BY THIS SIGN CODE. (TOGL ARTICLE 2: SIGN CODE 6-2-3)
ASSUMPTION:	SIGNAGE REVISIONS / NEEDS ARE YET TO BE DETERMINED AND WILL BE SUBMITTED SEPARATELY AS REQUIRED.
DRAINAGE REQUIREMENTS:	THE SITE PLAN MUST INDICATE FACILITIES FOR ADEQUATE DRAINAGE REQUIRED THAT ARE PROPOSED TO CONNECT TO THE TOWN'S DRAINAGE SYSTEM. NATURAL EROSION CONTROL OR RETENTION PROVISIONS MUST BE LOCATED ON THE LANDSCAPE PLAN. (TOGL ARTICLE 1: BUILDING REGULATIONS 9-1-18(B) 7)
ASSUMPTION:	N/A - NO EXISTING TOWN DRAINAGE / SEWER SYSTEMS EXIST TO CONNECT WITH AT THIS TIME. AS A RESULT, ALL ROOFS AND DOWNSPOUTS ARE DAYLIT AS INDICATED.
EXTERIOR MATERIALS:	ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A))
ALL NEW METAL PANEL SIDING SHALL COMPLY W/ ZONING CODE 12-7-4(B) 4 D.	
PARKING DESIGN REQUIREMENTS: 12-2-28(B) 2.A	STANDARD PARKING SPACE, UNCOVERED: 10'-0" (WIDE) x 20'-0" (LENGTH) STANDARD PARKING SPACE, COVERED/INDOOR: 10'-0" (WIDE) x 18'-0" (LENGTH) ACCESSIBLE PARKING SPACE: 8'-0" (WIDE) x 18'-0" (LENGTH) W/ 5'-0" MIN ACCESS AISLE
STUDIO/1-BEDROOM: 1 SPACE 2-BEDROOM: 1.5 SPACES 3-BEDROOM: 2 SPACES GENERAL RETAIL/BANK/OFFICE/PUBLIC/PERSONAL SERVICES: 1 SPACE/200 SF TOTAL FLOOR AREA	
ACCESSIBLE PARKING REQUIRED: 12-2-28(B) 6	ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR EACH TWENTY-FIVE (25) OFF-STREET PARKING OR FRACTION THEREOF. IN ALL CASES THE ACCESSIBLE SPACE SHALL BE LOCATED IN A MANNER CLOSE AND CONVENIENT TO THE PRINCIPAL BUILDING MAIN PEDESTRIAN INGRESS/EGRESS.
PARKING CALCULATIONS:	COMMERCIAL (1SP/350 SF FLOOR AREA) = 14,414 SF/350 SF = 41 SPACES REQUIRED
1-BEDROOM UNITS:	LAKEHOUSE - (3) 1-BED UNITS (3) REQUIRED SPACES EV. CENTER - (1) 1-BED UNIT (1) REQUIRED SPACES BUILDING #1 - (2) 1-BED UNITS (2) REQUIRED SPACES
2-BEDROOM UNITS:	TREEHOUSE - (1) 2-BED UNIT (1.5) REQUIRED SPACES BUILDING #1 - (9) 2-BED UNITS (13.5) REQUIRED SPACES BUILDING #2 - (2) 2-BED UNITS (3) REQUIRED SPACES BUILDING #3 - (4) 2-BED UNITS (6) REQUIRED SPACES
3-BEDROOM UNITS:	EV. CENTER - (2) 3-BED UNITS (4) REQUIRED SPACES BUILDING #1 - (1) 3-BED UNIT (1.5) REQUIRED SPACES
TOTAL RESIDENTIAL PARKING REQUIRED:	(37) SPACES REQUIRED
PARKING COUNT:	ALL RESIDENTIAL UNITS ARE PARKED WITHIN THEIR RESPECTIVE BUILDING, LESS (2) UNITS IN BUILDING #2, AND (2) UNITS IN THE LAKEHOUSE PARKED IN BUILDING #3. OFF STREET PARKING REQUIRED/PROVIDED: 27 SPACES REQUIRED/44 SPACES PROVIDED (OFF ALLEY) FOR RESIDENTIAL UNITS. ON STREET PARKING PROVIDED: (43) SPACES REQUIRED/44 SPACES PROVIDED (ON-STREET TOTAL INCL ADA) BASED ON "ON-STREET PARKING CREDITS" (0.85 SPACES/1 FOOT OF FRONTAGE FOR GRAND AVE, LAKE AVE & GARFIELD ST. - 12-2-28(B) 3.B) 2+ PROVIDED SPACES TO BE ACCESSIBLE (ACCESSIBLE ON-STREET - 1 PER 25 SPACES) 78 TOTAL SPACES REQUIRED - 88 TOTAL SPACES PROVIDED

SNOW STORAGE

PARKING CALCS

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

PROJECT ZONING SUMMARY

LEGAL DESCRIPTION:	BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 TOWN OF GRAND LAKE COUNTY OF GRAND, STATE OF COLORADO
CONSTRUCTION TYPE:	EXISTING CONSTRUCTION: VARIES, VB TYPICAL NEW CONSTRUCTION: VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLERING C - COMMERCIAL
ZONING CLASSIFICATION:	C - COMMERCIAL
FRONT YARD SETBACK:	0'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	0'-0"
MAX BUILDING HEIGHT:	35'-00" TYP. (40' - 00" WHERE GRADE CHANGE IS GREATER THAN 5')
EXISTING BUILDING HEIGHT:	30'-0" - 29'-2"
HEIGHT (STORIES):	2/3 STORIES EXISTING, ALL NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE CODES
GROSS SITE AREA:	1.029 ACRES (44,877 SF) @ COMBINED PROPERTY LINE

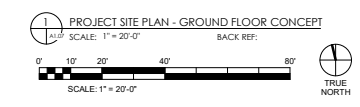
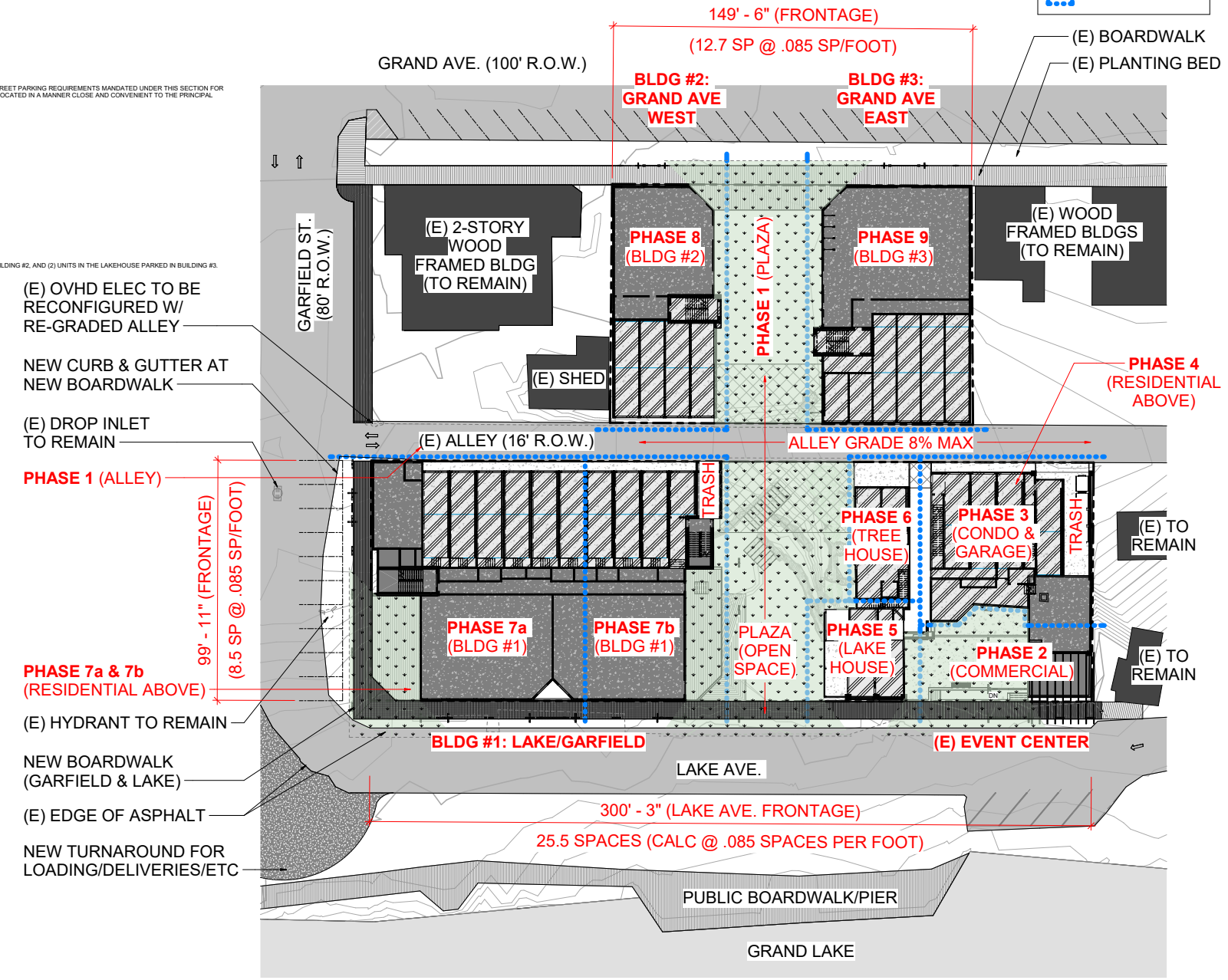
ZONING

SITE NOTES

- 1) ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
- 2) VERIFY ALL UTILITY LOCATES PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE COMPANY - ALL UTILITIES TO BE UNDERGROUND.
- 3) PROVIDE POSITIVE DRAINAGE AT ALL BUILDING PERIMETERS. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
- 4) REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET
- 5) PROVIDE 4" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS
- 6) STAKE BUILDING LOCATIONS FOR OWNER, ARCHITECT, AND CONSULTANT ENGINEER REVIEW PRIOR TO ANY WORK.
- 7) GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL TOWN OF GRAND LAKE REGULATIONS AND REQUIREMENTS.

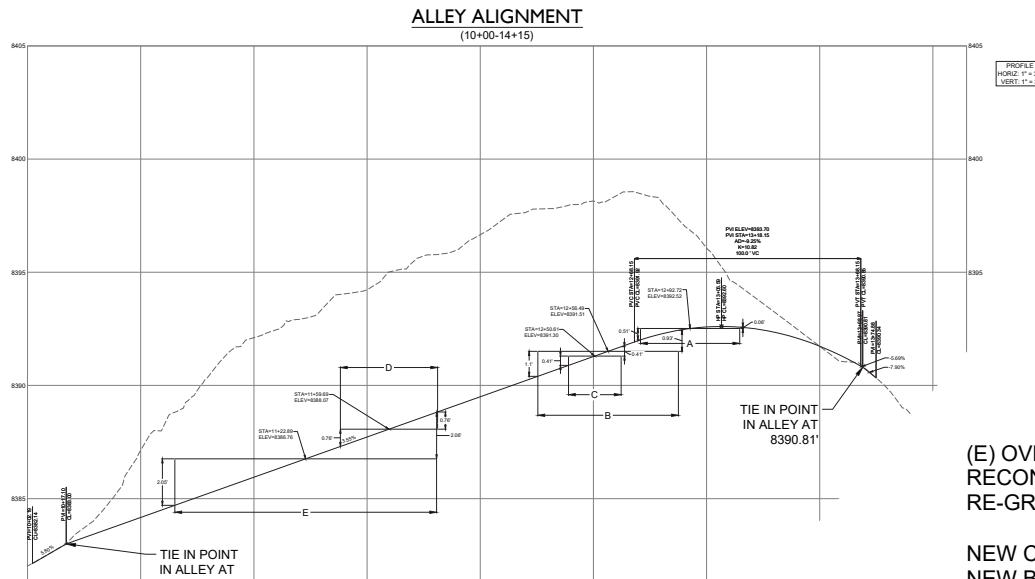
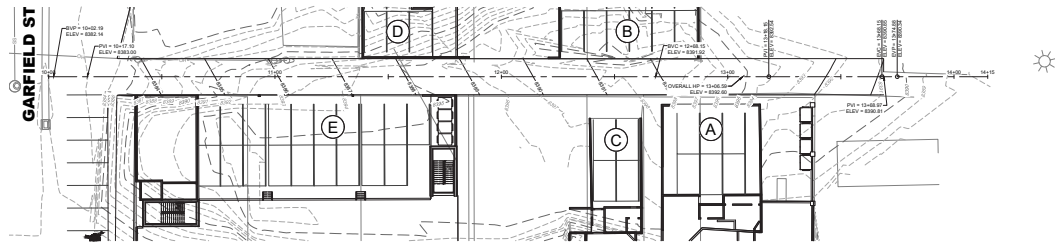
SITE LEGEND:

	EXISTING BUILDING (TO REMAIN)
	COMMERCIAL OCCUPANCY @ GROUND (RESIDENTIAL ABOVE, TYP)
	PARKING BELOW/ RESIDENTIAL OCCUPANCY ABOVE
	EXISTING ASPHALT (TO REMAIN)
	NEW ASPHALT PAVING (RE: CIVIL)
	NEW BOARDWALK
	EXISTING BOARDWALK
	NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
	SNOW STORAGE
	PHASE SEPARATION (APPROX)



SITE PLAN: GROUND FLOOR CONCEPT

ALLEY PROFILE (PROPOSED VS. EXISTING)



SITE LEGEND:

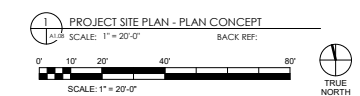
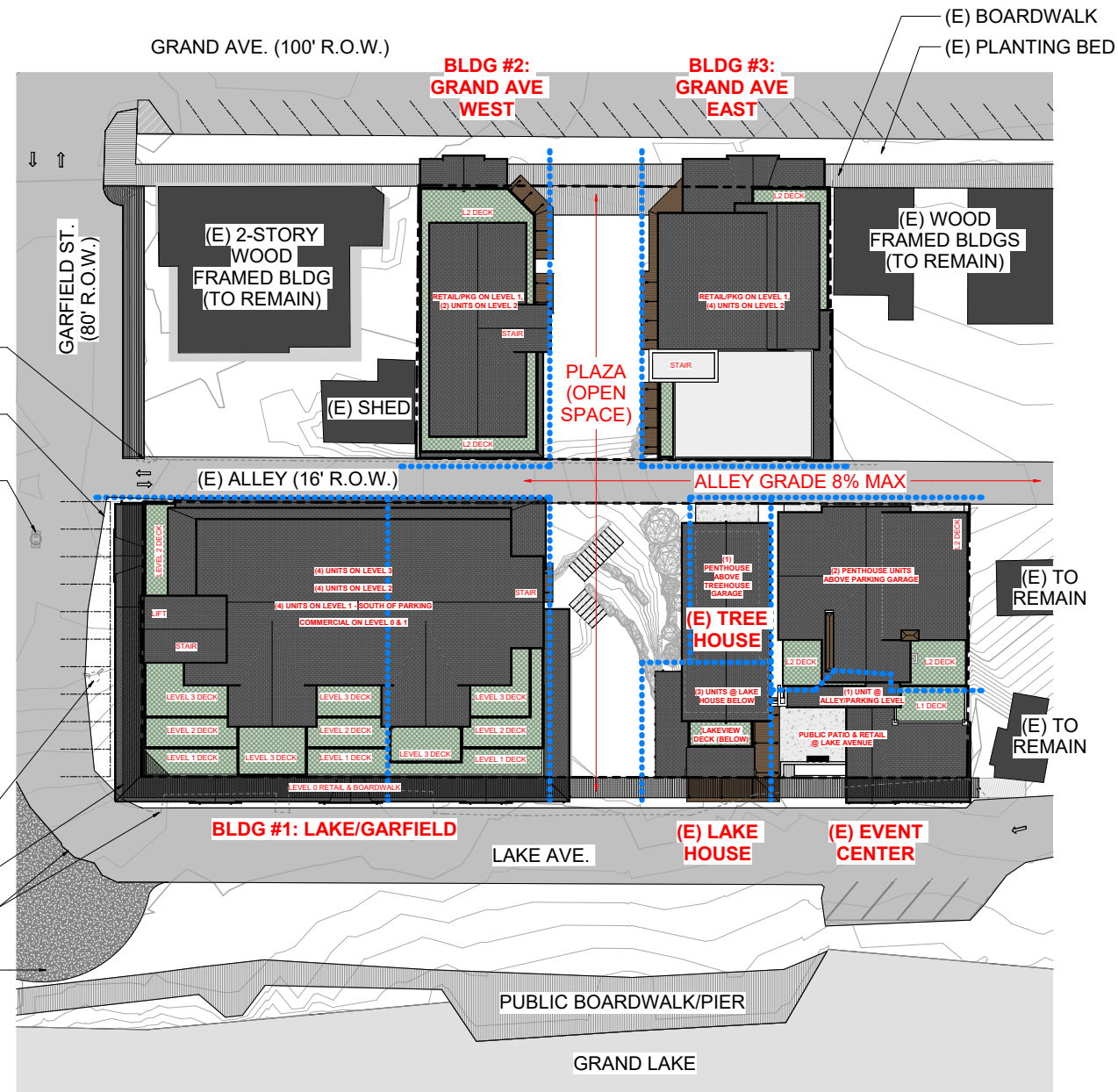
- EXISTING BUILDING (TO REMAIN)
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- NEW BOARDWALK
- EXISTING BOARDWALK
- NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
- SNOW STORAGE
- PHASE SEPARATION (APPROX)

(E) OVHD ELEC TO BE RECONFIGURED W/ RE-GRADED ALLEY
 NEW CURB & GUTTER AT NEW BOARDWALK
 (E) DROP INLET TO REMAIN

(E) HYDRANT TO REMAIN
 NEW BOARDWALK (GARFIELD & LAKE)
 (E) EDGE OF ASPHALT
 NEW TURNAROUND FOR LOADING/DELIVERIES/ETC

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



Preliminary Development Plans

01/08/2025

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

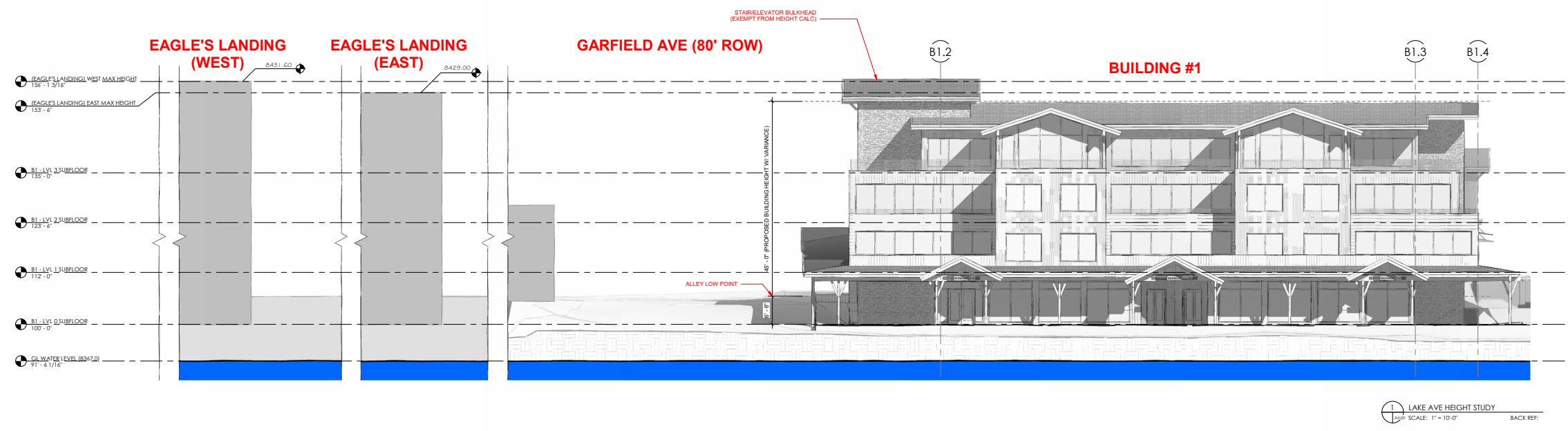
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



CONCEPTUAL MASSING - EARLY DEVELOPMENT



GOOGLE EARTH OVERLAY:
 EAGLE'S LANDING HIGH POINT TO LAKE - 100'
 LEATHERWOOD HIGH POINT TO LAKE - 150'



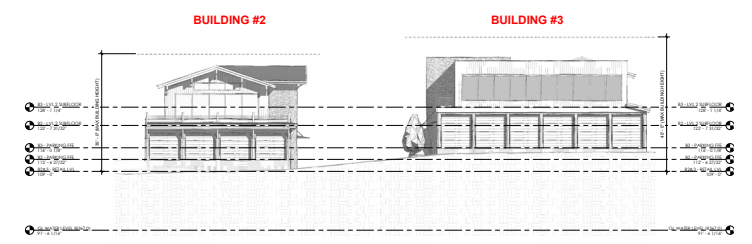
ALL ELEVATIONS ARE SCHEMATIC & REPRESENT GENERALIZED MASSING & MATERIALS. EXTERIOR MATERIALS, ROOFLINES, WINDOWS AND STYLE/DETAILS ARE IN-PROGRESS, FLEXIBLE & OPEN TO FEEDBACK.

CONCEPTUAL MASSING - BUILDING #1 HEIGHT STUDY

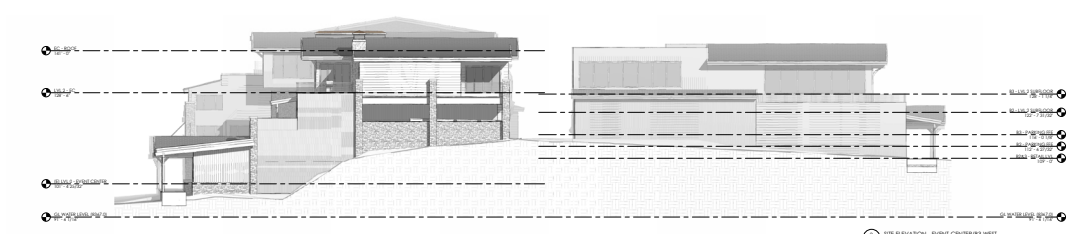
LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

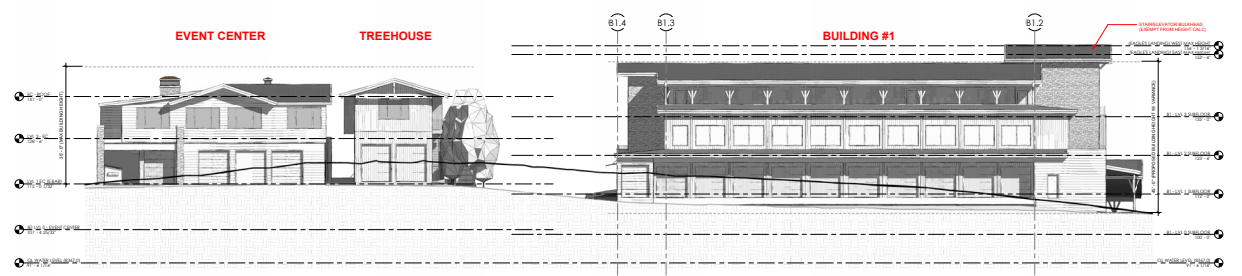
BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402



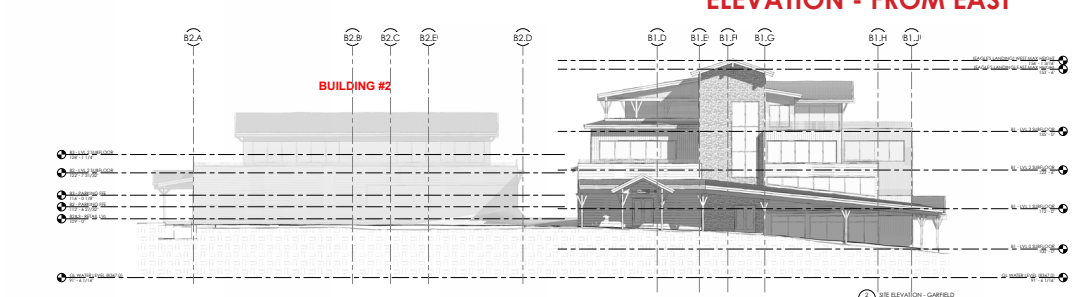
ELEVATION - FROM ALLEY LOOKING NORTH



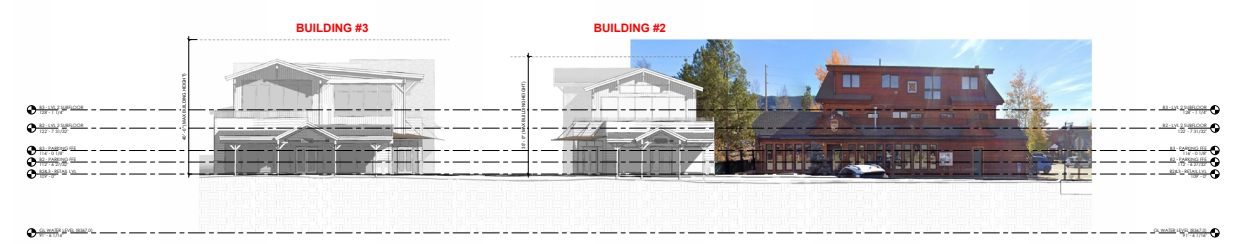
ELEVATION - FROM EAST



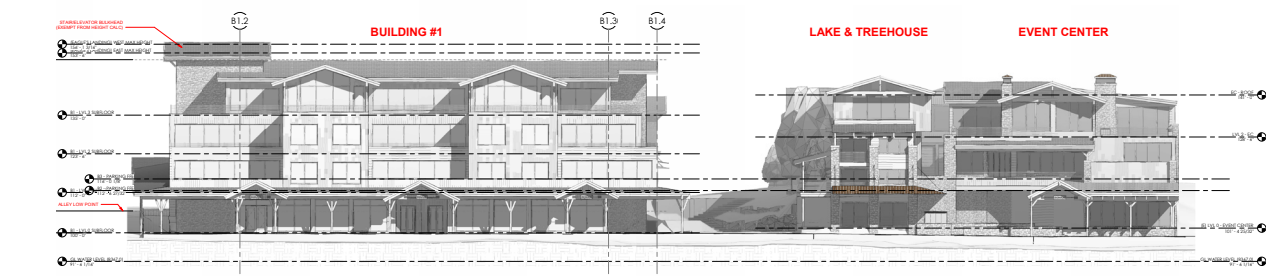
ELEVATION - FROM ALLEY LOOKING SOUTH



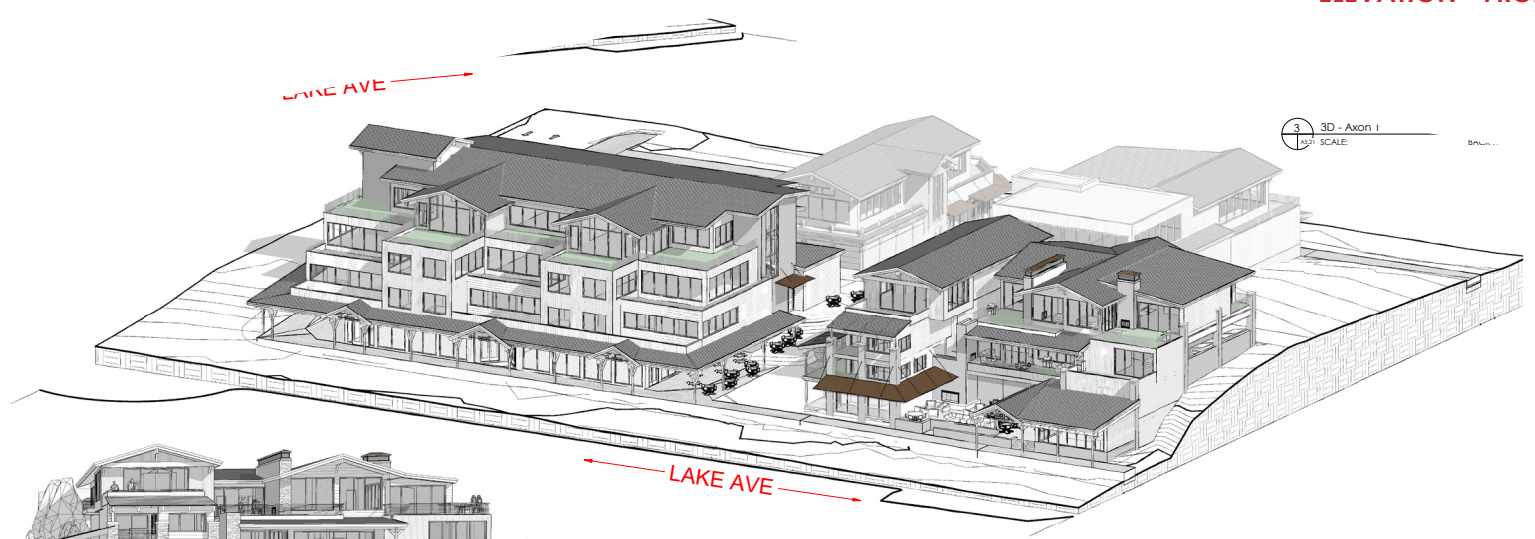
ELEVATION - FROM GARFIELD



ELEVATION - FROM GRAND AVENUE



ELEVATION - FROM LAKE AVENUE



3D - Axon 1
SCALE



3D - Vignette from Lake
SCALE
BACK REF: A3.01



3D - Vignette from Marina
SCALE
BACK REF: A3.01

CONCEPTUAL MASSING - FACADE SCHEMATICS & MASSING AERIALS

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



GRAND LAKE PALETTE



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

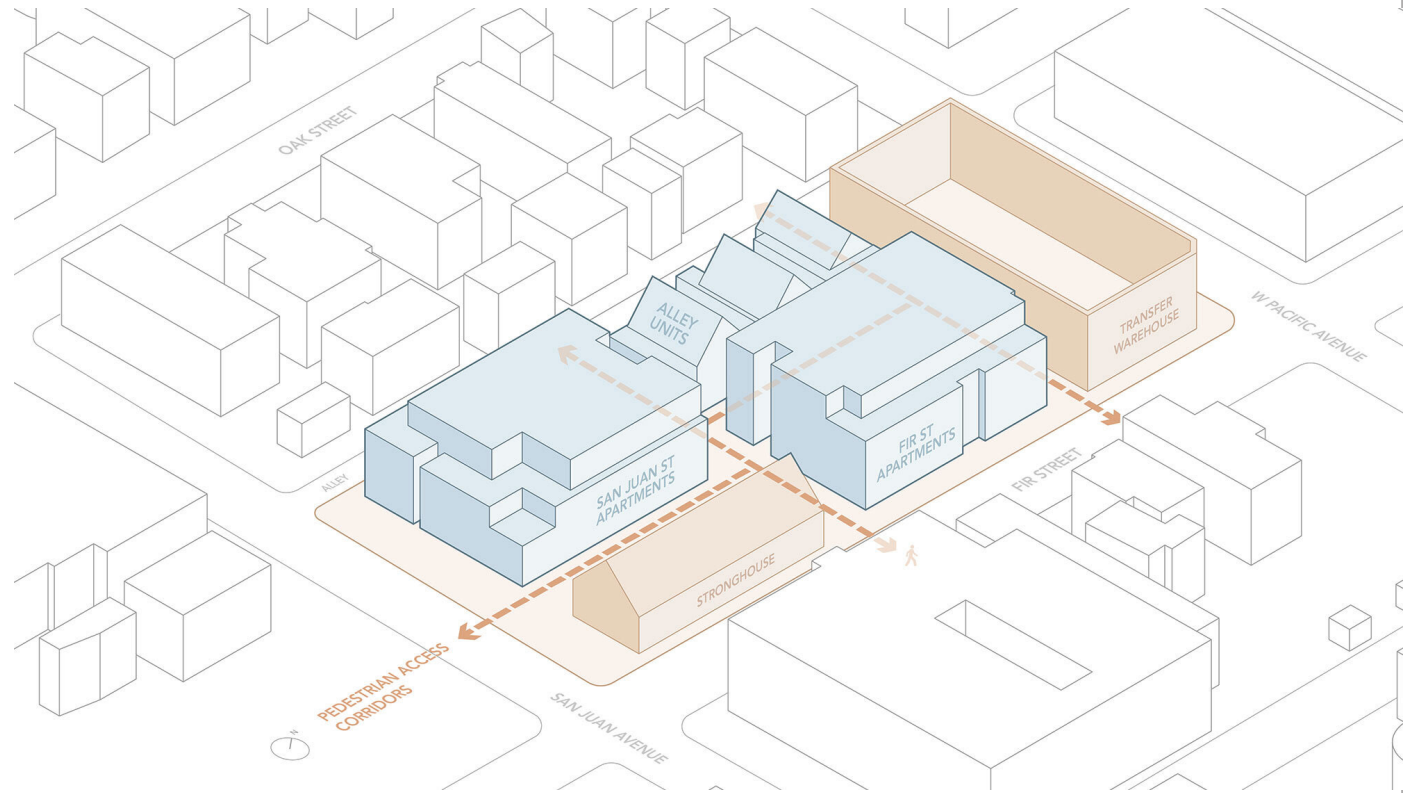
CONCEPTUAL RENDERINGS



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



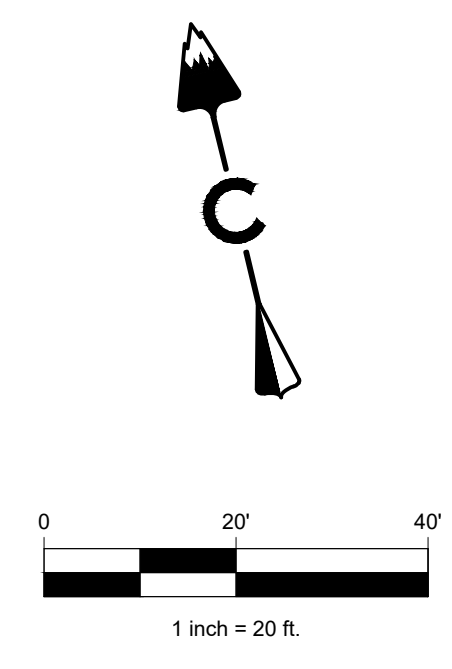
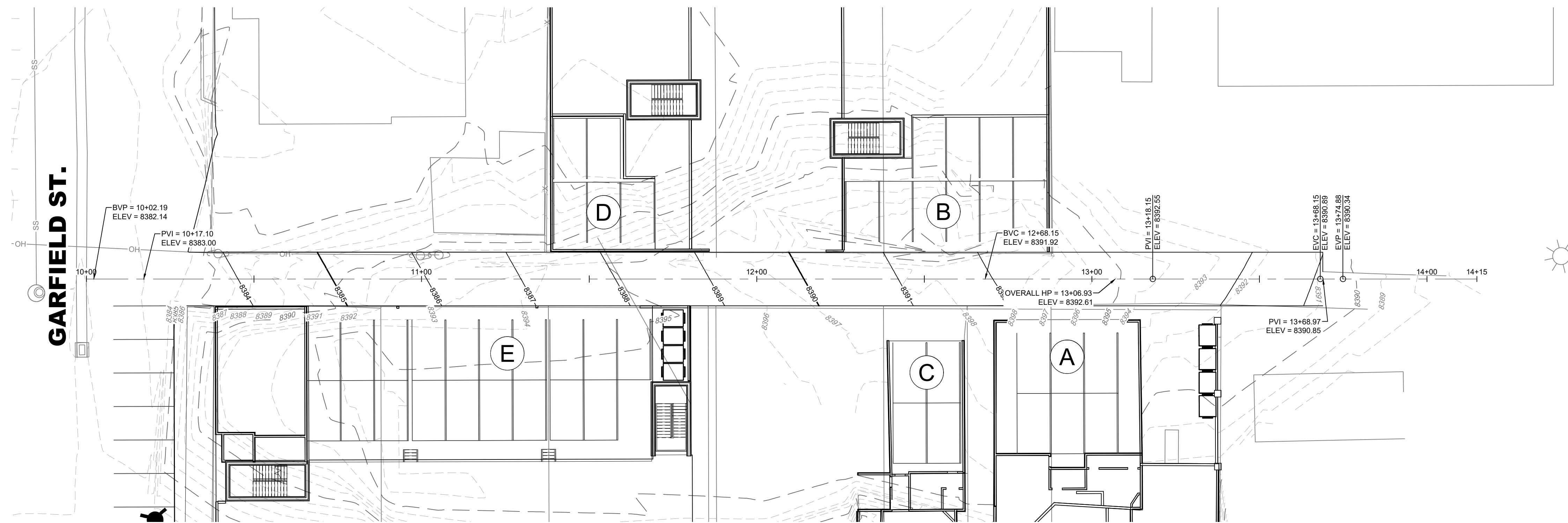
LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

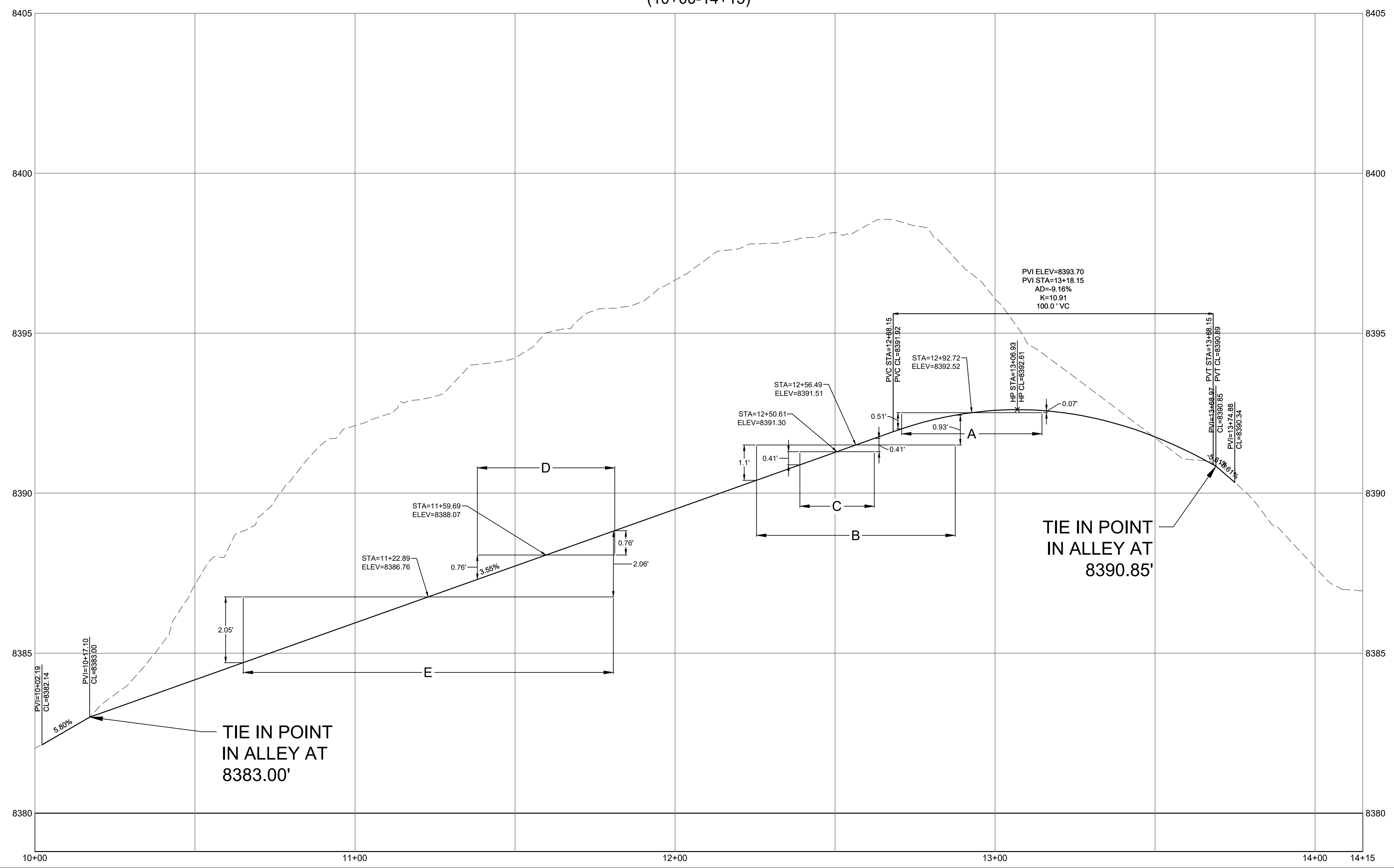
BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402

“TELLURIDE TRANSFER”

CONCEPT DESIGN - PRECEDENT



ALLEY ALIGNMENT
(10+00-14+15)



PRELIM ALLEY GRADING EXHIBIT
EXHIBIT 24 X 36

CREATED BY: ACJ	DATE: 08/06/24
JOB NO. 24-015	SHEET 1

CORE CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

8/6/2024 2:14 PM - X:\24-015 LEATHERWOOD GRAND LAKE MIXED USE\CIVIL\CD\EXHIBITS\OVERALL\2024.08.01 - INITIAL ALLEY GRADING EXHIBIT\INITIAL ALLEY GRADING EXHIBIT - 08.06.24.DWG

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 03 – 2025**

A RESOLUTION RECOMMENDING APPROVAL OF FOUR ZONING REGULATION VARIANCE REQUESTS FOR ON-SITE OPEN SPACE LAND AREA REQUIREMENTS, OFF-SITE OPEN SPACE CREDIT, ALLOWANCE OF A FIRST-STORY RESIDENTIAL UNIT, AND AN INCREASE IN THE MAXIMUM BUILDING HEIGHT FOR THE LEATHERWOOD DEVELOPMENT SITE LOCATED ON LOTS 4-6, BLOCK 5 GRAND LAKE SUBDIVISION, AND LOTS 9-14, LEATHERWOOD INN BY THE LAKE SUBDIVISION, MORE COMMONLY REFERRED TO AS 1016 GRAND AVENUE AND 1001, 1005, AND 1007 LAKE AVENUE.

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

- Lots 4-6, Block 5, Grand Lake Subdivision, Grand Lake, Colorado, also known as: 1016 Grand Avenue, Grand Lake, Colorado 80447; and
- Lots 9-14, Leatherwood Inn by the Lake Subdivision, Grand Lake Colorado, also known as: 1001, 1005, and 1007 Lake Avenue, Grand Lake, Colorado 80447 (the “Property”);
- and

WHEREAS, the Owner is preparing to redevelop the Property for a new multistory mixed-use development known as the Leatherwood project.; and

WHEREAS, the Town received a zoning variance request application (the “Application”) from the Owner, requesting four project specific variances as follows:

1. To classify the Leatherwood project as Group III under the mixed-use open space land area requirements of Municipal Code Section 12-2-26(A)3., resulting in a 35% minimum open space land area requirement.
2. To allow the use of off-site open space at 825 Lake Avenue to be counted towards the total on-site open space requirements of the proposed Leatherwood project.
3. To allow a residential condominium to remain on the main floor within the front 50 feet of an existing residential dwelling, commonly known as “The Lakehouse” along Lake Avenue.
4. To allow a maximum height of up to 45 feet for Building 1 of the Leatherwood project (measured from the regraded alley’s low point), located at the corner of Lake Avenue and Garfield Street.

WHEREAS, Grand Lake Municipal Code (the “Code”) establishes the following regulations related to each of the four variance requests in the Commercial zone district for the Town as follows:

12-2-26(A)3. – Regulations for Mixed Use Developments.

(A) *Mixed-Use Regulations for the CT, C and RST Districts.*

3. Mixed-Use projects shall conform to the following schedule of (Private) Open Space Land Area Requirements:

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 / Office	20%
	25% - 1%	Residential	
II.	50% - 75%	Commercial / Office	25%
	50% - 25%	Residential	
III.	25% - 50%	Commercial / Office	35%
	75% - 50%	Residential	
IV.	10% - 25%	Commercial / Office	45%
	90% - 75%	Residential	
V.	1% - 9%	Commercial / Office	50%
	99% - 91%	Residential	

12-2-26(A)4. – Regulations for Mixed Use Developments.

(A) *Mixed-Use Regulations for the CT, C and RST Districts.*

4. In all applicable districts, the developer shall submit a proposal for the Open Space Land Area Required for Mixed-Use projects. The Open Space Land Area Requirement is to be provided on-site, in accordance with the Section 12-2-6 Definitions.

12-2-18(A)10. – Regulations for Commercial District - C.

(A) *Uses Permit by Right.*

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

12-2-6. – Definitions

Height, Building means the vertical distance measured from the original grade or finish grade whichever is more restrictive to the highest point of the roof surface, exclusive of chimneys, ventilators, pipes, spires or similar items. If the footprint of the structure has an elevation difference of five (5) feet or greater an additional five (5) feet may be added to the lower elevation. The height of a stepped or terraced building is the maximum height of any segment of the building.

12-2-18(C) – Regulations for Commercial - C.

1. *Zoning Standards.* Except as provided in Section 12-2-27, the area regulations are as follows:

Standard Type	Measurement
Maximum Height	35'

WHEREAS, on January 8, 2025, the Planning Commission reviewed the Owners’ variance request at a Public Hearing; and,

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, and public comments, the Planning Commission has considered the following factors set forth in the Grand Lake Municipal Code Section 12-2-27 (2)(B)(3):

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and
- (d) The effect of the proposed action upon future development in the area; and
- (e) The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town’s Comprehensive Plan.

WHEREAS, upon a thorough consideration of the factors of Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, the 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 Planning Commission recommends that the Application be approved by the Board of Trustees subject to the conditions set forth in Section 2., below.
2. The Planning Commission’s recommendation for approval is based on the Applicant satisfying the following conditions. Unless specified otherwise, such conditions should be satisfied before the matter is considered by the Board of Trustees.
 - a. Payment by the Owner of all legal, engineering, and administrative fees incurred by the Town in connection with the review, processing, consideration, and action on the Application.
 - b. Compliance by the Owner with all representations made to the Planning Commission during all public hearings or meetings related to the Application.
 - c. The Owner complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,

- d. In granting this Request the Commission is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests.
 - e. This authorization shall run with the transfer of the Property from the Owner to their successors, heirs, or grantees.
 - f. ANY ADDITIONAL CONDITIONS, IF APPLICABLE
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 8th DAY OF JANUARY 2025.

(S E A L)

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
PLANNING COMMISSION
RESOLUTION NO. 03 – 2025**

A RESOLUTION RECOMMENDING DENIAL OF FOUR ZONING REGULATION VARIANCE REQUESTS FOR ON-SITE OPEN SPACE LAND AREA REQUIREMENTS, OFF-SITE OPEN SPACE CREDIT, ALLOWANCE OF A FIRST-STORY RESIDENTIAL UNIT, AND AN INCREASE IN THE MAXIMUM BUILDING HEIGHT FOR THE LEATHERWOOD DEVELOPMENT SITE LOCATED ON LOTS 4-6, BLOCK 5 GRAND LAKE SUBDIVISION, AND LOTS 9-14, LEATHERWOOD INN BY THE LAKE SUBDIVISION, MORE COMMONLY REFERRED TO AS 1016 GRAND AVENUE AND 1001, 1005, AND 1007 LAKE AVENUE.

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

- Lots 4-6, Block 5, Grand Lake Subdivision, Grand Lake, Colorado, also known as: 1016 Grand Avenue, Grand Lake, Colorado 80447; and
- Lots 9-14, Leatherwood Inn by the Lake Subdivision, Grand Lake Colorado, also known as: 1001, 1005, and 1007 Lake Avenue, Grand Lake, Colorado 80447 (the “Property”); and

WHEREAS, the Owner is preparing to redevelop the Property for a new multistory mixed-use development known as the Leatherwood project.; and

WHEREAS, the Town received a zoning variance request application (the “Application”) from the Owner, requesting four project specific variances as follows:

1. To classify the Leatherwood project as Group III under the mixed-use open space land area requirements of Municipal Code Section 12-2-26(A)3., resulting in a 35% minimum open space land area requirement.
2. To allow the use of off-site open space at 825 Lake Avenue to be counted towards the total on-site open space requirements of the proposed Leatherwood project.
3. To allow a residential condominium to remain on the main floor within the front 50 feet of an existing residential dwelling, commonly known as “The Lakehouse” along Lake Avenue.
4. To allow a maximum height of up to 45 feet for Building 1 of the Leatherwood project (measured from the regraded alley’s low point), located at the corner of Lake Avenue and Garfield Street.

WHEREAS, Grand Lake Municipal Code (the “Code”) establishes the following regulations related to each of the four variance requests in the Commercial zone district for the Town as follows:

12-2-26(A)3. – Regulations for Mixed Use Developments.

(A) *Mixed-Use Regulations for the CT, C and RST Districts.*

3. Mixed-Use projects shall conform to the following schedule of (Private) Open Space Land Area Requirements:

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 / Office	20%
	25% - 1%	Residential	
II.	50% - 75%	Commercial / Office	25%
	50% - 25%	Residential	
III.	25% - 50%	Commercial / Office	35%
	75% - 50%	Residential	
IV.	10% - 25%	Commercial / Office	45%
	90% - 75%	Residential	
V.	1% - 9%	Commercial / Office	50%
	99% - 91%	Residential	

12-2-26(A)4. – Regulations for Mixed Use Developments.

(A) *Mixed-Use Regulations for the CT, C and RST Districts.*

4. In all applicable districts, the developer shall submit a proposal for the Open Space Land Area Required for Mixed-Use projects. The Open Space Land Area Requirement is to be provided on-site, in accordance with the Section 12-2-6 Definitions.

12-2-18(A)10. – Regulations for Commercial District - C.

(A) *Uses Permit by Right.*

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

12-2-6. – Definitions

Height, Building means the vertical distance measured from the original grade or finish grade whichever is more restrictive to the highest point of the roof surface, exclusive of chimneys, ventilators, pipes, spires or similar items. If the footprint of the structure has an elevation difference of five (5) feet or greater an additional five (5) feet may be added to the lower elevation. The height of a stepped or terraced building is the maximum height of any segment of the building.

12-2-18(C) – Regulations for Commercial - C.

1. *Zoning Standards.* Except as provided in Section 12-2-27, the area regulations are as follows:

Standard Type	Measurement
Maximum Height	35'

WHEREAS, on January 8, 2025, the Planning Commission reviewed the Owners’ variance request at a Public Hearing; and,

WHEREAS, based on the Application, the representations of the Owner to the Planning Commission, and public comments, the Planning Commission has considered the following factors set forth in the Grand Lake Municipal Code Section 12-2-27 (2)(B)(3):

- (a) The compatibility of the proposed action with the surrounding area; and
- (b) Whether the proposed action is in harmony with the character of the neighborhood; and
- (c) The need for the proposed action; and
- (d) The effect of the proposed action upon future development in the area; and
- (e) The size, shape, topography, slope, soils, vegetation, and other physical characteristics; and
- (f) Whether alternative designs are possible; and
- (g) With due consideration for the Town’s Comprehensive Plan.

WHEREAS, upon a thorough consideration of the factors of Section 12-2-27 (2)(B)(3) of the Grand Lake Municipal Code, the Planning Commission finds such factors weigh in favor of denial of the Application.

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

1. The Planning Commission recommends that the Application be denied by the Board of Trustees subject to the findings of fact set forth in Section 2., below.
2. The Planning Commission’s recommendation for denial is based on the following findings of fact.
 - a.
 - b.
 - c.
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.

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TOWN OF GRAND LAKE

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