



Grand Lake Planning Commission
Wednesday, February 05, 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. Consideration to approve Meeting Minutes
 - A. [December](#) 4, 2025
 - B. [January](#) 8, 2025
4. Unscheduled Citizen Participation
This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.
5. Conflicts of Interest
6. Items for Discussion
 - A. **QUASI JUDICIAL (CONTINUANCE FROM 01.08.2025 MEETING)** – 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.
 - B. **QUASI JUDICIAL (CONTINUANCE FROM 01.08.2025 MEETING)** – 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.
7. Future Agenda Items
8. Adjourn Meeting

For live streaming, scan the QR code, or follow the link below.



<https://us06web.zoom.us/j/81102129404?pwd=wbA1JaPxMyFktd97sUJbjP2hg7LvWo.1>

You can also dial in using your phone. (719)-359-4580
Meeting ID: 811 0212 9404
Access Code: 665596



Grand Lake Planning Commission

Wednesday, December 4, 2024 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

Chairman Shockey brought the meeting to order at 6:35pm

2. Roll Call

PRESENT

Commissioner Heather Bishop
Board Liaison Mike Sobon
Chairman James Shockey
Commissioner John Murray

ABSENT

Commissioner Judy Burke
Commissioner Greg Finch

3. Consideration to Approve Meeting minutes 10/16/2024

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

Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Bishop, Commissioner Finch, Board Liaison Sobon Approved 5:0

4. Unscheduled Citizen Participation: N/A

5. Conflicts of Interest: N/A

6. Items for Discussion:

Sketch Plan Review: Leatherwood – Major Land Use Development Proposal

Presentation by the applicant and discussion with the commission lasted approximately 90 minutes. The conversation ended with Commissioner Murray stating the purpose as a preliminary discussion and informal review

6. Items of Business: N/A

7. Future Agenda Items: N/A

8. Adjourn Meeting

Motion made by Commissioner Murray at 8:18pm, seconded by Board Liaison Sobon

Voting Yea: Chairman Shockey, Commissioner Bishop, Commissioner Murray, Board Liaison Sobon
Approved 4:0



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

Commissioner Murray was appointed to run the meeting and brought the meeting to order at 6:42pm

2. Roll Call

PRESENT

Commissioner Judy Burke
Commissioner Heather Bishop (via Zoom)
Commissioner Greg Finch
Board Liaison Mike Sobon
Chairman James Shockey
Commissioner John Murray

ABSENT N/A

3. Unscheduled Citizen Participation: N/A
4. Conflicts of Interest: N/A
5. Items for Discussion:

Chairman Shockey raised the issue of notice.

- 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

Motion made and seconded.

Voting Yea: Chairman Shockey, Commissioner Burke, Commissioner Bishop, Commissioner Murray, Commissioner Finch, Board Liaison Sobon Approved 6:0

- 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.

Chairman Shockey recommended decision be tabled until after consideration of Resolution 03-2025

- 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.

At 10:00pm, after the close of the public comment Chairman recommended, the Public Hearing be continued to February 5, 2025. A request for updates to plans and modeling be provided at the next meeting.

6. Items of Business: N/A
7. Future Agenda Items: N/A
8. Adjourn Meeting

Motion made by Board Liaison Sobon at 10:17, seconded by Commissioner Finch.

Voting Yea: Chairman Shockey, Commissioner Burke, Commissioner Bishop, Commissioner Finch, Commissioner Murray, Board Liaison Sobon Approved 6:0



PLANNING COMMISSION STAFF MEMORANDUM

DATE: February 5, 2025
TO: Chairman Shockey and Planning Commissioners
FROM: Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (CONTINUANCE FROM JANUARY 8, 2025)** – 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.

QUASI JUDICIAL (CONTINUANCE FROM JANUARY 8, 2025) – 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.

Overview

During the January 8, 2025 deliberations on the two subject requests and resolution considerations, the Planning Commission closed the Public Hearing and continued further review of the applications and action on Resolutions 02-2025 and 03-2025 to the February 5, 2025 meeting.

Commission members requested additional information from the applicant to help analyze the requests. The primary request by the applicant requiring further analysis included the height variance. Commission members asked to see additional context of the proposed building mass and height in relation to existing, adjacent properties. The applicant updated the preliminary development plans to incorporate these additional perspectives and information requested by the Commission. These are as an attachment to this memo. Additionally, staff has included the memos and attachments that were not updated from the January 8, 2025, Planning Commission meeting to this packet for reference.

Updated Attachments to this Memo:

- Variance Request – updated to reflect Commission requests
- Preliminary Drawings – updated to reflect Commission requests

Planning Commission Discussion and Determination

The Planning Commission should discuss the variance requests amongst themselves, with consideration of staff analysis, public comments from the January 8, 2025, meeting, and the findings of fact from the code, in order to make a decision/recommendation.

While there are two separate resolutions to take action on, the Commission decided to review all variance requests at the same time for discussion purposes.

Sample Planning Commission Motions for Resolution 02-2025

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:

-
-

Sample Planning Commission Motions for Resolution 03-2025

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)

I move to approve Planning Commission Resolution 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, 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 52' (feet) of building height for Building 1 of the "Leatherwood" Subdivision (Measured per toGL regulations) - as shown in submitted design drawings. Building #1 has significant upper floor set-backs to reduce impact at street level.

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 6, Item A.

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

- 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**
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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

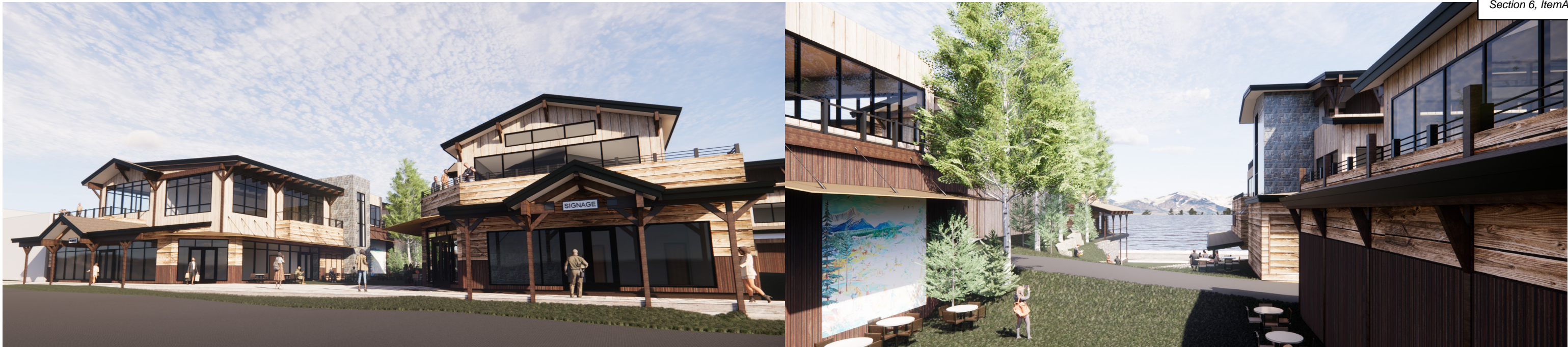
Witness my hand and official seal.

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



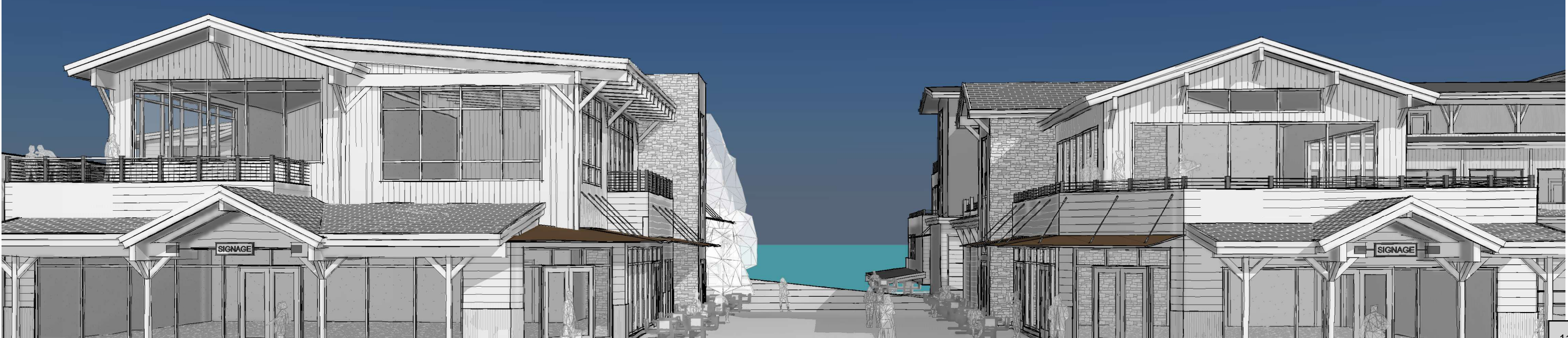
Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

Spirit Lake Condos, LLC

Preliminary Development Application & Preliminary Plat Plans

02/05/2025





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



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



Preliminary
 Development
 Plans

05/05/2025

February 5, 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

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 –**

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402



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



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



Preliminary
Development
Plans

05/05/2025

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

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 are 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.

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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970-887-9366



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Preliminary
Development
Plans

05/05/2025

LEATHERWOOD GRAND LAKE
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

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. Building #1 has a 4th story, set back from the stories below, to provide a few additional penthouse units overlooking the lake.

- F. **Alley Re-Grade:** *The alley will re-graded and swiftly re-opened to public circulation as needed for residential access, commercial deliveries, and emergency access. 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

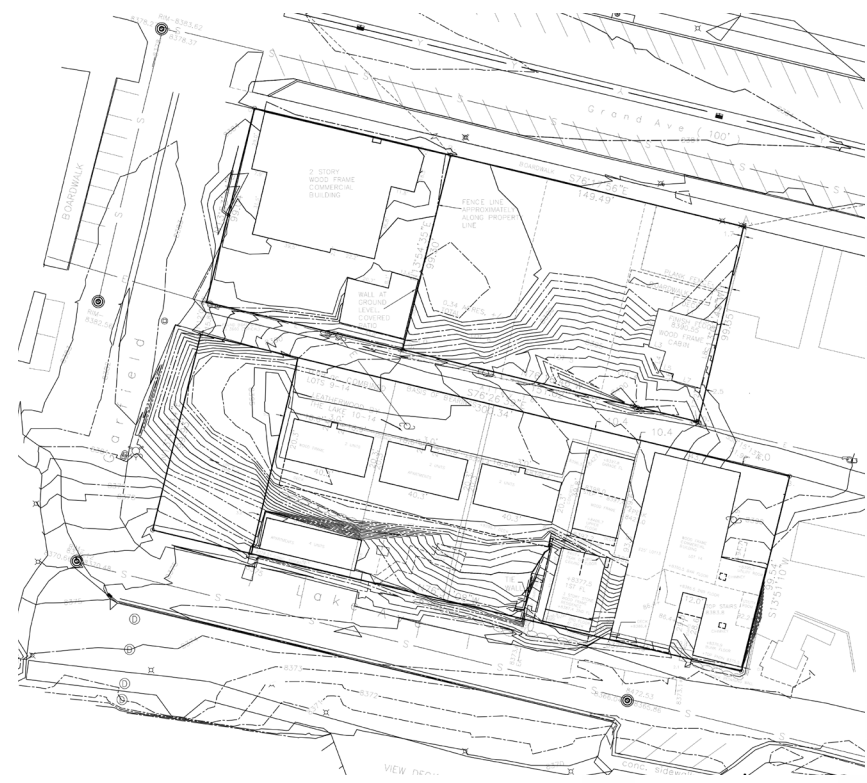
construction (including a separate figure for commercial, institutional, or industrial facilities) with the amount of open space associated with these developments. **Our proposed development includes the addition of (25) residential units in (6) distinct buildings, as well as 14,400+ SF of commercial/public 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. If traffic report is required, it will be conducted by the town's consultant engineers.**
- (ix) The proposed maximum height of all buildings within the Development. **Our proposed development includes (6) buildings of various heights, measured individually based on town standards of 35' maximum height from lowest corner to maximum roof height. The massing of our proposed buildings directly reflects the town code's intent for "Grand Lake" massing standards – buildings should be broken up into a variety of architectural forms to reduce the visual impact of the building from pedestrians. 'Sawtooth' massing shall be included to break up long continuous building facades and buildings shall have their upper floors set back from the lot frontage to reduce the impact of upper floors on the streetscape. 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 51'-3" from the maximum height of the primary roof to the lowest corner of the building, 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

Spirit Lake Condos, LLC

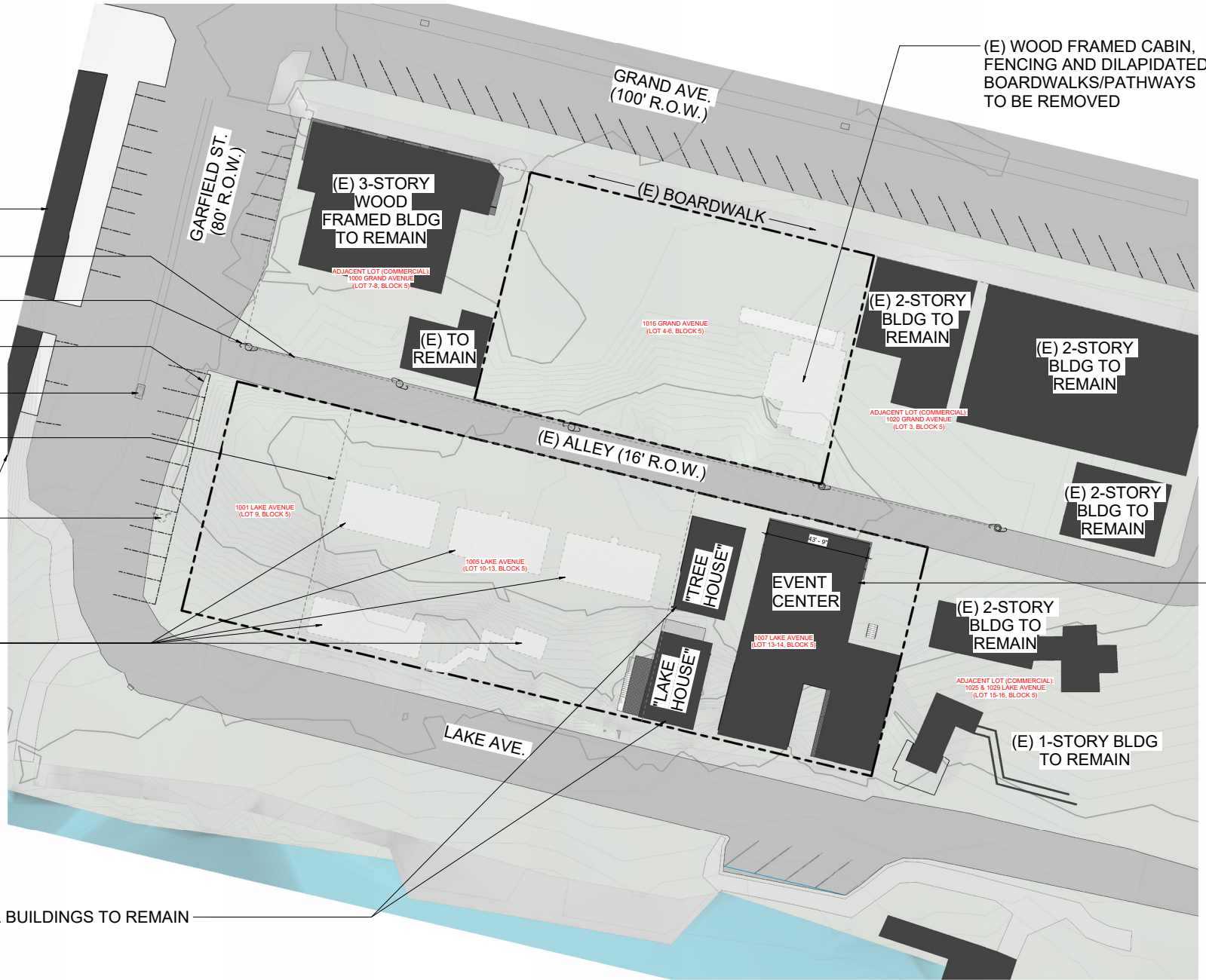
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SITE LEGEND:

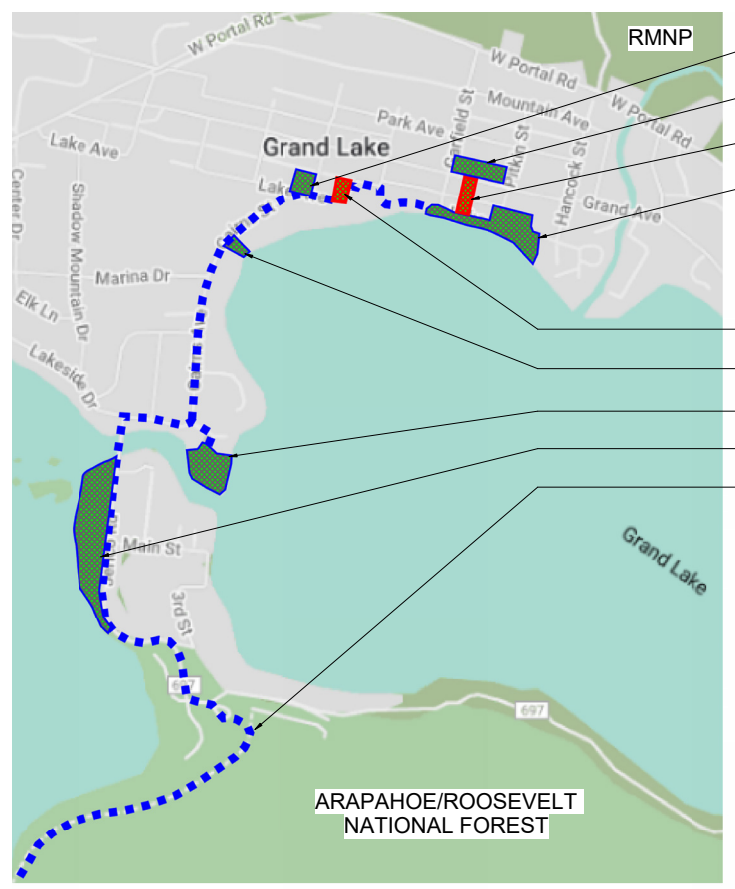
- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL OCCUPANCY @ GROUND (RESIDENTIAL ABOVE, TYP)
- PARKING BELOW/ RESIDENTIAL OCCUPANCY ABOVE
- EXISTING ASPHALT (TO REMAIN)
- NEW ASPHALT/PAVING (RE- CIVL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
- SNOW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

- (E) 2-STORY BLDG TO REMAIN
- (E) OVHD ELEC
- (E) POWER POLE
- (E) TIMBER CURB
- (E) DROP INLET
- (E) LOT LINE
- (E) 2-STORY BLDG TO REMAIN
- (E) HYDRANT



(E) WOOD FRAMED RESIDENTIAL BUILDINGS TO REMAIN

SITE PLAN: EXISTING



- ESLICK HISTORIC SITE
- CITY/TOWN SQUARE PARK
- LEATHERWOOD PLAZA
- GL BEACH, MARINA, YACHT CLUB & COTTAGE COURT HISTORY PARK
- NEW PARK @ 825 LAKE
- CAIRNS OPEN SPACE
- POINT PARK
- RAINBOW BRIDGE PARK
- CDT TRAILHEAD

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): 4,843 SF
 TOTAL OPEN SPACE: 18,248 SF

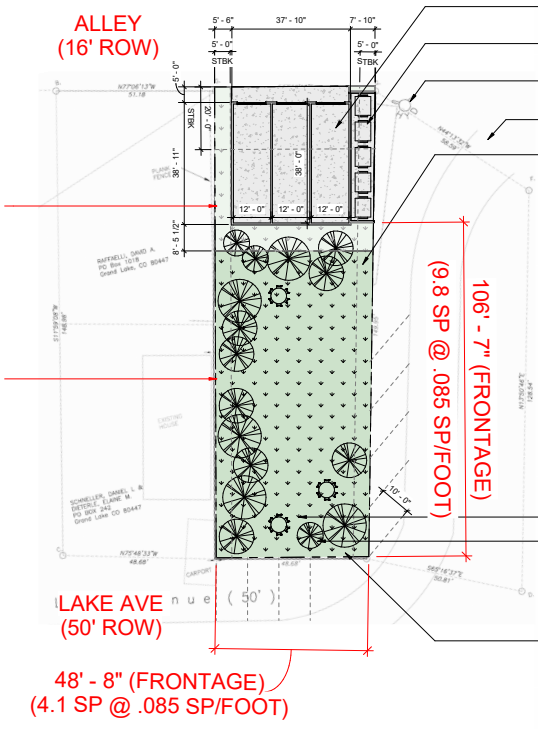
PERCENTAGE (TOTAL OPEN/LOT AREA): 18,248/49,270 = **37%**
 PER GL CODE (TABLE 12-2-26-3): **GROUP III**
 REQUIRED OPEN SPACE: **35% MINIMUM**

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%**

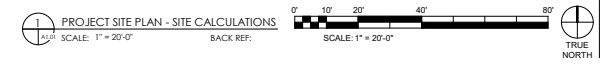
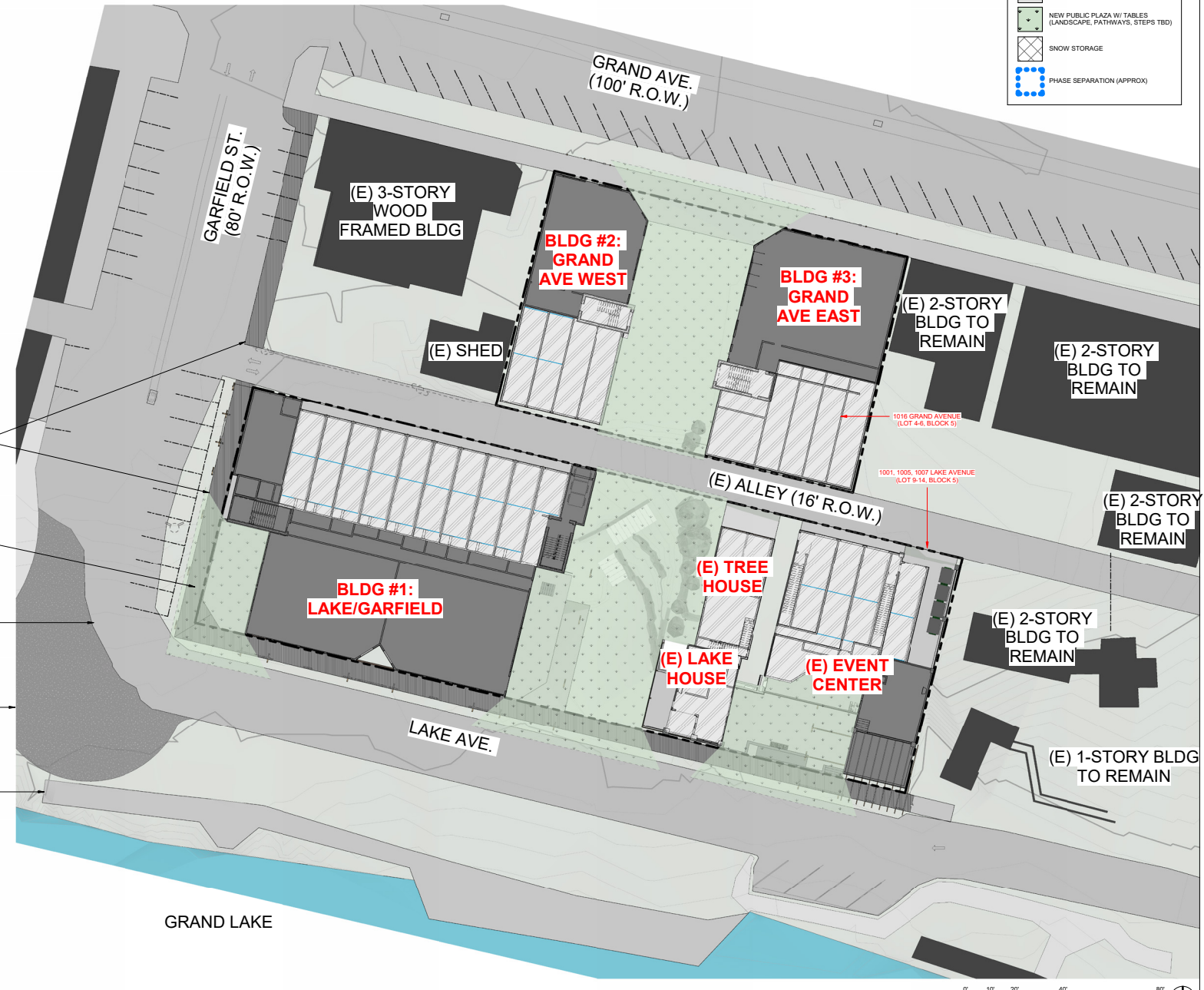
SITE LEGEND:

- 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)

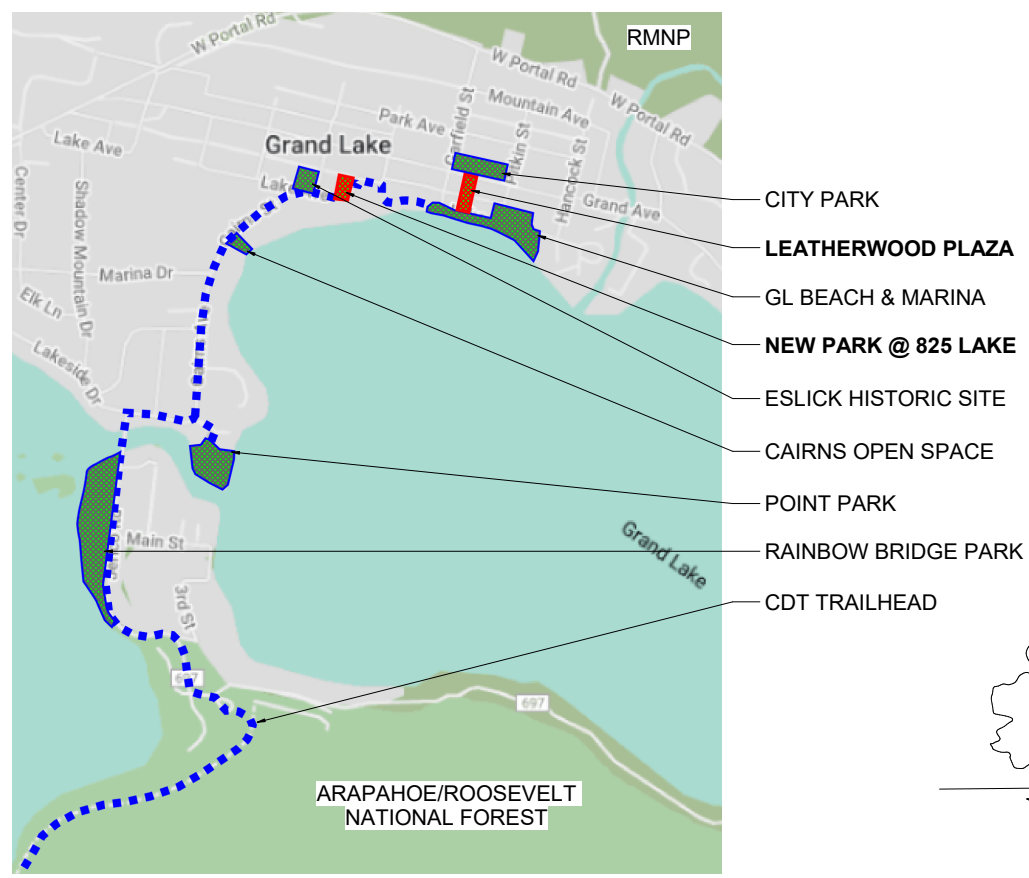


- NEW GARAGE W/ (3) SINGLE STALLS FOR BOARDWALK PLAZA
- TRASH (5) 4-YD DUMPSTERS W/ ENCLOSURES
- (E) HYDRANT TO REMAIN
- LAKE AVENUE (50' ROW)
- PEDESTRIAN ENTRY/EXIT
- NEW CURB & GUTTER AT NEW BOARDWALK
- NEW BOARDWALK (GARFIELD & LAKE)
- EDGE OF (E) ASPHALT
- NEW TURNAROUND FOR LOADING/DELIVERIES/ETC
- (E) PUBLIC BOARDWALK & PIER

- PHASE/PARCEL BREAKDOWN:**
1. RE-GRADE ALLEY & PLAZA, 825 LAKE PARK
 2. EVENT CENTER LAKE RESTAURANT/PLAZA
 3. EVENT CENTER ALLEY LEVEL - 1 UNIT
 4. EVENT CENTER PENTHOUSE - 2 UNITS
 5. LAKE HOUSE - 3 UNITS
 6. TREE HOUSE - 1 UNIT
 7. B1 - 12 UNITS (POTENTIALLY 2 PHASES, PENDING)
 8. B2 - 2 UNITS
 9. B3 - 4 UNITS

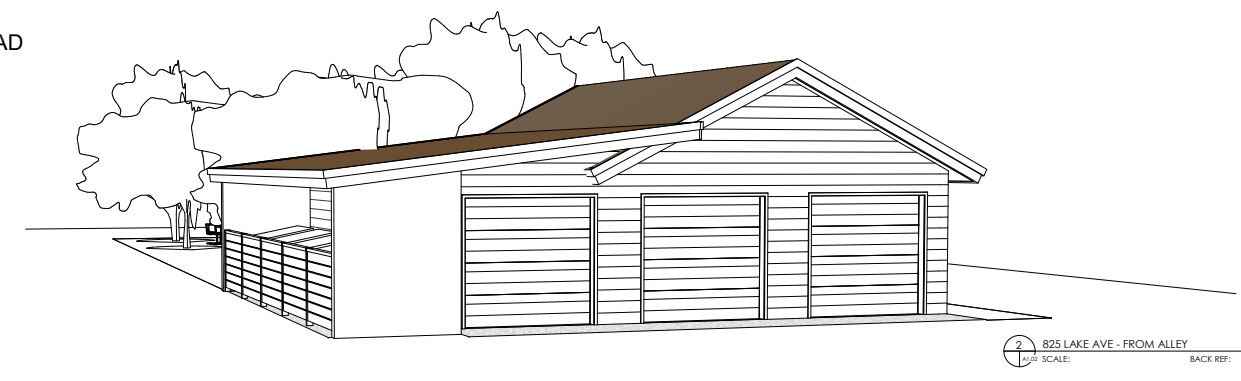


SITE PLAN: OPEN SPACE



SITE LEGEND:

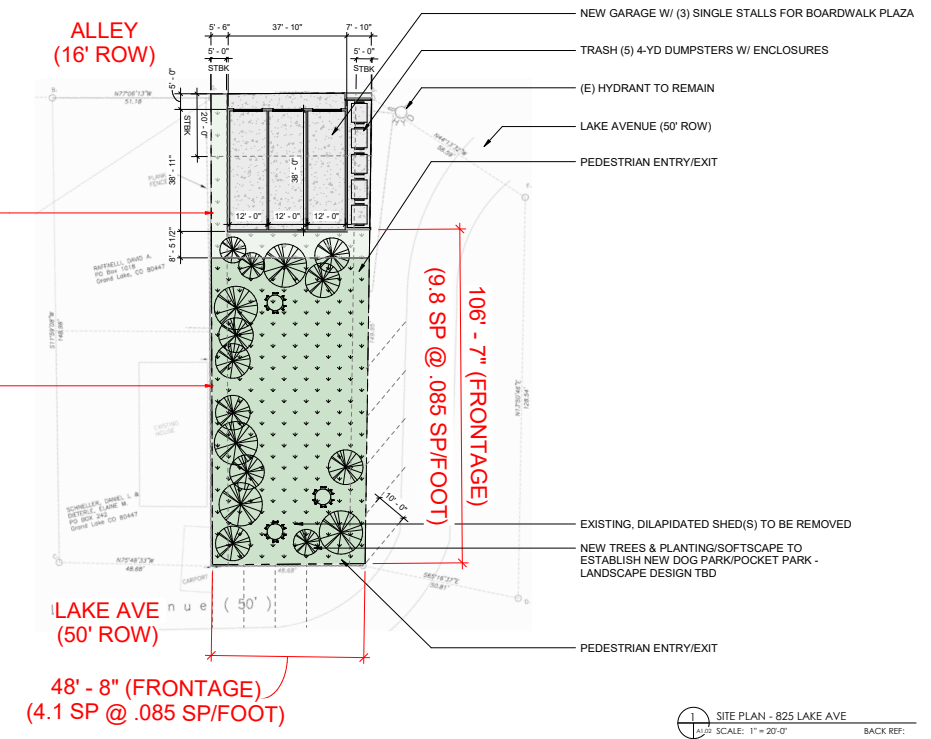
- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL OCCUPANCY (8' GROUND (RESIDENTIAL ABOVE, TYP) RESIDENTIAL OCCUPANCY ABOVE)
- PARKING BELOW/ RESIDENTIAL OCCUPANCY ABOVE
- EXISTING ASPHALT (TO REMAIN)
- NEW ASPHALT/PAVING (RE: CIVIL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
- SNOW STORAGE
- PHASE SEPARATION (APPROX)



825 LAKE AVE (NORTH):
2,668.63 SF (TOTAL AREA)
656.09 SF (OPEN SPACE)

PROVIDED OPEN SPACE: $656.09 / 2,668.63 = 25\%$
REQUIRED PER GL CODE (TABLE 12-2-26-3):
BOARDWALK PLAZA IS GROUP 2 = 25%
MINIMUM OPEN SPACE

825 LAKE AVE (SOUTH):
4,842.73 SF (TOTAL AREA)
4,842.73 SF (OPEN SPACE)



SITE PLAN: 825 LAKE AVENUE

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

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):	TOTAL DRIVE/PARKING SF: 11,000 SF SNOW STORAGE (REQUIRED) = 3,667 SF SNOW STORAGE (PROVIDED) = 3,700 SF (INCL. SOME FLAT ROOF ON BUILDING #3)
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 9-1-10),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
ACCESSIBLE PARKING REQUIRED:	STUDIO/1-BEDROOM: 1 SPACE 2-BEDROOM: 2 SPACES 3-BEDROOM: 3 SPACES GENERAL RETAIL/BANK/OFFICE/PUBLIC/PERSONAL SERVICES: 2 SPACES 1 SPACE/250 SF TOTAL FLOOR AREA
PARKING CALCULATIONS:	COMMERCIAL (1SP/250 SF FLOOR AREA) = 14,414 SF/250 SF = (42) 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 (2) REQUIRED SPACES BUILDING #1 - (9) 2-BED UNITS (18) REQUIRED SPACES BUILDING #2 - (2) 2-BED UNITS (4) REQUIRED SPACES BUILDING #3 - (4) 2-BED UNITS (8) REQUIRED SPACES 3-BEDROOM UNITS: EV CENTER - (2) 3-BED UNITS (4) REQUIRED SPACES BUILDING #1 - (1) 3-BED UNIT (2) 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 1 THAT PARK IN BUILDING #2 AND (2) UNITS IN THE LAKEHOUSE PARKED IN BUILDING #3. OFF STREET PARKING REQUIRED/PROVIDED: (37) SPACES REQUIRED/44 SPACES PROVIDED (OFF ALLEY) FOR RESIDENTIAL UNITS. ON STREET PARKING PROVIDED: (42) SPACES REQUIRED/44 SPACES PROVIDED (ON-STREET TOTAL INCL ADA) BASED ON ON-STREET PARKING CREDIT'S 0.85 SPACES/1 FOOT OF FRONTAGE FOR GRAND AVE, LAKE AVE & GARFIELD ST. - 12-2-28(B) 3.B 24 PROVIDED SPACES TO BE ACCESSIBLE (ACCESSIBLE ON-STREET - 1 PER 25 SPACES) (7) TOTAL SPACES REQUIRED - 44 TOTAL SPACES PROVIDED

SNOW STORAGE

PARKING CALCS

PHASE/PARCEL BREAKDOWN:

1. RE-GRADE ALLEY & PLAZA, 825 LAKE PARK
2. EVENT CENTER LAKE RESTAURANT/PLAZA
3. EVENT CENTER ALLEY LEVEL - 1 UNIT
4. EVENT CENTER PENTHOUSE - 2 UNITS
5. LAKE HOUSE - 3 UNITS
6. TREE HOUSE - 1 UNIT
7. B1 - 12 UNITS (POTENTIALLY 2 PHASES, PENDING)
8. B2 - 2 UNITS
9. B3 - 4 UNITS

PROJECT ZONING SUMMARY

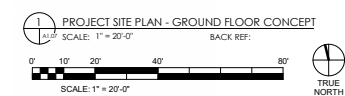
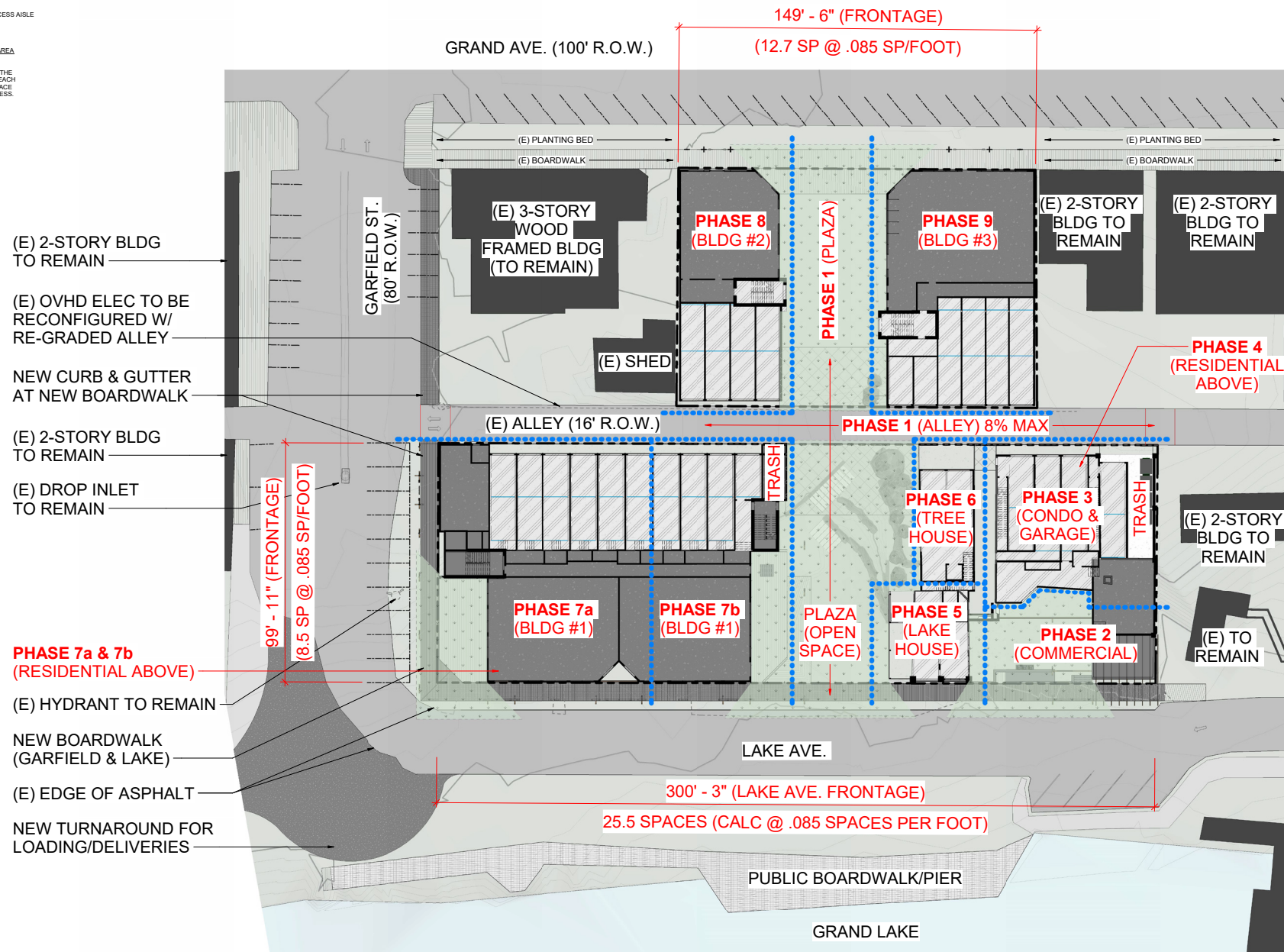
LEGAL DESCRIPTION:	BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 TOWN OF GRAND LAKE COUNTY OF GRAND STATE OF COLORADO
CONSTRUCTION TYPE:	EXISTING CONSTRUCTION: VARIES, VS TYPICAL NEW CONSTRUCTION: VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLERING C - COMMERCIAL
ZONING CLASSIFICATION:	C - 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 STORES EXISTING, ALL NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE CODES
GROSS SITE AREA:	1.029 ACRES (44,877 SF) @ COMBINED PROPERTY LINE

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 4-4" 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.

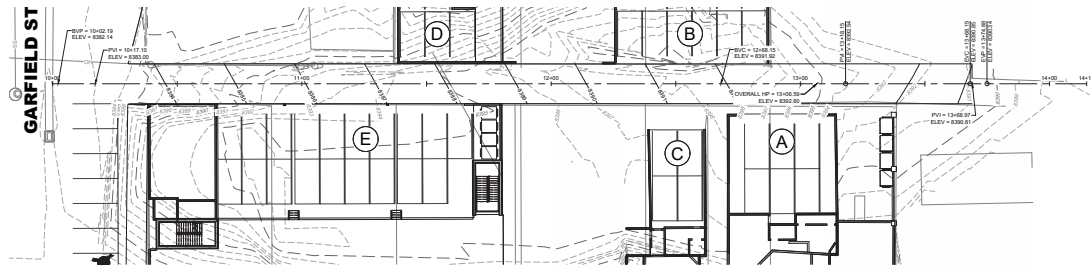
SITE LEGEND:

	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)

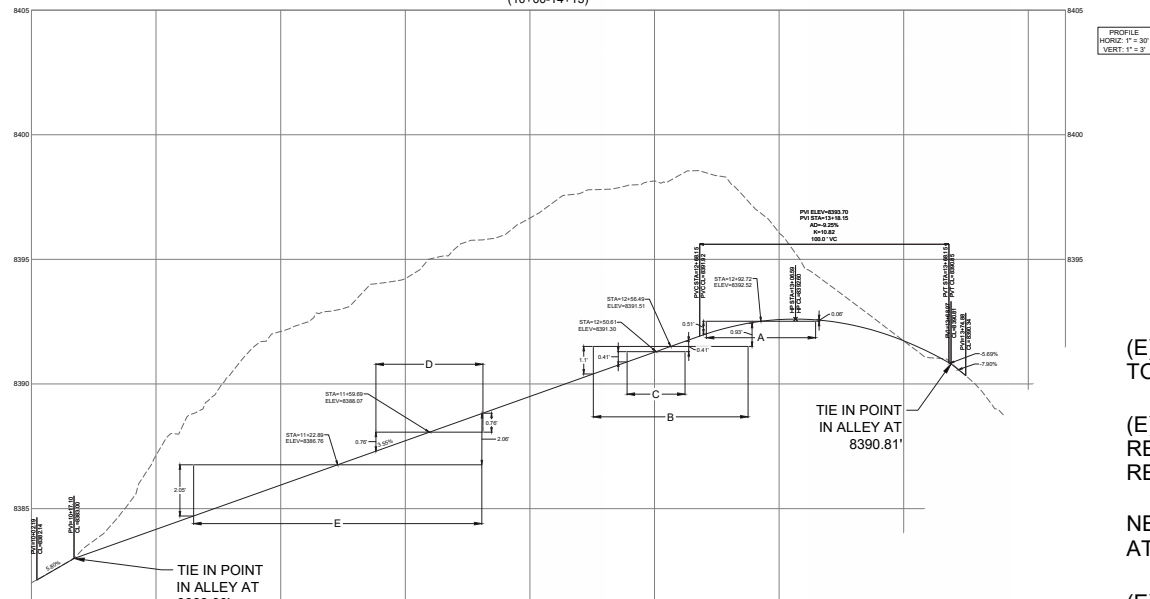


SITE PLAN: GROUND FLOOR CONCEPT

ALLEY PROFILE (PROPOSED VS. EXISTING)



ALLEY ALIGNMENT
(10+00-14+15)



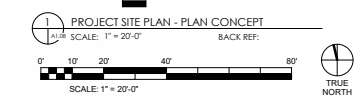
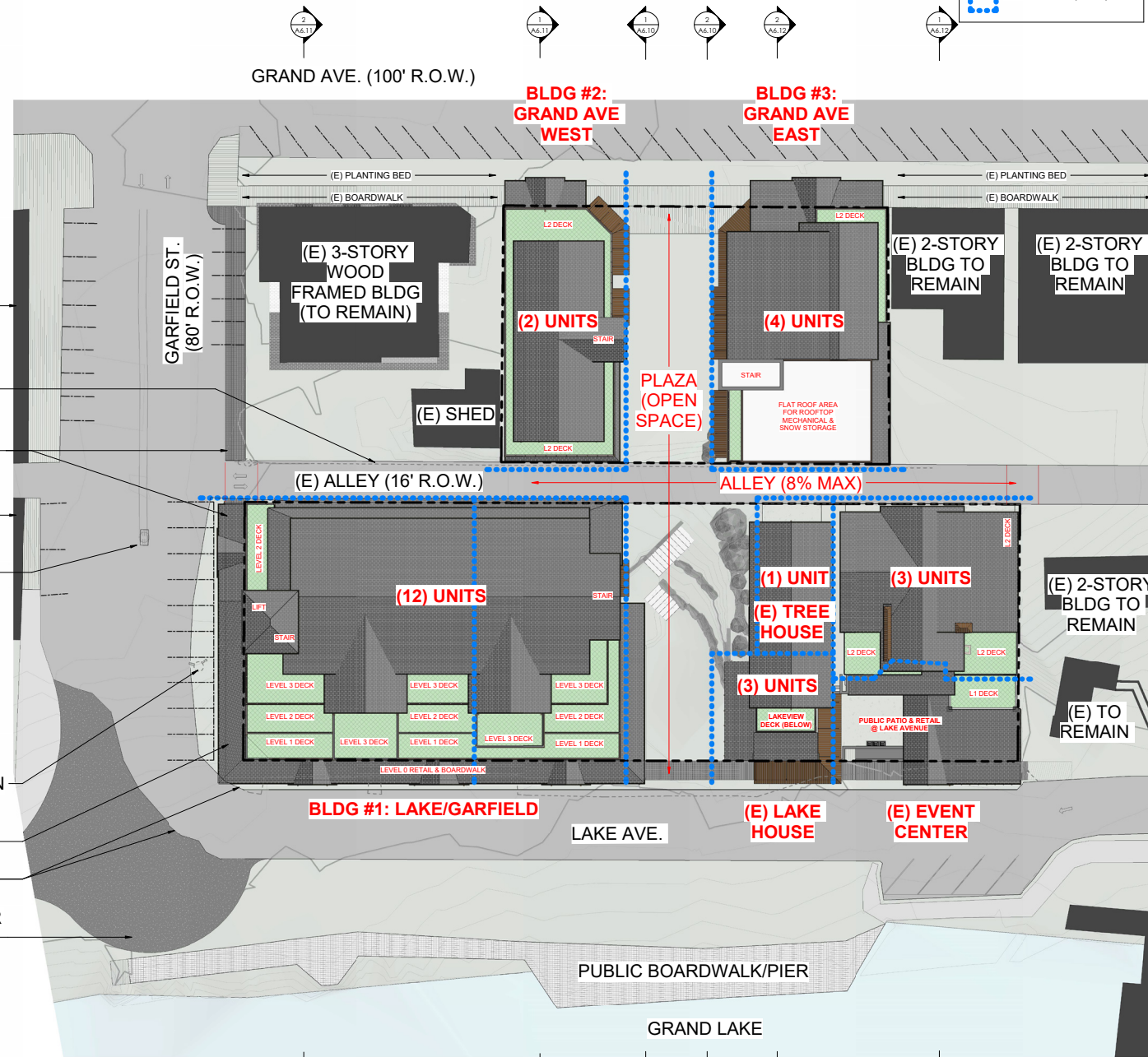
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[Symbol]	EXISTING BUILDING (TO REMAIN)
[Symbol]	COMMERCIAL OCCUPANCY @ GROUND (RESIDENTIAL ABOVE, TYP)
[Symbol]	PARKING BELOW/ RESIDENTIAL OCCUPANCY ABOVE
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[Symbol]	NEW BOARDWALK
[Symbol]	EXISTING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

PROFILE
HORIZ: 1" = 30'
VERT: 1" = 2'

- (E) 2-STORY BLDG TO REMAIN
- (E) OVHD ELEC TO BE RECONFIGURED W/ RE-GRADED ALLEY
- NEW CURB & GUTTER AT NEW BOARDWALK
- (E) 2-STORY BLDG TO REMAIN
- (E) DROP INLET TO REMAIN
- (E) HYDRANT TO REMAIN
- NEW BOARDWALK (GARFIELD & LAKE)
- (E) EDGE OF ASPHALT
- NEW TURNAROUND FOR LOADING/DELIVERIES

PHASE/PARCEL BREAKDOWN:

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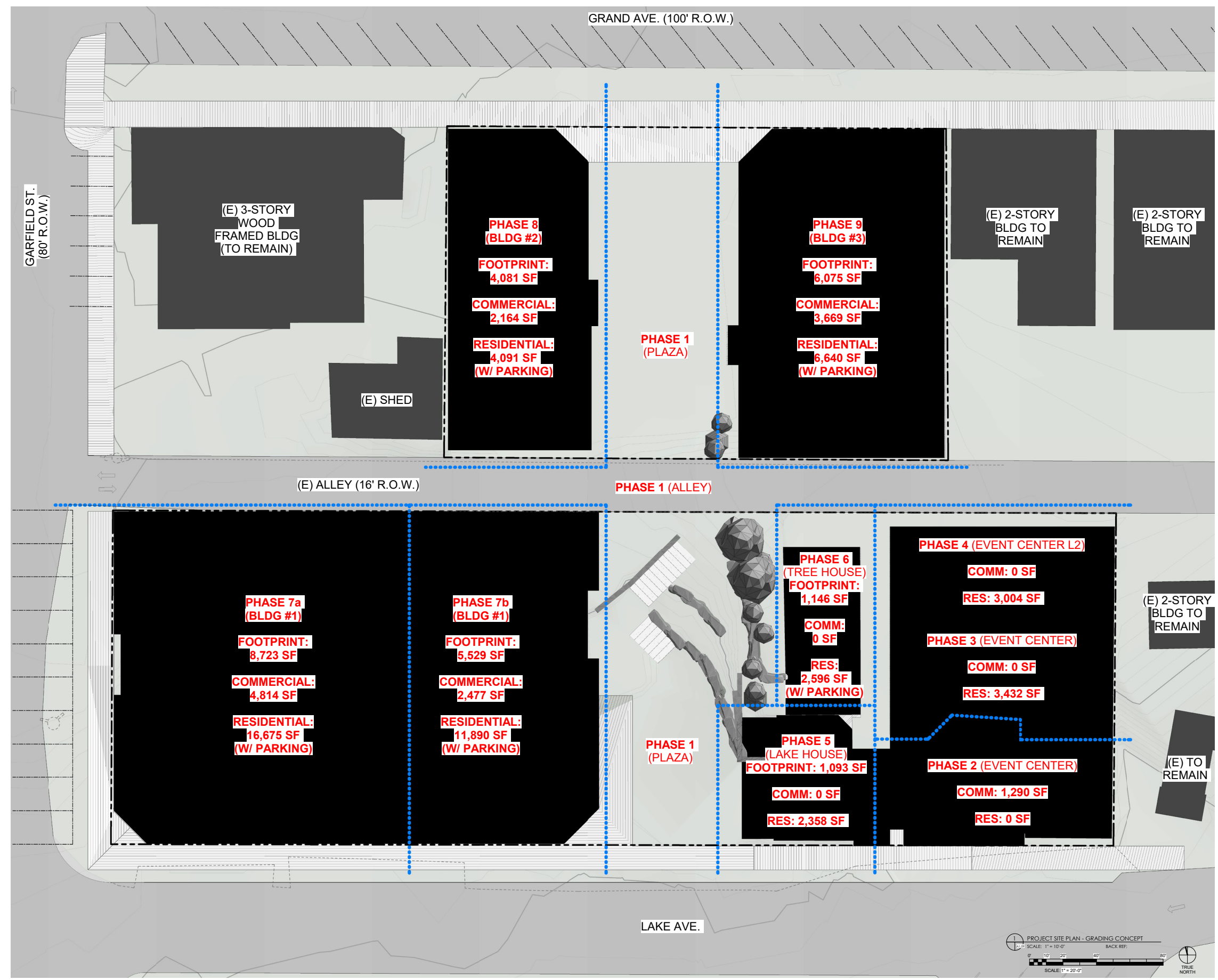
SITE PLAN: PLAN CONCEPT

05/05/2025

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



LEATHERWOOD GRAND LAKE

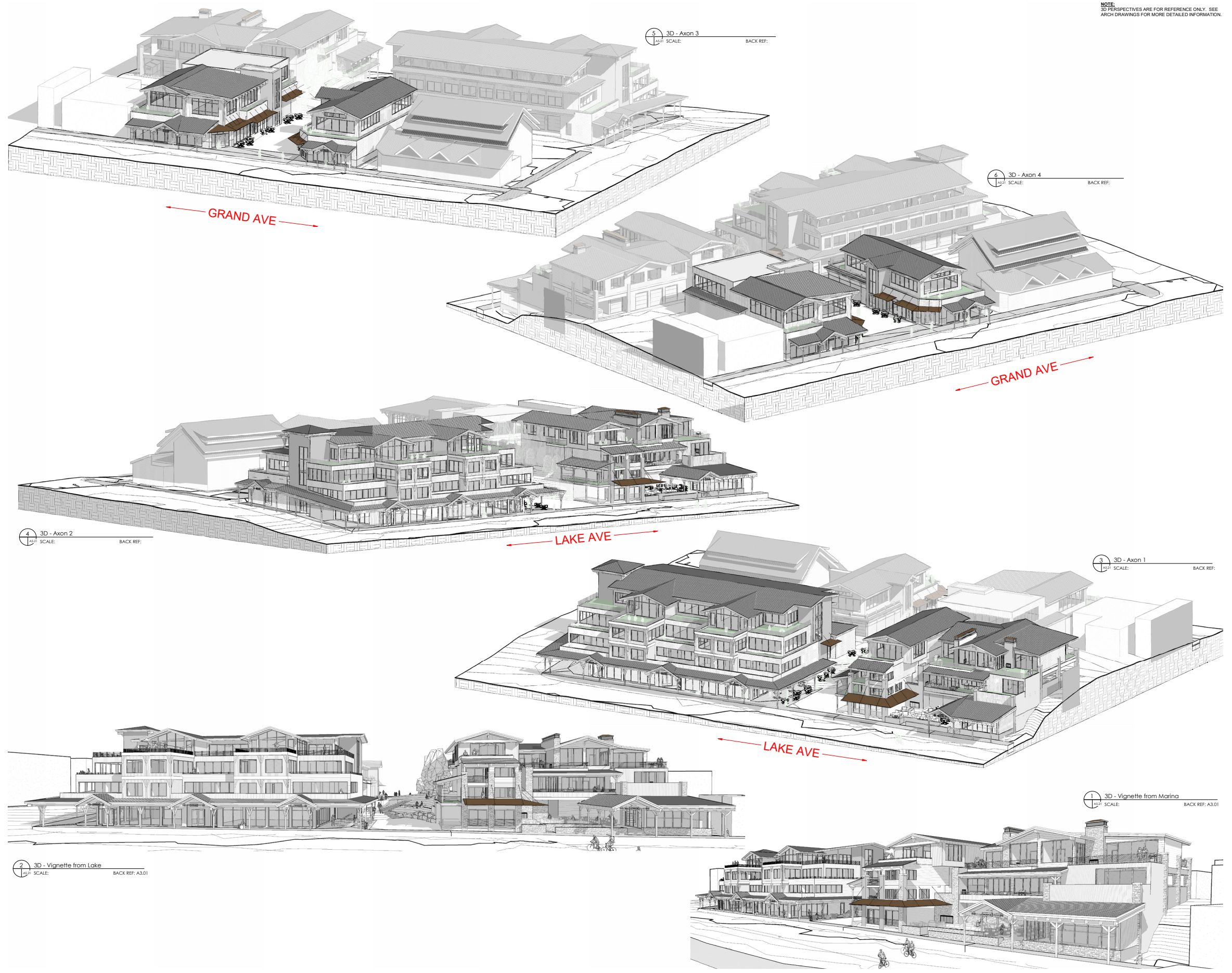
Spirit Lake Condos, LLC
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SITE PLAN: PLAT/PHASE CONCEPT

LEATHERWOOD GRAND LAKE

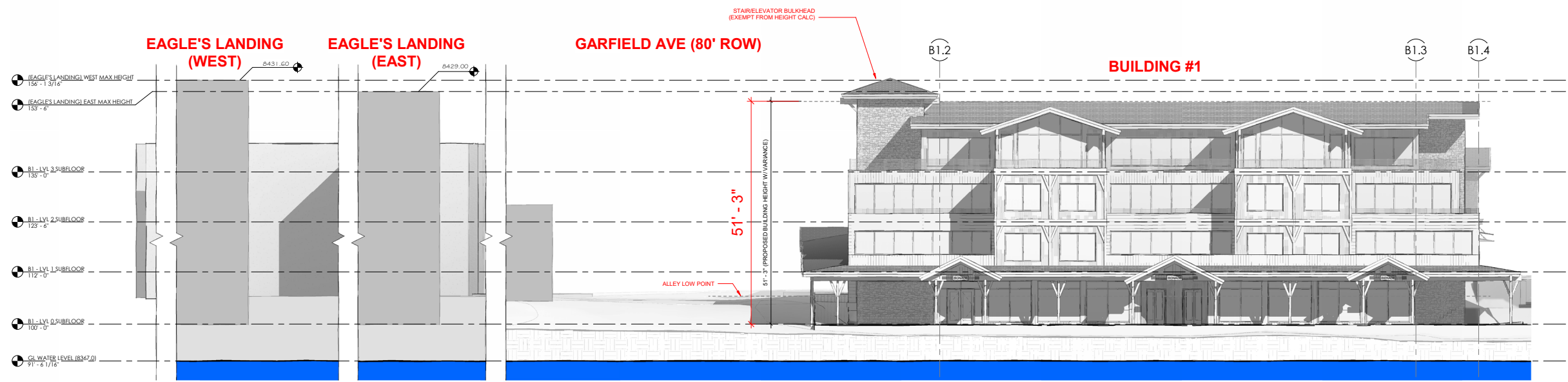
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PROJECT #2402



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

CONCEPTUAL MASSING



LAKE AVE HEIGHT STUDY
 SCALE: 1" = 10'-0"
 BACK REF:

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

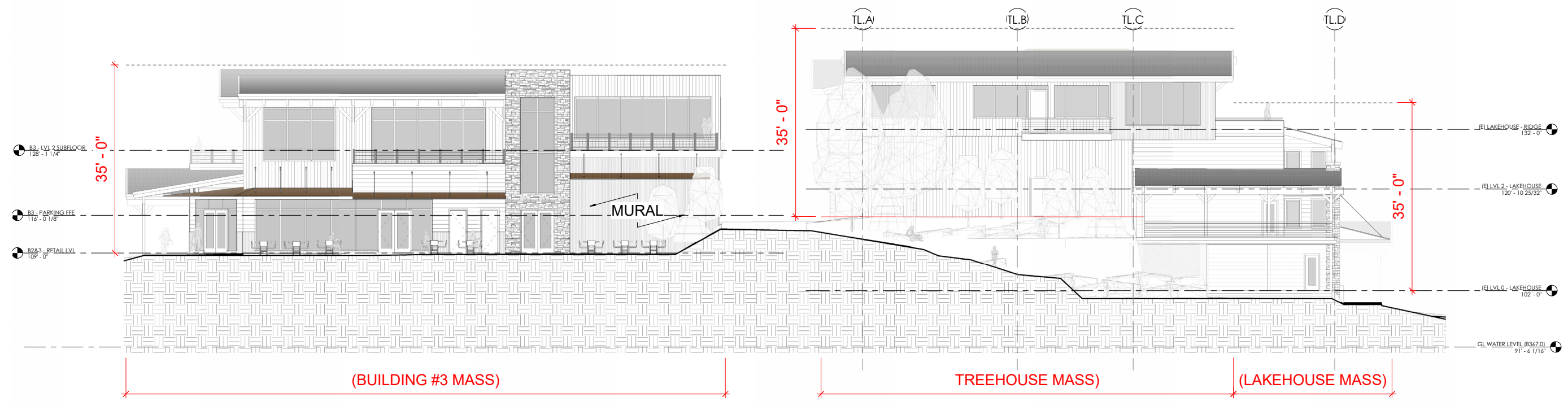
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402

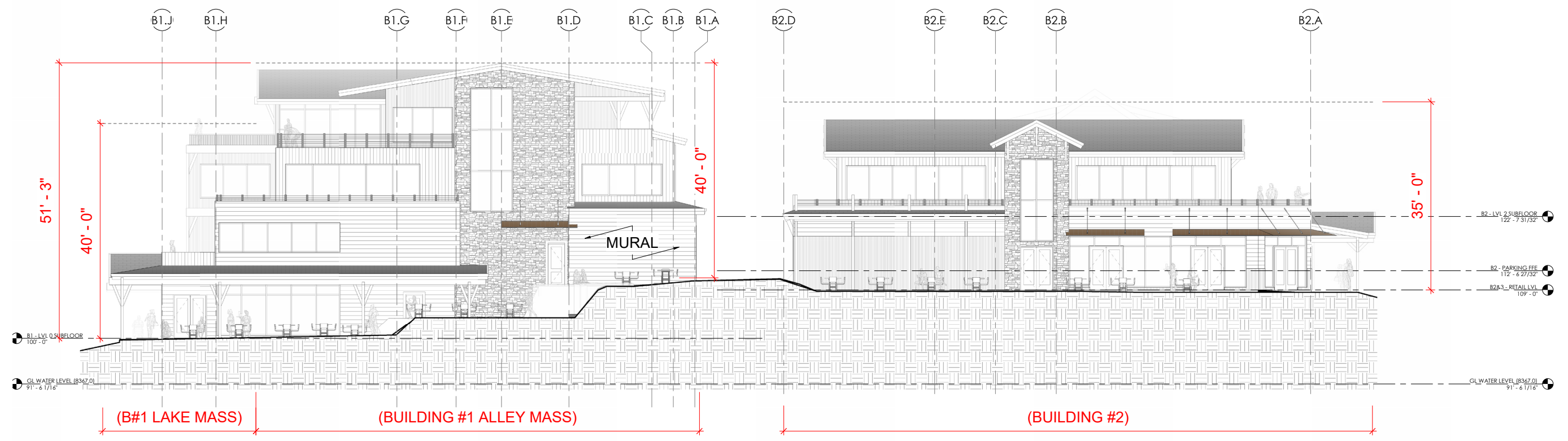
LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



2 SITE SECTION - PLAZA FACING EAST
SCALE: 1/8" = 1'-0" BACK REF:



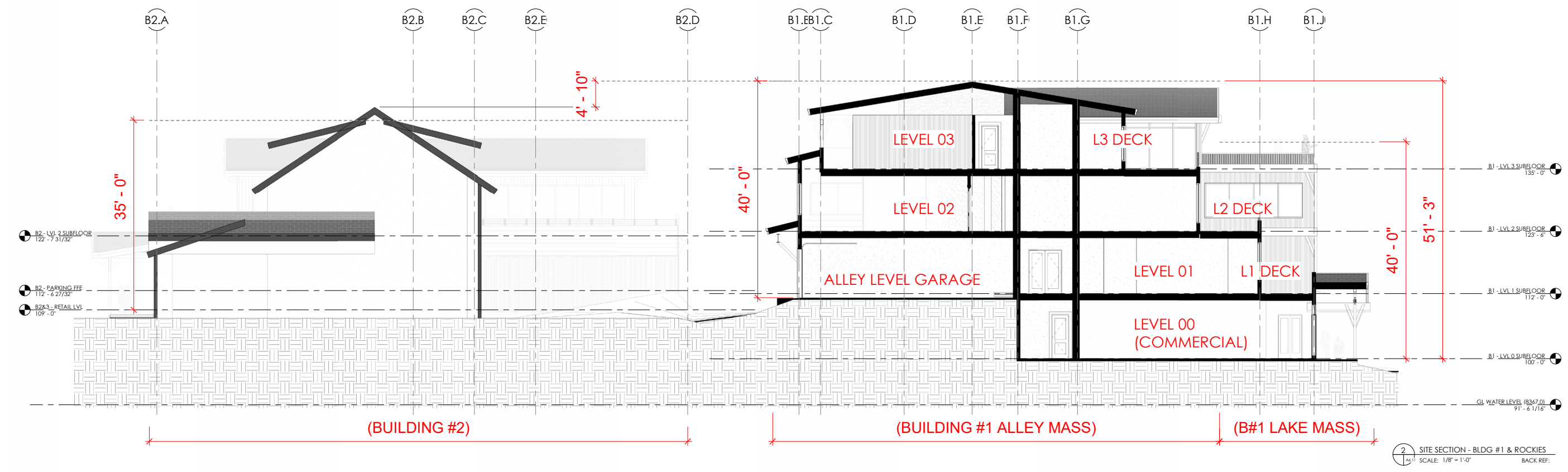
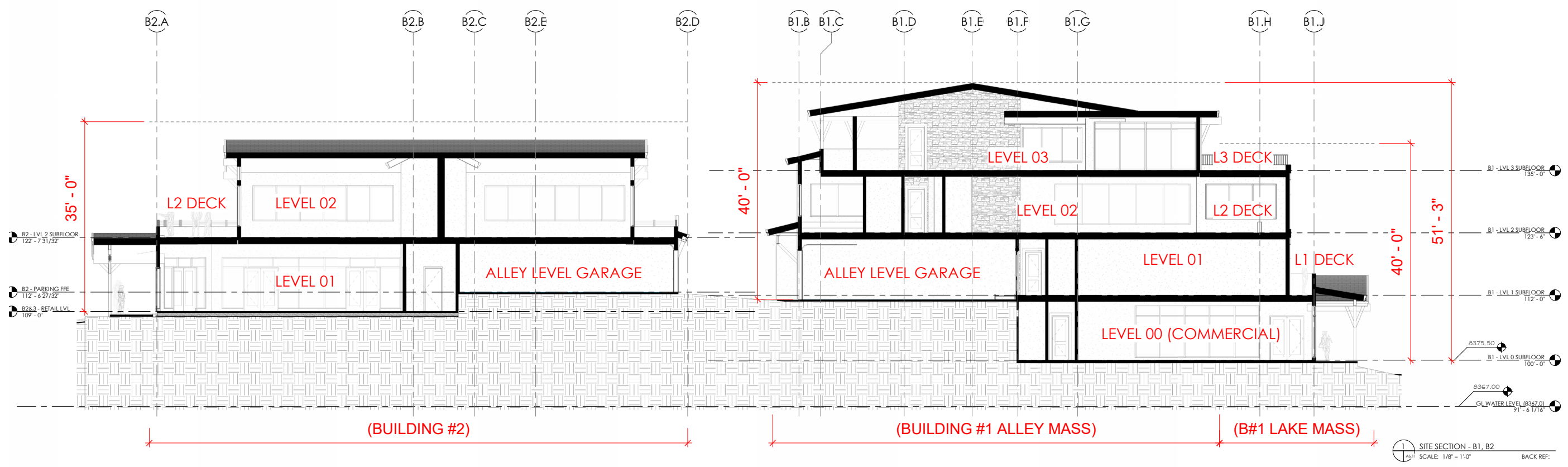
1 SITE SECTION - PLAZA FACING WEST
SCALE: 1/8" = 1'-0" BACK REF:

PLAZA SECTIONS/ELEVATIONS

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

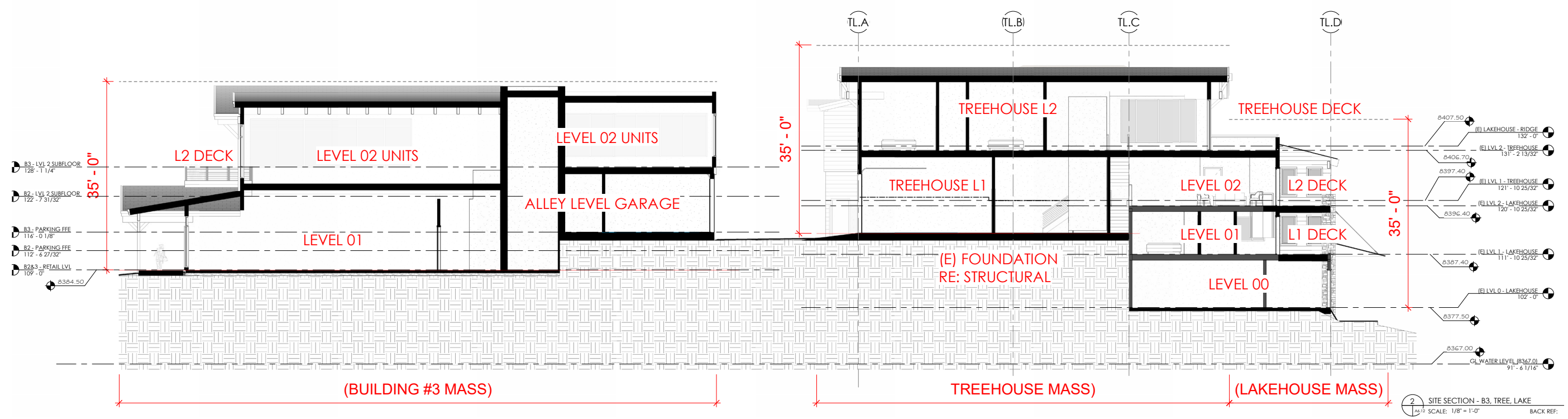
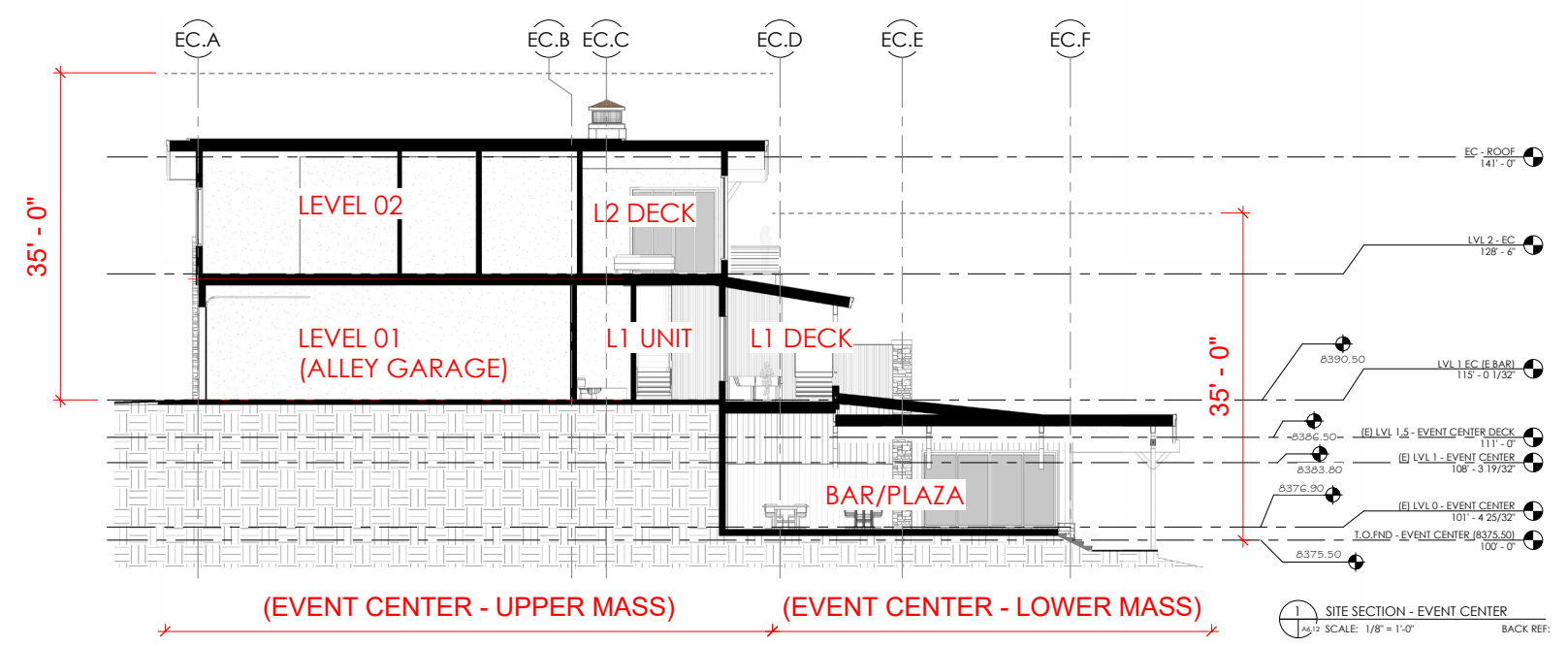


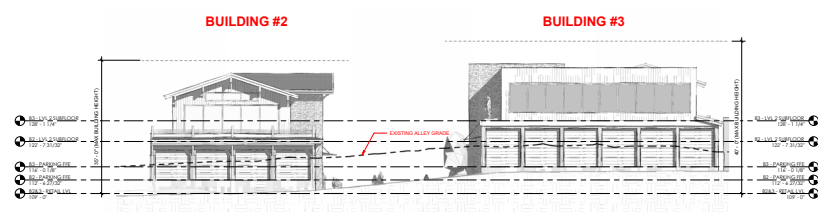
SITE SECTIONS

LEATHERWOOD GRAND LAKE

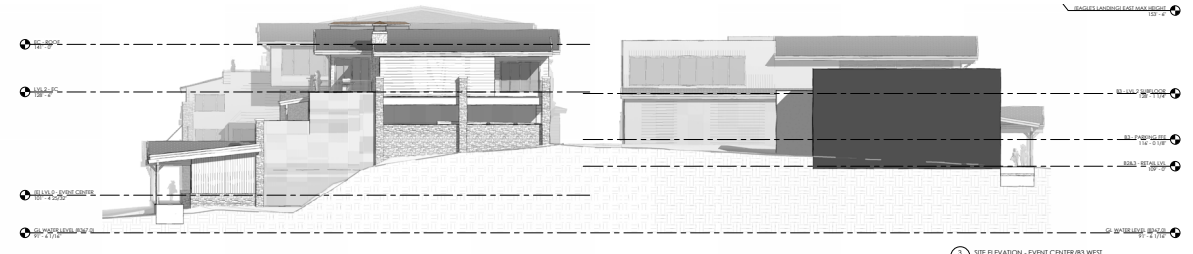
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

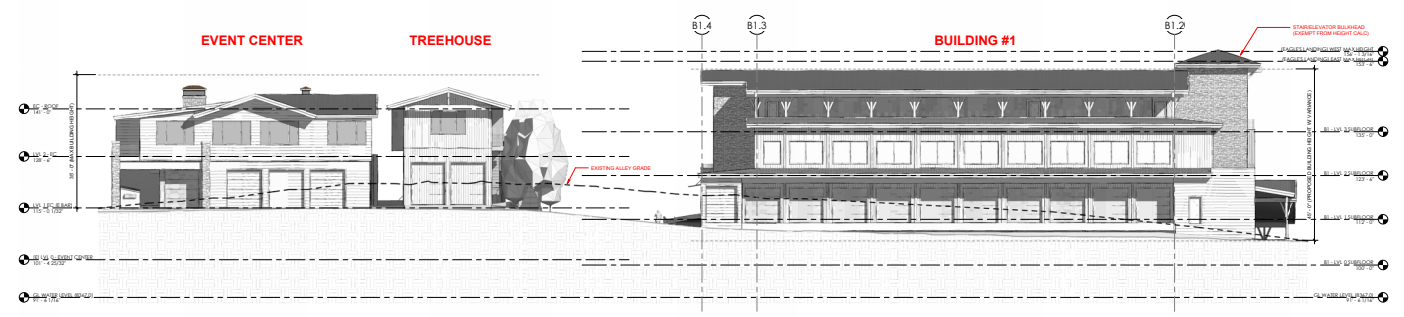




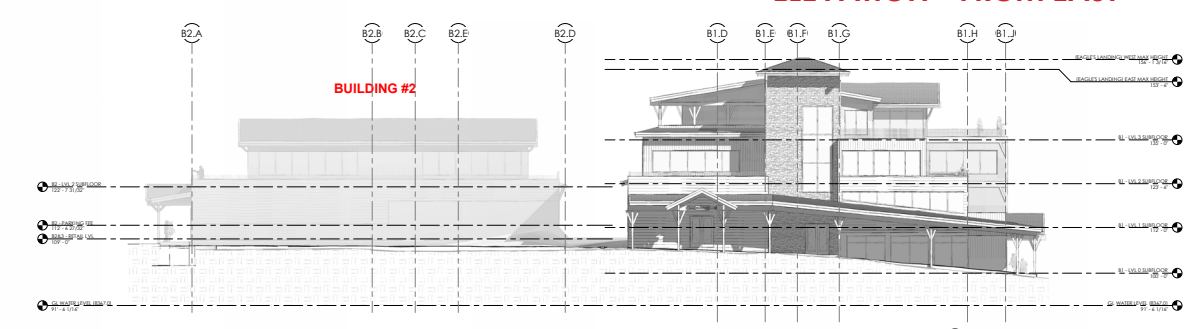
ELEVATION - FROM ALLEY LOOKING NORTH



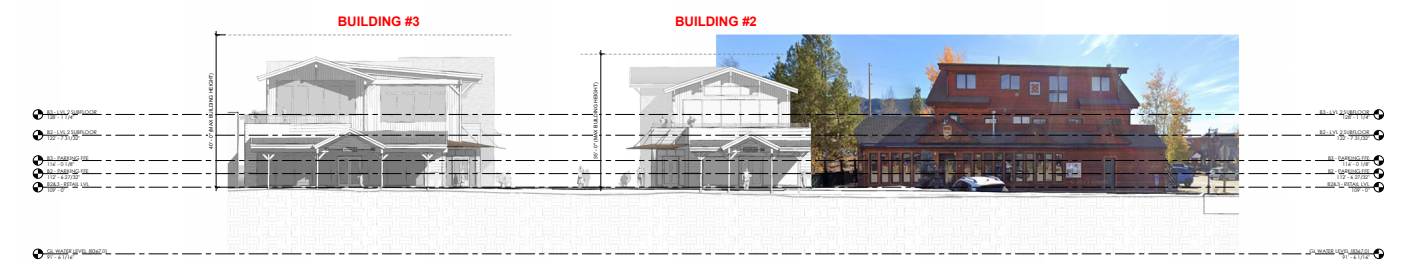
ELEVATION - FROM EAST



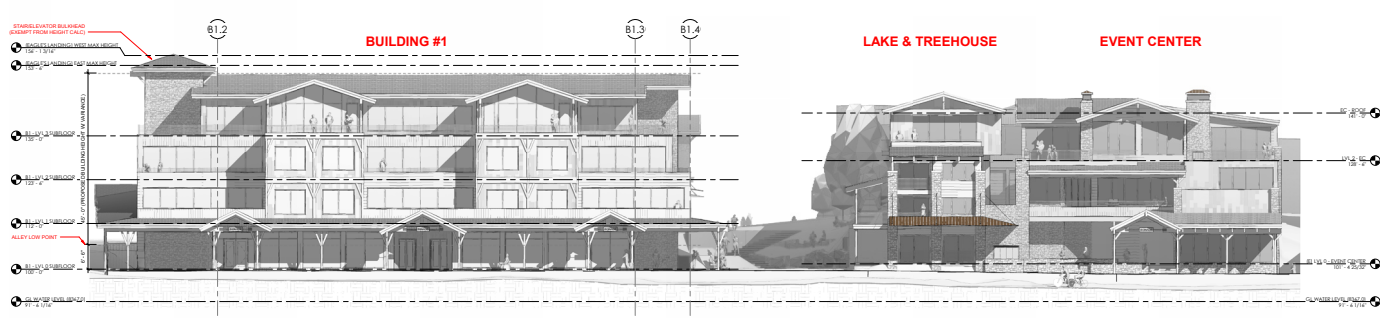
ELEVATION - FROM ALLEY LOOKING SOUTH



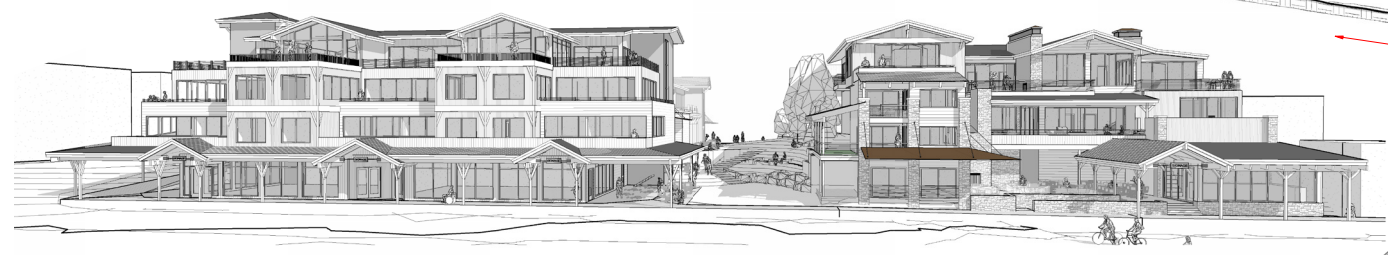
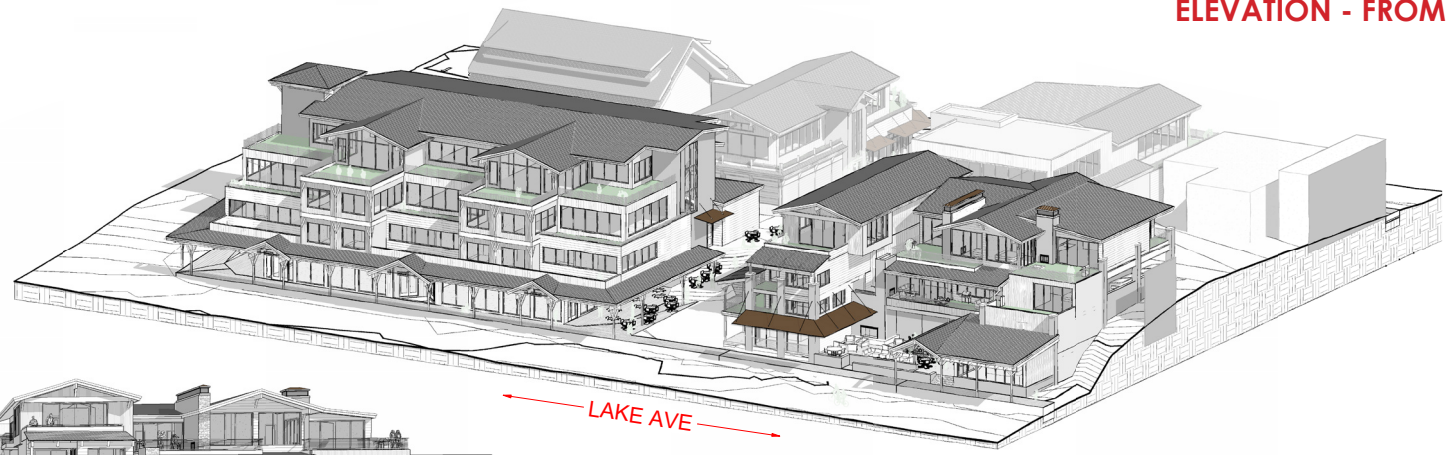
ELEVATION - FROM GARFIELD



ELEVATION - FROM GRAND AVENUE



ELEVATION - FROM LAKE AVENUE



3D - Vignette from Lake
SCALE: 1/8" = 1'-0"
BACK REF: A3.01



3D - Vignette from Marina
SCALE: 1/8" = 1'-0"
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



GRAND LAKE PALETTE



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

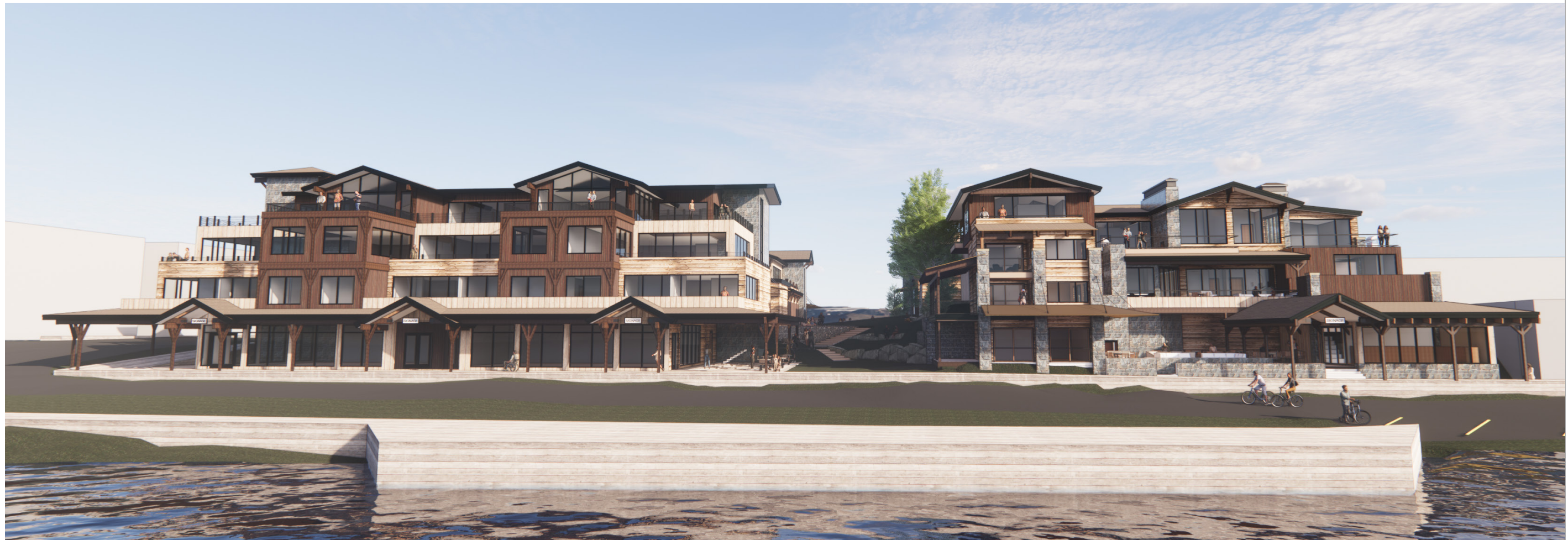
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



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



3

VIEW OF THE LAKE FROM MOUNTAIN AVE - NO VISUAL IMPACT FROM LEATHERWOOD

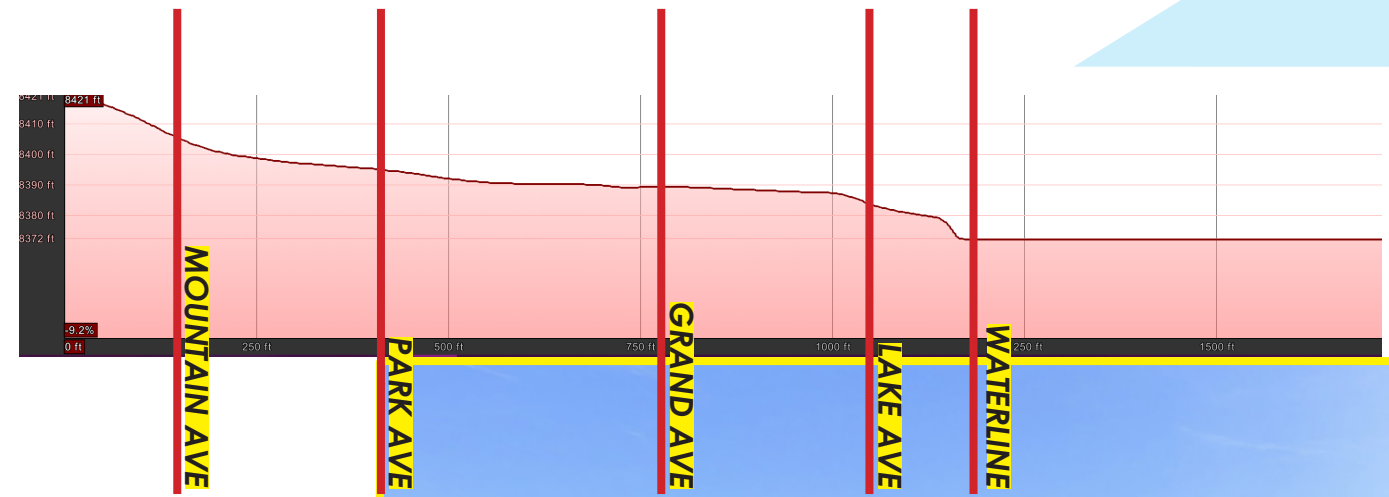


1



Grand Lake Viewshed

Building #1 potential view



2

Grand Lake

Building #1 @ Leatherwood

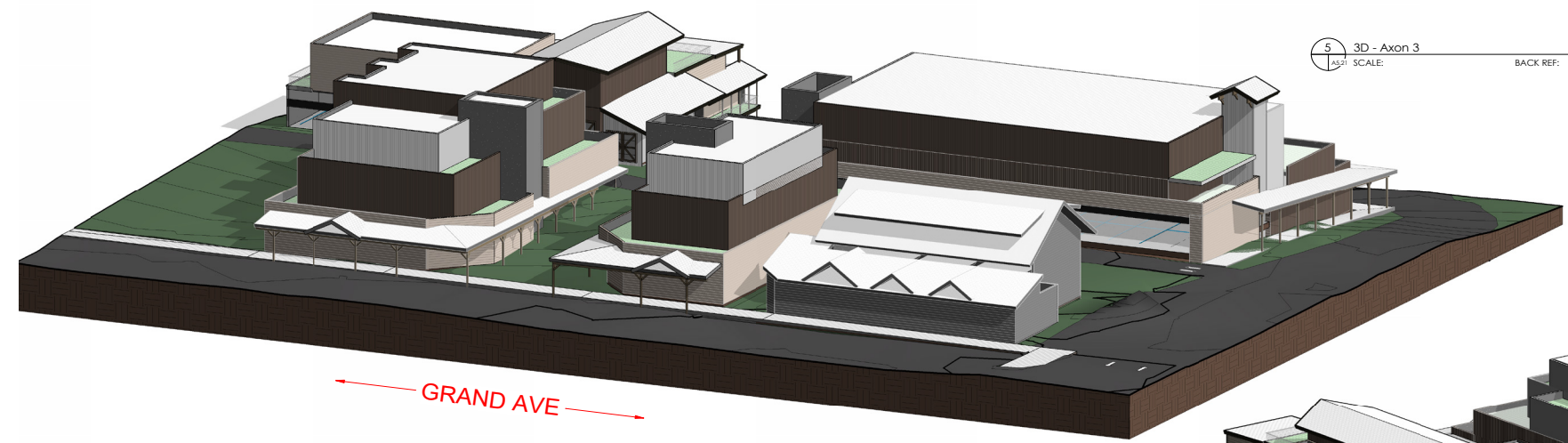
Juniper Library @ 316 Garfield St

LEATHERWOOD GRAND LAKE

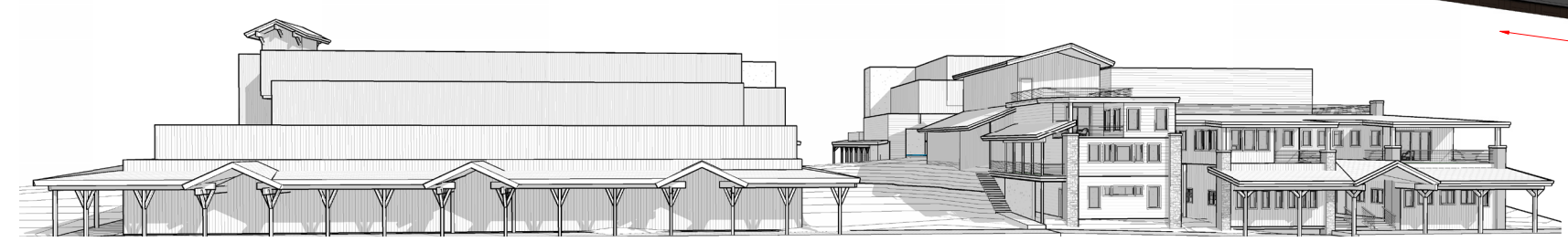
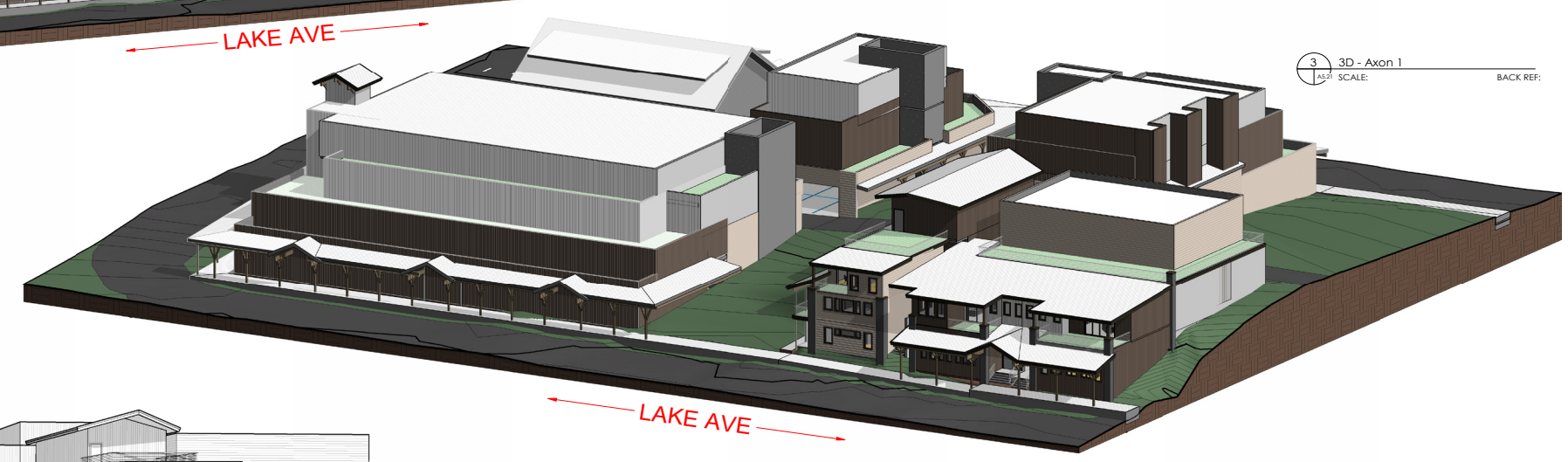
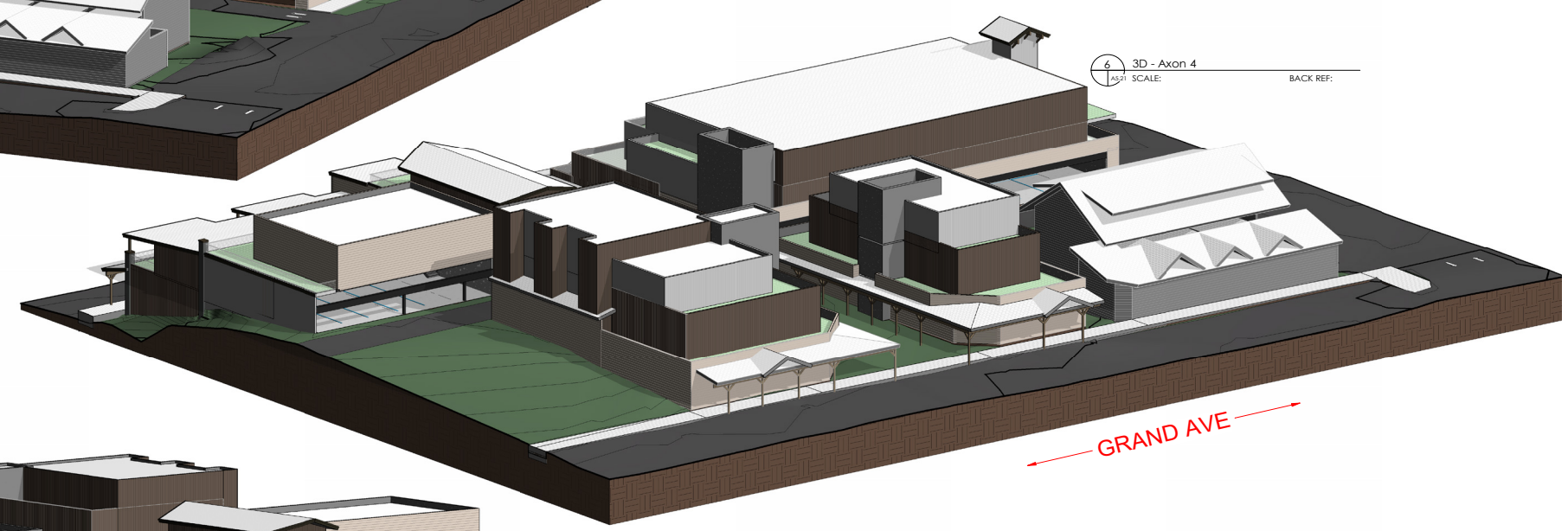
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

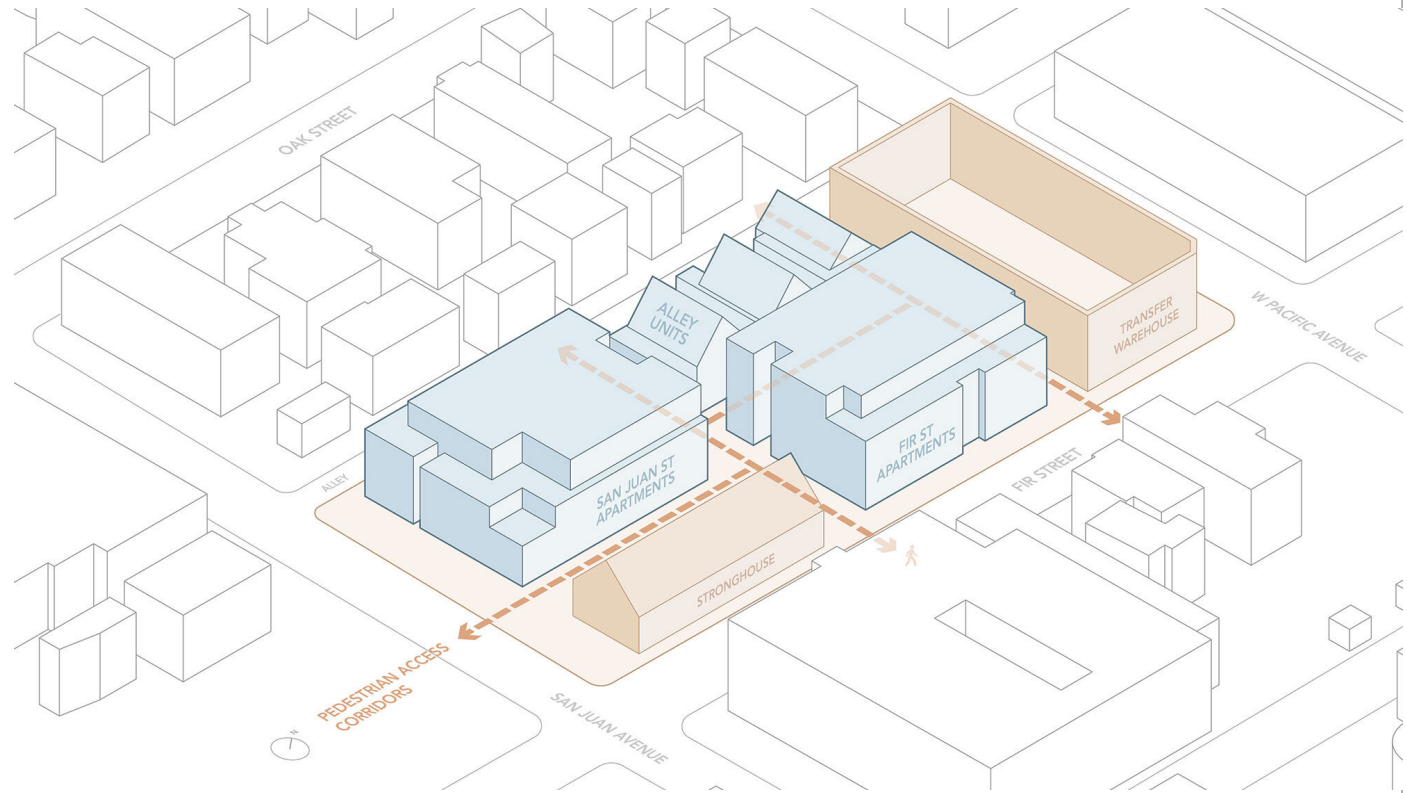
NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE ARCH DRAWINGS FOR MORE DETAILED INFORMATION.



3-STORY MASSES ON GRAND AVE



PREVIOUS ITERATION - FROM 06/17/2024



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

“TELLURIDE TRANSFER”

CONCEPT DESIGN - PRECEDENT



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



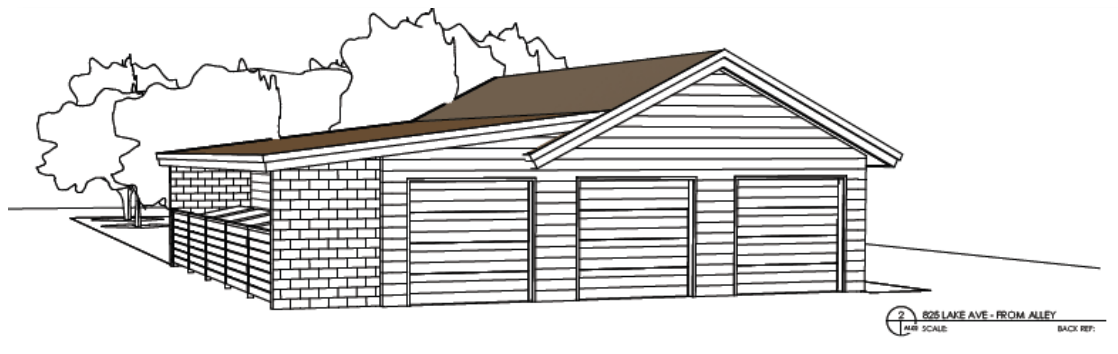
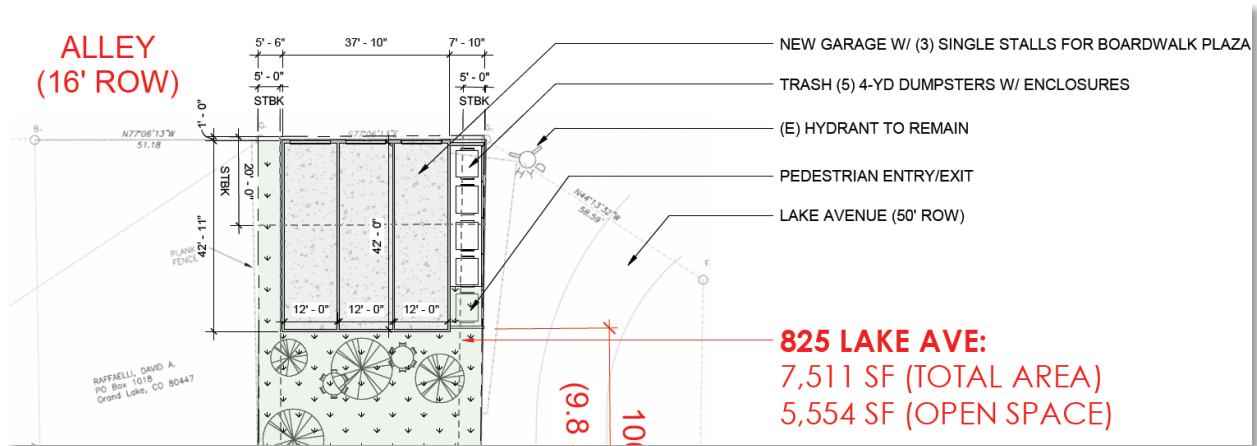


- **Project Zoning:** Commercial Transitional Zone District (CT)
- **Attachments:**
 - Variance Request Packet
 - Application, Request and Explanation of Hardship, Statement of Authority
 - Preliminary Site Layout Drawing (excerpt from Leatherwood packet)

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:

-
-

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

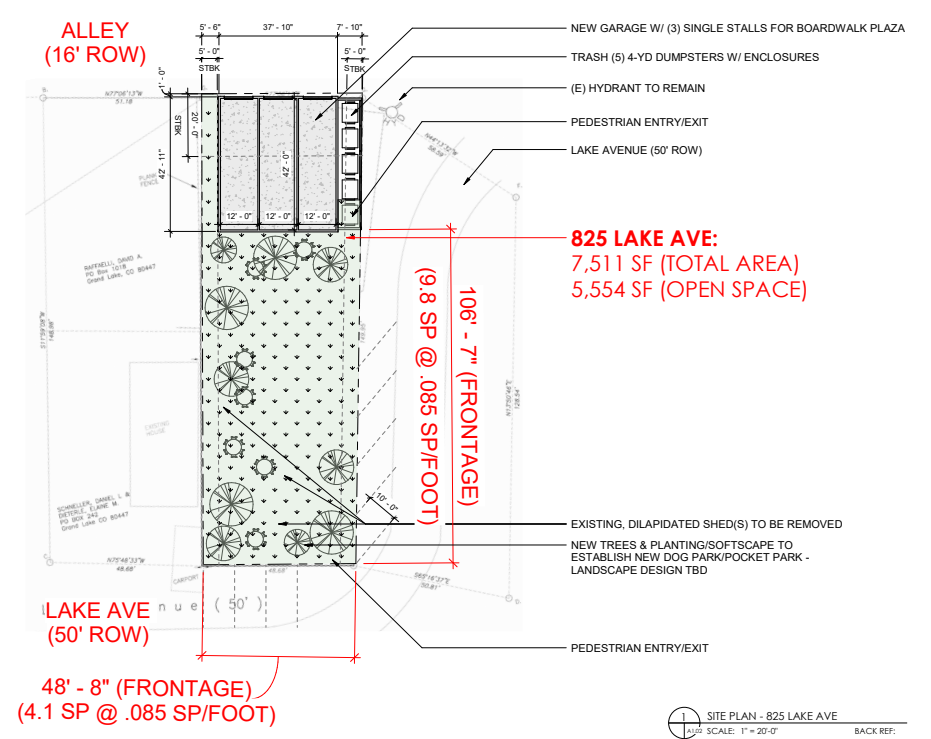
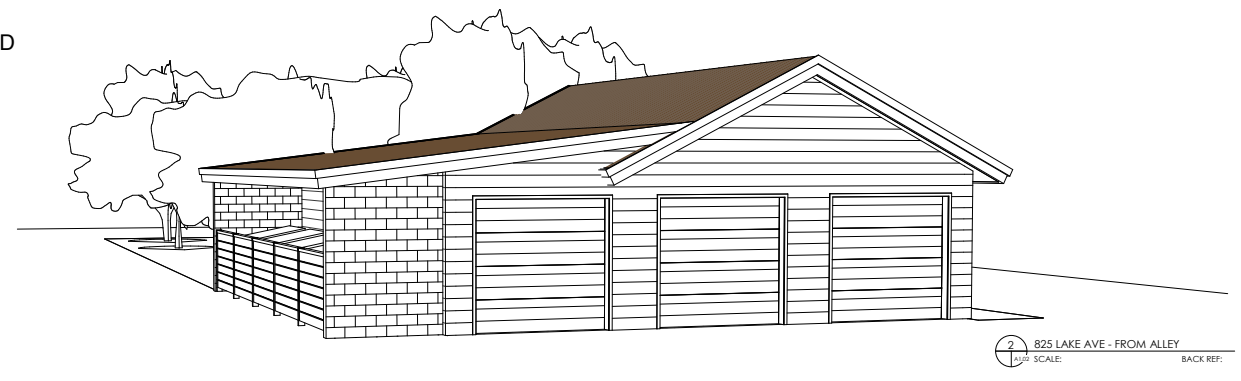
BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



- 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:

[Symbol]	EXISTING BUILDING (TO REMAIN)
[Symbol]	COMMERCIAL OCCUPANCY @ GROUND / RESIDENTIAL ABOVE, TYP.
[Symbol]	PARKING BELOW / RESIDENTIAL OCCUPANCY ABOVE
[Symbol]	EXISTING ASPHALT (TO REMAIN)
[Symbol]	NEW ASPHALT PAVING (RE. CIVIL)
[Symbol]	NEW BOARDWALK
[Symbol]	EXISTING BOARDWALK
[Symbol]	NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
[Symbol]	SNOW STORAGE
[Symbol]	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, the Planning Commission closed the Public Hearing on January 8, 2025, and continued their final review and deliberations to February 5, 2025, to request additional information from the applicant to aid in their review of the request(s); 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 5th DAY OF FEBRUARY 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

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, the Planning Commission closed the Public Hearing on January 8, 2025, and continued their final review and deliberations to February 5, 2025, to request additional information from the applicant to aid in their review of the request(s); 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.
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 5th DAY OF FEBRUARY 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: February 5, 2025
TO: Chairman Shockey and Planning Commissioners
FROM: Josh Olhava, AICP, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (CONTINUANCE FROM JANUARY 8, 2025)** – 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.

QUASI JUDICIAL (CONTINUANCE FROM JANUARY 8, 2025) – 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.

Overview

During the January 8, 2025 deliberations on the two subject requests and resolution considerations, the Planning Commission closed the Public Hearing and continued further review of the applications and action on Resolutions 02-2025 and 03-2025 to the February 5, 2025 meeting.

Commission members requested additional information from the applicant to help analyze the requests. The primary request by the applicant requiring further analysis included the height variance. Commission members asked to see additional context of the proposed building mass and height in relation to existing, adjacent properties. The applicant updated the preliminary development plans to incorporate these additional perspectives and information requested by the Commission. These are as an attachment to this memo. Additionally, staff has included the memos and attachments that were not updated from the January 8, 2025, Planning Commission meeting to this packet for reference.

Updated Attachments to this Memo:

- Variance Request – updated to reflect Commission requests
- Preliminary Drawings – updated to reflect Commission requests

Planning Commission Discussion and Determination

The Planning Commission should discuss the variance requests amongst themselves, with consideration of staff analysis, public comments from the January 8, 2025, meeting, and the findings of fact from the code, in order to make a decision/recommendation.

While there are two separate resolutions to take action on, the Commission decided to review all variance requests at the same time for discussion purposes.

Sample Planning Commission Motions for Resolution 02-2025

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:

-
-

Sample Planning Commission Motions for Resolution 03-2025

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)

I move to approve Planning Commission Resolution 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, 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 52' (feet) of building height for Building 1 of the "Leatherwood" Subdivision (Measured per toGL regulations) - as shown in submitted design drawings. Building #1 has significant upper floor set-backs to reduce impact at street level.

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 6, 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

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.
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PO BOX 11
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- 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**

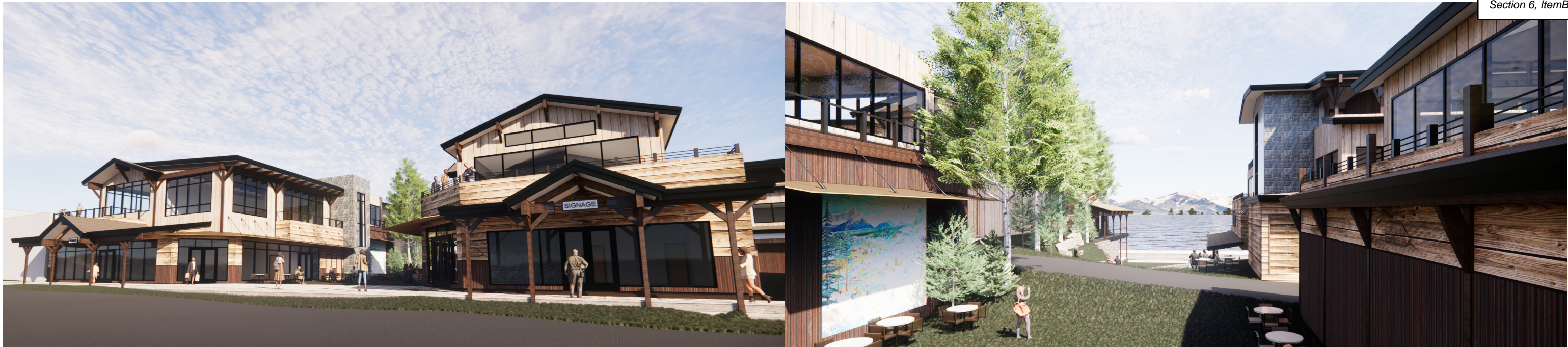
Witness my hand and official seal.

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



Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

Spirit Lake Condos, LLC

Preliminary Development Application & Preliminary Plat Plans

02/05/2025





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



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



Preliminary
 Development
 Plans

05/05/2025

February 5, 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

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 –**

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402



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Granby, CO 80446
970-887-9366



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970-887-9366



Preliminary
Development
Plans

05/05/2025

LEATHERWOOD GRAND LAKE
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

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 are 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.

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. Building #1 has a 4th story, set back from the stories below, to provide a few additional penthouse units overlooking the lake.

F. Alley Re-Grade: *The alley will re-graded and swiftly re-opened to public circulation as needed for residential access, commercial deliveries, and emergency access. 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 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. If traffic report is required, it will be conducted by the town’s consultant engineers.**
- (ix) The proposed maximum height of all buildings within the Development. **Our proposed development includes (6) buildings of various heights, measured individually based on town standards of 35’ maximum height from lowest corner to maximum roof height. The massing of our proposed buildings directly reflects the town code’s intent for “Grand Lake” massing standards – buildings should be broken up into a variety of architectural forms to reduce the visual impact of the building from pedestrians. ‘Sawtooth’ massing shall be included to break up long continuous building facades and buildings shall have their upper floors set back from the lot frontage to reduce the impact of upper floors on the streetscape. 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 51’-3” from the maximum height of the primary roof to the lowest corner of the building, 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.**













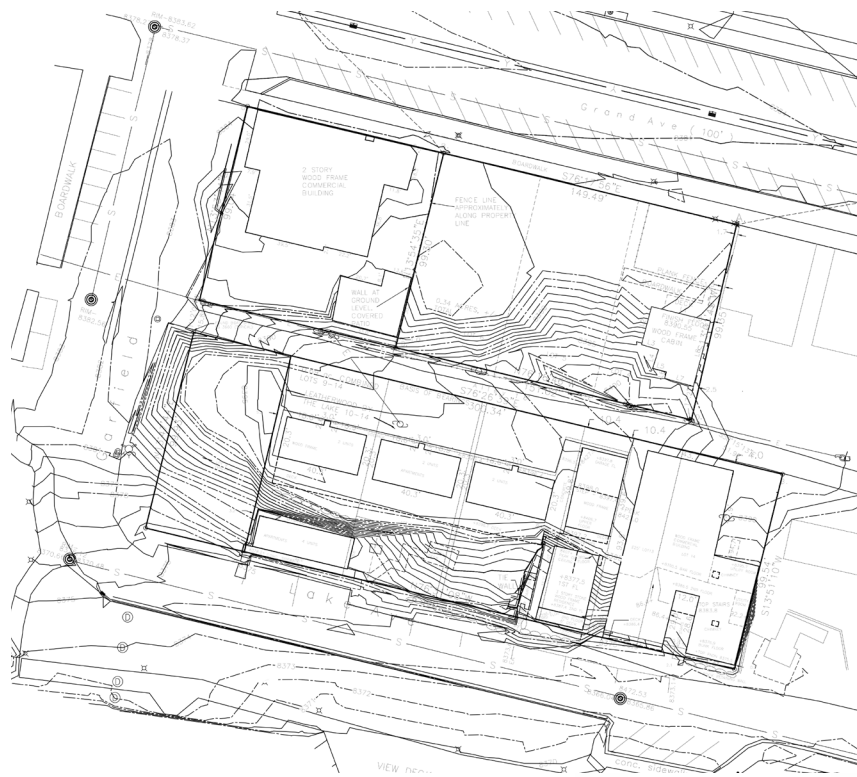
Preliminary
 Development
 Plans

05/05/2025

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

SITE LEGEND:

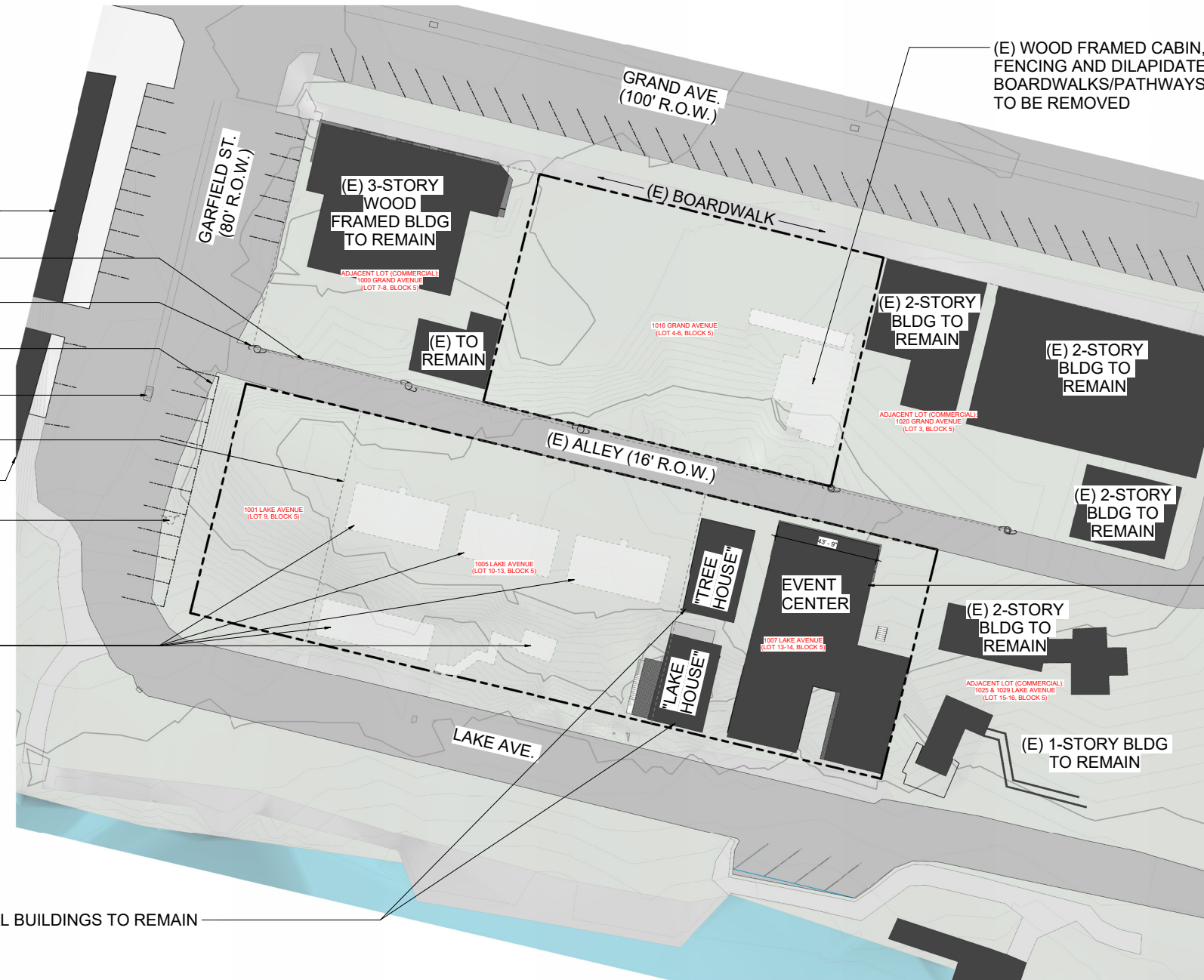
-  EXISTING BUILDING (TO REMAIN)
-  COMMERCIAL OCCUPANCY @ GROUND (RESIDENTIAL ABOVE, TYP)
-  PARKING BELOW/ RESIDENTIAL OCCUPANCY ABOVE
-  EXISTING ASPHALT (TO REMAIN)
-  NEW ASPHALT/PAVING (RE- CIVL)
-  NEW BOARDWALK
-  EXISTING BOARDWALK
-  NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)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



- (E) 2-STORY BLDG TO REMAIN
- (E) OVHD ELEC
- (E) POWER POLE
- (E) TIMBER CURB
- (E) DROP INLET
- (E) LOT LINE
- (E) 2-STORY BLDG TO REMAIN
- (E) HYDRANT

(E) WOOD FRAMED BUILDINGS, DECK AND STAIRS TO BE REMOVED

(E) WOOD FRAMED RESIDENTIAL BUILDINGS TO REMAIN



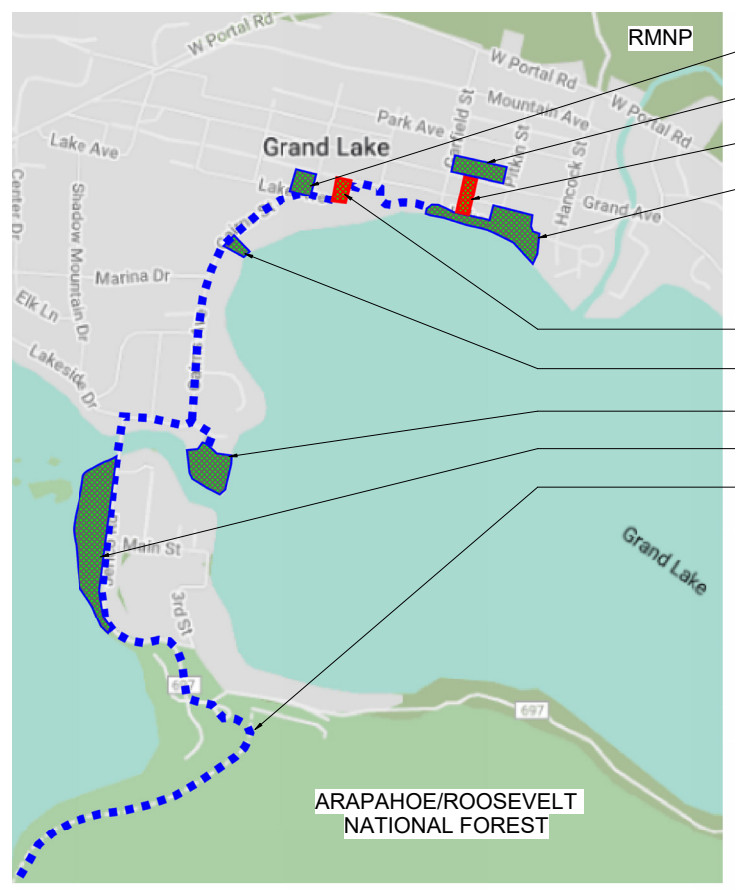
(E) WOOD FRAMED CABIN, FENCING AND DILAPIDATED BOARDWALKS/PATHWAYS TO BE REMOVED

SITE PLAN: EXISTING

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402



- ESLICK HISTORIC SITE
- CITY/TOWN SQUARE PARK
- LEATHERWOOD PLAZA
- GL BEACH, MARINA, YACHT CLUB & COTTAGE COURT HISTORY PARK
- NEW PARK @ 825 LAKE
- CAIRNS OPEN SPACE
- POINT PARK
- RAINBOW BRIDGE PARK
- CDT TRAILHEAD

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): 4,843 SF
 TOTAL OPEN SPACE: 18,248 SF

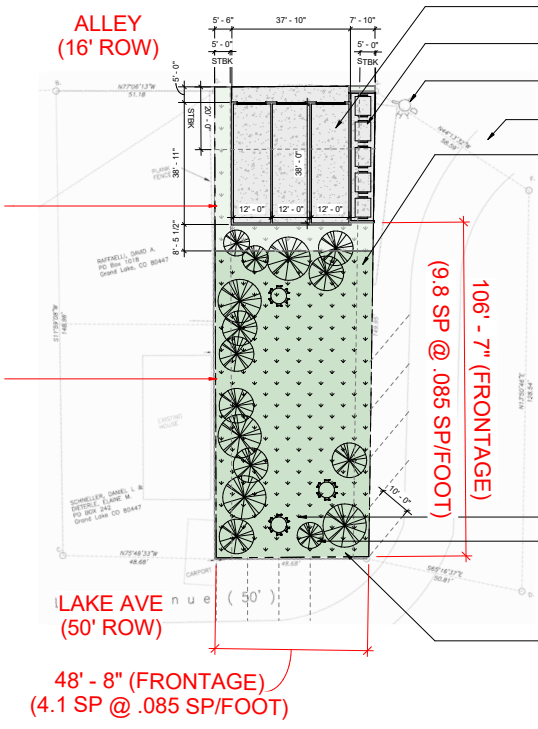
PERCENTAGE (TOTAL OPEN/LOT AREA): 18,248/49,270 = **37%**
 PER GL CODE (TABLE 12-2-26-3): **GROUP III**
 REQUIRED OPEN SPACE: **35% MINIMUM**

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%**

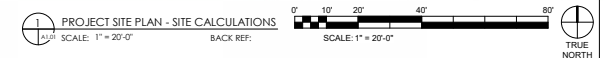
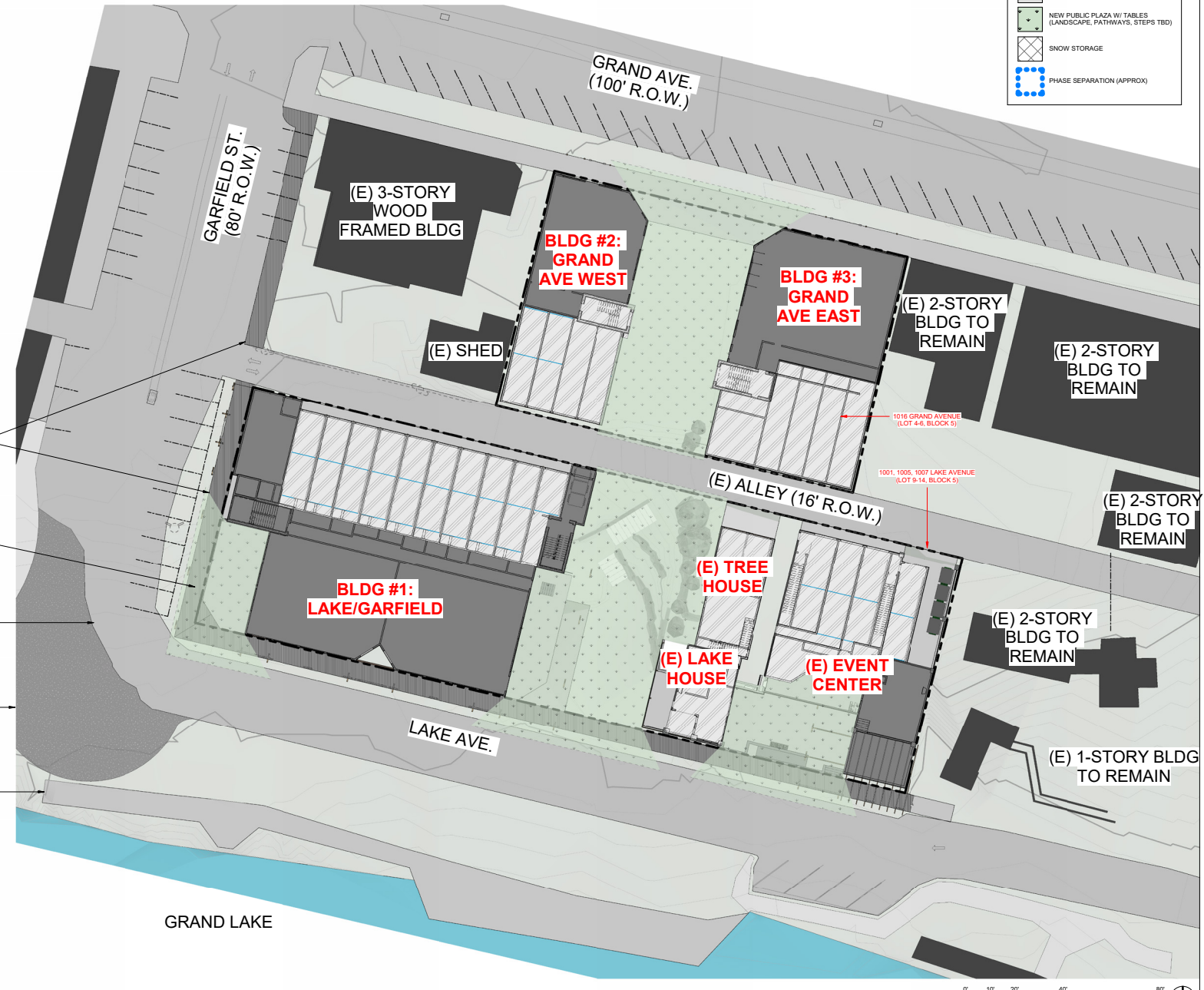
SITE LEGEND:

- 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)

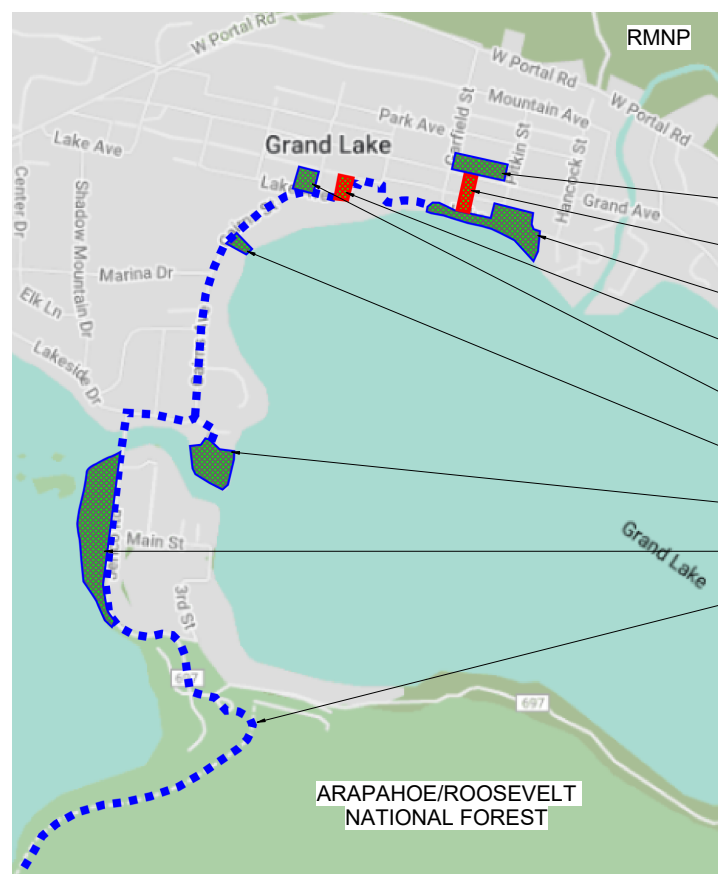


- NEW GARAGE W/ (3) SINGLE STALLS FOR BOARDWALK PLAZA
- TRASH (5) 4-YD DUMPSTERS W/ ENCLOSURES
- (E) HYDRANT TO REMAIN
- LAKE AVENUE (50' ROW)
- PEDESTRIAN ENTRY/EXIT
- NEW CURB & GUTTER AT NEW BOARDWALK
- NEW BOARDWALK (GARFIELD & LAKE)
- EDGE OF (E) ASPHALT
- NEW TURNAROUND FOR LOADING/DELIVERIES/ETC
- (E) PUBLIC BOARDWALK & PIER

- PHASE/PARCEL BREAKDOWN:**
1. RE-GRADE ALLEY & PLAZA, 825 LAKE PARK
 2. EVENT CENTER LAKE RESTAURANT/PLAZA
 3. EVENT CENTER ALLEY LEVEL - 1 UNIT
 4. EVENT CENTER PENTHOUSE - 2 UNITS
 5. LAKE HOUSE - 3 UNITS
 6. TREE HOUSE - 1 UNIT
 7. B1 - 12 UNITS (POTENTIALLY 2 PHASES, PENDING)
 8. B2 - 2 UNITS
 9. B3 - 4 UNITS



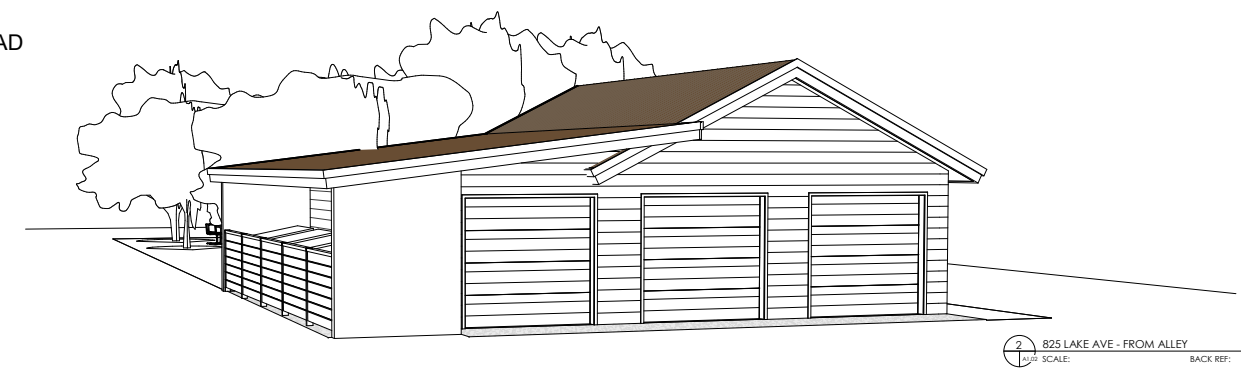
SITE PLAN: OPEN SPACE



- 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:

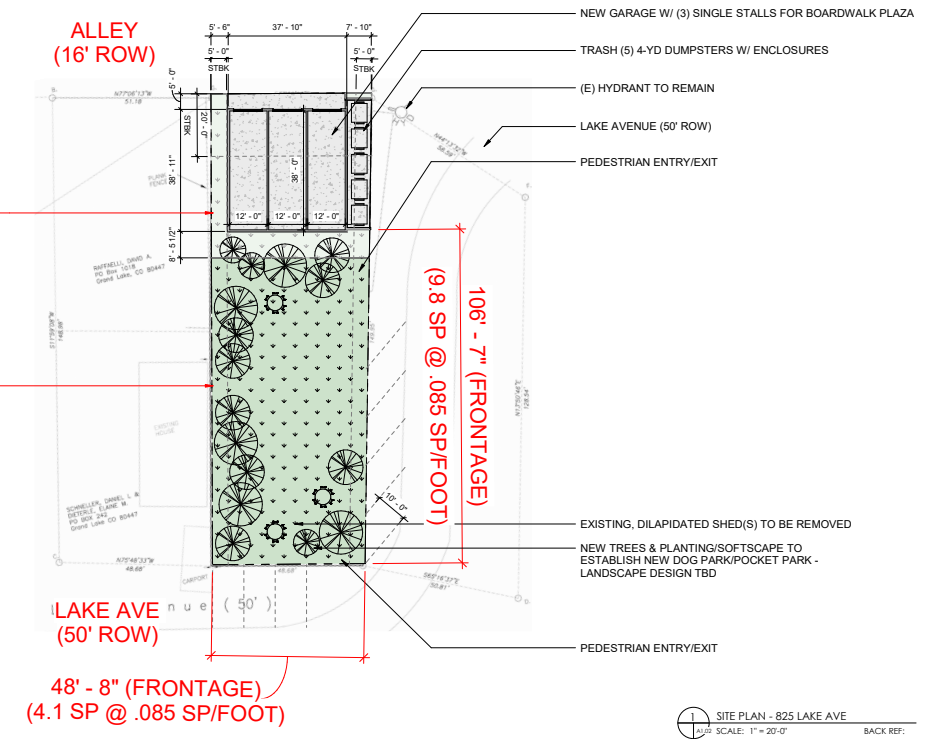
	EXISTING BUILDING (TO REMAIN)
	COMMERCIAL OCCUPANCY (8' GROUND (RESIDENTIAL ABOVE, TYP))
	PARKING BELOW/ RESIDENTIAL OCCUPANCY ABOVE
	EXISTING ASPHALT (TO REMAIN)
	NEW ASPHALT/PAVING (RE: CIVIL)
	NEW BOARDWALK
	EXISTING BOARDWALK
	NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
	SNOW STORAGE
	PHASE SEPARATION (APPROX)



825 LAKE AVE (NORTH):
2,668.63 SF (TOTAL AREA)
656.09 SF (OPEN SPACE)

PROVIDED OPEN SPACE: $656.09 / 2,668.63 = 25\%$
REQUIRED PER GL CODE (TABLE 12-2-26-3):
BOARDWALK PLAZA IS GROUP 2 = 25%
MINIMUM OPEN SPACE

825 LAKE AVE (SOUTH):
4,842.73 SF (TOTAL AREA)
4,842.73 SF (OPEN SPACE)



SITE PLAN: 825 LAKE AVENUE

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
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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) TOTAL DRIVE/PARKING SF: 11,000 SF SNOW STORAGE (REQUIRED) = 3,667 SF SNOW STORAGE (PROVIDED) = 3,700 SF (INCL. SOME FLAT ROOF ON BUILDING #3)
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 9-1-10).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" (WIDTH) x 20' - 0" (LENGTH) STANDARD PARKING SPACE, COVERED/INDOOR: 10' - 0" (WIDTH) x 18' - 0" (LENGTH) ACCESSIBLE PARKING SPACE: 8' - 0" (WIDTH) 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/250 SF TOTAL FLOOR AREA
ACCESSIBLE PARKING REQUIRED:	ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR 15-0-28(B) & 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 MAIN PEDESTRIAN INGRESS/EGRESS.
PARKING CALCULATIONS:	COMMERCIAL (150/350 SF FLOOR AREA) = 14,414 SF/350 SF = (42) 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 (2) REQUIRED SPACES BUILDING #1 - (9) 2-BED UNITS (14) 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 (2) 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 1 THAT PARK IN BUILDING #2 AND (2) UNITS IN THE LAKEHOUSE PARKED IN BUILDING #3. OFF STREET PARKING REQUIRED/PROVIDED: (37) SPACES REQUIRED/44 SPACES PROVIDED (OFF ALLEY) FOR RESIDENTIAL UNITS. ON STREET PARKING PROVIDED: (42) SPACES REQUIRED/44 SPACES PROVIDED (ON-STREET TOTAL INCL ADA) BASED ON ON-STREET PARKING CREDIT'S 0.85 SPACES/1 FOOT OF FRONTAGE FOR GRAND AVE, LAKE AVE & GARFIELD ST. - 12-2-28(B).3.B 24 PROVIDED SPACES TO BE ACCESSIBLE (ACCESSIBLE ON-STREET - 1 PER 25 SPACES) (7) TOTAL SPACES REQUIRED - 44 TOTAL SPACES PROVIDED

SNOW STORAGE

PARKING CALCS

PHASE/PARCEL BREAKDOWN:

1. RE-GRADE ALLEY & PLAZA, 825 LAKE PARK
2. EVENT CENTER LAKE RESTAURANT/PLAZA
3. EVENT CENTER ALLEY LEVEL - 1 UNIT
4. EVENT CENTER PENTHOUSE - 2 UNITS
5. LAKE HOUSE - 3 UNITS
6. TREE HOUSE - 1 UNIT
7. B1 - 12 UNITS (POTENTIALLY 2 PHASES, PENDING)
8. B2 - 2 UNITS
9. B3 - 4 UNITS

PROJECT ZONING SUMMARY

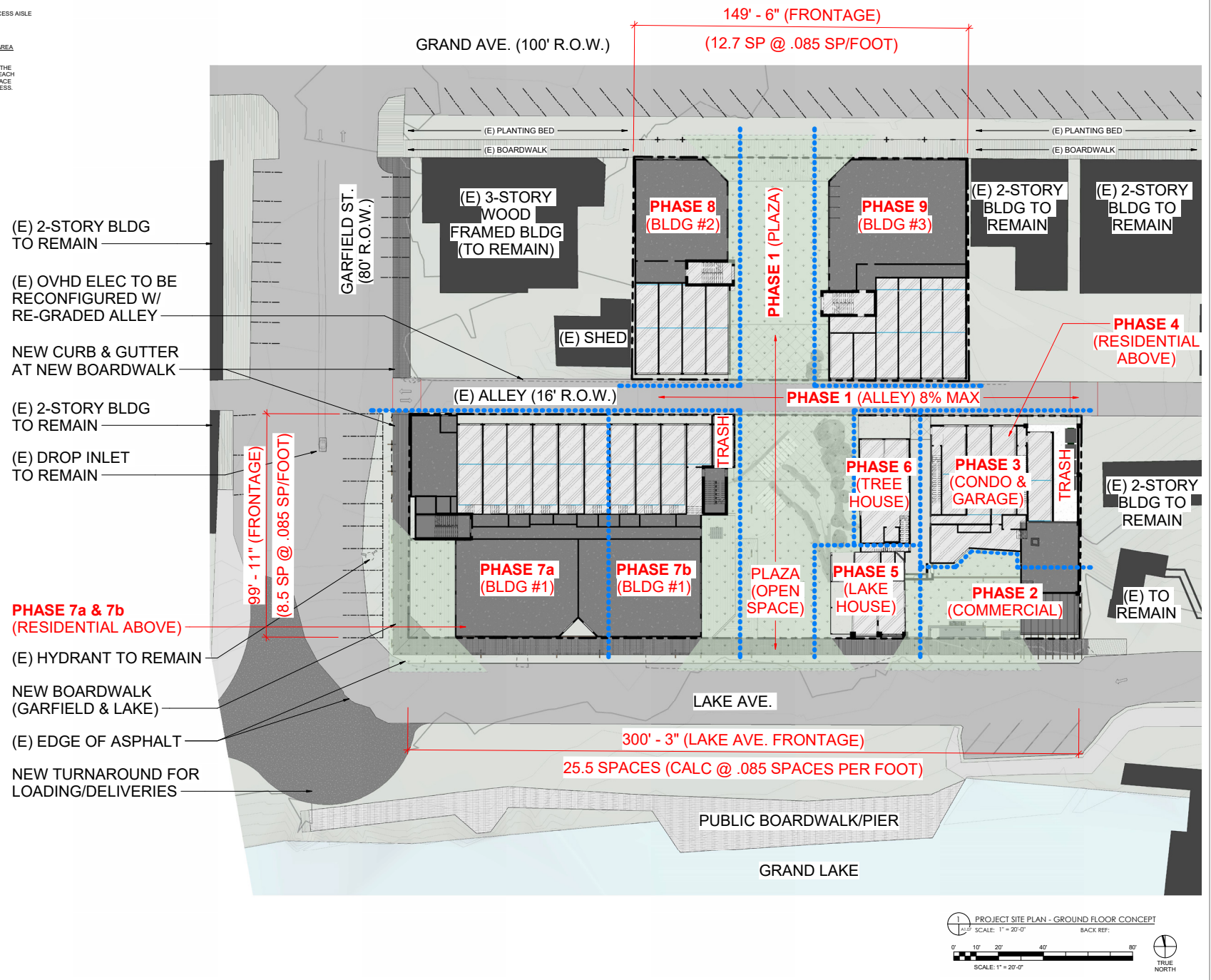
LEGAL DESCRIPTION:	BLOCK 5, LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 TOWN OF GRAND LAKE COUNTY OF GRAND STATE OF COLORADO
CONSTRUCTION TYPE:	EXISTING CONSTRUCTION: VARIES, VS TYPICAL NEW CONSTRUCTION: VB - WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLERING C - COMMERCIAL
ZONING CLASSIFICATION:	C - 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' 8" - 29' 2"
HEIGHT (STORIES):	2/3 STORES EXISTING, ALL NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE CODES
GROSS SITE AREA:	1.029 ACRES (44,877 SF) @ COMBINED PROPERTY LINE

SITE NOTES

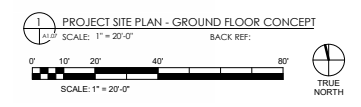
- 1) ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
- 2) VERIFY ALL UTILITY LOCATES PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE COMPANY - ALL UTILITIES TO BE UNDERGROUND.
- 3) PROVIDE POSITIVE DRAINAGE AT ALL BUILDING PERIMETERS. (SLOPE AWAY FROM BUILDING AT 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 4-4" 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:

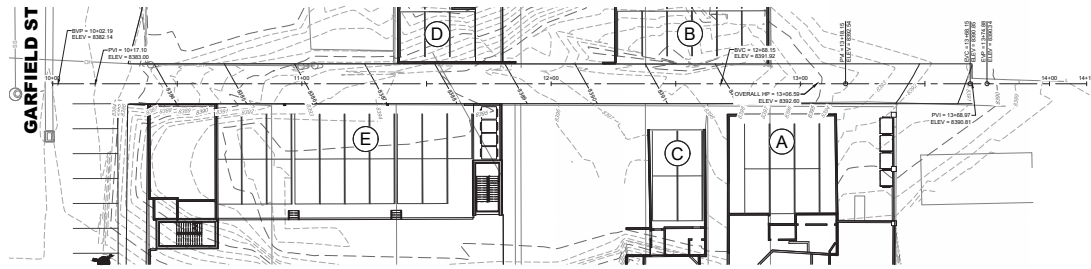
	EXISTING BUILDING (TO REMAIN)
	COMMERCIAL OCCUPANCY @ GROUND (RESIDENTIAL ABOVE, TYP)
	PARKING BELOW/ RESIDENTIAL OCCUPANCY ABOVE
	EXISTING ASPHALT (TO REMAIN)
	NEW ASPHALT/PAVING (RE: CIVIL)
	NEW BOARDWALK
	EXISTING BOARDWALK
	NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
	SNOW STORAGE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



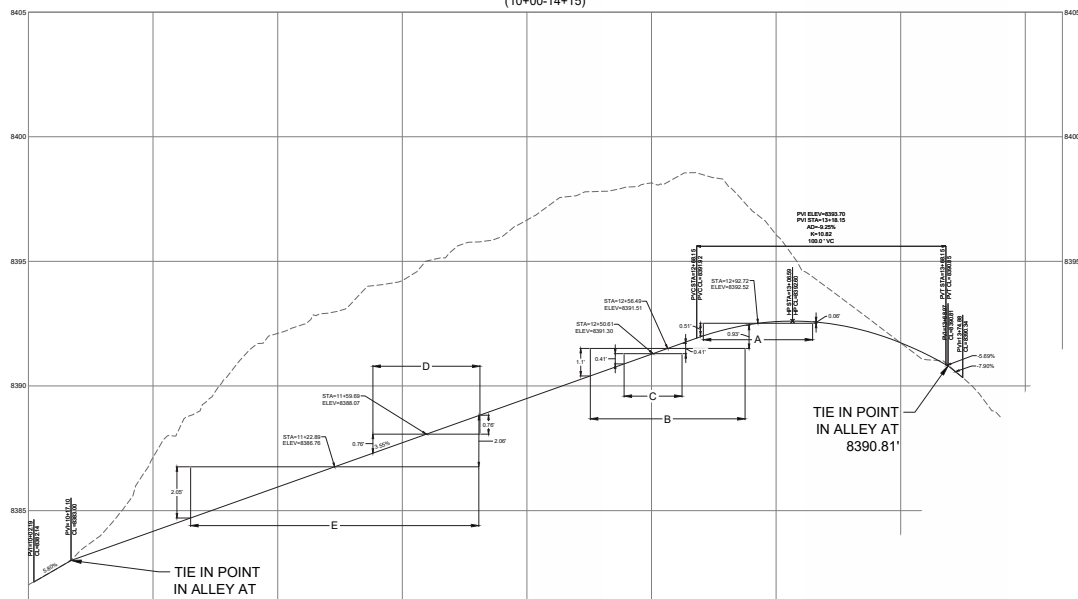
SITE PLAN: GROUND FLOOR CONCEPT



ALLEY PROFILE (PROPOSED VS. EXISTING)



ALLEY ALIGNMENT
(10+00-14+15)

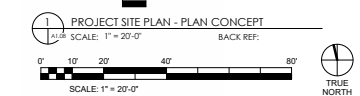
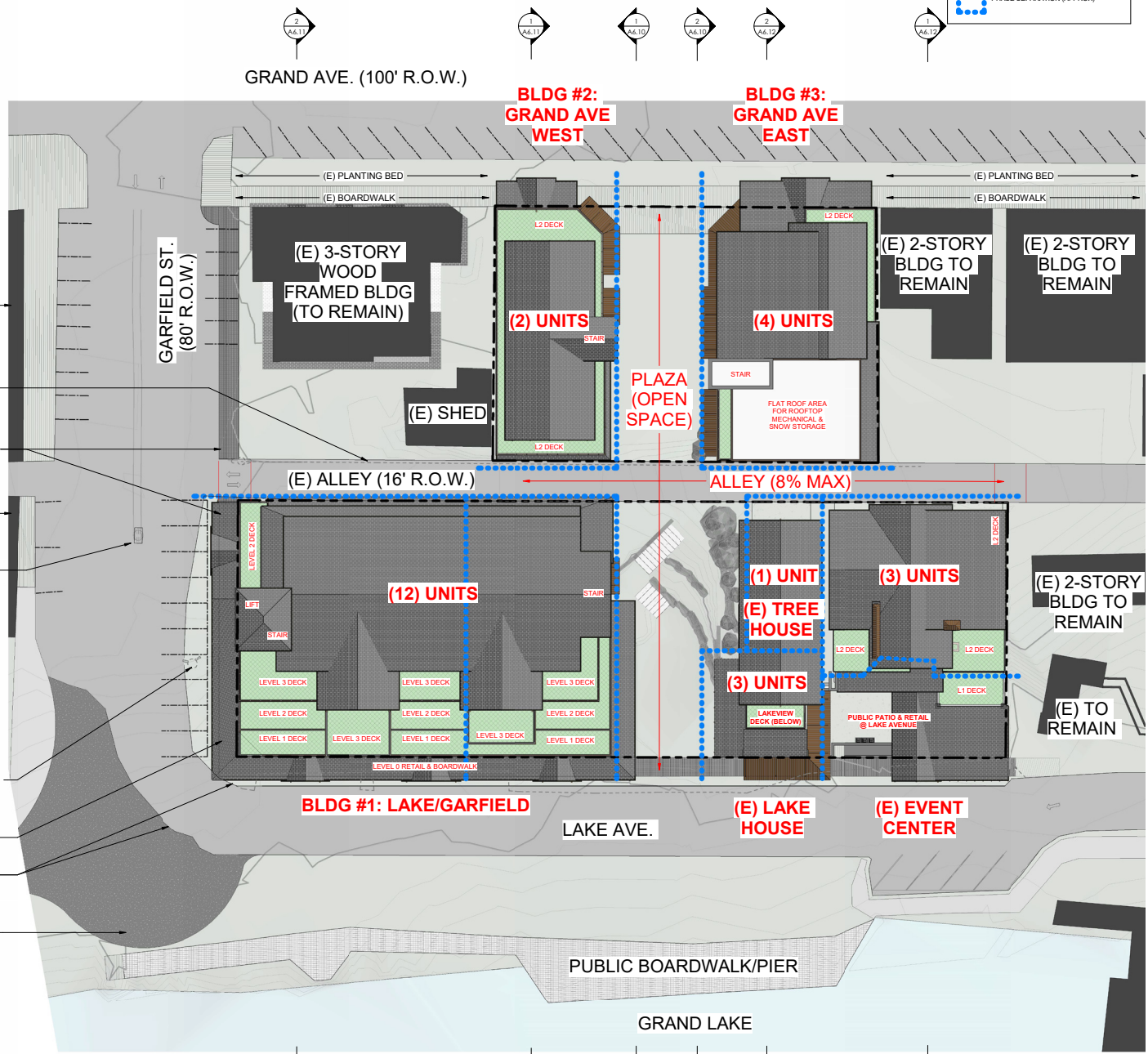


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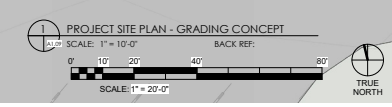
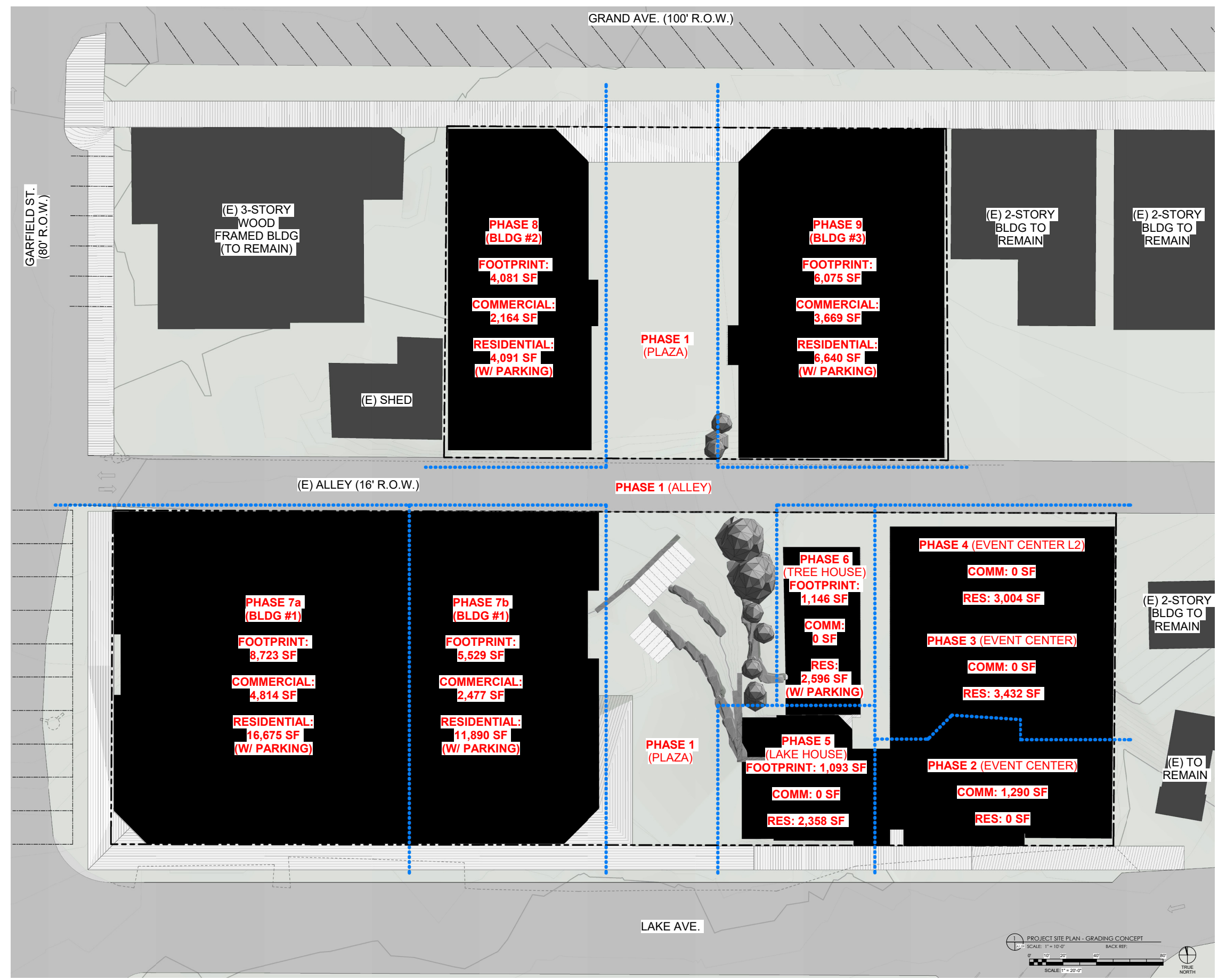
- EXISTING BUILDING (TO REMAIN)
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- NEW ASPHALT/PAVING (RE: CIVIL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- NEW PUBLIC PLAZA W/ TABLES (LANDSCAPE, PATHWAYS, STEPS TBD)
- SNOW STORAGE
- PHASE SEPARATION (APPROX)

- (E) 2-STORY BLDG TO REMAIN
- (E) OVHD ELEC TO BE RECONFIGURED W/ RE-GRADED ALLEY
- NEW CURB & GUTTER AT NEW BOARDWALK
- (E) 2-STORY BLDG TO REMAIN
- (E) DROP INLET TO REMAIN
- (E) HYDRANT TO REMAIN
- NEW BOARDWALK (GARFIELD & LAKE)
- (E) EDGE OF ASPHALT
- NEW TURNAROUND FOR LOADING/DELIVERIES

- PHASE/PARCEL BREAKDOWN:**
1. RE-GRADE ALLEY & PLAZA, 825 LAKE PARK
 2. EVENT CENTER LAKE RESTAURANT/PLAZA
 3. EVENT CENTER ALLEY LEVEL - 1 UNIT
 4. EVENT CENTER PENTHOUSE - 2 UNITS
 5. LAKE HOUSE - 3 UNITS
 6. TREE HOUSE - 1 UNIT
 7. B1 - 12 UNITS (POTENTIALLY 2 PHASES, PENDING)
 8. B2 - 2 UNITS
 9. B3 - 4 UNITS



SITE PLAN: PLAN CONCEPT



LEATHERWOOD GRAND LAKE

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 BLOCK 5, GRAND LAKE, CO 80447
 PROJECT #2402

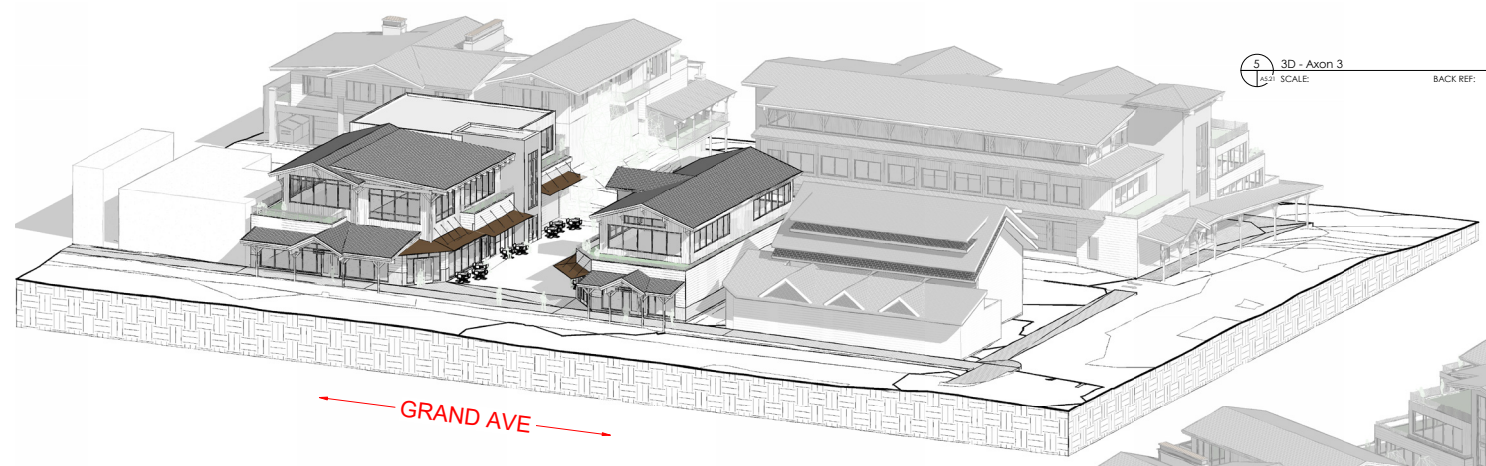
SITE PLAN: PLAT/PHASE CONCEPT

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

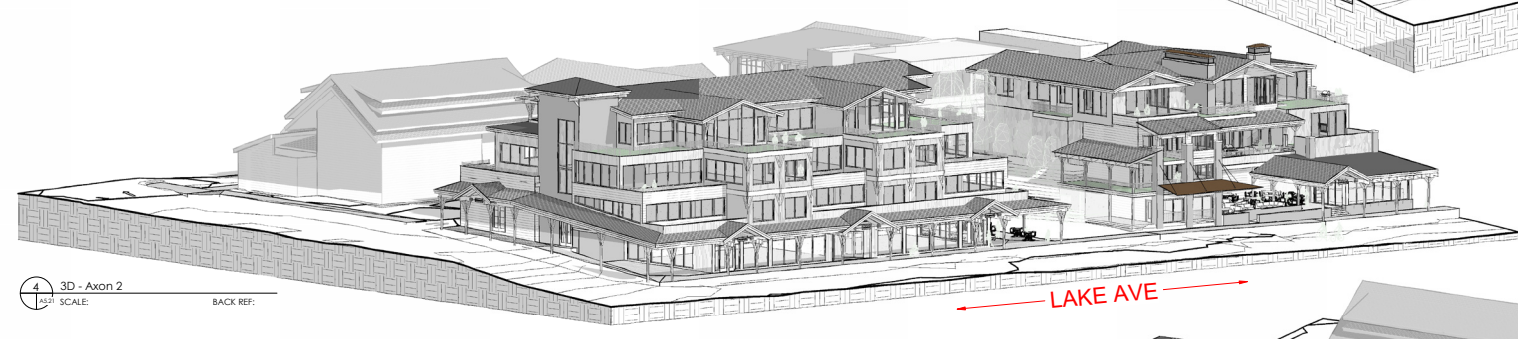
NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE ARCH DRAWINGS FOR MORE DETAILED INFORMATION.



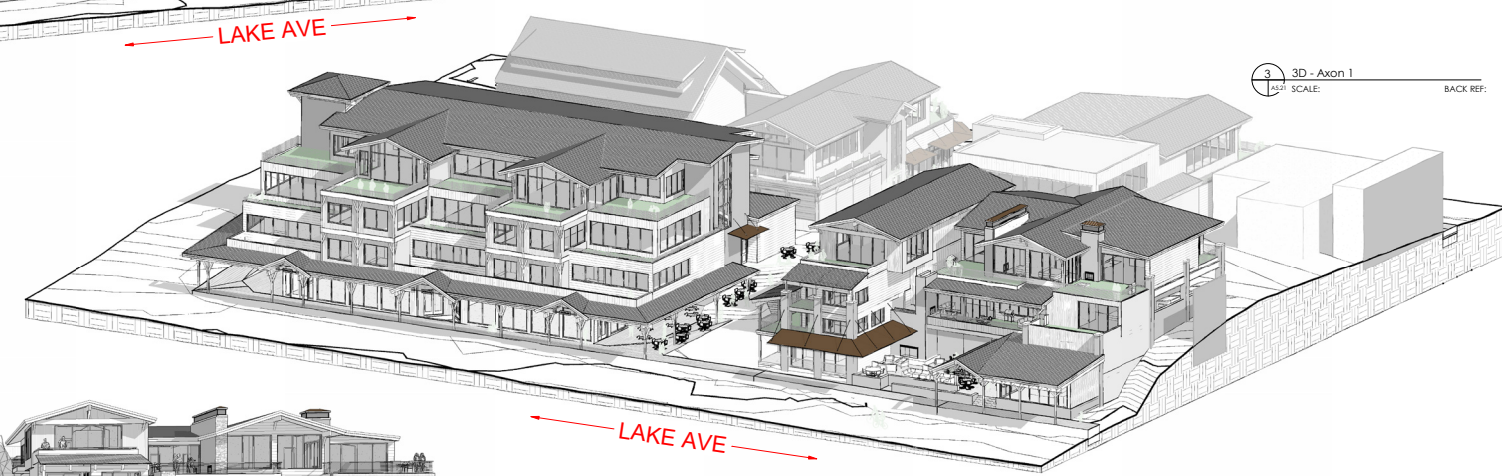
5 3D - Axon 3
SCALE: 1/8" = 1'-0"
BACK REF:



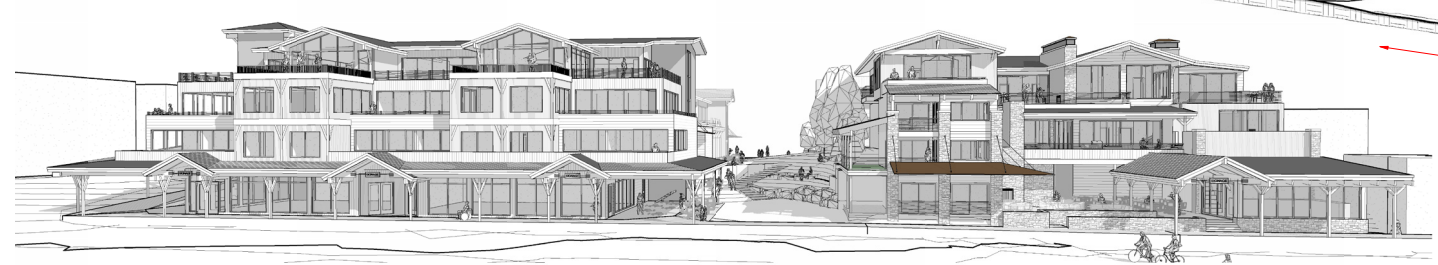
6 3D - Axon 4
SCALE: 1/8" = 1'-0"
BACK REF:



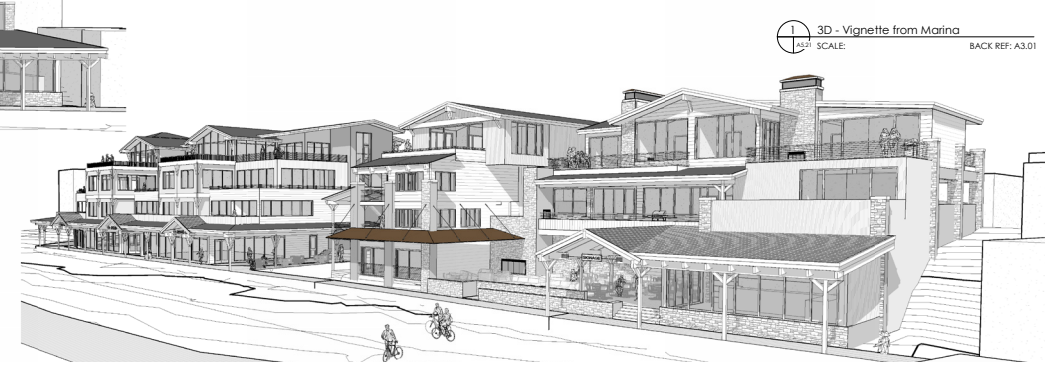
4 3D - Axon 2
SCALE: 1/8" = 1'-0"
BACK REF:



3 3D - Axon 1
SCALE: 1/8" = 1'-0"
BACK REF:

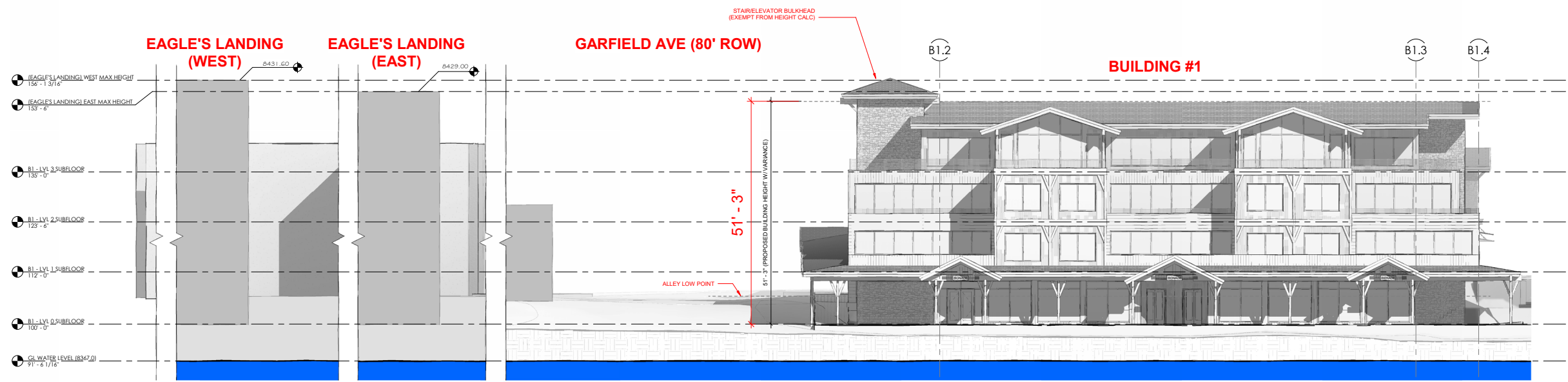


2 3D - Vignette from Lake
SCALE: 1/8" = 1'-0"
BACK REF: A3.01



3D - Vignette from Marina
SCALE: 1/8" = 1'-0"
BACK REF: A3.01

CONCEPTUAL MASSING



LAKE AVE HEIGHT STUDY
 SCALE: 1" = 10'-0"
 BACK REF:

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

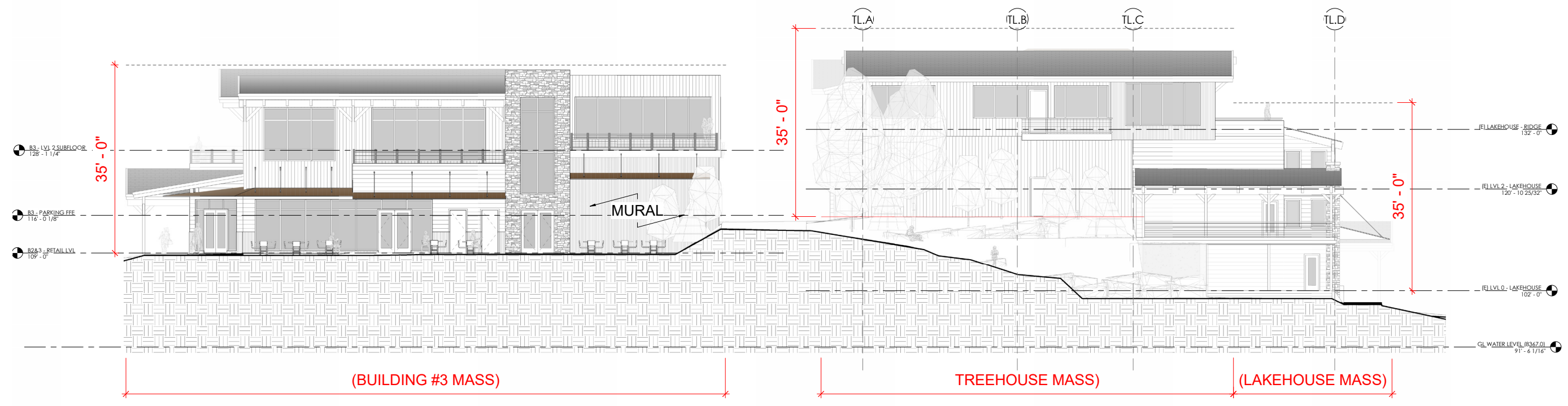
Spirit Lake Condos, LLC

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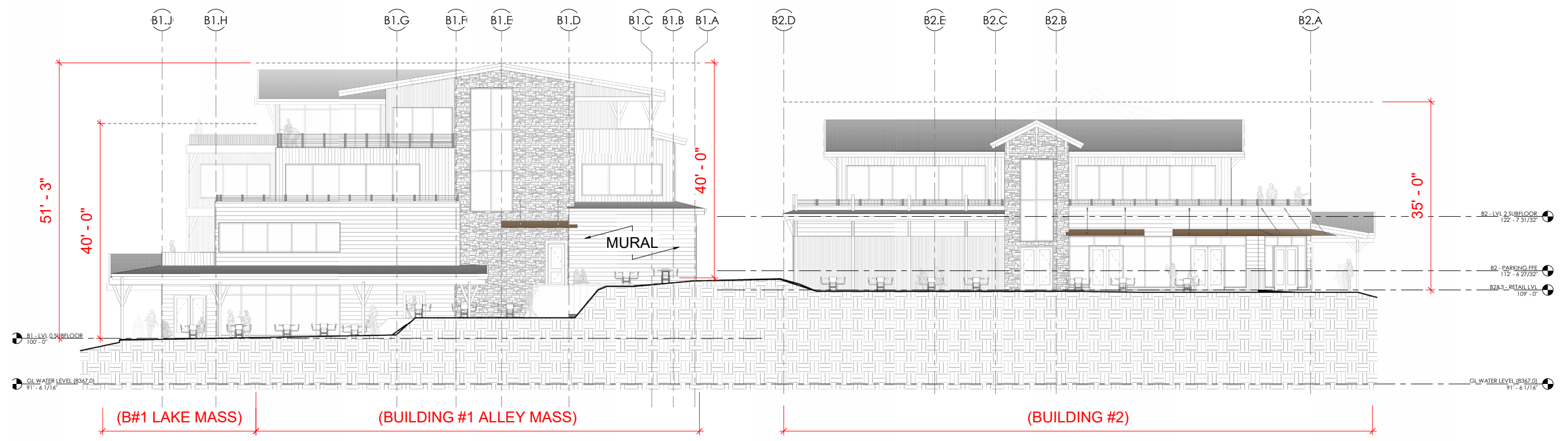
LEATHERWOOD GRAND LAKE

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PROJECT #2402



2 SITE SECTION - PLAZA FACING EAST
SCALE: 1/8" = 1'-0"
BACK REF:



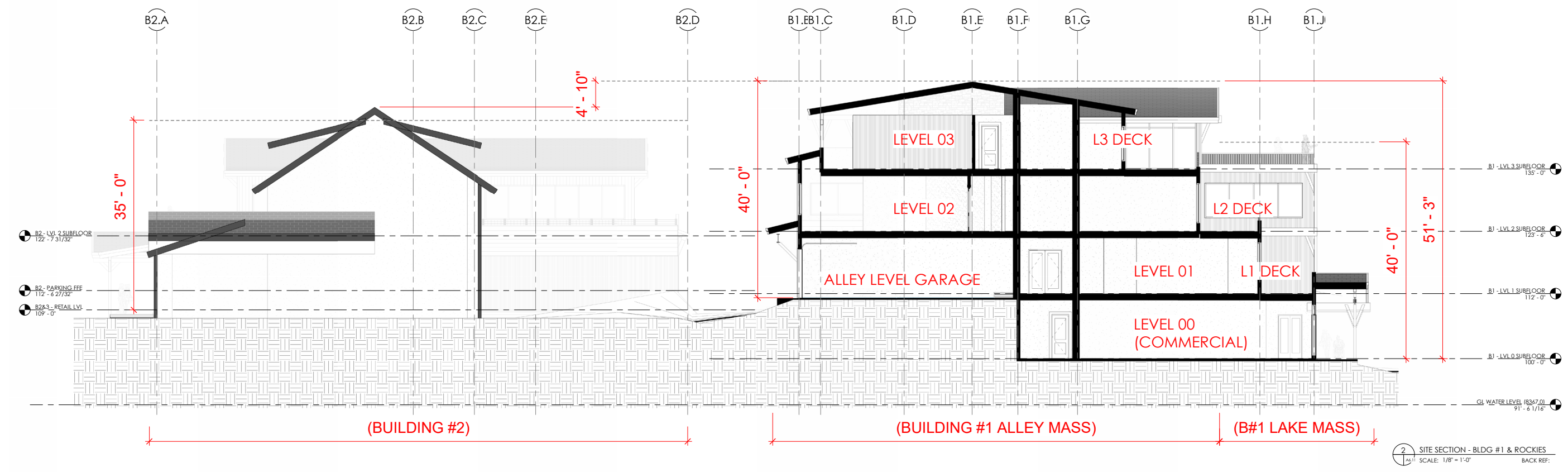
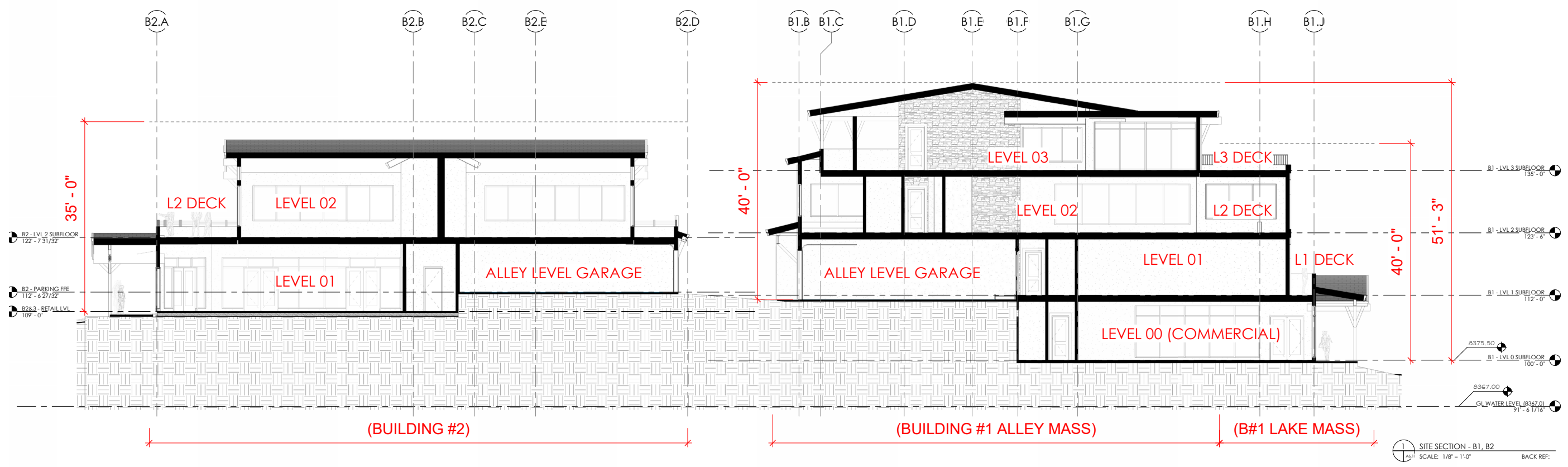
1 SITE SECTION - PLAZA FACING WEST
SCALE: 1/8" = 1'-0"
BACK REF:

PLAZA SECTIONS/ELEVATIONS

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
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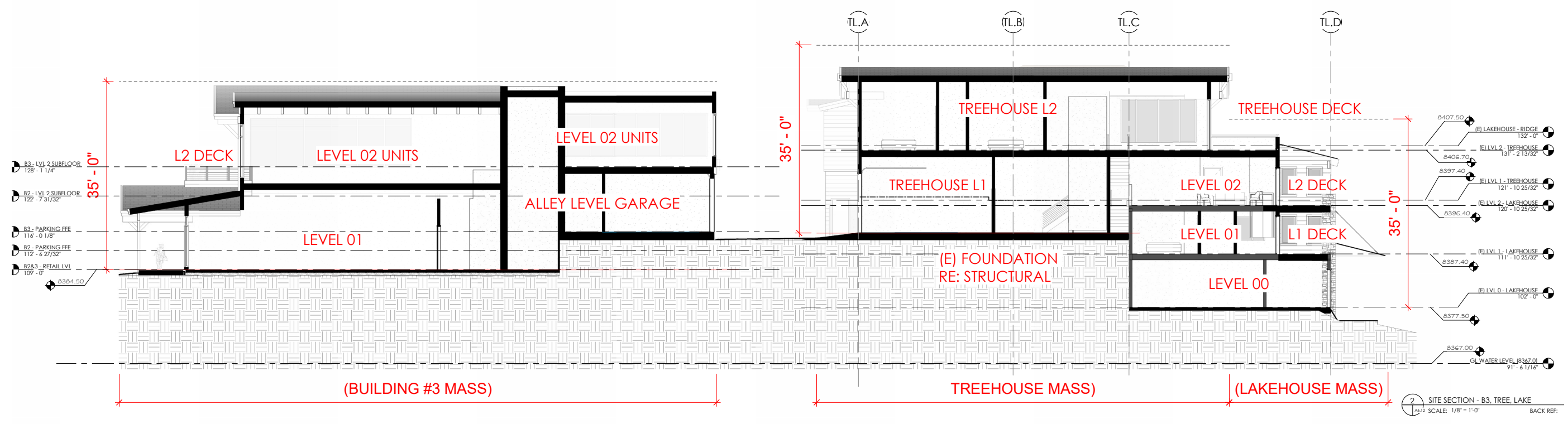
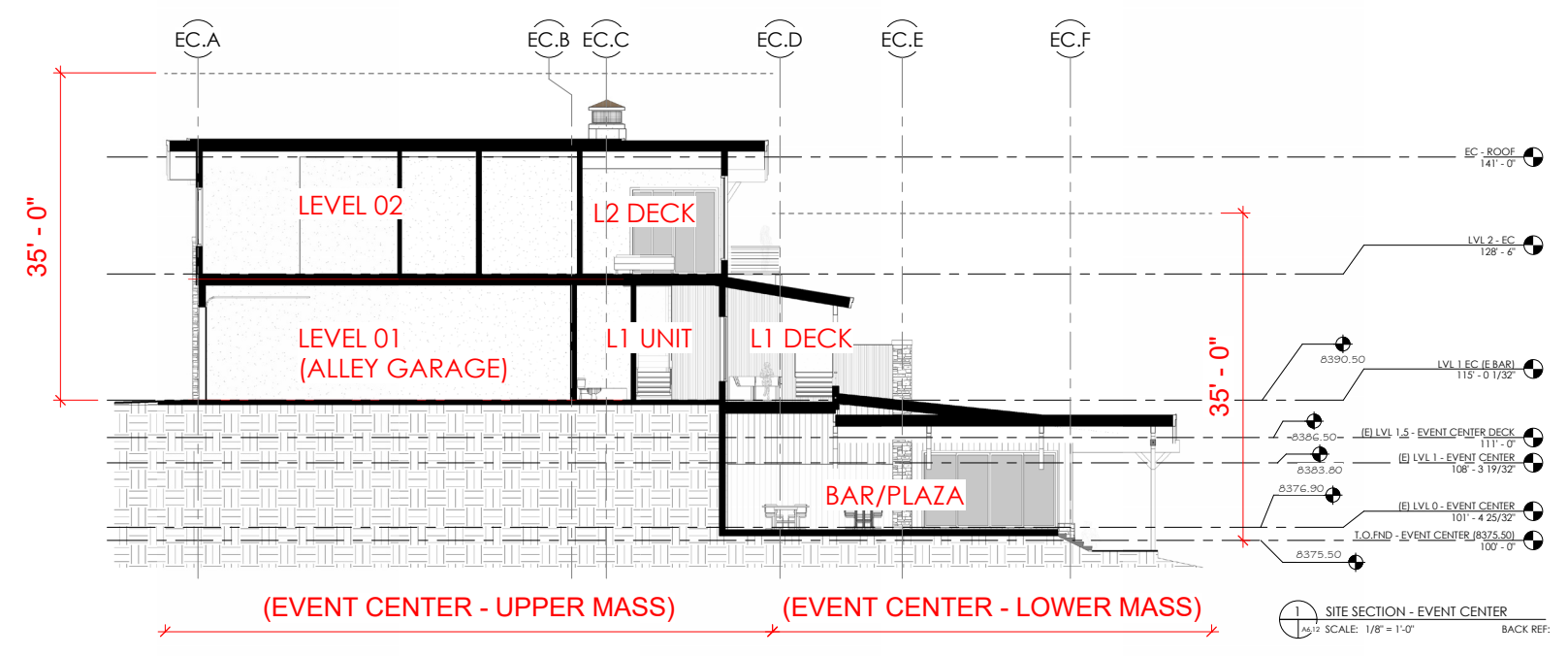


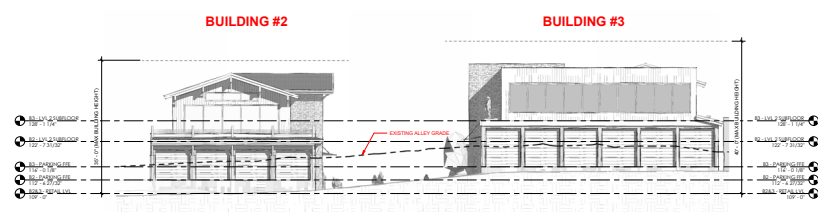
SITE SECTIONS

LEATHERWOOD GRAND LAKE

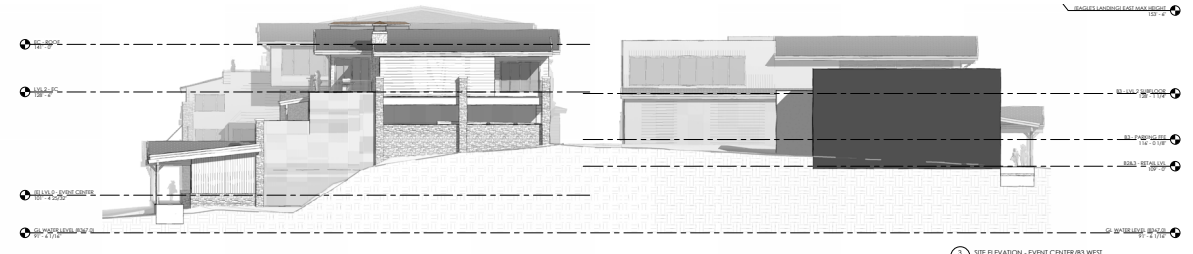
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

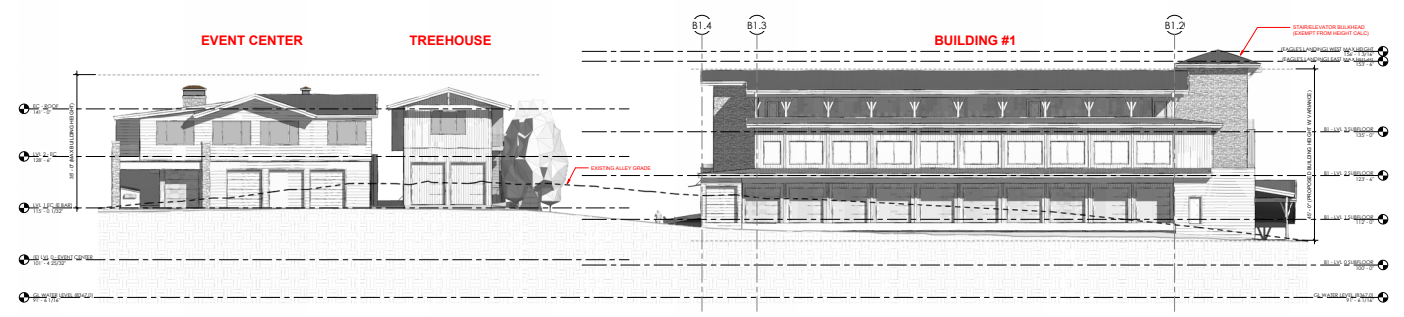




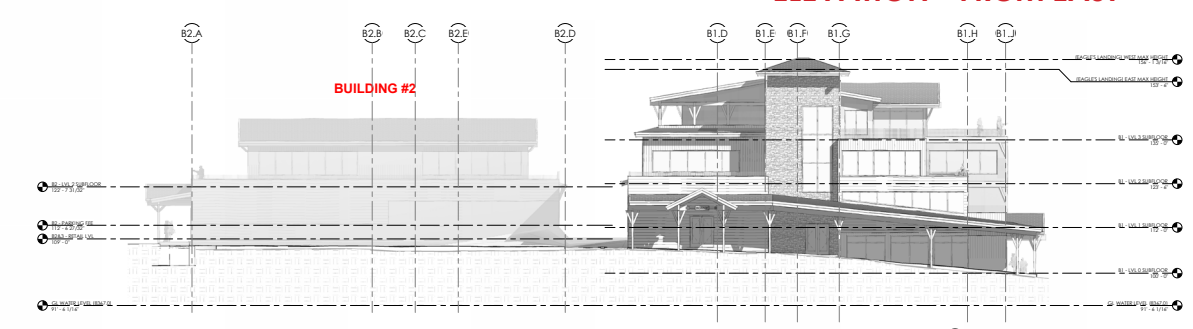
ELEVATION - FROM ALLEY LOOKING NORTH



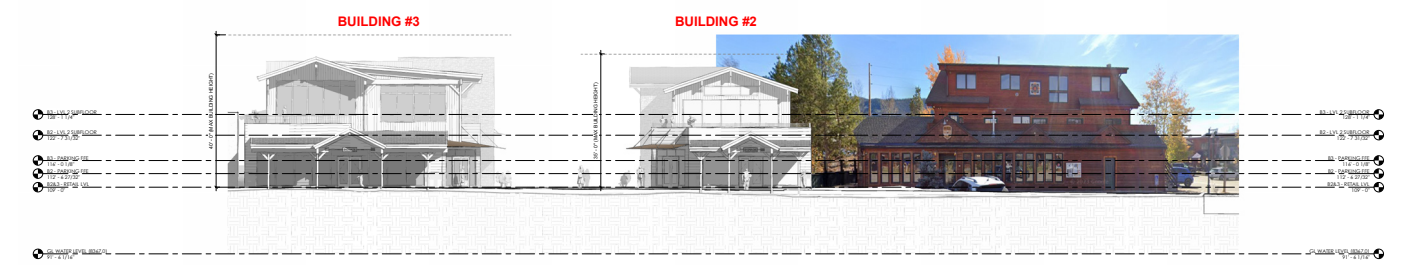
ELEVATION - FROM EAST



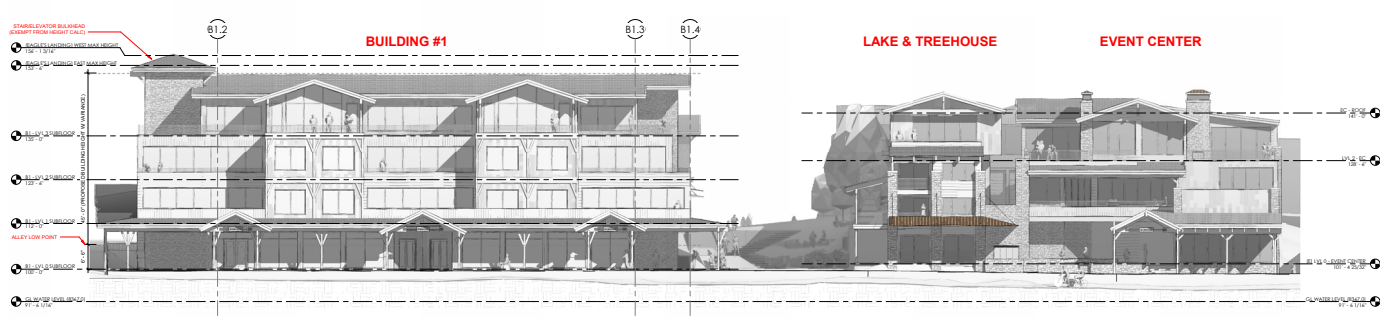
ELEVATION - FROM ALLEY LOOKING SOUTH



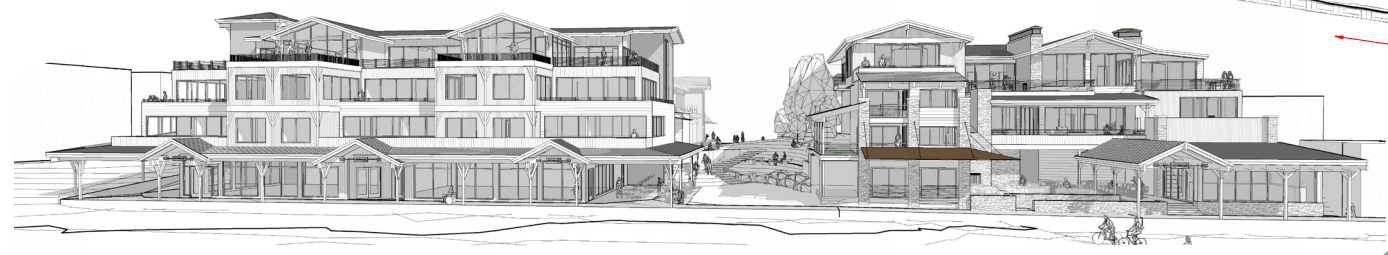
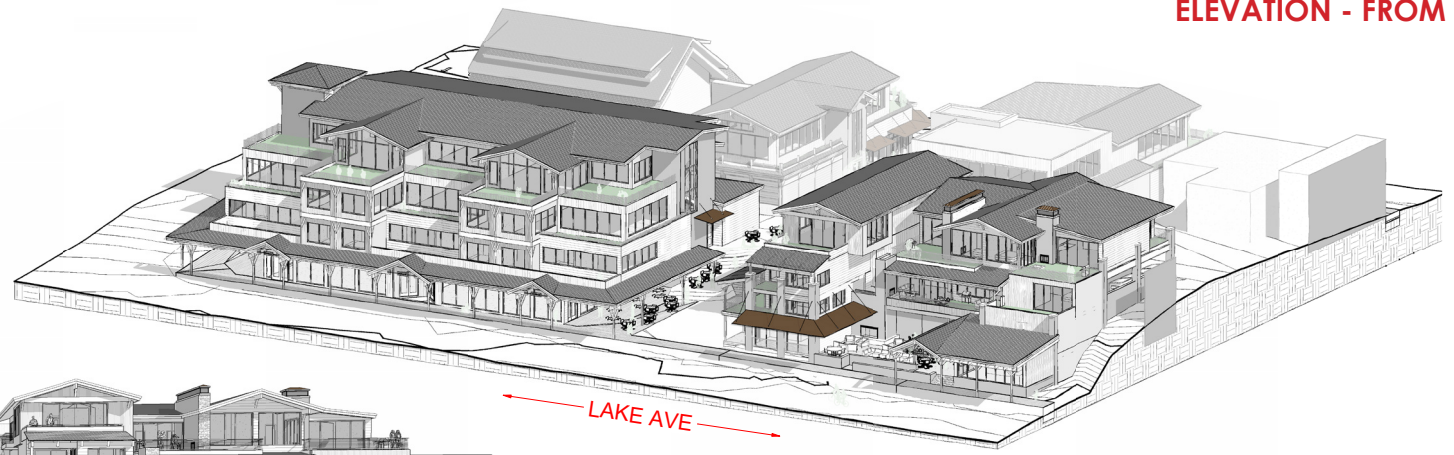
ELEVATION - FROM GARFIELD



ELEVATION - FROM GRAND AVENUE



ELEVATION - FROM LAKE AVENUE



3D - Vignette from Lake
SCALE: 1/8" = 1'-0"
BACK REF: A3.01



3D - Vignette from Marina
SCALE: 1/8" = 1'-0"
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



GRAND LAKE PALETTE



Section 6, Item B.

MA
STUDIOS

Preliminary
Development
Plans

05/05/2025

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

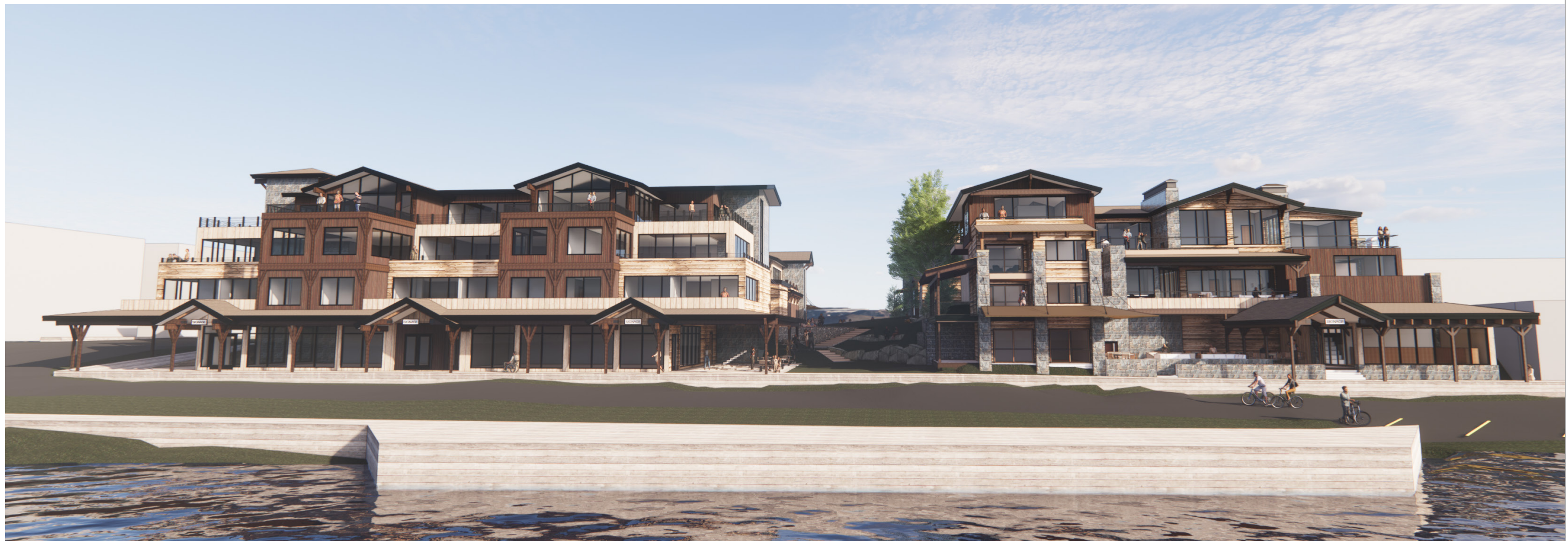
CONCEPTUAL RENDERINGS



LEATHERWOOD GRAND LAKE

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PROJECT #2402



LEATHERWOOD GRAND LAKE

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PROJECT #2402



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BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

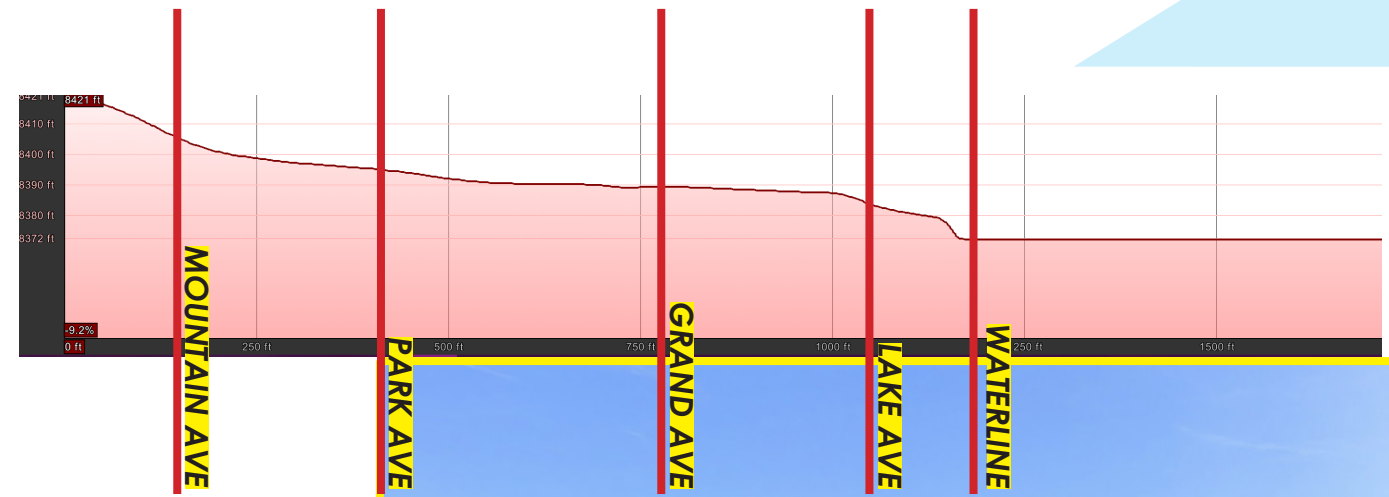


3

VIEW OF THE LAKE FROM MOUNTAIN AVE - NO VISUAL IMPACT FROM LEATHERWOOD



1



Grand Lake Viewshed
Building #1 potential view

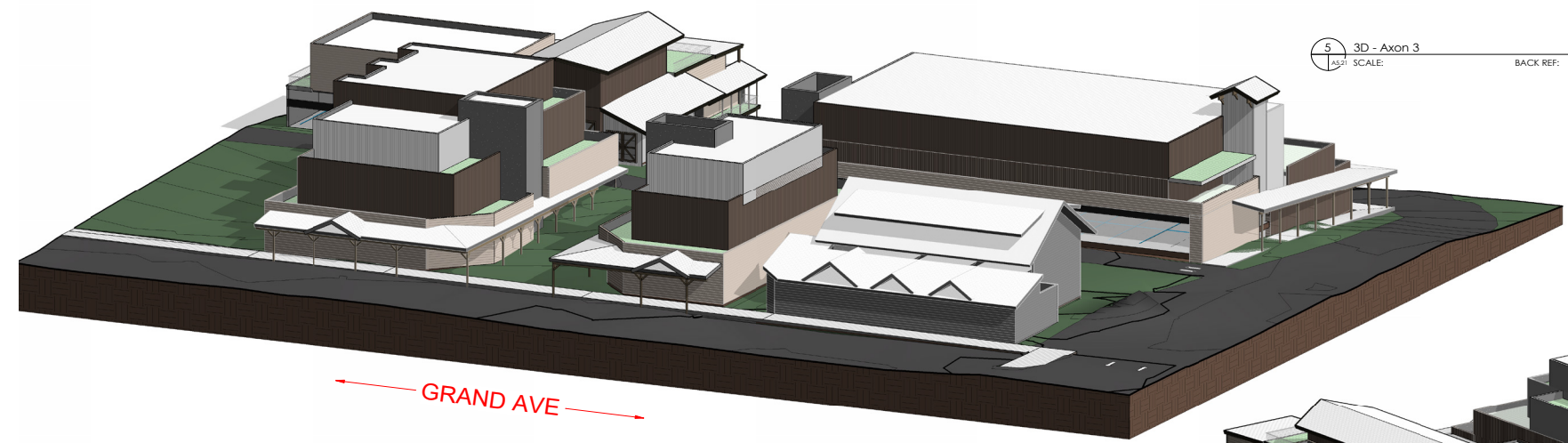


2

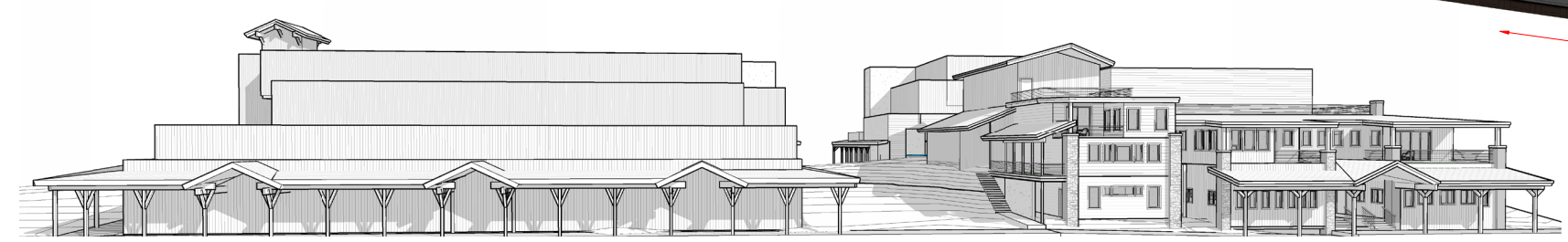
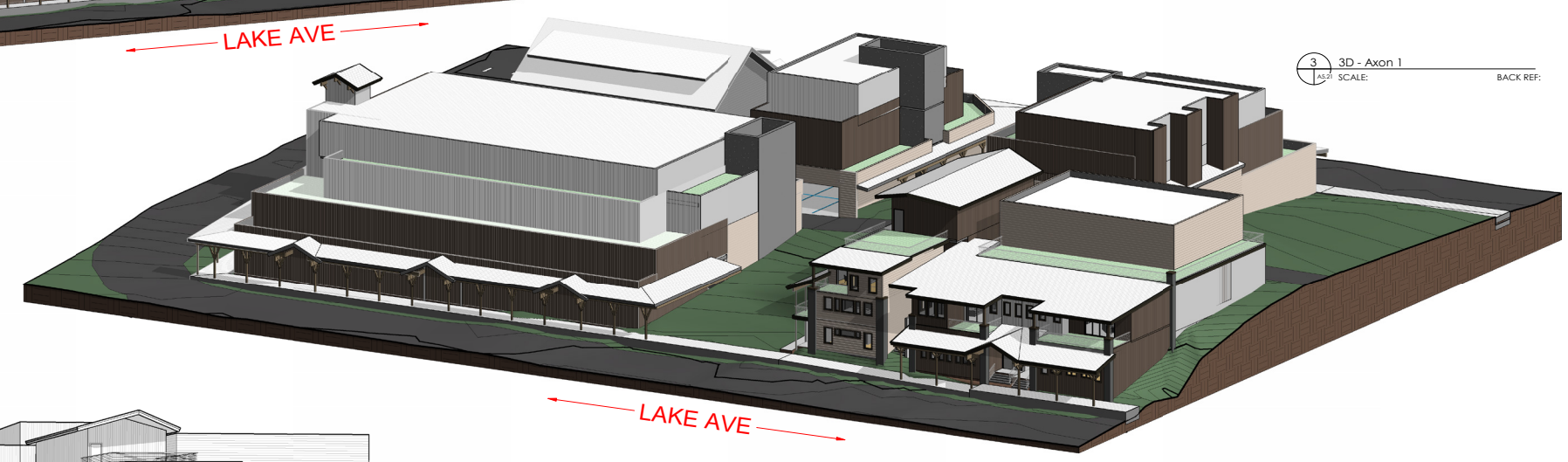
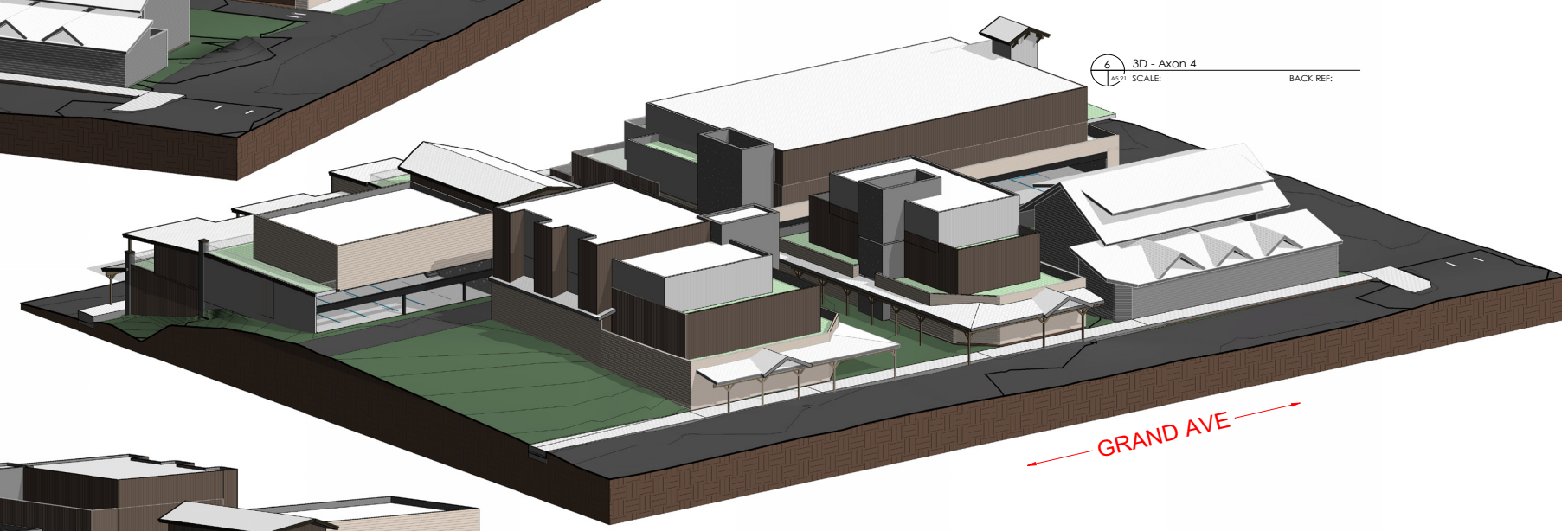
Grand Lake
Building #1 @ Leatherwood
Juniper Library @ 316 Garfield St

IMPACT STUDY - MOUNTAIN AVE VIEW CORRIDOR

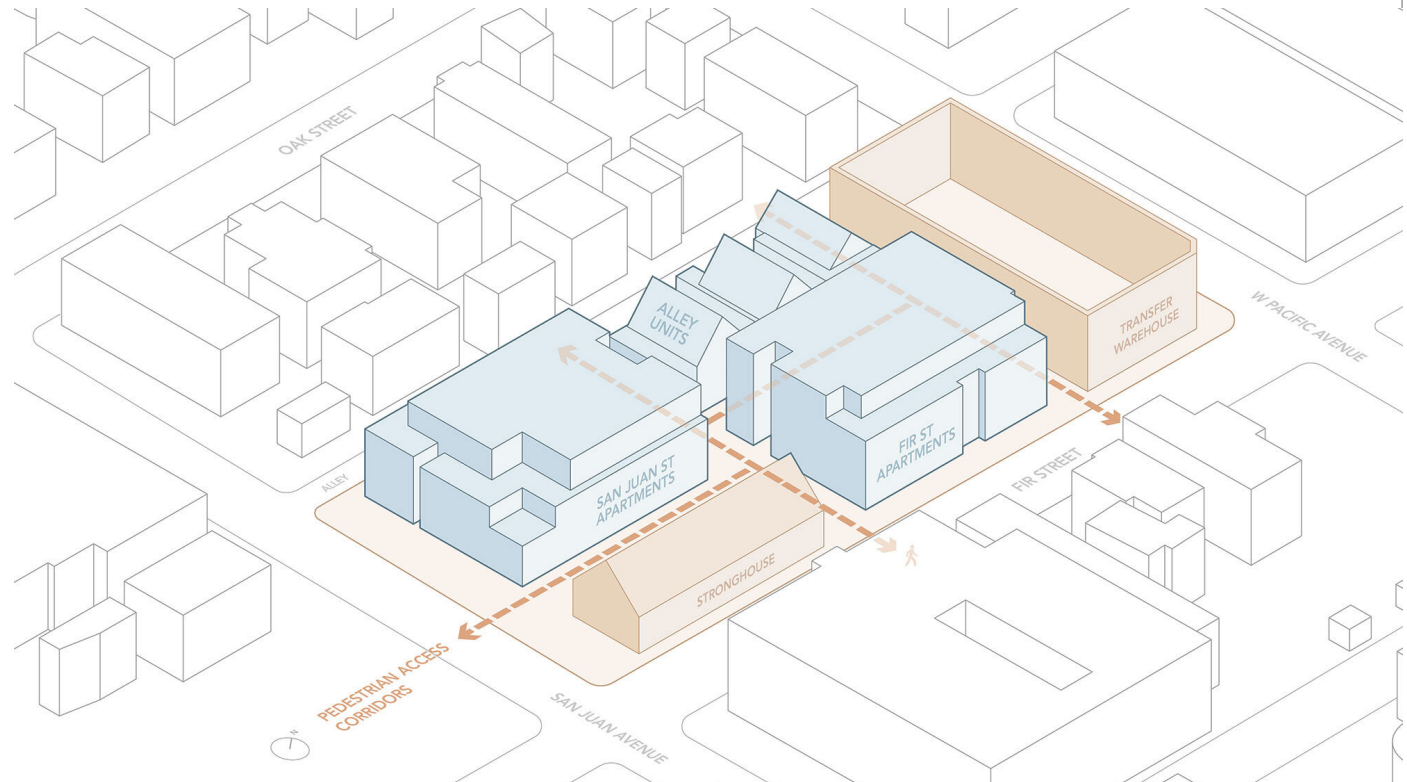
NOTE:
3D PERSPECTIVES ARE FOR REFERENCE ONLY. SEE ARCH DRAWINGS FOR MORE DETAILED INFORMATION.



3-STORY MASSES ON GRAND AVE



PREVIOUS ITERATION - FROM 06/17/2024



LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447
PROJECT #2402

“TELLURIDE TRANSFER”

CONCEPT DESIGN - PRECEDENT



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:

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-

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 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, based on the following findings of fact:

-
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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
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Dear Residents, Stakeholders, and Community Members,

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

- 1) One (1) copy of title work including a statement of present and proposed ownership. This statement shall include the address of the applicant, all the property owners in the development, development signors for all public and/or private parcels, and any lien holders for all public and/or private parcels. **See title work, attached.**
- 2) Summary Statement of Proposal including the following:
 - (i) Total acres and square feet to be developed: **1.029 Acres (44,877 SF) @ combined property line. Satellite property @ 825 Lake Avenue includes .17 Acres (7,511 SF) in total.**
 - (ii) Total number of proposed dwelling units. **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.

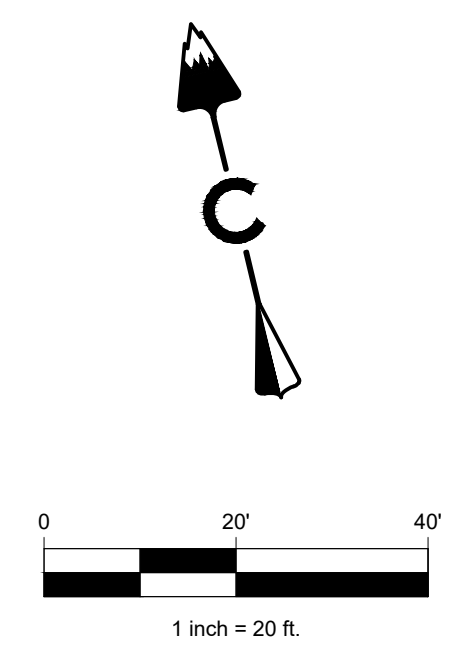
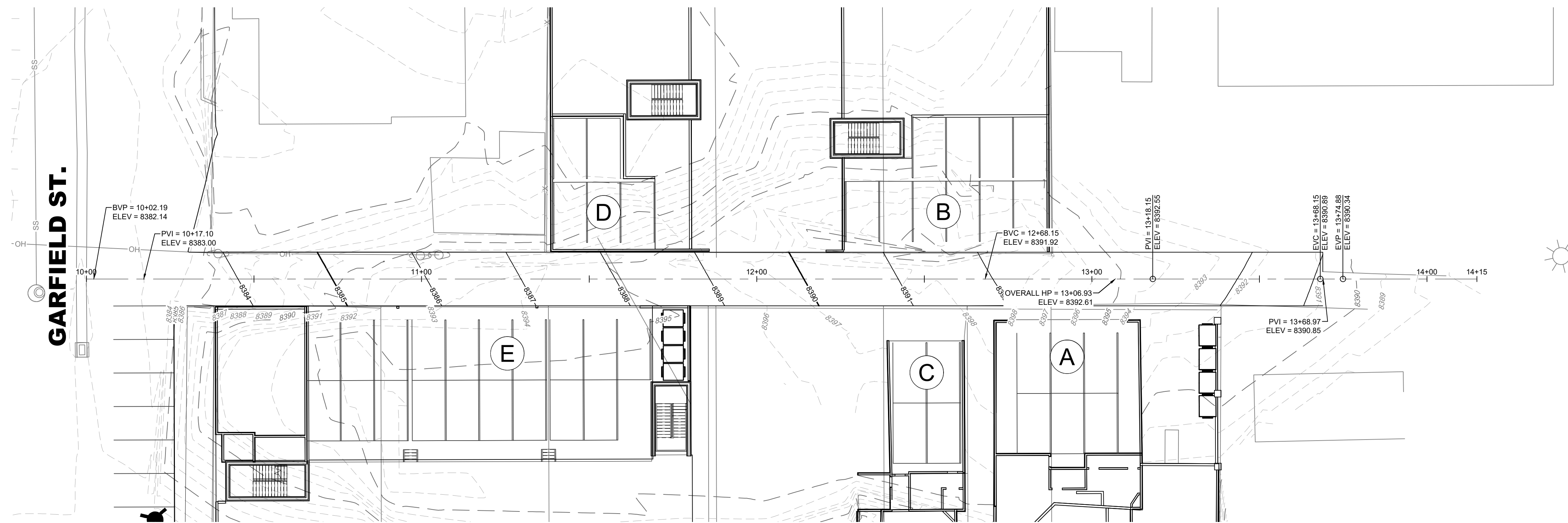
- F. Alley Re-Grade: The alley will re-graded, and will swiftly be re-opened to public circulation as needed for residential access, commercial deliveries, and emergency access if required. Adjacent to the existing 'Treehouse' building (see concept plans), the current alley is extremely steep (steeper 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

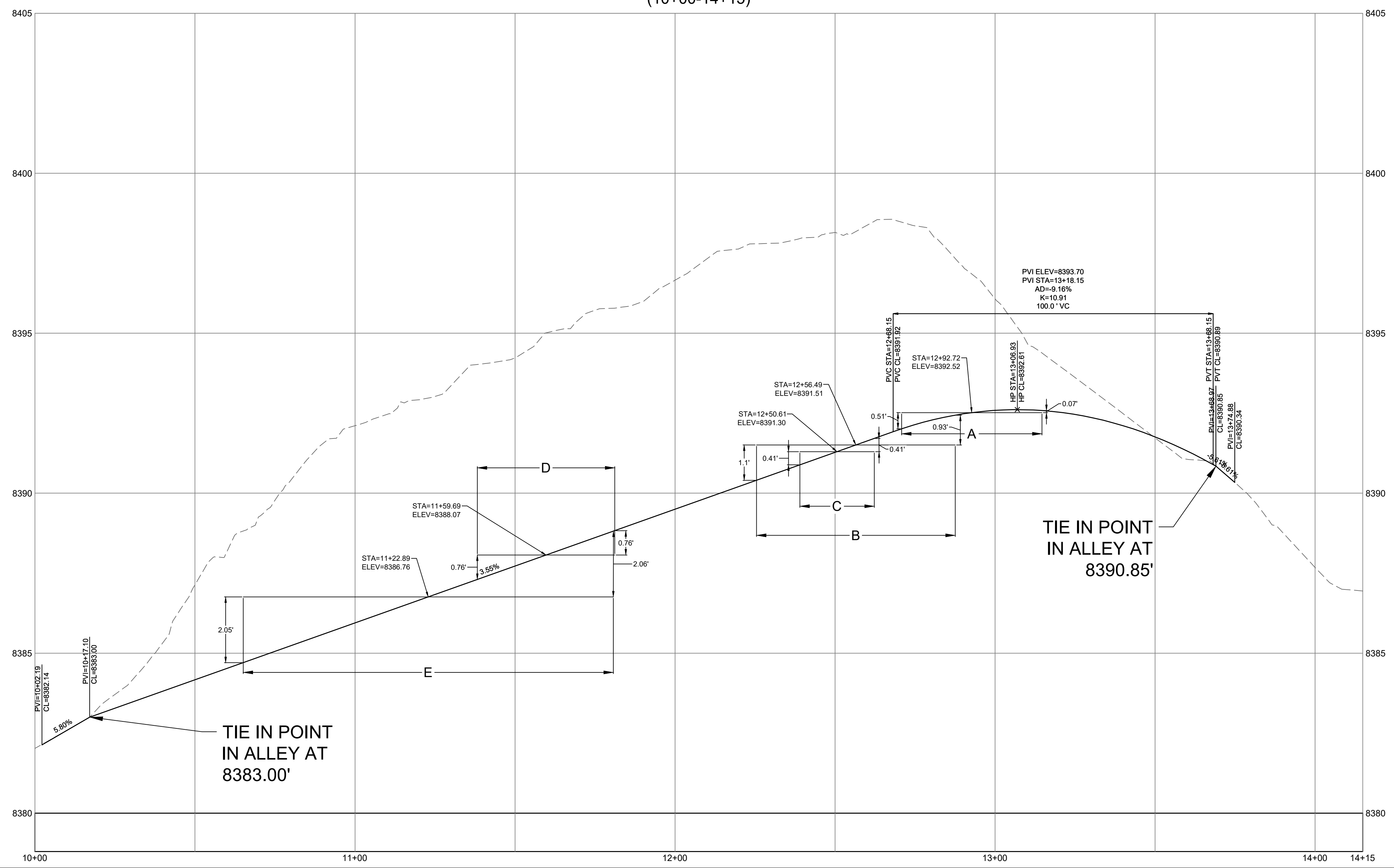
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the amount of open space associated with these developments. **Our proposed development includes the addition of (25) residential units in (6) distinct buildings, as well as 14,400+ SF of commercial/public tenant space for the benefit of the community 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.**



ALLEY ALIGNMENT
(10+00-14+15)



PROFILE
HORIZ: 1" = 30'
VERT: 1" = 3'

TIE IN POINT
IN ALLEY AT
8390.85'

TIE IN POINT
IN ALLEY AT
8383.00'

9/6/2024 2:14 PM - X:\24-015 LEATHERWOOD GRAND LAKE MIXED USE\CIVIL\CD\EXHIBITS\OVERALL\2024\06-01 - INITIAL ALLEY GRADING EXHIBIT\INITIAL ALLEY GRADING EXHIBIT - 06-01.dwg

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

**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, the Planning Commission closed the Public Hearing on January 8, 2025, and continued their final review and deliberations to February 5, 2025, to request additional information from the applicant to aid in their review of the request(s); 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 5th DAY OF FEBRUARY 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.

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WHEREAS, the Planning Commission closed the Public Hearing on January 8, 2025, and continued their final review and deliberations to February 5, 2025, to request additional information from the applicant to aid in their review of the request(s); 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.
- 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 5th DAY OF FEBRUARY 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