



# Grand Lake Planning Commission

Wednesday, January 07, 2026 at 6:30 PM

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

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## REMOTE ACCESS INFORMATION (LISTENING ONLY)

Interested individuals may listen to the meeting live using one of the following options.

- Scan the QR code on this page for access to Zoom.
- Join via the Zoom link:
  - <https://us06web.zoom.us/j/81954220268>
- Dial by phone: 719-359-4580
  - **Meeting ID:** 819 5422 0268



## AGENDA

### 1. Call to Order

### 2. Roll Call

### 3. Conflicts of Interest

### 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. **Consideration to Approve Meeting Minutes**

A. [December](#) 3, 2025

B. [December](#) 17, 2025

### 6. **Items for Discussion**

**A. QUASI JUDICIAL** – Resolution 01-2026 – Review and Recommendation of a Final Plat and Final Development Plan for the Leatherwood Project, Located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

### 7. **Future Agenda Items**

**B.** Election of Officers – Election of Planning Commission Chair and Vice Chair

**C.** 2026 Land Use Regulations Update Topics of Interest – Processes, General Organization/Clean-Up

### 8. **Adjourn Meeting**



# Grand Lake Planning Commission

Wednesday, December 03, 2025 at 6:30 PM

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## AGENDA

### 1. Call to Order

Commissioner Bishop called the planning commission meeting to order at 6:33 pm.

### 2. Roll Call

Commissioners Bishop, Burke, Finch, Murray, and Trustee Miller were present, along with Town Manager Kudron and Town Clerk Carrell.

Commissioner Burke moved to excuse Chairman Shockey's absence from the meeting. Commissioner Finch seconded the motion. Upon a vote called by Commissioner Bishop, the motion passed unanimously.

### 3. Consideration to Approve Meeting Minutes

#### A. July 23, 2025

Commissioner Murray motioned to approve the meeting minutes for July 23, 2025. Commissioner Finch seconded the motion, and Commissioner Bishop called for a vote.

<b>Trustee Miller</b>	<b>Aye</b>
<b>Commissioner Finch</b>	<b>Aye</b>
<b>Commissioner Murray</b>	<b>Aye</b>
<b>Commissioner Burke</b>	<b>Aye</b>
<b>Commissioner Bishop</b>	<b>Nay</b>

#### B. August 6, 2025

Commissioner Murray motioned to approve the meeting minutes for August 6, 2025. Commissioner Finch seconded the motion, and Commissioner Bishop called for a vote.

<b>Trustee Miller</b>	<b>Aye</b>
<b>Commissioner Finch</b>	<b>Aye</b>
<b>Commissioner Murray</b>	<b>Aye</b>
<b>Commissioner Burke</b>	<b>Nay</b>
<b>Commissioner Bishop</b>	<b>Nay</b>

#### C. August 20, 2025

**D. October 8, 2025**

**E. October 22, 2025**

Commissioner Bishop moved to table the meeting minutes for Items C, D, and E until Chairman Shockey has had an opportunity to provide input regarding his recollection of these matters. Chairman Finch seconded the motion.

Commissioner Bishop called for a vote.

<b>Trustee Miller</b>	<b>Nay</b>
<b>Commissioner Finch</b>	<b>Aye</b>
<b>Commissioner Murray</b>	<b>Aye</b>
<b>Commissioner Burke</b>	<b>Aye</b>
<b>Commissioner Bishop</b>	<b>Aye</b>

**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.*

No public comment was made.

**5. Conflicts of Interest**

None.

**6. Items for Discussion**

**A. LEGISLATIVE – Reso No. 15-2025 – Planning Commission Discussion and Recommendation on Proposed Text Amendments Regarding the Central Business District and Applicable Design Standards.**

Emily Weber of Ayres Associates presented an overview of proposed design guideline amendments for Grand Lake’s core commercial district. The amendments, directed by the Board of Trustees and Town staff, are intended to clarify existing code language, define the historic Western character of the town, and support development compatible with Grand Lake’s identity. The proposed boundaries under consideration are between Broadway Street and Hancock Street, from Park Avenue to Lake Avenue.

The guidebook focuses on building forms, materials, rooflines, and pedestrian-oriented features historically present in the town. Key elements include use of natural materials and muted earth tones, restrictions on metal as a primary architectural element, requirements for material sample boards, and guidance for maintaining consistent street walls, setbacks, and step-backs. The guidelines also clarify commercial frontage requirements, ground-level pedestrian design, and window transparency standards, while allowing flexibility for boardwalk design and parking within the district.

The amendments remove open space requirements for mixed-use developments but encourage creative pedestrian amenities where open space is provided. The guidebook will serve as a supplemental document to the town code, with corresponding amendments in several sections. Weber requested feedback from the

Commission to inform a formal recommendation to the Board of Trustees, noting that a public hearing and motion would be required as part of the adoption process.

Commissioner Bishop opened for public comment.

Jim Kreutzer, 828 Grand Avenue, provided public comment regarding the proposed design guidelines. He expressed concerns about the proposed 10-foot step-back requirement for upper floors, noting it may not align with existing 12-foot requirements and could restrict functional use of outdoor dining areas. He requested clarification on how the step-back measurement relates to the 60% street-facing facade requirement.

Mr. Kreutzer also raised questions regarding restrictions on metal as a building material. He emphasized that standing seam metal is currently used successfully on several existing buildings, including boardwalk covers, and suggested the guidelines allow for metal as accent pieces or on roofs under certain conditions, up to 30% of the building façade.

Additional concerns included parking requirements in the central business district, window design specifications, and ensuring functional and historically appropriate architectural elements are maintained, particularly for three-story buildings. Mr. Kreutzer requested flexibility in applying these standards on a project-by-project basis to ensure practical and functional building design.

Will Wallesen provided public comment regarding the proposed design guidelines. He noted that the existing code already allows the use of metal as an accent material, up to 30% of each building façade, and suggested that restrictions on standing seam metal and the color chart may not be necessary. He also asked for clarification from Emily Weber regarding the awning and boardwalk section, particularly how vulnerability of awnings was being addressed in the guidelines.

Kaylee Wallesen commented in support of allowing limited use of metal as an accent material, echoing Jim Kreutzer's concerns. She emphasized that while metal should not be used as a primary material, a minimum percentage allowance is appropriate due to its durability, fire resistance, and ability to visually break up large building massing.

In response to Mr. Wallesen, Emily Weber of Ayres Associates clarified that the guidebook encourages, but does not mandate, covered boardwalks, in alignment with the existing code. She noted that awnings may be used as an alternative covering to enhance the pedestrian experience and provide protection when moving between storefronts.

Commissioner Bishop closed the public comment.

- Clarify metal material limitations in CBD.
- Revise boardwalk and awning language for flexibility.
- Evaluate open space requirements for mixed-use buildings.

- Clarify commercial parking requirements and options.
- Review building form, roofline, and window requirements for design flexibility.

**7. Future Agenda Items**

- Leatherwood
- 900 Grand Avenue

**8. Adjourn Meeting**

This meeting of the Grand Lake Planning Commission was adjourned at 9:22 PM.

(Attest)

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**Alayna Carrell, Town Clerk**

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**James Shockey, Chairman**



# Grand Lake Planning Commission

Wednesday, December 17, 2025 at 6:30 PM

*The Town of Grand Lake upholds the Six Pillars of Character:  
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## AGENDA

### 1. Call to Order

Chairman Shockey called the planning commission meeting to order at 6:30 pm.

### 2. Roll Call

Chairman Shockey, Commissioners Bishop, Burke, Murray, and Trustee Miller were present, along with Town Manager Kudron and Town Clerk Carrell.

Commissioner Bishop moved to excuse Commissioner Finch absence from the meeting. Commissioner Burke seconded the motion. Upon a vote called by Chairman Shockey, the motion passed unanimously.

### 3. Consideration to Approve Meeting Minutes

A. August 20, 2025

B. October 8, 2025

C. October 22, 2025

Commissioner Murray moved to approve the meeting minutes for August 20, 2025, October 8, 2025, and October 22, 2025. Commissioner Bishop seconded the motion. Chairman Shockey called for a vote, and the motion passed unanimously.

### 4. Unscheduled Citizen Participation

No public comment was made.

### 5. Conflicts of Interest

None.

### 6. Items for Discussion

#### A. QUASI JUDICIAL – Sketch – Consideration of a Preliminary Development Application Located at 900 Grand Avenue.

The Planning Commission held a quasi-judicial hearing to review a sketch plan for a 3-story mixed-use building at 900 Grand Avenue, proposed by 900 Thousand LLC. The applicant, represented by Will Wallesen, presented updated plans that addressed previous concerns about building height, setbacks, and street wall design.

Chairman Shockey opened the public comment period. No public comments were made in person; however, Town Manager Kudron reported receiving one public comment via email expressing opposition to three-story buildings in the historic

district, though the comment did not specifically reference the current project. Chairman Shockey then closed the public comment period.

Commissioners provided feedback on various aspects of the design, including window placement, snow retention, and the appearance of the building's facade. The commission noted that the project meets current code requirements but will require a variance for open space due to the 30-day window before new regulations take effect. Staff will incorporate these comments into a memo for the Board of Trustees, which will review the project at its next meeting on January 12th.

**7. Future Agenda Items**

- Leatherwood

**8. Adjourn Meeting**

Commissioner Murray moved to adjourn the meeting, and Commissioner Burke seconded the motion. The meeting of the Grand Lake Planning Commission was adjourned at 7:12 p.m.

(Attest)

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**Alayna Carrell, Town Clerk**

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**James Shockey, Chairman**



## PLANNING COMMISSION STAFF MEMORANDUM

**DATE:** January 07, 2026  
**TO:** Chair and Planning Commission  
**FROM:** Josh Olhava, AICP, Contract Staff - Planning Department  
**SUBJECT:** **QUASI JUDICIAL (PUBLIC HEARING)** – Resolution 01-2026 – Final Plat and Final Development Plan for a new mixed-use commercial and residential development known as the Leatherwood Project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

### Overview

- **Property Owner and Applicant:** Spirit Lake Condos, LLC
- **Applicant’s Representative:** Jim Kreutzer
- **Consultant:** Gabe Bellow, MA Studios
- **Location:** 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue
- **Zoning:** Commercial Zone District (C)
- **Attachments:**
  - Final Plat
  - Final Development Plan



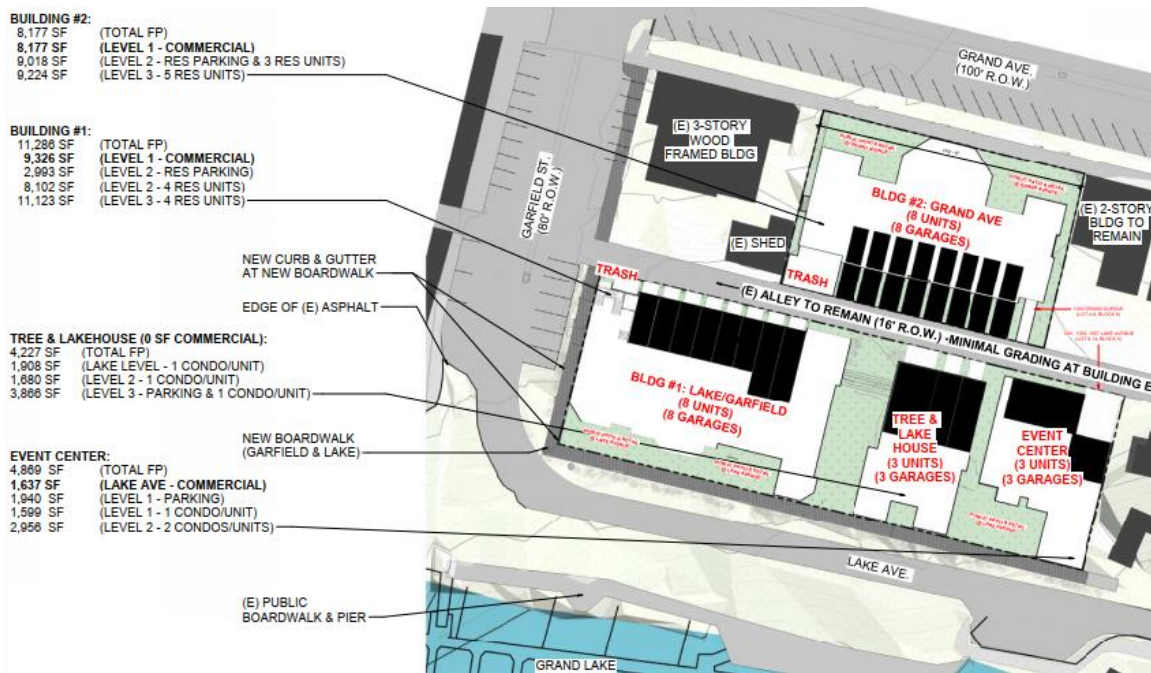
The applicant proposes a multistory mixed-use development featuring three new buildings along Grand



and Lake Avenues and renovation to three existing structures on Lake Avenue. Key features include the following.

- 19,140 square feet of new ground-floor commercial/office space (up from 16,482 square in the Preliminary Plan).
- 22 residential units (up from 19 in the Preliminary Plan), with a mix of 1-, 2-, and 3-bedroom layouts.
- 31.9 percent open space is achieved through building placement and public areas such as landscaping along Lake Avenue, outdoor seating, and covered boardwalks along all frontages.
- 40 off-street parking spaces for residential uses.
- 46 on-street parking spaces calculated for existing along Grand and new pull in parking along Garfield. Lake Avenue frontage is calculated in alignment with code and existing striping.

**Excerpt from the Final Development Plan (attached)**



**Comparison of the Grand Avenue Rendering from Preliminary (left) to Final (right)**





***Final Lake Avenue Rendering – Fewer Visual Changes from Preliminary to Final***



**Background**

Over the past 18+/- months, the Planning Commission and Board of Trustees have held numerous meetings with the applicant to review and refine this proposal. Throughout this process, the applicant has revised plans to address comments and meet code requirements as well as new design standards. This collaborative effort has resulted in significant changes from the initial concept. Documented meetings include the following.

- Summer 2024 – Board and Commission concept plan review
- December 4, 2024 – Commission sketch plan review
- January 8, 2025, and February 2, 2025 – Commission recommendations on early variance requests.
- February 10, 2025 – Board approved the initial height and use variances for the existing structures along Lake Avenue.
- August 20, 2025 – Commission recommendation on a variance request for first floor residential along Lake Avenue.
- August 25, 2025 – Board denied the variance request for first floor residential along Lake Avenue.
- October 08, 2025 – Commission recommended approval of the Preliminary Plat and Development Plan to the Board.
- October 13, 2025 – Board approved the Preliminary Plat and Preliminary Development Plan, acknowledging the applicant would make minor modifications to the layout along Grand Avenue and finalize the design incorporating updated requirements of the pending Central Business District (CBD) Design Standards.

Following the final submittal by the applicant, staff routed the plans to referral agencies that provided comments or responded with the preliminary plans. No comments were received.

**Staff Analysis**

Public notices were issued in accordance with Municipal Code requirements for Final Plat and Development Plan applications. Notices included meeting details for both the Planning Commission and Board of Trustees.

Over the past 18 months, the Commission and Board have provided extensive feedback on this proposal through multiple meetings and variance reviews. The applicant has consistently revised plans to address



these comments and align with updated code requirements and the new pending CBD Design Standards. Primarily, these revisions include the following areas.

- Grand Avenue frontage adjustments to meet design standards and intent.
- Building massing and architectural refinements for pedestrian scale and visual interest aligned with the western characteristics desired.
- Open space improvements, including landscaping and public seating areas.
- Material selections that reflect the western character of downtown.

### Final Plat

The Final Plat creates two new lots, one for the property on Grand Avenue and another for properties along Lake Avenue. The plat includes building envelopes and condominium platting details for individual units, consistent with County requirements. Staff collaborated with the applicants' team to ensure proper addressing aligned with best practices and for utilities and emergency response.

### Final Development Plan

- Building Height: Meets the maximum allowed height of 40 feet (35 feet plus five feet for topography).
  - Sec. 12-2-6 – Definitions for Height, Building
  - Sec. 12-2-18(C) – Commercial District Zoning Standards
- Parking: The plans accurately calculate on-site parking for residential units and off-street credits for commercial with the applicant providing more than required by code for the site as a whole.
  - Sec. 12-2-28(B) – Parking Requirements
  - Sec. 12-2-28(B)3. – On-Street Parking Credits
- Open Space: The applicant revised their plans to align with the new, pending CBD Design Standards which allowed additional building frontage along Grand Avenue. Additionally, the project provides over 30 percent open space capturing landscaping and building separation along Lake Avenue and common public areas such as outdoor seating and the covered boardwalks along Grand, Garfield, and Lake.
  - Sec. 12-2-26 – Mixed Use Developments
  - CBD Design Standards
- Architecture Massing and Materials: The final renderings and elevations in the final packet are detailed and show a combination of roof forms matching existing buildings in the downtown area and alignment with Code and the CBD Design Standards.
  - Roof Design: Roof pitches are low-profile and integrated into the overall design. They complement flat roof profiles that use parapet walls and detailed cornices, reflecting the desired western architectural character.
  - Building Articulation: Vertical and horizontal articulation creates visual interest and maintains a pedestrian scale. Upper floors are stepped back from the street frontage for added depth. The covered boardwalk design, a hallmark of Grand Lake, is incorporated along all frontages.
  - Ground-Floor Windows: Windows are raised above ground level with a low-profile wainscotting to avoid floor-to-ceiling glass common in modern designs, as requested by the Town. Select areas along Grand Avenue include full-height windows and doors that can open seasonally to connect indoor and outdoor spaces.
  - Outdoor Spaces: Covered patios and open spaces are integrated to encourage year-round use and enhanced public interaction.
  - Materials and Colors: Exterior finishes align with the downtown character and the CBD



Design Standards, using timeless western materials such as wood and stone. Corten steel is used as an accent element.

**Staff Recommendation**

Based on the final plans as presented, and discussions and feedback received from the Commission and Board during prior meetings, staff recommends approval of the final plat and development plan.

**Planning Commission Recommendation**

Staff recommends the Commission discuss the request with consideration of staff analysis, public comments, and the review criteria from code to make a recommendation to the Board of Trustees.

**Sample Motions**

Approval with or without conditions

I move to approve Resolution 01-2025, a resolution recommending approval of a final plat and final development plan for a new mixed-use commercial and residential development known as the Leatherwood project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

OR... with the following conditions:

- 

Denial

I move to approve Resolution 01-2025, a resolution recommending denial of a final plat and final development plan for a new mixed-use commercial and residential development known as the Leatherwood project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue, based on the following findings of fact from code:

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**TOWN OF GRAND LAKE  
PLANNING COMMISSION  
RESOLUTION NO. 01-2026**

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL DEVELOPMENT APPLICATION FOR THE LEATHERWOOD PROJECT LOCATED AT 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 at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue, within the Town of Grand Lake, State of Colorado; and

**WHEREAS**, the Owner has submitted for review and consideration a Final Plat and Final Development Application (“Application”); and

**WHEREAS**, Section 12-6-6 of the Grand Lake Municipal Code (the “Code”) establishes the procedures for Final Plats; and

**WHEREAS**, Section 12-9-2 of the Code requires that a Final Development Plan be reviewed by the Planning Commission for a recommendation of approval, approval with conditions, or denial to the Town Board of Trustees; and

**WHEREAS**, the Planning Commission reviewed the Application at a public hearing on January 7, 2026, and found the Application to have satisfactorily addressed the consideration factors in Sections 12-6-6 and 12-9-2 of the Code; and

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

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

1. The Planning Commission recommends that the Application be approved by the Board of Trustees.
2. 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.

- 3. 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 7<sup>TH</sup> DAY OF JANUARY 2026.**

( 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

# FINAL PLAT OF LEATHERWOOD LOTS 1 & 2

A REPLAT OF LOTS 4-6, 9-14, BLOCK 5  
PART OF SECTION 5,  
TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M.,  
TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS: That Spirit Lake Condos, LLC, A Colorado Limited Liability Company, is owner of the real property situated in The Town of Grand Lake, Grand County, Colorado, more particularly described as follows:

Lots 4-6 & Lots 9-16, Block 5

That it has caused said real property to be laid out and surveyed as Leatherwood Lots 1 & 2

That it hereby dedicates all rights of ways shown on the accompanying plat to the public forever, and that it hereby dedicates all easements shown on the accompanying plat as easements.

In Witness Whereof:

By: Patricia Kreutzer, Manager  
For: Spirit Lake Condos, LLC

STATE OF COLORADO

COUNTY OF \_\_\_\_\_) SS

IN WITNESS WHEREOF: The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by Patricia Kreutzer as Manager of Spirit Lake Condos, LLC.

My Commission Expires:

\_\_\_\_\_  
Notary Public

STATE OF COLORADO

COUNTY OF \_\_\_\_\_)SS

SURVEYORS CERTIFICATE:

I W. D. Ward Colorado Registered Surveyor No. 25971, hereby certify that this plat of Leatherwood represents the result of a field survey done by me or under my responsible charge, based on facts known to me, and that said survey complies with Article 38, Article 51, Colorado Revised Statutes, 1973, as applicable, and that the monuments required by said statutes and the Town of Grand Lake Subdivision Regulations have been placed on the ground.

W.D. Ward, PLS 25971

BOARD OF TRUSTEES CERTIFICATE

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Town of Grand Lake Board of Trustees

\_\_\_\_\_  
Mayor  
Town of Grand Lake  
Grand County, Colorado

Attest:

Town Clerk

NOTES:

- 1. Applicant: Spirit Lake Condos, LLC, P.O.Box 11, Grand Lake, CO, 80447
- 2. For title, reference to a title insurance commitment is recommended.
- 3. Zoned Commercial
- 4. General Common Elements, Limited Common Elements and Open Space are hereby dedicated to and maintained by the Leatherwood HOA.
- 5. Platted interior lot lines, within Lots 4-6, and Lots 5-9, Block 5, Town of Grand Lake, are hereby vacated.
- 6. All garages are Limited Common Element.

NOTICE: According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Per this plat, a blanket easement upon, across, above, over, under and through the subject property is granted to Mountain Parks Electric, Inc. for the purpose of ingress to and egress from and the installation, repair, replacement, operation and maintenance of an electric distribution system, including electric lines and all associated facilities.

With respect to the electric utility easement granted hereby, no part of a structure (including decks, overhangs, footers, etc) shall be allowed closer than ten feet (10) from any above ground equipment. No other utility line (whether gas, water, sewer or other utility) shall be allowed closer than five feet (5) from any primary voltage power lines or within five feet (5) around any above ground equipment. Notwithstanding the foregoing, underground communication facilities shall not be allowed closer than one foot (1) to any power lines and above ground communication facilities shall not be closer than two feet (2) to any above ground electric facilities. No grade changes (fill or cut) in excess of six inches (6) are permitted within ten feet (10) of any primary electric line or within five feet (5) of any other facility, including secondary electric lines, without prior written authorization from Mountain Parks Electric, Inc., no trees or boulders may be planted or placed within five feet (5) of any power line or electric equipment. All equipment will have a minimum of ten feet (10) of clearance in front of any openings or equipment doors.

Xcel Energy (PSCo) Notes

Ten-foot (10') wide dry utility easement are hereby dedicated on private property adjacent to the front and side lot lines of each lot in the subdivision or platted area identified as single-family lots. Ten-foot (10') wide dry utility easements are hereby dedicated on the private property adjacent to all public streets, and around the perimeter of each commercial/industrial and multi-family lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the City/County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable and telecommunications facilities(Dry Utilities). Utility easement shall also be granted within any access easements and private streets on the subdivision. Permanent structures, improvements, objects, building, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

PSCo Note #2:

Each building on the property shall have a gas meter(s) on the gable end of one (1) end unit (meter bank). \_\_\_\_\_ Hereby grants to Xcel (PSCo) a utility easement for one (1) meter bank on the end of one (1) end unit per building and (II) all other things reasonably necessary to construct, install, maintain and operate such gas meter bank on each of the building (the "gas metering easement" ) . All lines and other facilities related to such gas meter bank, such as meter boxes (but not individual gas meters), shall be the property of a homeowners ' association designated by \_\_\_\_\_. All gas meters used for such gas meter banks shall be the property of Xcel (PSCo). All of the foregoing rights and benefits of Xcel (PSCo) with respect to the gas metering easement shall be binding upon and shall insure to the benefit of Xcel's (PSCo) successors and assigns.



VICINITY MAP = 1:2000

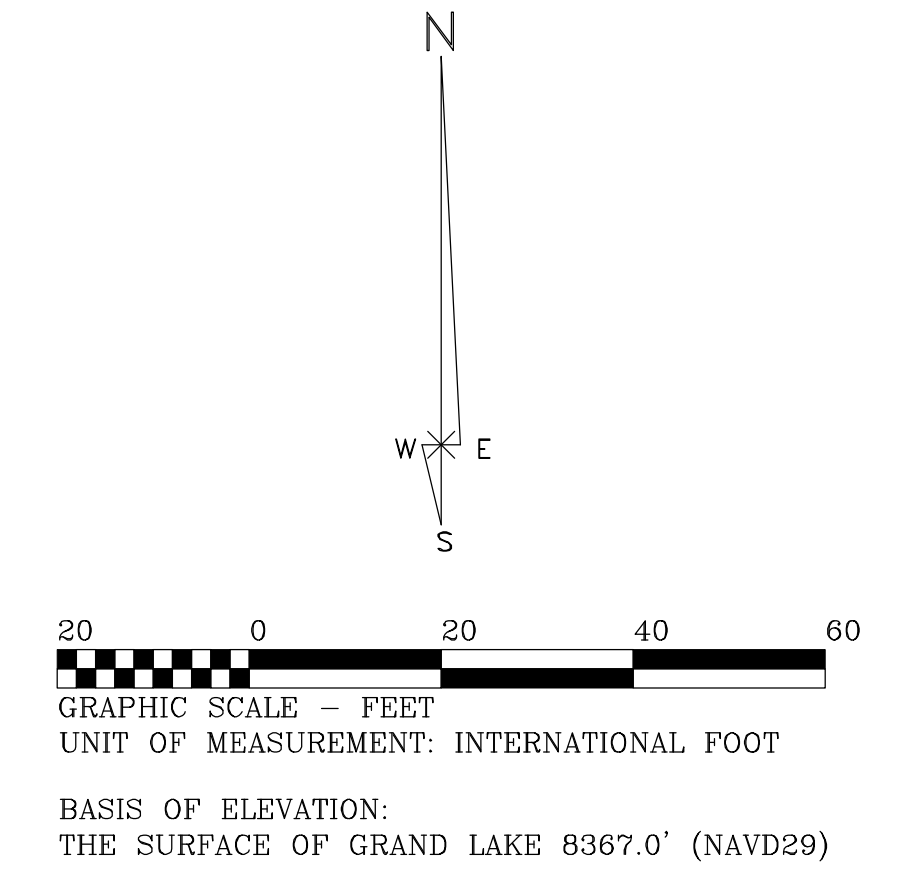
Azimuth Survey Company  
P.O.Box 653 Fraser, Colorado 80442  
f800-725-2734 p970-531-1120

FINAL PLAT OF  
LEATHERWOOD LOTS 1 & 2  
A REPLAT OF LOTS 4-6, 9-14, BLOCK 5  
PART OF SECTION 5,  
TOWNSHIP 3 NORTH, RANGE 75 WEST  
OF THE 6TH P.M., TOWN OF GRAND LAKE,  
GRAND COUNTY, COLORADO

OFFICE USE ONLY  
DATE: 12/10/2025 PG: 1 OF 12  
SCALE: . . . BY: JT JOB: 30005414

# FINAL PLAT OF LEATHERWOOD LOTS 1 & 2

A REPLAT OF LOTS 4-6, 9-14, BLOCK 5, PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO



### KEY

- A: DENOTES EXISTENT PLSS CORNER NOTED, FOUND 1950 USBR BRASS CAP.
- B: FOUND BOAT SPIKE, LS 3660.
- C: FOUND BRASS DISC IN BOARDWALK SCRIBED LS 25971.
- D: FOUND ALUMINUM CAPPED, 1/2" REBAR SCRIBED LS 25971
- E: OVERHEAD ELECTRIC LINE
- F: SET BRASS TAG SCRIBED LS 25971
- G: SET ALUMINUM CAPPED, 1/2" REBAR SCRIBED LS 25971

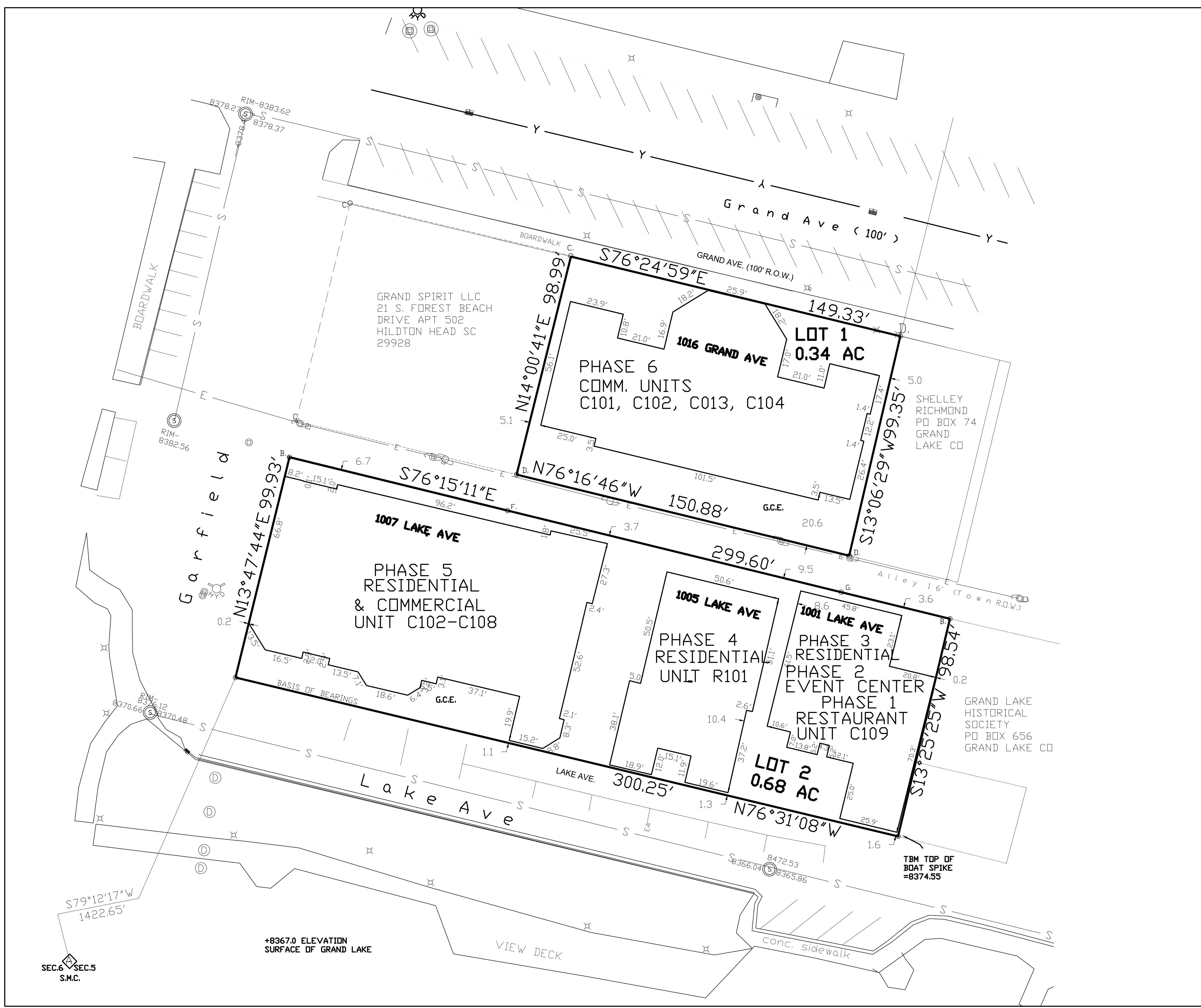
### UTILITY LEGEND

- UTILITY PEDESTAL
- ⊙ POWER POLE
- ⊙ POWER POLE W/ ELEVATED TRANSFORMER
- ⊙ POWER POLE W/ ELECTRIC METER
- ⊙ WATER VALVE OR CURB STOP
- ⊙ SEWER MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- ⊙ SPIGOT
- CATCH BASIN

Azimuth Survey Company  
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FINAL PLAT OF LEATHERWOOD LOTS 1 & 2  
A REPLAT OF LOTS 4-6, 9-14, BLOCK 5, PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO

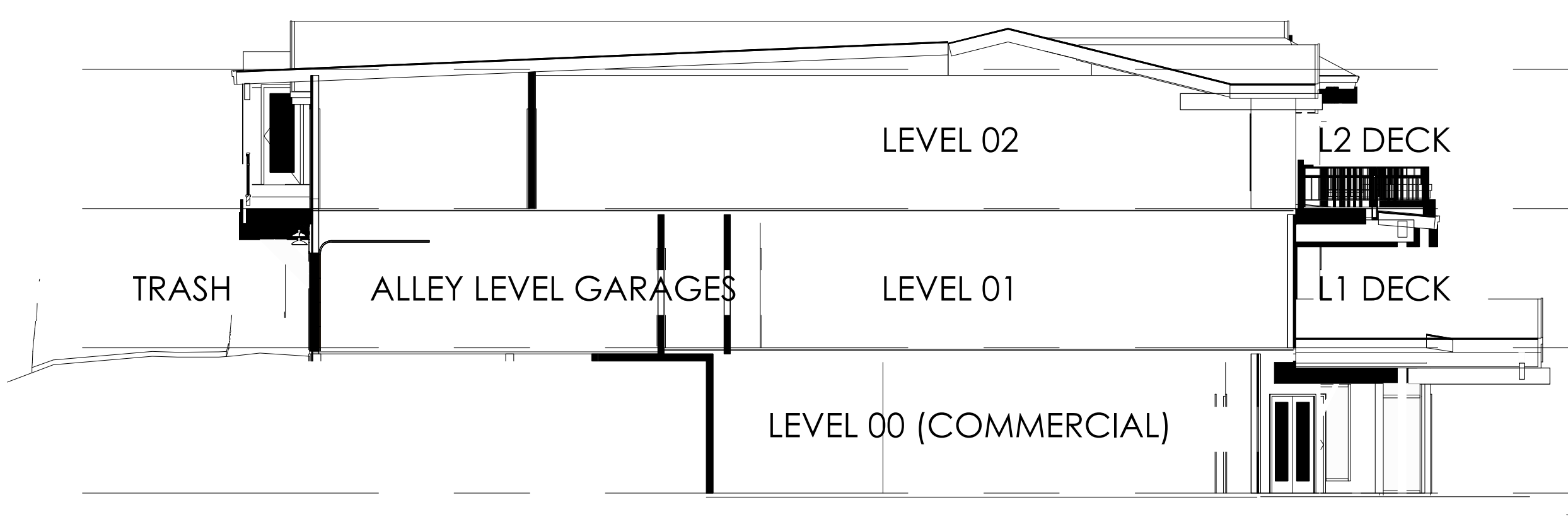
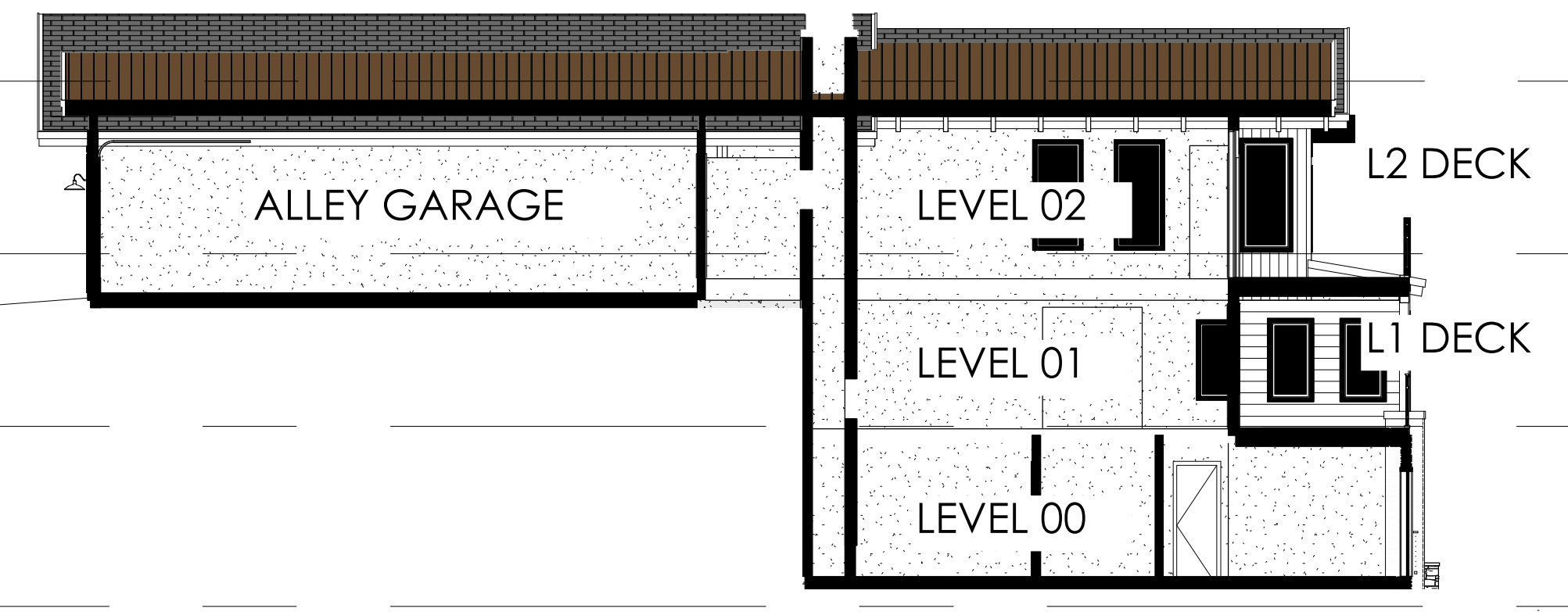
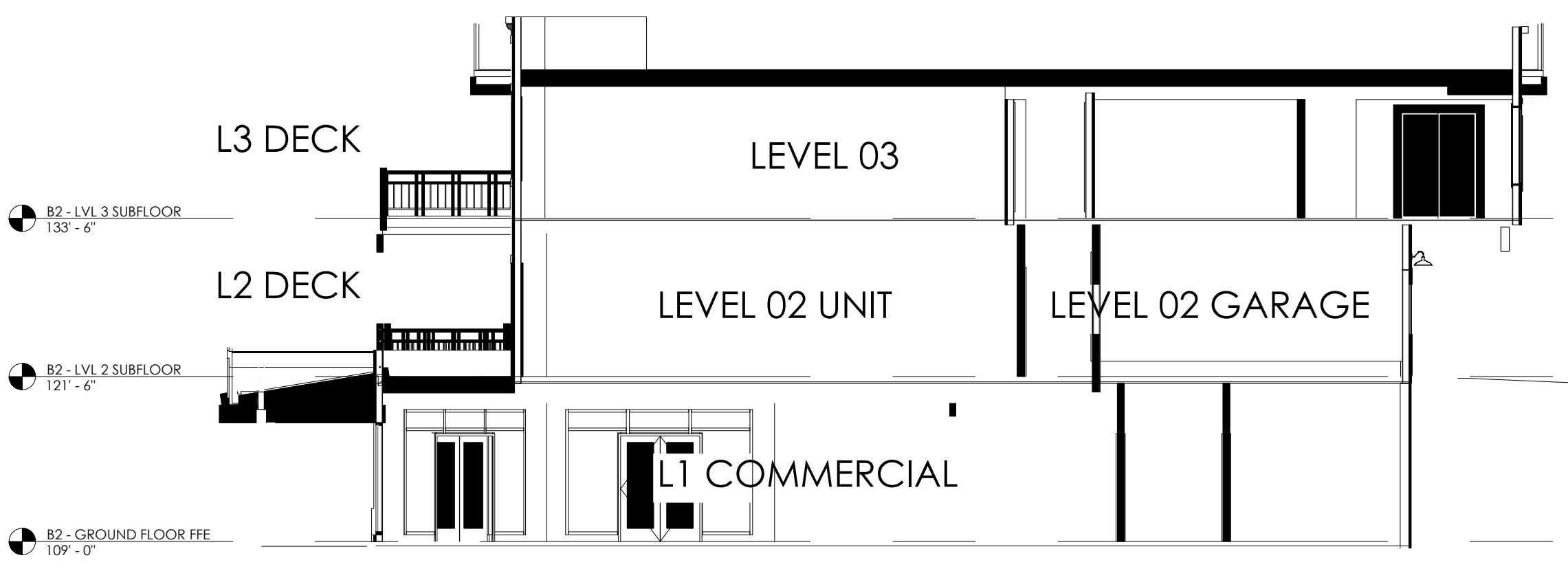
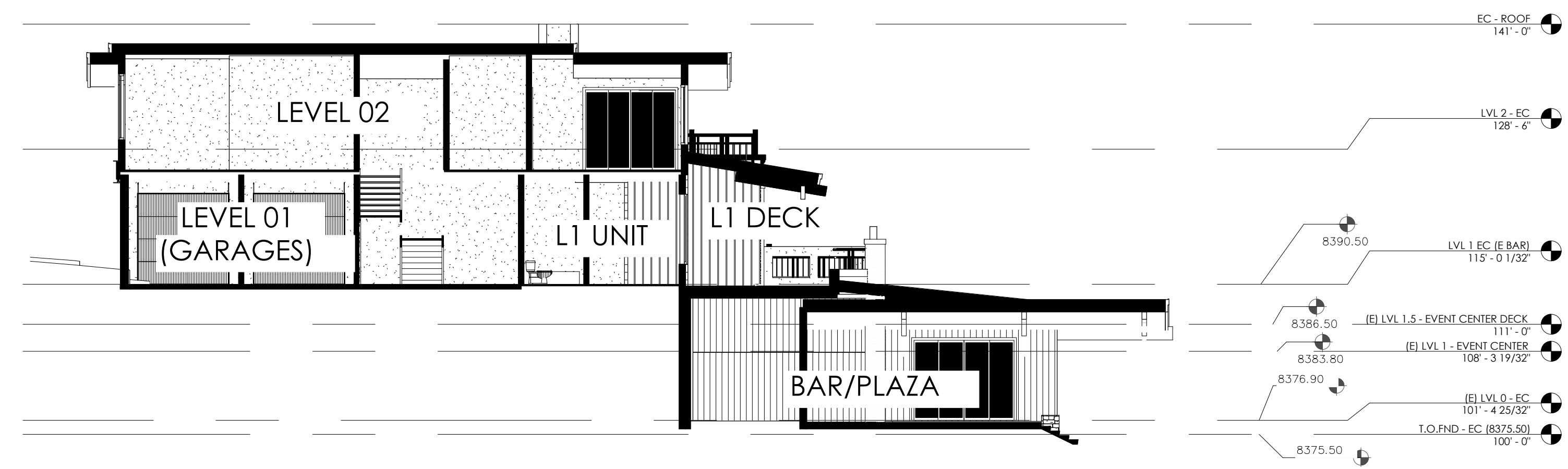
OFFICE USE ONLY  
DATE: 12/10/2025 PG: 2 OF 12  
SCALE: 1" = 20' BY: JT JOB: 30005414



SEC. 6 SEC. 5  
S.M.C.

+8367.0 ELEVATION  
SURFACE OF GRAND LAKE

FINAL PLAT OF  
**LEATHERWOOD  
 LOTS 1 & 2**  
 A REPLAT OF LOTS 4-6,  
 9-14, BLOCK 5,  
 PART OF SECTION 5,  
 TOWNSHIP 3 NORTH, RANGE 75  
 WEST OF THE 6TH P.M.,  
 TOWN OF GRAND LAKE, GRAND  
 COUNTY, COLORADO

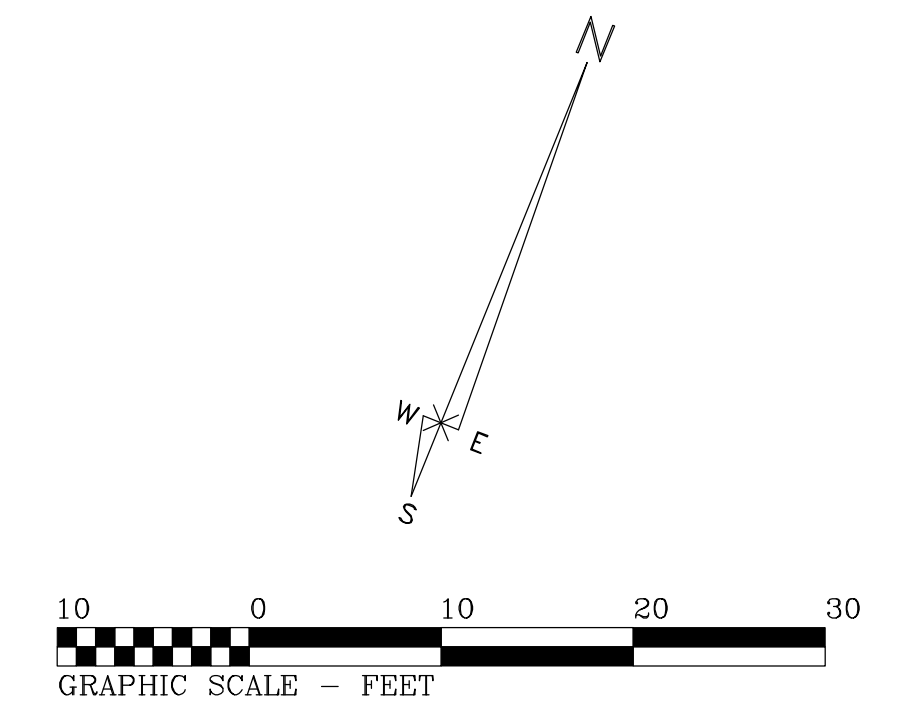
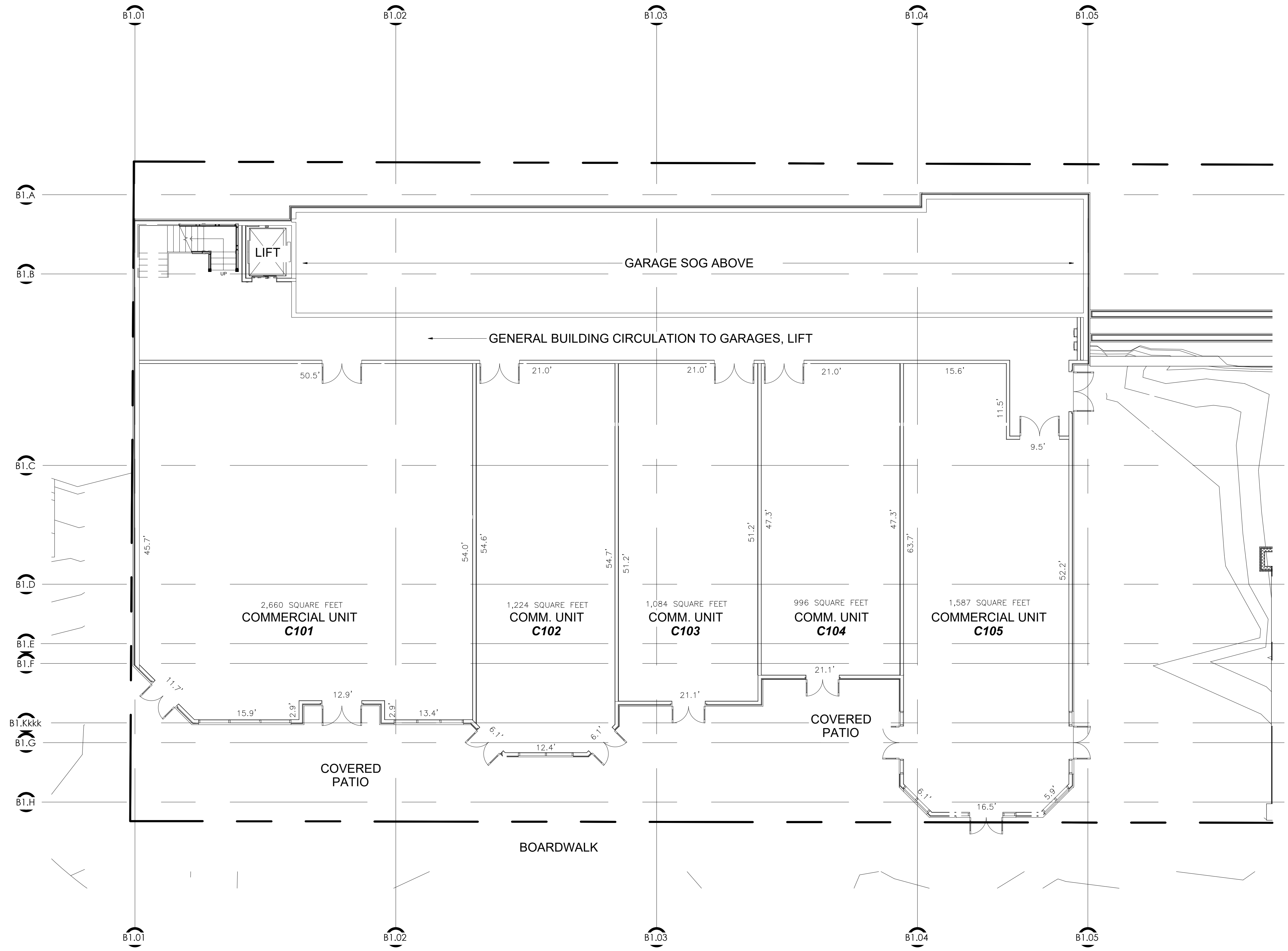


Azimuth Survey Company  
 P.O. Box 653 Fraser, Colorado 80442  
 800-725-2734 p970-531-1120

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 GRAND COUNTY, COLORADO

OFFICE USE ONLY  
 DATE: 12/10/2025 PG: 3 OF 12  
 SCALE: . . . BY: JT JOB: 30005414

FINAL PLAT OF  
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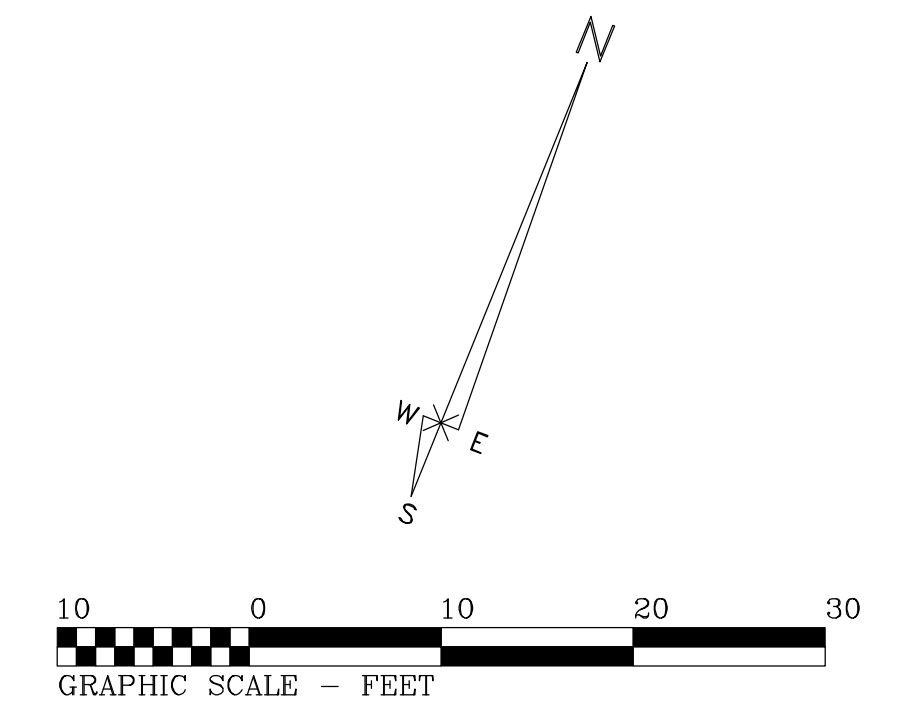
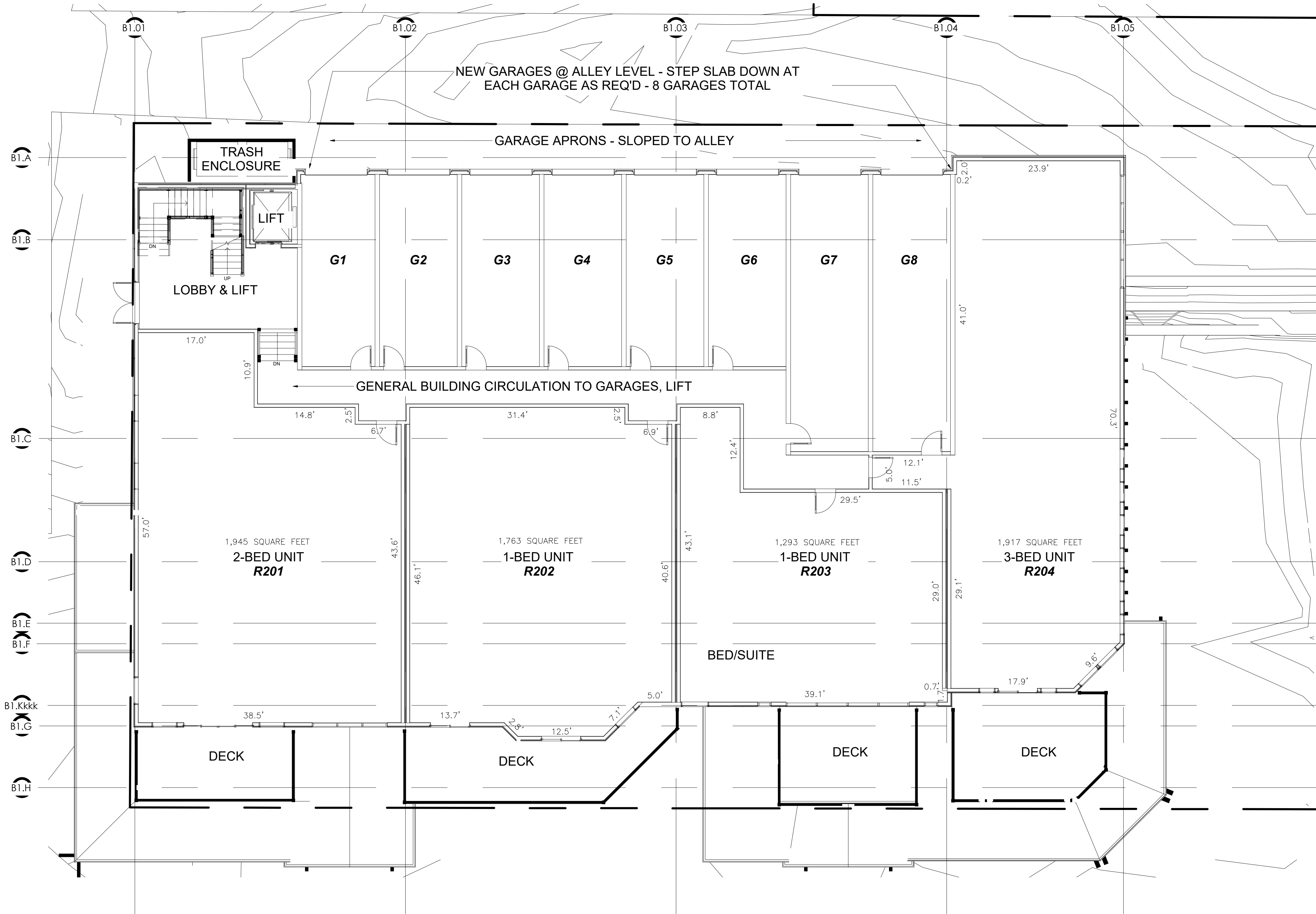


**BUILDING #1 - LEVEL 0 (LAKE AVENUE)**

Azimuth Survey Company P.O. Box 653 Fraser, Colorado 80442 f800-725-2734 p970-531-1120	
<b>FINAL PLAT OF          LEATHERWOOD LOTS 1 &amp; 2</b> A REPLAT OF LOTS 4-6, 9-14, BLOCK 5 PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO	
<small>OFFICE USE ONLY</small> DATE: 12/10/2025	PG: 4 OF 12 SCALE: 1" = 10' BY: JT JOB: 30005414

# FINAL PLAT OF LEATHERWOOD LOTS 1 & 2

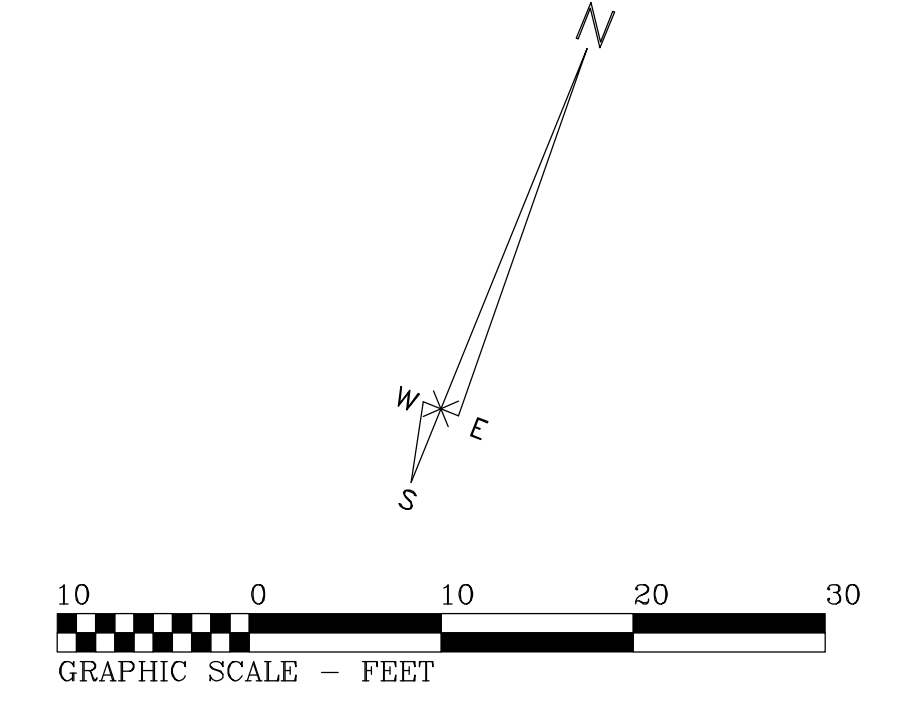
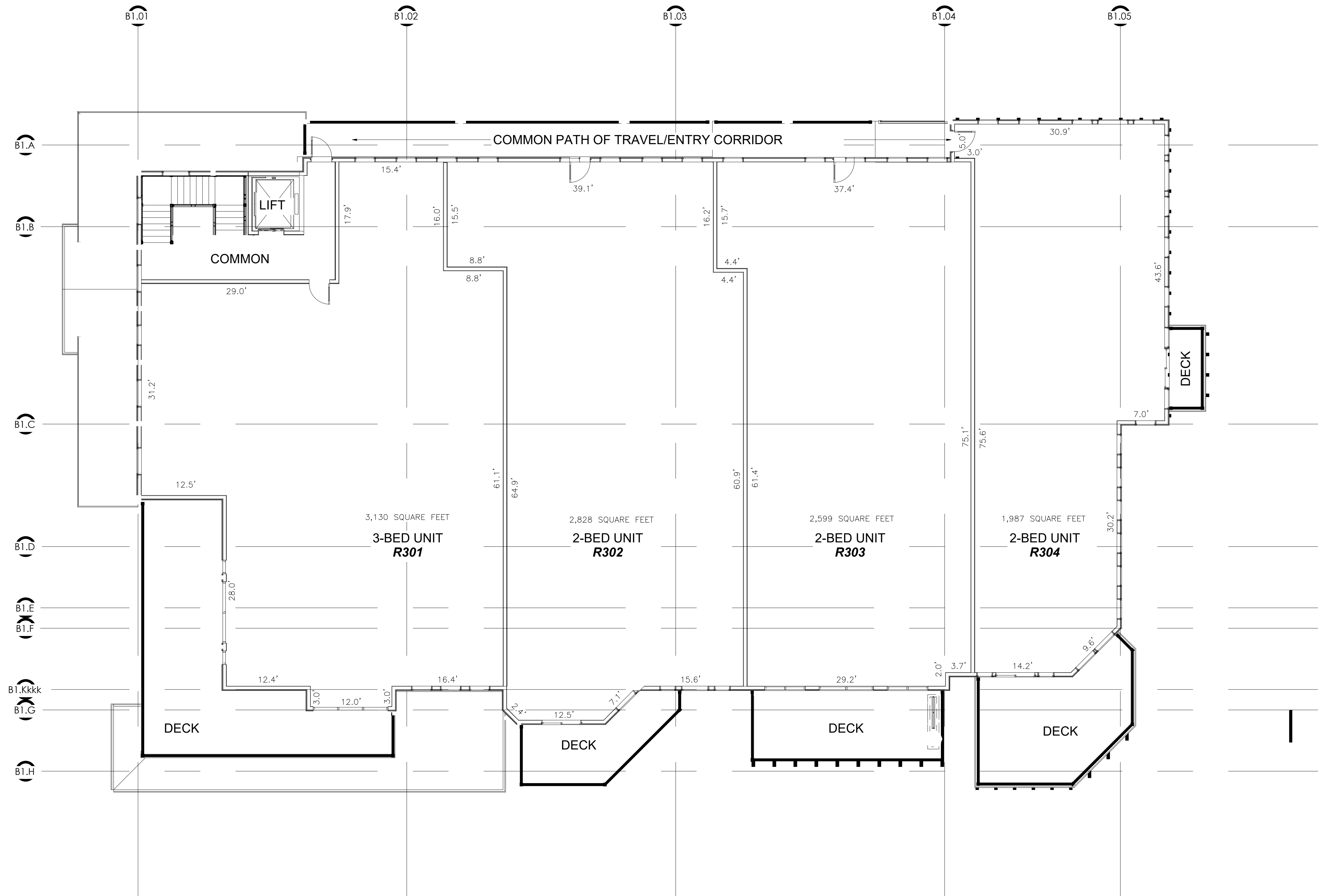
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TOWN OF GRAND LAKE, GRAND  
COUNTY, COLORADO



**BUILDING #1 - LEVEL 1 (ALLEY PARKING)**

Azimuth Survey Company P.O. Box 653 Fraser, Colorado 80442 f800-725-2734 p970-531-1120	
FINAL PLAT OF LEATHERWOOD LOTS 1 & 2 A REPLAT OF LOTS 4-6, 9-14, BLOCK 5 PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO	
OFFICE USE ONLY DATE: 12/10/2025	PG: 5 OF 12 SCALE: 1" = 10' BY: JT JOB: 30005414

FINAL PLAT OF  
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 TOWN OF GRAND LAKE, GRAND  
 COUNTY, COLORADO



**BUILDING #1 - LEVEL 2 (UPPER / RESIDENTIAL)**

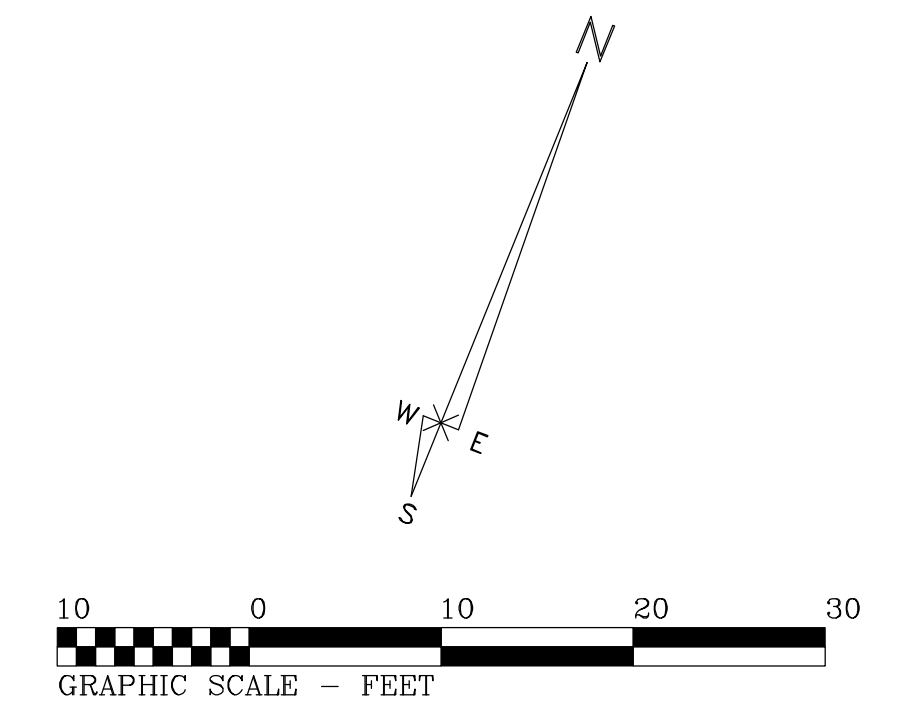
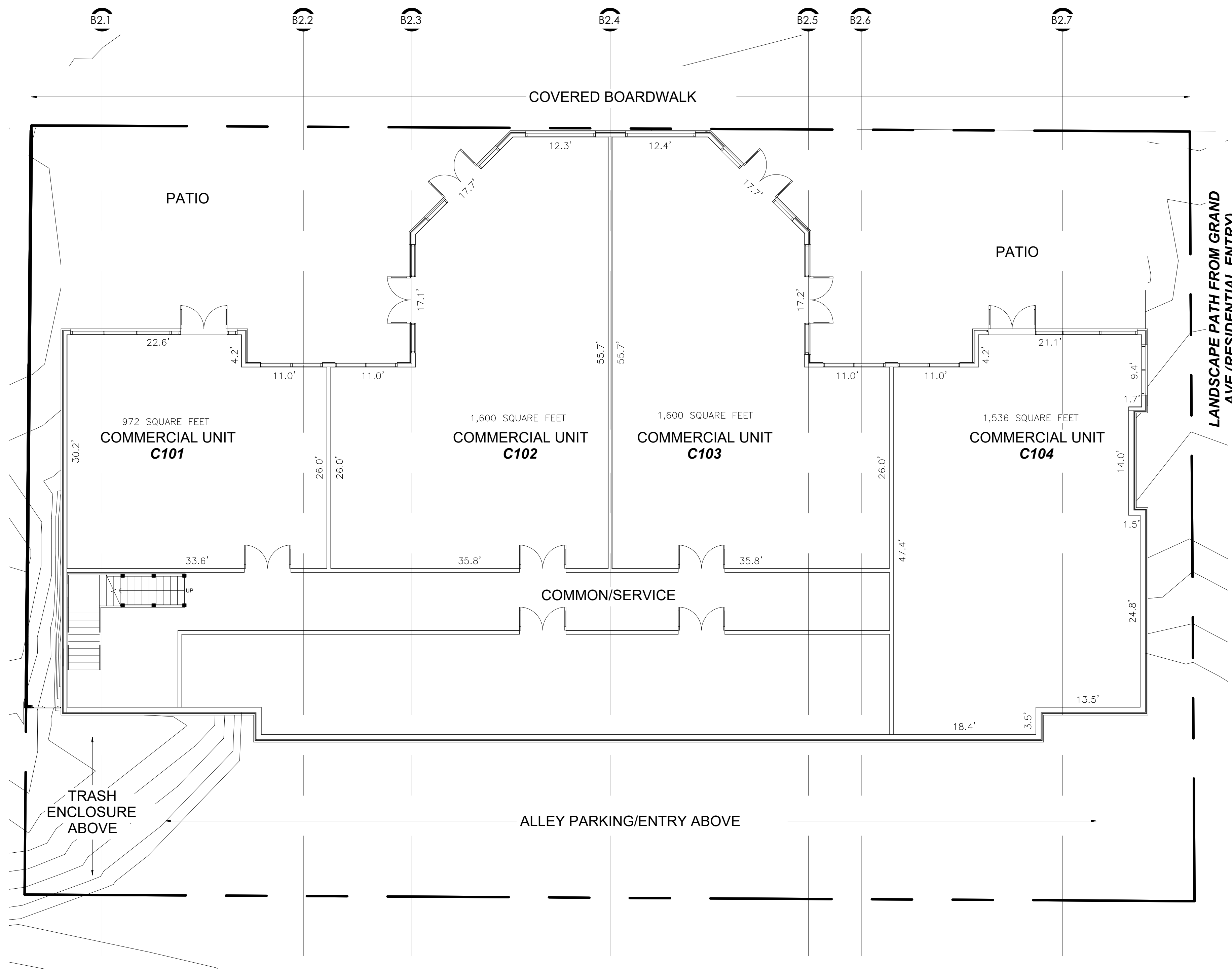
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OFFICE USE ONLY  
 DATE: 12/10/2025 PG: 6 OF 12  
 SCALE: 1" = 10' BY: JT JOB: 30005414

# FINAL PLAT OF LEATHERWOOD LOTS 1 & 2

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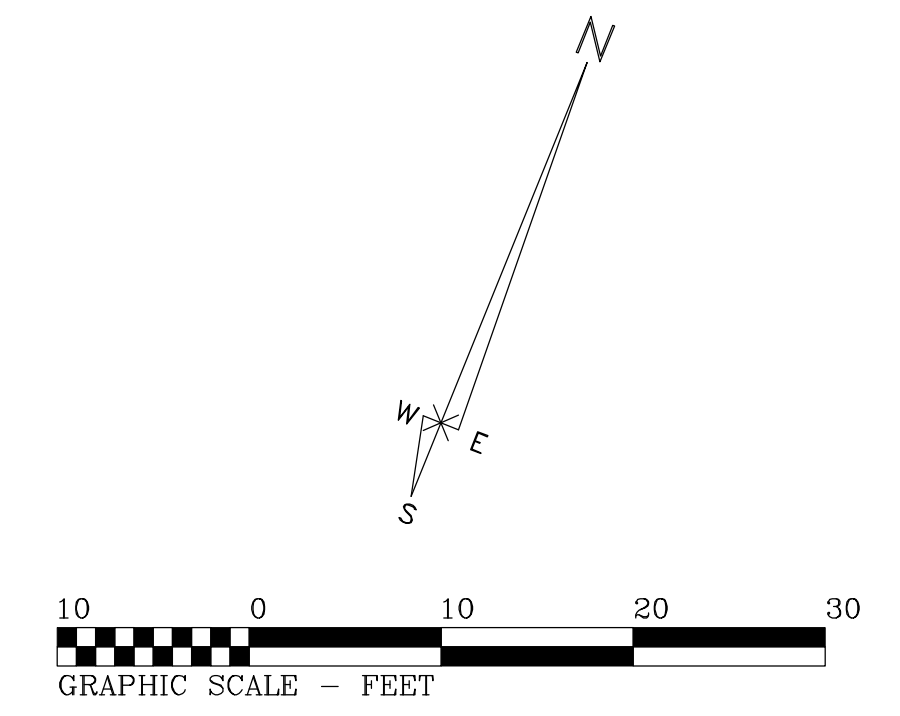
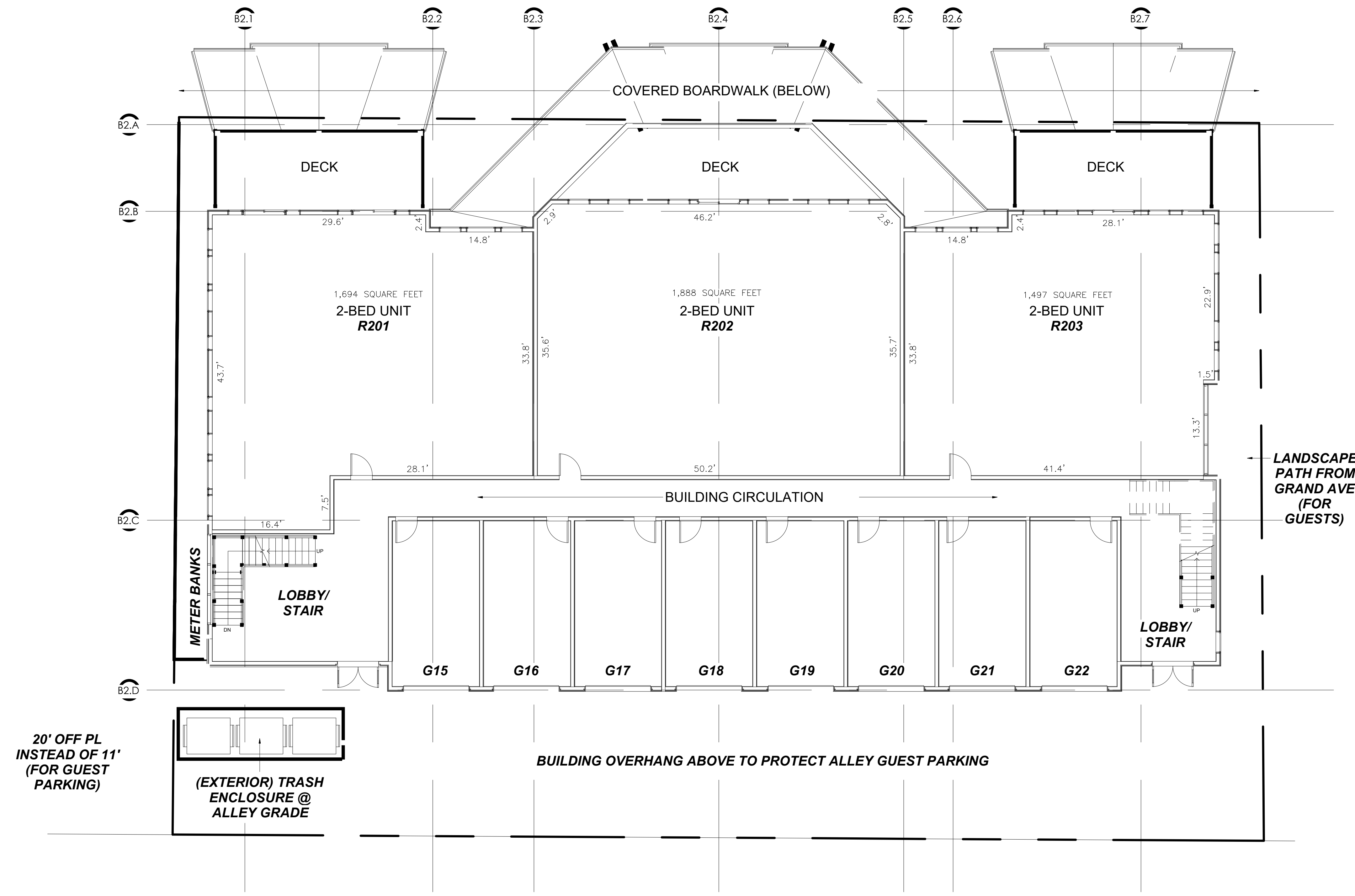


**BUILDING #2 - LEVEL 1 (GRAND AVENUE)**

Azimuth Survey Company P.O. Box 653 Fraser, Colorado 80442 f800-725-2734 p970-531-1120	
FINAL PLAT OF LEATHERWOOD LOTS 1 & 2 A REPLAT OF LOTS 4-6, 9-14, BLOCK 5 PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO	
OFFICE USE ONLY DATE: 12/10/2025	PG: 7 OF 12 SCALE: 1" = 10' BY: JT JOB: 30005414

# FINAL PLAT OF LEATHERWOOD LOTS 1 & 2

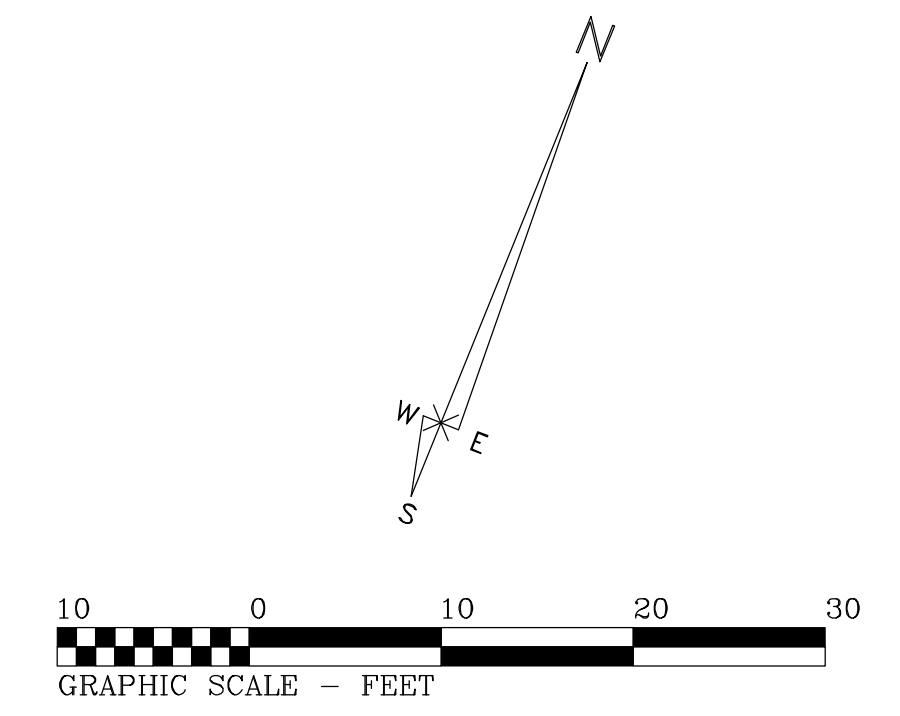
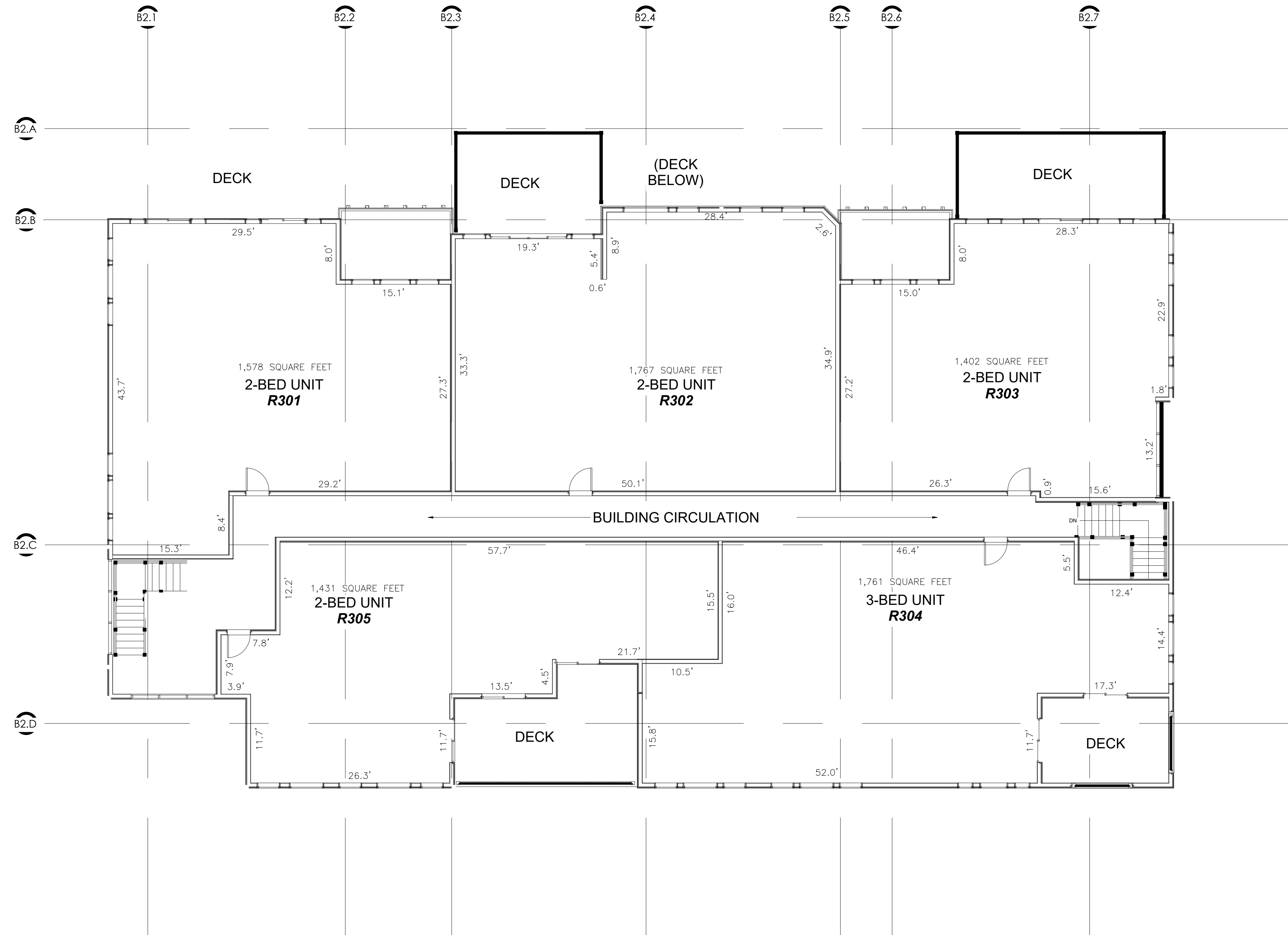
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COUNTY, COLORADO



### BUILDING #2 - LEVEL 2 (ALLEY PARKING)

Azimuth Survey Company P.O. Box 653 Fraser, Colorado 80442 f800-725-2734 p970-531-1120	
FINAL PLAT OF LEATHERWOOD LOTS 1 & 2 A REPLAT OF LOTS 4-6, 9-14, BLOCK 5 PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO	
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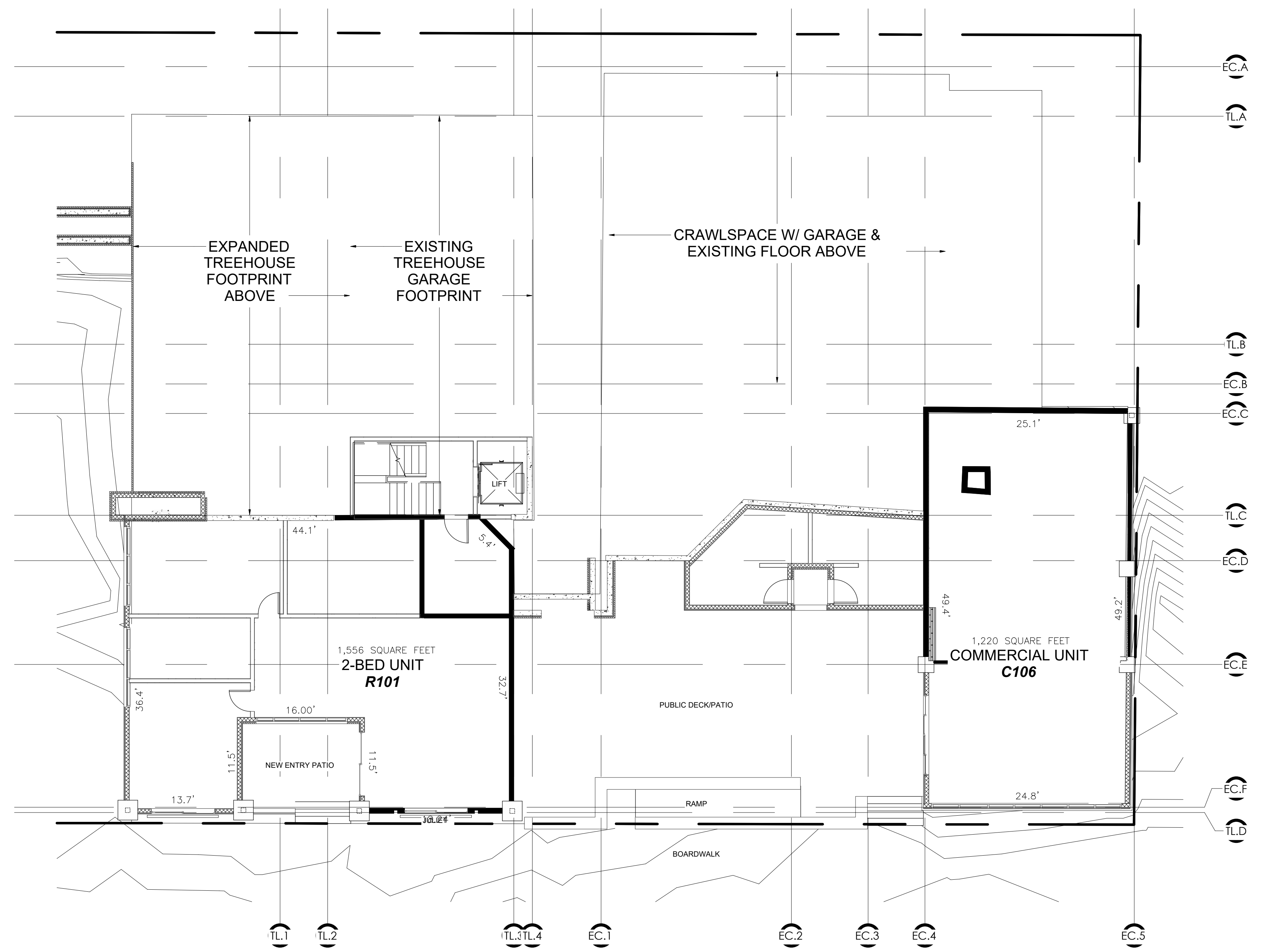
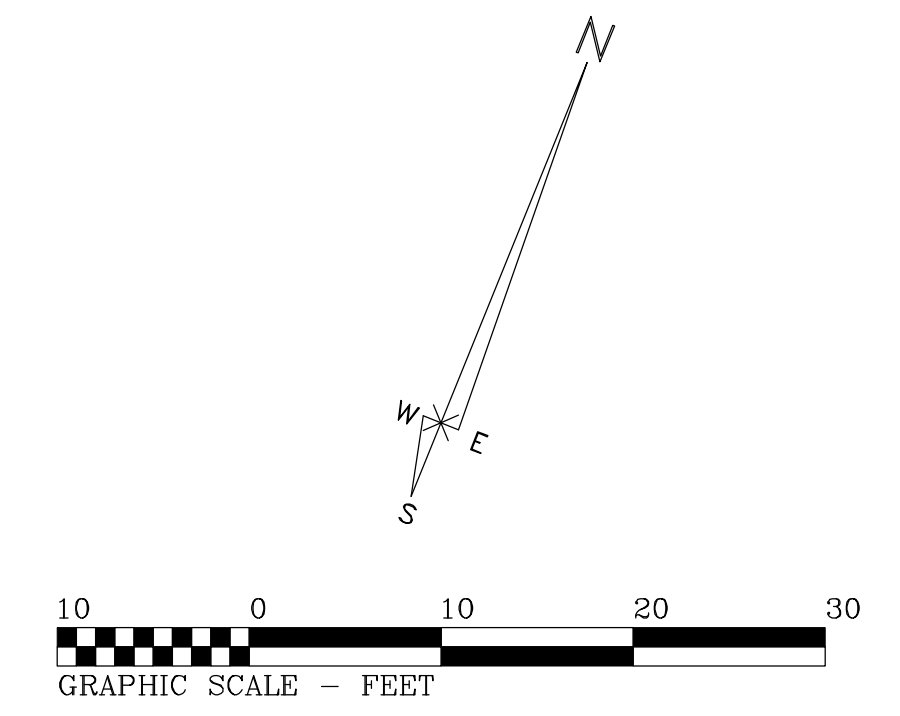
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 COUNTY, COLORADO



**BUILDING #2 - LEVEL 3 (UPPER / RESIDENTIAL)**

Azimuth Survey Company P.O. Box 653 Fraser, Colorado 80442 f800-725-2734 p970-531-1120	
<b>FINAL PLAT OF          LEATHERWOOD LOTS 1 &amp; 2</b> A REPLAT OF LOTS 4-6, 9-14, BLOCK 5 PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO	
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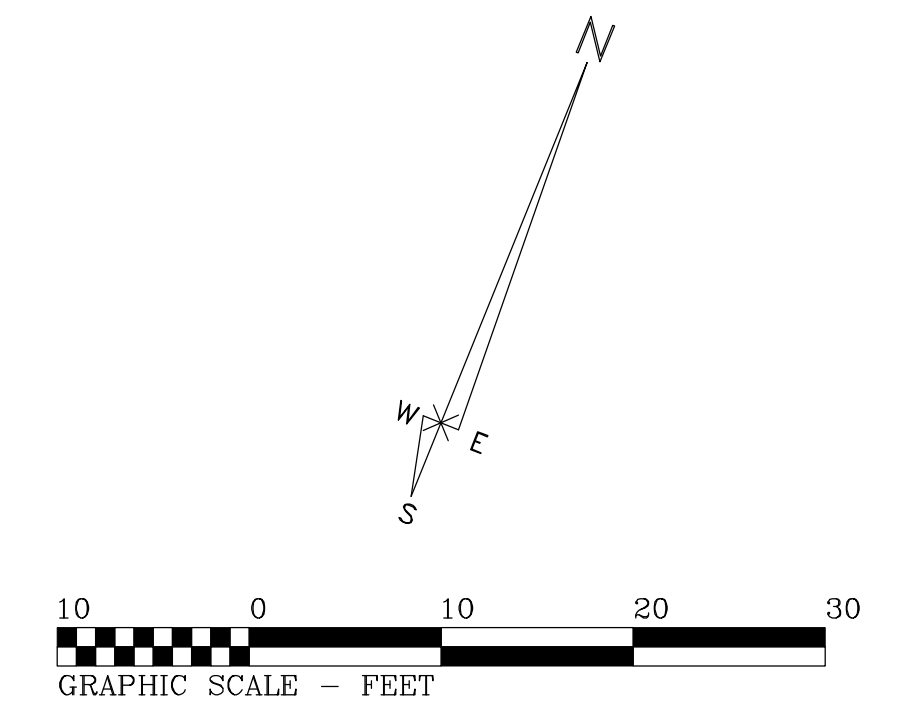
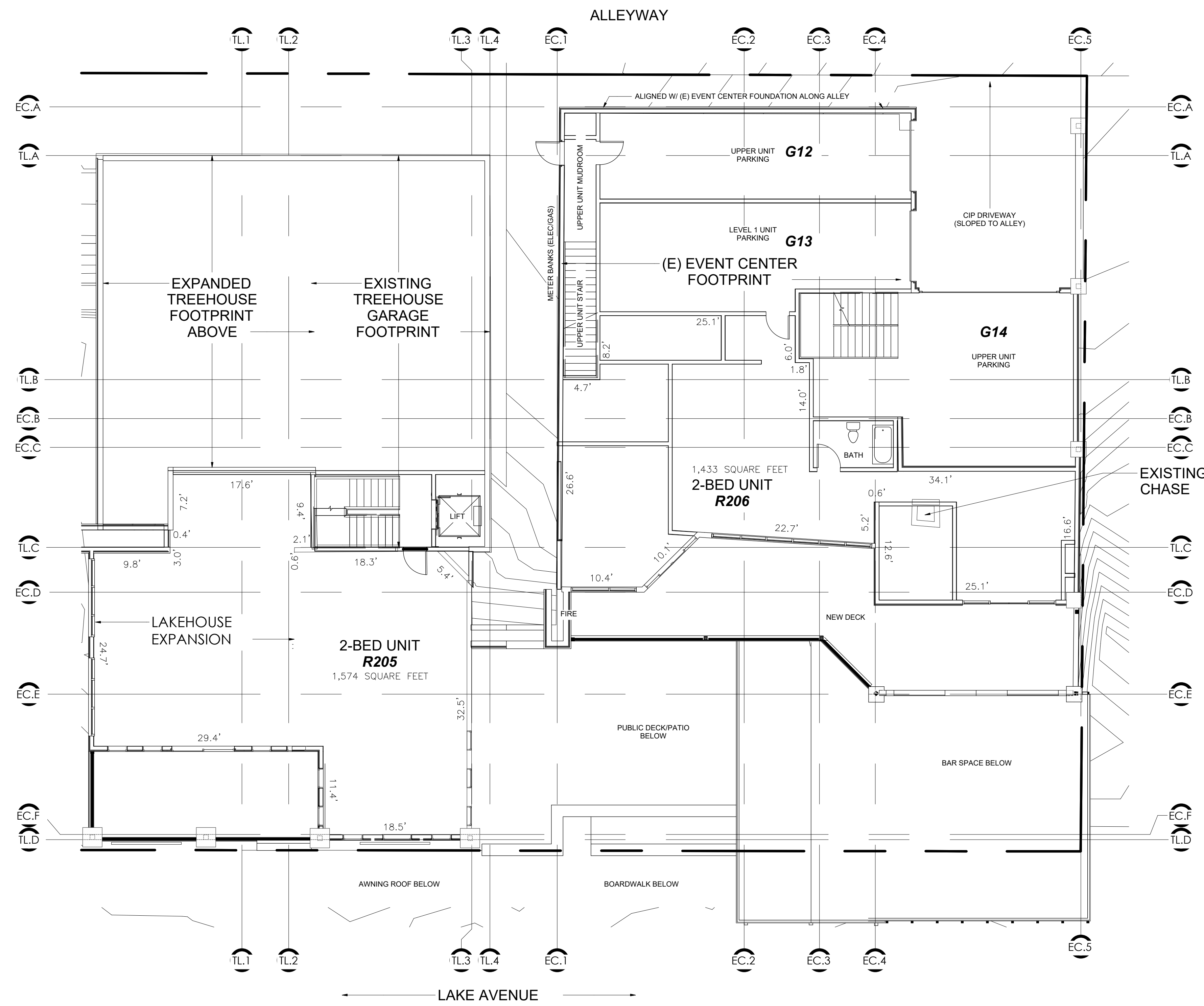
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**LAKEHOUSE - LEVEL 0**

Azimuth Survey Company P.O. Box 653 Fraser, Colorado 80442 800-725-2734 p970-531-1120	
<b>FINAL PLAT OF          LEATHERWOOD LOTS 1 &amp; 2</b> A REPLAT OF LOTS 4-6, 9-14, BLOCK 5 PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO	
<small>OFFICE USE ONLY</small> DATE: 12/10/2025	PG: 10 OF 12 SCALE: 1" = 10' BY: JT JOB: 30005414

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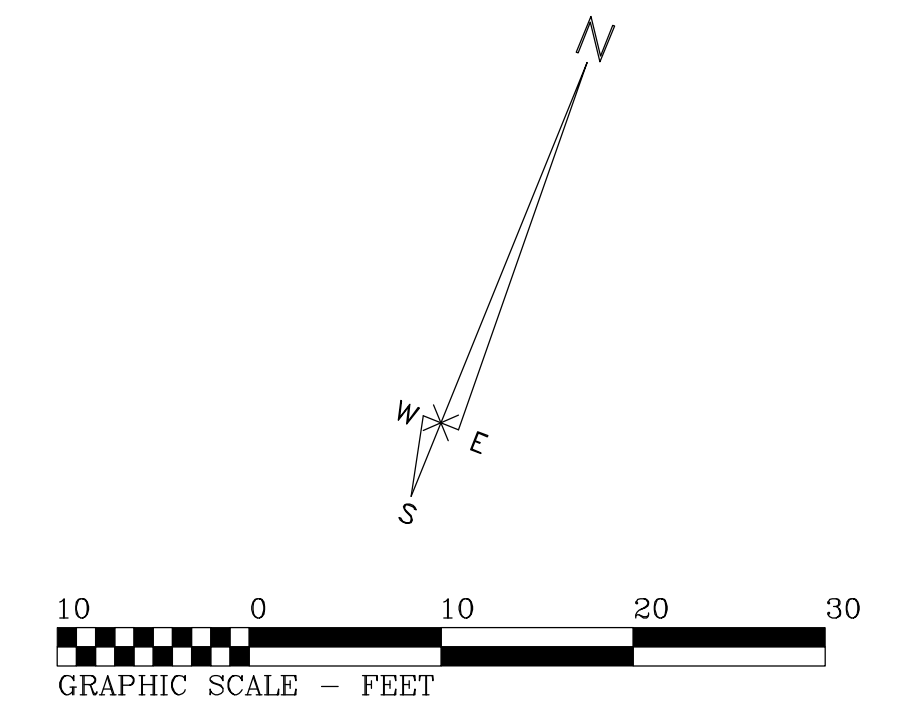
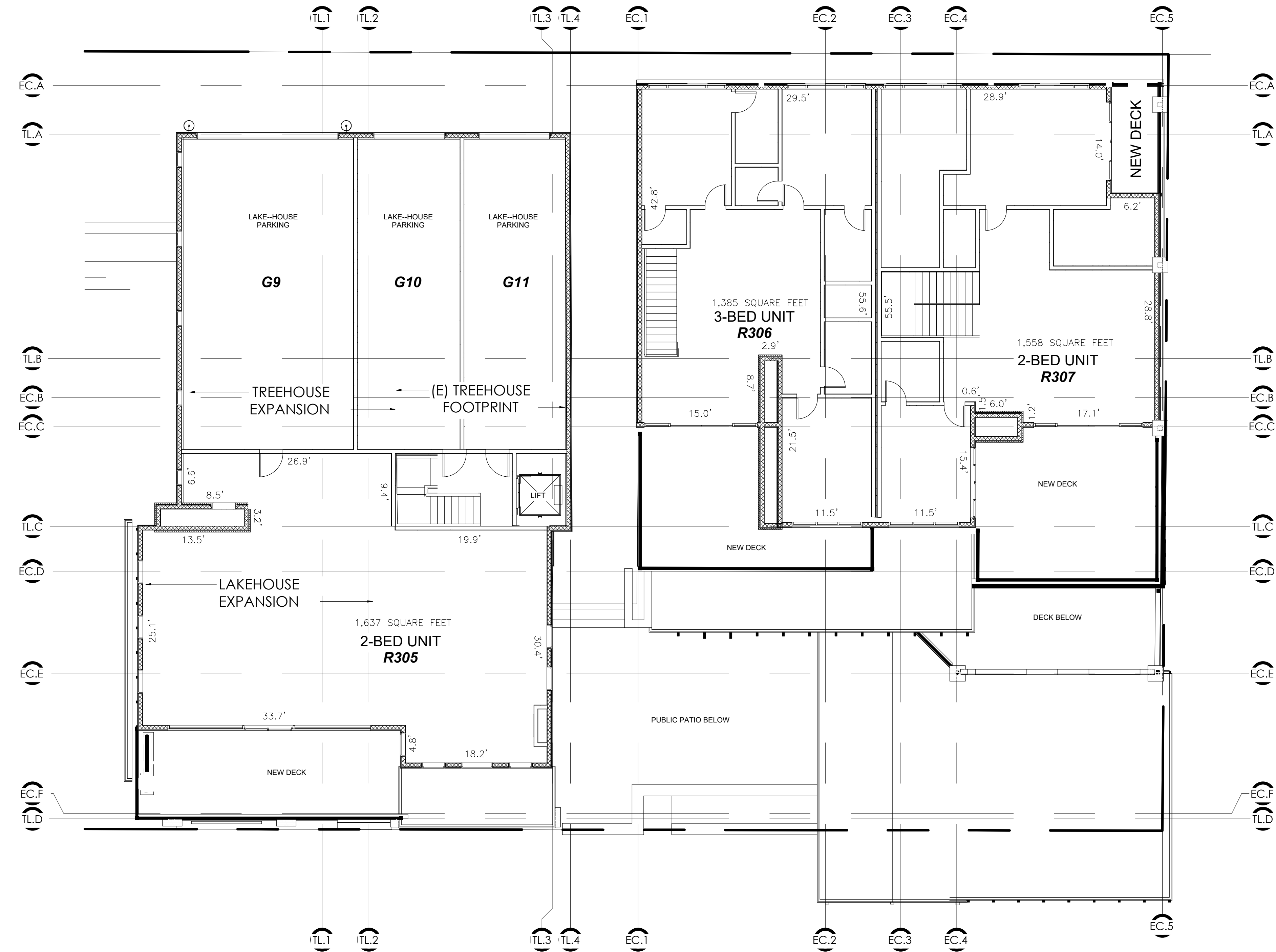
**LAKE HOUSE - LEVEL 1**

Azimuth Survey Company  
 P.O. Box 653 Fraser, Colorado 80442  
 800-725-2734 p970-531-1120

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**LAKE HOUSE - LEVEL 2**

Azimuth Survey Company P.O.Box 653 Fraser, Colorado 80442 f800-725-2734 p970-531-1120	
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OFFICE USE ONLY DATE: 12/10/2025	PG: 12 OF 12 SCALE: 1" = 10' BY: JT JOB: 30005414

# Leatherwood Grand Lake

Block 5, Grand Lake, CO 80447

*Spirit Lake Condos, LLC*

Final Development Application

11/25/2025





**GRAND AVE.**

## 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



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

November 25, 2025  
 Spirit Lake Condos, LLC  
 PO Box 11  
 Grand Lake, CO 80447-0011

## Final Development Application Leatherwood Grand Lake

RE: *Final Development Application - Narrative*  
 Parcel Numbers: 119305223003, 119305223005, 119305223006, 119305223009  
 Site Address: Varies (Existing Addresses to be modified during re-plat): 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) 546-7390  
 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  
[ward8100@gmail.com](mailto:ward8100@gmail.com)

Dear Residents, Stakeholders, and Community Members,

Spirit Lake Condos (LLC) & MA Studios (AIA) are pleased to submit this Final Development Application for the mixed-use development on Grand & Lake Avenues entitled “Leatherwood”. Per the Town of Grand Lake Municipal Code of Ordinances (March 28<sup>th</sup>, 2024) Chapter 12 (Land Use Regulations), Article 9 (Land Development Regulations), the following narrative is intended to be paired with the attached drawings illustrating the design intent for the sites described in the above legal description. The following narrative is organized based on the submittal requirements outlined in Section 12-9-2-E.

- 1) No development shall be approved until such data, surveys, analyses, studies, plans, and designs have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the Town of Grand Lake and the conditions contained in these regulations and all other applicable Sections of the Code of the Town.
- 2) Final Development Application Submission Requirements. The Final Development Plan shall include all of the drawn and graphic information required in the Preliminary Development Application in its finalized, detailed form. In addition:
  - a) Any new items not submitted with the Preliminary Development Application; and
  - b) Any required dedication documentation and/or bonds; and
  - c) Final engineering plans for public roads: **See Civil Engineering Addendum, provided ASAP (prior to Final review)**
  - d) Final engineering plans for utility systems: **See Civil Engineering Addendum, provided ASAP (prior to Final review)**
  - e) Final engineering plans for storm drainage control systems: **See Civil Addendum, provided ASAP (prior to Final review)**
  - f) Where a portion of an existing easement is contiguous to a proposed easement or right-of-way of a new development, proof of the dedication of the existing easement or right-of-way; and: **N/A**
  - g) An exact copy of a certificate of a title insurance company or abstract of title suitably certified or certificate of title or title opinion submitted by an attorney which shall set forth the names of all owners of property included in the Plat and shall include a list of all mortgages, judgments, liens, easements, contracts and agreements of record, which shall affect the property covered by such plats; and **Provided with preliminary development plans – attached.**
  - h) Master Declarations for each Local Employee Residence; and: **N/A**
  - i) A draft Improvement Agreement; and: **Provided with preliminary development plans – attached.**
  - j) Where a Home Owners Association or other entity is to be used for the administration and maintenance of private roads or open space and recreational facilities a binding and perpetual agreement in regard to maintenance and access control shall be submitted with the Final Development Application. Such agreement shall include provisions for: **Provided with preliminary development plans – attached.**
  - k) Any additional information as may be required by the Planning Commission or Board of Trustees necessary to evaluate the character and impact of the proposed Development.
    - 1) **As discussed during the preliminary review, MA has included detailed information concerning the exterior materials for reference during the final review.**

### Project Basics:

- Total acres and square feet to be developed: **1.029 Acres (44,877 SF) @ combined property line.**
- Total number of proposed dwelling units. **22 Residential Units (1,2 & 3-bed units, see plans)**
- Total number of square feet of non-residential floor space. **Of our total 73,459 proposed square feet (Gross SF), we have 19,140 SF of commercial tenant space.**
- Parking: **the total 86.7 parking spaces provided in our calculations, 40 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)**
- **UNIT COUNT (Residential)**
  - **Event Center – 3 Units**
  - **Lake House – 3 Units**
  - **Building #1 – 8 Units**
  - **Building #2 – 8 Units**
- **PHASE BREAKDOWN: at this conceptual stage, our phases are inter-related & may be completed concurrently:**
  - **EVENT CENTER LAKE AVENUE RESTAURANT AND PLAZA (restoration)**
  - **EVENT CENTER MAIN FLOOR CONDO (1) (restoration/addition)**
  - **EVENT CENTER UPPER-LEVEL CONDOS (2) (restoration/addition)**
  - **(3) CONDOS IN LAKE HOUSE (restoration/addition)**
  - **B1 (mixed-use, new construction)**
  - **B2 (mixed-use, new construction)**

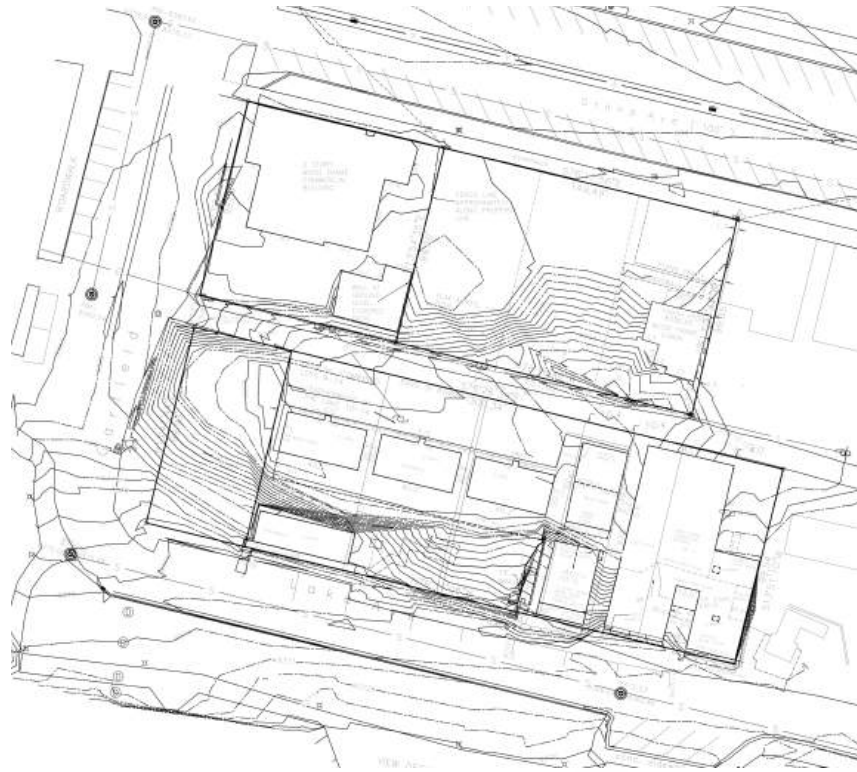


Final  
 Development  
 Plans

11/25/2025

LEATHERWOOD GRAND LAKE

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



**SITE LEGEND:**

- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL @ GRADE (RESIDENTIAL ABOVE, TYP)
- PARKING @ GRADE (RESIDENTIAL ABOVE, TYP)
- RESIDENTIAL UNIT (W/ RESIDENTIAL ABOVE, TYP)
- NEW ASPHALT PAVING (RE. CIVIL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- LANDSCAPED OPEN SPACE
- SNOW STORAGE
- PHASE SEPARATION (APPROX)



SITE PLAN: EXISTING

# LEATHERWOOD GRAND LAKE

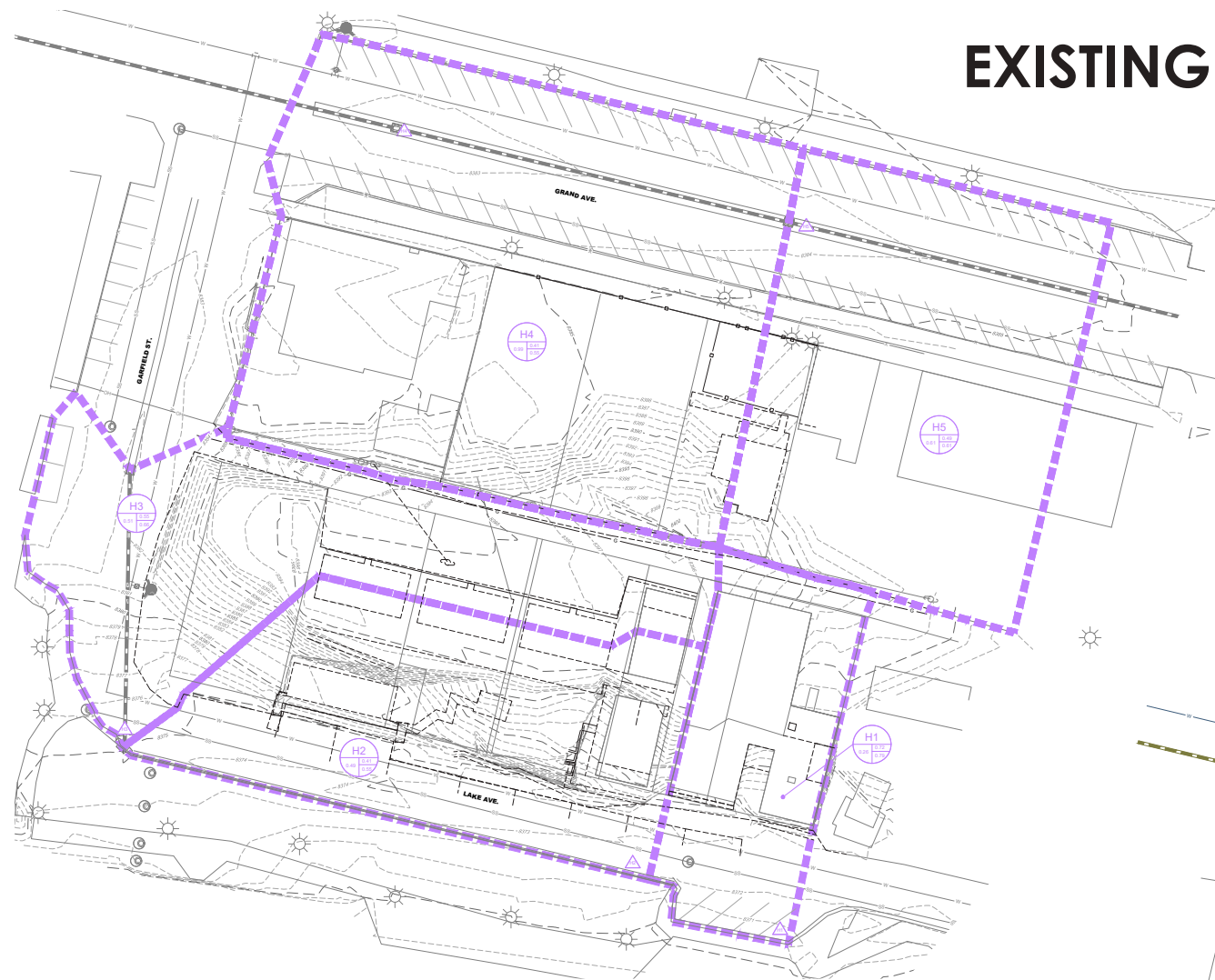
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447  
PROJECT #2402

# LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447  
PROJECT #2402



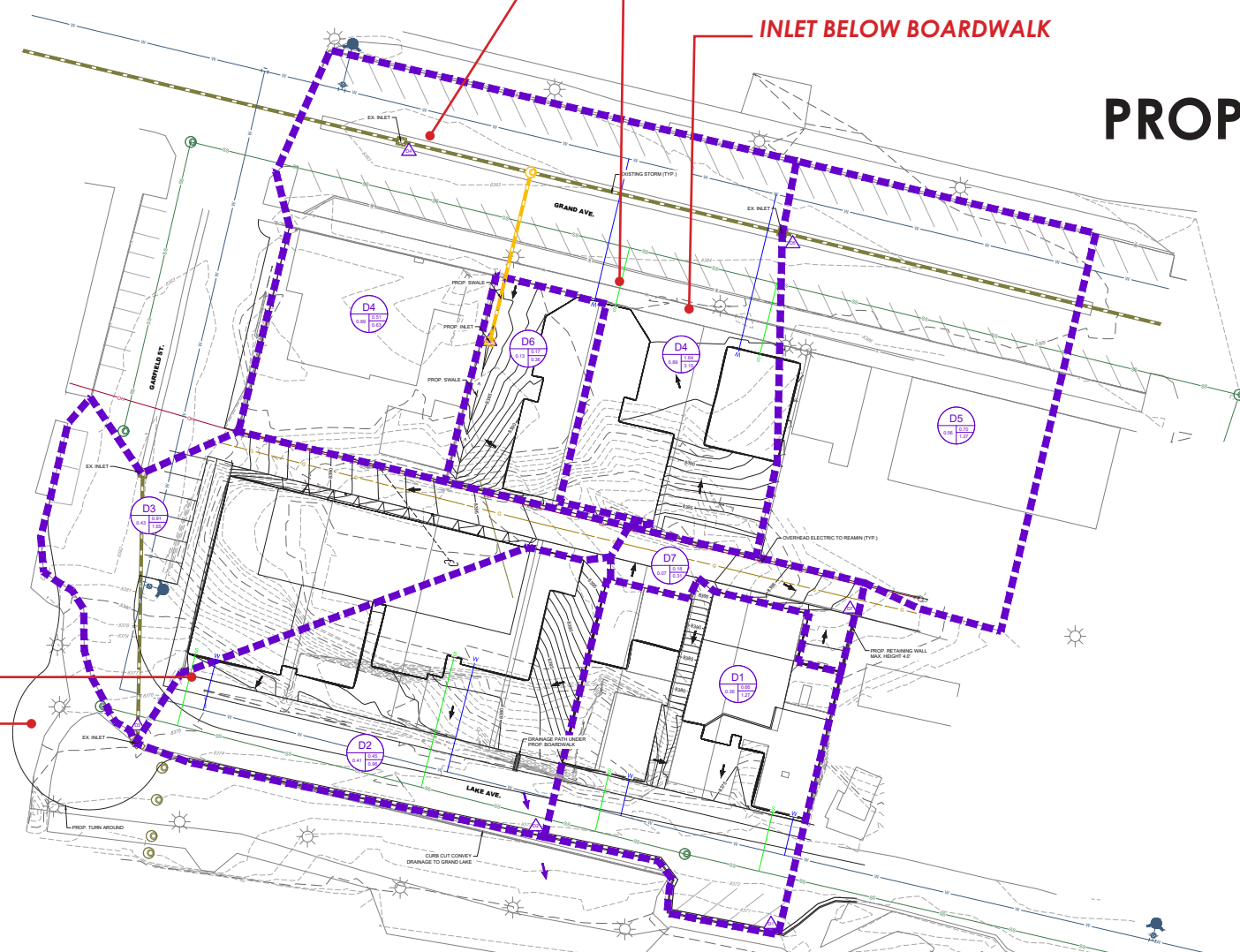
PREVIOUS BUILDING FOOTPRINTS SHOWN - DRAINAGE PLAN & OVERALL STRATEGY REMAIN THE SAME - FOOTPRINTS WILL BE UPDATED WHEN PROJECT PROGRESSES INTO ENGINEERING PHASE

WATER & SEWER CONNECTION TO TOWN R.O.W. AT EACH BUILDING

INLET BELOW BOARDWALK

## PROPOSED

WATER & SEWER CONNECTION TO TOWN R.O.W. AT EACH BUILDING  
NEW TURNAROUND



**LEGEND**

	DESIGNATION	3 YEAR COEFFICIENTS	100 YEAR COEFFICIENTS
	DIRECTIONAL FLOW ARROW	EMERGENCY OVERFLOW ROUTE	
	PROPOSED DRAINAGE BASIN	EXISTING DRAINAGE BASIN	
	PROPOSED MAJOR CONTOUR	PROPOSED MINOR CONTOUR	
	EXISTING MAJOR CONTOUR	EXISTING MINOR CONTOUR	
	EASEMENT	RIGHT OF WAY (R.O.W.)	
	PROJECT BOUNDARY	CONTOURLINE	
	PROPOSED STORM	EXISTING STORM	
	STORM MANHOLE	STORM INLET	
	EXISTING SANITARY & STUB OUT	EXISTING WATER & STUB OUT	
	EXISTING GAS	EXISTING OVER HEAD ELECTRIC	
	EXISTING OVER HEAD ELECTRIC	SAFETY OF CONSTRUCTION	
	RETAINING WALL	DRAINAGE SWALE	
	DRAINAGE SWALE	SANITARY SERVICE	
	SANITARY SERVICE	WATER SERVICE	
	WATER SERVICE		

### SITE DRAINAGE & UTILITIES: EXISTING VS. PROPOSED

11/25/2025

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447  
PROJECT #2402

**TOGL COMMERCIAL REGULATIONS:**

MAX LOT COVERAGE: THE FIRST FLOOR OF MULTISTORY 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 12-2-18(D) 9)

**SNOW**

TOTAL EXTERIOR DRIVE/PARKING SF: 2,400 SF  
SNOW STORAGE (REQUIRED) = 800 SF  
SNOW STORAGE (PROVIDED) = 2,000 SF

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, LIGHT TRESPASSING AND CLUTTER, DECREASED NIGHT VISIBILITY, AND ENERGY WASTE. (TOGL ARTICLE 7: DESIGN REVIEW STANDARDS 12-7-4)

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 ERECTED, 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 9-1-1(B) 7)

EXTERIOR MATERIALS: ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A))  
ALL NEW METAL PANEL SIDING SHALL COMPLY W/ ZONING CODE 12-7-4(B) 4.D.

PARKING DESIGN REQUIREMENTS: 12-2-28(B) 2.A  
STANDARD PARKING SPACE, UNCOVERED: 10' - 0" (WIDE) x 20' - 0" (LENGTH)  
STANDARD PARKING SPACE, COVERED/INDOOR: 10' - 0" (WIDE) x 18' - 0" (LENGTH)  
ACCESSIBLE PARKING SPACE: 8' - 0" (WIDE) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE

STUDIO/1 BEDROOM	1 SPACE
2 BEDROOM	1.5 SPACES
3 BEDROOM	2 SPACES
GENERAL RETAIL/BANK/OFFICE/PUBLIC/PERSONAL SERVICES	1 SPACE/350 S.F. TOTAL FLOOR AREA

ACCESSIBLE PARKING REQUIREMENT: 12-2-28(B) 6  
ONE DESIGNATED ACCESSIBLE (HANDICAPPED) PARKING SPACE SHALL BE REQUIRED AS A PART OF THE OVERALL OFF-STREET PARKING REQUIREMENTS MANDATED UNDER THIS SECTION FOR EACH TWENTY-FIVE (25) OFF-STREET PARKING OR FRACTION THEREOF. IN ALL CASES THE ACCESSIBLE SPACE SHALL BE LOCATED IN A MANNER CLOSE AND CONVENIENT TO THE MAIN PEDESTRIAN INGRESS/EGRESS.

PARKING CALCULATIONS: COMMERCIAL (1SP/350 SF FLOOR AREA) = 18,140 SF/350 SF = **51.7 SPACES REQUIRED**

1-BEDROOM UNITS: BUILDING #1 - (2) 1-BED UNITS **(2) REQUIRED SPACES**

2-BEDROOM UNITS: LAKEHOUSE - (3) 2-BED UNITS **(4.5) REQUIRED SPACES**  
EV. CENTER - (2) 2-BED UNITS **(3) REQUIRED SPACES**  
BUILDING #1 - (4) 2-BED UNITS **(6) REQUIRED SPACES**  
BUILDING #2 - (7) 2-BED UNITS **(10.5) REQUIRED SPACES**

3-BEDROOM UNITS: EV. CENTER - (1) 3-BED UNIT **(2) REQUIRED SPACES**  
BUILDING #1 - (2) 3-BED UNITS **(4) REQUIRED SPACES**  
BUILDING #2 - (1) 3-BED UNITS **(2) REQUIRED SPACES**

TOTAL RESIDENTIAL PARKING REQUIRED: **(34) SPACES REQUIRED**

PARKING COUNT: ALL RESIDENTIAL UNITS ARE PARKED WITHIN THEIR RESPECTIVE BUILDING  
OFF STREET PARKING REQUIRED/PROVIDED: **34 SPACES REQUIRED/46 SPACES PROVIDED** (OFF ALLEY) FOR RESIDENTIAL UNITS.  
ON STREET PARKING PROVIDED: **54.7 SPACES REQUIRED/47 SPACES PROVIDED** (ON-STREET TOTAL INCL ADA)  
BASED ON ON-STREET PARKING CREDIT CALCULATED AT 0.085 SPACES/1' OF FRONTAGE FOR GRAND AVE, LAKE AVE & GARFIELD ST - 12-2-28(B) 3.B - ROUNDED UP - 2+ PROVIDED SPACES TO BE ACCESSIBLE (ACCESSIBLE ON-STREET - 1 PER 25 SPACES)  
**88.7 TOTAL SPACES REQUIRED - 86.7 TOTAL SPACES PROVIDED**

**PARKING**

**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: VS WOOD FRAMED (NON-FIRE RATED) W/ AUTOMATIC SPRINKLERING

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: 51'-6", 30'-8", 29'-2"  
HEIGHT (STORIES): 2/3 STORIES EXISTING, ALL NEW CONSTRUCTION TO COMPLY WITH GRAND LAKE CODES  
GROSS SITE AREA: 1.029 ACRES (44,877 SF) @ COMBINED PROPERTY LINE

**SITE NOTES**

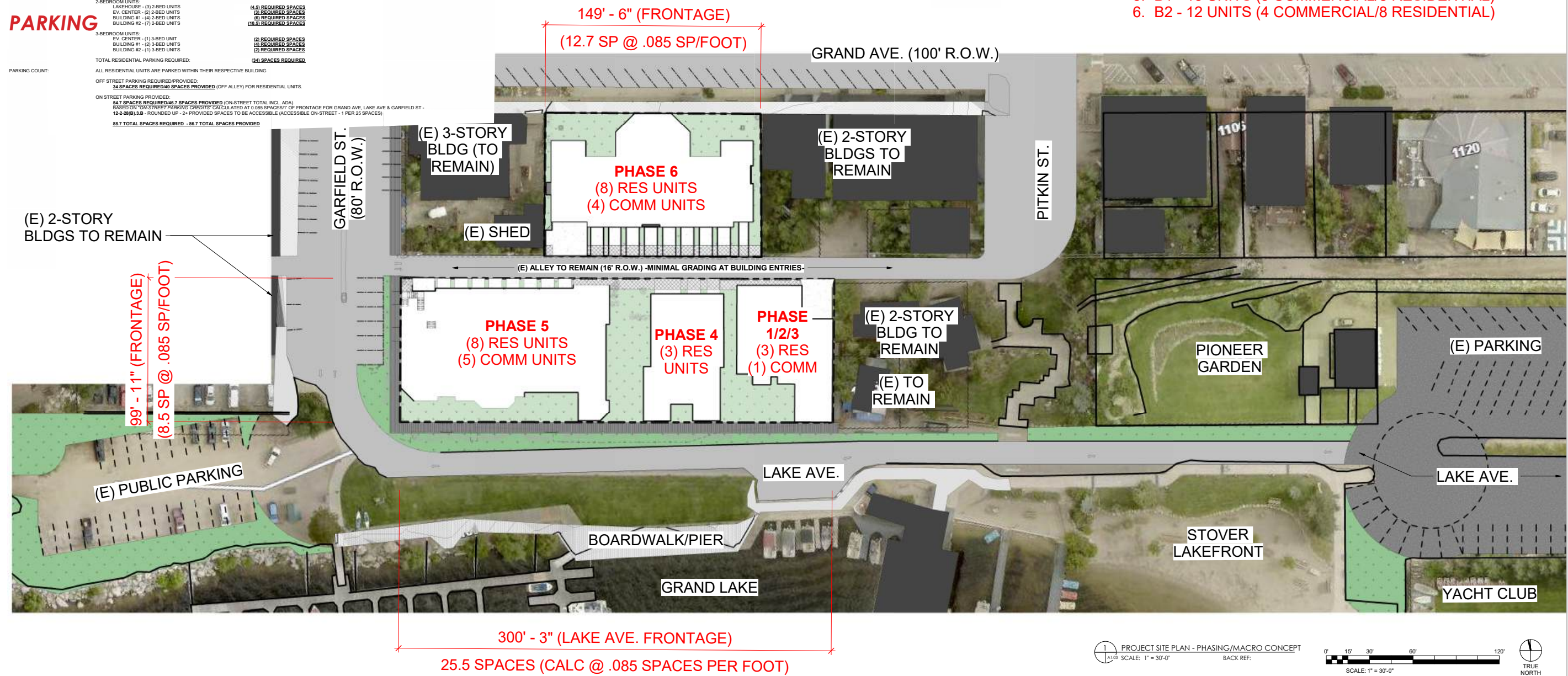
- ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH. VERIFY ALL UTILITY LOCATES PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE COMPANY - ALL UTILITIES TO BE UNDERGROUND.
- PROVIDE POSITIVE DRAINAGE AT ALL BUILDING PERIMETERS. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)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

**SITE LEGEND:**

- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL @ GRADE (RESIDENTIAL ABOVE, TYP)
- PARKING @ GRADE (RESIDENTIAL ABOVE, TYP)
- RESIDENTIAL UNIT (W/ RESIDENTIAL ABOVE, TYP)
- NEW ASPHALT/PAVING (RE: CIVIL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- LANDSCAPED OPEN SPACE
- SNOW STORAGE
- PHASE SEPARATION (APPROX)

**PHASE/PARCEL BREAKDOWN:**

- EVENT CENTER LAKE RESTAURANT/PLAZA
- EVENT CENTER ALLEY LEVEL - 1 UNIT
- EVENT CENTER PENTHOUSE - 2 UNITS
- LAKE HOUSE - 3 UNITS
- B1 - 13 UNITS (5 COMMERCIAL/8 RESIDENTIAL)
- B2 - 12 UNITS (4 COMMERCIAL/8 RESIDENTIAL)



PROJECT SITE PLAN - PHASING/MACRO CONCEPT  
SCALE: 1" = 30'-0"  
BACK REF: 0' 15' 30' 60' 120'  
SCALE: 1" = 30'-0"  
TRUE NORTH

**SITE PLAN: CONTEXT & CONCEPT**

**OPEN SPACE CALCS:**

TOTAL AREA WITHIN PROPERTY LINE: 1.03 ACRES = 44,877 SF  
 TOTAL BUILDING FOOTPRINTS: 28,379 SF  
 ON-SITE OPEN SPACE: (44,877-28,379-2,140 APRON) = 14,358 SF

PERCENTAGE (OPEN SP/LOT AREA): (14,358/44,877) = **31.99%**

TOTAL COMMERCIAL/OFFICE: 19,140 SF  
 TOTAL RESIDENTIAL: 54,409 SF  
 TOTAL GROSS SF/FLOOR AREA 73,459 SF

PERCENTAGE (COMMERCIAL/TOTAL): 19,140/73,459 = **26.02%**  
 PER GL CODE (TABLE 12-2-26-3): **GROUP III**  
 REQUIRED OPEN SPACE: **(NO REQUIREMENT)**

**SITE LEGEND:**

- EXISTING BUILDING (TO REMAIN)
- COMMERCIAL @ GRADE (RESIDENTIAL ABOVE, TYP)
- PARKING @ GRADE (RESIDENTIAL ABOVE, TYP)
- RESIDENTIAL UNIT (w/ RESIDENTIAL ABOVE, TYP)
- NEW ASPHALT/PAVING (RE: CIVIL)
- NEW BOARDWALK
- EXISTING BOARDWALK
- LANDSCAPED OPEN SPACE
- SNOW STORAGE
- PHASE SEPARATION (APPROX)

**BUILDING #2:**  
 8,177 SF (TOTAL FP)  
**8,177 SF (LEVEL 1 - COMMERCIAL)**  
 9,018 SF (LEVEL 2 - RES PARKING & 3 RES UNITS)  
 9,224 SF (LEVEL 3 - 5 RES UNITS)

**BUILDING #1:**  
 11,286 SF (TOTAL FP)  
**9,326 SF (LEVEL 1 - COMMERCIAL)**  
 2,993 SF (LEVEL 2 - RES PARKING)  
 8,102 SF (LEVEL 2 - 4 RES UNITS)  
 11,123 SF (LEVEL 3 - 4 RES UNITS)

**TREE & LAKEHOUSE (0 SF COMMERCIAL):**  
 4,227 SF (TOTAL FP)  
 1,908 SF (LAKE LEVEL - 1 CONDO/UNIT)  
 1,680 SF (LEVEL 2 - 1 CONDO/UNIT)  
 3,866 SF (LEVEL 3 - PARKING & 1 CONDO/UNIT)

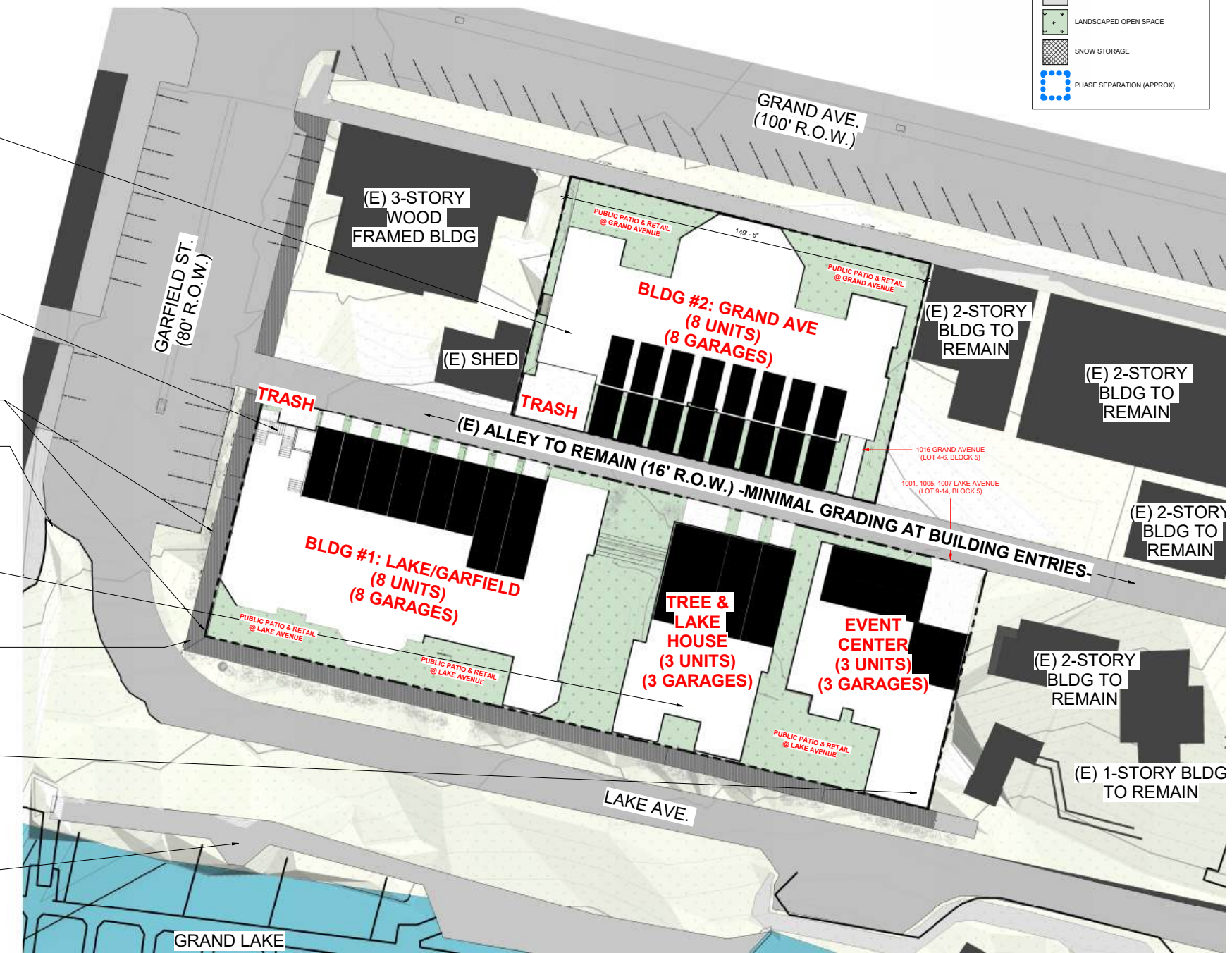
**EVENT CENTER:**  
 4,869 SF (TOTAL FP)  
**1,637 SF (LAKE AVE - COMMERCIAL)**  
 1,940 SF (LEVEL 1 - PARKING)  
 1,599 SF (LEVEL 1 - 1 CONDO/UNIT)  
 2,956 SF (LEVEL 2 - 2 CONDOS/UNITS)

NEW CURB & GUTTER AT NEW BOARDWALK

EDGE OF (E) ASPHALT

NEW BOARDWALK (GARFIELD & LAKE)

(E) PUBLIC BOARDWALK & PIER



# LEATHERWOOD GRAND LAKE

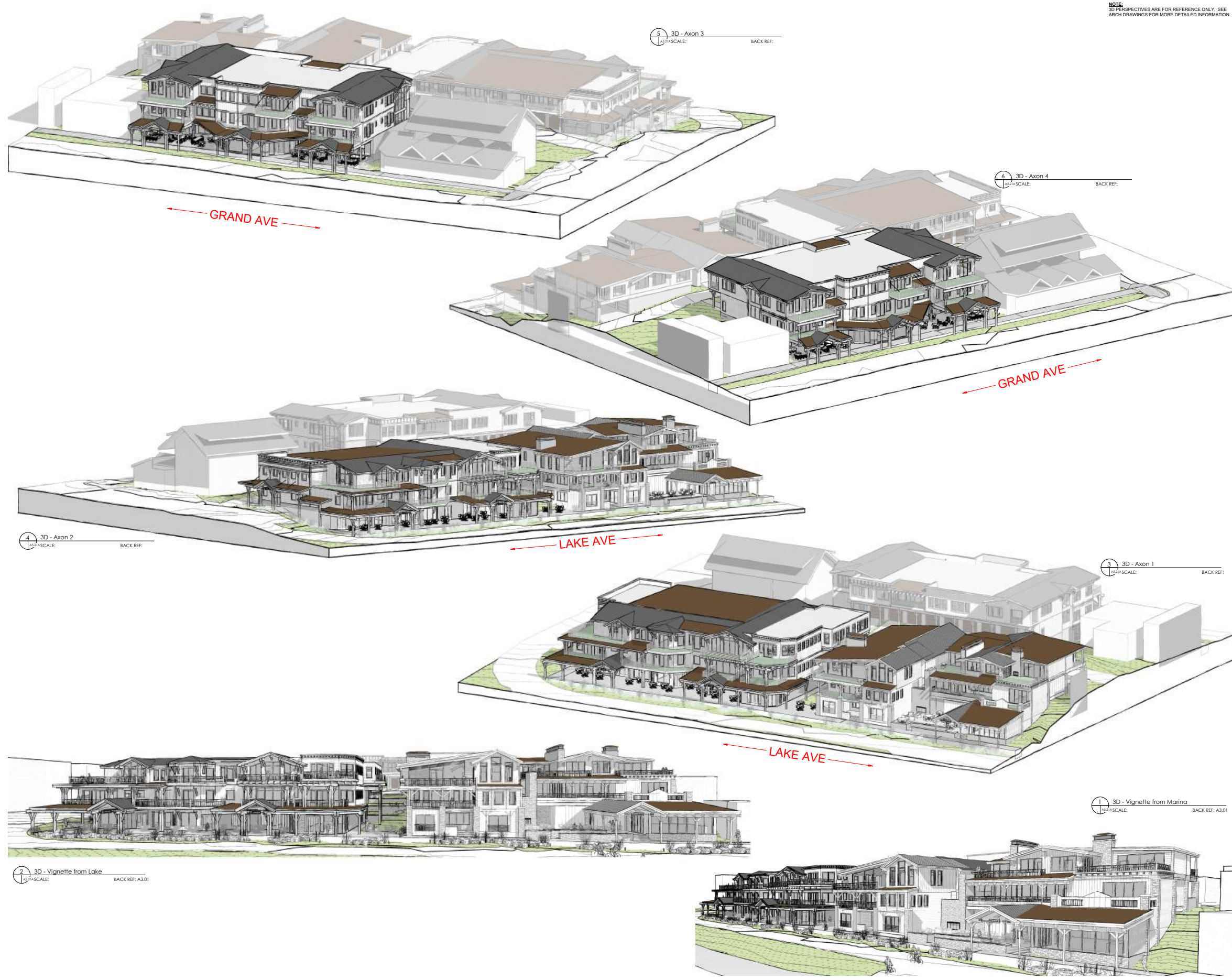
Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447  
 PROJECT #2402

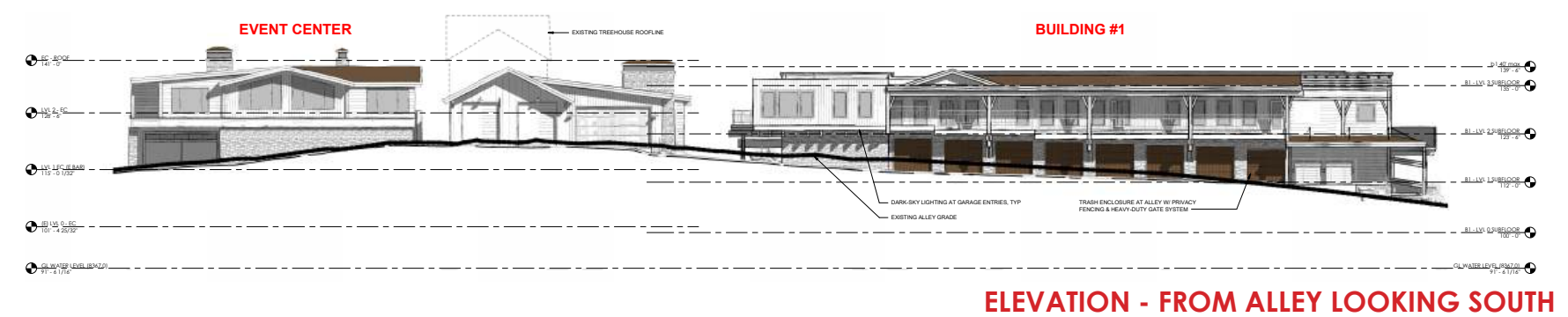
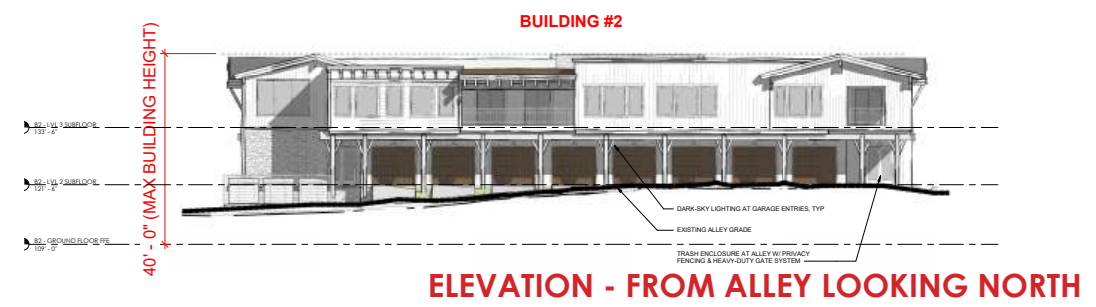
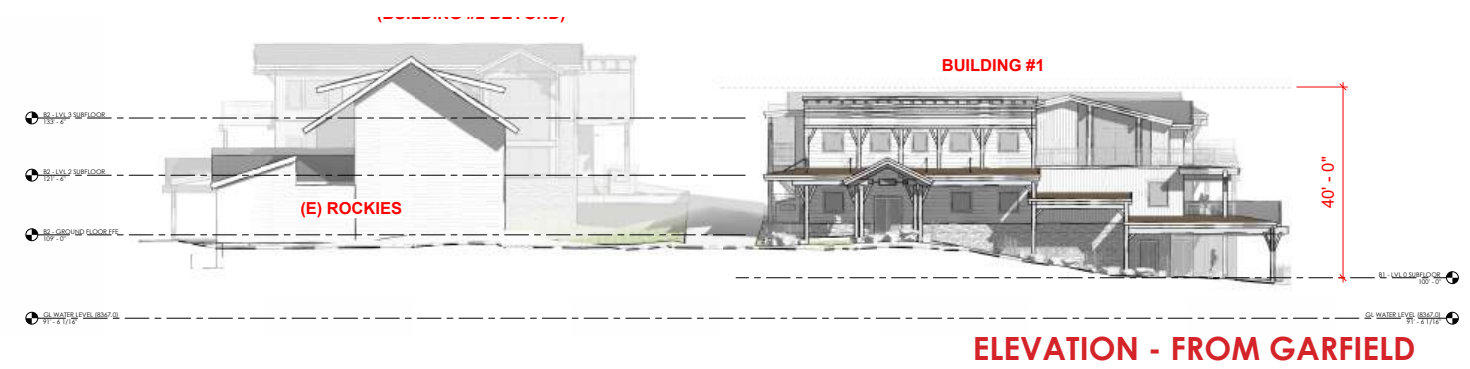
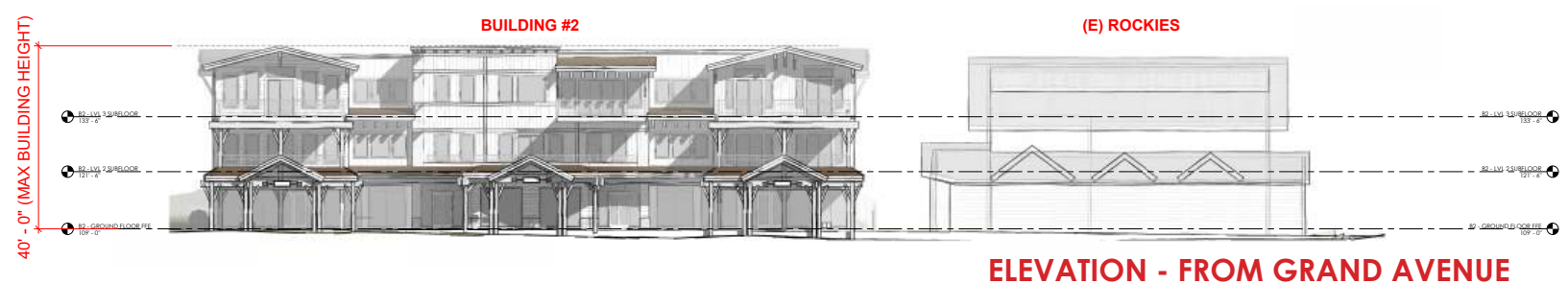
SITE PLAN: OPEN SPACE

**LEATHERWOOD GRAND LAKE**

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



CONCEPTUAL MASSING - OVERALL SITE

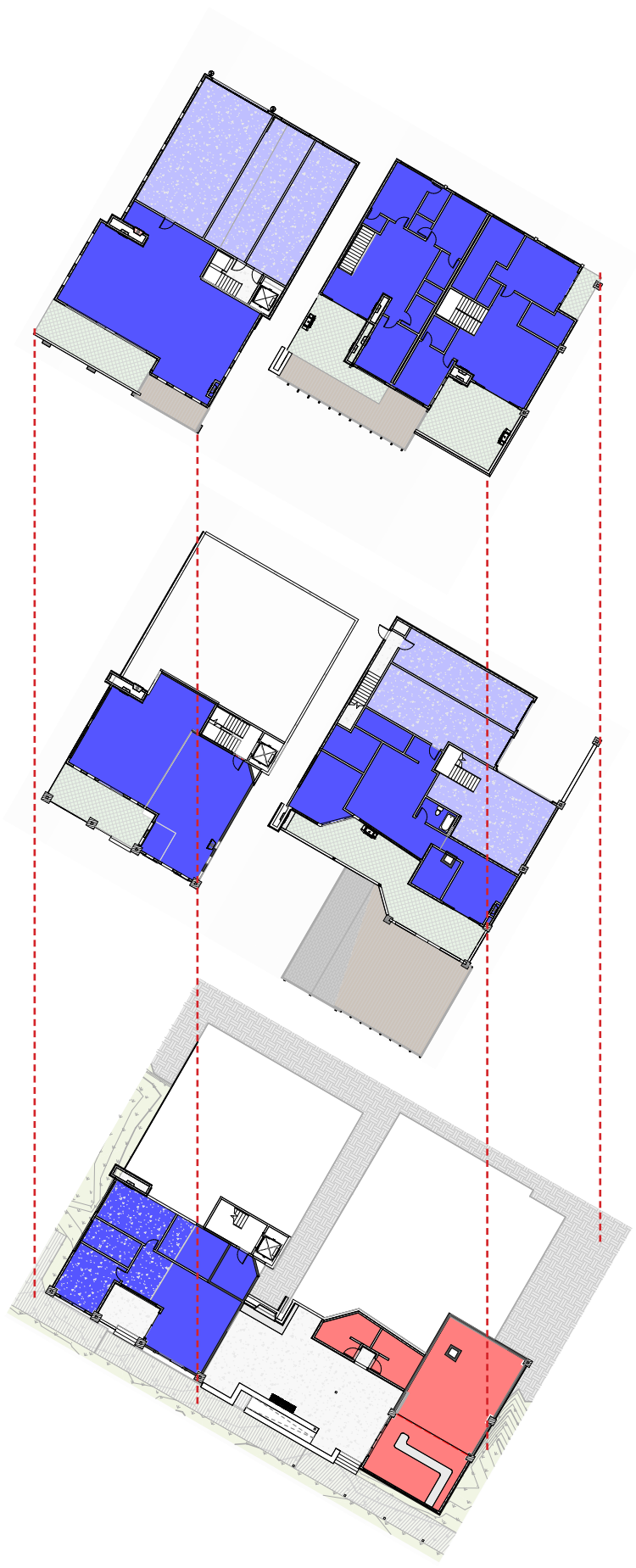


## CONCEPTUAL FACADES - OVERALL SITE

# LEATHERWOOD GRAND LAKE

Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447  
PROJECT #2402



- HORIZONTAL WOOD
- BOARD & BATTEN WOOD
- STANDING SEAM METAL
- VERTICAL WOOD
- NATURAL STONE



ELEVATION - FROM EAST



ELEVATION - FROM NORTH



ELEVATION - FROM WEST



ELEVATION - FROM SOUTH

**LEATHERWOOD GRAND LAKE**

Spirit Lake Condos, LLC  
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**LEATHERWOOD GRAND LAKE**  
 Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447  
 PROJECT #2402

**HORIZONTAL WOOD**



**BOARD & BATTEN WOOD**



**STANDING SEAM METAL**



**VERTICAL WOOD**



**NATURAL STONE**



**ELEVATION - FROM EAST**



**ELEVATION - FROM NORTH**

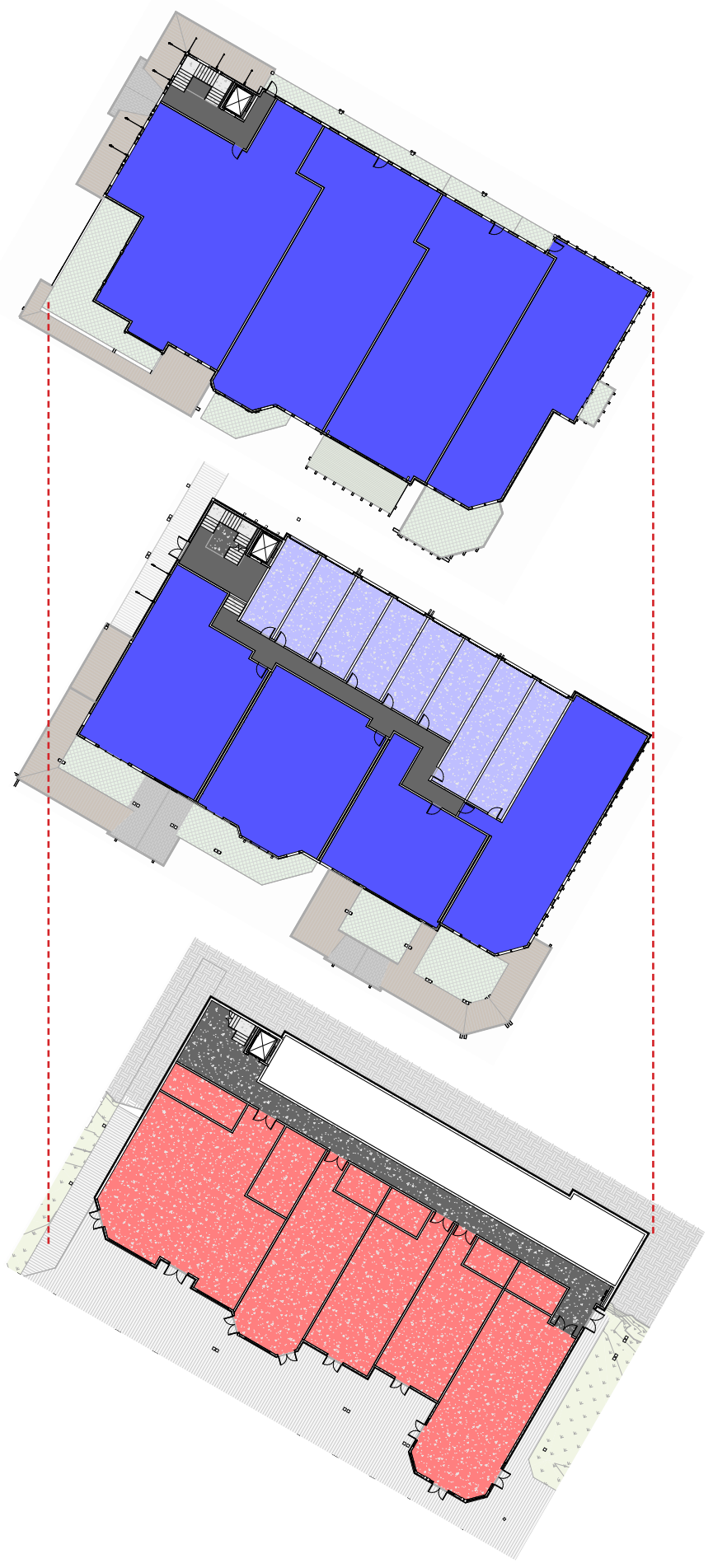


**ELEVATION - FROM WEST**



**ELEVATION - FROM SOUTH**

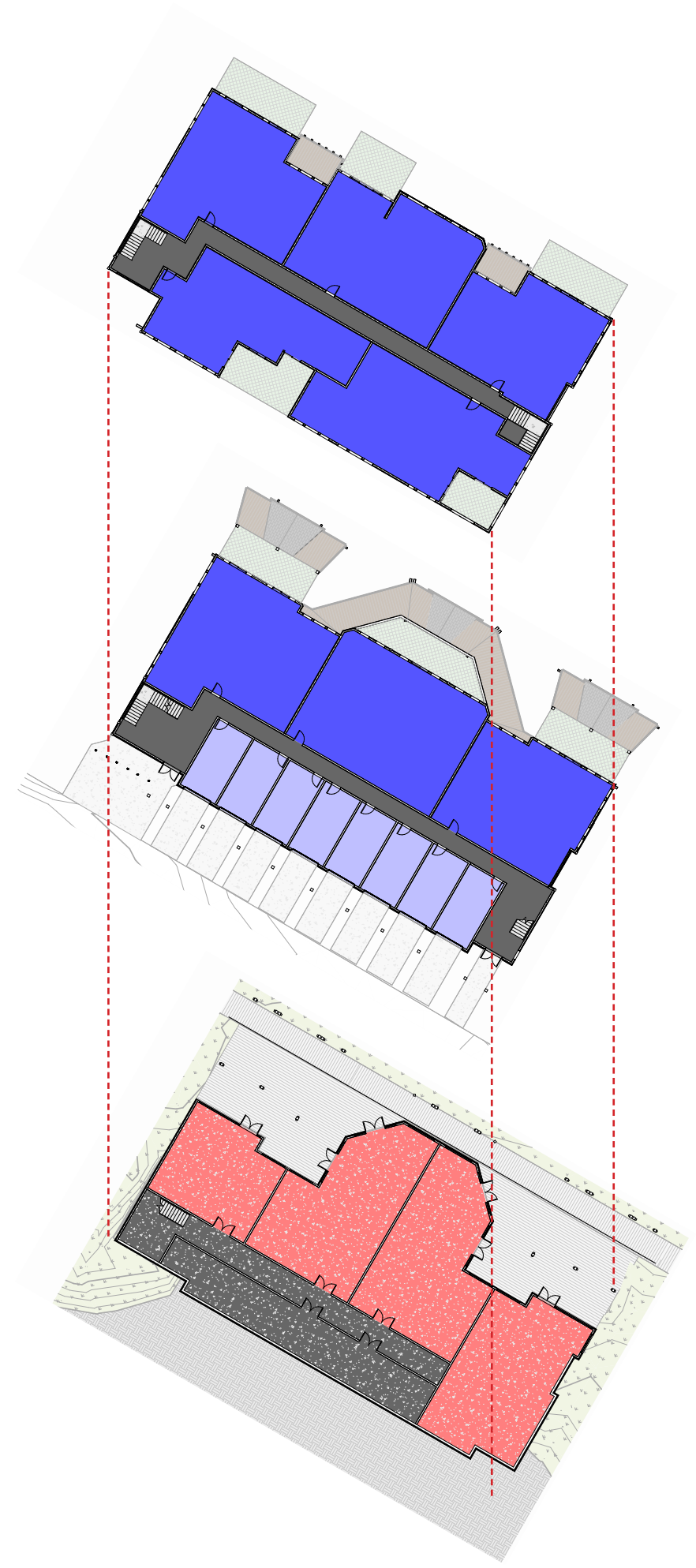
- COMMERCIAL SPACE**
- RESIDENTIAL SPACE**
- RESIDENTIAL GARAGE**



**CONCEPTUAL PLANS & MASSING - BUILDING #1**

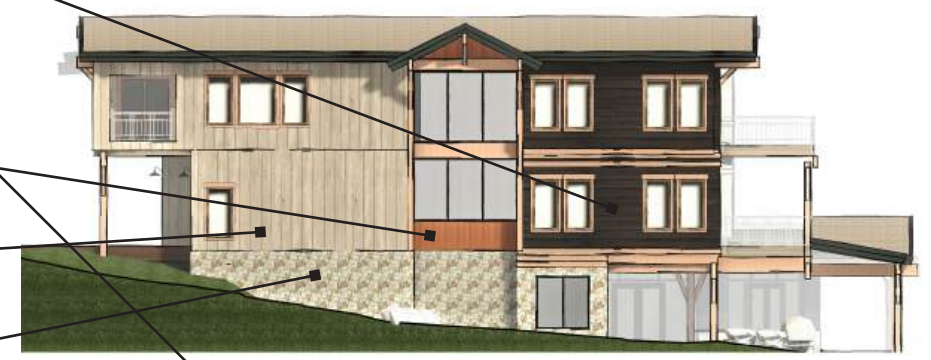
**LEATHERWOOD GRAND LAKE**  
 Spirit Lake Condos, LLC

BLOCK 5, GRAND LAKE, CO 80447  
 PROJECT #2402



- COMMERCIAL SPACE
- RESIDENTIAL SPACE
- RESIDENTIAL GARAGE

- HORIZONTAL WOOD**
- BOARD & BATTEN WOOD**
- STANDING SEAM METAL**
- VERTICAL WOOD**
- NATURAL STONE**



**ELEVATION - FROM EAST**



**ELEVATION - FROM NORTH**

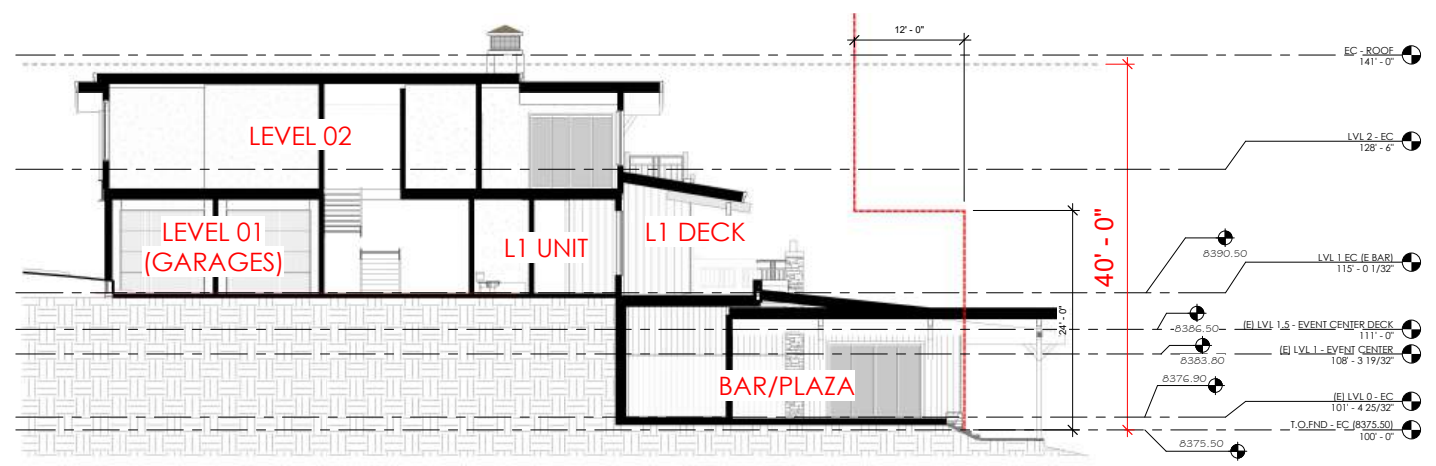


**ELEVATION - FROM WEST**

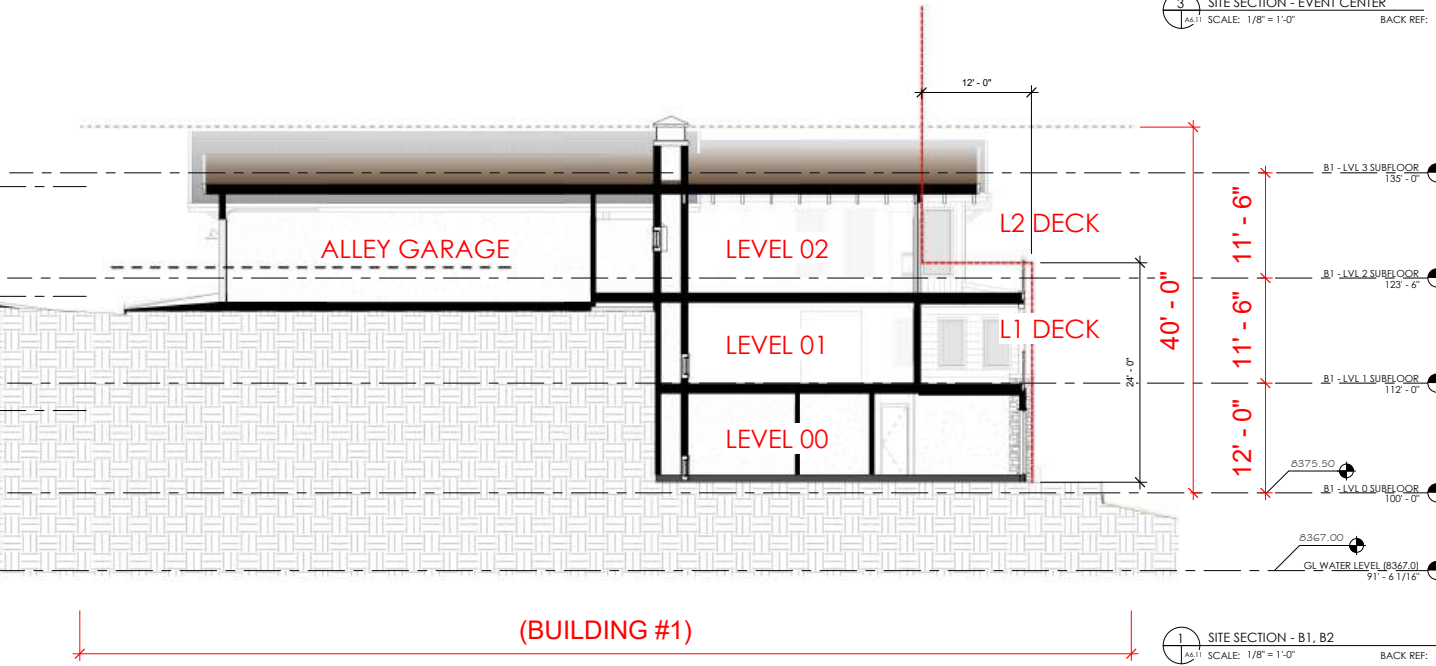
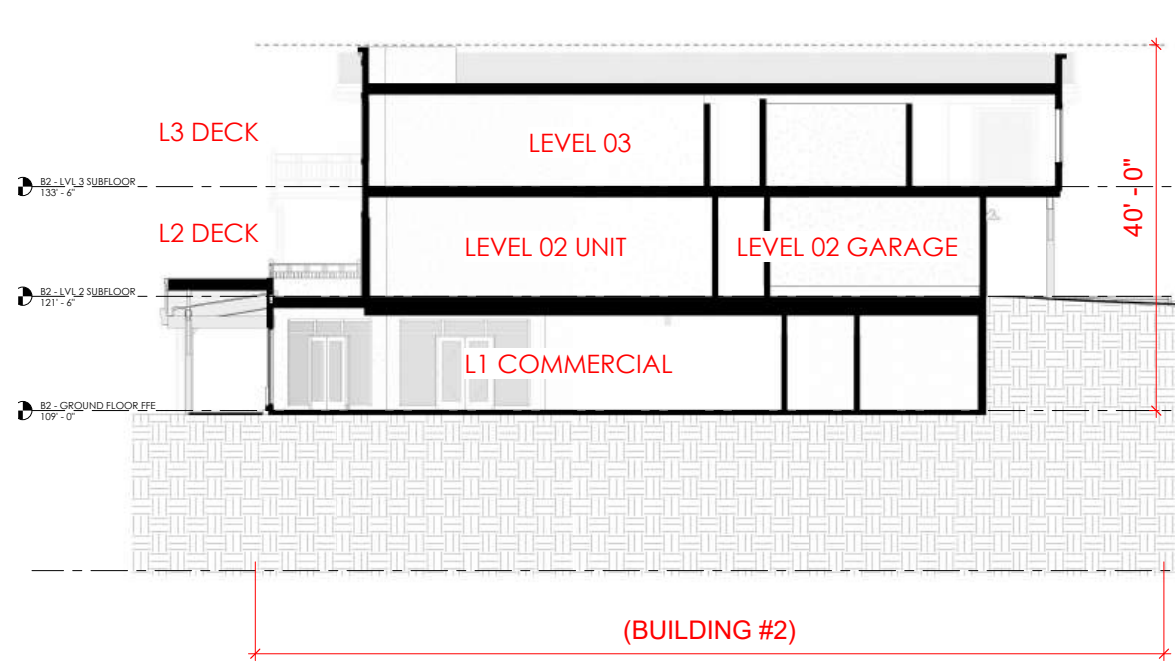


**ELEVATION - FROM SOUTH**

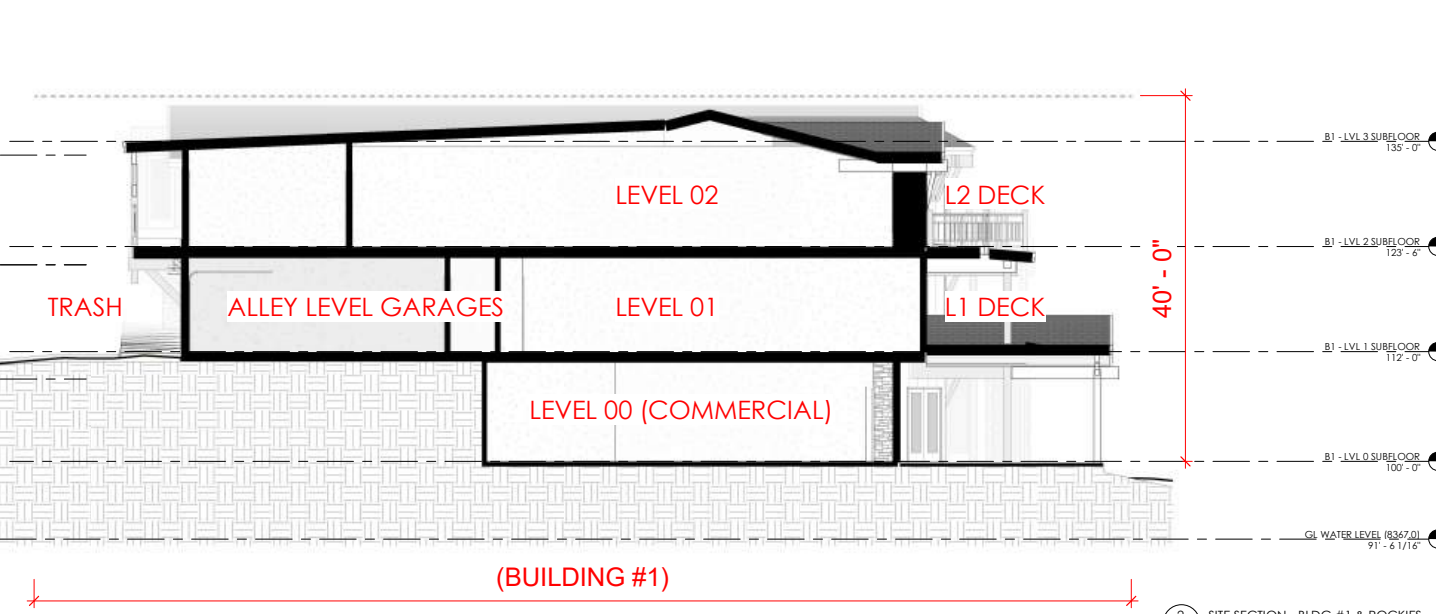
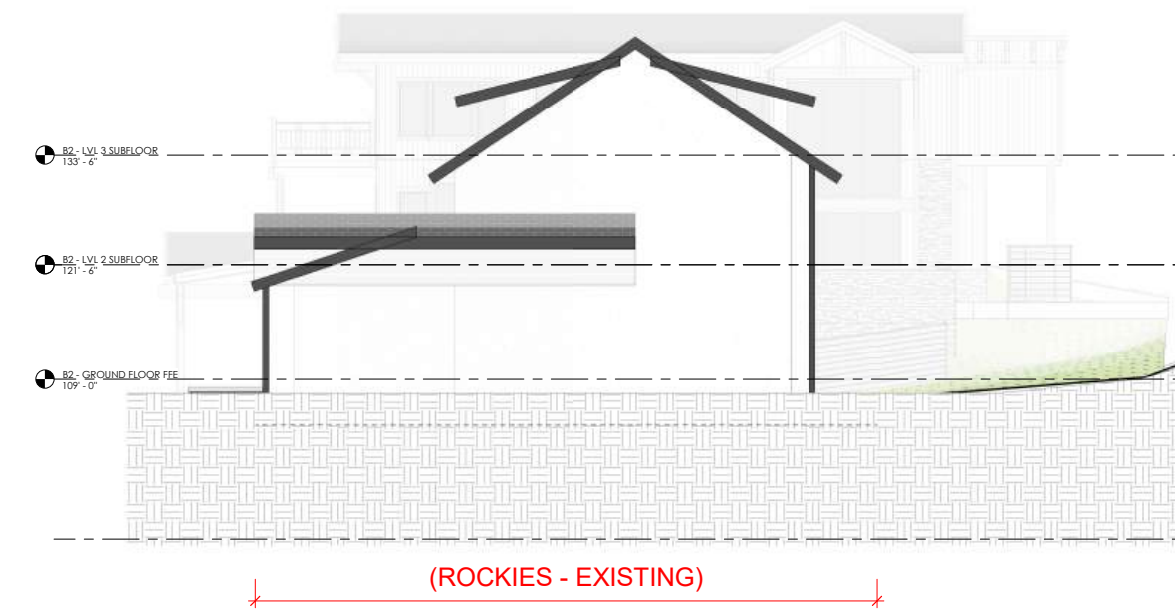
**CONCEPTUAL PLANS & MASSING - BUILDING #2**



3 SITE SECTION - EVENT CENTER  
SCALE: 1/8" = 1'-0" BACK REF:



1 SITE SECTION - B1, B2  
SCALE: 1/8" = 1'-0" BACK REF:



2 SITE SECTION - BLDG #1 & ROCKIES  
SCALE: 1/8" = 1'-0" BACK REF:

## SITE SECTIONS

### BOARD & BATTEN (NATURAL WOOD)

- Species: Hemlock or Cedar, TBD
- Finish: Woodsource Matte Oil & Seal
- Pattern: Vertical Board & Batten, 18" Boards

### CORTEN (RAW STEEL)

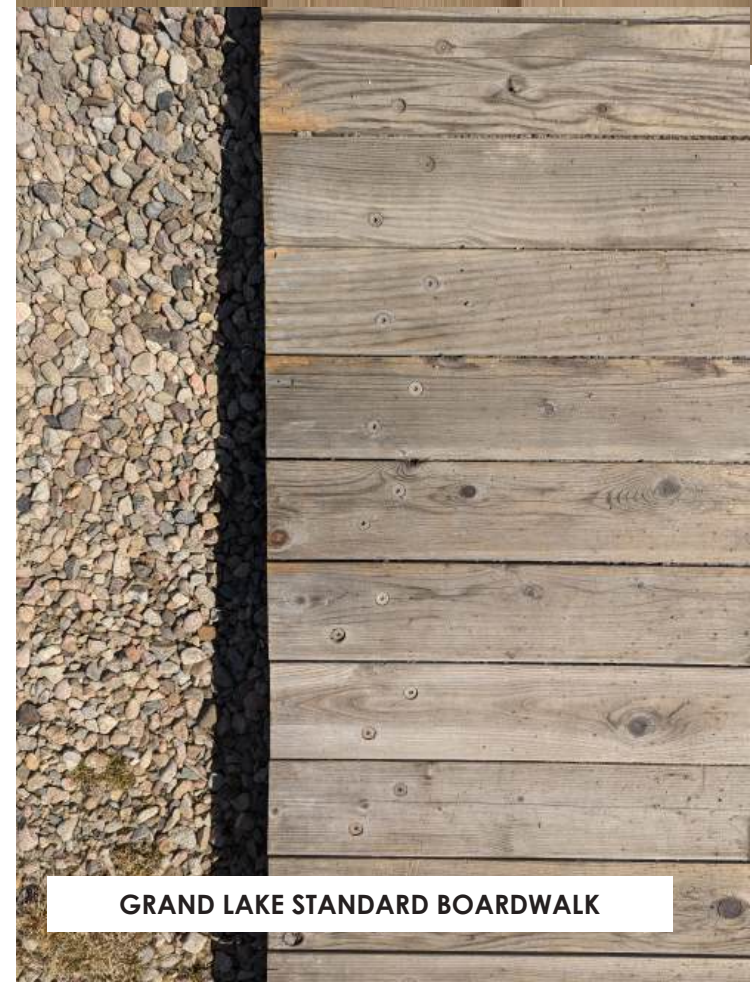
- Finish: Raw Corten Steel
- Pattern: Vertical Standing Seam Wall Panels

### NICKEL-GAP (NATURAL WOOD)

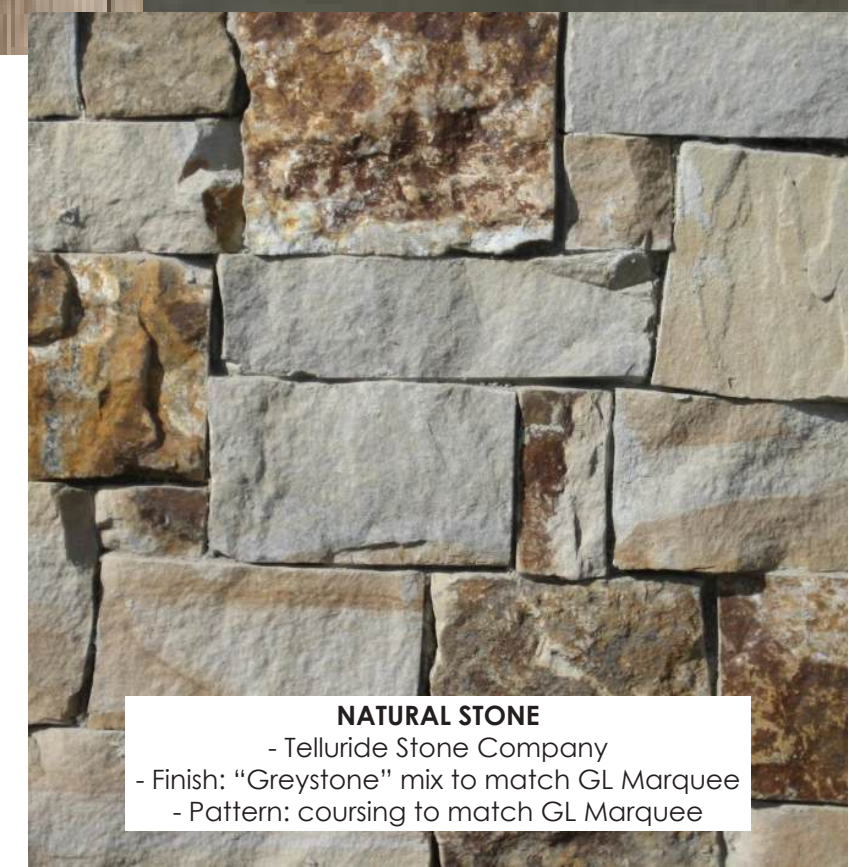
- Species: Woodsource Wisewood
- Finish: Wisewood Berthoud
- Pattern: Vertical Nickel-Gap, 7 1/4" boards

### CLASSIC LAP (NATURAL WOOD)

- Species: Aquafir Doug Fir
- Finish: Battleship - (Semi-transparent stain)
- Pattern: Horizontal Lap Siding, 9 1/4" boards



GRAND LAKE STANDARD BOARDWALK



### NATURAL STONE

- Telluride Stone Company
- Finish: "Greystone" mix to match GL Marquee
- Pattern: coursing to match GL Marquee

## ARCHITECTURAL PALETTE



## LEATHERWOOD GRAND LAKE

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CONCEPTUAL RENDERINGS



## LEATHERWOOD GRAND LAKE

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