



Grand Lake Planning Commission

Wednesday, February 18, 2026 at 6:30 PM

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

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/84456256677>
- Dial by phone: 719-359-4580
 - **Meeting ID:** 844 5625 6677



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. January 7, 2026

6. Items of Business

A. **QUASI JUDICIAL (PUBLIC HEARING):** Resolution 02-2026 - Conditional Use Permit Request for 620 Grand Avenue Related to the Mix of Residential and Commercial Uses in a Proposed Building Remodel

7. Future Agenda Items

8. Adjourn Meeting



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*

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

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

3. Conflicts of Interest

None.

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.

None.

5. Consideration to Approve Meeting Minutes

A. December 3, 2025

B. December 17, 2025

Commissioner Murray moved to approve the meeting minutes for December 3, 2025, and December 17, 2025. Commissioner Bishop seconded the motion. Chairman Shockey called for a vote, and the motion passed unanimously.

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.

The Grand Lake Planning Commission discussed the Leatherwood final plat and development plan. The project, located off Grand and Lake Avenues, includes multi-story, mixed-use buildings with increased commercial office space (19,000 sq. ft.) and residential units (22 units). Parking credits were calculated based on

existing striped spaces on Lake Avenue. The development plan includes 40 residential parking spaces and landscaping features. The project aims for 32% open space, with boardwalks and covered areas. Phasing will occur in three stages, focusing on commercial spaces first. The commission emphasized the importance of maintaining architectural integrity and public space activation. The Grand Lake Planning Commission discussed the final development plan for a mixed-use project on Lake Avenue. Key points included a 40-foot maximum height, with setbacks of 12 feet for the second and third stories. The project includes a board and batten system for framing walls and fire-retardant materials. Concerns were raised about the size of the units and parking requirements.

Commissioner Finch moved to approve Resolution 01-2026, a resolution recommending approval of the 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, subject to the following conditions:

1. Outdoor hot tubs shall be fully screened or shall not be permitted on balconies along Grand Avenue to preserve visibility from public spaces along Grand Avenue.
2. Roof materials and railing materials shall be added to the materials board.

Commissioner Murray seconded the motion. Chairman Shockey called for the vote, and the motion passed unanimously.

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

Trustee Miller moved to adjourn the meeting, and Commissioner Finch seconded the motion. The meeting of the Grand Lake Planning Commission was adjourned at 8:13 p.m.

(Attest)

Alayna Carrell, Town Clerk

James Shockey, Chairman



PLANNING COMMISSION STAFF MEMORANDUM

DATE: February 18, 2026
TO: Chairman Shockey and Planning Commissioners
FROM: Emily Weber, Contract Staff - Planning Department
SUBJECT: **QUASI JUDICIAL (PUBLIC HEARING):** Resolution 02-2026 - Conditional Use Permit request for 620 Grand Avenue related to the mix of residential and commercial uses in a proposed building remodel.

Overview

- **Property Owner and Applicant:** GLCO 620 LLC
- **Applicant Representatives:** Anthony Zurn
- **Project Location:** 620 Grand Avenue
- **Project Zoning:** Commercial Zone District (C)
- **Request:** The applicant is proposing to remodel an existing building 620 Grand Ave, which is proposed to be a mixed-use building. Under Town Code, when a mixed-use building contains more than 50% residential area, conditional use approval is required. The applicant is proposing a building composition of 53.5% residential and 46.5% commercial and therefore is requesting approval of a Conditional Use Permit.



Background

The applicant previously submitted a Design Review application in 2025 for the proposed remodel of an existing residential building into a mixed-use development. The application was reviewed by the Planning Commission on August 6, 2025. The project proposes converting the existing structure into a mixed-use building containing one commercial unit on the main level and two residential units, one on the lower level and one on the upper level.

During the Design Review process, it was determined that a Conditional Use Permit is required because the proposal contains more than 50% residential floor area. The applicant is proposing a building composition of approximately 53.5% residential and 46.5% commercial, requiring a Conditional Use



Permit per *Town Code Section 12-2-18 – Regulations for Commercial District.*

Additional conditions identified through the Design Review include the following:

- The applicant must address snow-shedding impacts associated with the proposed deck on the west side of the building.
- The applicant must construct the boardwalk and pave the parking spaces located within the Town right-of-way.

Staff Analysis

Staff’s analysis is focused on the Conditional Use Permit request and confirmation that the conditions established during the Design Review have been addressed. The applicant has not modified the site plan since the Design Review.

Snow Shedding

Town Code Section 13-7-4 (C) (2) (a) (2) states that “roofs and all other overhangs should be designed so that NO snow or rain is deposited or shed onto any public or private walking surfaces. Safety considerations for the pedestrian are paramount.” The site plan shows that the roof eave on the west side of the building sheds directly onto the proposed outdoor seating area.

To address this requirement, the applicant has submitted an Operations Plan stating that the patio will be closed from November 1 through May 1. During this period, the patio will be gated or roped off to prevent public entry. Because the roof eave and structural configuration are existing conditions, staff finds this to be an appropriate solution that allows for outdoor seating during summer months, maintains pedestrian safety in winter, and allows the existing building to remain in place while meeting the intent of the Code.

Boardwalk and Paved Parking in Public Right-of-Way

As a condition of the Design Review approval, the applicant is required to construct the boardwalk and pave the on-street parking spaces adjacent to the site. Following the Design Review, the applicant expressed concerns regarding inconsistencies in the application of Town Code to nearby properties and noted that constructing these improvements now would result in isolated paved areas surrounded by unimproved gravel, potentially creating long-term maintenance issues.

In response, Town staff worked with the applicant to develop an agreement, required to be executed prior to issuance of a building permit, that defers construction of the boardwalk and paving of the parking spaces until such time that the shoulder of Grand Avenue is paved and a boardwalk is constructed on either adjacent property. Staff finds that this approach maintains consistency along this portion of Grand Avenue, avoids creating fragmented improvements, and ensures that the required upgrades will be completed when they can be integrated with adjacent development.

Conditional Use Permit Request

Staff finds that the requested Conditional Use Permit to allow the mixed-use building to contain 53.5% residential floor area, which is above the maximum 50% allowed by right, still preserves a substantial commercial presence on the site. The commercial component, proposed as a coffee shop, is a permitted use within the Commercial Zone District. The primary entrance to the building serves the commercial use, ensuring that the building’s presence along Grand Avenue remains predominantly commercial in character. The residential entrances are located toward the rear of the building, making the residential use more incidental and maintaining the commercial emphasis along the right-of-way.



Planning Commission Consideration

Per Town Code Section 12-2-31 – Special and Conditional Use Regulations, the Planning Commission shall take the following into consideration prior to making a recommendation to the Board of Trustees:

- Relationship of the proposed Conditional Use to the economic development objectives of the Town and the anticipated impact of the Conditional Use on existing businesses and neighborhood residences.
- Effect upon the character of the area in which the proposed Conditional Use is to be located, including the scale and bulk of the proposed Conditional Use in relation to surrounding uses and neighborhood.
- Such other factors and criteria as the Commission deems applicable to the proposed Conditional Use including but not limited to: hours of operation; signage; specific businesses, land owners or other interested parties to be notified; or proposed conditions of CUP issuance.

Staff recommends that the Planning Commission review the applicant’s request to allow residential use to exceed 50% of the total floor area within a mixed-use building. The applicant proposes 53.5% residential area, with the remaining portion dedicated to commercial use to accommodate a coffee shop.

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 02-2026, a resolution recommending approval of a Conditional Use Permit for 620 Grand Avenue to allow a mixed-use building to contain over 50% of residential floor area, where a maximum of 50% residential is permitted by right.

OR... with the following conditions:

-

Denial

I move to approve Resolution 02-2026, a resolution recommending denial of a Conditional Use Permit for 620 Grand Avenue to contain over 50% of residential floor area, where a maximum of 50% residential is permitted by right, based on the following findings of fact from code:

-

Attachments

- Resolution
- Operations Plan
- Site Plan

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 02-2026**

**A RESOLUTION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT
FOR 620 GRAND AVENUE TO ALLOW A MIXED-USE BUILDING TO CONTAIN
OVER 50% RESIDENTIAL FLOOR AREA, WHERE A MAXIMUM OF 50%
RESIDENTIAL IS PERMITTED BY RIGHT**

WHEREAS, GLCO 620 LLC (the “Owner”) is the owner of certain real property located at 620 Grand Avenue, within the Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has submitted for review and consideration a Conditional Use Permit Application (“Application”); and

WHEREAS, Section 12-2-31 of the Grand Lake Municipal Code (the “Code”) establishes the procedures for Conditional Use Permits; and

WHEREAS, Section 12-2-31 of the Code requires that a Conditional Use Permit 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 February 18, 2026, and found the Application to have satisfactorily addressed the consideration factors in Section 12-2-31 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 18TH DAY OF FEBRUARY 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

Operations Plan for deck closure during hazardous snow conditions.

During any hazardous snow conditions where snow is present on the roof with the possibility of sliding onto the public patio/deck the following operations plan shall be enforced.

1. The patio/deck will be generally closed from November 1st to May 1st during the winter season.
2. During the weeks leading up to and following the general closure dates the patio/deck will be monitored daily and shall be open when no snow is present on the roof.
3. During the winter months all tables and chairs will be stacked and stored.
4. The patio/deck will be roped off or gated to prevent public entry during any closures.
5. There will be signage at all patio/deck entrances notifying the public of its closure due to hazardous snow conditions because of snow sliding off the roof into the public area.

PROJECT DESCRIPTION

LEGAL DESCRIPTION: TRACT B, MCLAREN MINOR SUBDIVISION, LOTS 38.4, BLOCK 20, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

BUILDING AREA SUMMARY (ZONING)

THE FOLLOWING INCLUDES THE OVERALL BUILDING AREAS AND ARE CALCULATED TO THE OUTSIDE FACE OF PERIMETER OF THE BUILDING ENCLOSURE PER IBC 2015 SECTION 1002.1.

EXISTING BASEMENT:	1,030 SF
NEW BASEMENT ADDITION:	150 SF
EXISTING LEVEL 01:	1,120 SF
NEW LEVEL 01 DECK:	340 SF
EXISTING LEVEL 02:	520 SF
TOTAL AREA:	3,330 SF

PARKING DIMENSION REQUIREMENTS

STANDARD PARKING SPACE:	10' - 0" (WIDE) x 18' - 0" (LENGTH)
ACCESSIBLE PARKING SPACE:	8' - 0" (WIDE) x 18' - 0" (LENGTH) W/ 5' - 0" MIN ACCESS AISLE

PARKING TABULATION

PARKING REQUIREMENTS:
12-2-28(B).2.A

IN CASES OF AN EXISTING BUILDING BEING ENLARGED SO AS TO INCREASE THE FLOOR AREA BY MORE THAN TEN PERCENT (10%), CHANGED IN USE AS DEFINED IN THIS ARTICLE 2, OR REZONED (EXCLUDING TOWN INITIATED REZONING), THE TOTAL FLOOR AREA AND/OR NUMBER OF BEDROOMS OF THE RESULTANT BUILDING AFTER ENLARGEMENT, CHANGE IN USE, OR REZONING (EXCLUDING TOWN INITIATED REZONING) SHALL BE USED TO CALCULATE THE REQUIRED NUMBER OF PARKING SPACES TO BE PROVIDED. **12-2-28(B).2.A**

i. RESTAURANT, LOUNGE, BAR, COFFEE SHOP: 1 SPACE/250 S.F. TOTAL FLOOR AREA
COFFEE SHOP PARKING: 3,330 SF / 250 SF PER SPACE = **(14) REQUIRED SPACES**

ACCESSIBLE PARKING REQUIRED:
12-2-28(B).6

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

PARKING COUNT:

5 SPACES (GENERAL ON-STREET PROVIDED)
1 SPACE (ACCESSIBLE OFF-STREET PROVIDED)
4 SPACES (GENERAL OFF-STREET PROVIDED)
10 TOTAL SPACES PROVIDED

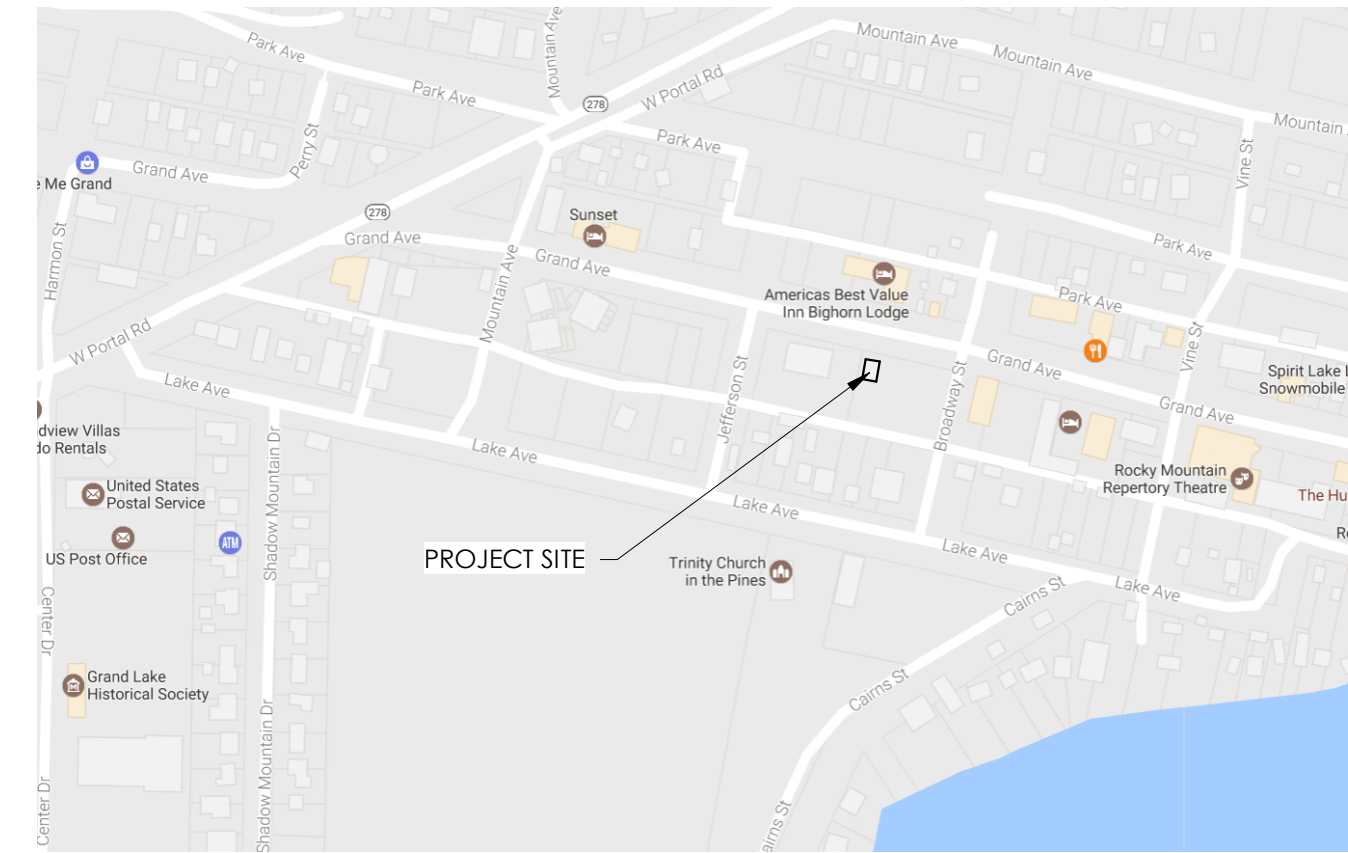
PROJECT ZONING SUMMARY

CONSTRUCTION TYPE:	VB - WOOD FRAMED (NON-FIRE RATED)
ZONING CLASSIFICATION:	C - COMMERCIAL
FRONT YARD SETBACK:	0' - 0"
SIDE YARD SETBACK:	0' - 0"
REAR YARD SETBACK:	0' - 0"
MAX BUILDING HEIGHT:	35' - 00"
EXISTING BUILDING HEIGHT:	21' - 00" (SCOPE OF PROJECT DOES NOT IMPACT EXG BUILDING HEIGHT)
HEIGHT (STORIES):	3
GROSS SITE AREA:	0.160 ACRES @ PROPERTY LINE
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)
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)
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) OFF-STREET PARKING AREAS CREATED MAY BE UTILIZED TO STORE SNOW. SNOW STORAGE ON OFF-STREET PARKING AREAS SHALL NOT EXCEED ONE-THIRD (1/3) OF THE TOTAL ON STREET PARKING CREDITS. RESPONSE: GRAND AVENUE IS A PUBLIC RIGHT OF WAY (R.O.W.) AND AS SUCH, SNOW REMOVAL AT THE STREET WILL BE MAINTAINED BY THE TOWN OF GRAND LAKE. ON-SITE PARKING LOT SNOW STORAGE: SNOW STORAGE (REQUIRED) = 2,970 SF x 1/3 = 990 SF SNOW STORAGE (PROVIDED) = 1,040 SF
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. CHANGES-IN-USE SHALL NECESSITATE ALLEY-ACCESS LOADING/UNLOADING AREAS. RESPONSE: PROPERTY HAS NO ALLEY ACCESS. PROPOSE LOADING / UNLOADING AREA AS SHOWN.
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) RESPONSE: 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) RESPONSE: N/A - NO EXISTING TOWN DRAINAGE / STORM WATER SYSTEMS EXIST TO CONNECT WITH AT THIS TIME. AS A RESULT, ALL ROOFS, DOWNSPOUTS AND PARKING AREAS ARE DAYLIT AS INDICATED TO DRAINAGE EASEMENT LOCATIONS. REFER TO CIVIL ENGINEER DWGS FOR WATER QUALITY CONTROL AND STORM DRAINAGE DESIGN MECHANISMS.
EXTERIOR MATERIAL REQUIREMENTS:	ALL PAINT COLORS SHALL BE APPROVED BY TOWN STAFF PRIOR TO PAINTING. (TOGL ARTICLE 1: BUILDING REGULATIONS 12-7-4(A)) RESPONSE: NO NEW PAINT / STAIN COLORS ARE PROPOSED AT THIS TIME. PER EXTERIOR ELEVATIONS, ALL NEWLY PAINTED / STAINED EXTERIOR SURFACES SHALL MATCH EXISTING (PREVIOUSLY APPROVED) PAINT SELECTIONS.

SITE NOTES

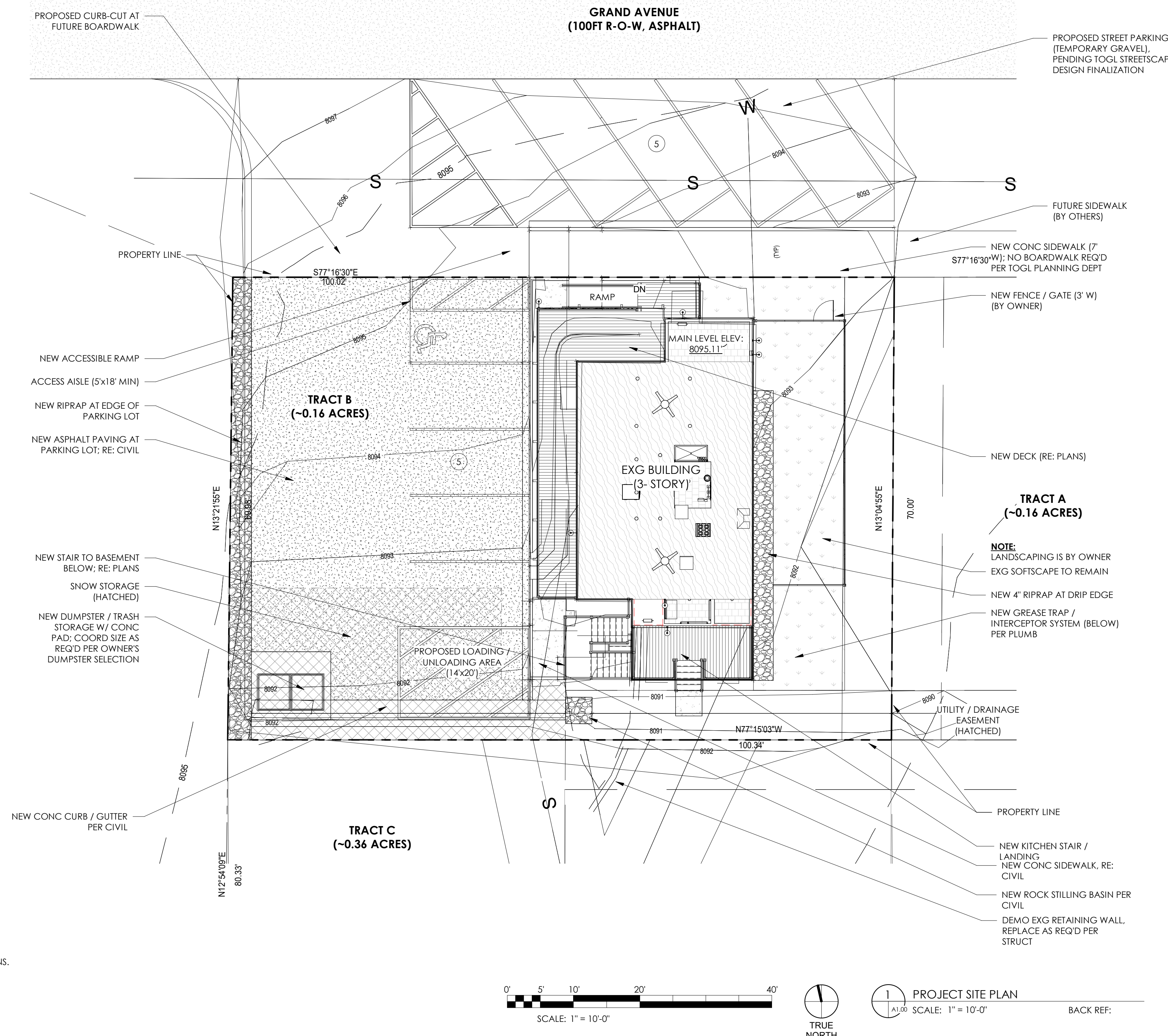
- ELECTRICAL, CABLE T.V. AND TELEPHONE TO BE UNDERGROUND IN COMMON TRENCH.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER. (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
- REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE. DRAINS TO BE CONNECTED TO STORM SEWER AT STREET
- PROVIDE 4-6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS.
- STAKE HOUSE LOCATION FOR OWNER, ARCHITECT, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK.
- GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBDIVISION CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM ARCHITECT.

PROJECT VICINITY MAP



SITE PLAN LEGEND:

	EXISTING BUILDING TO REMAIN		NEW PROPOSED ADDITION
	EXISTING CONCRETE TO REMAIN		NEW PROPOSED CONCRETE
	EXISTING ASPHALT TO REMAIN		NEW PROPOSED ASPHALT
	EXISTING GRAVEL TO REMAIN		NEW PROPOSED GRAVEL
	EXISTING SOFTSCAPE TO REMAIN		NEW PROPOSED SOFTSCAPE
	[INSERT MISC DESCRIPTION HERE]		SNOW STORAGE

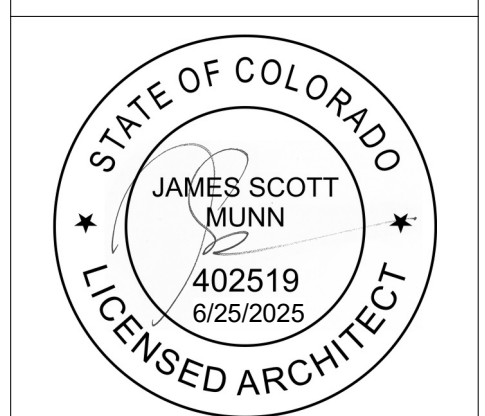


Section 6, Item 4.

315 EAST AGATE AVENUE
GRANBY, CO 80446
970-887-9366
MAARCHITECTURAL.COM

RANGER STATION COFFEE
TONY ZURN
620 GRAND AVENUE, GRAND LAKE, COLORADO 80447
PROJECT #: 2427

ISSUANCE : DATE :
PERMIT SET 2025-0625



SHEET TITLE :
PROJECT SITE PLAN

SHEET NUMBER :
A1.00

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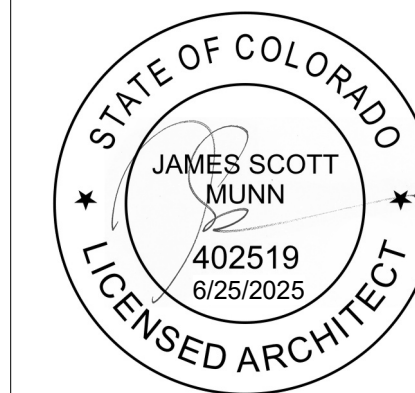
Section 6, Item A



315 EAST AGATE AVENUE
GRANBY, CO 80446
970-887-9366
MAARCHITECTURAL.COM

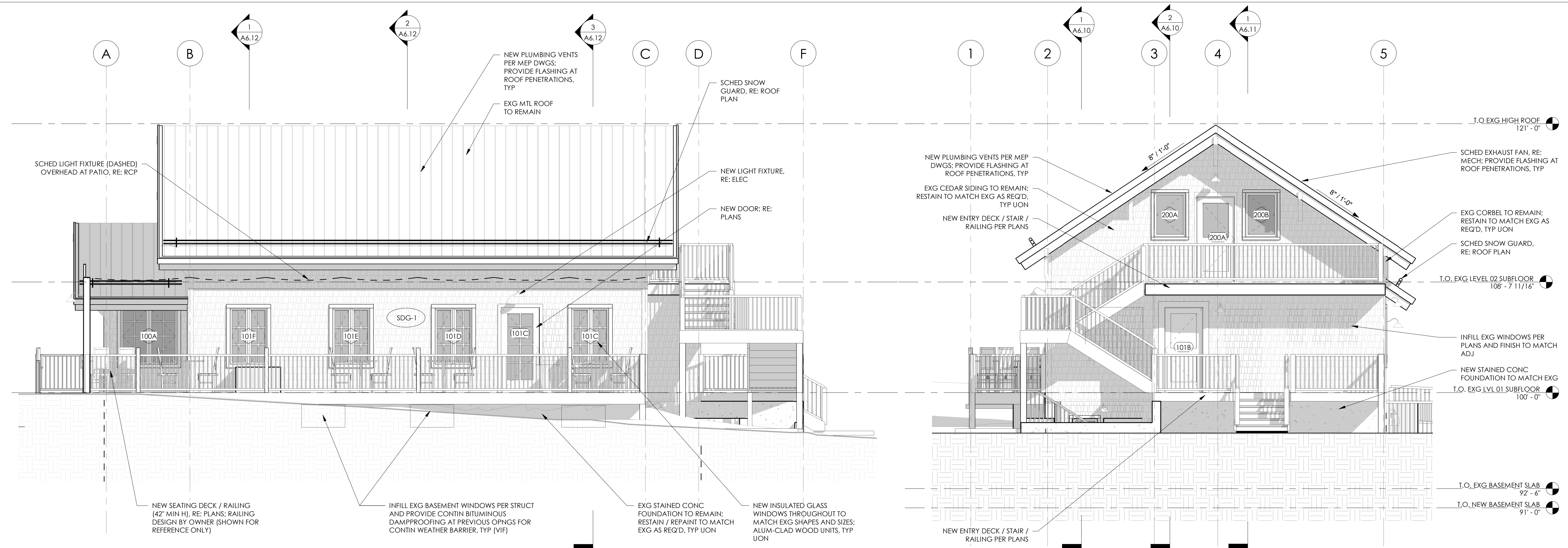
RANGER STATION COFFEE
TONY ZURN
620 GRAND AVENUE, GRAND LAKE, COLORADO 80447
PROJECT #: 2427

ISSUANCE: PERMIT SET
DATE: 2025-0625



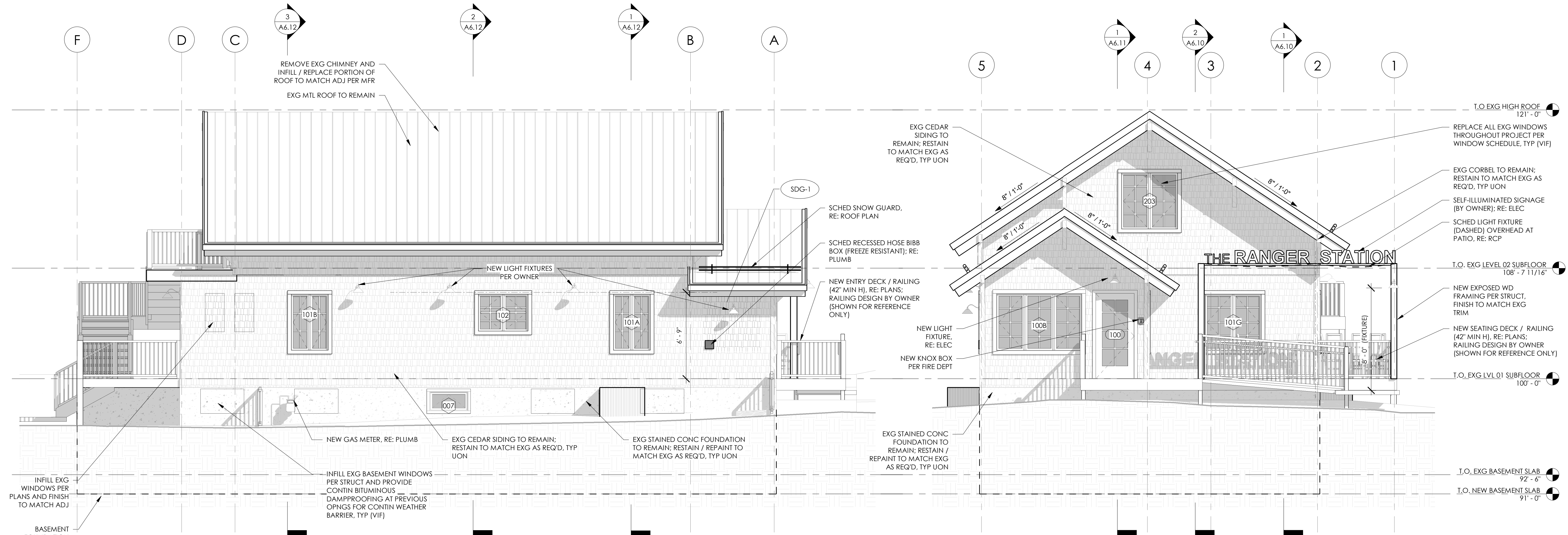
SHEET TITLE:
OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER:
A5.01



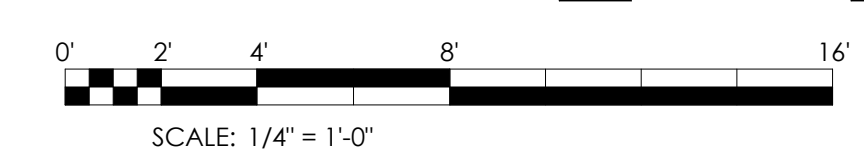
3 OVERALL BUILDING ELEVATION - SOUTH
SCALE: 1/4" = 1'-0" BACK REF: A3.01

4 OVERALL BUILDING ELEVATION - WEST
SCALE: 1/4" = 1'-0" BACK REF: A3.01



1 OVERALL BUILDING ELEVATION - NORTH
SCALE: 1/4" = 1'-0" BACK REF: A3.01

2 OVERALL BUILDING ELEVATION - EAST
SCALE: 1/4" = 1'-0" BACK REF: A3.01



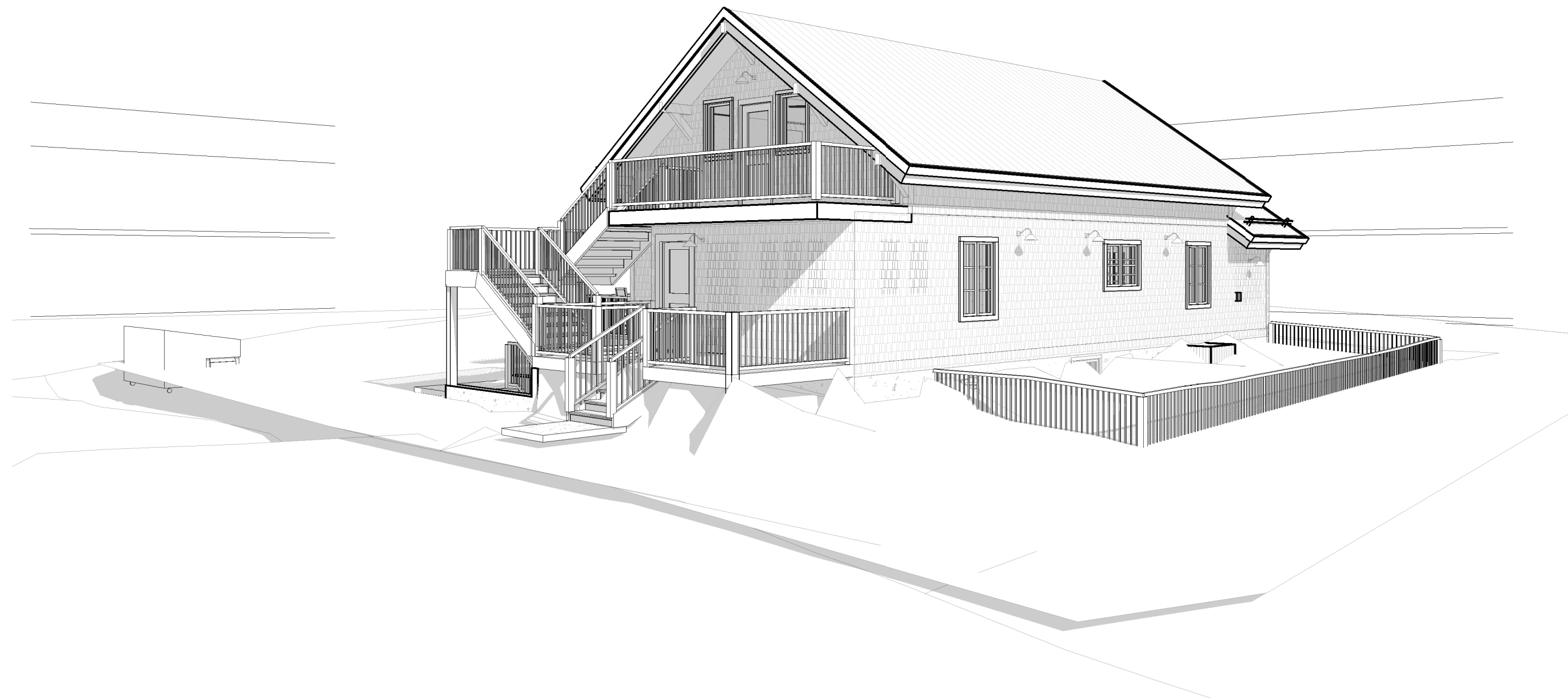
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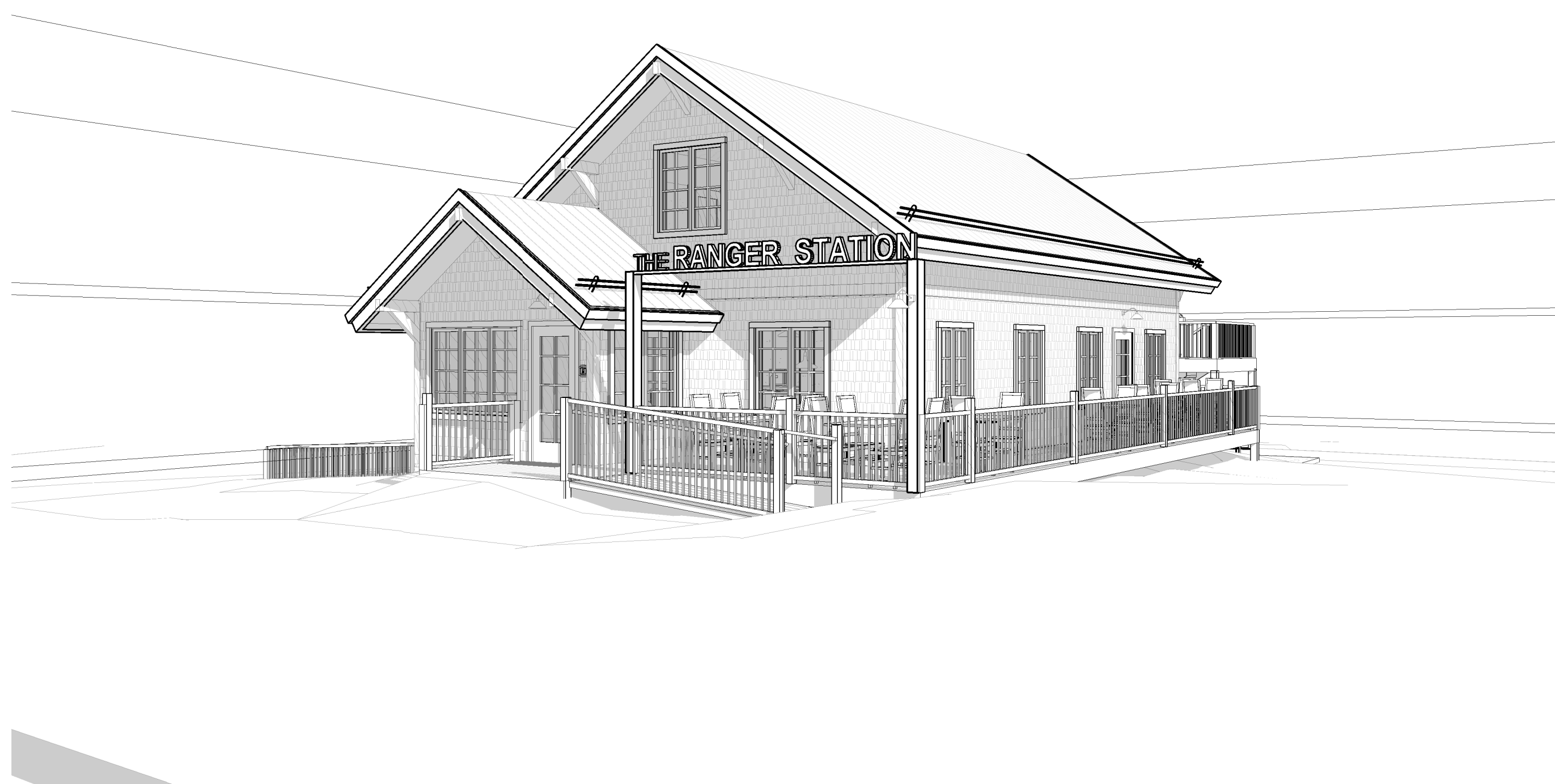
4 EXTERIOR PERSPECTIVE - SOUTHWEST
SCALE: N.T.S. BACK REF:



3 EXTERIOR PERSPECTIVE - SOUTHEAST
SCALE: N.T.S. BACK REF:

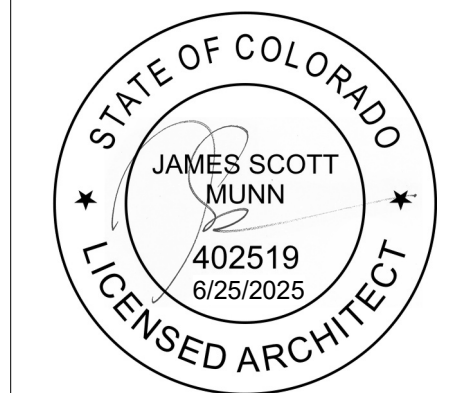


2 EXTERIOR PERSPECTIVE - NORTHEAST
SCALE: N.T.S. BACK REF:



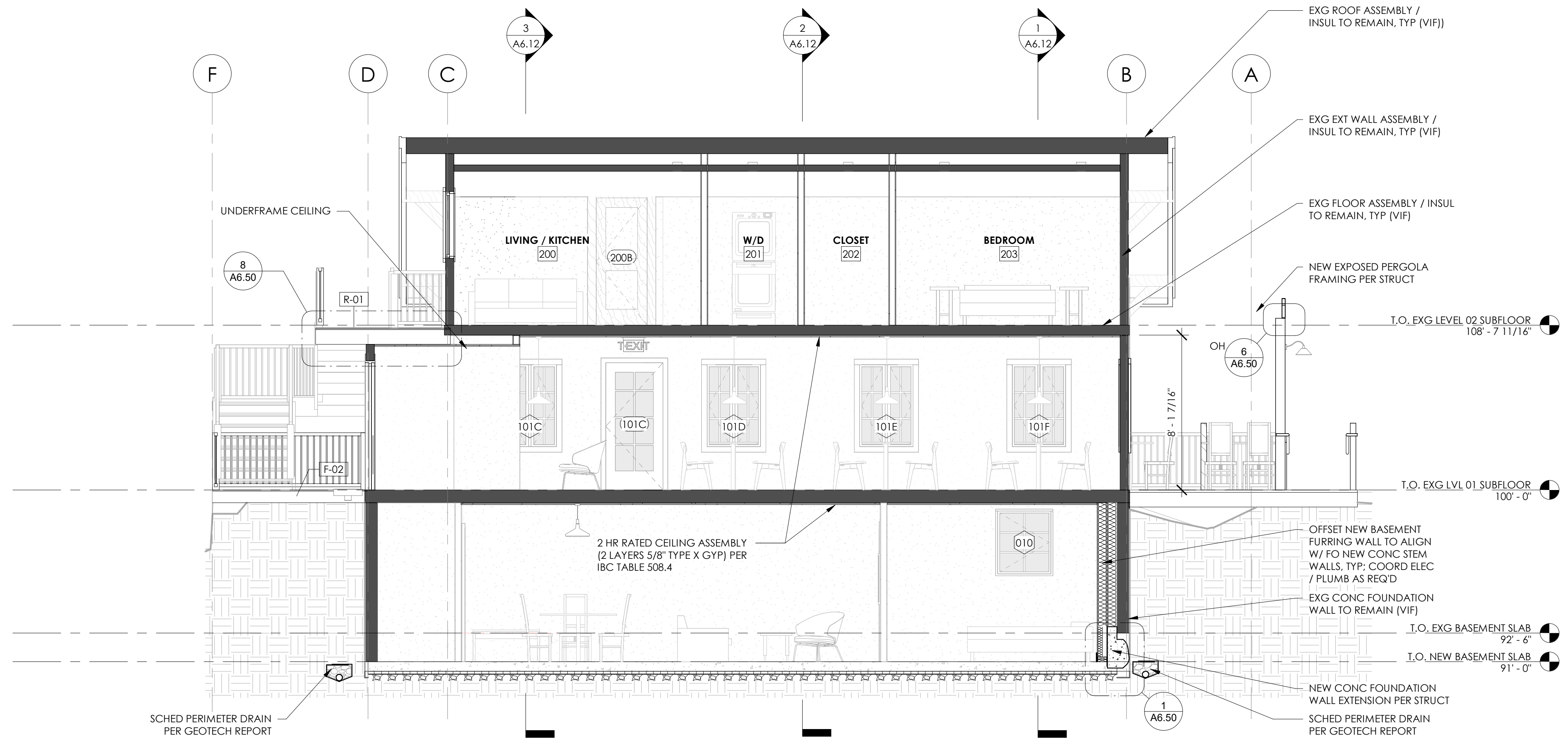
1 EXTERIOR PERSPECTIVE - NORTHWEST
SCALE: N.T.S. BACK REF:

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

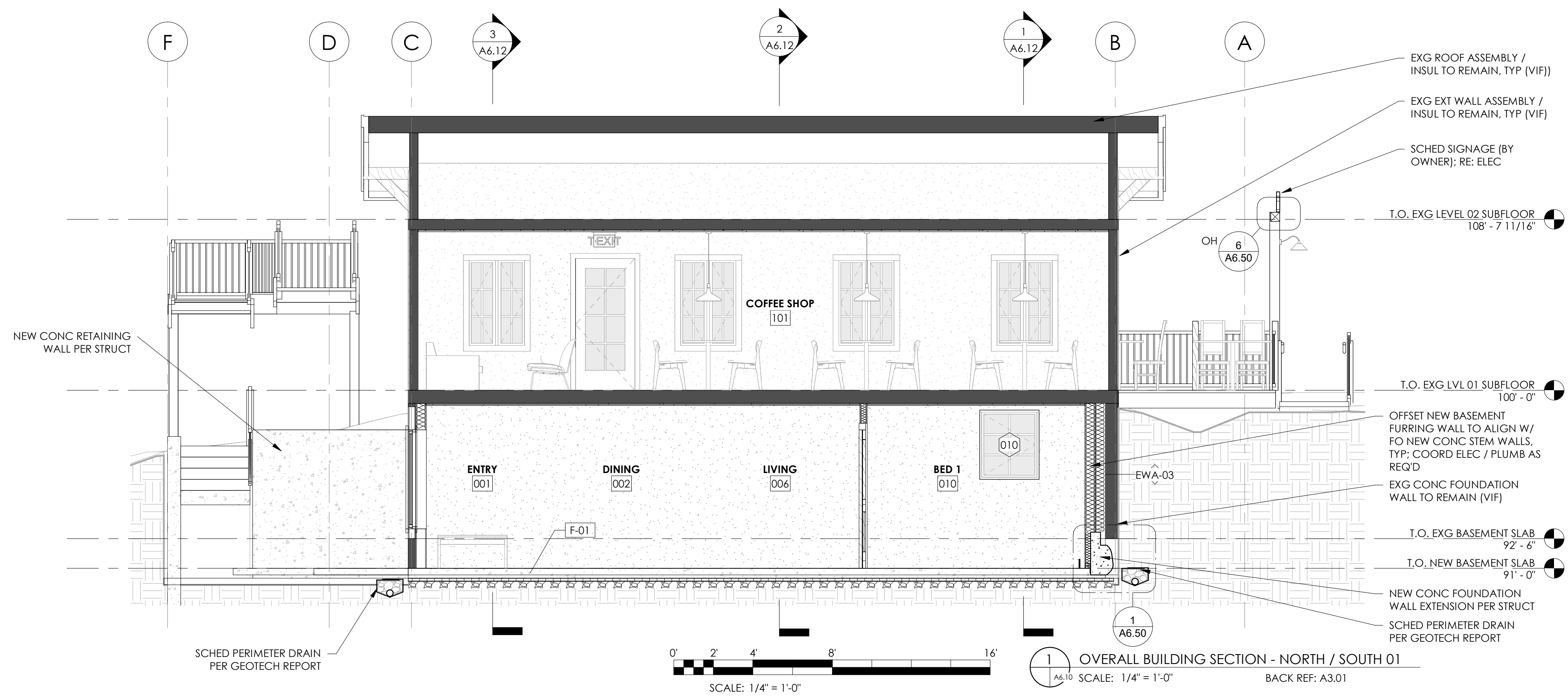


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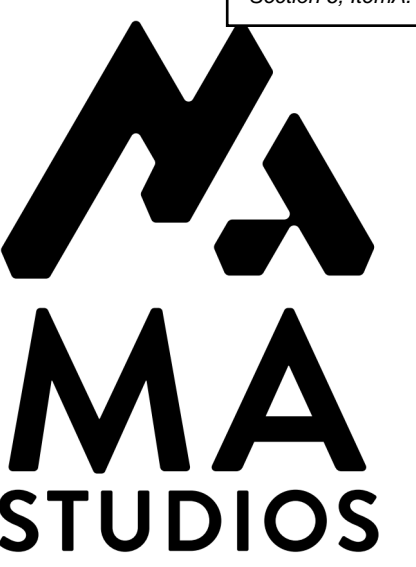
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2 OVERALL BUILDING SECTION - NORTH / SOUTH 02
 SCALE: 1/4" = 1'-0" BACK REF: A3.01



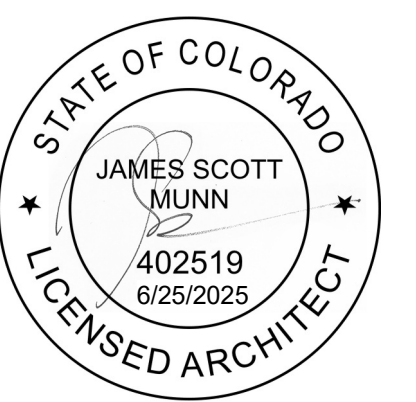
1 OVERALL BUILDING SECTION - NORTH / SOUTH 01
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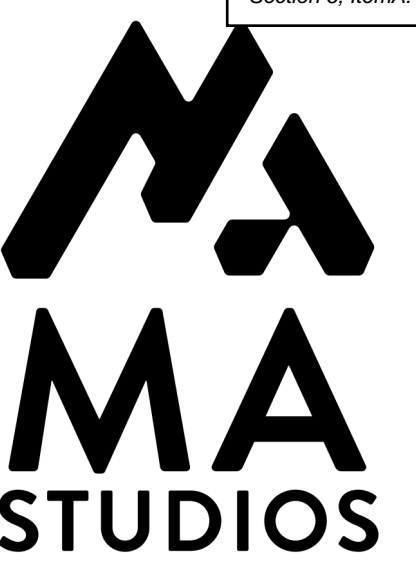
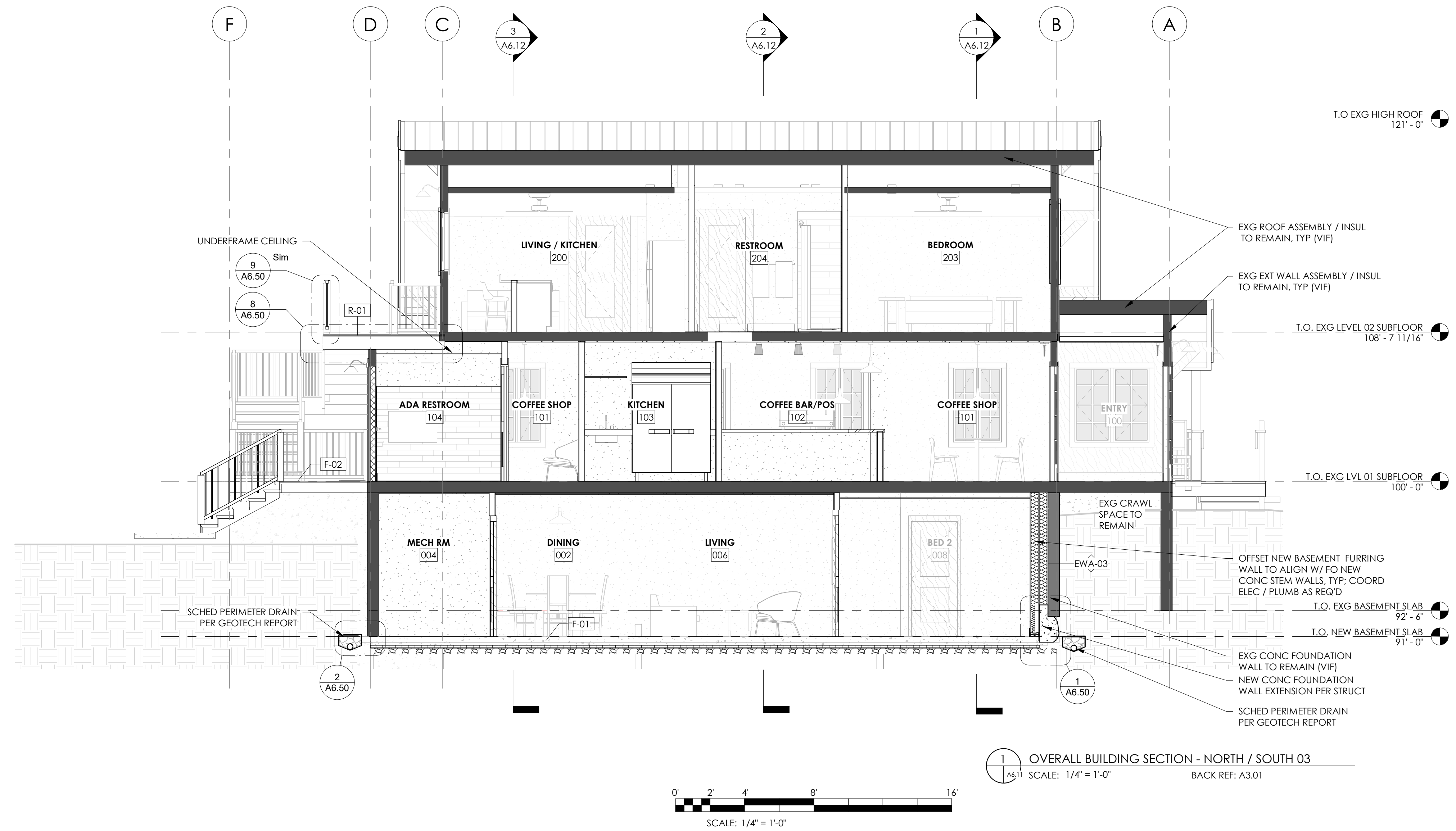
RANGER STATION COFFEE
 TONY ZURN
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 PROJECT #: 2427

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SHEET TITLE:
 OVERALL BUILDING SECTIONS

SHEET NUMBER:
A6.10



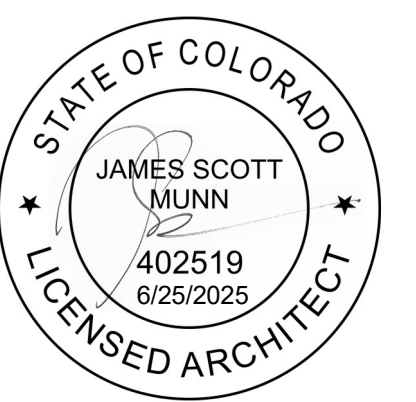
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RANGER STATION COFFEE

TONY ZURN
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SHEET NUMBER :
A6.11

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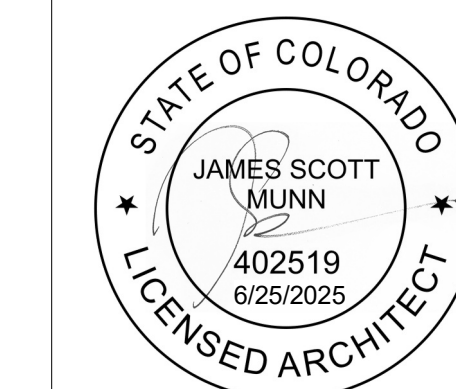
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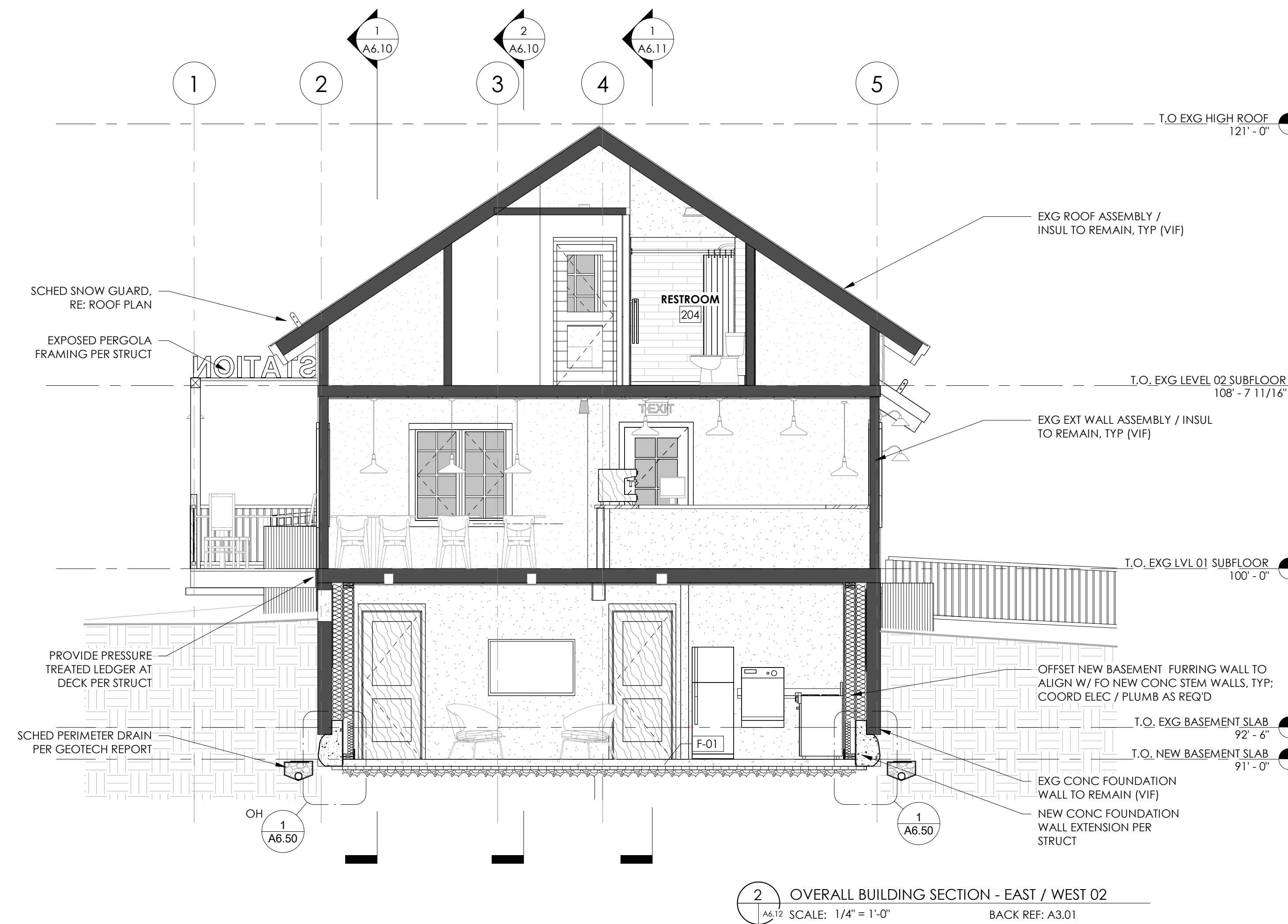
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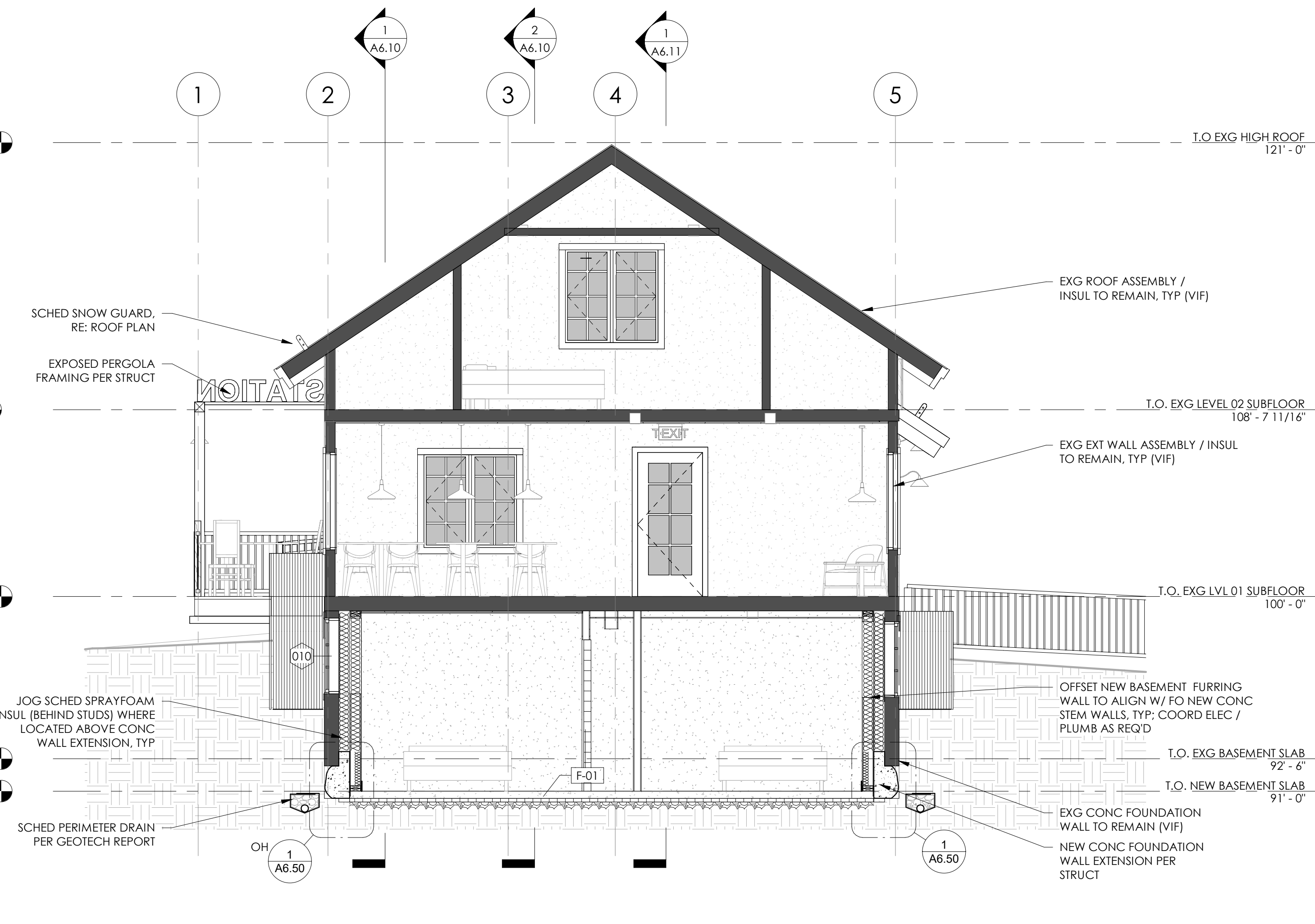
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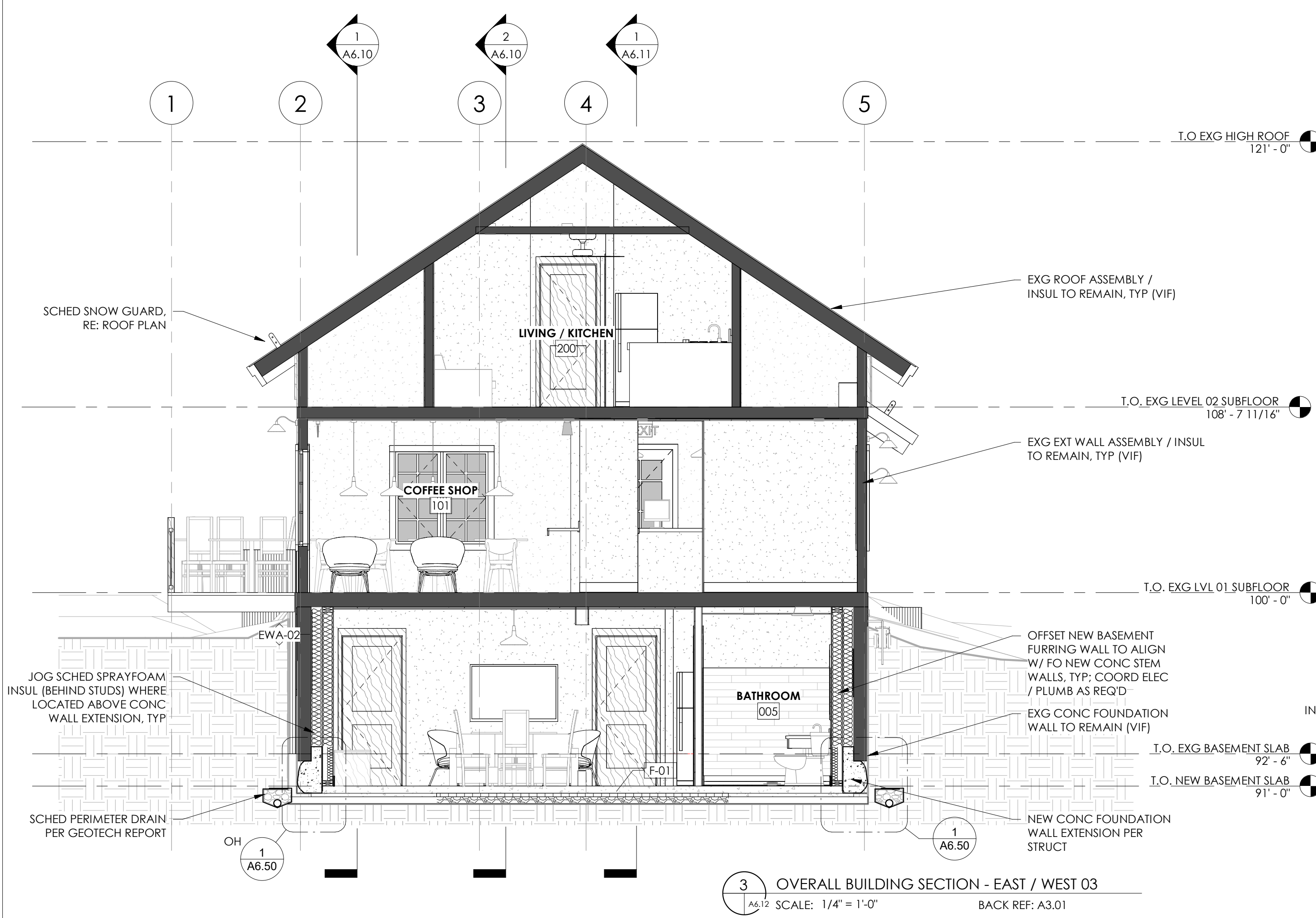
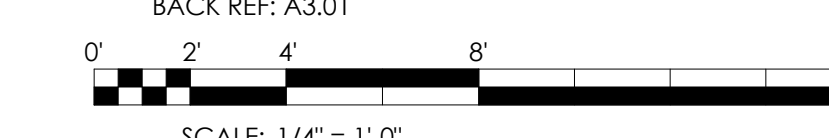
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2 OVERALL BUILDING SECTION - EAST / WEST 02
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1 OVERALL BUILDING SECTION - EAST / WEST 01
 A6.12 SCALE: 1/4" = 1'-0" BACK REF: A3.01



3 OVERALL BUILDING SECTION - EAST / WEST 03
 A6.12 SCALE: 1/4" = 1'-0" BACK REF: A3.01